



CITY OF KIRKLAND
Planning and Building Department
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MEMORANDUM

To: Design Review Board

From: Tony Leavitt, Senior Planner

Date: December 30, 2019

File No.: DRV18-00312

Subject: **CONTINENTAL DIVIDE MIXED USE PROJECT
DESIGN RESPONSE CONFERENCE**

I. MEETING GOALS

At the January 6, 2020 Design Review Board (DRB) meeting, the DRB should continue the Design Response Conference from November 18, 2019 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 November 18, 2019 Meeting, the DRB requested that the applicant submit the following items:

- Submit an updated formal setback modification request. The request should address the criteria in KZC Section 142.37.
- Submit a lighting plan that addresses the Design Guidelines contained in Section 9 - Lighting.
- Ensure that all plans are coordinated throughout the entire packet including landscape plans.
- Provide elevations for all facades for each building including the north facade of the standalone commercial building.
- The design of the southeast street corner needs to ensure compliance with Design Guideline 3.d. The Board requested that the lap siding be replaced with a more commercial material. Include the proposed artwork in elevation drawings.
- Look at a reduction in the width of the landscape strip along NE 85th Street, an increase in the sidewalk width, and including more pedestrian amenities and planters along the building facades. See Design Guideline Section 10 for ideas.
- More development of the plaza area. The Board would like to see more hardscape and less landscaping in the area north of the bus stop and between the two buildings. See Design Guidelines Section 12 for ideas.

- Additional development of the standalone commercial façade to create a superior design to offset the modification request. Ideas include materials changes on the parapets and cornice treatments. The Board recommended looking at the Hectors Building on Lake Street and the Park Lane Public House for some ideas. Also address any blank walls on the backside of the building (see Design Guideline Section 8).
- Incorporate any plans that were submitted at the November 18th meeting into the December 6th packet.

The applicant has submitted revised plans to address these items that are included as Attachment 5. For reference, Staff is including the plans from the July 2, 2018 Meeting (Attachment 2), August 6, 2018 Meeting (Attachment 3), and November 18, 2019 (Attachment 4).

Staff has reviewed the revised plans and concludes that the applicant has adequately addressed the Board's comments from the November 18, 2019 meeting and that the project should be approved as proposed.

II. PROPOSAL

The subject property is located at 8505 132nd 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 85th Street and transition to 3 stories of residential units above a parking level. A single-story commercial building will be located near NE 85th Street.

The proposal includes a request for minor variations to allow encroachments into the required front yard setback along NE 85th 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 previously contained 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 85th Street.

The property has street frontage along NE 85th Street, 132nd Avenue NE, and 131st 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

The Design Review Board reviews projects for consistency with the Design Guidelines for the Rose Hill Business District and the Design Guidelines for Residential Development, as adopted in Kirkland Municipal Code Chapter 3.30. In addition to the standard guidelines 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

See the adopted Design Guidelines for the Rose Hill Business District and the Design Guidelines for Residential Development for complete text and explanations.

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.

At the November 18, 2019 Meeting, the DRB requested that the applicant address the following items at the January 6, 2020 meeting:

- Submit an updated formal setback modification request. The request should address the criteria in KZC Section 142.37.
- Provide elevations for all facades for each building including the north facade of the standalone commercial building.
- The design of the southeast street corner needs to ensure compliance with Design Guideline 3.d. The Board requested that the lap siding be replaced with a more commercial material. Include the proposed artwork in elevation drawings.
- Additional development of the standalone commercial façade to create a superior design to offset the modification request. Ideas include materials changes on the parapets and cornice treatments. The Board recommended looking at the Hectors Building on Lake Street and the Park Lane Public House for some ideas. Also address any blank walls on the backside of the building (see Design Guideline Section 8).

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 Attachment 5).

The DRB should provide input on the following items:

- *Do the revised plans for the standalone commercial building create a superior design?*
- *Does the design of the southeast street corner comply with Design Guideline 3.d? Do the material changes address the Board's request?*
- *Staff 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.

At the November 18, 2019 Meeting, the DRB requested that the applicant address the following items at the January 6, 2020 meeting:

- Ensure that all plans are coordinated throughout the entire packet including landscape plans.
- Look at a reduction in the width of the landscape strip along NE 85th Street, an increase in the sidewalk width, and including more pedestrian amenities and planters along the building facades. See Design Guideline Section 10 for ideas.
- More development of the plaza area. The Board would like to see more hardscape and less landscaping in the area north of the bus stop and between the two buildings. See Design Guidelines Section 12 for ideas.

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.

The DRB should provide input on the following items:

- *Do the revised plans address the comments regarding the pedestrian experience along NE 85th Street?*
- *Has the applicant adequately addressed the plaza design comments from the last meeting?*

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.

At the November 18, 2018 meeting the Board reviewed the materials board and sheets and were accepting of the overall material plan. They did request that the applicant submit a lighting plan for their 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

The applicant has submitted a lighting plan as part of their plan set (see Attachment 5, Sheets 5 thru 7).

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 5, Sheet 3.

- d. The original proposal included a minor variation request to allow balconies facing 131st and 132nd into the setback yard. The current plans show that the balconies comply with the required setbacks and therefore no minor variations for these features are requested.

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 reduced setback and proposed design will be superior by creating a pedestrian oriented commercial façade along NE 85th Street that is consistent with the design guidelines.

Additionally, the reduction will not be a substantial detrimental effect on nearby properties and the City or the neighborhood. The reduction is adjacent to NE 85th Street and over 100 feet from the nearest building (two office building on the south side of NE 85th Street) and the reduction results in a superior experience for pedestrian on 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 6, 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 7) 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: The revised plans show compliance with the landscape buffer requirements.

- 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.

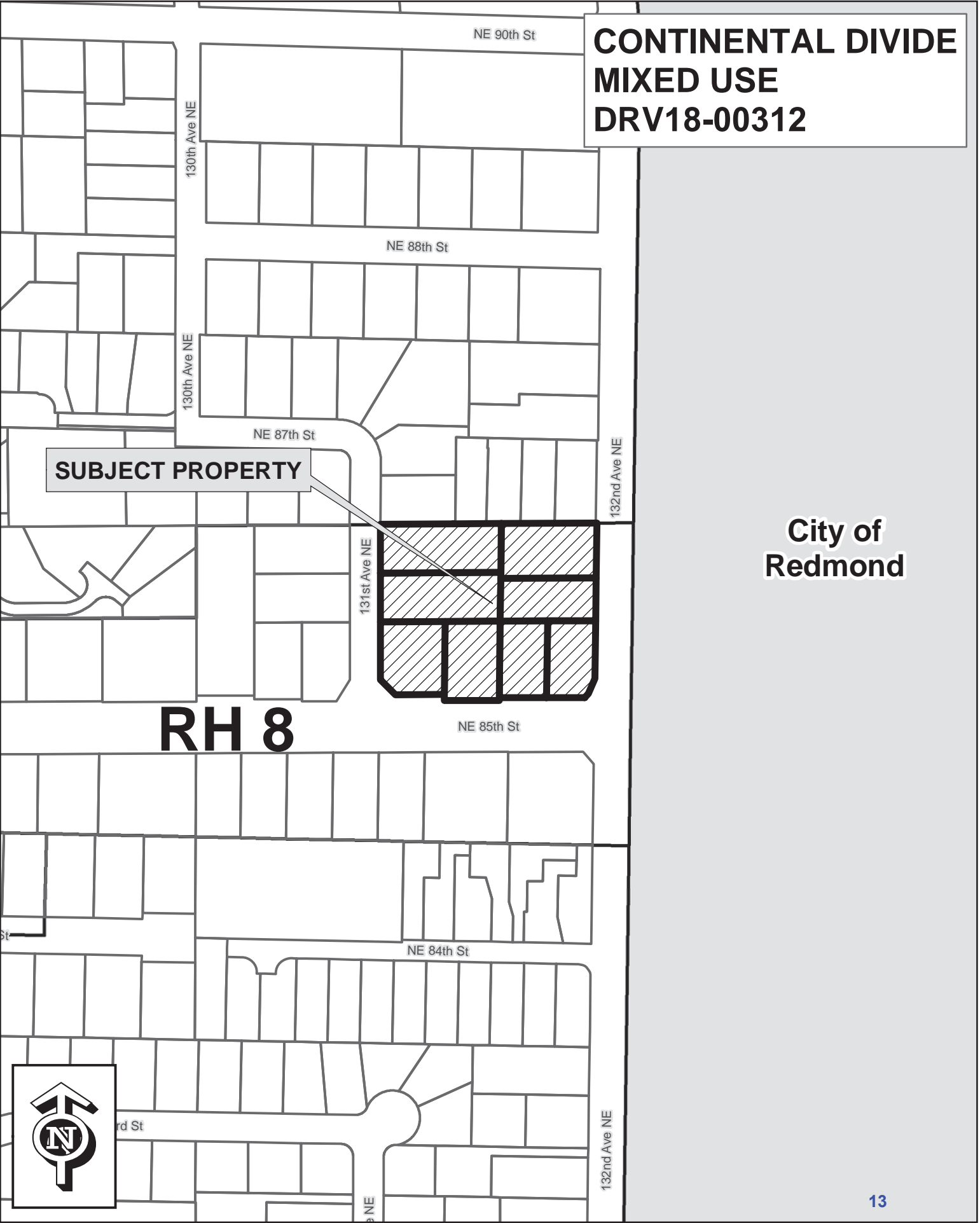
Staff Comment: A review for compliance with the City's Affordable Housing Regulations will occur as part of the building permit.

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 8.

VIII. ATTACHMENTS

1. Vicinity Map
2. Applicant's Plans dated July 2, 2018
3. Applicant's Plans dated August 6, 2018
4. Applicant's Plans dated November 18, 2019
5. Applicant's Plans dated January 6, 2020
6. Development Standards
7. RH 8 Use Zone Chart
8. Public Comment Letters





DESIGN RESPONSE CONFERENCE

8505 132nd Avenue NE

Date TBD, 2018

ENCORE architects

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



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

ENDURING BUILDING

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



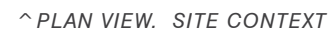
^ Example of low-rise residential project

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 buffers separating private and public spaces



“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

STREET FRONTAGE | GATEWAY CORNER DETAILING



^ VIEW OF SOUTHEAST CORNER

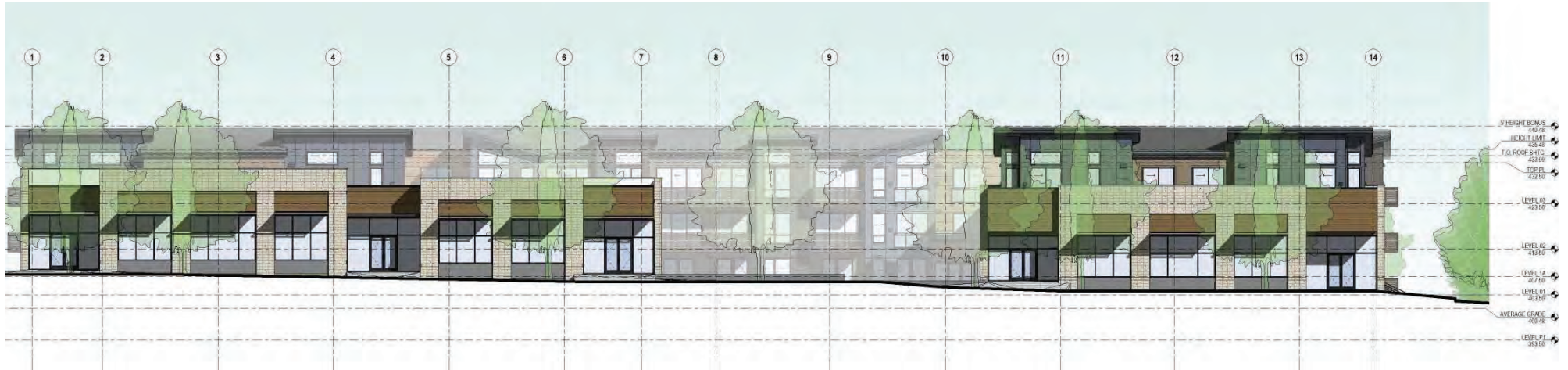
- Commercial building activates the corner
- Indicates the beginning of a more neighborhood scale
- Visible entries start a pedestrian oriented language



^ VIEW OF SOUTHEAST CORNER LOOKING DOWN THE STREET

- 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

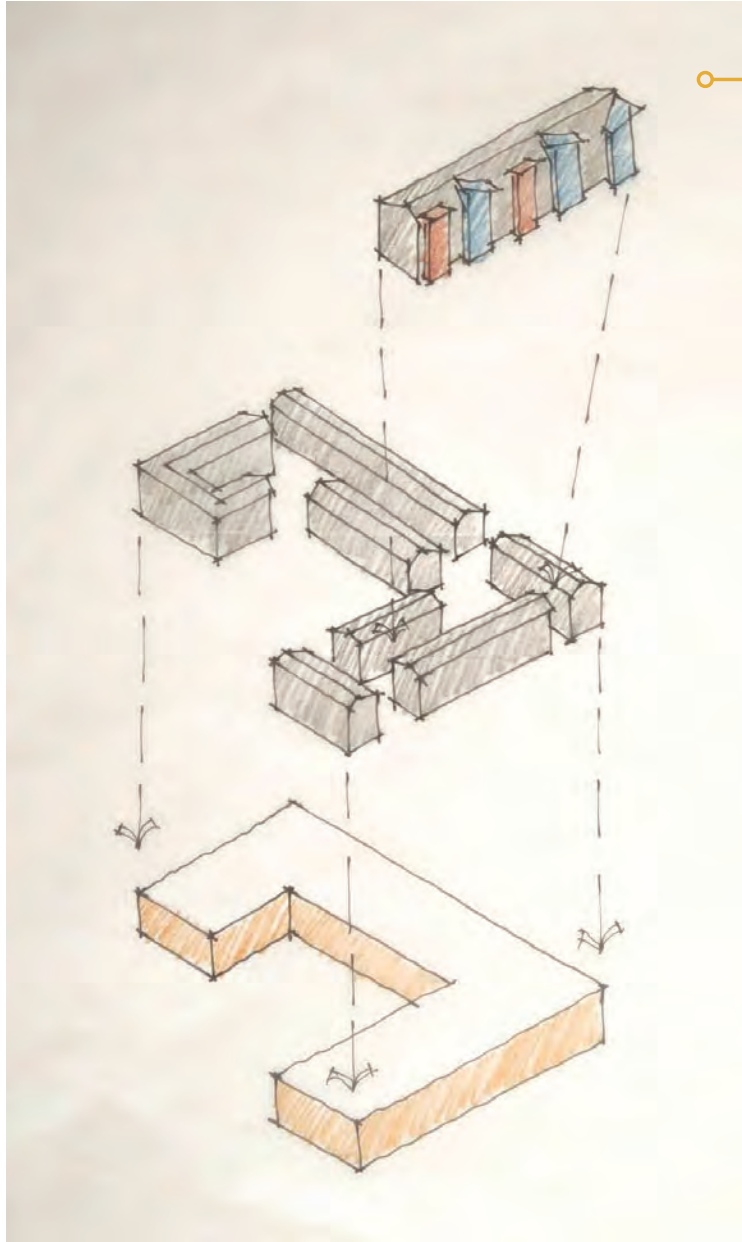


^ VIEW ON SIDEWALK LOOKING SOUTH

Pedestrian Oriented Facade

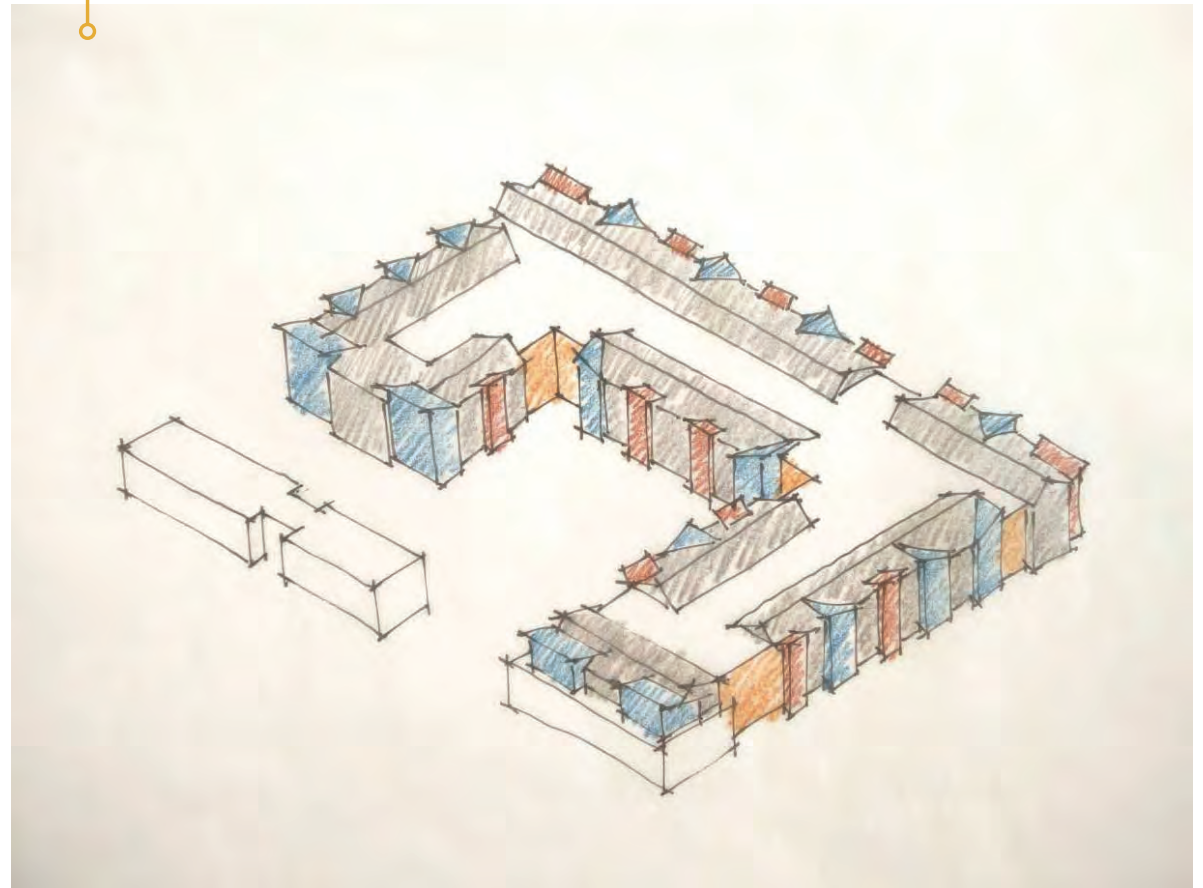
- Small scale commercial shops are brought right to the sidewalk.
- Periodic shop entrances activate the street.
- Trees and planting buffer the sidewalk from the street.
- The parking is screened from the sidewalk.
- Open courtyard connects the building entrance to the sidewalk.
- Zoning Departure per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

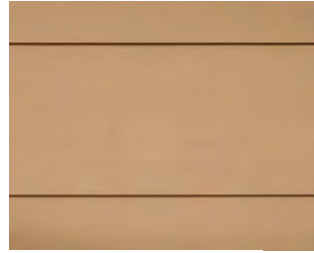


- The axon view shows the hierarchy of elements shown in the diagram on the previous page:
 1. Individual bays
 2. Larger groupings defined by the gabled roofs
 3. The apartment block which is revealed as points of entry and connector pieces between the groupings.

BUILDING MATERIALS



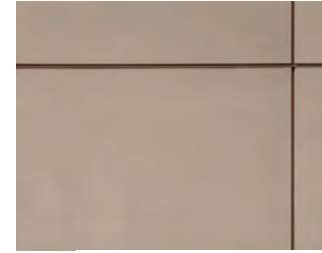
FIBER CEMENT PANELS
PAINTED **A**



HORIZONTAL F.C. PANELS
PAINTED **B**



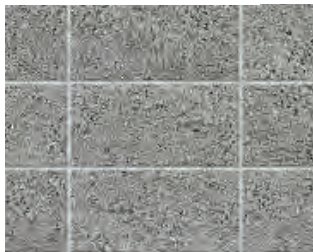
F.C. LAP SIDING 5" EXPOSURE
PRE-FINISHED **C**



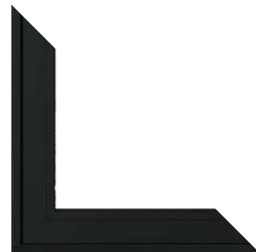
FIBER CEMENT PANELS
PAINTED **D**



STACKED CMU
MIX OF GROUND-FACE & SPLIT FACE **E**



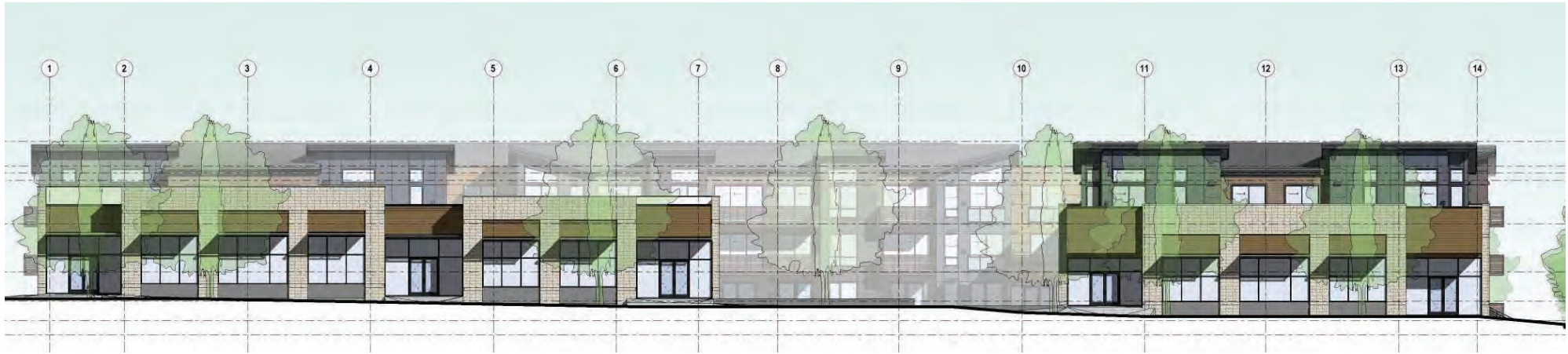
STOREFRONT
BLACK ANODIZED **F**



VINYL WINDOWS
BLACK FRAMES **G**



BUILDING ELEVATIONS



^ SOUTH ELEVATION

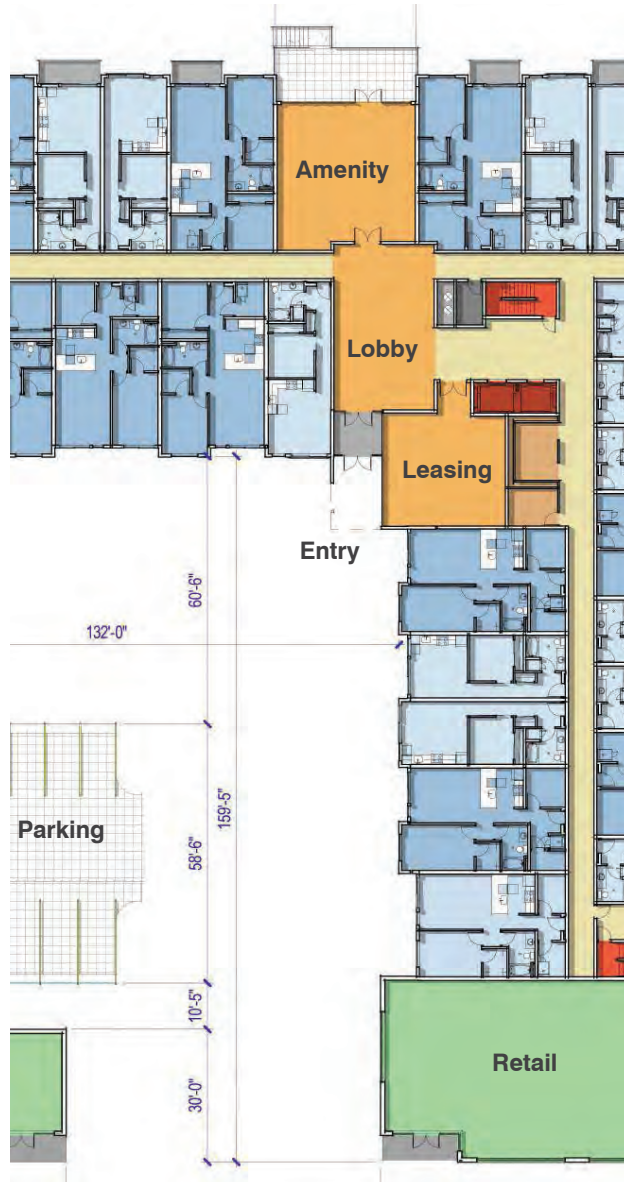


^ EAST ELEVATION

BUILDING ELEVATIONS



BUILDING ENTRY ARTICULATION

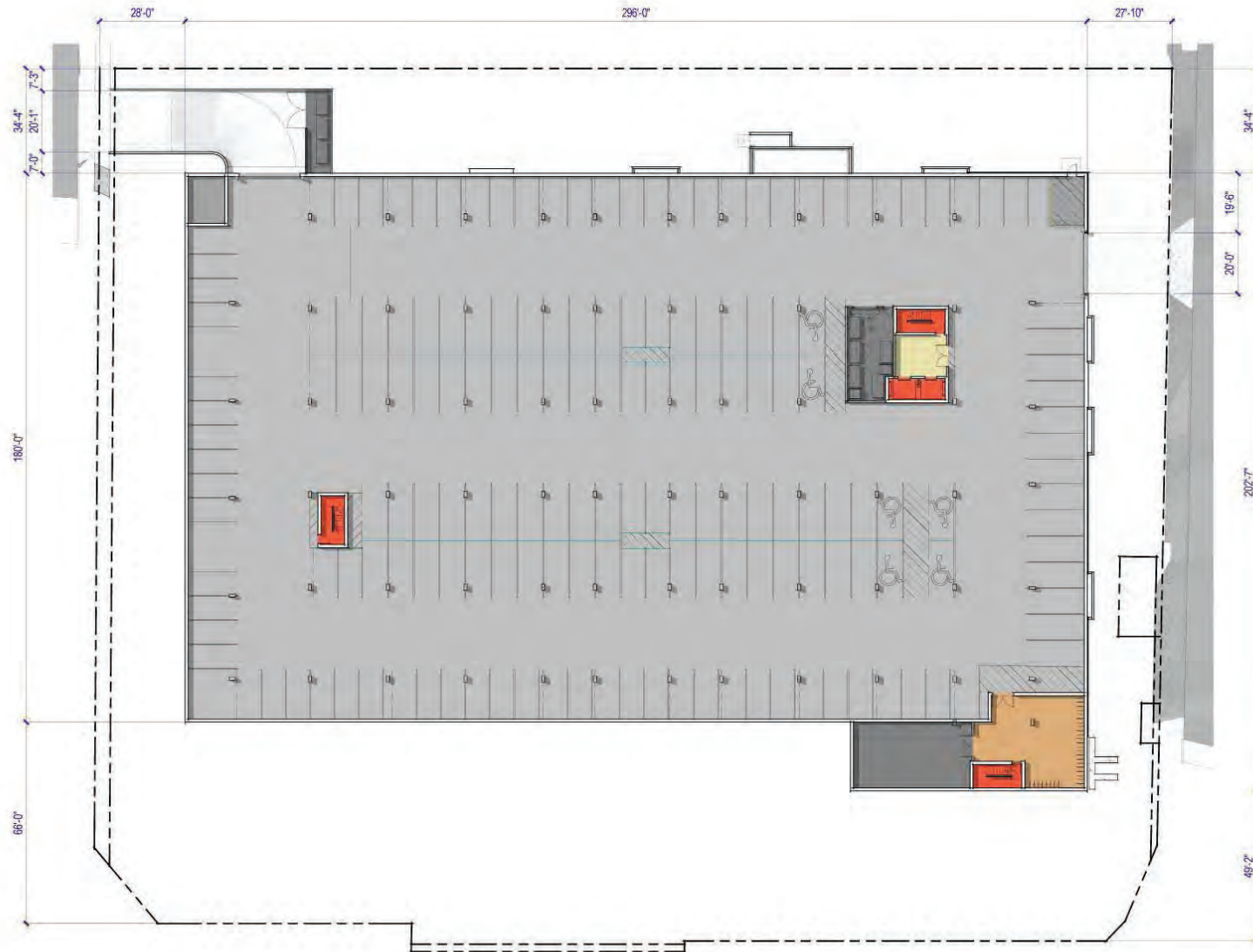


- The building entry is clearly articulated as a distinct element
- Entry location creates a logical connection to the open space and the sidewalk.
- Entry is clearly identifiable without dominating the facade so that the building feels like a row of townhouses instead of a big apartment block.
- The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

BUILDING PLANS - GROUND LEVEL



BUILDING PLANS - PARKING LEVEL



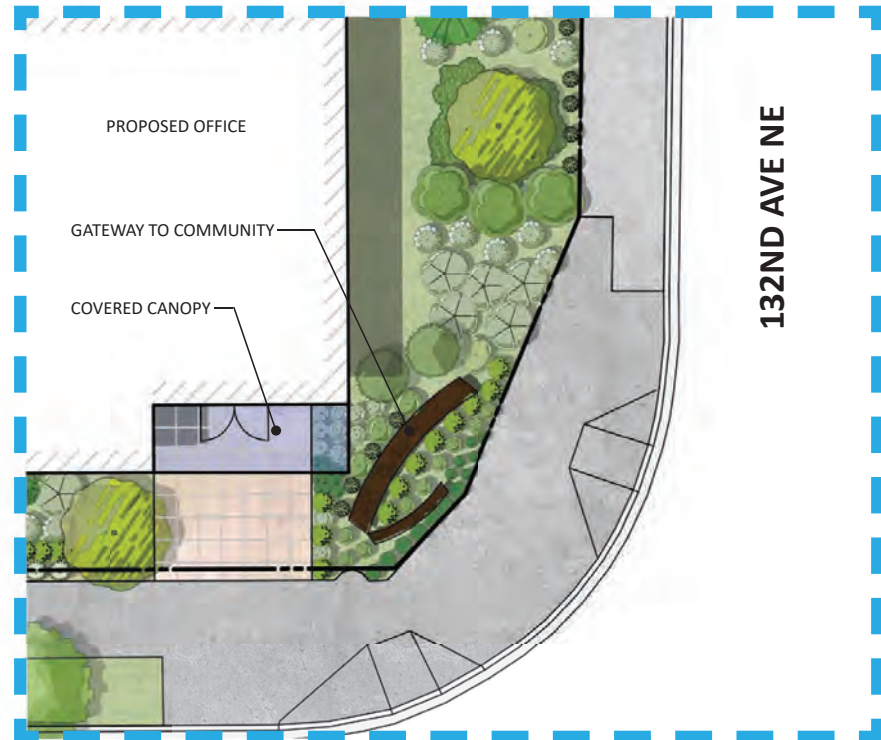
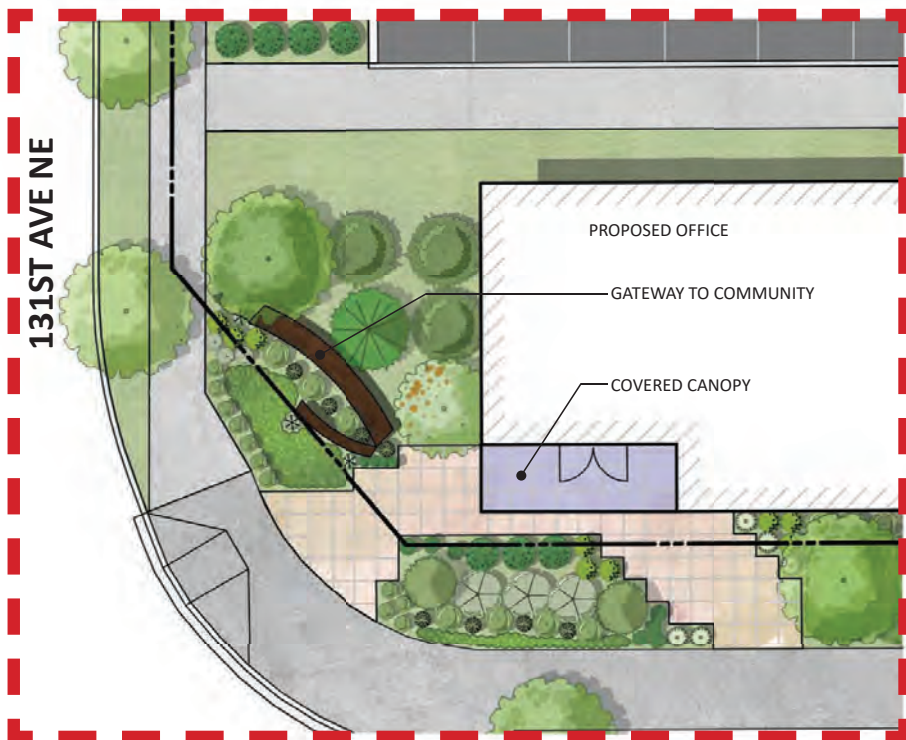
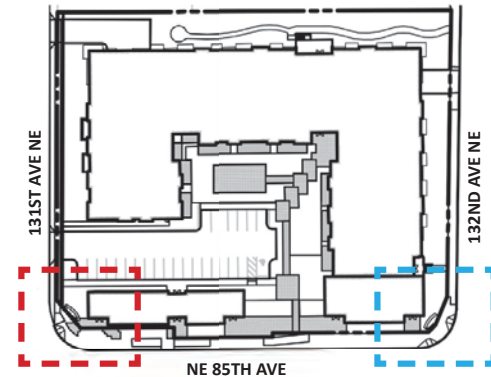
BUILDING PLANS - UPPER LEVEL PLAN



GROUND LEVEL | OVERALL LANDSCAPE PLAN



COMMUNITY GATEWAY ELEMENTS



PUBLIC / SEMI-PUBLIC OPEN SPACE



RESIDENTIAL OPEN SPACE





THANK YOU!

SECTION 5

APPENDIX



APPENDIX | CODE SUMMARY

ZONE: RH-8
LOT SIZE: 98,429

SECTION 53.82

2. 10% AFFORDABLE UNITS REQUIRED PER KZC 112.15

112.15

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

112.20

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

5.10.023

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

112.20.3

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

AFFORDABILITY LEVEL	% OF PROJECT UNITS REQUIRED TO BE AFFORDABLE
60% OF MEDIAN INCOME	13%
70% OF MEDIAN INCOME	17%

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

NUMBER OF TOTAL UNITS	AFFORDABILITY LEVEL
FIRST 50 UNITS	70% OF MEDIAN INCOME
SECOND 50 UNITS	60% OF MEDIAN INCOME
ABOVE 100 UNITS	50% OF MEDIAN INCOME

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

112.20

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

112.35

1a. AFFORDABLE HOUSING UNITS SHALL BE INTERMINGLED
c. SHALL CONSIST OF A RANGE OF NUMBER OF BEDROOMS THAT ARE COMPARABLE TO UNITS IN THE OVERALL DEVELOPMENT
d. IN NO CASE SHALL THE AFFORDABLE UNITS BE >10% SMALLER THAN THE COMPARABLE UNITS, OR LESS THAN 500 SF FOR A ONE BEDROOM, 700 SF FOR A 2 BEDROOM
g. THE INTERIOR FINISH AND QUALITY OF CONSTRUCTION OF THE AFFORDABLE UNITS SHALL AT A MINIMUM BE COMPARABLE TO ENTRY LEVEL RENTAL IN KIRKLAND

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

115.136

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

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

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

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

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

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

a. MAY REQUEST ACCESS FROM SIDE STREETS
c. MAY RESTRICT ACCESS TO RIGHT TURN IN AND OUT
d. MAY PROHIBIT ACCESS ALTOGETHER ALONG NE 85TH ST

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

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

SECTION 53.84 TABLE

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

REQUIRED YARDS -

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

SIDE - 0'

REAR - 15'

LOT COVERAGE - 70%

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

LANDSCAPE CATEGORY - A

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

RESTAURANT = 1/100 SF

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

GROSS FLOOR AREA <4,000 SF FOR INDIVIDUAL USE IN ENTERTAINMENT, CULTURAL, RECREATIONAL, AND RETAIL
A DELI, BAKERY OR SIMILAR MAY INCLUDE 10% OF GROSS FLOOR AREA FOR SEATING
STACKED DWELLING UNITS MAY NOT BE LOCATED ON THE GROUND FLOOR OF A STRUCTURE

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

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

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

2. EXCEPTIONS:

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

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

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

115.120 - ROOFTOP APPURTENANCES

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

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

ROSE HILL DESIGN DISTRICT

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

92.10 - PEDESTRIAN-ORIENTED FACADES

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

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

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

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

e. RHBD EAST END

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

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

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

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

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

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

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

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

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

92.15 PEDESTRIAN-ORIENTED IMPROVEMENTS

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

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

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

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

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

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

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

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

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

3. BLANK WALL TREATMENT

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

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

b. EACH BLANK WALL THAT IS VISIBLE FROM ANY RIGHT-OF-WAY, INTERNAL ACCESS ROAD, PEDESTRIAN-ORIENTED SPACE OR THROUGH-OR-DRIVE-INS MUST BE TREATED AT LEAST 1' OF THE FOLLOWING WAYS:

1. INSTALLATION OF A VERTICAL TRELLIS WITH PLANT MATERIAL

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

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

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

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

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

3. TREAT THE FACADE CONSISTENT WITH REQUIREMENTS FOR BLANK WALLS

c.3 PARKING STRUCTURES ADJACENT TO NON-PEDESTRIAN-ORIENTED STREETS AND NOT FEATURING A PEDESTRIAN-ORIENTED FACADE SHALL BE SETBACK AT LEAST 10' FROM THE SIDEWALK AND FEATURE SUBSTANTIAL LANDSCAPING, INCLUDES A COMBINATION OF EVERGREEN AND DECIDUOUS TREES (1 PER 20 LINEAL FEET) SHRUBS (1 PER 20 SF) AND GROUND COVER (80% OF AREA WITHIN 3 YEARS).

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

92.30 ARCHITECTURAL AND HUMAN SCALE

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

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

b. MIDDLE: WINDOWS, BALCONIES, MATERIAL CHANGES

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

3. TECHNIQUES TO MODERATE BULK AND MASS IN THE RHBD

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

1. SHALL BE DIVIDED BY A 30' WIDE MODULATION

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

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

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

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

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

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

2. THE MINIMUM DEPTH OF MODULATION IS 10'

3. THE MINIMUM WIDTH OF MODULATION IS 15'

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

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

2. MAXIMUM HORIZONTAL DISTANCE BETWEEN BALCONIES IS 100'

3. MINIMUM SIZE OF BALCONIES 100 SF

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

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

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

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

5. TECHNIQUES TO ACHIEVE ARCHITECTURAL SCALE IN THE RHBD

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

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

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

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

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

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

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

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

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

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

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

b. ARTICULATION INTERVALS

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

6. ACHIEVING HUMAN SCALE IN ALL ZONES

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

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

2. ON EACH STORY ABOVE THE GROUND FLOOR, PROVIDE BAY WINDOWS THAT EXTEND AT LEAST 1' FROM THE FACADE

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

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

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

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

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

5. PROVIDE AT LEAST 50% OF THE WINDOWS ABOVE THE GROUND FLOOR OF EACH FACADE FACING A STREET IN PANES WITH DIMENSIONS LESS THAN 2'x3' AND WITH INDIVIDUAL PANES SEPARATED BY WINDOW MULLIONS

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

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

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

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

92.35 BUILDING MATERIAL, COLOR AND DETAIL

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

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

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

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

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

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

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

g. USE ANY OF THE FOLLOWING DECORATIVE MATERIALS

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

2. INDIVIDUALIZED WOOD PATTERNS OR CONTINUOUS WOOD PATTERNS

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

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

i. ARTWORK

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

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

APPENDIX | ZONING AND AREA SUMMARY

GROSS AREAS MEASURED TO OUTSIDE FACE OF EXTERIOR WALLS

GROSS FLOOR AREA	
FUNCTION	AREA
LEVEL P1	
PARKING	53,416 SF
RESIDENTIAL-COMMON	1,382 SF
LEVEL P1	54,798 SF
LEVEL 01	
COMMERCIAL	7,278 SF
RESIDENTIAL	31,494 SF
RESIDENTIAL-COMMON	8,228 SF
LEVEL 01	47,100 SF
LEVEL 02	
RESIDENTIAL	34,613 SF
RESIDENTIAL-COMMON	4,878 SF
LEVEL 02	39,492 SF
LEVEL 03	
RESIDENTIAL	37,062 SF
RESIDENTIAL-COMMON	4,326 SF
LEVEL 03	41,388 SF
TOTALS	183,378 SF

LOT AREA (AFTER DEDICATION) = 98,109 SF
 ALLOWABLE LOT COVERAGE = 0.7 x 98,109 SF = 68,676 SF

LOT COVERAGE	
TYPE	AREA
BUILDING	43,953 SF
BUILDING	3,891 SF
PATIO	950 SF
PATIO	905 SF
PATIO	130 SF
PATIO	564 SF
PATIO	790 SF
PAVING	13,395 SF
PAVING	68 SF
PAVING	250 SF
PAVING	227 SF
PAVING	529 SF
PAVING	1,710 SF
PAVING	266 SF
PAVING	281 SF
Grand total	67,907 SF

PARKING SCHEDULE	
TYPE	STALLS
LEVEL P1	
ADA	1
VAN	1
C	15
S	14
LEVEL P1	115
LEVEL *1	
VAN	1
C	1
S	11
LEVEL *1	13
TOTAL PARKING	211

STANDARD STALLS (MARKED 'S') - 8'-6" x 18'-5"
 COMPACT STALLS (MARKED 'C') - 8' x 16'
 ADA AND VAN STALLS - STANDARD 8'-6" x 18'-5" MIN
 50% OF STALLS MAY BE COMPACT
 MAX COMPACT = 200 x 0.5 = 100
 # OF COMPACT STALLS = 92

REQUIRED UNIT PARKING			
TYPE	UNIT	PARKING REQUIRED	TOTAL PARKING
OPEN 1	4.1	1.2	11.2
ONE BED	22	1.3	28.4
ONE BED +	15	1.3	46.5
TWO BED	14	1.4	25.4
TOTALS	55.4		112.5

SUBTOTAL REQUIRED RESIDENTIAL = 173 STALLS

COVERED BICYCLE STORAGE (KZC 105.34)
 REDUCTION OF (1) STALL PER (6) BICYCLE SPACES
 (35) BICYCLE SPACES PROVIDED, REDUCTION OF (5) STALLS

173 - 5 = 168 RESIDENTIAL STALLS REQUIRED

GUEST PARKING (KZC 105.20.3)
 10% OR REQUIRED SPACES = 0.1 x 168 = 16.8 = 17 STALLS

REQUIRED COMMERCIAL PARKING: KZC SECTION 53.84
 7,378 SF @ 1/300 SF = 24.59 = 25 STALLS

SHARED FACILITIES (KZC 105.45)
 2 OR MORE USES MAY SHARE A PARKING AREA IF THE NUMBER OF
 PARKING SPACES IS EQUAL TO THE GREATEST NUMBER OF REQUIRED
 SPACES FOR USES OPERATING AT THE SAME TIME

GUEST PARKING AND COMMERCIAL SHARE PARKING

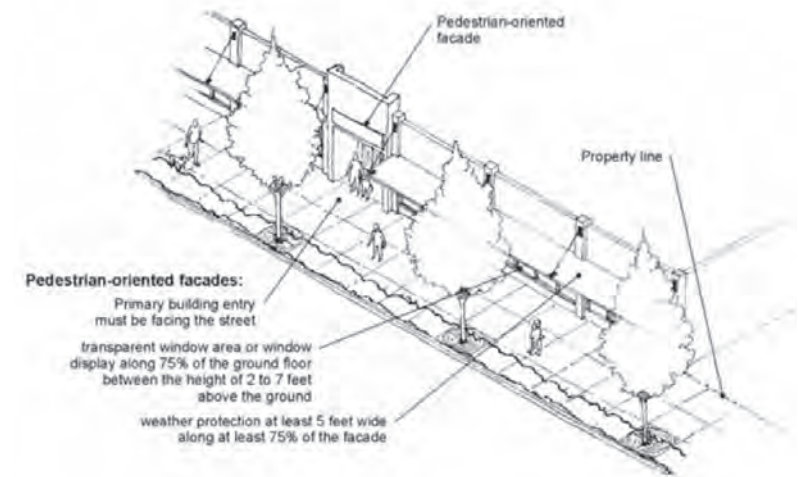
TOTAL REQUIRED PARKING = 168 + 25 = 193 STALLS
 TOTAL PROVIDED = 200 STALLS

AVERAGE BUILDING ELEVATION			
MARK	LENGTH	ELEVATION	L x E
A 291.75	300.00	291.75	113,125.00
B 295.75	245.00	295.75	90,987.50
C 403	300.00	403	121,500.00
D 403	245.00	403	98,735.00
TOTALS	1,090.00		436,518.75

	PERIMETER	L x E	AVERAGE GRADE (L x E / PERIMETER)
AVERAGE BUILDING ELEVATION	1,090	436,518.75	400.45

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.

APPENDIX | CONTEXT PHOTOS



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



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



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



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

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

←----- NE 85TH ST



←----- PROJECT SITE



←----- 132ND AVE NE ----->

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

←----- 131ST AVE NE



132ND AVE NE ----->



←----- NE 85TH ST ----->

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

APPENDIX | SITE PHOTOS

←----- ABUTTER



NE 85TH ST ----->



←----- 131ST AVE NE ----->

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



APPENDIX | SUN STUDY

SPRING EQUINOX



MARCH 20TH - 10 AM



MARCH 20TH - 12 PM



MARCH 20TH - 2 PM



SUMMER SOLSTICE



JUNE 21ST - 10 AM



JUNE 21ST - 12 PM



JUNE 21ST - 2 PM



WINTER SOLSTICE



DECEMBER 21ST - 10 AM



DECEMBER 21ST - 12 PM



DECEMBER 21ST - 2 PM



APPENDIX | SUN STUDY

SPRING EQUINOX



MARCH 20TH - 10 AM



MARCH 20TH - 12 PM



MARCH 20TH - 2 PM



SUMMER SOLSTICE



JUNE 21ST - 10 AM



JUNE 21ST - 12 PM



JUNE 21ST - 2 PM



WINTER SOLSTICE



DECEMBER 21ST - 10 AM



DECEMBER 21ST - 12 PM



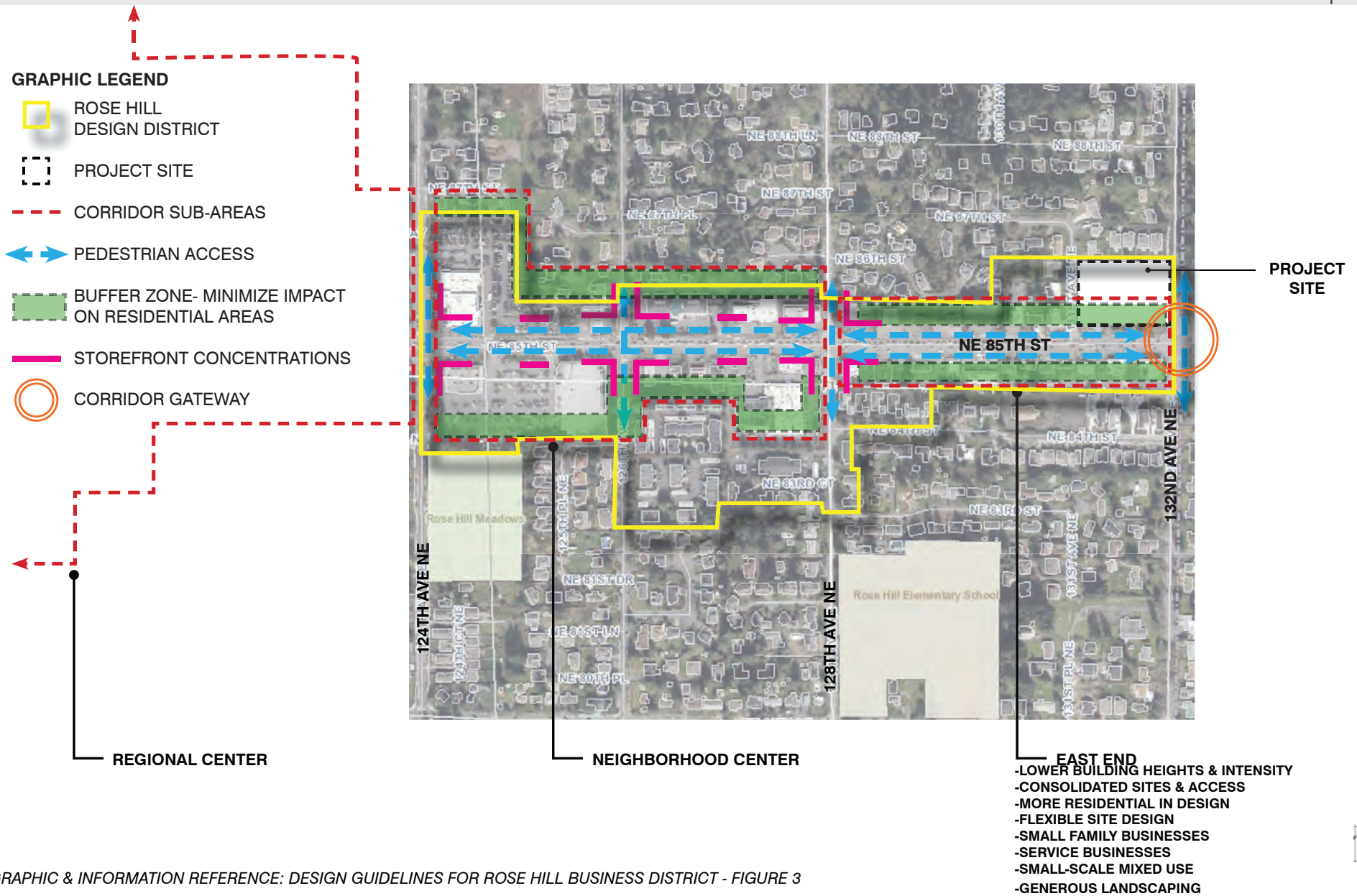
DECEMBER 21ST - 2 PM



SECTION 2

CONTEXT STUDY






SITE ANALYSIS - PLANNING DIAGRAM - ROSE HILL BUSINESS DISTRICT |



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

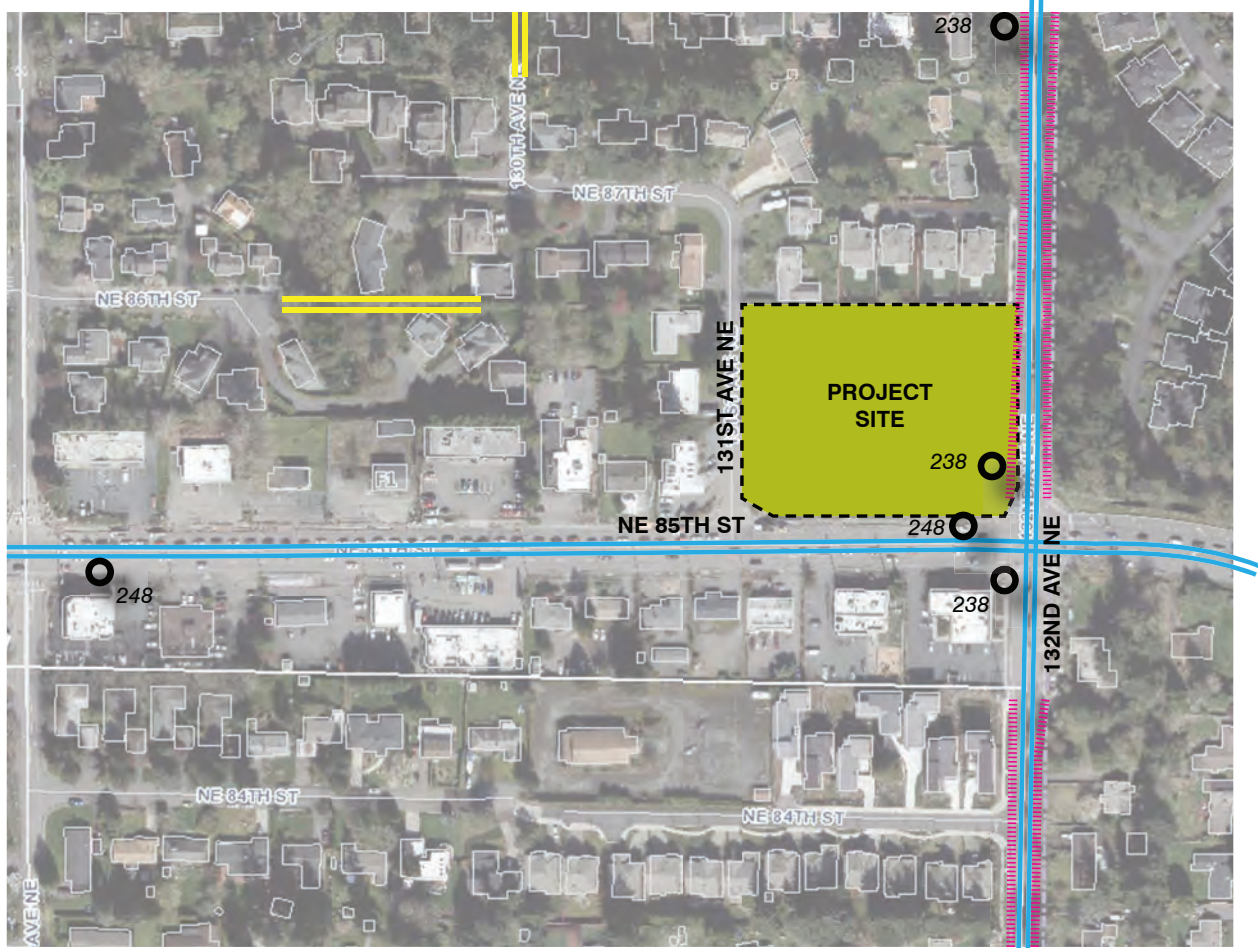
| SITE ACCESS DIAGRAM

GRAPHIC LEGEND

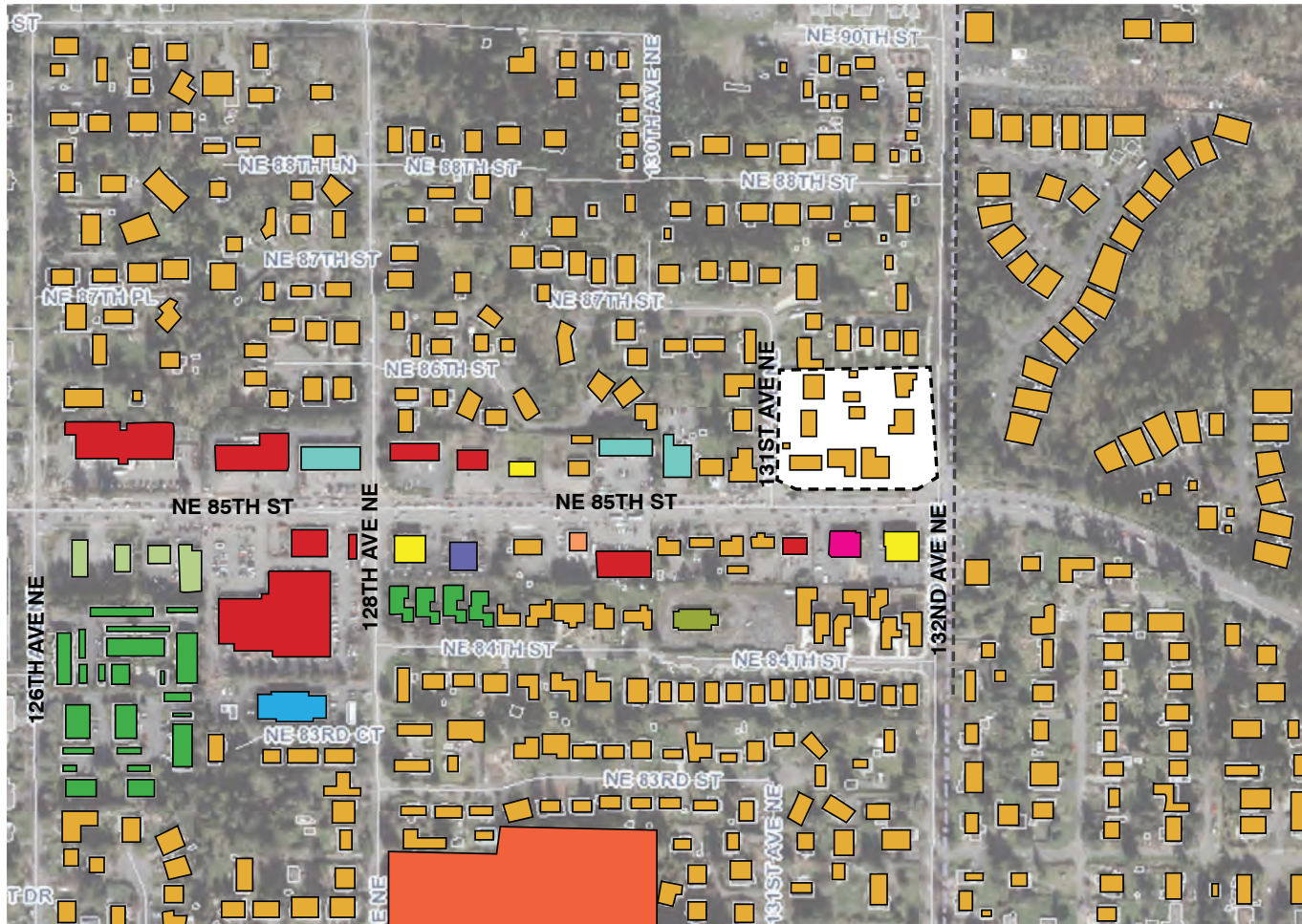
-  TRANSIT ROUTES
-  TRAILS
-  BUS STOPS
-  BIKE PATHS
-  PROJECT SITE

Walk Score: 54
Transit Score: 35

Source: www.walkscore.com



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





DESIGN RESPONSE CONFERENCE

8505 132nd Avenue NE

August 6, 2018

ENCORE architects



CORNER OF NE 85TH ST & 132ND AVE NE







BIRD'S EYE VIEW AT CORNER OF NE 85TH ST &
132ND AVE NE







Continental Divide - DRC 2 - 8.6.17



CORNER OF NE 85TH ST & 131ST AVE NE



CORNER OF NE 85TH ST & 131ST AVE NE



LOOKING NORTH ACROSS NE 85TH ST
TOWARDS COURTYARD



Continental Divide - DRC 2 - 8.6.17





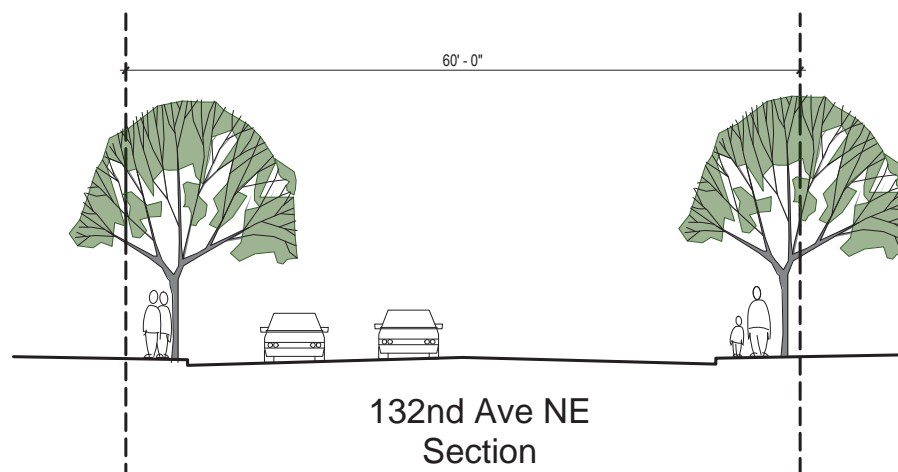
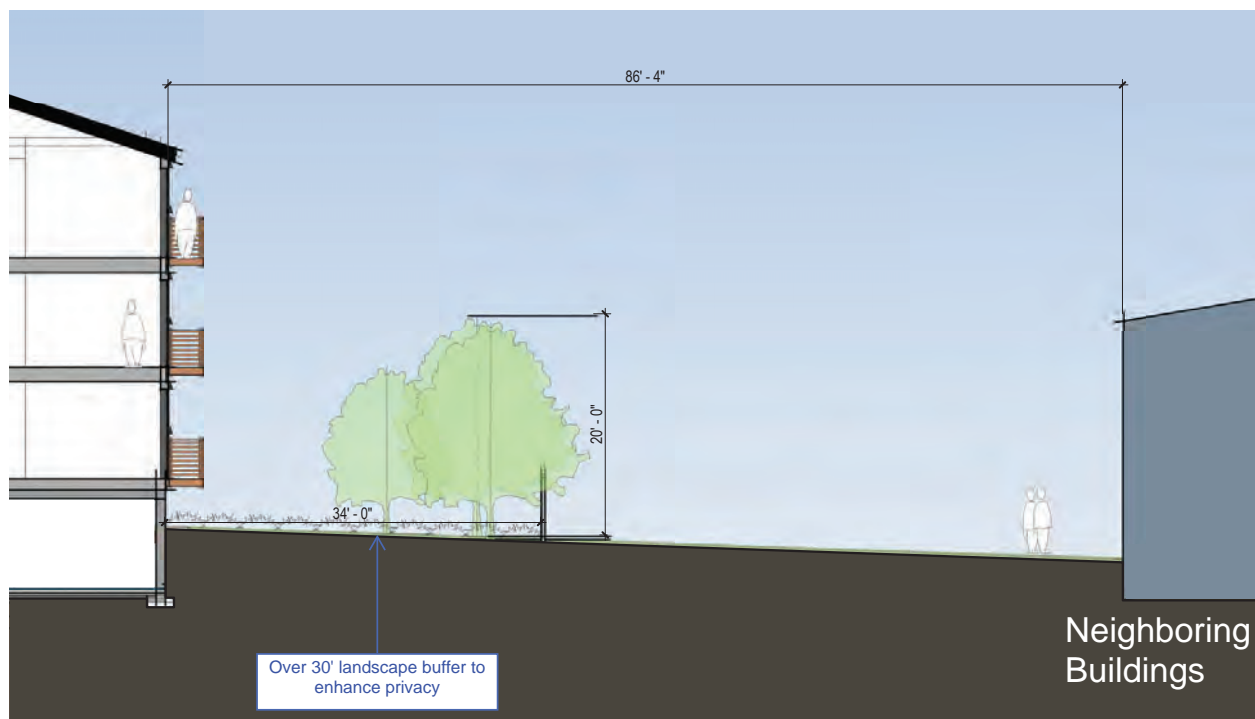
LOOKING NORTH EAST ALONG 131ST AVE NE



LOOKING EAST ALONG 131ST AVE NE







Continental Divide - DRC 2 - 8.6.17