



CITY OF KIRKLAND
Planning and Building Department
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MEMORANDUM

To: Design Review Board
From: Tony Leavitt, Senior Planner
Date: August 31, 2022
File No.: DRV22-00498
Subject: **ARDEA AT TOTEM LAKE
DESIGN RESPONSE CONFERENCE**

I. MEETING GOALS

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

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

- Building Scale
- Pedestrian and Vehicular Access
- Open Space and Landscaping
- Building Materials, Color, and Details

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

The DRB expressed a preference for the revised massing option presented at the May 16th Conceptual Design Conference. As part of their discussion, the DRB requested the following items as part of the DRC submittal:

- Additional treatment of the north stair tower including looking to reduce the massing.
- Treatment of any blank walls.

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

As requested by the DRB, the applicant has pursued the revised massing option from the May 16th CDC Meeting and has provided detailed plans for review (see Attachment 2). The applicant addresses treatment of the blank walls on Sheet 47 of Attachment 2. The stair tower has been relocated to the northeast corner of the building and the height has been reduced to be in scale with the rest of the building. Additionally, the applicant has

provided photos along NE 128th Avenue to show existing WSDOT improvements and provide context (see Attachment 2, Sheet 9)

The DRB should provide input on the following items:

- *Do the buildings provide enough horizontal and/or vertical modulation when viewed from key vantages?*
- *Do the facades include enough fenestration and architectural building elements?*
- *Are blank walls adequately addressed?*

2. Pedestrian and Vehicular Access

a. DRB Discussion

The DRB supported the proposed vehicular and pedestrian access to the site, but recommended the following items to address pedestrian access:

- Submittal of a detailed lighting plan
- Pedestrian connections from the entry balcony area to the adjoining sidewalk.

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 pedestrian connections from 116th and a detailed lighting plan (see Attachment 2, Sheets 24). Additionally, the applicant has provided service area details on Sheet 59 of Attachment 2.

The DRB should provide input on the following items:

- *Are the pedestrian and vehicular access points to the building adequate?*
- *How will back of house functions (including trash collection) work?*

3. Open Space and Landscaping

a. DRB Discussion

The DRB had the following requests regarding open space and landscaping:

- Further development of the entry terraces and patios including landscaping, hardscapes, connections to the adjacent right-of-way and screening nearby units.
- Provide a seating or viewing area that looks out to the wetland portion of the site.

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 detailed landscape plan (see Attachment 2, Sheets 21 through 23) for the site.

Landscaping should be placed in areas to help mitigate building massing and enhance the pedestrian experience along the project frontages.

The DRB should provide input on the following items:

- *What changes are needed to the landscape plan?*
- *Are there other opportunities for additional landscaping?*

4. Building Materials, Color, and Details

a. DRB Discussion

The DRB did not provide specific direction regarding building materials, colors, and details as part of the Conceptual Design Conference.

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

Attachment 2, Sheets 34 through 37 contain proposed materials and colors for the project. The DRB should provide feedback to the applicant regarding the proposed materials and colors.

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 Design Review Board makes a decision on the DRC application.

VIII. PUBLIC COMMENT

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

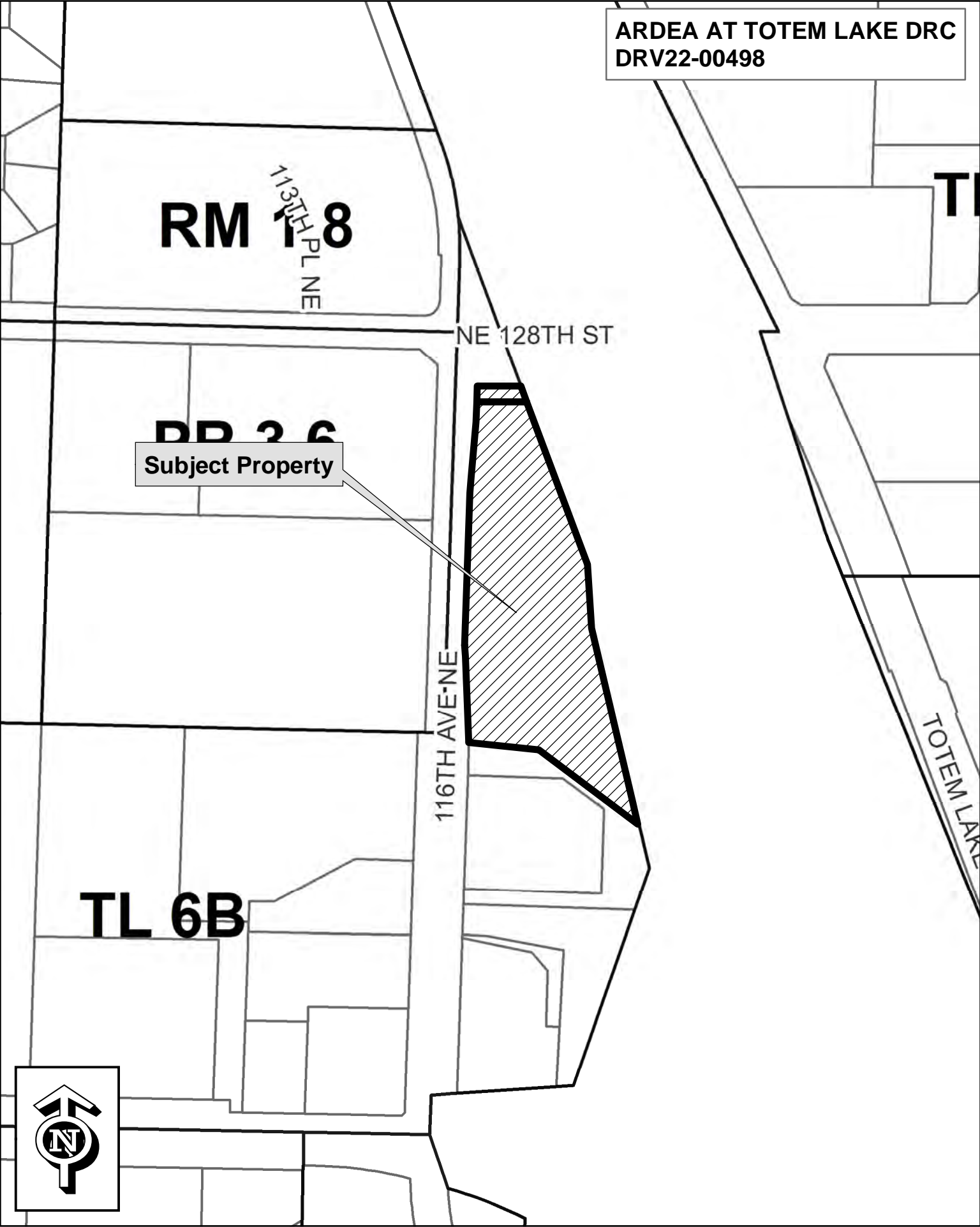
IX. SUBSEQUENT MODIFICATIONS

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
3. Development Standards
4. TL 6B Use Zone Chart

ARDEA AT TOTEM LAKE DRC
DRV22-00498



ARDEA AT TOTEM LAKE

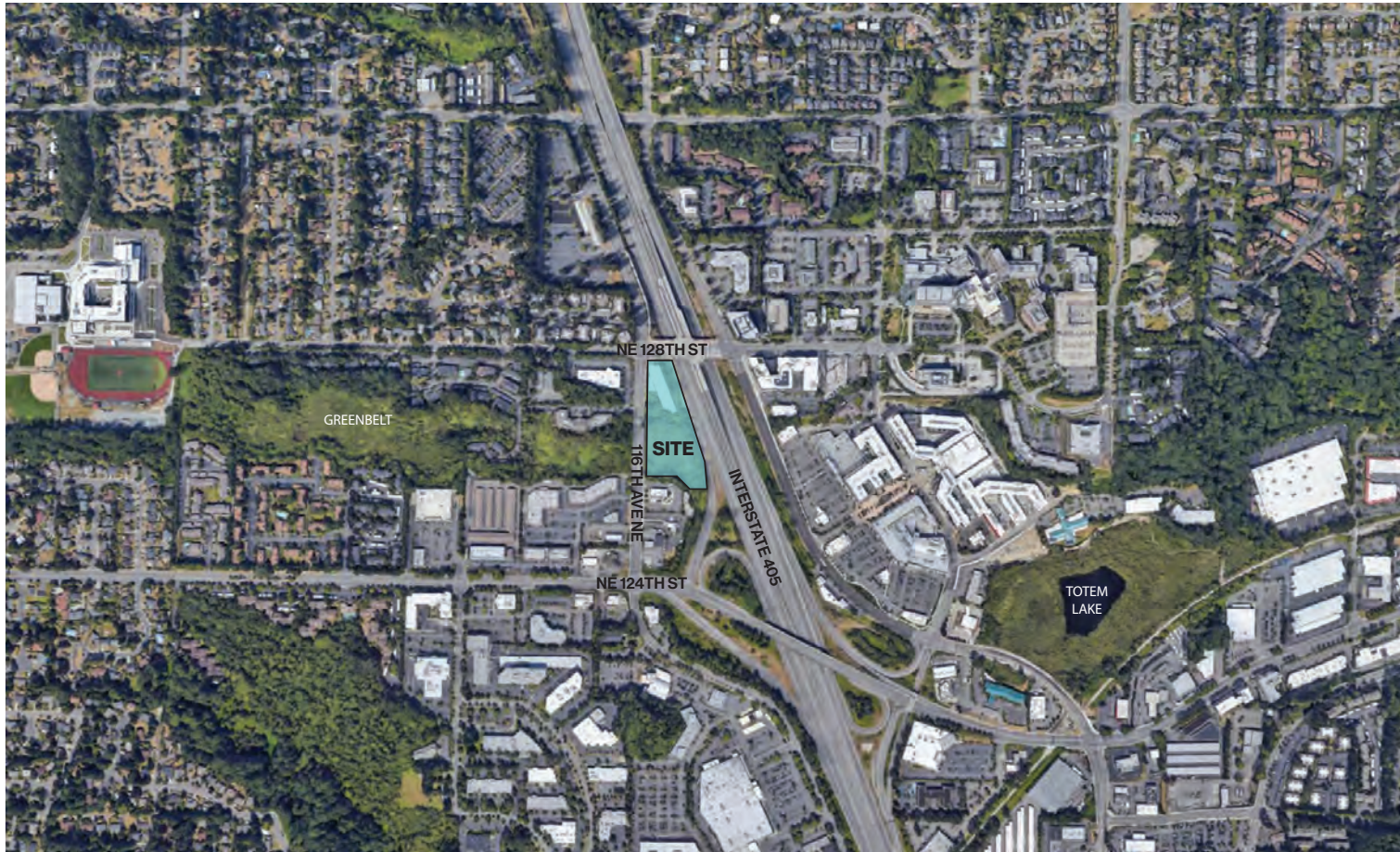
“AN AFFORDABLE SENIOR COMMUNITY”

12700 116TH AVE NE, KIRKLAND, WA 98034



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

6.30.2022



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

6.30.2022



MAJOR CONNECTIONS TOWARDS RESIDENTIAL NEIGHBORHOODS AND COMMERCIAL SPACES

○ MAIN GATEWAY

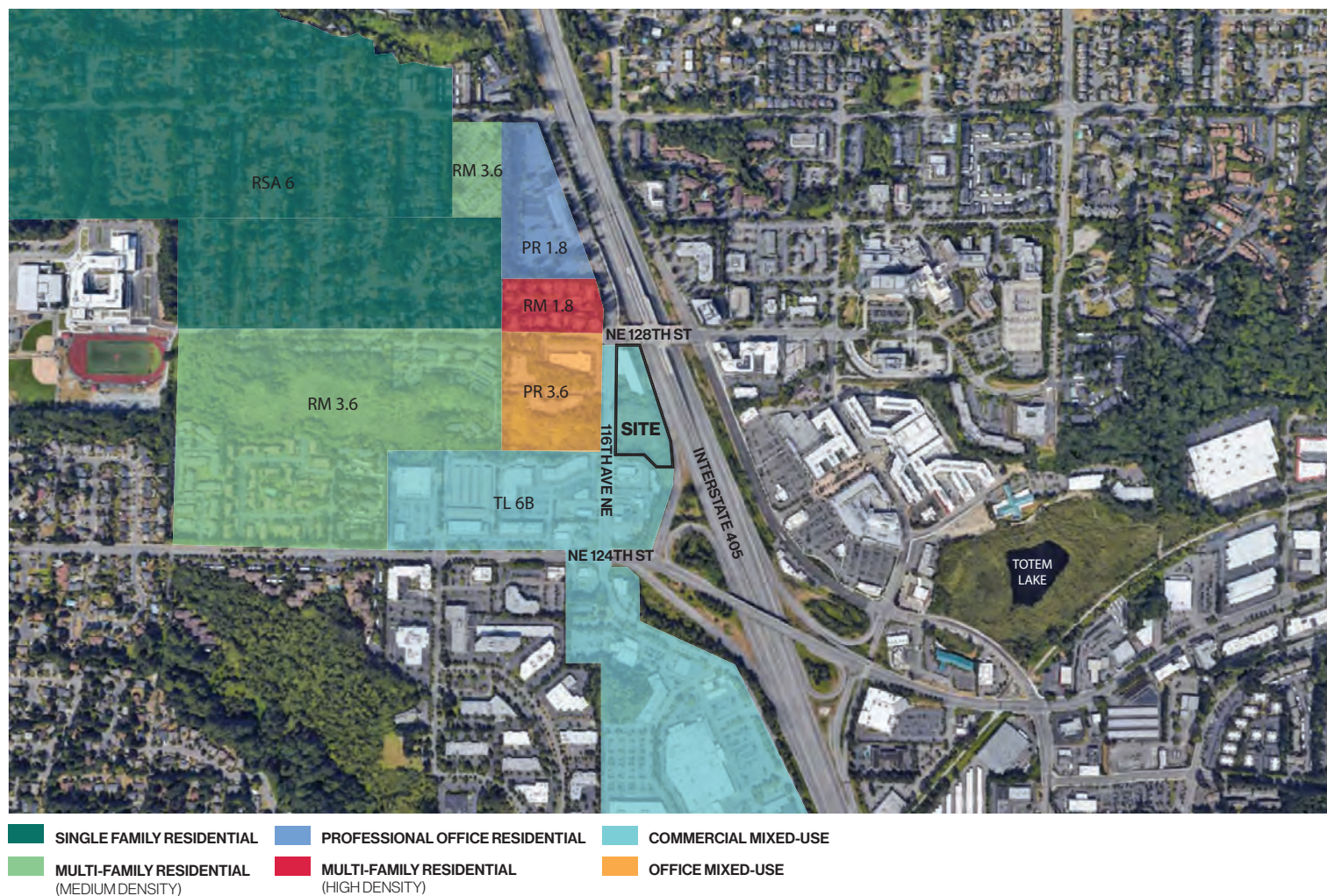
ARDEA AT TOTEM LAKE | AFFORDABLE HOUSING TOD DEVELOPMENT | PEDESTRIAN PATHWAYS

6.30.2022



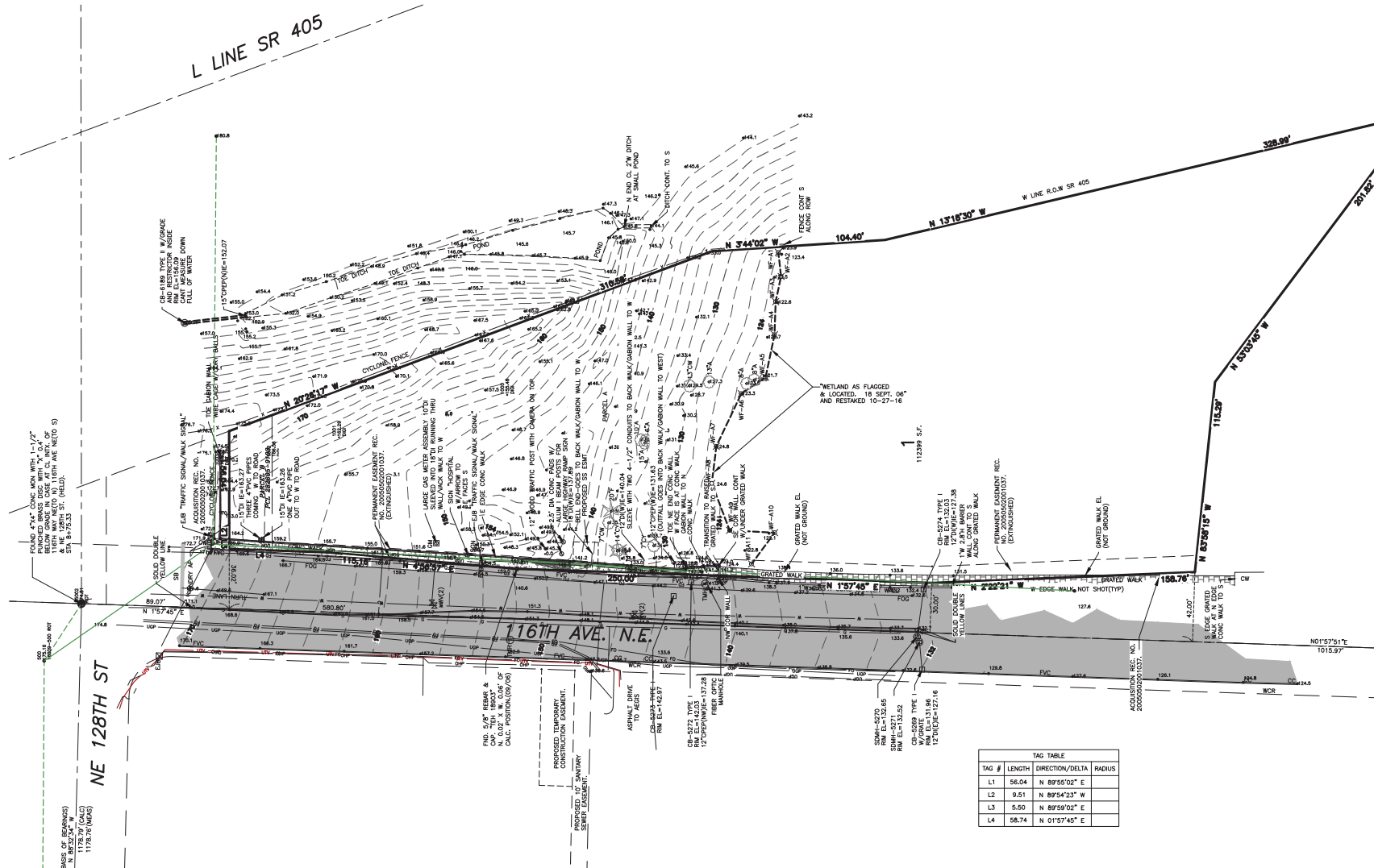
ARDEA AT TOTEM LAKE | AFFORDABLE HOUSING TOD DEVELOPMENT | ADJACENT ZONING

6.30.2022





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 NORTH EAST; AND LOWER DENSITY RESIDENTIAL AND OFFICE TO THE WEST AND NORTH.









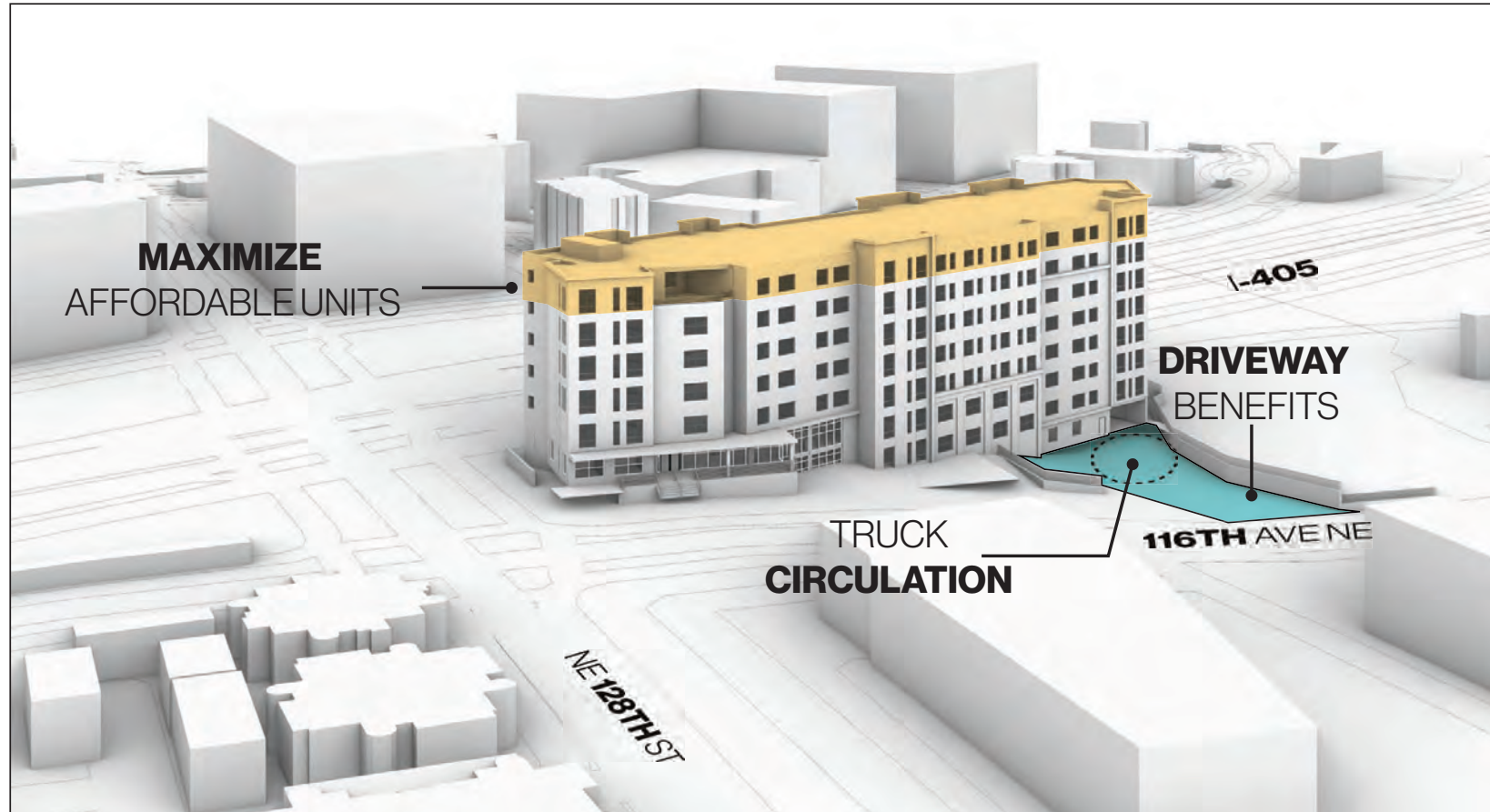
THE NORTHWEST CORNER IS THE MAIN GATEWAY ONTO THE SITE FROM THE BUSY INTERSECTION WHERE WE WILL INCORPORATE A SMOOTH AND SAFE TRANSITION TO THE DEVELOPMENT. THIS WILL LEAD THE RESIDENTS TO THE MAIN ENTRANCE OF THE BUILDING AND ALLOW EASY ACCESS TO TRANSPORTATION ON NE 128TH. WE PROPOSE TO ENHANCE THIS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



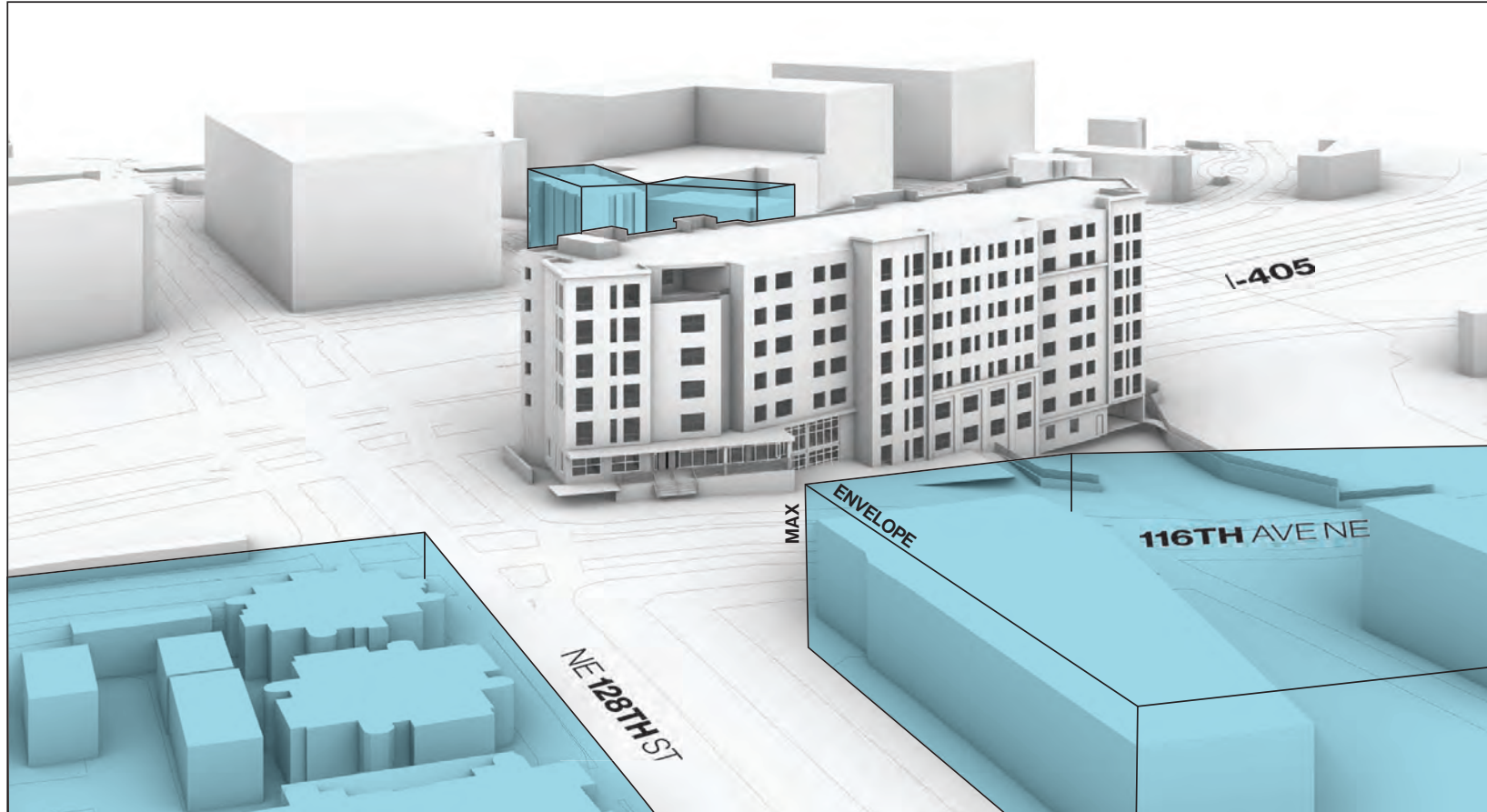
THE TWO MAIN STREETS ON OUR SITE USUALLY EXPERIENCE HEAVY TRAFFIC. MAKING THESE LANES WIDER AND INCORPORATING BIKE LANES AND SIDEWALKS ON NE 128TH HELPS INCREASE THE SAFETY. THESE LANES ALSO ARE THE MAIN ARTERIALS TO EITHER THE RESIDENTIAL OR COMMERCIAL AREAS.



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.





ARDEA AT TOTEM LAKE | AFFORDABLE HOUSING TOD DEVELOPMENT | **MASSING** PERSPECTIVE

6.30.2022

*NOT TO SCALE



ARDEA AT TOTEM LAKE | AFFORDABLE HOUSING TOD DEVELOPMENT | STREET VIEWS + SHADOW STUDY

6.30.2022

*NOT TO SCALE



NORTHBOUND I405



NORTHBOUND I405



116TH AVE NE



NE 128TH ST

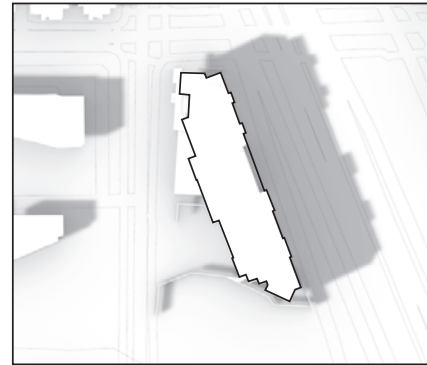
SHADOW STUDY: **MAY 8TH**



9 AM



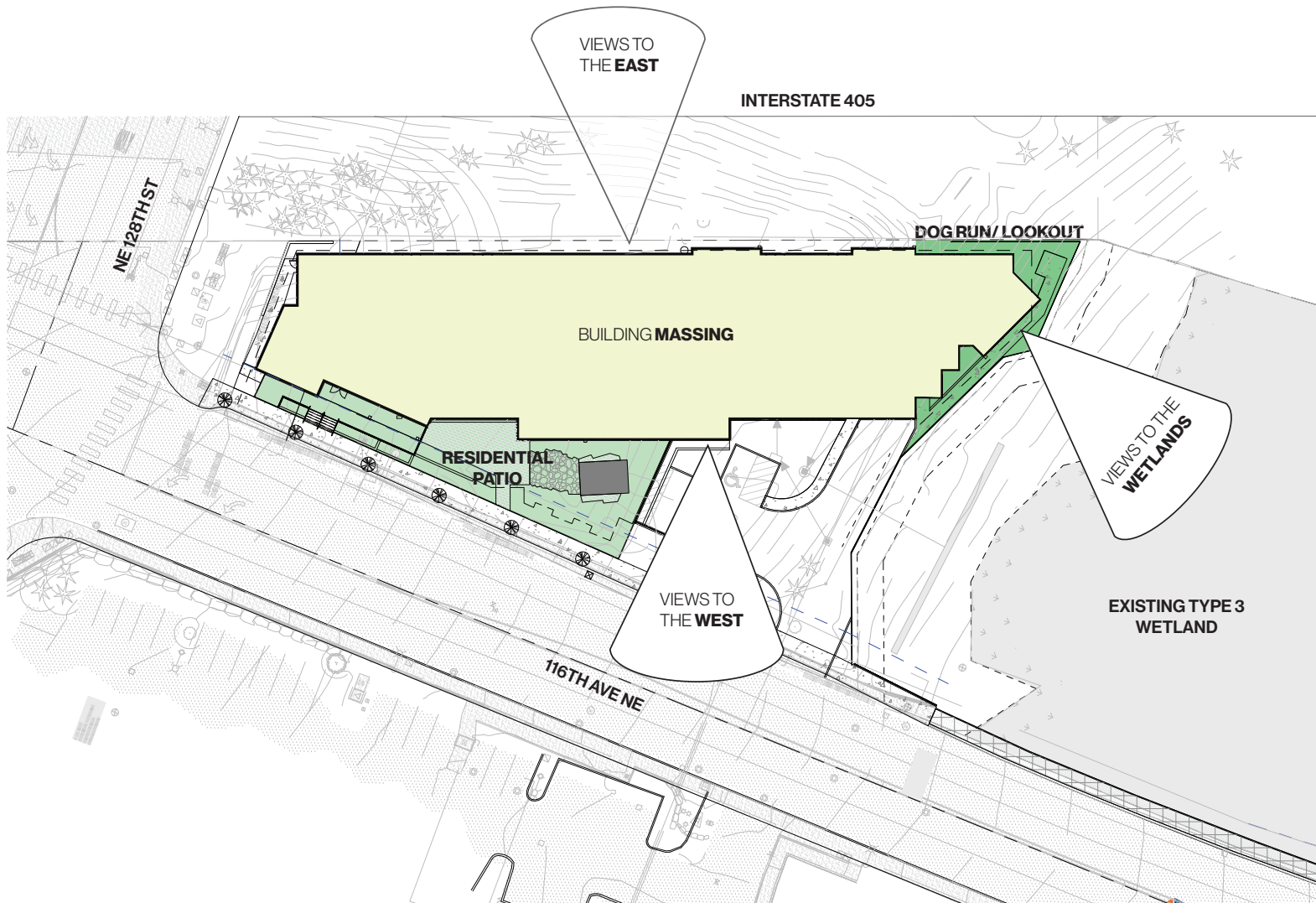
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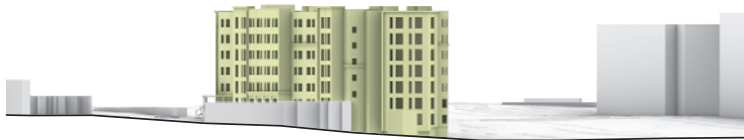
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ARDEA AT TOTEM LAKE | AFFORDABLE HOUSING TOD DEVELOPMENT | BUILDING ELEVATIONS

6.30.2022

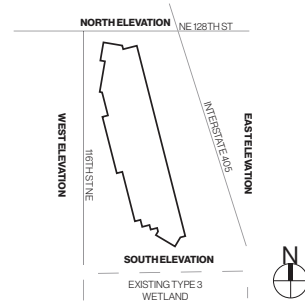
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SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION