CITY OF KIRKLAND
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
425.587.3600 ~ www.kirklandwa.gov

MEMORANDUM

To: Design Review Board

From: Aoife Blake, Associate Planner

Date: July 25, 2022

File No.: DRV22-00466

Subject: **SWYFT APARTMENTS**
DESIGN RESPONSE CONFERENCE

I. MEETING GOALS

At the August 4th Design Review Board (DRB) meeting, the DRB should conduct a Design Response Conference and determine if the project is consistent with the design guidelines contained in Design Guidelines for Pedestrian Oriented Business Districts, as adopted in Kirkland Municipal Code (KMC) Section 3.30.040.

During the Design Response Conference, the DRB should provide feedback on the following topics:

- Building massing
- Pedestrian oriented elements
- Plaza design
- Landscaping
- Materials, colors, and details

II. PROPOSAL

The subject property is located at 11919 NE 128th Street and 12707 120th Avenue NE (see Attachment 1). Marc Boettcher, with MSPG LLC, has applied for a Design Response Conference for a new mixed-use development on the subject property (see Attachment 2). The project consists of an 8 to 16-story mixed use building consisting of approximately 313 residential units, a ground floor residential lobby, 53,000 square feet of medical office space, and a parking garage. Parking will be provided in a parking structure that is partially below grade. Vehicular access is proposed from NE 128th Street and from 120th Avenue NE via an access easement on the Village at Totem Lake property to the south.

III. SITE

The subject property currently contains medical office uses. The site drops in elevation from NE 128th Street to the Village at Totem Lake property by approximately 44 feet, with the biggest drop in elevation occurring midway through the subject property. According to the tree plan and survey, there are 90 significant trees are mostly located along the west property line and the southwest corner of the site. NE 128th Street is designated as

a minor arterial street type and a major pedestrian sidewalk. 120th Avenue NE is designated a collector street type and a pedestrian-oriented street.

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

North:	TL 1A	Medical office	160 feet above average building elevation
South:	TL 2	Commercial	135 feet above average building elevation
East:	TL 2 & 3B	Commercial & hospital	135 feet above average building elevation and 150 feet above average building elevation, respectively.
West:	TL 1A	Residential & medical office	160 feet above average building elevation

IV. CONCEPTUAL DESIGN CONFERENCE

The Conceptual Design Conferences were held on March 7th and 21st, 2022. 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

The Design Review Board reviews projects for consistency with design guidelines for pedestrian-oriented business districts, as adopted in Kirkland Municipal Code Chapter 3.30. In addition to the standard guidelines contained in the *Design Guidelines for Pedestrian-Oriented Business Districts,* the following information summarizes key guidelines which 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. Pedestrian-Oriented 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
   - Pedestrian-Orientation
     - Plazas

    - Pedestrian friendly building fronts
    - Blank wall treatment
  - Landscaping
  - Building material, color, and detail

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

2. Special Considerations for Totem Lake Business District Core

   In addition to the standard guidelines contained in the *Design Guidelines for Pedestrian-Oriented Business Districts,* the following list summarizes some of the key guidelines and special considerations that apply specifically to the project or project area.

   - "Pedestrian-Friendly" Building Fronts: Along 120th Avenue NE, buildings should be designed to add vitality along the sidewalk, by providing multiple entrance points to shops, continuous weather protection, outdoor dining, transparency of windows and interactive window displays, entertainment and diverse architectural elements.
   - Pedestrian-Oriented Plazas: Open spaces are especially important in TL 1, where the built environment may be dense. Well-designed open spaces in front of and between buildings, visually linked with the open spaces of adjacent developments, will help to provide relief for the pedestrian.
   - Street Trees: Street trees within this area should be selected to achieve the varying objectives of the district. Some preliminary ideas for a street tree planting plan are:
     - 120th Avenue NE: South of NE 128th Street, choose street trees that will emphasize the pedestrian connection between the upper and lower mall, such as the use of larger trees at crossings and major points of entry. Choose spacing and varieties to create a plaza-like character to encourage pedestrian activity. Trees in planters and colorful flower beds will soften the area for pedestrians but allow visual access to adjoining businesses.

       The tree planting plan used along NE 128th Street between Totem Lake Boulevard and 120th Avenue NE should be continued to the segment of 120th Avenue NE between NE 128th Street and NE 132nd Street, to provide a consistent identity throughout the district.
   - Parking Locations and Entrances: Throughout the Totem Lake Business District Core, parking areas located between the street and the building should be discouraged.
   - Parking Garages: The development densities planned for the Totem Lake Business District Core may result in the need for large parking structures to support them. Careful design of the structures will be important to retain a visually attractive environment. The location of parking structures along pedestrian-oriented streets or pedestrian pathways should be discouraged. Where parking structures cannot be located underground and must be provided on the ground floor, an intervening use is desirable to retain the visual interest along the street. If parking areas are located in a separate

structure from the primary use, the structure must be set back from the street, and screened with substantial landscaping.

- Architectural Elements: Decks, Bay Windows, Arcades, Porches - Balconies provide private open space, and help to minimize the vertical mass of structures. Residential building facades visible from streets and public spaces should provide balconies of a sufficient depth to appear integrated with the building and not "tacked on".
- Building Modulation Vertical: Since greater heights are allowed in TL 1 than elsewhere in the city, the impacts of increased height are a concern. Impacts associated with taller buildings are generally ones of reduced open space and privacy, shadowing and loss of light. Massing of development in slimmer but taller towers rather than in shorter, wider buildings presents an opportunity to create open space between existing buildings, particularly when buildings step back from property lines and neighboring structures. For new buildings to fit in to the existing setting, a balance between higher and lower structures should be maintained. To preserve openness between structures, separation between towers, both on a development site and between adjacent properties, should be provided. The specific separation should be determined based on height, relation and orientation to other tall structures, configuration of building mass and solar access to public spaces. Taller buildings or "towers" in TL 1 should have relatively compact floor plates. The use of towers above a two-three story podium creates a varied building footprint and the perception of a smaller overall building mass. When the building's mass is instead concentrated in lower buildings with larger floor plates, greater emphasis should be placed on open space and plazas to provide relief at the pedestrian level. Design treatments used in the upper portion of a building can promote visual interest and variety in the Totem Lake Business District Core skyline. Treatments that sculpt the facades of a building, provide for variety in materials, texture, pattern or color, or provide a specific architectural rooftop element can contribute to the creation of a varied skyline.
- Visual Quality of Landscapes: Within TL 1, special landscaping elements such as gateways, arches, fountains and sculptures should be incorporated, in order to create a lively streetscape and provide visual interest along the street edge. Where possible, existing mature landscaping should be retained and incorporated into new development to soften the impact of increased site coverage and preserve the green character of the area.

B. Compliance with Design Guidelines

1. Scale

a. DRB Discussion

The DRB expressed a preference for massing Option 3 at the Conceptual Design Conference. Other design direction provided by the DRB included:

- Refine overall mass and scale of the building with regards to the pedestrian experience and its surroundings
- Refine the south building to address light and privacy concerns in relation to the neighboring property (the Jade Residence) and the proposed courtyards

- Explore a "two-tower" massing concept

b. Supporting Design Guidelines

The *Design Guidelines for Pedestrian Oriented Business Districts* contain the following policy statements that address the use of these techniques:

- Architectural building elements such as arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, and courtyards should be encouraged.
- Vertical building modulation should be used to add variety and to make large buildings appear to be an aggregation of smaller buildings.
- Horizontal building modulation may be used to reduce the perceived mass of a building and to provide continuity at the ground level of large building complexes. Building design should incorporate strong pedestrian-oriented elements at the ground level and distinctive roof treatments.

c. Staff Analysis

As requested by the DRB, the applicant has pursued massing Option 3 and has provided detailed plans for review (see Attachment 2). Also included is a response matrix analyzing the Design Guidelines applicable to this project (see Attachment 3). Staff has reviewed the plans and has the following comments regarding the scale of the building and the use of the applicable design guidelines:

- The applicant has refined the building massing as directed by the DRB to incorporate a "two-tower" scheme and address comments of light and privacy in relation to the neighboring property to the west (see Attachment 2, pages 8-9). A stack of units from the podium has been removed in response to the DRB's request to create greater separation from the neighboring property and allow more light into the courtyard. An additional two levels of residential units were added as a "tower" on the south building.
- The applicant has included a number of different vantages of the project to illustrate modulation techniques and human scale elements along the publicly facing facades to address concerns regarding mass and scale expressed by the DRB (see Attachment 2, pages 10-19). The project uses techniques such as upper story setbacks, communal balconies, and overhanging roof forms to achieve horizontal modulation. The building is designed intentionally to have three distinct building forms (base, podium and tower), coupled with façade angles, balconies, notches, and materials that are used to create vertical modulation in the building mass.
- A number of elements are proposed throughout the project to create a human scale such as arcades, balconies, courtyards, roof decks, art, trellises, and landscaping (see Attachment 2, pages 10-27).
- The applicant has included building sections that include relationship with neighboring buildings and the zoning potential of neighboring sites (see Attachment 2, pages 43-47).

The DRB should provide input on the following items:

- Are the horizontal and vertical modulation techniques effective at breaking up the building mass?
- Are the architectural elements incorporated into the design effective at creating a human scale?
- Have the changes to the building mass at the south-west corner of the site effectively addressed issues around light and privacy?
- Have the concerns around building mass been adequately addressed?

2. Pedestrian-oriented elements

a. DRB Discussion

The DRB provided the following direction regarding pedestrian-oriented elements:

- Look at opportunities for street activation and pedestrian engagement along 120th Avenue NE
- Provide additional details on the mid-block pass through from 120th Avenue NE to the proposed courtyard and how the space will be utilized
- Detailed open space plans, particularly the courtyard area and the publicly accessible space proposed to meet Special Regulation 3.a.1.b.

b. Supporting Design Guidelines

The *Design Guidelines for Pedestrian Oriented Business Districts* contain the following statements that pertain to pedestrian-oriented elements:

- All building fronts should have pedestrian-friendly features.
- All buildings on pedestrian-oriented streets should be encouraged to have upper-story activities overlooking the street, as well as balconies and roof decks with direct access from living spaces. Planting trellises and architectural elements are encouraged in conjunction with decks and bay windows. Upper-story commercial activities are also encouraged.
- All building entries should be well lit. Building facades in pedestrian areas should provide lighting to walkways and sidewalks through building-mounted lights, canopy or awning-mounted lights, and display window lights. Encourage variety in the use of light fixtures to give visual variety from one building facade to the next. Back-lit or internally-lit translucent awnings should be prohibited.
- Successful pedestrian-oriented plazas are generally located in sunny areas along a well-traveled pedestrian route. Plazas must provide plenty of sitting areas and amenities and give people a sense of enclosure and safety.
- Blank walls should be avoided near sidewalks, parks, the Cross Kirkland Corridor and Eastside Rail Corridor, and pedestrian areas. Where unavoidable, blank walls should be treated with landscaping, art, or other architectural treatments.

- Kirkland should continue its tradition of encouraging public art pieces.
- The intrusive qualities of parking garages must be mitigated. In pedestrian areas, ground-level retail uses, or appropriate pedestrian spaces should be required. Also, extensive landscaping should be required near residential areas and in high visibility locations. On hillsides and near residential areas the stepping back or terracing of upper stories should be considered to reduce scale.

c. Staff Analysis

The applicant has submitted plans that illustrate the proposed street activation techniques and pedestrian engagement along 120th Avenue NE (see Attachment 2, pages 20-25), such as balconies and patios which overlook the street, a mid-block seating area, a visual connection from street to the tenant space, artwork, lighting, and landscaping.

The project is proposing a mid-block pass through from 120th Avenue NE through the project to connect to a public pedestrian easement on the west of the site. The public pedestrian easement is required by the Zoning Code to connect NE 128th Street to the Village at Totem Lake. The first segment of this easement was built out on the west side of the Jade Residence. Light, art, architectural features, landscaping, seating, and recreational activities are proposed to activate this mid-block pass through (see Attachment 2, page 22).

Due to the grade on site, the wall of the garage abuts 120th Avenue NE (see Attachment 2, pages 25 & 35). To mitigate the garage wall, this elevation is treated with board-form concrete, smooth stained concrete at regular intervals, steel cables to support vine growth, landscaping on podium top, lighting, and sculptural art accents.

Along NE 128th Street, a publicly accessible space that extends the public realm is required at the primary pedestrian frontage. The applicant has submitted plans that illustrate a public plaza with elements such as overhead weather protection, lighting, seating, and landscaping to extend the public realm and create a pedestrian-friendly experience at this frontage (see Attachment 2, pages 21, 58, & 64). Staff analysis of this space for zoning compliance is address in Section VI.A of this report.

The DRB should provide input on the following items:

- Have the concerns around street activation and pedestrian engagement been adequately addressed?
- Are the techniques used to screen the garage wall along 120th Avenue NE effective?
- Is the public plaza at the primary pedestrian frontage of the building sufficient in terms of size and design?

3. Landscaping

a. DRB Discussion

The DRB provided the following direction regarding landscaping:

- Provide a landscape plan, which includes a lighting plan

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.
- The placement and amount of landscaping for new and existing development should be mandated through design standards. Special consideration should be given to the purpose and context of the proposed landscaping. The pedestrian/auto landscape requires strong plantings of a structural nature to act as buffers or screens.
- The pedestrian landscape should emphasize the subtle characteristics of the plant materials. The building landscape should use landscaping that complements the building's favorable qualities and screens its faults.
- Special Considerations in for the Totem Lake Business District Core:
    - Within TL 1, special landscaping elements such as gateways, arches, fountains, and sculptures should be incorporated, in order to create a lively streetscape and provide visual interest along the street edge. Where possible, existing mature landscaping should be retained and incorporated into new development to soften the impact of increased site coverage and preserve the green character of the area.

c. Staff Analysis

The applicant has submitted preliminary landscape and amenity plan for the public and private areas and a lighting plan (see Attachment 2, pages 43-45). Landscaping should be placed in areas to help mitigate building massing and enhance the pedestrian experience along the project frontages.

The DRB should provide input on the following items:

- What, if any, additional details/ plans are needed?
- Are there any changes needed to the landscape plan?
- Are there other opportunities for landscaping?

4. Building Materials, Color, and Details

a. DRB Discussion

This topic was not discussed in detail at the Conceptual Design Conference.

b. Staff Analysis

Attachment 2, pages 29 – 34 contain color elevation drawings and callouts for the proposed building materials. Prior to the meeting, the applicant submitted a material board of the materials for the DRB to review.

The DRB should provide feedback to the applicant regarding the proposed materials and colors. The DRB should discuss whether additional samples of materials and colors should be provided at the next Design Response Conference.

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 4, 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.

Development of the subject property is subject to the regulations for the TL 1A Zone (see Attachment 5). The applicant must demonstrate compliance with these regulations, and staff will review, as part of any building permit.

Below are some of the key zoning standards that apply to the development followed by staff comment in italics. They are important to point out as they require DRB consideration/approval:

A. Open Space: Buildings greater than 30 feet above average building elevation shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments larger than 50 units shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size.

   Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval.

   Staff Comment: The applicant is proposing to provide this public open space along NE 128th Street adjacent to the primary pedestrian entrance (see Attachment 2, sheet 28, 58 & 64.

   The space is approximately 1,936 square feet in area and has no dimension less than 15 feet. The building façade is set back 15 feet from the right-of-way easement line to create this publicly accessible space. The lobby has clear glass from floor to ceiling creating a visual connection from the open space to the interior. The space has a number of pedestrian-oriented elements including landscaping, overhead weather protection, seating, and lighting. The DRB should provide feedback on the applicant's design of this space.

B. Rooftop Amenity and Common Room: Kirkland Zoning Code (KZC) Section 115.122 specifies the height and size allowances for rooftop amenities and commons rooms that extend above the maximum height of the structure. KZC 115.112.7 establishes the DRB as the review authority for this modification due to the project's requirement for Design Review.

i. KZC Sections 115.122.2 – 4 relate to operational standards, such as noise, lighting and access, of rooftop amenity spaces and common room. These standards will be conditioned with an approval of the space (see Attachment 2, pages 18, 41, 67 & 73).

ii. KZC Sections 115.122.5 outlines the allowable height for rooftop amenities.

iii. KZC Sections 115.122.6 outlines the parameters for rooftop common rooms, such as:

(1) No portion of the subject property adjoins a low-density residential zone, and

(2) Applicant demonstrates that views from adjoining properties will not be significantly blocked; the location and orientation of the rooftop common room minimizes visibility from adjoining properties and streets; and all walls of the rooftop common room must contain transparent windows comprising at least 75 percent of the area of the facade between two (2) feet and seven (7) feet above floor level; and the rooftop common room is architecturally integrated with the building design, and

(3) The height of the rooftop common room shall not exceed 15 feet or the height of the story immediately below the rooftop common room, whichever is less; and

(4) The area of the rooftop common room shall not exceed 500 square feet or 10 percent of building footprint, whichever is less, and

(5) The rooftop common room is set back from any building edge at a distance equal to the height of tallest point of the room above the roof deck; and

(6) One (1) of the following public benefit items is provided:

a) A landscaped and vegetated area, or an area designed and constructed as a green roof, equal to the square footage of the rooftop common room and showing the landscape plan requirements set forth in KZC 95.40(3), or

b) A street-level public plaza equal to the square footage of the rooftop common room, or

c) Public use of the rooftop common room, either as public access or as use of the rooftop common room as publicly accessible retail, restaurant, or similar space.

Staff Comment: The applicant has proposed a design for a rooftop common room and amenity space (see Attachment 2, pages 18, 41, 67 & 73). There are some discrepancies in the layout between the rendering of the rooftop and the plan layout on sheet 73. The applicant shall revise the plans for consistency and refine the proposed design to illustrate compliance with the height requirement of the rooftop amenities (particularly the grilling area) at subsequent DRC meetings.

C. Sidewalks: NE 128th Street is a designated a minor arterial and a major pedestrian sidewalk. Therefore, the sidewalk standards require a minimum 10-foot-wide

sidewalk along the entire frontage of the subject property abutting NE 128th Street.

120th Avenue NE is a designated a collector type street and a pedestrian-oriented street. Therefore, the sidewalk standards require a minimum 10-foot-wide sidewalk along the entire frontage of the subject property abutting 120th Avenue NE.

Staff Comment: The preliminary plans submitted by the applicant illustrates compliance with the sidewalk width and location standards. The applicant is required to demonstrate compliance with the City's right-of-way requirements with any development permit.

VII. STATE ENVIRONMENTAL POLICY ACT

SEPA is the state law that requires an evaluation of a development proposal for environmental impacts. The applicant has submitted an Environmental Checklist and the City is currently reviewing the application. The DRB decision on the project will not be issued until after the SEPA determination has been issued.

VIII. PUBLIC COMMENT

No public comment has been received as of the date of this staff report.

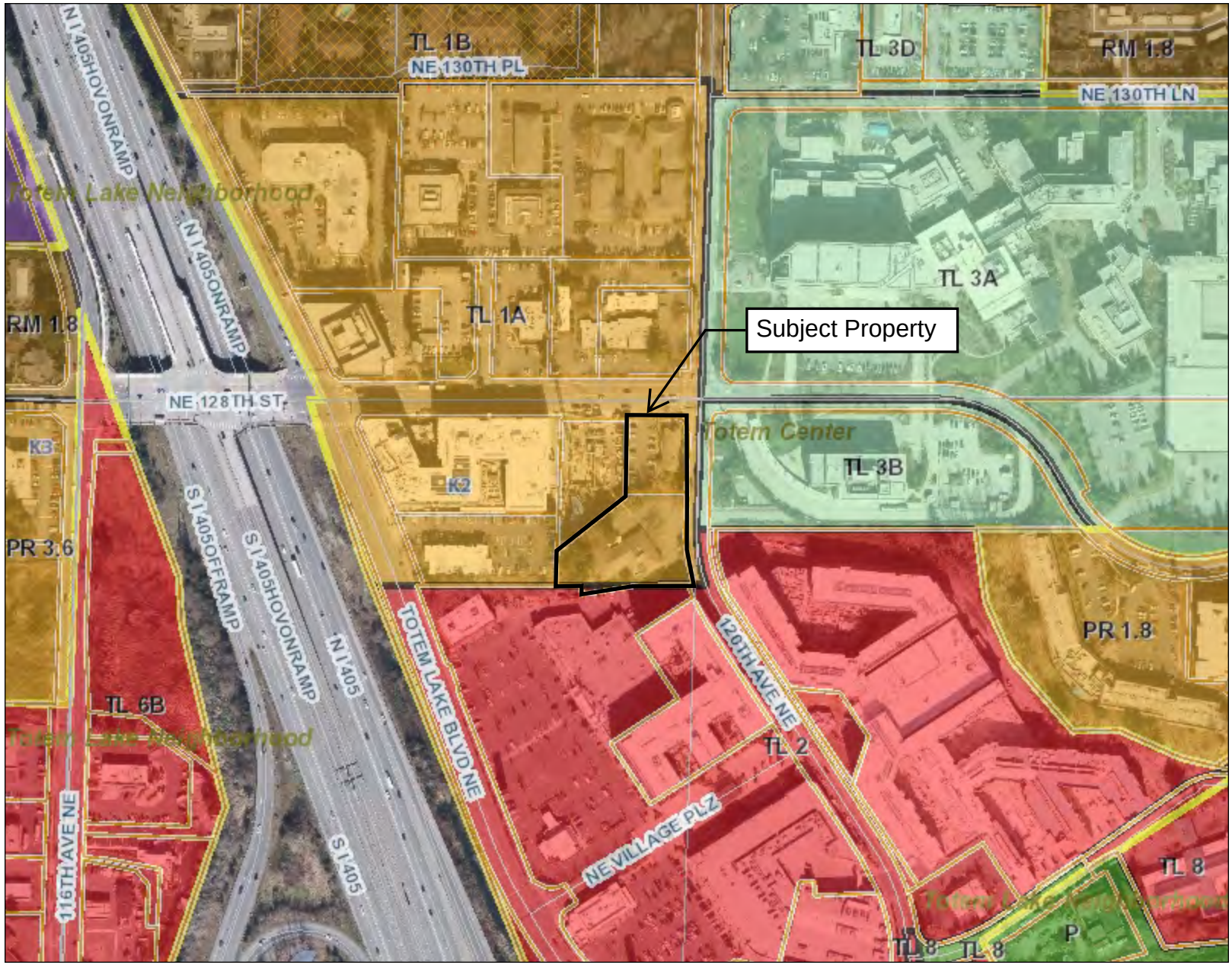
IX. SUBSEQUENT MODIFICATIONS

Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

X. ATTACHMENTS

1. Vicinity Map
2. Applicant Proposal/Plan set
3. Applicant's Response to Design Guidelines
4. Development Standards
5. TL1A Zone

City of Kirkland GIS



Legend

- City Limits
- Grid
- QQ Grid
- Cross Kirkland Corridor
- Regional Rail Corridor
- Streets
- Parcels
- Lakes
- Schools
- Overlay Zones
  - (EQ)
  - (HL)
  - (HP)
- Planned Unit Development
- Design District
- City Zoning
  - Commercial
  - Industrial
  - Transit Oriented Development
  - Office
  - High Density Residential
  - Medium Density Residential
  - Low Density Residential
  - Institutions
  - Park/Open Space
- Olympic Pipeline Corridor

1: 3,777

629.6 0 314.79 629.6 Feet

NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

Notes

SWYFT APARTMENTS

DESIGN RESPONSE CONFERENCE

CITY OF KIRKLAND WASHINGTON | 07 15, 2022

MAINSTREET PROPERTY GROUP LLC

Gensler

CONCEPTUAL DESIGN RESPONSE // Index

DESIGN RESPONSE CONFERENCE // CDC2 Comments Recap

DESIGN RESPONSE CONFERENCE // CDC2 Comments Recap

CDC Dates: March 7 and March 21, 2022
Comments: April 7, 2022
Permit No. DRV22-00064
Option 3 was selected to move forward

A - SCALE
Request to further refine the South building to address light and privacy to the Jade and building courtyard.
DRB noted some issues around the suitability of the mass on the north side and around how to mitigate the mass of the building.
They suggested more refinement is needed as the project design develops to break up the mass of the building.
Encouragement to look at a "two-tower" massing concept for complimentary scale to adjoining neighborhood.
DRB expressed concern in terms of light and privacy in relationship to the Jade wanted further exploration.
The applicant was encouraged to explore design approaches in the SW corner of the building, suggesting narrower and greater height.

B - PEDESTRIAN-ORIENTED ELEMENTS

DRB expressed concerns about how the project will engage with pedestrians and how street activation could occur, particularly along the 120th Avenue NE façade.
Expressed interest in the breezeway development
Encouraged team to allow more light and privacy into courtyard

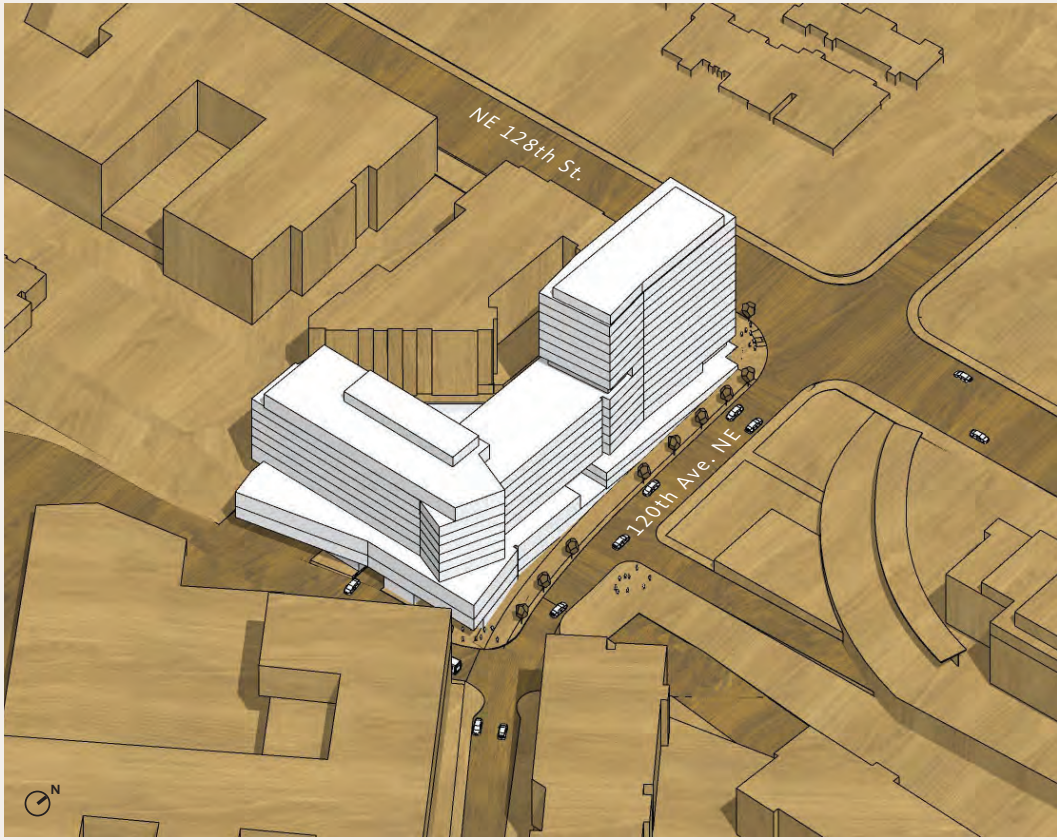
C - BUILDING MATERIAL, COLOR AND DETAIL

Explore how buildings materials can play a role to address scale and mass and provide options

D - ITEMS REQUIRED FOR DRC

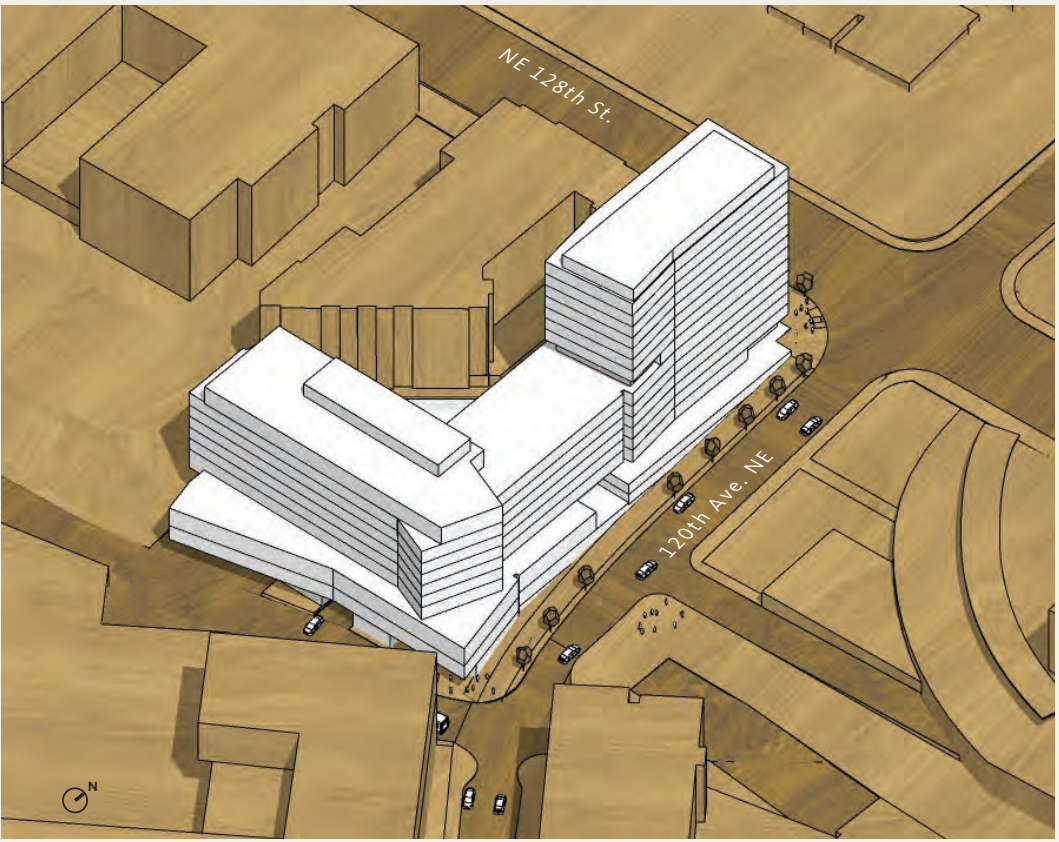
Refinement of South building, especially SW corner with updated shadow studies
Detailed elevations and sections with context. Include dimension of features and blank facades
Renderings of key vantage points
Landscape plan including lighting
Detailed open space plans of courtyard and publicly accessible space proposed
Public art opportunities
Fenestration options
Material samples
3D Model (Requested)

2022_0321 CDC MEETING / OPTION 3



DESIGN RESPONSE CONFERENCE // COMPARISON

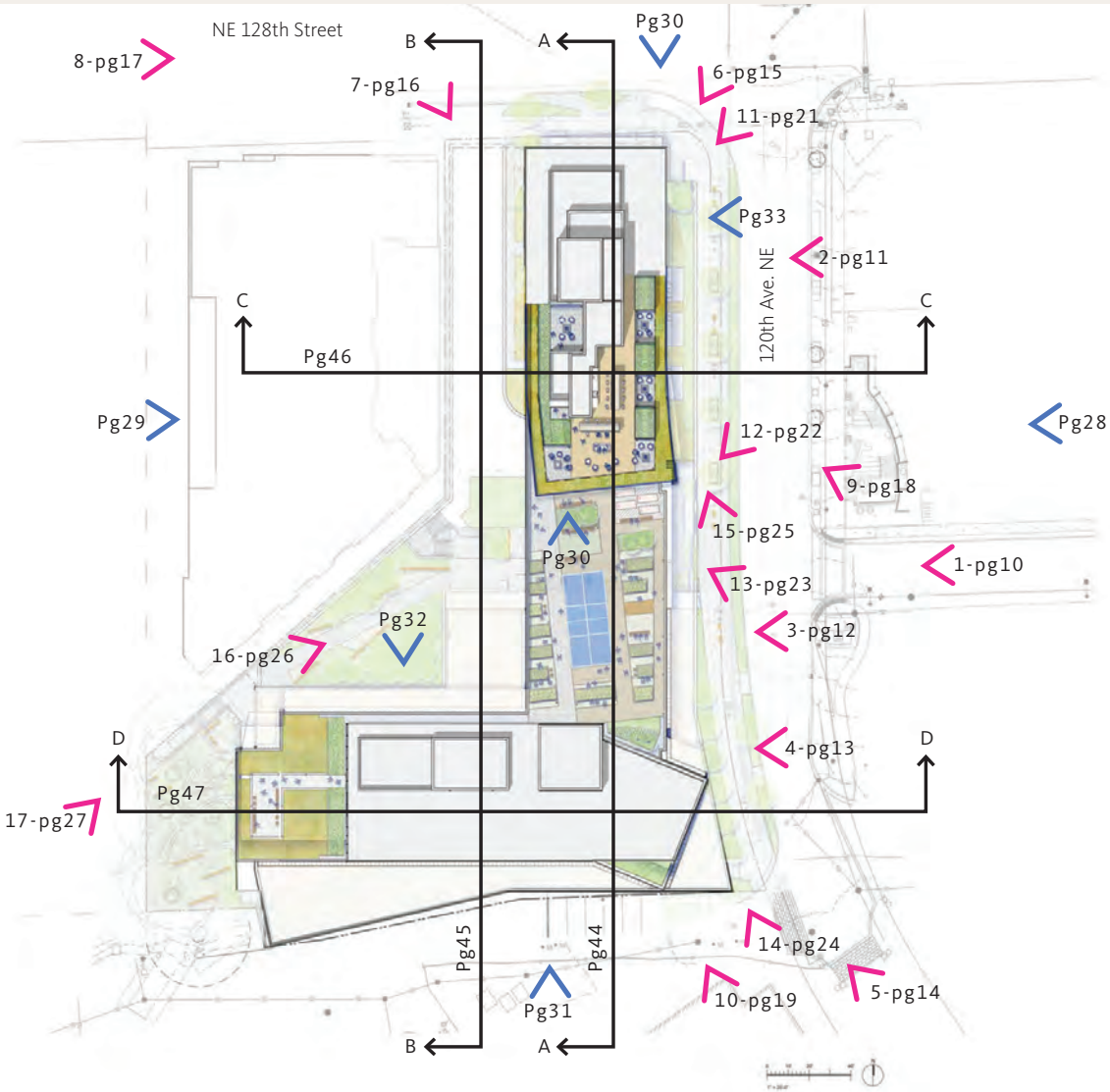
2022_0321 CDC2 MEETING



CURRENT

A / **SCALE**

DRC // SCALE REFINEMENTS



Building Sections

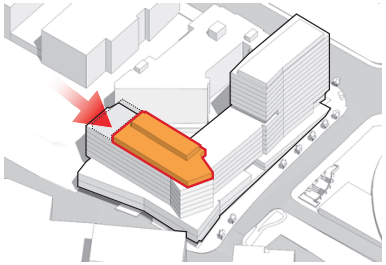
Rendered Views # & Page

Elevation Views # & Page

View Index

DRC // SCALE REFINEMENTS

01



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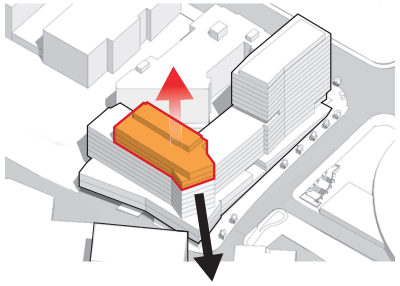
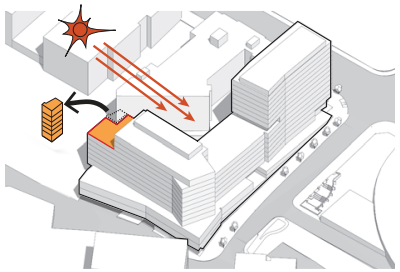
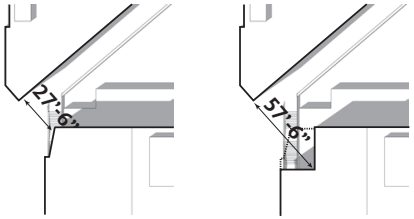


03



04

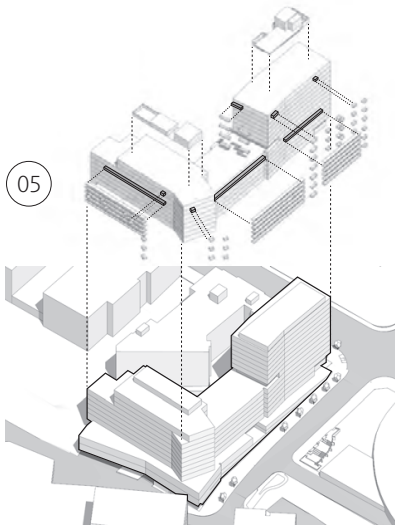
Building corner plan



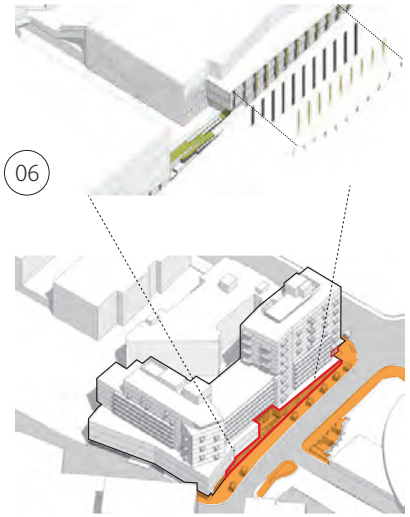
Previous

Current

05



06



N

DRB COMMENT/REQUEST

DRB noted some issues around the suitability of the mass on the north side and around how to mitigate the mass of the building.
They suggested more refinement is needed as the project design develops to break up the mass of the building.
Encouragement to look at a “two-tower” massing concept for complimentary scale to adjoining neighborhood.
The applicant was encouraged to explore design approaches in the SW corner of the building, suggesting narrower and greater height.

Request to further refine the South building to address light and privacy to the Jade and courtyard.
DRB expressed concern in terms of light and privacy in relationship to the Jade wanted further exploration.

RESPONSE

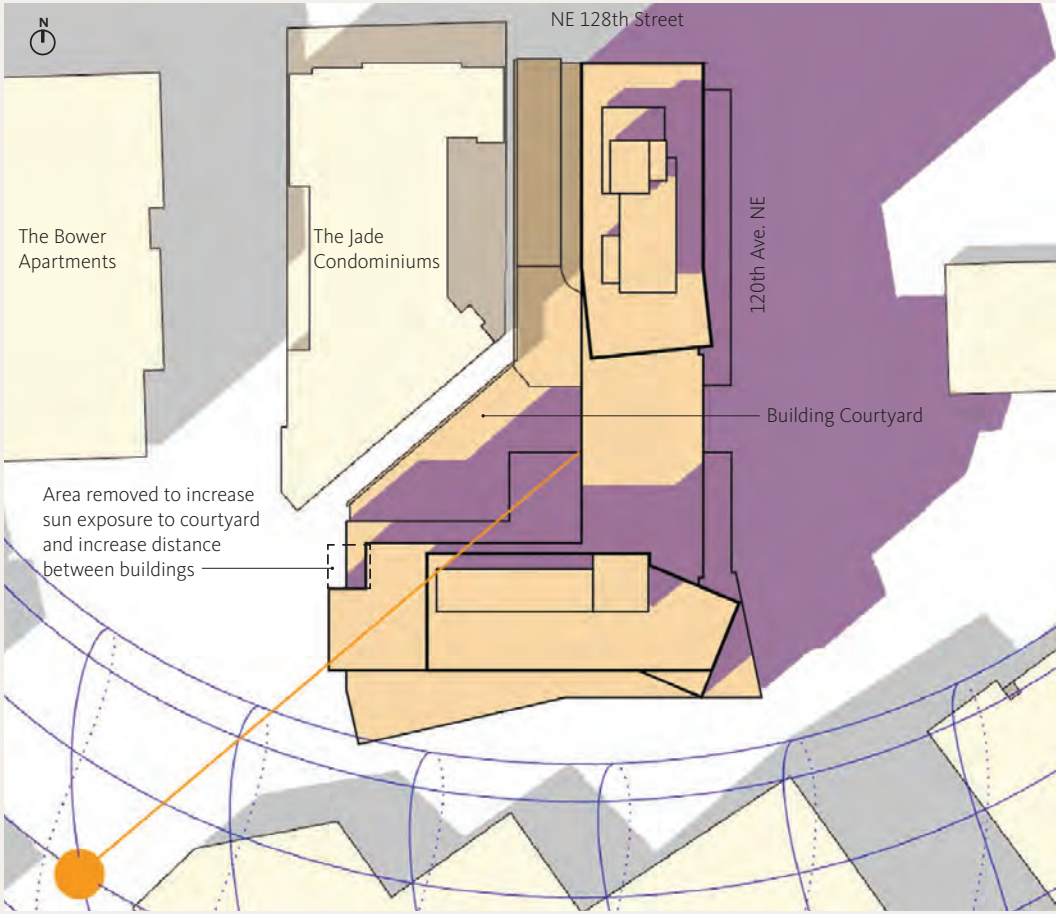
The design team has incorporated a “two -tower“ scheme by making refinements to the southern mass through several design changes:
01
The upper levels were made more narrow, locking the volume into the SW corner and breaking up the upper level massing.
02
The tower was extruded upward by two levels to better compliment the adjoining neighborhood and provide a more fluid transition in height between the existing building on the South and the two proposed stepped tower masses.
03
Removed podium mass to increase distance at adjacent building,
04
Increased level of privacy and increasing solar penetration
05
Facade articulation applied to further break down buildings masses into distinct elements
06
Refinement of pedestrian frontage incorporating detail and art

DRC // SCALE REFINEMENTS

WITHOUT NOTCH

Spring Solstice March 20, 3pm

CURRENT



Spring Solstice March 20, 3pm

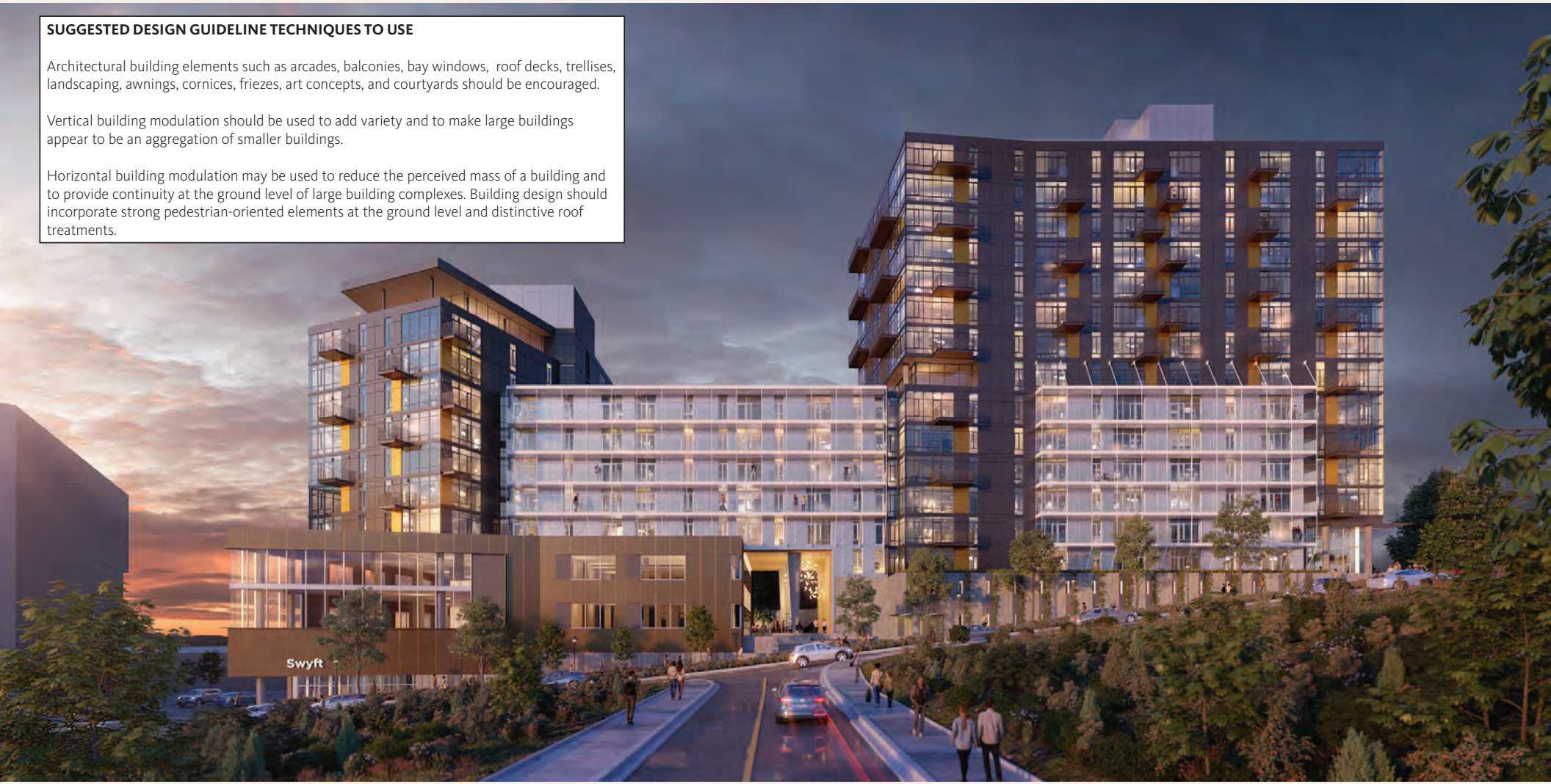
DRC // SCALE REFINEMENT

SUGGESTED DESIGN GUIDELINE TECHNIQUES TO USE

Architectural building elements such as arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, and courtyards should be encouraged.

Vertical building modulation should be used to add variety and to make large buildings appear to be an aggregation of smaller buildings.

Horizontal building modulation may be used to reduce the perceived mass of a building and to provide continuity at the ground level of large building complexes. Building design should incorporate strong pedestrian-oriented elements at the ground level and distinctive roof treatments.



1 - Looking West along 120th Avenue NE

DRC // SCALE REFINEMENT

2 - North tower mass and scale // Looking West along 120th Avenue NE

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01 Facade angles out to articulate mass while referencing the contextual street grid shift below

02 Balconies on all floors, varied in scale and staggered in placement to provide articulation, facade interest and structural detail

03 Notch at amenity adjacent to podium roof with warm ceiling material as a visible accent to pedestrians below

04 Communal balconies acting as cornices to provide horizontal modulation and articulation at lower levels, emphasizing the middle as vertical relief. Design encourages outdoor access heightening visual activity

05 Tower corner transitions down to grade, anchoring the tower

06 Distinct notch provides vertical modulation and tower mass from center band and provide relief through shade and shadow

07 Entry facade set back, creating a larger public entry plaza, while accentuating the corner

08 Pedestrian oriented elements at hill climb including art, refer to detailed imagery on Page 24

09 Material changes to emphasize massing breakdown and provide distinctive, repeating patterns at close intervals

DRC // SCALE REFINEMENT

3 - Center mass and scale // Looking West along 120th Avenue NE

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02 Communal balconies acting as cornice lines to provide horizontal modulation and articulation at lower levels, emphasizing the middle as vertical relief. Design encourages outdoor access heightening visual activity to the street

03 Distinct vertical notch to modulate tower mass from center band and provide relief through shade and shadow

04 Large scale opening reducing base mass and provides visual connection through at the pedestrian level. Sculptural columns provide interest and detail

05 Material changes to provide emphasize massing breakdown and provide distinctive contrast to adjacent taller volumes

06 Facade recessed back to provide massing relief and reprieve along the existing steep grade at 120th Avenue

07 MOB facade with punched openings provides massing and articulation change at lower podium levels

DRC // SCALE REFINEMENT

4 - South tower mass and scale // Looking West along 120th Avenue

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01 Corner base massing angles to follow street edge connecting with existing buildings on the South and to provide scale change and interest at the SW corner

02 Facade set back at entry level providing pedestrian cover Glazing introduced at pedestrian level to enhance visibility and activate the street front where the steep grade starts to level out at the corner.

03 Tower mass recessed from base and angled providing vertical modulation

04 Balconies on all floors, varied in scale and staggered in placement to provide articulation, facade interest and structural detail

05 Strong roof line to accentuate top

06 Distinct vertical notch to modulate tower mass from center band and provide relief through shade and shadow

07 Material changes to provide emphasize massing breakdown and provide distinctive, repeating patterns at close intervals

DRC // SCALE REFINEMENT

5 - Swyft mass and scale // Looking Northwest along 120th Avenue

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01 Horizontal modulation through distinct lower office base massing

02 Clear vertical massing by distinguishing South and North towers from middle massing

03 Center massing accentuated through horizontal modulation

04 Massing steps up gracefully with hill climb

05 Continuation of existing, adjacent to the South, street frontage before steep grade begins

DRC // SCALE REFINEMENT

6 - North mass and scale // Looking Southwest along NE 128th Street

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01 Horizontal modulation provided by setting entry facade back at lower levels and providing larger public entry plaza

02 Edges of communal balconies provide horizontal modulation through variety and detail establishing a distinct middle zone

03 Balconies on all floors, varied in scale and staggered in placement to provide articulation, and facade interest

04 Material changes to provide emphasize massing breakdown and provide distinctive, repeating patterns at close intervals

05 Large canopy provides weather protection at building entry

06 Tower separated to the maximum extent from the adjacent Jade Condominiums

DRC // SCALE REFINEMENT

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06 Tower separated to the maximum extent from the adjacent Jade Condominiums

07 Landscaping to soften edges

08 Access drive to garage levels

7 - North mass and scale // Looking Southeast along NE 128th Street

DRC // SCALE REFINEMENT

8 - North mass and scale // Looking East along NE 128th Street

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05 Tower separated to the maximum extent from the adjacent Jade Condominiums

06 Landscaping at sidewalk to soften edges

07 Access drive to garage levels

08 Adjacent residential building (The Jade)

DRC // SCALE REFINEMENT

9 - North mass and scale // Rooftop facing Northwest

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01 Roof top amenity, including a common room, provides distinct change in roof line

02 Roof edge with contrasting material, acts as a clean cornice line to cap the top of the building

03 Vertical roof modulation at building core to conceal accessible machine rooms and elevator overrun

04 Clear glass guardrail set back from building perimeter.

05 Egress stair enclosure and screened mechanical

06 Open air outdoor seating areas

07 Integrated landscape at roof perimeter

DRC // SCALE REFINEMENT

10 - South mass and scale // Rooftop facing Northwest

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01 Roof top amenity provides distinct change in roof line

02 Roof edge with contrasting material, acts as a clean cornice line to cap the top of the building

03 Vertical roof modulation at building core to conceal mechanical requirements

04 Covered outdoor amenity space with perimeter seating to activate the edges

05 Integrated landscape at roof perimeter

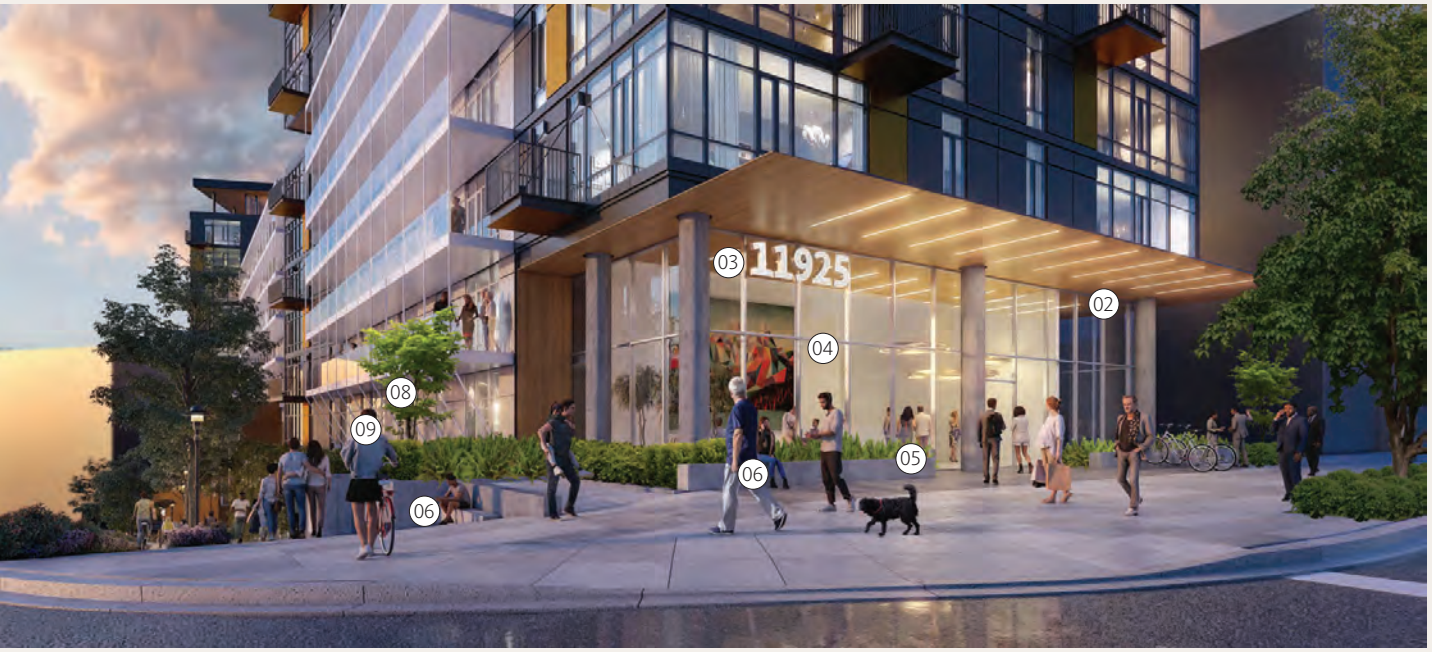
06 Health and wellness focused podium top with communal gardens

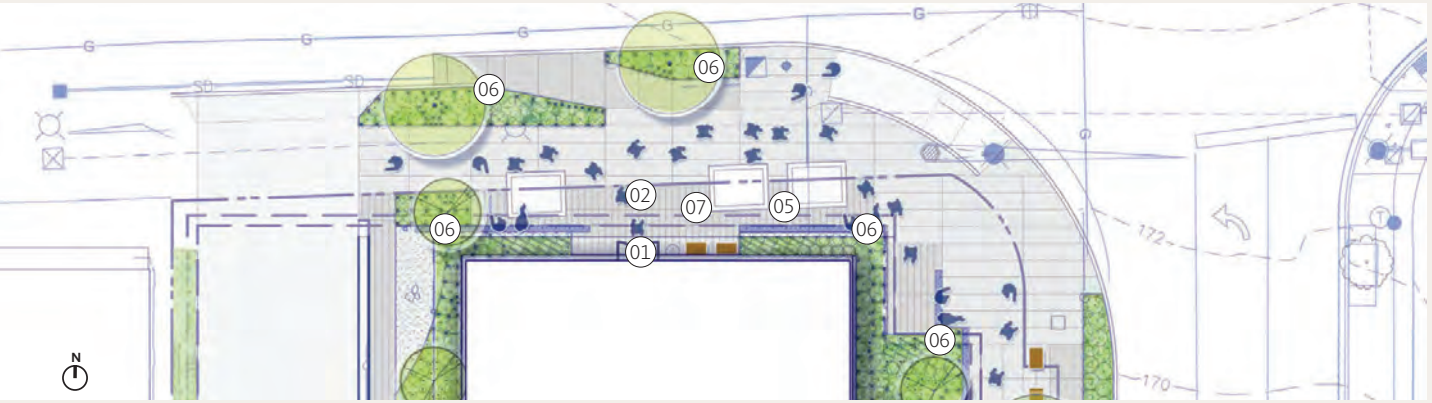
07 Perimeter walking zone

08 Pickle ball court

B / PEDESTRIAN ORIENTED ELEMENTS

DRC // PEDESTRIAN ORIENTED ELEMENTS





11 - North entry // Looking Southwest along NE 128th Street

SUGGESTED DESIGN GUIDELINE TECHNIQUES TO USE

All building fronts should have pedestrian-friendly features and be well lit.
On pedestrian-oriented streets should be encouraged to have upper-story activities overlooking the street. Successful pedestrian-oriented plazas are generally located in sunny areas along a well-traveled pedestrian route. Plazas must provide plenty of sitting areas and amenities and give people a sense of enclosure and safety.
Where unavoidable, blank walls should be treated with landscaping, art, or other architectural treatments.
The intrusive qualities of parking garages must be mitigated. In pedestrian areas, ground-level retail uses, or appropriate pedestrian spaces should be required. Also, extensive landscaping should be required near residential areas and in high visibility locations.
On hillsides and near residential areas the stepping back or terracing of upper stories should be considered to reduce scale

01 Facade set back to provide 15' deep pedestrian accessible area along building entry creating larger public entry plaza

02 Direct pedestrian access with overhead weather protection and integrated lighting for visibility and security

03 Structural columns exposed to provide scale and detail

04 Clear glass providing visual connection to interior

05 Pedestrian bench seating under cover as an amenity along major access

06 Landscaping to soften edges

07 Concrete paving with distinctive scoring and scale change on property to highlight entry

08 Facade steps back from podium at hill climb

09 Podium top includes outdoor resident patios to activities at street level