





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



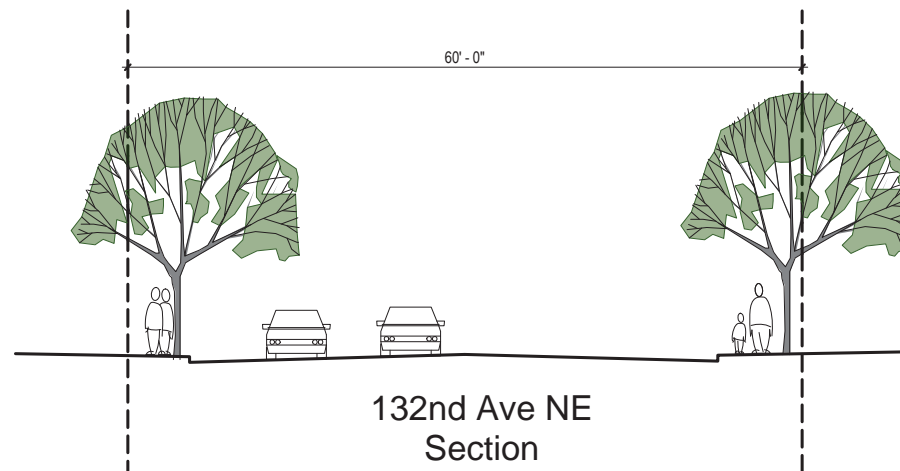
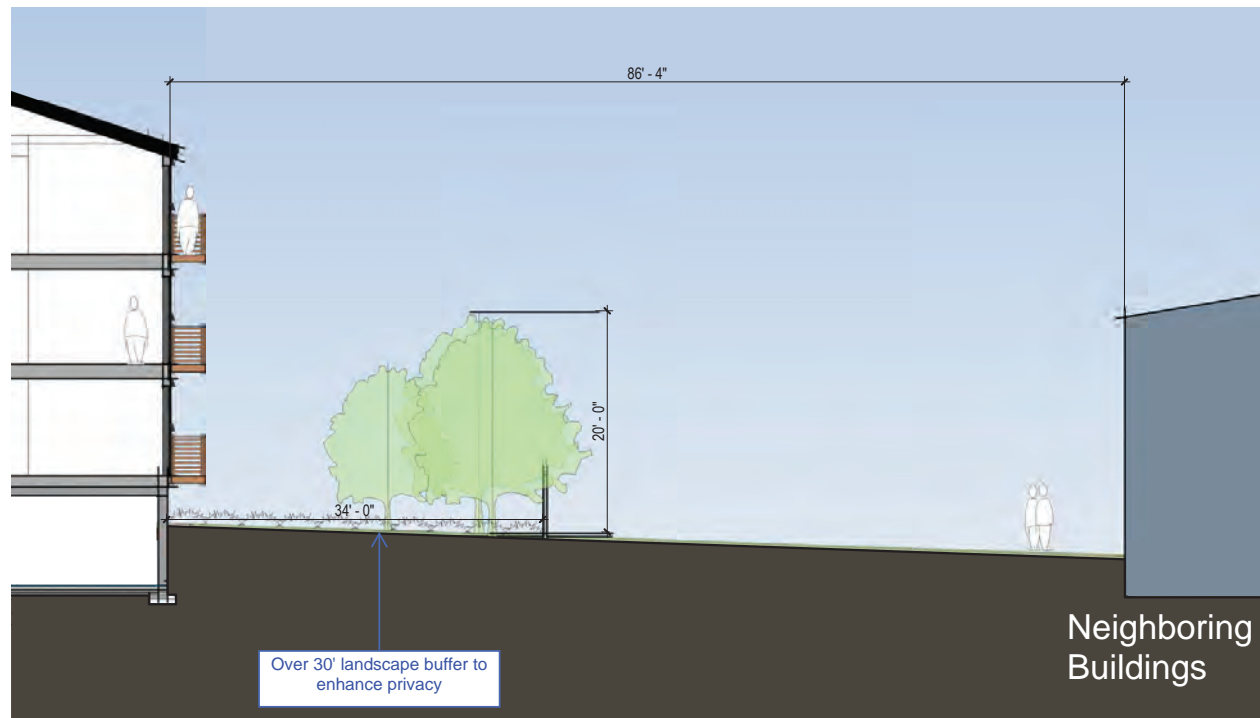
LOOKING EAST ALONG 131ST AVE NE



North Context Elevation

Continental Divide - DRC 2 - 8.6.17



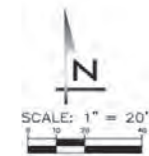


SE 1/4, SEC 4, TWP 25N, RGE 5E, W.M.

DRV18-00312
ATTACHMENT 3



PROJECT MANAGER
CHRISTOPHER MILLER, PE
PROJECT ENGINEER
JOHN KIRBY, PE
PLANNER
AUSTIN HODGA
DATE
5/16/2018



PLANT SCHEDULE

SIZE	BOTANICAL NAME / COMMON NAME
12"	<i>Acer glaberrimum 'Spectabilis' TM</i> / Interest Maple
12"	<i>Acer glaberrimum</i> / White Maple
12"	<i>Acer macrophyllum</i> / Big Leaf Maple
12"	<i>Acer platanoides 'Sungai Kiku'</i> / Sweet Birch Maple
12"	<i>Quercus laevis 'Stansbury'</i> / Distinctive European Whiteoak
12"	<i>Quercus laevis 'Stansbury'</i> / Green Arrow Shady Green
12"	<i>Platanus 'Orientalis'</i> / Oriental Norway Spruce
12"	<i>Platanus 'Orientalis'</i> / Weeping Serbian Spruce
12"	<i>Thuja plicata</i> / Western Red Cedar
12"	<i>Thuja occidentalis</i> / Western Hemlock
SIZE	BOTANICAL NAME / COMMON NAME
12"	<i>Calluna vulgaris</i> / Heather
12"	<i>Cornus sericea</i> / Red Twig Dogwood
12"	<i>Euonymus alatus 'Compactus'</i> / Compact Burning Bush
12"	<i>Euonymus alatus 'Emerald 'N Gold' TM</i> / Wintergreen
12"	<i>Fuchsia 'Alba'</i> / Blue Fuchsia
12"	<i>Hibiscus 'Hector'</i> / Ocean-sprite
12"	<i>Rubus 'Hector'</i> / Mountain Laurel
12"	<i>Loxandora angustifolia</i> / English Lavender
12"	<i>Muhlenbergia rigens</i> / Deer Grass
12"	<i>Nandina domestica 'The Power'</i> / Firepower Nandina
12"	<i>Panicum virgatum North Wind</i> / Hardhead Switch Grass
12"	<i>Panicum virgatum 'Stansbury'</i> / Hardhead Switch Grass
12"	<i>Panicum virgatum 'Stansbury'</i> / Fireworks Fountain Grass
12"	<i>Physocarpus opulifolius 'Nana'</i> TM / Dwarf Purple Forsythia
12"	<i>Physocarpus opulifolius</i> / Lily of the Valley Bush
12"	<i>Populus nigra</i> / Western Sycamore
12"	<i>Staphylea trifolia</i> / Indian Hawthorn
12"	<i>Staphylea trifolia</i> / Staphylea
12"	<i>Ribes sanguineum</i> / Red Flowering Currant
12"	<i>Viburnum 'Balkan'</i> / Balkan Viburnum
GROUND COVER	BOTANICAL NAME / COMMON NAME
12"	<i>Arundo donax</i> / Reeds
12"	<i>Arundo donax</i> / Reedbed
12"	<i>Quercus laevis</i> / Western Shrub-oak
12"	<i>Urtica dioica</i> / Stinging Nettle

UNDERGROUND UTILITY NOTE
UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING INTERFERES WITH THE PROPOSED CONSTRUCTION PRIOR TO TRENCHING OR EXCAVATION FOR MAINTENANCE OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON1.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

BUFFER PLAN
CONTINENTAL DIVIDE
CIVIL & LANDSCAPE PLANS
PARCEL #863900030
CITY OF KIRKLAND



DATE PREPARED
17-055
LS-02
SHEET 23 OF 27

DATE: 5/16/2018
BY: J. Miller
CHECKED: J. Miller
APPROVED: J. Miller

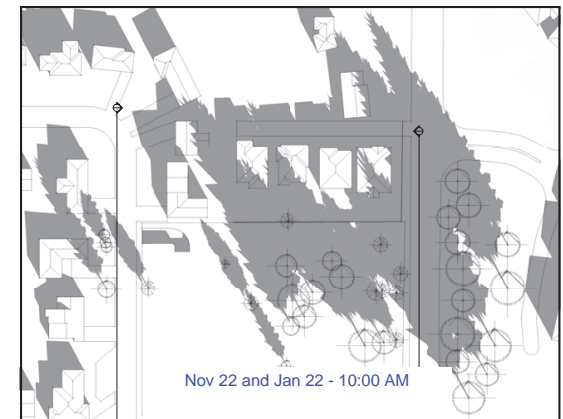
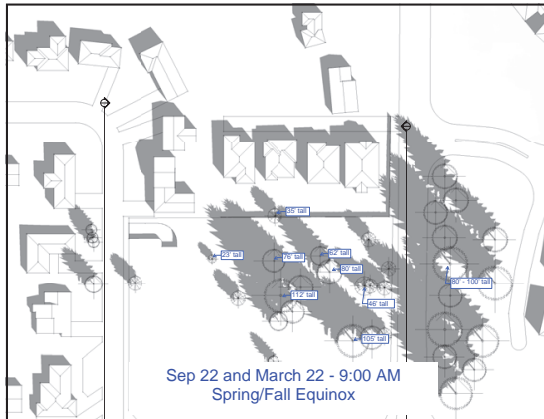
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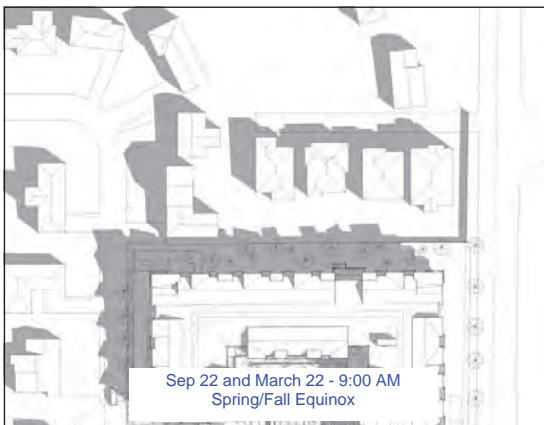
BIRD'S EYE VIEW OF COURTYARD



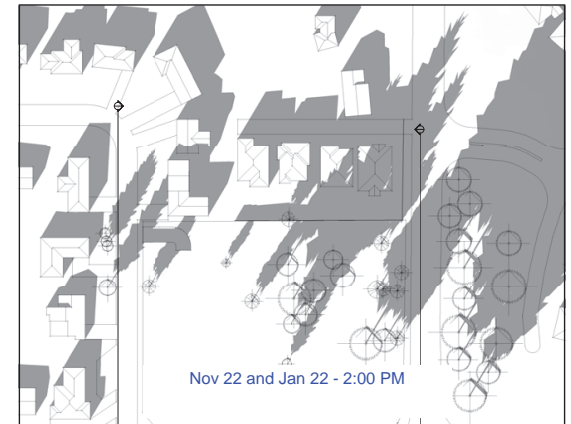
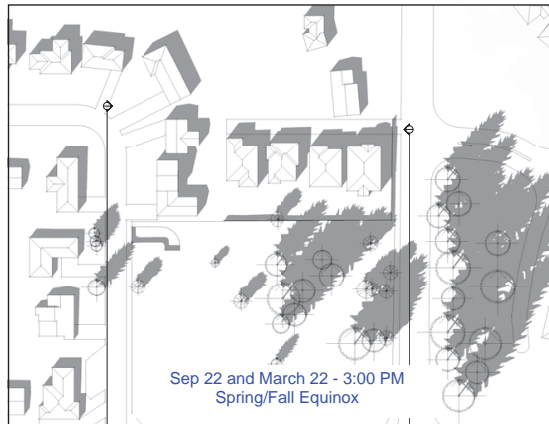
Existing Conditions



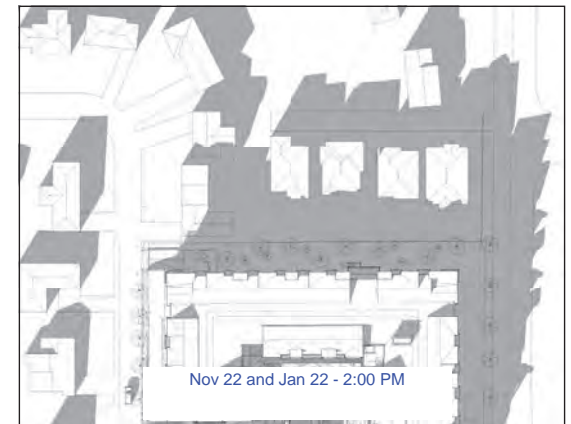
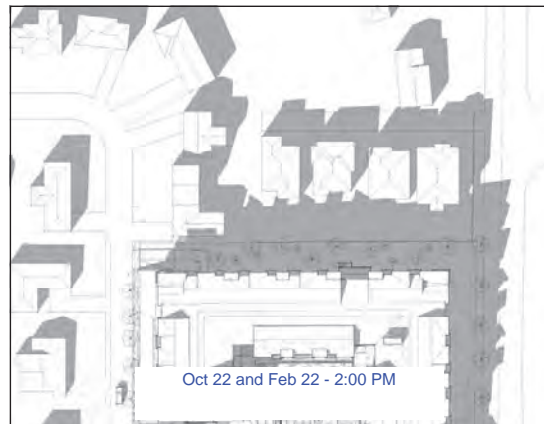
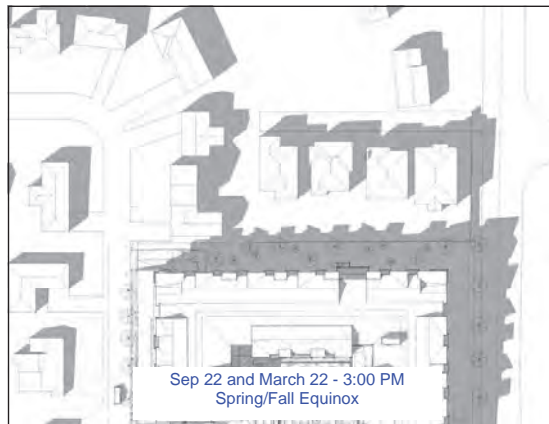
Proposed Conditions



Existing Conditions



Proposed Conditions





DESIGN RESPONSE CONFERENCE

**8505 132nd Avenue NE
Kirkland, WA**

November 18, 2019



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PROJECT TEAM

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PROJECT TEAM | EXPERIENCE

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| MERIT HOMES | CONTINENTAL DIVIDE | DRC PRESENTATION | 11.18.2019 3

PROJECT VISION | SUMMARY

HOUSING FOR A GROWING CITY

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

ROSE HILL NEIGHBORHOOD GATEWAY

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

NE 85TH ST. PEDESTRIAN EXPERIENCE

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

NEW PUBLIC & PRIVATE OUTDOOR SPACE

Make new outdoor spaces for the neighborhood along NE 85th St. and within the site for the tenants and residents of the project.

TRANSITION TO RESIDENTIAL SCALE

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

LANDSCAPING TO ENHANCE THE SITE

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



Commercial Space on NE 85th St.

PROJECT DATA

8505 132ND AVE. NE
KIRKLAND, WA 98033

LOT AREA: 98,109 SF
(2' DEDICATION ON 131ST)

ALLOWABLE LOT COVERAGE: 68,676 SF
ACTUAL LOT COVERAGE: 67,907 SF

CONSTRUCTION TYPE: I-A / V-A
(GARAGE / BLDG ABOVE)

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

MAX. LOT COVERAGE: 70%

HEIGHT LIMIT: 35'
5' BONUS (PEAKED ROOF)

AVERAGE BLDG. ELEVATION: 400.48'

REQUIRED PARKING:
COMMERCIAL 25 STALLS
RESIDENTIAL 164 (169 - 5)*
GUEST PARKING 16**
TOTAL REQ'D 189

BUILDING AREA:
GROUND FLR / P1 54,798
LEVEL 1 46,994
LEVEL 2 39,520
LEVEL 3 41,926
TOTAL 183,239 GSF

ZONE: RH-8 (ROSE HILL BUSINESS DISTRICT)

MIN. FRONT SETBACK: 10' (0')
(PED. STORE FRONTS)

MIN. SIDE SETBACK: 20'

MIN REAR SETBACK: 15' (30')
(35' HT. BLDG @ RSX ZONE)

* REDUCTION FOR BICYCLE PARKING (KZC 105.34)
** SHARED FACILITIES (KZC 105.45)

PARKING PROVIDED: 200 STALLS

COMMERCIAL AREA: 7,378 GSF

RESIDENTIAL UNITS: 134
AFFORDABLE HOUSING: 13 UNITS

CITY OF KIRKLAND GROWTH STATISTICS

As the Seattle Metro area grows so do it's surrounding areas. The City of Kirkland had a 10% population increase from 2010-2017¹. Throughout the next 20 years, the City's population is expected to increase by 13,000 new residents, increasing the population to over 90,000 residents.² With 22% fewer homes on the market than this time last year the need for housing, particularly affordable housing, is on the rise. Kirkland home values have gone up 8.6% last year and with that an increase in median rent, now at \$2,650, higher than the Seattle-Tacoma-Bellevue Metro medium of \$2,395³.

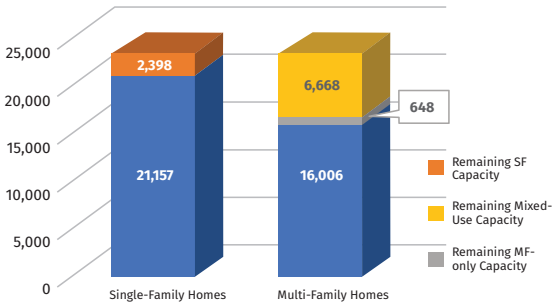
The city has a goal that 24% of housing be affordable to households earing up to \$77,000. Currently only 8.5% of housing in Kirkland is affordable at this level. ⁴

75% of remaining capacity for housing in Kirkland is multi-family housing, primarily in the City's mixed use areas (Downtown, Totem Lake, Rose Hill). At build-out, it is expected that the city's housing will be split evenly between single family and multifamily housing. ⁴

66% (two thirds) of all households in Kirkland are one or two person households, just over 45% of all housing is either one or two bedrooms making it difficult for smaller households to find housing within their means. ⁴

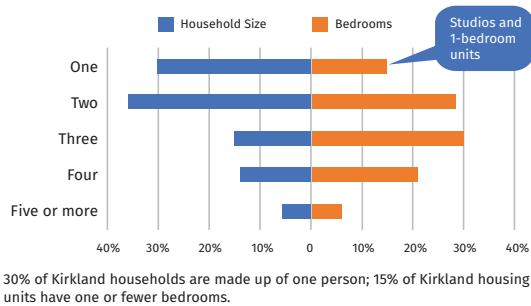
¹United States Census Bureau population estimates for Kirkland, WA
²City of Kirkland Official Site; Comprehensive Plan Basics, Growth in Kirkland by 2035
³Zillow Home Value Index; Kirkland Home Prices and Values
⁴Housing Strategy Workshop Presentation; The Future of Housing in Kirkland

1.) Current and Future Housing Mix



Housing Strategy Workshop Presentation; The Future of Housing in Kirkland

2.) Household size compared to housing size



PROJECT STATISTICS

PROPOSED HOUSING UNITS:

- 134 Total Residential Units;
- 46% Open 1 Bedrooms
- 16% 1 Bedrooms
- 26% 1 Bedroom + Den
- 12% 2 Bedrooms

PROPOSED AFFORDABLE HOUSING UNITS:

- 13 of 134 units are Affordable;
- (6) Open 1 Bedroom
- (2) 1 Bedroom
- (3) 1 Bedroom + Den
- (2) 2 Bedroom

PROPOSED RESIDENT PARKING SPACES:

Surface parking for 25 stalls and structured parking for 175 stalls;
169 of the 200 proposed parking spaces are required for residents

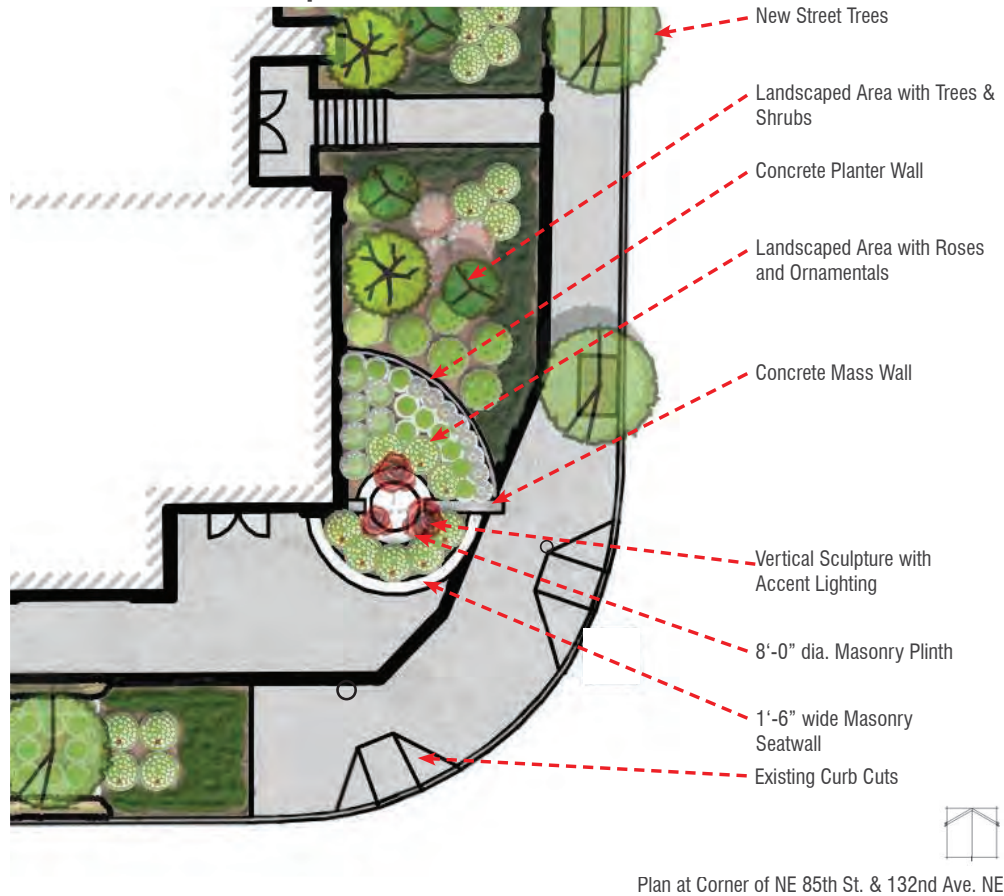
PROPOSED VISITOR PARKING SPACES:

10% of required spaces, 16 stalls are guest parking spaces

TYPES OF UNITS:

UNIT TYPE	# OF UNITS	AVERAGE SIZE
Open 1	61	587.73 SF
1 Bedroom	22	772.27 SF
1 Bedroom + Den	35	933.49 SF
2 Bedroom	16	1096.63 SF

PROJECT VISION | ROSE HILL NEIGHBORHOOD GATEWAY



GATEWAY FEATURES:

- Landscaping, including ornamental shrubs and rose varieties.
- Vertical sculpture (to be designed / selected with community input).
- Feature lighting to highlight artwork.

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ATTACHMENT 4



View of Corner of NE 85th St. & 132nd Ave. NE



View of Corner of NE 85th St. & 132nd Ave. NE (from distance)

DESIGN GUIDELINE #1:

Objective: To enhance the character and identity of the Rose Hill Business District.

Incorporate entry gateway features in new development on NE 85th St. at 120th AND 132nd Avenues. Gateway features should include the following:

- Distinctive landscaping including an assortment of varieties of roses
- Artwork (e.g. vertical sculpture)
- A gateway sign with the city logo
- Multicolored masonry forming a base for an entry sign
- Decorative lighting elements

PROJECT VISION | ROSE HILL NEIGHBORHOOD GATEWAY



View of Corner of NE 85th St. & 132nd Ave. NE



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Samples of Artwork Showing Design Intent

ARTWORK:

- Predominately vertical in nature
- Steel or other durable materials
- Artwork chosen with input from the local community
- Final design of gateway element and sculpture to be completed with cooperation of the planning department

Artwork shown above are for reference and to show design intent.

PROJECT VISION | NE 85TH ST. PEDESTRIAN EXPERIENCE

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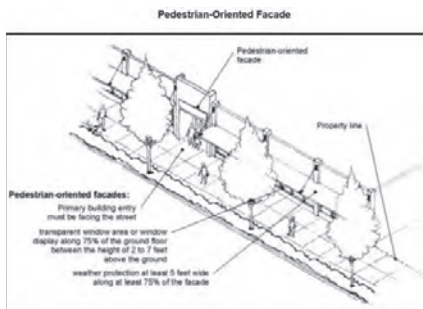
Existing NE 85th St. Streetscape - View Looking West



Existing NE 85th St. Streetscape - View Looking East



NE 85th St. Sidewalk - View Looking East



KZC FIG. 92.10.A

KZC 92.10.2:

Definition of Pedestrian-Oriented Facade:

- Primary entrance on this facade.
- Transparent windows for 75% of facade between 2' and 7' above sidewalk.
- Weather protection feature(s) at least 5' wide for 75% of facade.

KZC 92.10.3.a:

Buildings featuring a Pedestrian-Oriented Facade may be located adjacent to the sidewalk in the RHBD zone

DESIGN GUIDELINE #4:

Objectives:

- To **enhance the pedestrian environment** within the Rose Hill Business District.
- To **create safe and active sidewalks** and pathways.

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

An architectural rendering of a modern, single-story commercial building. The building features a light-colored, textured facade and large, dark-framed windows. A prominent horizontal wooden slat detail is visible above the entrance area. The building is surrounded by lush landscaping, including various shrubs, flowers, and trees. In the foreground, a paved street shows a dark sedan, a blue bus, and a red car. A tall, slender light pole stands near the building. The sky is bright blue with scattered white clouds.

An architectural rendering of a modern, multi-story commercial building. The building features a light-colored facade with large, dark-framed windows and a flat roof. A blue bus is driving on the street in front of the building, and several pedestrians are visible on the sidewalk. The scene is set under a bright blue sky with scattered clouds.

Architectural site plan showing the storefronts at NE 85th St. The plan includes dimensions for setbacks, building footprints, and setbacks. The total width of the commercial building footprint is 327'-0". The total width of the office building footprint is 16'-9". The plan also shows a 'DEDICATION' line and a north arrow.

Pedestrian-oriented facade:

- Perpetual building entry must be facing the street
- Transparent active uses or windows must occupy 75% of the facade height of 2 to 7 feet above the ground
- Minimum elevation at least 5 feet wide along at least 75% of the facade

Pathway from street to building

Plantings

Property line

Rejuvenated building

Property line

Make walking along building facade

Sidewalk

Plantings

Property line

Caretaker's landscaping

Yellow network and building

Property line

NE AS Street

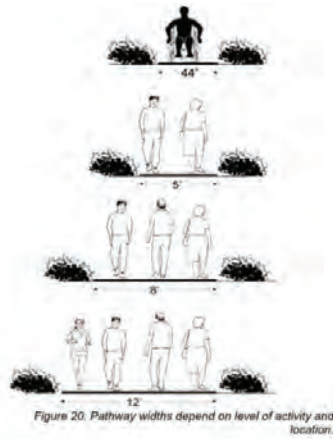
Figure 19. NE AS² Street frontage options for the East End properties.
option in the middle with the parking lot in front, is the least preferred option.
Note the required pedestrian elements and landscaping features.

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

85

PROJECT VISION | NE 85TH ST. PEDESTRIAN EXPERIENCE

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Design Guidelines FIG. 20

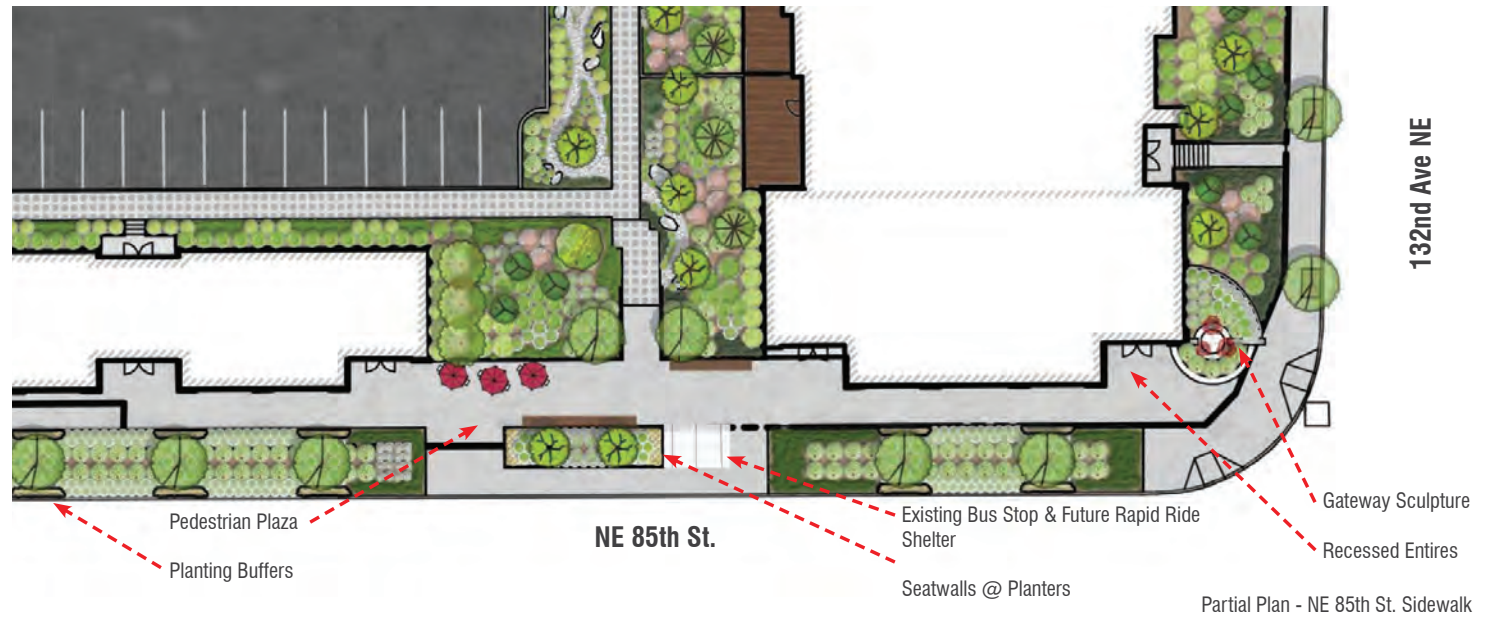
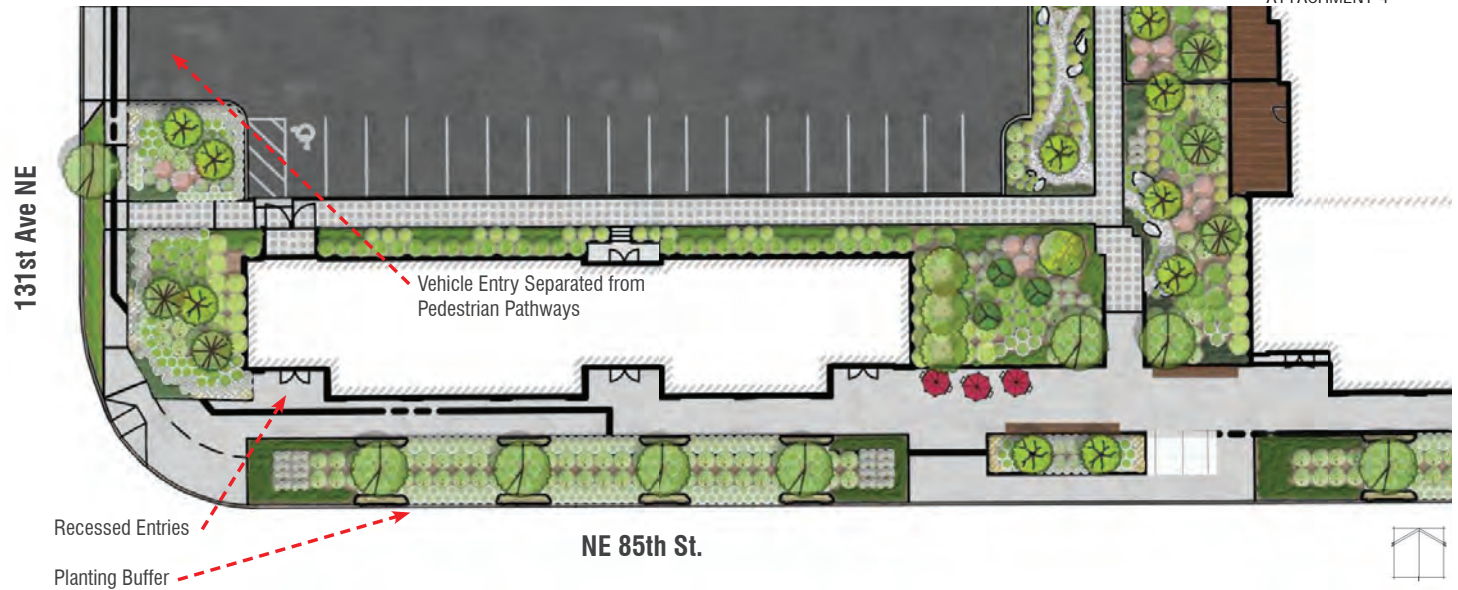


Design Guidelines FIG. 21

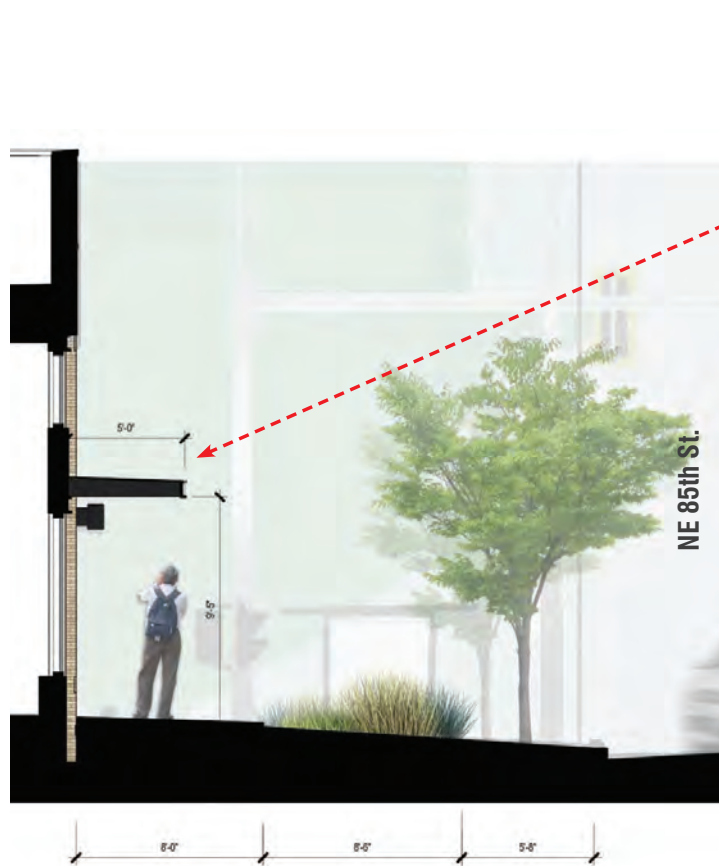
DESIGN GUIDELINE #6:

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

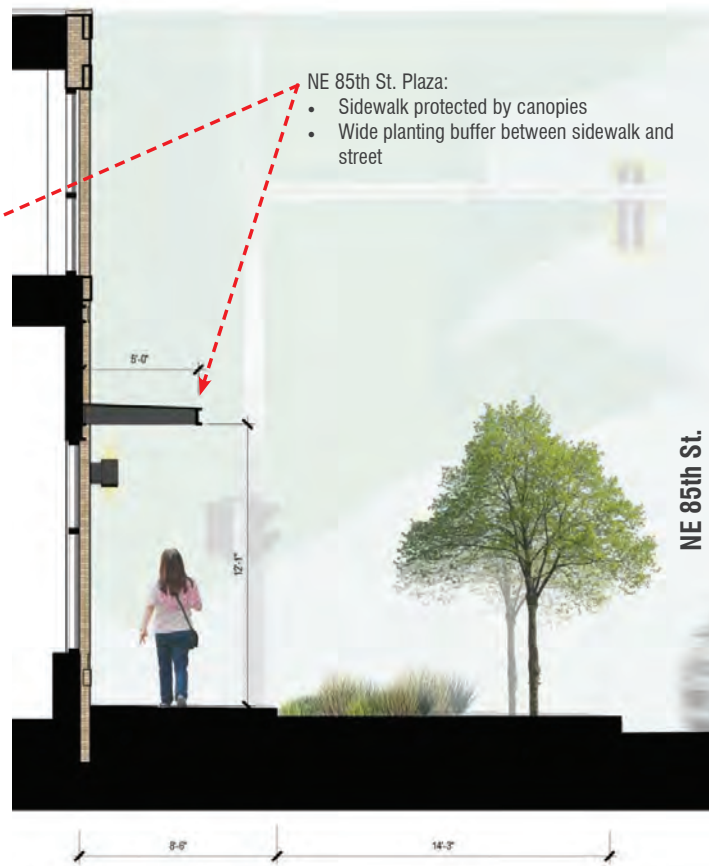
- Sidewalks or pathways adjacent to moving vehicular traffic need generous buffers to make them safer....
- Design sidewalks and pathways to support a variety and concentration of activities and provide a separation for the pedestrian from the busy street.



PROJECT VISION | NE 85TH ST. PEDESTRIAN EXPERIENCE



Section @ Commercial Bldg



Section @ Mixed Use Bldg

- NE 85th St. Plaza:
- Sidewalk protected by canopies
 - Wide planting buffer between sidewalk and street

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ATTACHMENT 4



Figure 23. Note how these awnings have been integrated into the building's storefront spaces

Design Guidelines Fig. 23

DESIGN GUIDELINE #7:

Objectives:

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

PROJECT VISION | NEW PUBLIC & PRIVATE OUTDOOR SPACE

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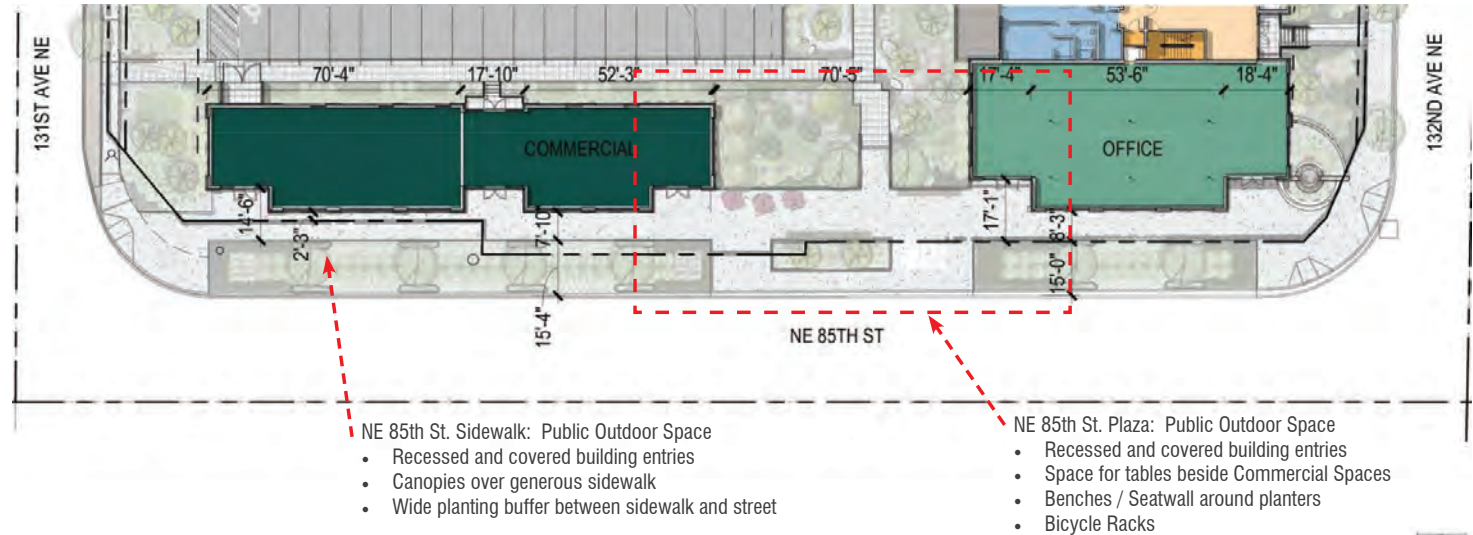
DESIGN GUIDELINE #10:

Objectives:

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

Provide pedestrian amenities along all sidewalks, interior pathways, and within plazas and other open spaces. Desired amenities include:

- Pedestrian-scaled lighting (12'-15' above ground).
- Seating space. (benches, steps, railings and planting ledges, 16" to 18" above ground, 6" to 24" wide.)
- Pedestrian furniture (trash receptacles, consolidated newspaper racks, bicycle racks, and drinking fountains).
- Planting beds and/or potted plants.
- Unit paving, such as stones, bricks or tiles.
- Decorative pavement patterns and tree grates.
- Water features.
- Informational kiosks.
- Transit shelters.
- Decorative clocks.
- Artwork.



DESIGN GUIDELINE #12:

Objectives:

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



Partial Elevation - NE 85th St. Plaza

PROJECT VISION | NEW PUBLIC & PRIVATE OUTDOOR SPACE

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ATTACHMENT 4



View of Plaza from NE 85th St.



View of Plaza Looking West



Plaza Area Bird's Eye View



View of Plaza Looking East

PROJECT VISION | NEW PUBLIC & PRIVATE OUTDOOR SPACE



Residential Courtyard Style/Sample Images



DESIGN GUIDELINE #13:

Objectives:

- To create usable space that is suitable for leisure or recreational activities for residents.
- To create open space that contributes to the residential setting.

Incorporate common open space into multi-family residential uses.

- Consider open space as a focal point....
- Open space should feature paths, seating, lighting, and other pedestrian amenities....it should be oriented to receive sunlight, (preferable south).

Provide private open space for multi-family residential units....provide patios, decks, and/or landscaped yards....provide balconies large enough to allow for human activity.

PROJECT VISION | NEW PUBLIC & PRIVATE OUTDOOR SPACE

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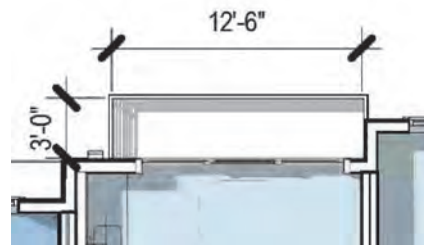
View of Residential Courtyard



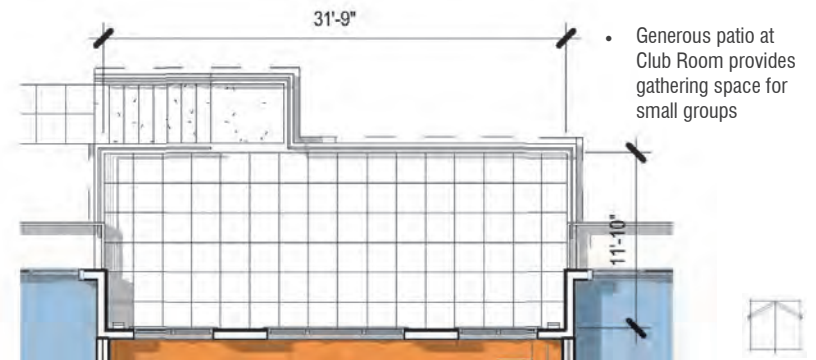
View of Patio @ Club Room



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



Plan of Typical Balcony



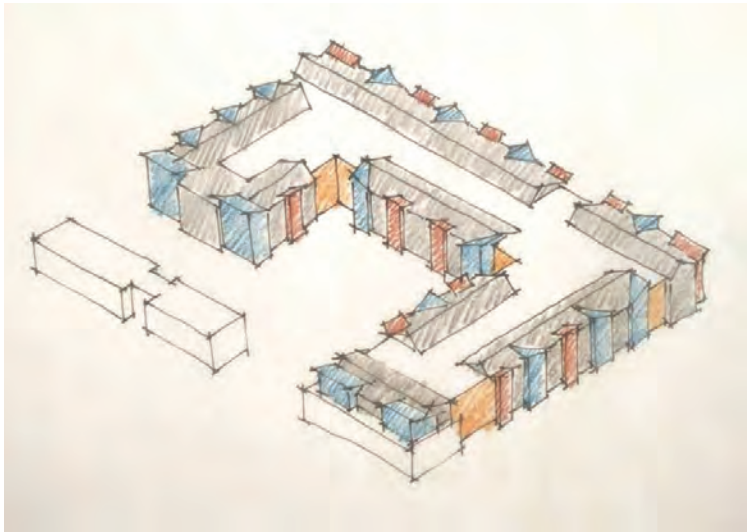
Plan of Patio @ Club Room

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PROJECT VISION | TRANSITION TO RESIDENTIAL SCALE

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Previous Massing Diagram - DRC #1

DESIGN GUIDELINE #17:

Objectives:

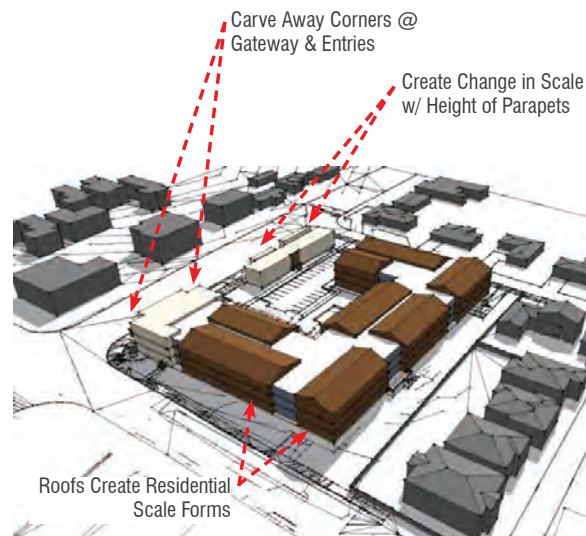
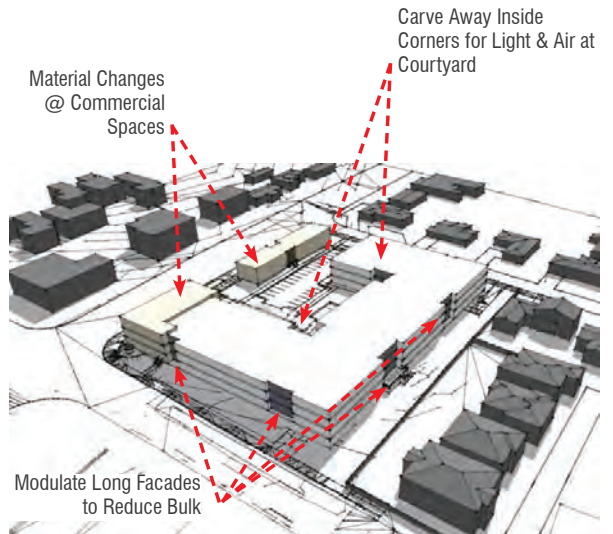
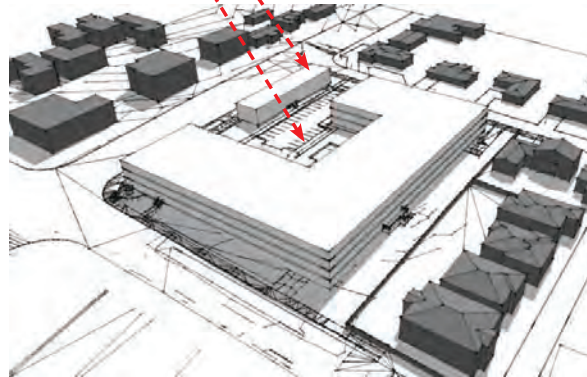
- To encourage an architectural scale of development that is compatible with the vision for the three design districts within the Rose Hill Business District.
- To add visual interest to buildings.

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

- Incorporate fenestration techniques that indicate the scale of the building.
- Encourage vertical modulation on multi-story buildings to add variety and to make large buildings appear to be an aggregation of smaller buildings.
- Encourage a variety of horizontal building modulation techniques to reduce the architectural scale of the building and add visual interest.
- Encourage a variety of roofline modulation techniques.

“C” Shape w/ Courtyard

Smaller, Stand-Alone
Commercial Bldg
Central Courtyard
w/ Southern Exposure



Increase Facade Modulation
w/ Forms that Reduce Scale
& Add Variety and Rhythm



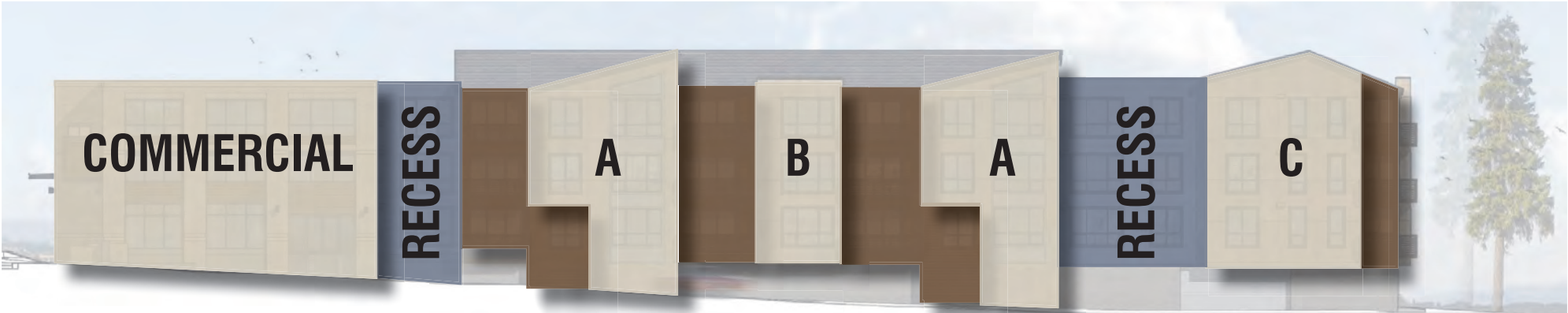
Massing Diagram

PROJECT VISION | TRANSITION TO RESIDENTIAL SCALE

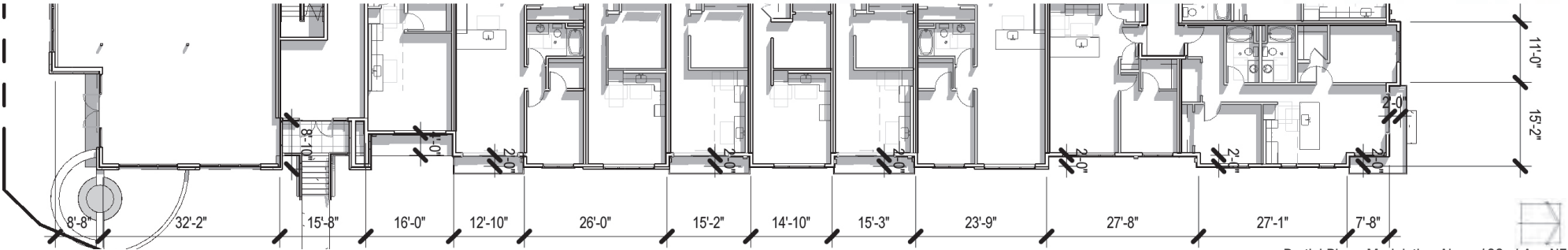
DRV18-00312
ATTACHMENT 4



Partial Elevation - 132nd Ave NE



Partial Elevation Diagram - Modulation Along 132nd Ave NE



Partial Plan - Modulation Along 132nd Ave NE

PROJECT VISION | TRANSITION TO RESIDENTIAL SCALE

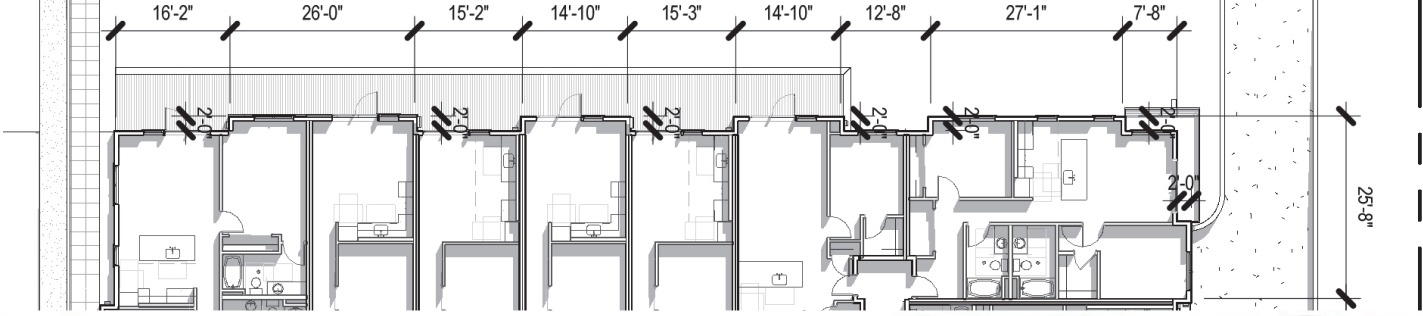
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ATTACHMENT 4



Partial Elevation - 131st Ave NE



Partial Elevation Diagram - Modulation Along 131st Ave NE



Partial Plan - Modulation Along 131st Ave NE



PROJECT VISION | TRANSITION TO RESIDENTIAL SCALE

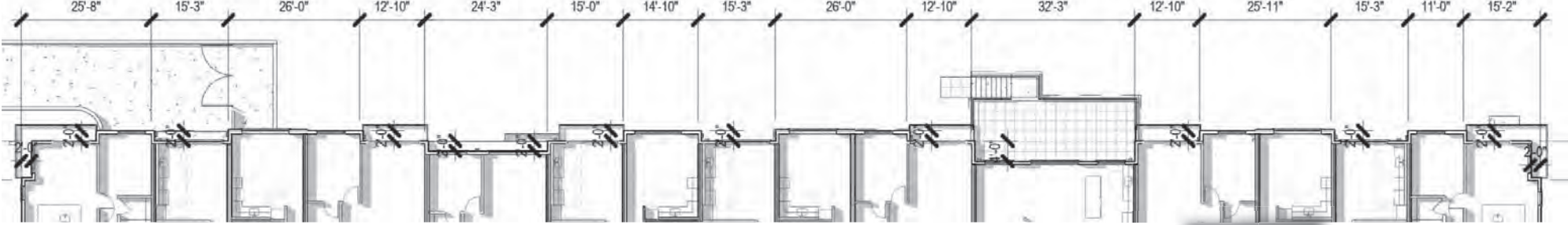
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ATTACHMENT 4



Partial Elevation - North Elevation



Partial Elevation Diagram - Modulation Along North Elevation



Partial Plan - Modulation Along North Elevation

PROJECT VISION | TRANSITION TO RESIDENTIAL SCALE

DRV18-00312
ATTACHMENT 4

Detailed Brick Cornice With Soldier Course & Coping

Partial Glass Deck Railing

Metal Coping Cap

Contrasting Material (Lap Siding)

1" Recess @ Brick

Canopies for Weather Protection

Metal Channel Details

Decorative Lighting

Large Storefront Openings & Doors

1" Brick Recess & Soldier Course



Partial Elevation Showing Commercial Scale Elements

DESIGN GUIDELINE #18:

Objectives:

- To encourage the use of building components that relate to the size of the human body.
- To add visual interest to buildings.

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

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2-Piece Fascia Board & Trim

Balcony with Decorative Railing

Lap Siding for Smaller Scale

Smaller Residential Windows and Doors

Change in Depth @ Material Change

Decorative Trim & Accent Panel

Partial Elevation Showing Residential Scale Elements

PROJECT VISION | TRANSITION TO RESIDENTIAL SCALE



132nd Ave. NE Facade



View Looking North along 132nd Ave. NE



View Looking North along 131st Ave. NE



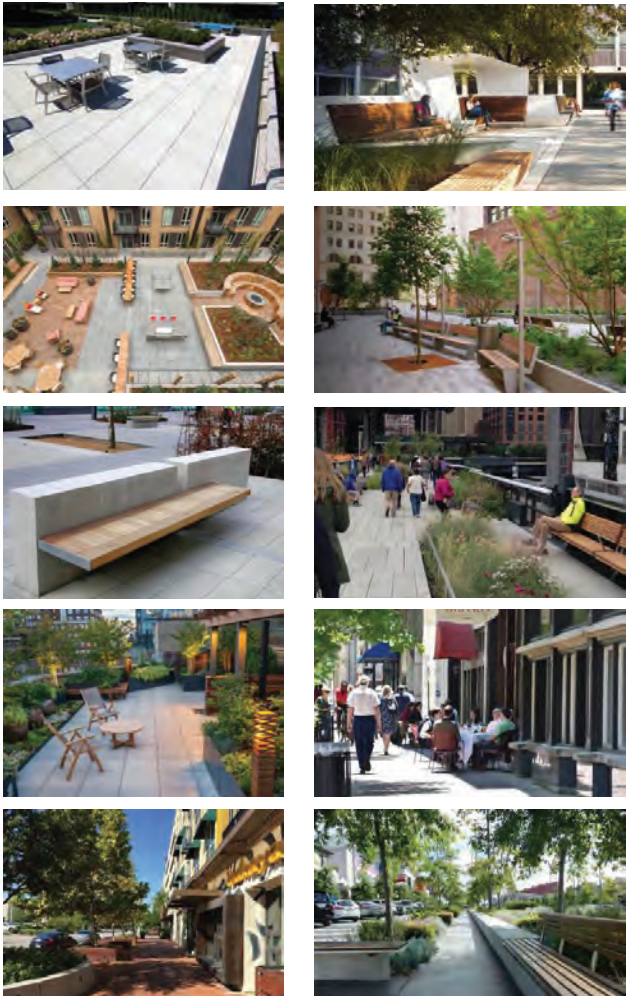
View Looking West along North Facade from Club Room Patio

PROJECT VISION | LANDSCAPING TO ENHANCE THE SITE

DRV18-00312
ATTACHMENT 4



REFERENCE PHOTOS



PROJECT VISION | LANDSCAPING TO ENHANCE THE SITE

DRV18-00312
ATTACHMENT 4



ROSE HILL BUSINESS DISTRICT DESIGN GUIDELINE #22

Continental Divide aims to enhance the visual quality of the urban environment. The site contains pedestrian/auto, pedestrian, and building oriented landscapes. Pedestrian/auto focuses on robust plantings to protect pedestrians from traffic with street trees creating a more hospitable environment. The pedestrian landscape emphasizes plant materials that provide color, texture, shape, and year-round interest. Finally, the building landscape serves to complement the building while screening any faults and maintaining views. Over the site there is a colorful mix of drought tolerant and low maintenance plantings including roses in many highly visible locations.
(Design Guidelines for Rose Hill Business District - <https://www.kirklandwa.gov/Assets/Planning/Planning+PDFs/Rose+Hill+Design+Guidelines.pdf>)

LANDSCAPE BUFFER

The applicant shall provide a 15' wide landscape strip to be planted with trees spaced at a rate of 1 tree every 20'. Deciduous trees are to be 2.5" caliper minimum and coniferous trees are to be 8' minimum in height, at least 70% of trees shall be evergreen. A mix of various shrubs are to be planted to obtain at least 60% coverage within 2 years.
(KZC 95.42.1 Minimum Land Use Buffer Requirements)

LANDSCAPE PLAN DATA

TYPES OF PLANTINGS

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

NUMBER OF TREES	127 - Avg. Size: 2" cal. / 8' high min.
NUMBER OF SHRUBS + GRASSES	2,460 - Avg. Size Shrub 5-gal, Grass 2 gal
NUMBER OF GROUND COVER	1742 - Avg. Size 4"
TOTAL NUMBER OF PLANTS ON SITE	4,329

EVERGREEN COVERAGE IN 15' BUFFER 79.5%
*Plant totals represented are approximate and are subject to change



LANDSCAPE BUFFER

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



BLUELINE

PROJECT VISION | LANDSCAPING TO ENHANCE THE SITE

DRV18-00312
ATTACHMENT 4

DECIDUOUS TREES



ARMSTRONG MAPLE



VINE MAPLE



CALLERY PEAR



IN SPRING



CORAL BARK MAPLE



IN SPRING

EVERGREEN TREES



VANDERWOLF PINE



WEEPING ALASKA CEDAR

GROUND COVER



CREeping THYME



LILY TURF

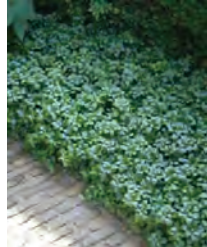
SHADE PLANTINGS



WESTERN RED CEDAR



WESTERN HEMLOCK



BUNCHBERRY DOGWOOD



PACHYSANDRA

EVERGREEN SHRUBS



MOUNTAIN LAUREL



HEAVENLY BAMBOO



SPRING BOUQUET VIBURNUM

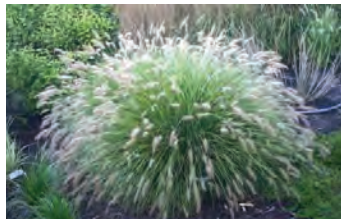


RHODODENDRON

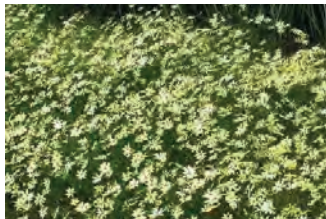
SHRUBS + GRASSES



BLUE OAT + LAVENDAR



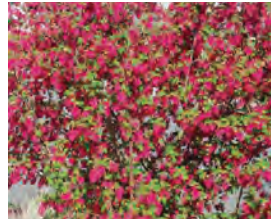
DWARF FOUNTAIN GRASS



MOONLIGHT TICKSEED



RUGOSA ROSE



FLOWERING CURRANT



NINEBARK

PROJECT VISION | MATERIALS & ELEVATIONS

DRV18-00312
ATTACHMENT 4



^ EAST ELEVATION



^ SOUTH ELEVATION



^ WEST ELEVATION



^ NORTH ELEVATION

PROJECT VISION | MATERIALS & ELEVATIONS

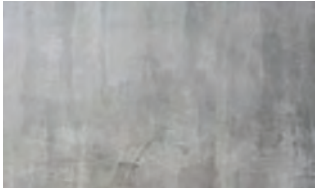
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ATTACHMENT 4



F.C. LAP SIDING 7" EXPOSURE
PRE-FINISHED "WINCHESTER BROWN"



MODULAR BRICK
MUTUAL MATERIALS "PEWTER"



ARCHITECTURAL CONCRETE
FINE / SACKED FINISH



STOREFRONT
BLACK ANODIZED

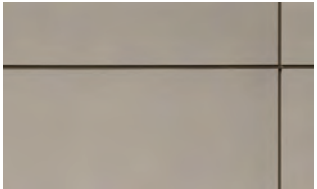
^ PARTIAL ELEVATION @ COMMERCIAL SPACES

PROJECT VISION | MATERIALS & ELEVATIONS

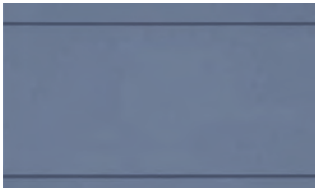
DRV18-00312
ATTACHMENT 4



E F.C. LAP SIDING 7" EXPOSURE
PAINTED "STURDY BROWN"



F FIBER CEMENT PANELS
PAINTED "ANALYTICAL GRAY"



G HORIZONTAL FIBER CEMENT PANELS
PAINTED "DOWNING SLATE"



C ARCHITECTURAL CONCRETE
FINE / SACKED FINISH



H VINYL WINDOWS
BLACK FRAMES

^ PARTIAL ELEVATION @ RESIDENTIAL UNITS

ENCORE architects