



CITY OF KIRKLAND
Planning and Building Department
123 5th Avenue, Kirkland, WA 98033
425.587.3600 ~ www.kirklandwa.gov

MEMORANDUM

To: Design Review Board
From: Tony Leavitt, Senior Planner
Date: May 6, 2022
File No.: DRV22-00157
Subject: **ARDEA AT TOTEM LAKE CONCEPTUAL DESIGN CONFERENCE**

I. MEETING GOALS

At the May 16, 2022, Design Review Board (DRB) meeting, the DRB should review the applicant's revised conceptual design for the Ardea at Totem Lake project.

At the meeting, the DRB should determine:

- A. How the design guidelines affect or pertain to the proposed development.
- B. Determine which guidelines apply to the proposed development.
- C. Determine what other application materials are needed for the Design Response Conference.

II. BACKGROUND INFORMATION

The subject property is located at 12700 116th Avenue NE (see Attachment 1). The applicant is proposing to construct a 7-story residential mixed-use 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.

At the April 18, 2022 Design Review Board Meeting, the applicant provided a program description and general project information that included three building massing options (see Attachment 2).

At the meeting, the Board requested that the applicant submit a revised conceptual design for their consideration. The Board requested that the applicant incorporate additional modulation along the building's west façade. The Board concluded that the building needed additional modulation to break up the long façade and that none of the concepts adequately addressed the issue.

The applicant submitted a revised building massing design in response to the DRB's concerns (see Attachment 3). The revised concept utilizes multi-story vertical modulation and material changes to break up the west façade.

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. KEY ZONING REGULATIONS

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 will review the proposed buildings for compliance with applicable ground floor retail requirements as part of the Design Response Conference application.

B. Height:

1. The TL6B zone allows a maximum height of 75 feet as measured above the average building elevation (ABE) for a stacked dwelling unit use.
2. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
 - a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
 - b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.

Staff Comment: The applicant will need to submit height calculations with the Design Response Conference application. Staff will review the project for compliance with the City's height regulations during the Design Response phase.

- C. Setbacks: The only required setback is 10 feet from the NE 116th Street.
Staff Comment: The applicant's preferred design scheme complies with the TL 6B setback requirements.
- 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: Staff and the DRB should review the proposed development for compliance with open space regulations as part of the Design Response Conference application.
- 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 the established parking rate.
- 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: Staff has not yet evaluated the proposed project for compliance with the City's Affordable Housing Regulations.

V. TOTEM LAKE NEIGHBORHOOD DESIGN GUIDELINES

The project will be reviewed for consistency with the Design Guidelines for the Totem Lake Neighborhood. The following is a list of key design issues and/or design techniques that should be addressed with this project.

- Building Location and Orientation
- Public Improvements (Sidewalks and Street Trees)
- Pedestrian Connections, Lighting, and Amenities
- Blank Wall Treatment
- Residential Open Space
- Parking Lots and Vehicular Circulation
- Architectural Style and Scale
- Human Scale
- Building Details and Materials
- Signs
- Visual Quality of Landscapes

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

VI. CONTEXT

The context or setting in which the proposed development will be located is important in determining the appropriate design regulations that would apply. The following are several questions that are geared towards identifying the physical environment around and on the subject property. These questions will help supplement the discussion on the key design guidelines appropriate for the proposed project.

A. How does the site relate to its surroundings?

The applicant and Design Review Board should discuss the physical and built environment on and around the subject property. Topics include height of neighboring structures, topography, and landscaping.

B. What are the Opportunities and Constraints of the Site and Vicinity given the following topics?

- Streetscape
- Urban Form
- Activities and Uses in the area
- Pedestrian Patterns and Environment
- Character of Adjacent Buildings
- Landscaping/Open Space

VII. DISCUSSION ISSUES

The role of the DRB at the Conceptual Design Conference is to help determine how the design guidelines found in Design Guidelines for the Totem Lake Neighborhood apply to the proposed development. The following sections and questions below are representative of the City's design guidelines. These questions are to be used as a tool to help identify how design guidelines would apply to the proposed project.

A. Scale

1. What are the key vantages of the project?
2. Identify appropriate mitigation techniques for building massing of the proposed buildings. Possible techniques include vertical and horizontal modulation, corner treatment, and roof forms. The applicant has provided a revised massing concept as part of Attachment 3.

B. Pedestrian Access

1. How does the proposed massing and location of structures relate or respond to the pedestrian environment?
2. What are opportunities for pedestrian oriented spaces at the street level?
3. What are the key pedestrian connections?
4. How would the project engage pedestrians?

C. Open Space and Landscaping

What are opportunities for landscaping and/or open space on the subject property?

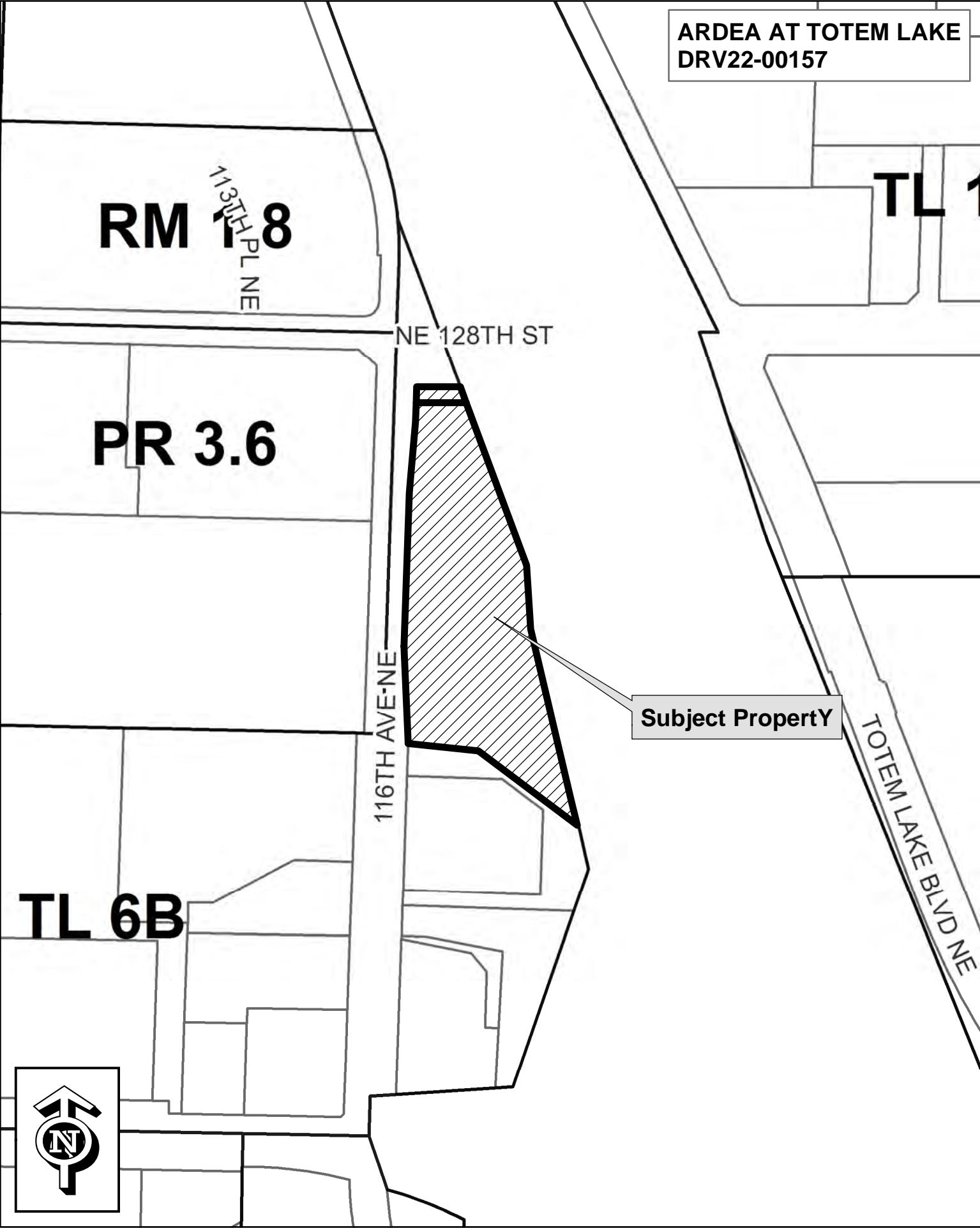
VIII. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE

The Design Review Board shall determine what models, drawings, perspectives, 3-D SketchUp model, or other application materials the applicant will need to submit with the design review application.

IX. ATTACHMENTS

1. Vicinity Map
2. CDC Plan Submittal
3. Revised Design Concept
4. TL6B Use Zone Chart

**ARDEA AT TOTEM LAKE
DRV22-00157**



ARDEA AT TOTEM LAKE

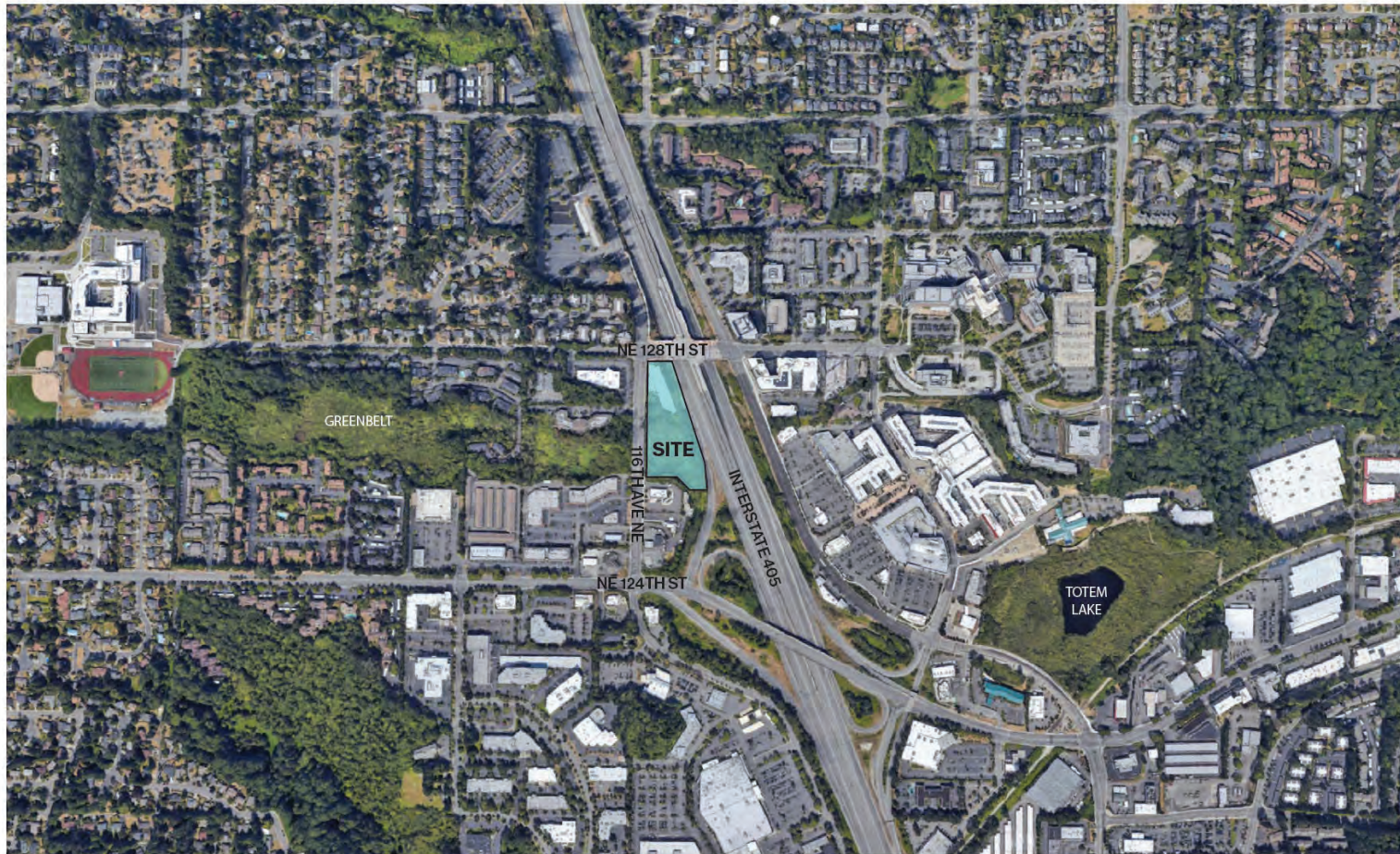
“AN AFFORDABLE SENIOR COMMUNITY”

12700 116TH AVE NE, KIRKLAND, WA 98034



ARDEA AT TOTEM LAKE | AFFORDABLE HOUSING TOD DEVELOPMENT | VICINITY MAP

2. 25. 2022



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



ARDEA AT TOTEM LAKE | AFFORDABLE HOUSING TOD DEVELOPMENT | MAIN CONNECTIONS

2. 25. 2022



MAJOR CONNECTIONS TOWARDS RESIDENTIAL NEIGHBORHOODS AND COMMERCIAL SPACES

○ MAIN GATEWAY

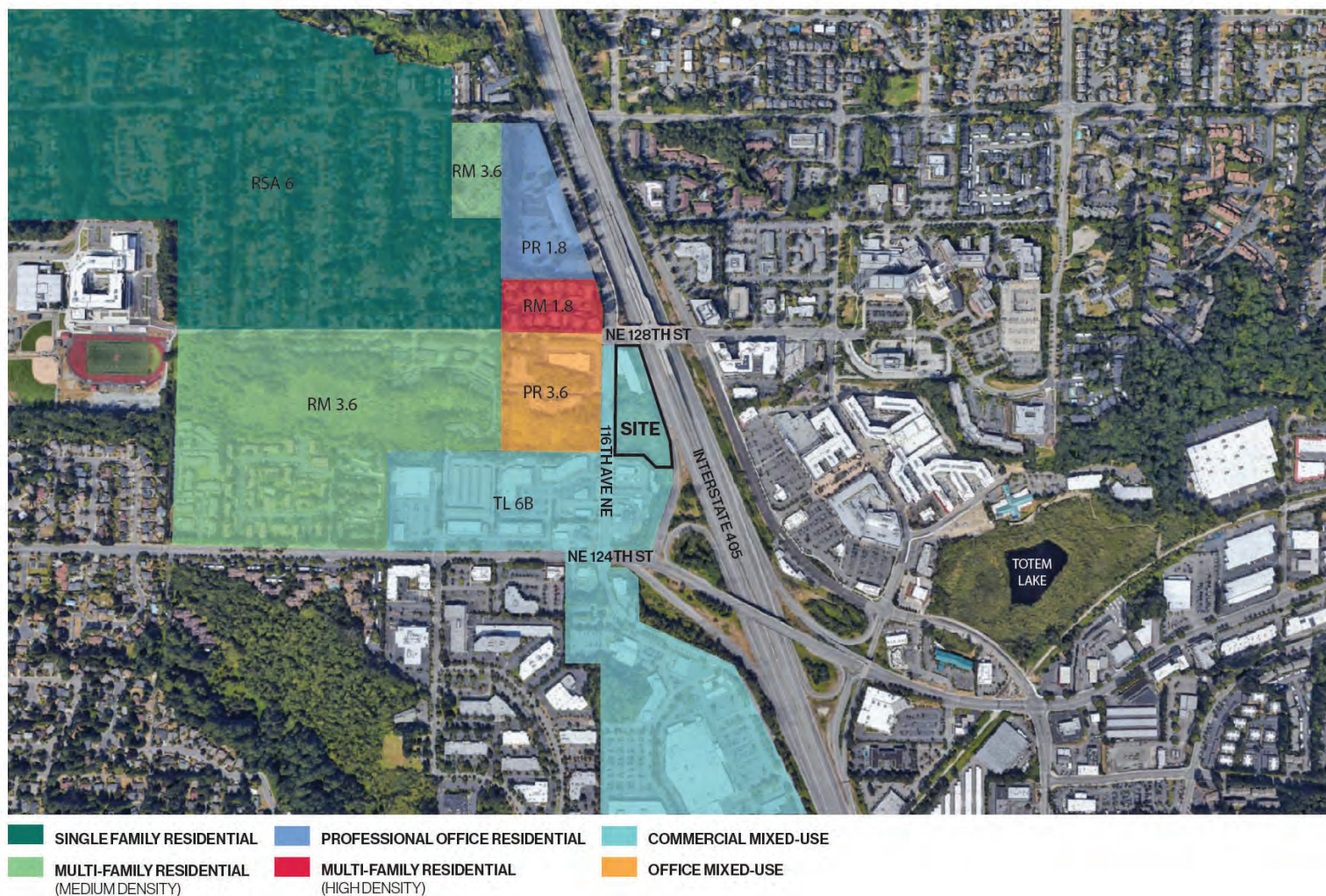
ARDEA AT TOTEM LAKE | AFFORDABLE HOUSING TOD DEVELOPMENT | PEDESTRIAN PATHWAYS

2. 25. 2022



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

2. 25. 2022

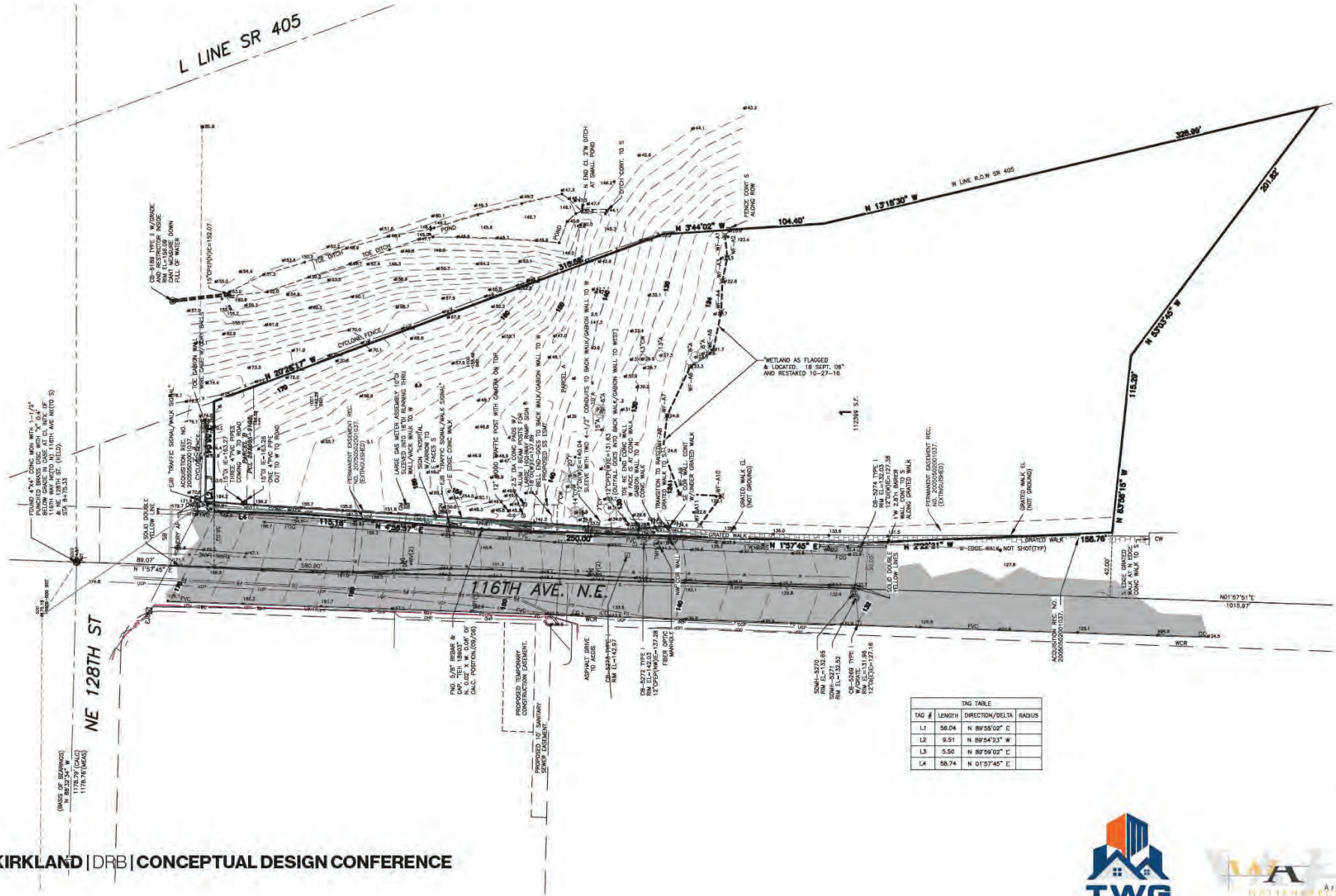




ARDEA TOTEM LAKE IS IMMEDIATELY ADJACENT TO A GREENBELT AND FALLS IN A TRANSITIONAL AREA WITH CONNECTIONS TO THE COMMERCIAL DISTRICTS TO THE SOUTH, EAST, AND NORTHEAST; AND LOWER DENSITY RESIDENTIAL AND OFFICE TO THE WEST AND NORTH.

ARDEA AT TOTEM LAKE | AFFORDABLE HOUSING TOD DEVELOPMENT | SITE SURVEY

2. 25. 2022



CITY OF KIRKLAND | DRB | CONCEPTUAL DESIGN CONFERENCE



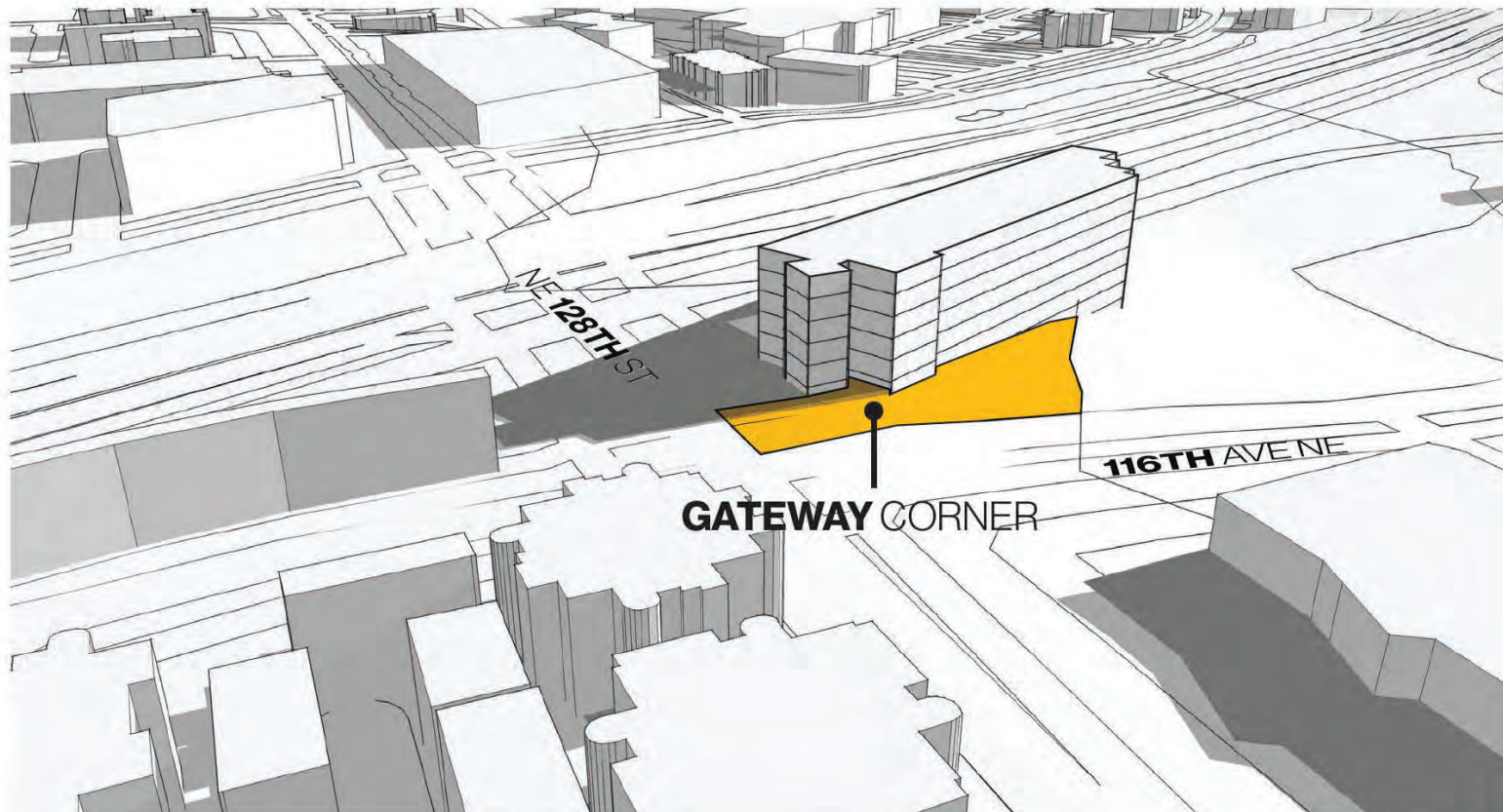


NE 128TH AVE

NORTH

SOUTH





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.