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

MEMORANDUM

To: Design Review Board

From: Jennifer Anderer, Associate Planner

Date: July 14, 2023

File No.: DRV23-00137

Subject: PARKSHORE JUANITA BAY PROJECT
DESIGN RESPONSE CONFERENCE

I. MEETING GOALS

At the July 24, 2023 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 Pedestrian Oriented Business Districts, 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 massing
- Pedestrian access
- Plaza design
- Landscaping
- Materials, colors, and details

II. PROPOSAL

The subject property is located at 11853 97th Avenue (see Attachment 1). Bethany Madsen with Perkins Eastman has applied for a Design Response Conference for a new residential development on the subject property (see Attachment 2). The project consists of a three-story independent senior living facility with a parking structure and limited surface parking. Residential vehicular access is proposed from 97th Avenue NE via an access drive.

III. SITE

The subject property is comprised of two parcels containing approximately 131,971 square feet in total and currently contains a single-story assisted living facility known as The Gardens at Juanita Bay. The site elevation drops in elevation by approximately 14 feet from the south end of the property adjacent to Juanita Beach Park to the north end of the property adjacent to NE 120th Street. According to the tree plan and survey, there are 142 significant trees mainly located within mapped on-site critical areas and critical area buffers. The property has street frontage along 97th Avenue NE, which is designated as a collector and NE 120th Street, which is designated as a neighborhood access street.

The following list summarizes the zoning designation, uses, and allowed heights of properties adjacent to the subject property (see Attachment 1):

North: RM 3.6 – Muti-family Residential – 35 feet above average building elevation

JBD 6 – Commercial Use – 26 feet above average building elevation

South: Park – Juanita Beach Park – Height is determined on a case-by-case basis

East: JBD 1 – Mixed-use – 30-feet

West: RM 2.4 – Multi-family Residential – 30 feet above average building elevation

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

IV. CONCEPTUAL DESIGN CONFERENCE

A Conceptual Design Conference was held on January 9, 2023. 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 design guidelines for pedestrian-oriented business districts, as adopted in Kirkland Municipal Code Chapter 3.30. In addition to the standard guidelines contained in the *Design Guidelines for Pedestrian-Oriented Business Districts,* 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. Pedestrian-Oriented 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
- Pedestrian-Orientation
  - Plazas
  - Pedestrian friendly building fronts
  - Blank wall treatment
- Landscaping
- Building material, color, and detail

See the adopted Design Guidelines for Pedestrian-Oriented Business Districts for complete text and explanations.

2. Special Considerations for Juanita Business District

In addition to the standard guidelines contained in the *Design Guidelines for Pedestrian-Oriented Business Districts,* the following list summarizes some of the key guidelines and special considerations that apply specifically to the project or project area:

- Sidewalk Movement Zone: A concentrated, organized, retail-oriented core with a unified pedestrian circulation network is a goal of the Juanita Business District. The pedestrian system will also serve to connect the perimeter of the district to the core.
- Street Trees: Street trees in the business district should be upgraded with varieties that will not block views of businesses or the lake. Trees planted along 97th Avenue NE and 120th Place NE should be used to screen parking lots and service entrances. Possibilities are zelkova (elm-like with good fall color) or flowering pears.
- Natural Features: The underlying goal of redevelopment in the business district is to create a neighborhood-scale, pedestrian district which takes advantage of the amenities offered by Juanita Bay.
- Protection and Enhancement of Wooded Slopes: The views of wooded hillsides surrounding the Juanita Business District are a local asset that can be used to upgrade the area's visual impact.
- Views of the Water: View corridors to the Lake should be explored through new development in the business district. Existing residential views and view opportunities through Juanita Beach Park and down public streets should be preserved.

B. Compliance with Design Guidelines

1. Scale

a. DRB Discussion

The DRB expressed a preference for massing Option 3 at the Conceptual Design Conference. Other design directions provided by the DRB included:

- Provide a thoughtful design along the south façade as it will be the most visible to pedestrians and surrounding developments.
- Incorporate vertical and horizontal modulations, fenestration, and parapet and roof modulation.
- Explore ways to soften and enhance the character of the project, including:
  - Ways to mirror or compliment the Juanita Village development;
  - Use of two types of façade treatments, one along 97th Avenue NE and one along Juanita Beach Park, to break up the massing; and
  - Incorporating a townhome or more individual look for the units.
- Use the additional height allowance pursuance to KZC 52.40.3 to incorporate a shared rooftop deck with space for residents to gather and potential recreation opportunities.

b. Supporting Design Guidelines

The Kirkland Zoning Code and *Design Guidelines for Pedestrian Oriented Business Districts* contain the following policy statements that address the use of these techniques:

- Fenestration Patterns: Varied window treatments should be encouraged. Ground floor uses should have large windows that showcase storefront displays to increase pedestrian interest. Architectural detailing at all window jambs, sills, and heads should be emphasized.
- Architectural Elements: Architectural building elements such as arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, and courtyards should be encouraged.
- Building Modulation – Vertical: Vertical building modulation should be used to add variety and to make large buildings appear to be an aggregation of smaller buildings.
- Building Modulation – Horizontal: Horizontal building modulation may be used to reduce the perceived mass of a building and to provide continuity at the ground level of large building complexes. Building design should incorporate strong pedestrian-oriented elements at the ground level and distinctive roof treatments.
- Height Exemption: The JBD6 zone allows a maximum height of 26' measured above the average building elevation. In addition, KZC Section 52.40.3 allows the maximum height of structures on the subject property to be increased by up to 13 feet if the impacts of the additional height are mitigated by design techniques that minimize the perceived building mass and achieve superior architectural and human scale.

c. Staff Analysis

As requested by the DRB, the applicant pursued massing Option 3 and has provided detailed plans for review (see Attachment 2). Staff has reviewed the plans and has the following comments regarding the scale of the building and the use of the applicable design guidelines:

- *The applicant has included several different vantages of the project to illustrate modulation techniques and human scale elements along the public facing facades to address the concerns regarding mass and scale expressed by the DRB (see Attachment 2).*
- *The applicant has incorporated major bay articulation to break up the south façade, major and minor articulation with small recesses, individual unit balconies with brise-soleil features, additional material variations, and unit patios along 97th Avenue NE to achieve superior architectural and human scale.*
- *The applicant has refined the building massing along the south façade (see Attachment 2, pages 13-14) to incorporate varied window styles to differentiate first-floor common areas from the residential living units, unit balconies, and a defined building entry to create visual interest.*
- *The façade along 97th Avenue NE has been designed to incorporate articulation with a residential scale to coordinate with the adjacent with*

the surrounding developments such as Juanita Village (see Attachment 2, pages 15-16).

- *Multiple elements have been included in the design to achieve human scale such as balconies for each living unit, canopies, landscaping, and a roof deck and outdoor dining patio for residential use.*
- *Horizontal modulation is achieved by incorporating unit balconies, patios, panel joint patterning, window articulation, and top level brise-soleil.*
- *Vertical modulation is being achieved by incorporating material variations, varying parapet heights, and development of a masonry "tower" that extends higher than the adjacent parapets and is used to define the main entrance to the building.*

The DRB should provide input on the following items:

- *Has the additional height been mitigated by techniques that provide superior architectural and human scale?*
- *Are the horizontal and vertical modulation techniques effective at breaking up the building mass?*
- *Are the architectural elements incorporated into the design effective at creating a human scale and complimentary to the surrounding developments?*
- *Have the concerns around building mass been adequately addressed?*

2. Pedestrian and Vehicular Access

a. DRB Discussion

The DRB provided the following direction regarding pedestrian and vehicular access:

- The DRB would like the applicant to work with City Staff to explore a direct pedestrian connection to Juanita Beach Park and a soft surface trail within the buffer of the critical areas.
- Since the zoning code provides a height exemption (pursuant to KZC 52.40.3), the DRB encouraged using the additional height to incorporate a shared rooftop deck with space for residents to gather and potential recreation opportunities.
- The design should also incorporate weather protection for pedestrians, artwork from local artists, and strong street activation.
- The DRB shared concerns over the amount of surface parking and asked the applicant to explore ways to reduce pavement, incorporate multimodal opportunities, buffer the parking stalls and driveways, and incorporate landscape islands.
- The DRB also discussed potential noise and safety issues and wanted the applicant to consider traffic noise along 97th Avenue NE and prepare a thoughtful waste management plan to reduce undesirable impacts for the residents.

b. Supporting Design Guidelines

The *Design Guidelines for Pedestrian Oriented Business Districts* contain the following statements that pertain to vehicular and pedestrian access:

- Sidewalk Width – Movement Zone: A sidewalk should support a variety and concentration of activity yet avoid overcrowding and congestion. The average sidewalk width should be between 10' and 18'. New buildings on pedestrian-oriented streets should be set back a sufficient distance to provide at least 10' of the sidewalk. An additional setback is necessary if outdoor dining, seating, vending, or displays are desired.
- Sidewalk Width – Curb Zone: Street elements, including trees, parking meters, and signs, should be organized in the curb zone to reduce congestion. During busy periods, pedestrians may use the curb zone for walking. Where pedestrian traffic is the heaviest, sidewalk bulbs can be constructed to accommodate bike racks, waste receptacles, and newspaper racks. Corner bulbs also increase pedestrian visibility.
- Pedestrian-Friendly Building Fronts: All building fronts should have pedestrian-friendly features.
- Upper-Story Activities Overlooking the Street: All buildings on pedestrian-oriented streets should be encouraged to have upper-story activities overlooking the street, as well as balconies and roof decks with direct access from living spaces. Planting trellises and architectural elements are encouraged in conjunction with decks and bay windows. Upper-story commercial activities are also encouraged.
- Lighting from Buildings: All building entries should be well lit. Building facades in pedestrian areas should provide lighting to walkways and sidewalks through building-mounted lights, canopy, or awning-mounted lights, and display window lights. Encourage variety in the use of light fixtures to give visual variety from one building façade to the next. Backlit or internally lit translucent awnings should be prohibited.
- Pedestrian-Oriented Plazas: Successful pedestrian-oriented plazas are generally located in sunny areas along a well-traveled pedestrian route. Plazas must provide plenty of sitting areas and amenities and give people a sense of enclosure and safety.
- Blank Walls: Blank walls should be avoided near sidewalks, parks, the Cross Kirkland Corridor and Eastside Rail Corridor, and pedestrian areas. Where unavoidable, blank walls should be treated with landscaping, art, or other
- Circulation Within Parking Lots: Parking lot design should be clear and well organized. Space should be provided for pedestrians to walk safely in all parking lots.
- Parking Lot Landscaping: Parking lots must be integrated with the fabric of the community by creatively using landscaping to reduce their visual impacts.
- Parking Lot Landscaping: Extensive landscaping should be used near residential areas and in high-visibility locations.

c. Staff Analysis

Pedestrian Circulation: Public pedestrian sidewalks will be located along the south façade, 97th Avenue NE, and NE 120th Street. 97th Avenue NE is designated as a collector street and NE 120th Street is designated as a neighborhood access street. See Section VI.G for additional information regarding required sidewalk improvements.

Connection to Juanita Beach Park: The applicant is currently working with the Parks Department, who is interested in establishing an accessible and available connection between the subject property and Juanita Bay Park. The applicant has proposed a gated connection between the main entrance to the building and Juanita Bay Park (see Attachment 2, page 11). The Parks Department will also be working with the applicant to enhance the ingress and egress from the new development into the park.

Soft Surface Trail: Pursuant to KZC 90.40.6.c the applicant is proposing to install a public nonmotorized trail located within the outer 25 percent of the critical area buffer area. Public trails shall be no wider than 5 feet and an area equal to the length and width of the trail corridor and associated disturbed area shall be vegetated using KZC 90.130 as a guideline for plant diversity and type. The applicant must demonstrate compliance with the nonmotorized trail standards as part of any building permit.

Shared Residential Roof Top Space: The applicant is proposing to incorporate rooftop amenities including a shared common room, community garden, outdoor kitchen and dining, lounge seating, and space for group activities such as movie nights or yoga classes (see Attachment 2, page 24).

Weather Protection: The building signage is incorporated into a prominent canopy providing pedestrian weather protection for the entryway and drop-off area.

Vehicular Access: The Public Works Department has provided direction regarding right-of-way improvement requirements (see Attachment 3). Staff analysis for sidewalk and right-of-way compliance is addressed in section VI.G of this report.

The proposed plans show the Public Works approved vehicular access from 97th Avenue NE (see Attachment 2). To reduce surface parking, the applicant is proposing to locate approximately half of the required parking within a parking garage accessed from the west side of the building (see Attachment 2, page 11). Landscaping is proposed throughout the site to offset the pavement and provide screening from Juanita Beach Park.

Back-of-House Functions: The waste collection loading/unloading area is located along the west portion of the north façade so that Waste Management vehicles will enter the site from 97th Avenue NE, circle around the building to collect waste, and be able to turn around to exit the property (see Attachment 2, page 23). The applicant chose this location to reduce traffic congestion along 97th Avenue NE, protect the views from Juanita Bay Park, and limit waste pick up noise along 97th Avenue NE and Juanita Bay Park.

The DRB should provide input on the following items:

- *Have the concerns around street activation and pedestrian engagement been adequately addressed?*
- *Does the design of the waste collection loading/unloading area align with the overall design of the development?*

3. Open Space and Landscaping

a. DRB Discussion

The DRB provided the following direction regarding open space and landscaping:

- The DRB discussed the open space and landscaping proposed by the project, particularly along the south side of the project adjacent to Juanita Beach Park.
- The DRB would like the applicant to incorporate significant and thoughtful landscaping along the south and west property lines and provide a retention and landscaping plan.

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.
- Visual Quality of Landscapes: 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.
- Visual Quality of Landscapes: 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.
- Special Considerations for Juanita Business District In addition to the standard guidelines contained in the *Design Guidelines for Pedestrian-Oriented Business Districts,* the following list summarizes some of the key guidelines and special considerations that apply specifically to open space and landscaping for the project or project area.
    - Street trees in the business district should be upgraded with varieties that will not block views of businesses or the lake. Trees planted along 97th Avenue NE and 120th Place NE should be used to screen parking lots and service entrances. Possibilities are zelkova (elm-like with good fall color) or flowering pears.
    - The underlying goal of redevelopment in the business district is to create a neighborhood-scale, pedestrian district which takes advantage of the amenities offered by Juanita Bay.
    - The views of wooded hillsides surrounding the Juanita Business District are a local asset that can be used to upgrade the area's visual impact.
    - View corridors to the Lake should be explored through new development in the business district. Existing residential views and view opportunities through Juanita Beach Park and down public streets should be preserved.

c. Staff Analysis

The applicant submitted a tree retention and landscape plan (see Attachment 2, Sheets 24, 26, 27, and 38-49). 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 landscaping?*

4. Building Materials, Color, and Details

a. DRB Discussion

The DRB provided the following direction regarding building materials, colors, and details:

- The DRB discussed how building materials and color can play a role in articulation of the building form and encouraged the applicant to explore this and provide options to the Board at the Design Response Conference.

b. Staff Analysis

Attachment 2, pages 8, 9, 10, 14-16, 29-30 contain color elevation drawings and callouts for the proposed building materials. The DRB should provide feedback to the applicant regarding the proposed materials and colors. The DRB should discuss the larger samples of materials provided by the applicant and available for viewing at City Hall.

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 JBD 6 (see Attachment 4). 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: Permitted uses in this zone include but are not limited to stacked dwelling units.

Staff Comment: The applicant is proposing stacked dwelling units. The proposal is consistent with the permitted uses for the JBD 6 zone.

B. Lot Coverage: The JBD6 zone allows a maximum of 80 percent lot coverage.

Staff Comment: The applicant has provided preliminary lot coverage calculations that comply with the City's regulations. The applicant must demonstrate compliance with the City's lot coverage requirements as part of any building permit.

C. Height: The JBD6 zone allows a maximum height of 26' measured above the average building elevation. In addition, KZC Section 52.40.3 allows the following exception for this height:

- The maximum height of structures on the subject property may be increased by up to 13 feet if the impacts of the additional height are mitigated by design techniques that minimize the perceived building mass and achieve superior architectural and human scale.

KZC Sections 115.120 and 115.122 establish criteria permitting rooftop appurtenances to exceed the maximum height by 4 feet and elevators, associated equipment, stairwells, and rooftop common rooms are permitted to exceed the maximum height by 15 feet.

Staff Comment: The applicant has provided preliminary height calculations and is proposing to utilize the 13-foot height exception detailed in KZC Section 52.40.3 (see Attachment 2, page 31). The DRB should provide feedback to the applicant regarding the proposed height increase and whether the impacts of the additional height are being mitigated by design techniques that minimize the perceived building mass and achieve superior architectural and human scale. (see Section V.B.1) The applicant must demonstrate compliance with the City's height requirements as part of any building permit.

D. Parking: The project is required to comply with the following parking standards:

- Residential
  - 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: The applicant will be required to demonstrate compliance with applicable City parking requirements as part of any building permit.

E. 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.

F. Landscaping & Tree Retention. Based on the proposed uses on the subject property and the adjoining public park, a 5'-wide land use buffer is required along the south property line planted pursuant to standards found in KZC Section 95.42.

Staff Comment: KZC Section 95.40.2 gives the City the authority to require the retention of existing trees and vegetation in order for a project to comply with City landscape requirements.

The applicant submitted a Tree Retention Plan (see Attachment 2) and landscape plan (see Attachment 2, Sheets 24, 26, 27, and 49). The Tree Retention Plan was reviewed by the City's arborist (see Attachment 3).

G. Sidewalks. 97th Avenue NE is a designated a collector street and NE 120th Street is designated a neighborhood access street each requiring a minimum 5-foot-wide sidewalk along the frontage of the subject property. The final sidewalk configuration should be approved through the design review process.

The Public Works Department has reviewed the proposal and identified the following requirements (see Attachment 3):

97th Avenue NE: The applicant should install an 8-foot-wide sidewalk behind the curb with 4 foot by 6 foot tree wells for street trees 30 foot on center. Should the existing right-of-way not support this requirement, the Public Works Department supports the use of a public easement pursuant to KZC Section 110.52.1.

KZC Section 110.52.1 states that if the required sidewalk improvements cannot be accommodated within the existing right-of-way, the difference may be made up with a public easement over private property; provided, that it is compliant with all other applicable codes and a minimum of five (5) feet from the curb shall be retained as public right-of-way and may not be in an easement and it.

NE 120th Street: The applicant should install a 4.5-foot-wide landscape strip behind the curb with street trees 30 feet on center and a 5-foot-wide sidewalk behind the curb. Due to the location of the critical areas, the Public Works Department would support a modification to the standard conditions as detailed in Attachment 3.

Staff Comment: The applicant should confirm that the design complies with the standard requirements or use of the permitted modification options. The applicant is required to demonstrate compliance with the City's right-of-way requirements with any development permit.

H. Stream and Wetland Buffers. The project is required to comply with the stream and wetland buffer requirements. No portion of the development may encroach into the stream buffer or the wetland buffer unless the work is exempt under KZC 90.35 or permitted to do so under KZC 90.40. No portion of the development may encroach into the stream or wetland buffer structural setback unless permitted to do so under KZC 90.140.

Staff Comment: Preliminary plans submitted by the applicant illustrate compliance with the stream and wetland buffer standards. The applicant is required to demonstrate compliance with the City's stream and wetland buffer standards with any development permit.

I. Vegetative Buffer Standards. To apply the standard buffer widths, the project is required to vegetate the on-site stream and wetland buffers to the following standards:

- Native cover of at least 80 percent on average throughout the buffer area. Additionally, the first two of the following strata of native plant species each must compose at least 20 percent areal cover, and the third may compose no more than 20 percent area cover:
    i. Multi-age forest canopy (combination of existing and new vegetation);
    ii. Shrubs; and
    iii. Woody groundcover (such as kinnikinnick, salal, and sword fern, or unmowed herbaceous groundcover;
- At least three (3) native species each making up a minimum of 10 percent coverage (for diversity);

- Less than 10 percent noxious weeds cover using King County weed list and permanent removal of all knotweed; and
- Removal of lawn and any illegal fill as determined by the City.

Staff Comment: The critical area determination (SAR19-00147) confirmed that the existing site conditions do not meet the vegetative buffer standards. The applicant will be required to submit a vegetative buffer plan prepared by a qualified critical area professional and fund a peer review of the plan. Staff will review the project for compliance with the City's vegetative buffer standards as part of the applicants building permit application.

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 the City is currently reviewing the application. The DRB decision on the project will not be issued until after the SEPA determination has been issued.

VIII. PUBLIC COMMENT

No public comment has been received as of the date of this staff report.

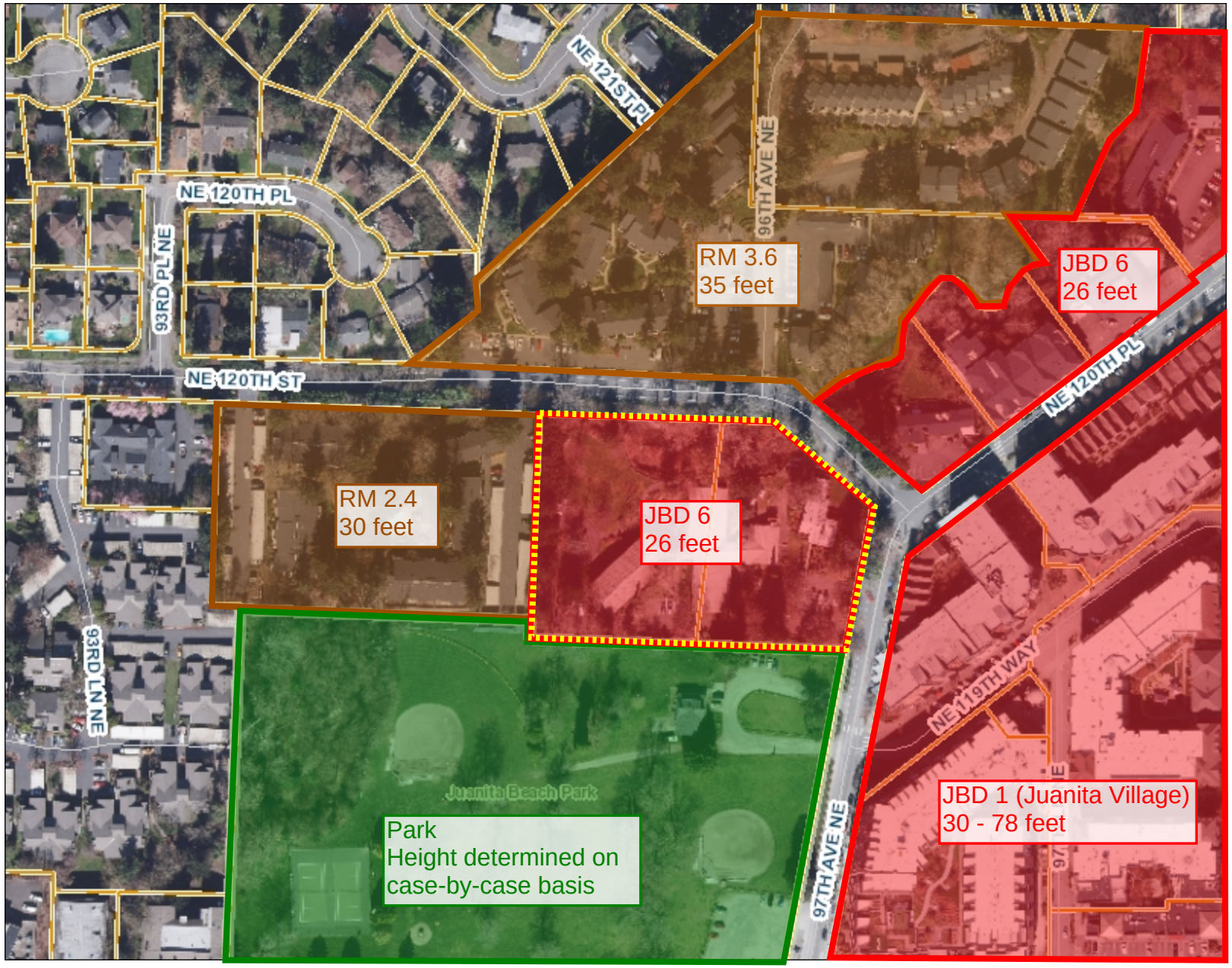
IX. SUBSEQUENT MODIFICATIONS

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. Proposed Plans dated April 18, 2023
3. Development Standards
4. JBD 6 Zoning Regulations

City of Kirkland GIS



Legend

- City Limits
- Cross Kirkland Corridor
- Regional Rail Corridor
- Streets
- Parcels
- Parks
- Schools
- Olympic Pipeline Corridor
- Water Body Area

1: 2,400

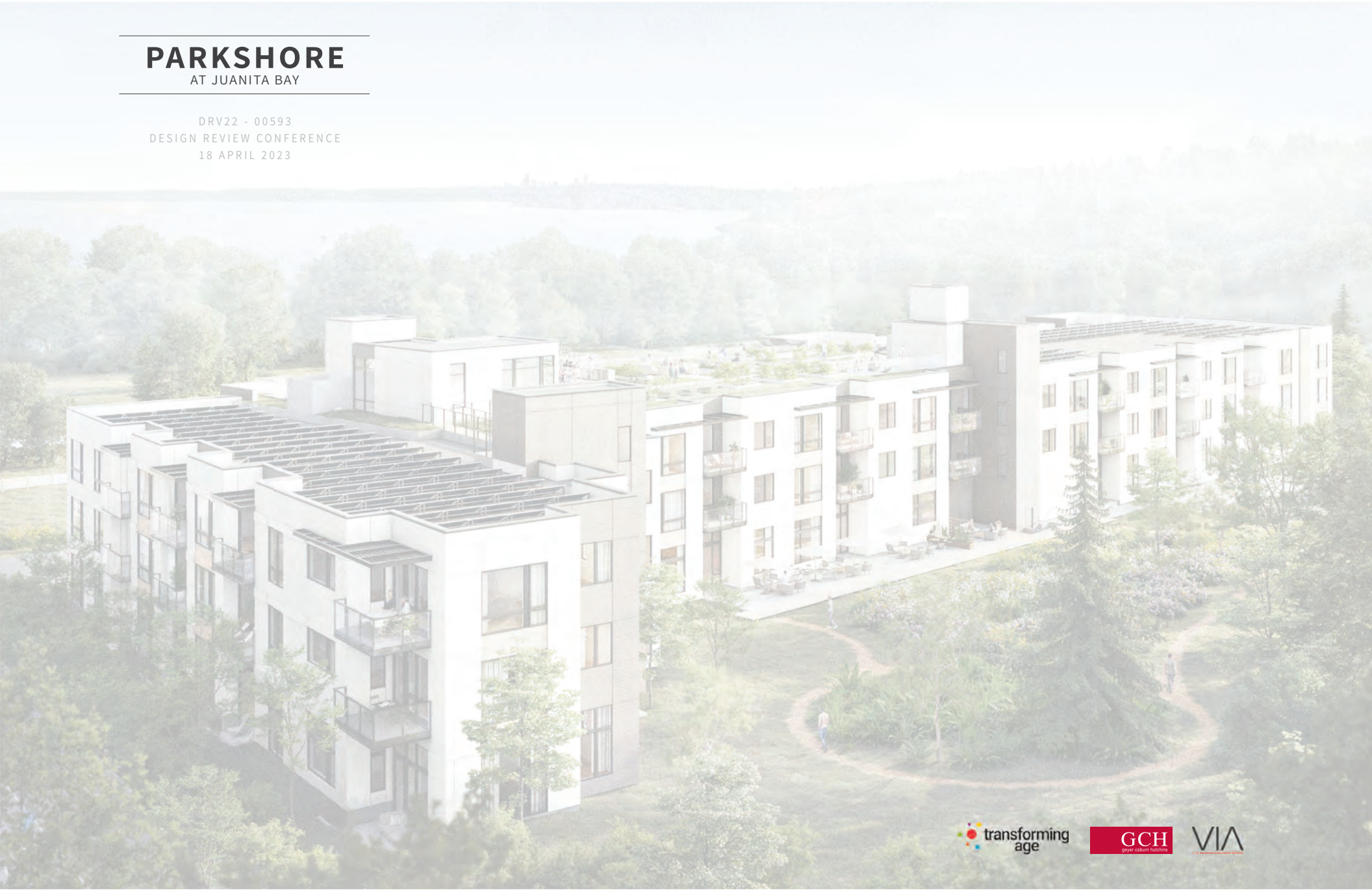
Notes

400.0 0 200.00 400.0 Feet

NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

PARKSHORE
AT JUANITA BAY

DRV22 - 00593
DESIGN REVIEW CONFERENCE
18 APRIL 2023



INDEX

CDC Recap	3
Design advancement	6
Landscape	24
Lighting	25
Building material, color, & detail	28
Departures & exceptions	31
Appendix	32

PROJECT SUMMARY

The goal of this project is to develop a vibrant community for active seniors in an Independent Senior Living facility. The project includes 51 residential units with 94 parking spaces.

In addition to the new building, the development will include frontage improvements along NE 120th Street and 97th Ave NE.

PROJECT INFORMATION

Site Address: 11853 97th Avenue NE

Parcel Number: 3026059079 and 1791500426

Site Area: 131,987 SF (3.03 acres)

Site Zoning (KZC 52): JBD 6 - Commercial

Maximum Lot Coverage (KZC 115.90): 80%

Maximum Building Height (KZC 52.40.3): 26' ABE + 13' for design techniques that minimize perceived building mass and achieve superior architectural and human scale.

Setbacks (KZC 52.42): Front = 0', Side = 0', Rear = 0'

Parking (KZC 52.42): 1.3 stalls per 1 bedroom unit, 1.6 stalls per 2 bedroom unit plus additional 10% of total for guest parking.

Sign Category (KZC 100): A

Landscape Category (KZC 95): D

Bicycle Parking per KZC 105.32

Garbage and Recycling per KZC 115.45

CDC SUMMARY

CDC Date: January 9th, 2023

City of Kirkland Comments Received: February 3rd, 2023

Permit Number: DRV22-00593

Option 3 (Preferred) selected for the Design Team to advance

A. SCALE

DRB concluded that the project should move forward with Option 3. (see page 5)

The board had the following comments:

* Provide a thoughtful design along south facade - most visible to pedestrians and surrounding developments (see pages 13,14)

* Incorporate vertical and horizontal modulations, fenestration, and parapet and roof modulation (see pages 7,8,9,10,13,14)

* Explore ways to soften and enhance the character including ways to compliment Juanita Village Development, potentially two types of facade treatments (one along 97th and another along Juanita Beach Park), incorporate a 'townhome' or more individual look for the units (see pages 15,16)

Height Exemption: DRB supported the additional 13' and requests analysis of superior architectural techniques to minimize massing (see pages 7,8,9,10,31)

B. PEDESTRIAN ORIENTED ELEMENTS

With the project's proximity to Juanita Beach Park and on-site critical areas the DRB discussed opportunities to incorporate pedestrian spaces and recreational options in the design. (see page 11)

DRB requested exploration of a direct pedestrian connection to Juanita Beach Park and a soft surface trail within buffer of critical areas. (see page 11)

Zoning code allows for height exemption (per KZC 52.40.3); therefore, a shared roof deck for residents is encouraged (see pages 18,24)

Project is encouraged to incorporate weather protection for pedestrians, artwork from local artists, and strong street activation (see pages 8,11,15,17,19)

C. OPEN SPACE AND LANDSCAPING

The DRB would like the applicant to incorporate significant and thoughtful landscaping along the south and west property lines and provide a retention and landscaping plan (see pages 11, 26,27,49)

D. PARKING LOT DESIGN AND CIRCULATION

DRB expressed concern regarding the amount of surface parking and requested exploration of ways to reduce pavement, incorporate multimodal opportunities, buffer the parking stalls and driveways, and incorporate landscape islands. (see pages 11,23)

DRB discussed noise and safety issues and requested consideration of traffic noise along 97th Ave NE and to prepare a thoughtful waste management plan. (see page 23)

E. BUILDING MATERIAL, COLOR, AND DETAIL

DRB discussed how building materials and color can play a role in articulation of building form and encouraged application to explore this and provide options to the Board at the Design Response Conference. (see pages 8,9,10,28)

F. ITEMS REQUIRED FOR DESIGN CONFERENCE

* Height Exemption analysis with superior architecture incorporated to minimize massing (see pages 8,9,10,31)

* Pedestrian perspectives of the South facade, from 97th Ave walking North from Lake Washington (see pages 13, 15)

* Circulation Plan including the following:

  Connection to Juanita Beach Park (see page 11)

  Pedestrian circulation through the critical area buffers (see page 11, 19)

  Existing and Proposed cross walks (see page 11)

  Waste Management Plan (see page 23)

* Elevation drawings and multiple perspective of the East facade highlighting the grade change and 97th Ave pedestrian experience (see page 17)

* Drawings with scaled dimensions of modulation techniques (see page 31)

* Views that the residents will have from their units along 97th Ave (see page 17)

* Landscape plan showing tree retention, proposed landscaping, and parking lot landscaping (see pages 23,36,37,49)

* Lighting plan as it relates to proposed landscaping and the street (see page 25)

* Material details and a material board (see pages 28,29,30)

* Cross sections of the proposed building and surrounding buildings to highlight impacts to existing developments. (see pages 14,16)

DESIGN GUIDELINES SUMMARY FROM CDC

A. SCALE

· Varied window treatments should be encouraged. Ground floor uses should have large windows that showcase storefront displays to increase pedestrian interest. Architectural detailing at all window jambs, sills, and heads should be emphasized. RESPONSE: See current elevation design with varied window types at the Level 1 common areas different than that at the Living Units.

· Architectural building elements such as arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, and courtyards should be encouraged. RESPONSE: Balconies are provided at each living unit, art that encourages pollinators and is visible to the public, is shown in the wetland buffer area. A roof deck and outdoor dining patio is also provided for resident use.

· Vertical building modulation should be used to add variety and to make large buildings appear to be an aggregation of smaller buildings. RESPONSE: The building design incorporates major and minor vertical building modulation, including different parapet heights at each typology.

· Horizontal building modulation may be used to reduce the perceived mass of a building and to provide continuity at the ground level of large building complexes. Building design should incorporate strong pedestrian-oriented elements at the ground level and distinctive roof treatments. RESPONSE: Horizontal modulation is shown with the window articulation, the patterning of the panel joints, and the unit balconies and patios.

B. PEDESTRIAN ORIENTED ELEMENTS

· A sidewalk should support a variety and concentration of activity yet avoid overcrowding and congestion. The average sidewalk width should be between 10' and 18'. New buildings on pedestrian-oriented streets should be set back a sufficient distance to provide at least 10' of the sidewalk. An additional setback is necessary if outdoor dining, seating, vending, or displays are desired. RESPONSE: Street improvements, including new sidewalks, on 97th and 120th are shown per previous coordination with the City of Kirkland. The sidewalk widens at the building entry as pedestrians approach from 97th.

· Street elements, including trees, parking meters, and signs, should be organized in the curb zone to reduce congestion. During busy periods, pedestrians may use the curb zone for walking. Where pedestrian traffic is the heaviest, sidewalk bulbs can be constructed to accommodate bike racks, waste receptacles, and newspaper racks. Corner bulbs also increase pedestrian visibility. RESPONSE: See site plan for proposed landscape groupings.

· All building fronts should have pedestrian-friendly features. RESPONSE: See current elevation design with pedestrian friendly scale and articulation.

· All buildings on pedestrian-oriented streets should be encouraged to have upper-story activities overlooking the street, as well as balconies and roof decks with direct access from living spaces. Planting trellises and architectural elements are encouraged in conjunction with decks and bay windows. Upper-story commercial activities are also encouraged. RESPONSE: A roof deck is provided as a resident amenity and living units, along with their balconies, are oriented to face the pedestrian-oriented streets.

· All building entries should be well lit. Building facades in pedestrian areas should provide lighting to walkways and sidewalks through building-mounted lights, canopy, or awning-mounted lights, and display window lights. Encourage variety in the use of light fixtures to give visual variety from one building façade to the next. Backlit or internally lit translucent awnings should be prohibited. RESPONSE: See concept lighting plan.

· Successful pedestrian-oriented plazas are generally located in sunny areas along a well-traveled pedestrian route. Plazas must provide plenty of sitting areas and amenities and give people a sense of enclosure and safety. RESPONSE: A public amenity seating area overlooking the stream and wetland buffer is provided at the junction between 97th and 120th. A potential seating area for residents and guests is located near the building entry and an outdoor patio shown outside the dining area overlooking the wetland buffer.

· Blank walls should be avoided near sidewalks, parks, the Cross Kirkland Corridor and Eastside Rail Corridor, and pedestrian areas. Where unavoidable, blank walls should be treated with landscaping, art, or other architectural treatments. RESPONSE: No blank walls are proposed.

· Special Considerations for the Juanita Business District: A concentrated, organized, retail-oriented core with a unified pedestrian circulation network is a goal of the Juanita Business District. The pedestrian system will also serve to connect the perimeter of the district to the core. RESPONSE: Proposed street improvements facilitate this

C. OPEN SPACE AND LANDSCAPING

· Special Consideration for the Juanita Business District: The underlying goal of redevelopment in the business district is to create a neighborhood-scale, pedestrian district which takes advantage of the amenities offered by Juanita Bay. RESPONSE: Proposed development facilitates this by maintaining a pedestrian scaled building with horizontal and vertical articulation of the mass providing a human scale. The street improvements provide a more pedestrian friendly environment through an updated street section. Proposed stream and wetland seating area allows pedestrians in the area to experience and appreciate the environmental amenities.

· Special Consideration for the Juanita Business District: The views of wooded hillsides surrounding the Juanita Business District are a local asset that can be used to upgrade the area's visual impact. RESPONSE: The area is heavily wooded and views to the surrounding hillsides would be minimally impacted.

· Special Consideration for the Juanita Business District: View corridors to the Lake should be explored through new development in the business district.Existing residential views and view opportunities through Juanita Beach Park and down public streets should be preserved. RESPONSE: There is not currently a view corridor through this site and the area is heavily wooded.

D. PARKING LOT DESIGN AND CIRCULATION

· Parking lot design should be clear and well organized. Space should be provided for pedestrians to walk safely in all parking lots. RESPONSE: The entry drive provides clear vehicular direction and the parking is organized in a straightforward design. Nearly half of the parking stalls are provided in an internal garage.

· Parking lots must be integrated with the fabric of the community by creatively using landscaping to reduce their visual impacts. RESPONSE: Parking lots are screened from the Juanita Beach Park and have internal planting islands to break up the parking.

· Extensive landscaping should be used near residential areas and in high-visibility locations. RESPONSE: Extensive landscaping is proposed throughout the site, see site plan and planting plan.

· Special Considerations for the Juanita Business District: Screening and landscaping should be required where parking is adjacent to sidewalks in order to improve visual qualities and reduce clutter. RESPONSE: Extensive landscaping is proposed throughout the site, see site plan and planting plan.

E. BUILDING MATERIAL, COLOR, AND DETAIL

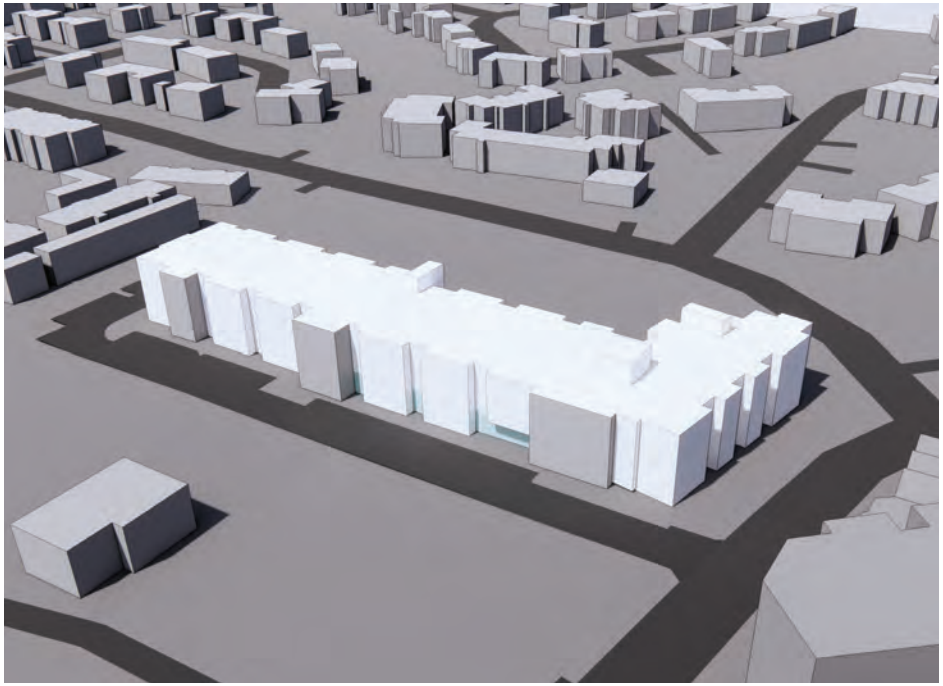
· Ornament and applied art should be integrated with the structures and the site environment and not haphazardly applied. Significant architectural features should not be hidden, nor should the urban context be overshadowed. Emphasis should be placed on highlighting building features such as doors, windows, 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. RESPONSE: See proposed art locations integrated with the landscape design and visible to the public from the right of way. Significant architectural features are placed on the most publicly visible facades.

· Color schemes should adhere to the guidelines enumerated below. The use of a range of colors compatible within a coordinated color scheme should be encouraged.
  - o Where appropriate, use the natural colors of materials such as brick, stone, tile, and stained wood (painted wood is acceptable).
  - o Use only high-quality coatings for concrete.
  - o Emphasize earth tones or subdued colors such as barn red and blue gray for building walls and large surfaces.
  - o Reserve bright colors for trim or accents.
  - o Emphasize dark, saturated colors for awnings, and avoid garish and light colors that show dirt.
  - o Avoid highly tinted or mirrored glass (except stained-glass windows).
  - o Consider the color of neighboring buildings when selecting colors for new buildings.

RESPONSE: See material palette and renderings for proposed exterior finishes.

· Buildings should be designed to architecturally enhance building corners. RESPONSE: Building corner is emphasized at joint between major bay articulation and residential scale on 97th. See building rendering at corner

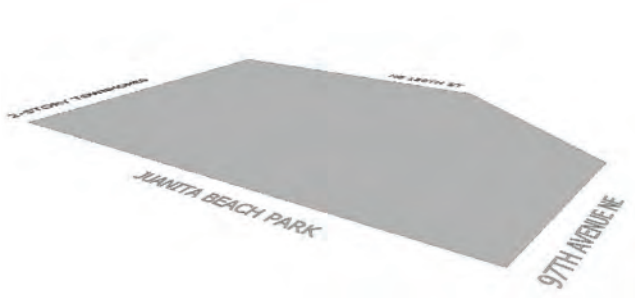
OPTION 3 PREFERRED MASSING AT CDC



DESIGN ADVANCEMENT

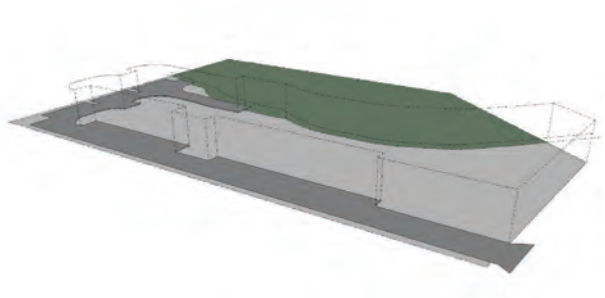
DESIGN ADVANCEMENT

MASSING



BOUNDARIES

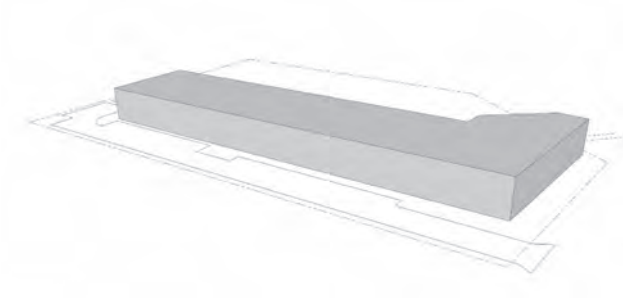
The project site is bounded on the west by planting and an adjacent multi-family project, on the south side by Juanita Beach Park, the east side by 97th Ave NE, and NE 120th St on the north



CONSTRAINTS

In the northwest portion of the project site, nearly half of the site is not developable due to the natural features and critical areas on the property. These are Juanita Creek, including it's buffer, at the north near 120th St and a wetland with it's associated buffer.

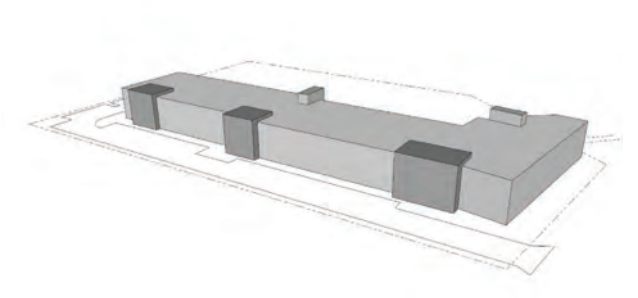
The existing building and associated built landscape features currently encroach into these critical areas. The proposed project is entirely outside of these buffers and is planning to naturalize the buffer according to City of Kirkland standards.



LEFTOVER VOLUME

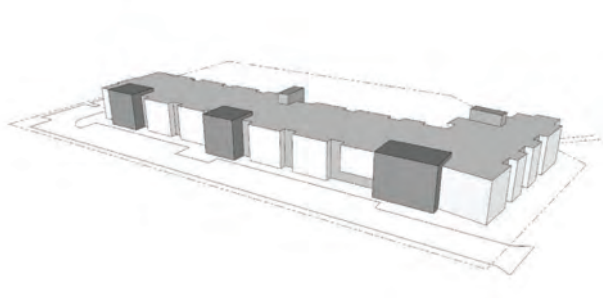
The remaining portion of the site lends itself to an L-shaped building. Site access is provided along the South property edge which creates a new 'streetscape' face to Juanita Beach Park. The fire access and service areas wrap around to the north side of the building.

The proposed building programs living units along the pedestrian and residential context of 97th Ave NE.



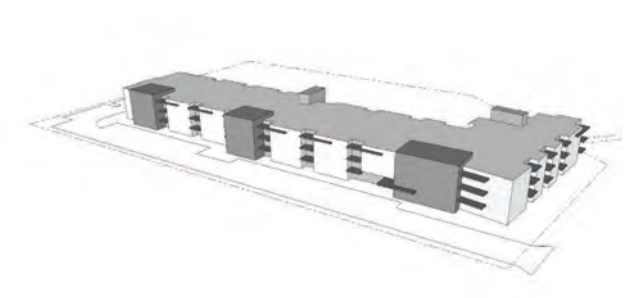
TOWERS

To modulate the south facade, three brick bays are proposed. These bays break up the building length and include a higher quality material along the south public facing facade. Within that major modulation is included minor building modulation consisting of smaller bays and recesses to further break up the facade length. Along the 97th Ave NE facade, we incorporate a similar minor building modulation within the same language as that on the south but a simpler treatment for the shorter length in the surrounding residential context.



BAYS

The minor articulation of bays and recesses along the facades allows each living unit to have a balcony and provides a smaller scale consistent rhythm to enhance the superior articulation and human scale along the facade lengths.



RECESSES

The details of the balcony railings and sunscreen brise-soleil add detail and interest along the facades while maintaining a consistent language around the building. A canopy at the building entrance wraps one of the brick towers and provides weather protection for pedestrians and those at the drop-off. The canopy also incorporates building signage and will be visible from the park and for those walking on 97th Ave NE. The varying heights of these elements provide additional modulation in height along all building facades.

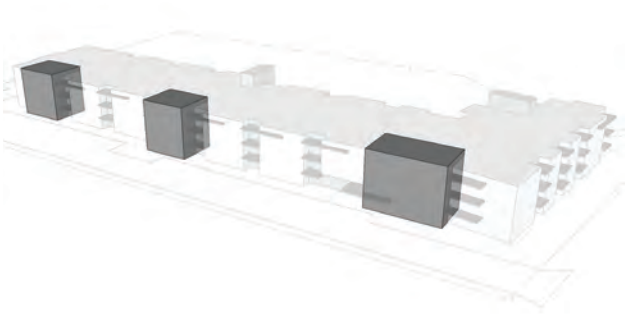
MASONRY ‘TOWER’ EXPRESSION

The major articulation along the South public facing facade utilizes three brick clad volumes. Brick, as the primary cladding, provides a high quality building material with a textural human scale. The largest of these volumes is at the building entry corner and visible from 97th Ave NE as a way-finding element. The building signage is incorporated into a canopy that wraps around the first volume to provide weather protection for pedestrians, those at the drop off area and to signify the building entry, at the building entry and those at the drop off area.

Within the larger brick volume, windows are recessed vertically to add additional articulation and interest. This treatment is similar to that on other areas of the facade. Large windows are at the resident amenity areas to give a public face South to Juanita Beach Park.

The resident amenity and administrative service areas are located at the first floor and are central to the building for resident ease and convenience.

The two additional brick volumes act as anchoring elements along the south facade length and break it up into smaller segment lengths.



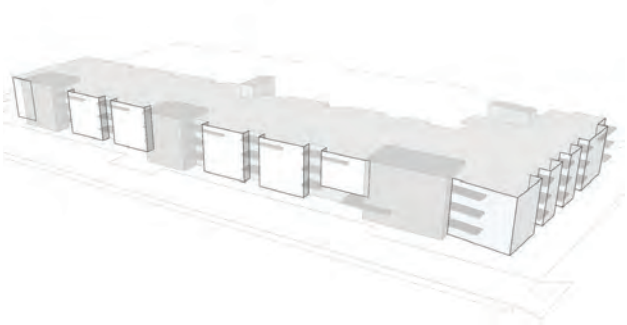
PARTIAL SOUTH ELEVATION - NTS

SECTION PERSPECTIVE - NTS

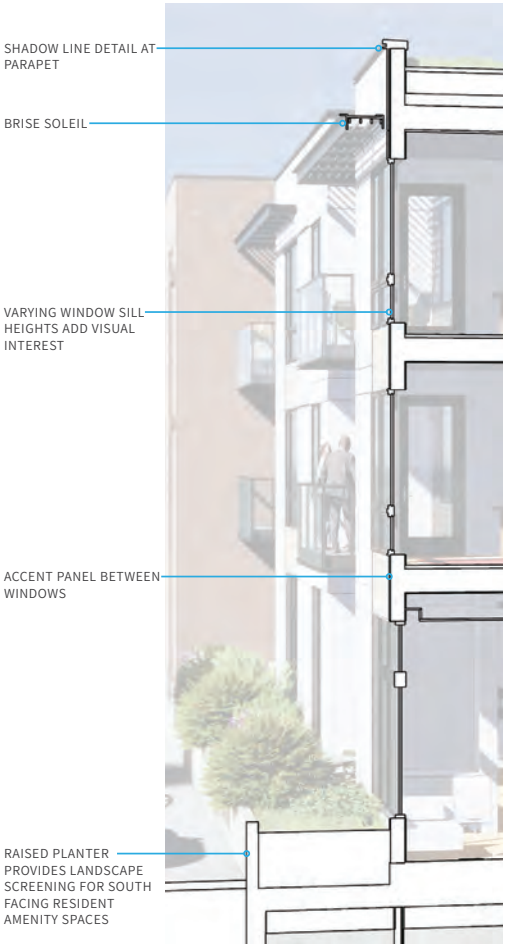
RESIDENTIAL ‘BAY’ EXPRESSION

At the secondary bay articulation, the parapets are lowered to differentiate from the brick ‘towers’ and the larger windows are grouped together vertically with an accent panel to add interest and textural detail.

In addition, the siding joints are oriented in a vertical and horizontal rhythm that emphasizes the vertical while providing a horizontal band to accommodate intake and exhaust venting required for this building type.



PARTIAL SOUTH ELEVATION - NTS



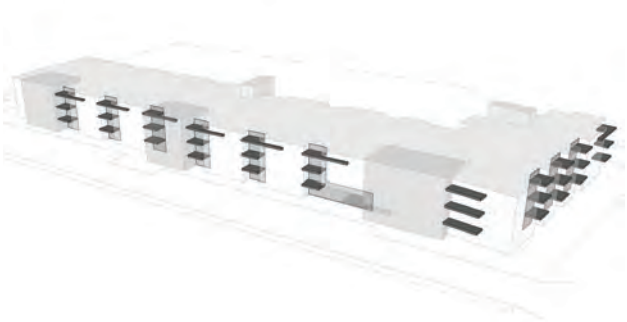
SECTION PERSPECTIVE - NTS

‘RECESS’ EXPRESSION

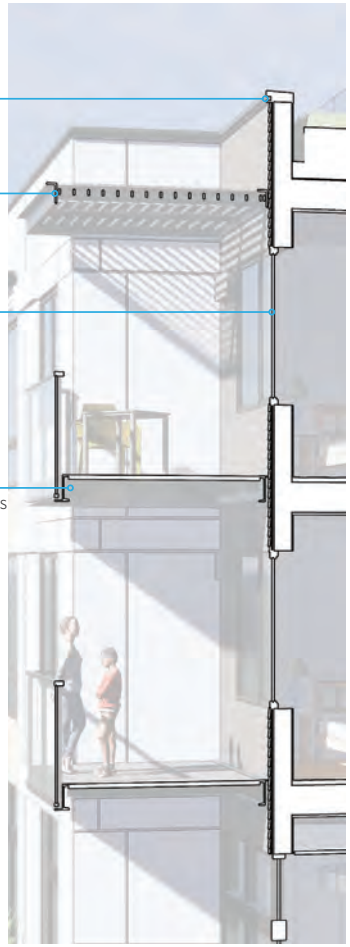
Within the secondary bay articulation are recessed areas allowing each unit a generous balcony. The siding changes at the recesses to be a smaller scale with a more textural and residential aesthetic. The darker color further emphasizes the recess, breaking down the scale of the overall building while providing superior architectural detail to minimize the building massing.

Above the top floor unit balcony a brise-soleil provides some weather protection and wraps the facade above the vertical window grouping in the secondary bays to unify the secondary bays and the recesses.

Glazed balcony railings allow residents to experience the views to the exterior from their living units while seated and maintain a clean aesthetic.



PARTIAL SOUTH ELEVATION - NTS



SECTION PERSPECTIVE - NTS

SITE PLAN

LEGEND

1. Entry accent paving
2. Wood decking
3. Wood chip pathway
4. Bat rocket
5. Bird house
6. Nurse logs
7. Snags
8. Renaturalized native planting
9. Fern garden
10. Pervious paving
11. Outdoor dining patio
12. Pollinator pathway
13. Privacy planting
14. Screen planting
15. Fire access
16. Little library
17. 3' fence w/ future gate
18. 6' fence
19. Pedestrian crosswalk

NOTE:
Native plants to be used throughout the design

DESIGN ADVANCEMENT

AERIAL VIEW FROM NE 120TH ST - LOOKING SW

JUANITA BEACH PARK FACADE

Plantings along south property line provide screening from the park

Secondary bay articulation includes a vertical window grouping with accent panel and a jointing pattern within the larger cladding field that emphasizes the vertical while providing a horizontal band for unit intake and exhaust

Unit balconies and top level brise-soleil between bays provide a sub-rhythm of residential scale horizontal elements that complement the vertical orientation established by the bays and bay articulation.

Entry canopy and largest masonry tower visible both from park and 97th Ave NE

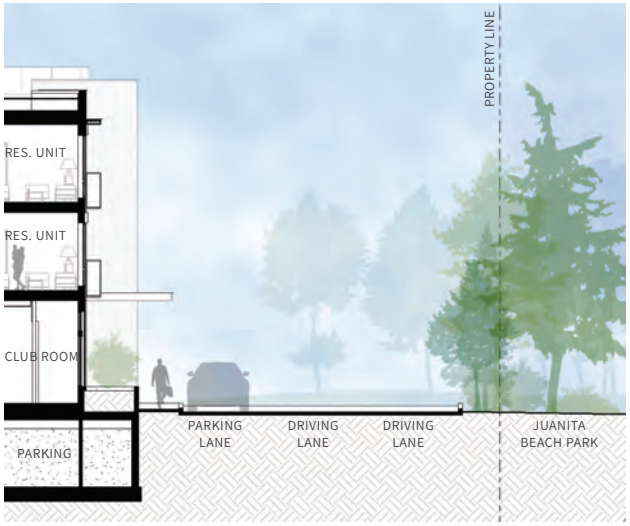
Masonry 'tower' parapets extend higher than adjacent parapets. This provides greater differentiation between perceived massing volumes.

PERSPECTIVE VIEW FROM JUANITA BAY PARK - LOOKING NW

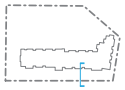
JUANITA BEACH PARK FACADE

The south facade presents a more public face to Juanita Beach Park. The building entry is identified with a canopy, signage, pedestrian table for drop off and a textural change at the pavement to clarify the pedestrian zone. In addition, a direct connection to the park is provided from the entry to the south property line for future coordination with the adjacent property.

The major masonry 'tower' with higher parapets and entry canopy identifies the building entry from both the park and those traveling on 97th Ave NE. This area also contains the programmatic public facing resident amenity and service areas.



SECTION AT SOUTH FACADE - NTS



SOUTH ELEVATION - NTS

ENTRY DRIVE

Masonry 'tower' parapets extend higher than adjacent parapets. This provides greater differentiation between perceived massing volumes

Masonry 'tower' with entry canopy and building signage is visible from both Juanita Beach Park and 97th Ave NE

Street improvements included on 97th Ave NE

Facade along 97th Ave NE incorporates the secondary articulation language with a residential scale to respond to the adjacent residential context

PERSPECTIVE VIEW FROM 97TH AVE NE - LOOKING NW

97TH AVENUE NE FRONTAGE

The shorter east facade along 97th Ave NE incorporates a simpler articulation and more residential scale. This is in response to the Board comments at the Concept Design Conference and to be in keeping with the adjacent residential context. The facade language is similar to the secondary bay articulation shown on the south facade and elsewhere on the building.

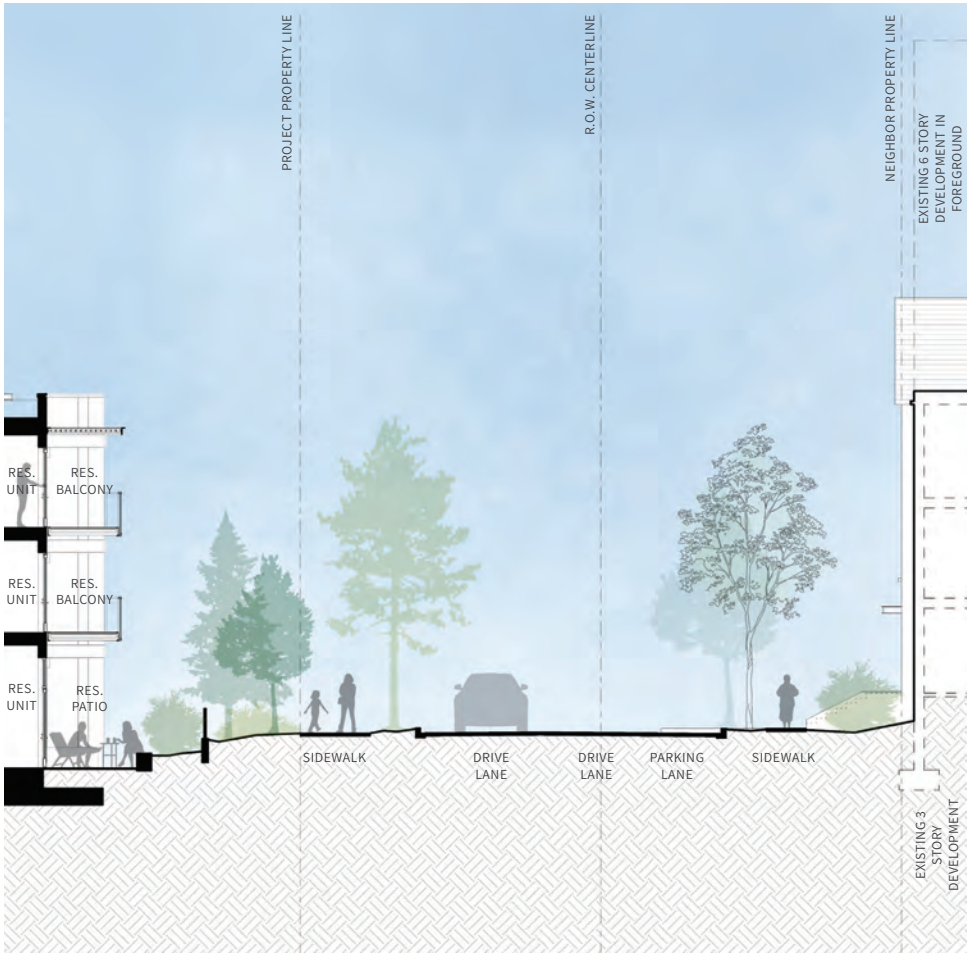
The verticality of the units and bays has a scale and articulation similar to that of the townhouse development across 97th Ave NE.

The building setback from the property line provides space for the sidewalk and street improvements along 97th and gracefully addresses the grade change from the street level to the building floor level.

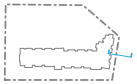
As the building wraps the corner, the main entry is identifiable by the brick 'towers'` and the entry canopy.

EXISTING 97TH AVE NE VIEW LOOKING NE

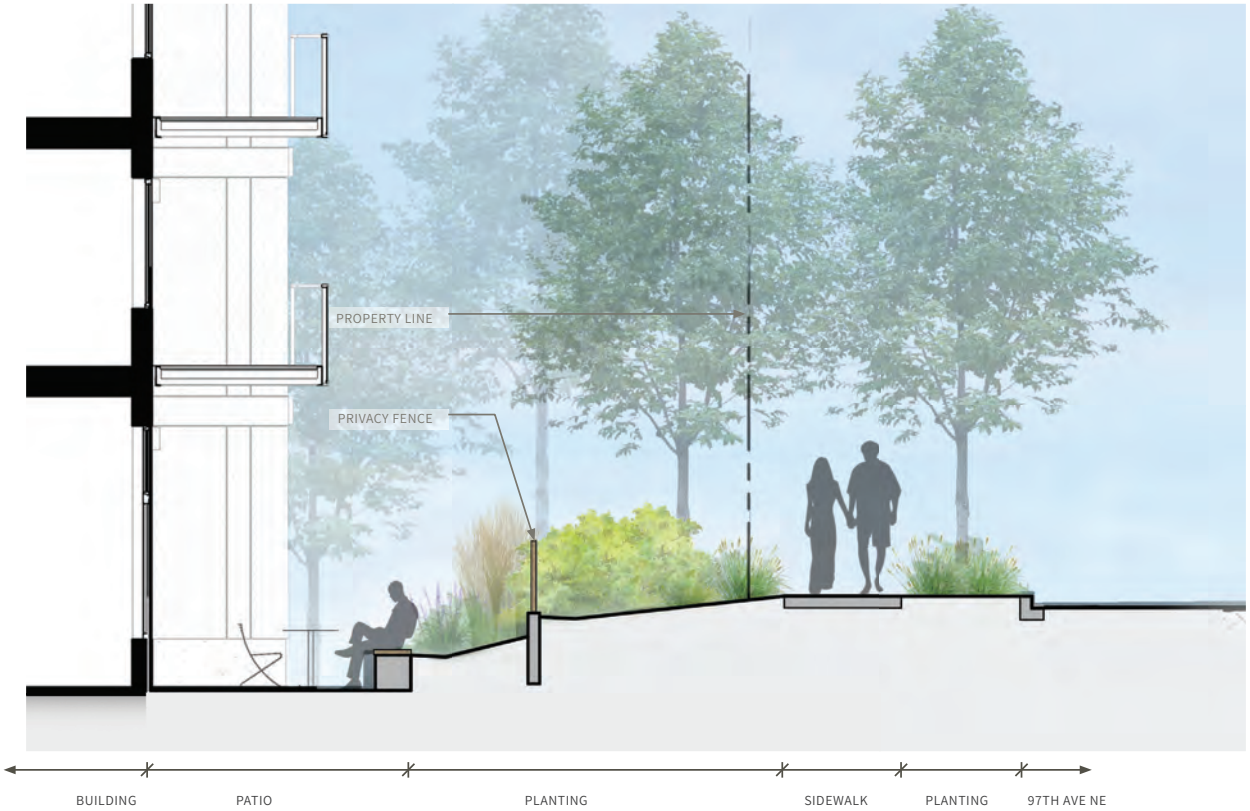
EAST ELEVATION - NTS



SECTION AT EAST FACADE - NTS



97TH AVENUE - SIDEWALK TO PATIO CONDITION



SECTION C:C

WETLAND BUFFER EXPERIENCE - PUBLIC

AERIAL VIEW FROM NE 120TH ST - LOOKING SW