



CITY OF KIRKLAND
Planning and Building Department
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MEMORANDUM

To: Design Review Board
From: Tony Leavitt, Senior Planner
Date: November 10, 2022
File No.: DRV22-00498
Subject: **ARDEA AT TOTEM LAKE
DESIGN RESPONSE CONFERENCE**

I. MEETING GOALS

At the November 21, 2022, Design Review Board (DRB) meeting, the DRB should continue the Design Response Conference from September 12, 2022 and determine if the project is consistent with the design guidelines contained in Design Guidelines for the Totem Lake Neighborhood, as adopted in Kirkland Municipal Code (KMC) Section 3.30.040.

At the September 12, 2022, meeting the DRB was accepting of the overall design, but the Board requested that the applicant address the following items:

- Revise the west elevation to match the east façade in terms of materials and colors.
- Provide material transition details along the facades and awning details including materials.
- Submit a material board (for review by the DRB prior to the meeting)
- Provide building height sections to show compliance with height regulations.
- Revise the public plaza area to be more open and inviting to the public and ensure compliance with the zoning code size and dimension requirements.
- Provide right-of-way and site lighting details and plans.

II. PROPOSAL

The subject property is located at 12700 116th Avenue NE (see Attachment 1). The applicant is proposing to construct a 7-story residential project with 165 affordable senior residential units. Parking is proposed within a small surface lot and in structured parking below the building. Vehicular access to the property is from 116th Avenue NE.

III. SITE

The subject property (approximately 2.58 acres) is currently vacant. The site elevation has a significant downward grade change from the northern edge of the property (near NE 128th Street) to the south. The property has street frontage along NE 128th Street and 116th Avenue NE. Both streets are designated as minor arterials. The site also fronts on the Interstate 405 right-of-way to the east.

The site contains a wetland and associated buffer on the southern half of the property. The site has an approved buffer modification application (SAR17-00134) that is still valid.

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

Northwest: RM 1.8, 30-foot max, currently developed as the Country Trace Condos

West: PR 3.6, 30-foot max, currently developed with a medical office building and Aegis Lodge at Totem Lake Senior Housing

South: TL 6B, 35-foot to 75-foot max, currently developed as a fast-food restaurant

East: I-405 Freeway. To the west of the freeway is zoned TL1A and TL 2. Heights vary from 30 to 160 feet.

Additional photographs prepared by the applicant that show the surrounding properties are contained in Attachment 2.

IV. CONCEPTUAL DESIGN CONFERENCE

Conceptual Design Conferences were held on April 18, 2022 and May 16, 2022. The DRB provided direction to the applicant in preparation for the Design Response Conference. At the meetings, the DRB discussed:

- A. How the design guidelines affect or pertain to the proposed development.
- B. Which guidelines applied to the proposed development; and
- C. The application materials that are needed for the Design Response Conference.

The DRB's feedback from the conference is summarized in Section V.B below under the DRB's discussion on the various design topics.

V. DESIGN RESPONSE CONFERENCE

The Design Review Board reviews projects for consistency with design guidelines as adopted in Kirkland Municipal Code Chapter 3.30. In addition to the standard guidelines contained in the Design Guidelines for the Totem Lake Neighborhood, the following information summarizes key guidelines which apply specifically to the project or project area. See also Section VI for information regarding zoning regulations and how they affect the proposed development.

A. Design Guidelines for the Totem Lake Neighborhood

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 Orientation
- Building Scale
 - Vertical and horizontal modulation
 - Architectural scale
- Pedestrian Orientation
 - Sidewalk and Pathway Widths
 - Pedestrian Coverings
 - Pedestrian friendly building fronts
 - Blank Wall and Parking Garage Treatments
 - Pedestrian Amenities including lighting
- Landscaping

- Visual Quality
- Residential Open Space
- Building Materials, Colors, and Details

See the adopted Design Guidelines for the Totem Lake Neighborhood for complete text and explanations.

B. Compliance with Design Guidelines

1. Building Scale

a. DRB Discussion

At the September 12, 2022, meeting, the DRB was receptive of the building's overall massing but wanted to see more details related to the height of the building. The DRB requested that the applicant provide building height sections to show compliance with height regulations.

b. Supporting Design Guidelines

The Design Guidelines for the Totem Lake Neighborhood contain the following statements that pertain to building scale:

- Incorporate fenestration techniques that indicate the scale of the building.
- Encourage a variety of horizontal building modulation techniques to reduce the architectural scale of the building and add visual interest. Horizontal building modulation is the horizontal articulation or division of an imposing building façade through setbacks, awnings, balconies, roof decks, eaves, and banding of contrasting materials. Elevations that are modulated with horizontal elements appear less massive than those with sheer, flat surfaces.
- 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.
- 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. Window fenestration techniques can also be effective in giving humans clues as the size of the building. Consider the distances from which buildings can be viewed (from the sidewalk, street, parking lot, open space, etc.).

c. Staff Analysis

The applicant provided revised plans that address the DRB's design request for more information regarding the height of the building during the September 12, 2022 meeting (see Attachment 2, Sheet 26).

Staff has reviewed the plans and the proposed project complies with the building height requirements of the zoning code.

2. Pedestrian and Vehicular Access

a. DRB Discussion

The DRB supported the proposed design for vehicular and pedestrian access to the site but requested that the applicant provide right-of-way and site lighting details and plans.

b. Supporting Design Guidelines

The Design Guidelines for the Totem Lake Neighborhood contain the following statements that pertain to vehicular and pedestrian access:

- Locate and orient buildings toward streets, plazas or common open spaces, and major internal pathways, with parking to the side and/or rear.
- Encourage buildings located adjacent to any street to orient to the street. This includes pedestrian entries from the sidewalk and windows facing the street.
- 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.
- Provide pedestrian amenities along all sidewalks, interior pathways and within plazas and other open spaces. Desired amenities include lighting, seating, plantings, unit paving, etc.
- Provide pedestrian plazas in conjunction with non-residential uses.

c. Staff Analysis

The applicant has provided a detailed lighting plan for the site and adjacent right-of-way (see Attachment 2, Sheet 24).

The DRB should provide input on the proposed lighting plan.

3. Open Space and Landscaping

a. DRB Discussion

The DRB requested that the applicant revise the public plaza area to be more open and inviting to the public and ensure compliance with the zoning code size and dimension requirements.

b. Supporting Design Guidelines

The Design Guidelines and Zoning Regulations contain the following guideline addressing the visual quality of landscapes:

- KZC Chapter 95 requires that a landscape plan be approved as part of the Design Review Process.
- The placement and amount of landscaping for new and existing development should be mandated through design standards. Special consideration should be given to the purpose and context of the proposed landscaping. The pedestrian/auto landscape requires strong plantings of a structural nature to act as buffers or screens.
- The pedestrian landscape should emphasize the subtle characteristics of the plant materials. The building landscape should use landscaping

that complements the building's favorable qualities and screens its faults.

- Incorporate common open space into multi-family residential uses. In the Totem Lake Neighborhood, where very high-density residential uses are allowed, the quality of the space in providing respite from the buildings on the site is more critical than the amount of space provided.
- Landscaping around urban buildings, particularly buildings with blank walls, can reduce scale and add diversity through pattern, color, and form.

c. Staff Analysis

The applicant has submitted a revised design for the required public plaza (see Attachment 2, Sheets 21 thru 25). The revised design has split up the plaza into two separate areas with one near the main entrance to the building and the other near the south surface parking area. A separate private patio area for use by the building residents is located between the two plazas. A new walkway that connects the resident patio with the wetland lookout has also been added.

Staff has reviewed the proposed plan and determined that the plazas meet the zoning code requirements for public open space size and dimensions standards.

However, the DRB should provide input on the proposed plaza plans including landscaping and seating areas based on the applicable design guidelines.

4. Building Materials, Color, and Details

a. DRB Discussion

The DRB requested that the applicant submit the following items for the next meeting:

- Revise the west elevation to match the east façade in terms of materials and colors.
- Provide material transition details along the facades and awning details including materials.
- Submit a material board (for review by the DRB prior to the meeting)

b. Supporting Design Guidelines

The Design Guidelines for the Totem Lake Neighborhood contain the following statements that pertain to building materials:

- Use 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.

c. Staff Analysis

The applicant has revised the material and color along the west facade to match the east façade (see Attachment 2, Sheet 35).

Material transition details have been provided on Sheet 40 of Attachment 2. Staff has requested that the applicant provide additional details regarding the proposed awnings as part of their presentation to the Board at the November 21st meeting.

*A material board has been provided at City Hall for the Board to review.
The Board should provide comments on the requested items.*

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 3, Development Standards, is provided to familiarize the applicant with some of these additional development regulations. These regulations and standards are not under the review authority of the DRB and will be reviewed for compliance as part of the building permit review for the project.

Development of the subject property is subject to the regulations for the TL 6B zone. 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.

Zoning regulations for uses in the TL6B zone are found in the use-zone chart (see Attachment 4). The following regulations are important to point out as they form the basis of any new development on the site.

A. Permitted Uses:

1. Permitted uses in this zone include but are not limited to retail, office and stacked dwelling units (residential).
2. The street level floor of residential buildings adjacent to NE 116th Street are required to have ground floor retail uses. The project is not proposing a ground floor retail use as part of the current design.
3. The City is considering an interpretation or code amendment that would eliminate the ground floor retail requirement for affordable housing projects.

Staff Comment: The applicant is proposing a residential use only. Staff is working on an interpretation to address the ground floor retail requirement that will be issued soon.

B. Height: The TL6B zone allows a maximum height of 75 feet as measured above the average building elevation (ABE).

Staff Comment: The applicant has submitted height calculations with the Design Response Conference application that show compliance with height requirements. Staff will ensure compliance as part of the building permit application review.

C. Setbacks: The only required setback is 10 feet front setback from the 116th Avenue NE.

Staff Comment: The project complies with all setback requirements. Staff will ensure continued compliance with the building permit application review

D. Open Space: The development is required to provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. The proposed development shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size. Through

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

Staff Comment: The applicant has submitted plans that show compliance with the size and dimension requirements. The DRB will need to review plans for compliance with the pedestrian plaza guidelines.

- E. Parking: KZC Section 105.20.4.b states that there is no established parking rate for a senior affordable housing project that is located within one-quarter mile of a transit stop that receives transit service at least four (4) times per hour for 12 or more hours per day. The applicant will be required to submit a parking demand study for review by the City's Transportation Engineer that will establish the required parking rate for the project.

Staff Comment: The applicant will be required to demonstrate compliance with applicable City parking requirements as part of the building permit application.

- F. 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. STATE ENVIRONMENTAL POLICY ACT

SEPA is the state law that requires an evaluation of a development proposal for environmental impacts. The applicant has submitted an Environmental Checklist and Traffic Report to the City and that review is currently in process. The review will need to be completed before the City issues the Design Review Board's Decision on the DRC application.

VIII. PUBLIC COMMENT

Prior to the finalization and distribution of this staff memo, no written public comments were received.

During the September 12, 2022, meeting, one member of the public provided comments regarding access to the site from 116th Avenue NE and existing issues that they had concerns about. Staff requested that the applicant submit those concerns in writing for review by the City's Traffic Engineer. Staff has not received those comments to date.

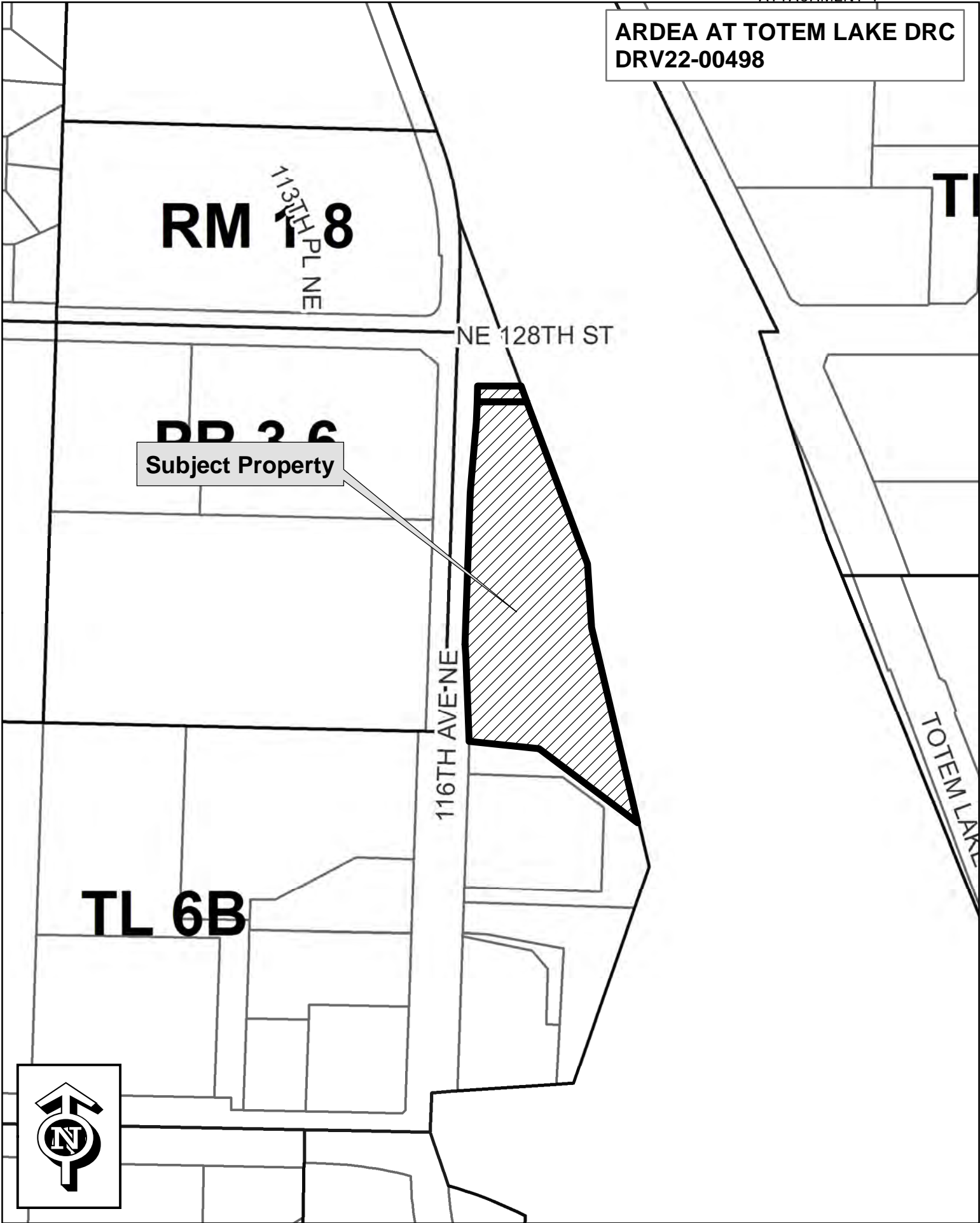
IX. SUBSEQUENT MODIFICATIONS

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

X. ATTACHMENTS

1. Vicinity Map
2. Development Plans dated November 8, 2022
3. Development Standards
4. TL 6B Use Zone Chart

**ARDEA AT TOTEM LAKE DRC
DRV22-00498**

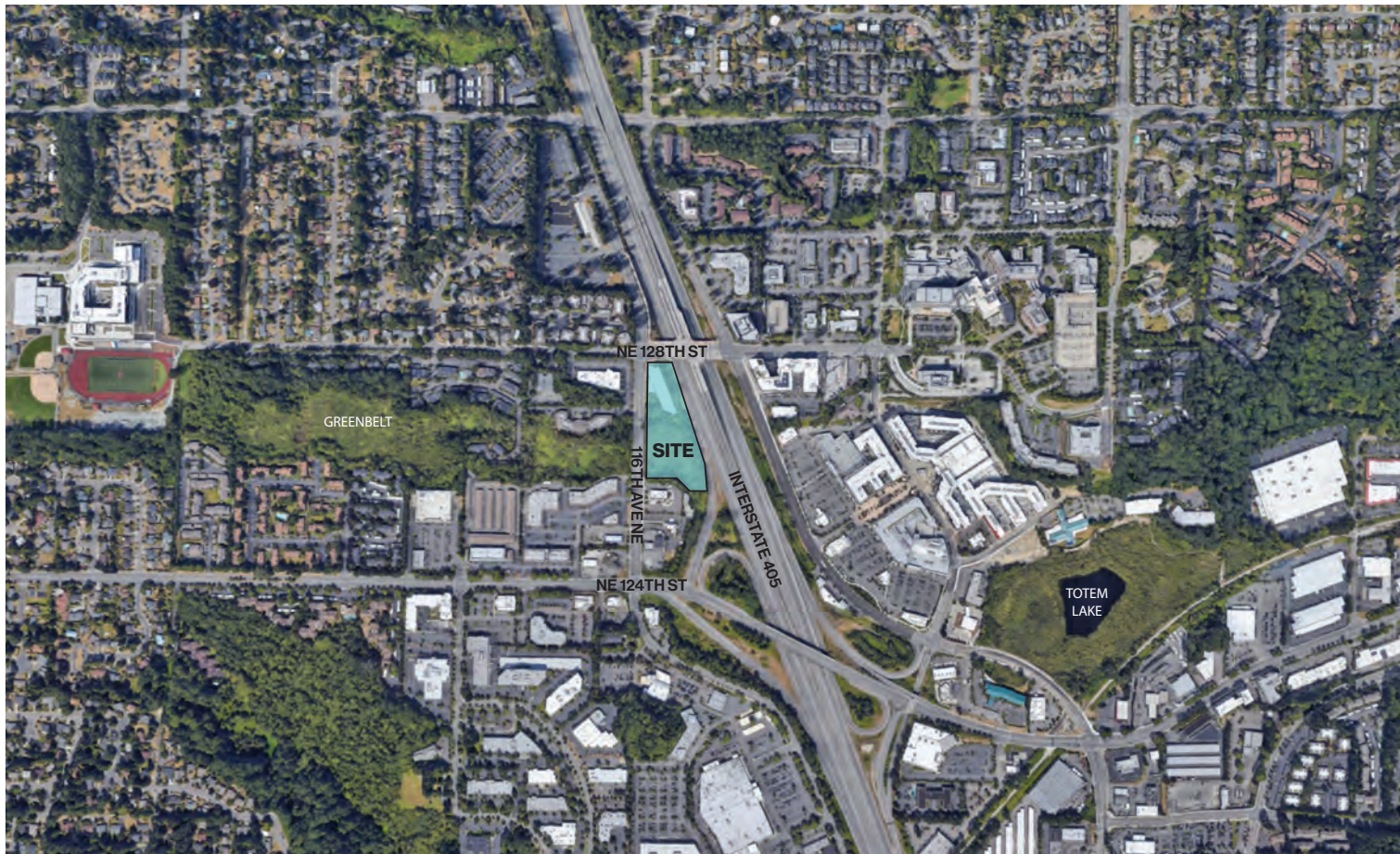


ARDEA AT TOTEM LAKE

“AN AFFORDABLE SENIOR COMMUNITY”

12700 116TH AVE NE, KIRKLAND, WA 98034



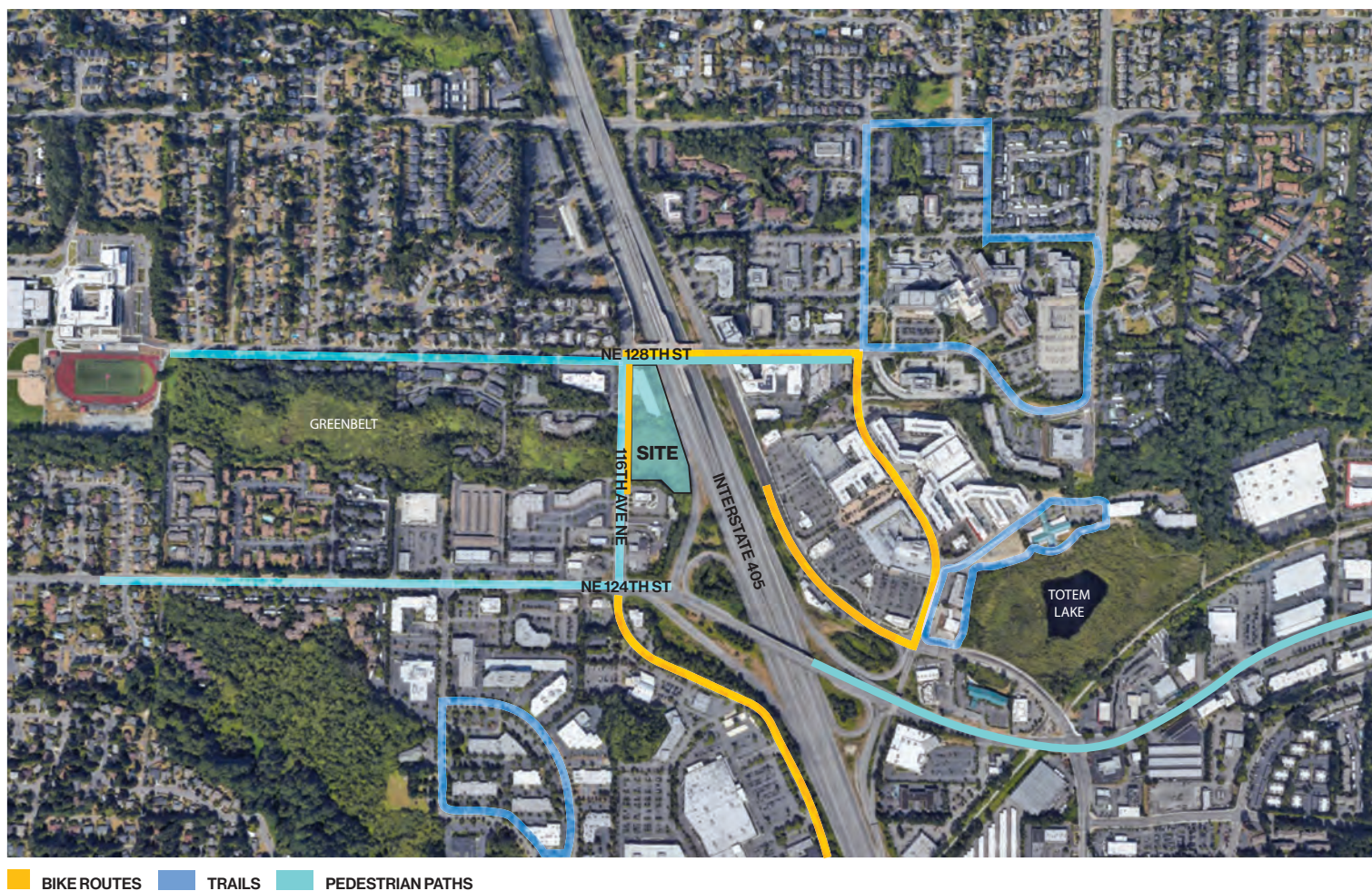


SITE LOCATION: 12700 116TH AVE NE, KIRKLAND WA, 98304
SITE CONTEXT: TOTEM LAKE | GREENBELT
MAIN STREETS + INTERSTATE: I405 | 116TH AVE NE | NE 128TH ST



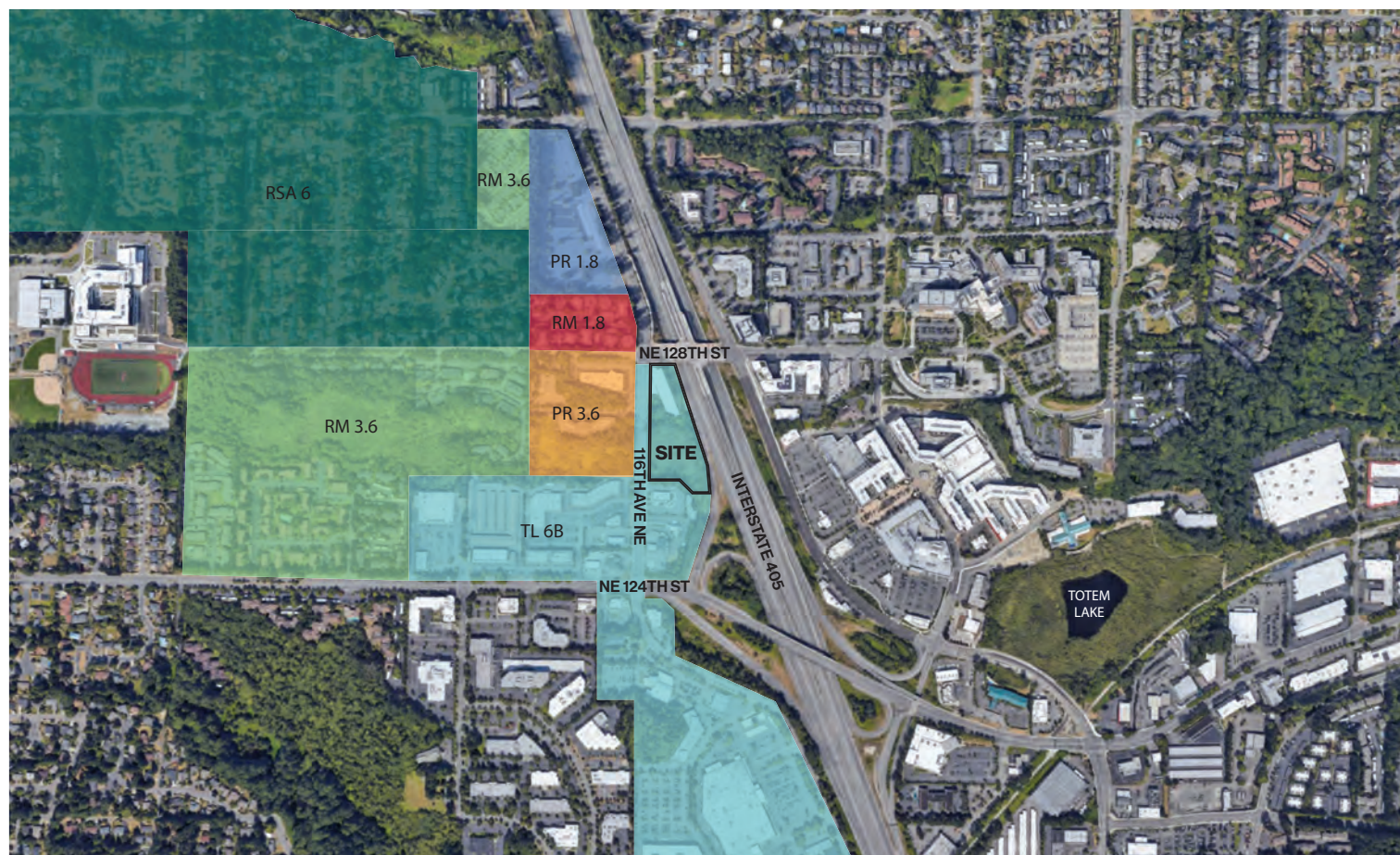
MAJOR CONNECTIONS TOWARDS RESIDENTIAL NEIGHBORHOODS AND COMMERCIAL SPACES







○ MAIN GATEWAY



ARDEA AT TOTEM LAKE | AFFORDABLE HOUSING TOD DEVELOPMENT | ADJACENT **ZONING**

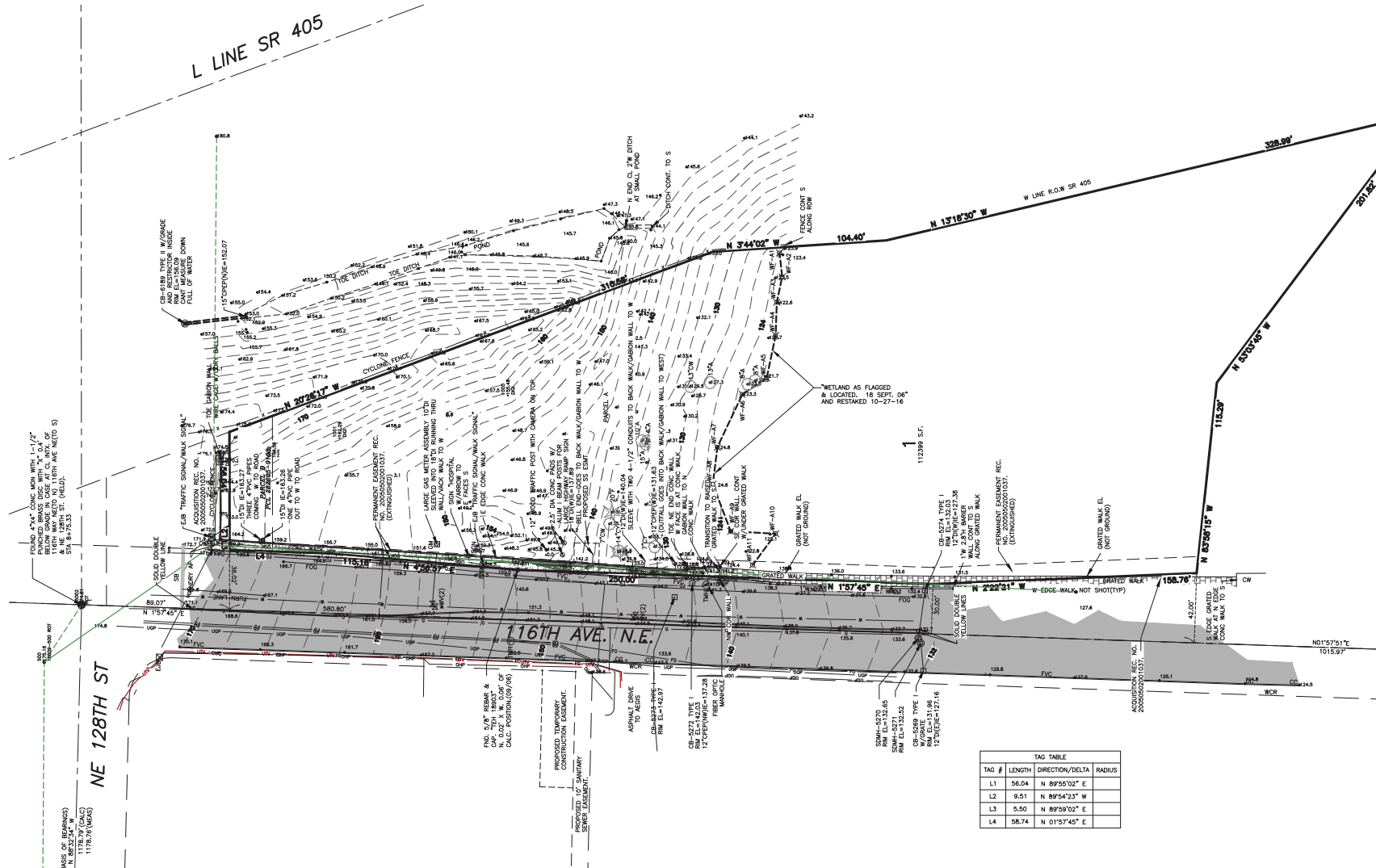
11.08.2022



 SINGLE FAMILY RESIDENTIAL	 PROFESSIONAL OFFICE RESIDENTIAL	 COMMERCIAL MIXED-USE
 MULTI-FAMILY RESIDENTIAL (MEDIUM DENSITY)	 MULTI-FAMILY RESIDENTIAL (HIGH DENSITY)	 OFFICE MIXED-USE



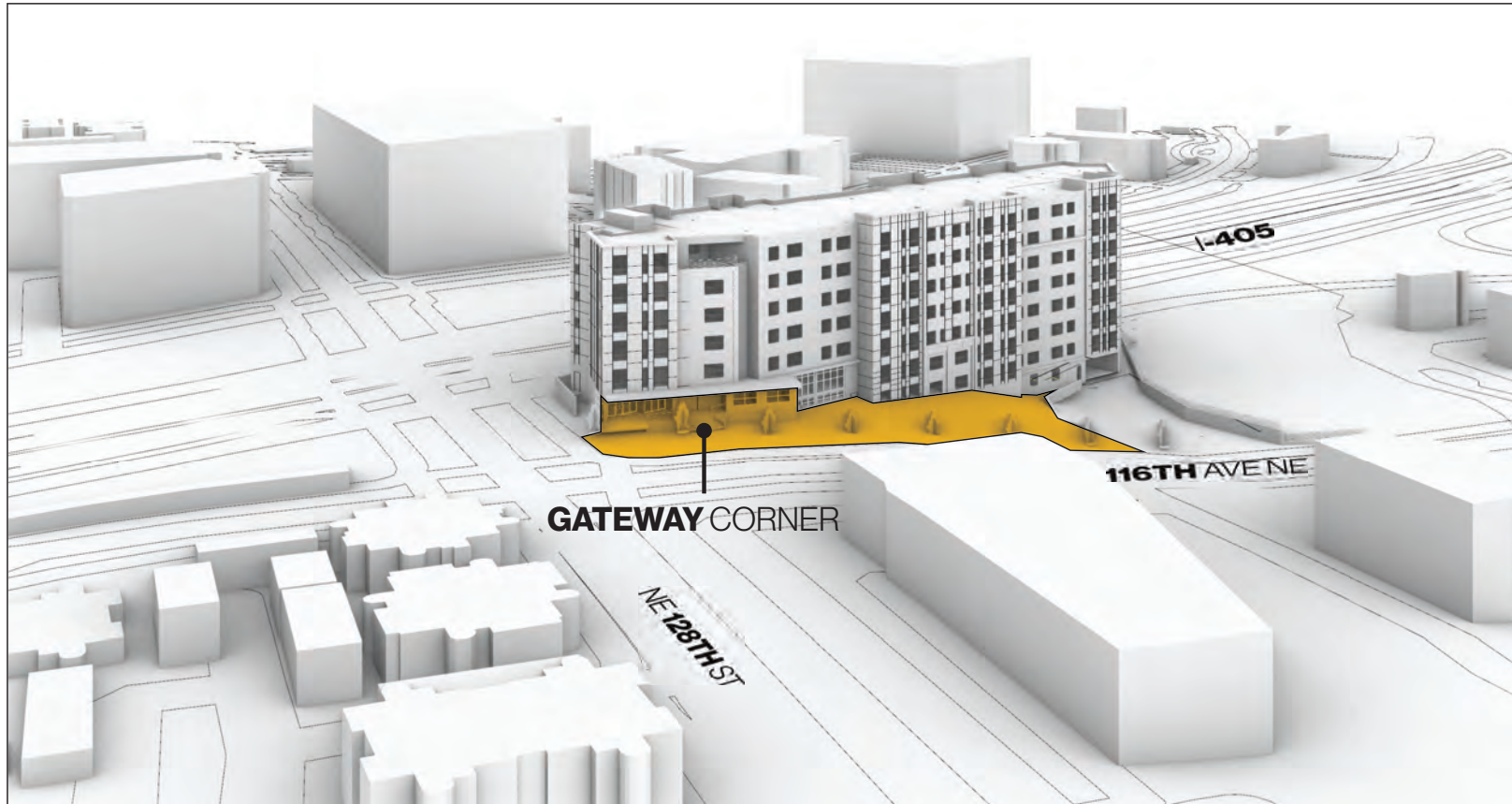
ARDEA TOTEM LAKE IS IMMEDIATELY ADJACENT TO A GREENBELT AND FALLS IN A TRANSITIONAL AREA WITH CONNECTIONS TO THE COMMERCIAL DISTRICTS TO THE SOUTH, EAST, AND NORTH EAST; AND LOWER DENSITY RESIDENTIAL AND OFFICE TO THE WEST AND NORTH.



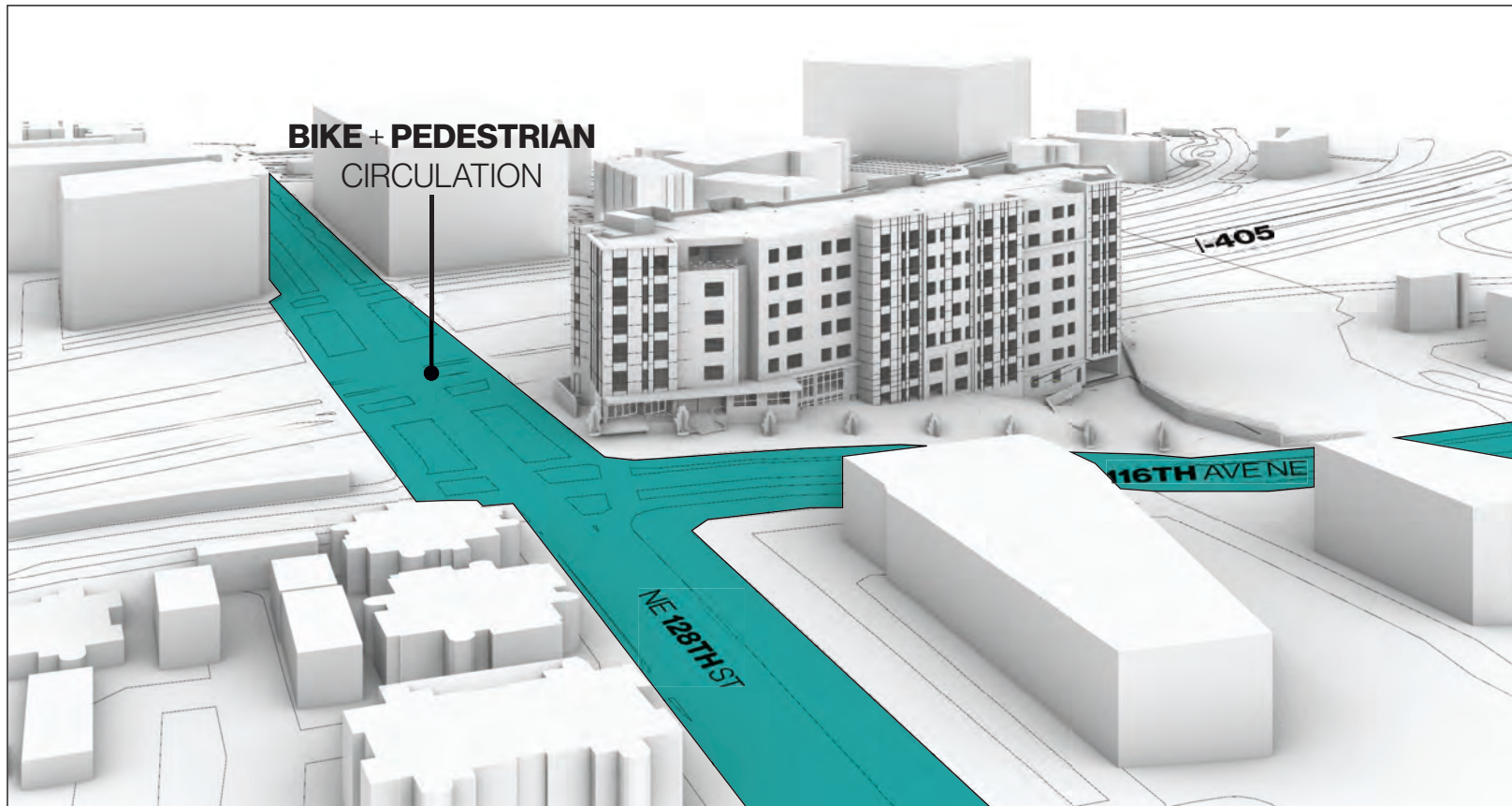
116TH AVENUE



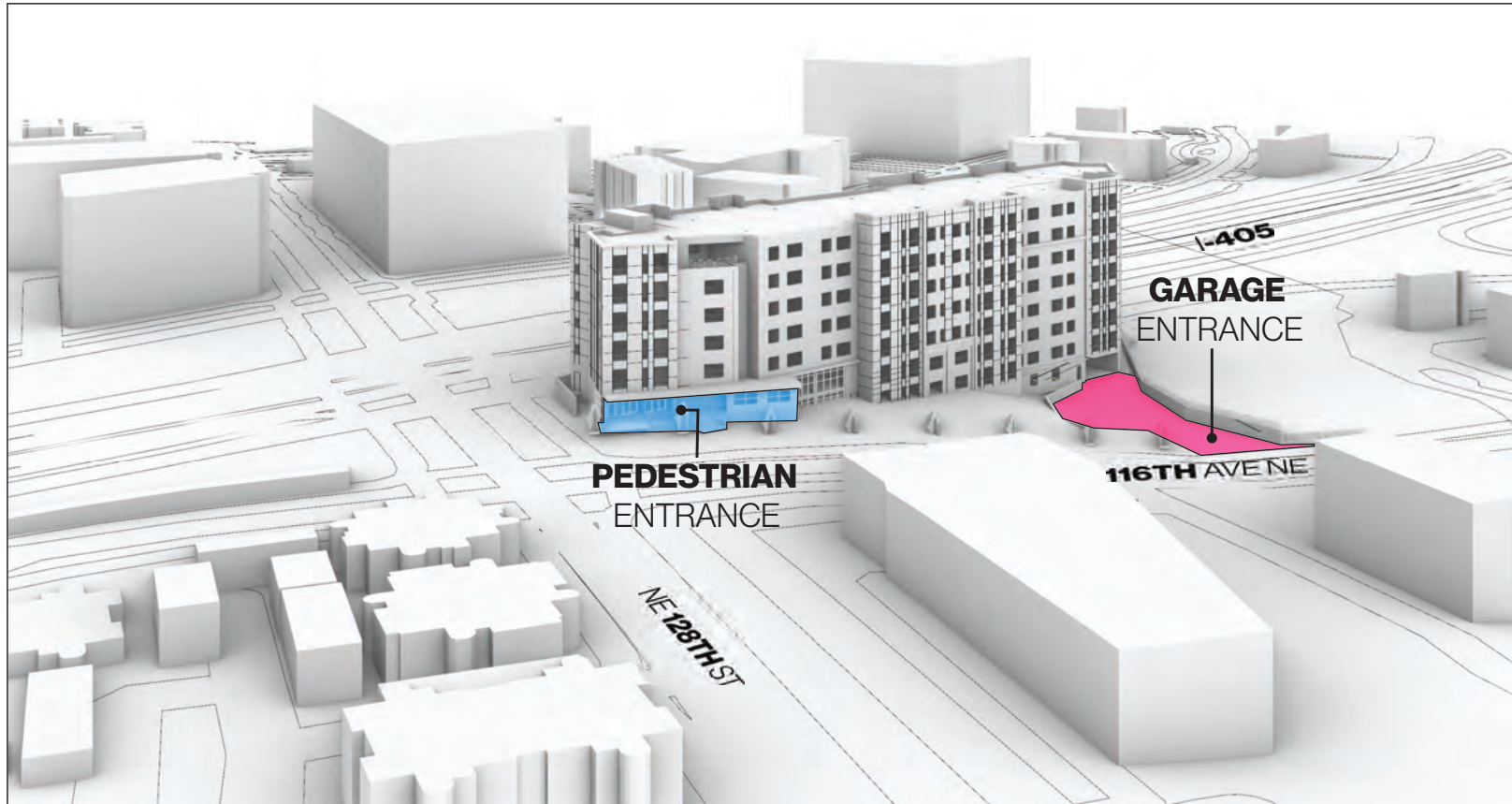




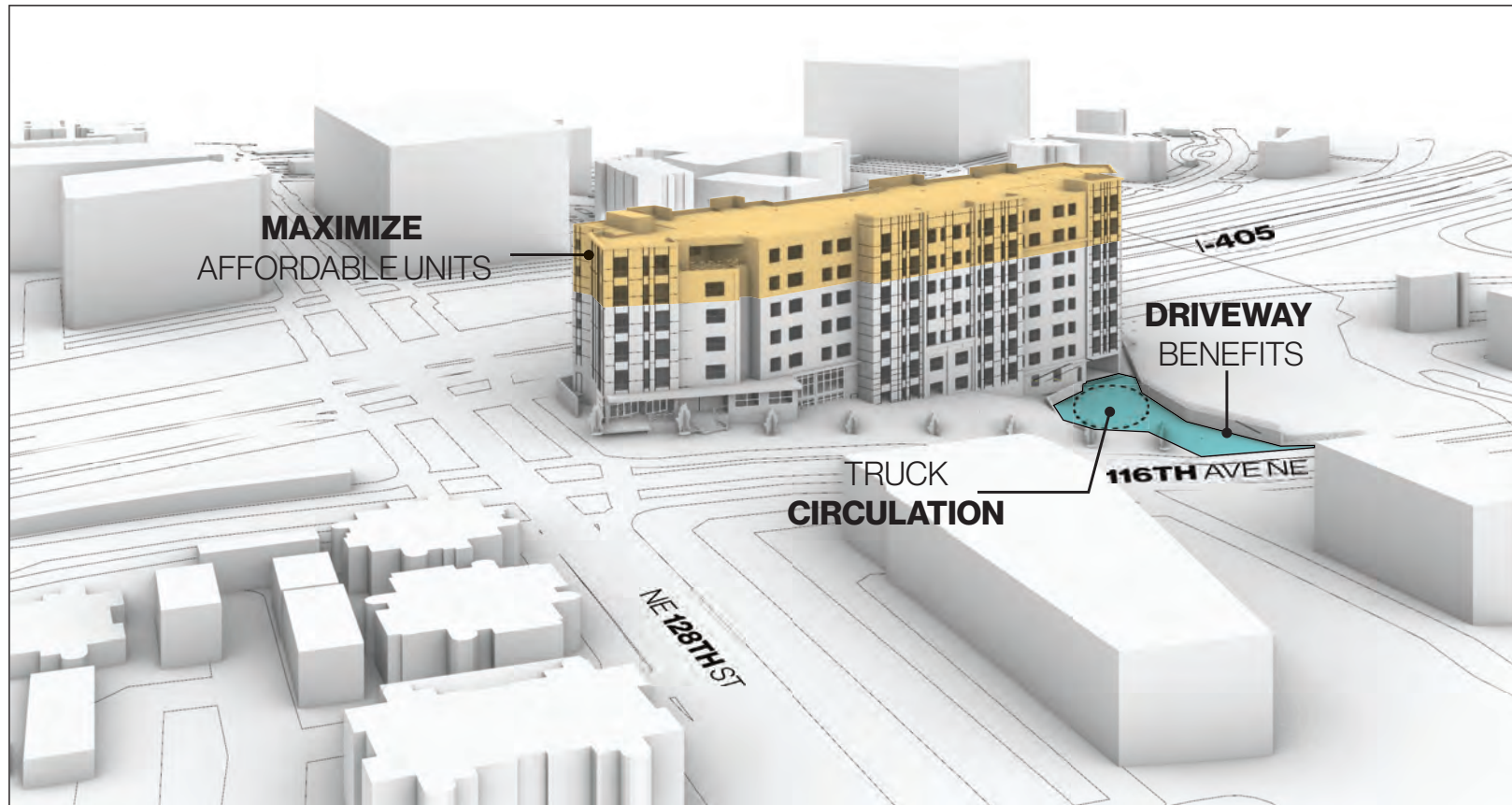
THE NORTHWEST CORNER IS THE MAIN GATEWAY ONTO THE SITE FROM THE BUSY INTERSECTION WHERE WE WILL INCORPORATE A SMOOTH AND SAFE TRANSITION TO THE DEVELOPMENT. THIS WILL LEAD THE RESIDENTS TO THE MAIN ENTRANCE OF THE BUILDING AND ALLOW EASY ACCESS TO TRANSPORTATION ON NE 128TH. WE PROPOSE TO ENHANCE THIS GATEWAY CORNER THROUGH A COMBINATION OF BUILDING MODULATION, ARCHITECTURAL ELEMENTS, AND LANDSCAPE FEATURES TO ENHANCE THE USER EXPERIENCE.



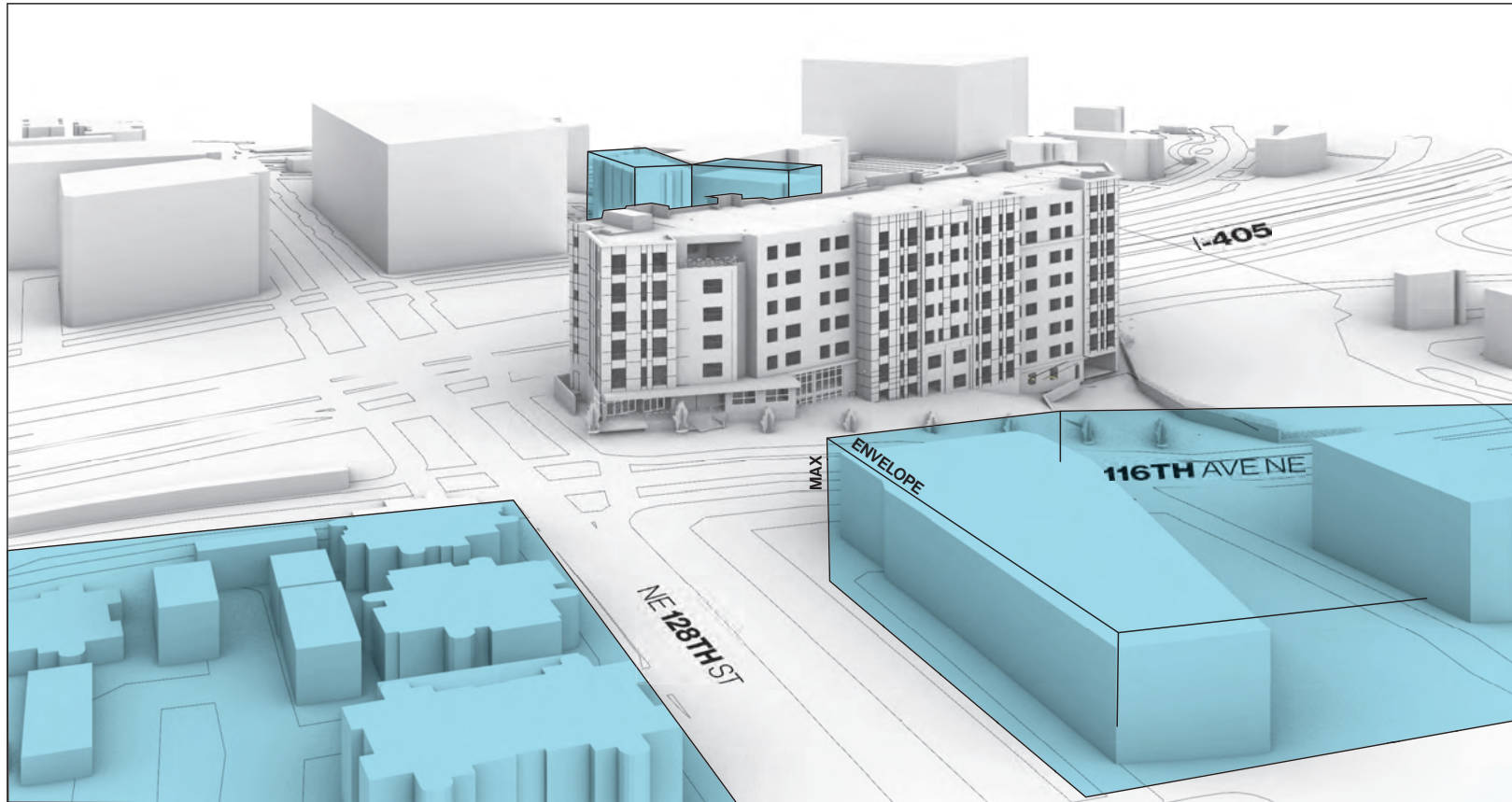
THE TWO MAIN STREETS ON OUR SITE USUALLY EXPERIENCE HEAVY TRAFFIC. MAKING THESE LANES WIDER AND INCORPORATING BIKE LANES AND SIDEWALKS ON NE 128TH HELPS INCREASE THE SAFETY. THESE LANES ALSO ARE THE MAIN ARTERIALS TO EITHER THE RESIDENTIAL OR COMMERCIAL AREAS.



OUR SITE PROPOSES TWO MAIN ENTRANCES, A PEDESTRIAN FOCUSED ENTRANCE TOWARDS THE NORTH WEST CORNER OF THE LOT AND A VEHICULAR ENTRANCE TOWARDS THE SOUTH END. BOTH OF THESE ENTRANCES CAN BE ACCESSED FROM 116TH AVE WHICH HAS LESS TRAFFIC AND MAKES FOR A SAFER TRANSITION ONTO THE PROPERTY.



THE STRATEGIC POSITIONING OF THE DRIVEWAY ALLOWS MANEUVERING ROOM FOR GARBAGE AND FIRE TURN AROUND ACCESS ON SITE. THE LOCATION ALSO ENHANCES SAFETY BY ALLOWING US TO ALIGN WITH THE DRIVEWAY ON THE OPPOSITE SIDE OF 116TH AVE, AND STAY WELL CLEAR OF THE INTERSECTION WITH NE 128TH ST. THE DRIVEWAY HELPED INFLUENCE THE POSITION OF THE BUILDING WHICH ULTIMATELY HELPS MAXIMIZE AFFORDABLE UNITS.



THE MOST IMPACTED ZONES IMMEDIATE TO OUR ZONE ARE TO THE WEST AND NORTHWEST WHICH BOTH HAVE A MAXIMUM BUILDING HEIGHT OF 30 FEET ABOVE BUILDING ELEVATION. OUR PROPOSAL MAXIMIZES THE LOTS CODE FOR MAXIMUM BUILDING HEIGHT OF 75 FEET SO MOST VIEWS ARE NOT BEING OBSTRUCTED.

