



CITY OF KIRKLAND
Planning and Building Department
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MEMORANDUM

To: Design Review Board
From: Jennifer Anderer, Associate Planner
Date: January 9, 2023
File No.: DRV22-00593
Subject: **PARKSHORE JUANITA BAY
CONCEPTUAL DESIGN CONFERENCE**

I. MEETING GOALS

At the January 9, 2023, Design Review Board (DRB) meeting, the DRB should review the concept design for the Parkshore Juanita Bay 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 11853 97th Avenue NE (see Attachment 1). The applicant is proposing to construct a 3 to 4 story senior independent living facility consisting of 45 to 51 residential units. Parking is proposed within an underground parking garage, surface stalls, and potential covered car ports. Vehicular access to the property is proposed from 97th Avenue NE. The applicant has provided a program description and general project information which includes three building massing options (see Attachment 2). The applicant's preferred building massing option is shown as Massing Option 3.

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. 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 site contains a stream, wetland, and associated buffers on the northern half of the property. An approved critical area determination (SAR19-00147) identified the following buffer setbacks from the on-site stream and wetland:

- Stream A – 100-foot buffer with a 10-foot structural buffer setback

- Wetland A – 75-foot buffer with a 10-foot structural buffer setback

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

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

JBD 6 – Restaurant Use (Cafe Juanita) – 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 (Juanita Village) – 30 to 78 feet above average building elevation

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. **KEY ZONING REGULATIONS**

Zoning regulations for uses in the JBD 6 zone are found in the use-zone chart (see Attachment 3). The following regulations are important to point out as they form the basis of any new development on the site.

- 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.

- B. Height: The JBD 6 zone allows a maximum height of 26 feet as measured above the average building elevation.

KZC section 52.40.3 allows the following exception to 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.

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. The applicant is proposing to utilize the height exception identified in KZC 52.40.3 (described above) meaning the Design Review Board will review the design techniques utilized to minimize perceived building mass and achieve superior architectural and human scale during the Design Response phase.

- C. 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.

- D. 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 section 90.40. No portion of the development may encroach into the stream and wetland buffer structural setback unless permitted to do so under KZC 90.140.

Staff Comment: Staff will review the project for compliance with the City's stream and wetland buffer regulations during the Design Response phase.

- E. 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 areal 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 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 during the Design Response phase.

V. PEDESTRIAN ORIENTED DESIGN GUIDELINES

In addition to the standard guidelines contained in the *Design Guidelines for Pedestrian-Oriented Business Districts*, the list in Attachment 4 highlights some of the key guidelines and special considerations that apply specifically to the project or project area. The following is a list of key design issues and/or design techniques that should be addressed with this project.

- Pedestrian-oriented pathways, spaces, and plazas
- View Corridors
- Streetscapes including special consideration for street trees

- Blank wall treatment
- Vertical and horizontal definition
- Architectural scale
- Horizontal modulation
- Change in roofline
- Human scale
- Building material, color, and detail
- Signage

See adopted Design Guidelines for Pedestrian-Oriented Business Districts 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 the Pedestrian-Oriented Design Guidelines 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. The applicant is proposing to utilize the height exception identified in KZC 52.40.3 (described above) which requires integration of design techniques that minimize the perceived building mass and achieve superior architectural and human scale. Identify appropriate mitigation techniques necessary to approve the increased height of the building. Possible techniques include vertical and horizontal modulation, corner treatment,

and roof forms. The applicant has provided several massing schemes including a preferred option (Option 3) for the DRB's review and comment (see Attachment 2).

3. What design techniques can be incorporated to take advantage of the amenities offered by Juanita Bay and protect views of the wooded hillsides and Lake Washington.

Staff Comment: Pages 34 through 37 of the Pedestrian-Oriented Design Guidelines contain specific scale and massing guidelines for the JBD 6. The specific guidelines are:

- *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 Water: View corridors to Lake Washington should be explored through new development in the JBD. Existing residential views and view opportunities through Juanita Beach Park and down public streets should be preserved. Existing views of the lake should be maintained by widening setbacks as development approaches the water and designing buildings and rooftop appurtenances so that they are placed perpendicular to the water.*

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 (plazas, outdoor dining)?
3. What are the key pedestrian connections?
4. How would the project engage pedestrians?

Staff Comment: Pages 8 through 9 of the Pedestrian-Oriented Design Guidelines contain specific pedestrian access guidelines for the JBD. The specific guidelines are:

- *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 sidewalk. If outdoor dining, seating, vending, or displays are desired, an additional setback is necessary. A concentrated, organized, retail-oriented core with a unified pedestrian circulation network is the goal of the Juanita Business District. The pedestrian system will also serve to connect the perimeter of the district to the core.*

C. Open Space and Landscaping

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

Staff Comment: Pages 16 through 17 and 22 through 23 of the Pedestrian-Oriented Design Guidelines contain specific open space and landscaping guidelines for the JBD. The specific guidelines are:

- *Public Improvements and Site Features – Street Trees: Street trees in the business district should be upgraded with varieties that will not block views of businesses or the lake. Particularly along 97th Avenue NE and 120th Place NE trees should be planted to screen parking lots and service entrances. Possibilities are zelkova (elm-like with good fall color) or flowering pears.*
- *Parking Lot Landscaping: Screening and landscaping should be required where parking is adjacent to sidewalks in order to improve visual qualities and reduce clutter.*

VIII. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE

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

Standard application materials:

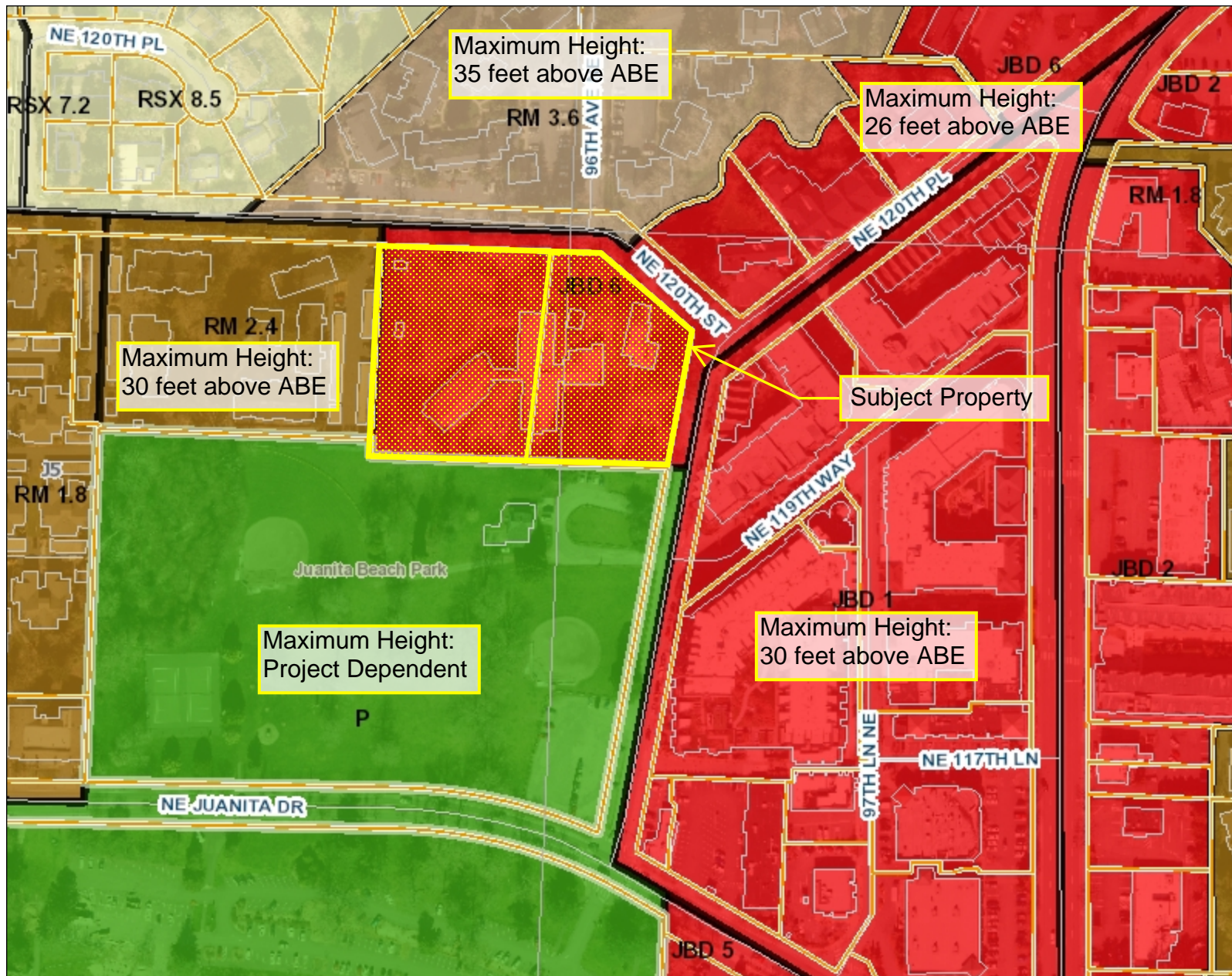
1. Site plan
2. Property survey
3. Floor plans
4. Building elevations with height analysis
5. Landscape plan
6. Cross sections
7. Color and materials palette
8. Materials Board
9. Shadow study
10. Renderings from key vantage points as viewed by a pedestrian
11. Lighting plan
12. Analysis of applicable design guidelines

IX. ATTACHMENTS

1. Vicinity Map
2. CDC Plan Submittal
3. JBD 6 Use Zone Chart
4. Design Guidelines – Special Considerations for the Juanita Business District



City of Kirkland GIS



Legend

- City Limits
- Grid
- QQ Grid
- Cross Kirkland Corridor
- Regional Rail Corridor
- Streets
- Parcels
- Buildings
- Lakes
- Parks
- Schools
- City Zoning
 - Commercial
 - Industrial
 - Transit Oriented Development
 - Office
 - High Density Residential
 - Medium Density Residential
 - Low Density Residential
 - Institutions
 - Park/Open Space
- Olympic Pipeline Corridor
- Water Body Area

1: 2,590



Notes

431.6 0 215.81 431.6 Feet

NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

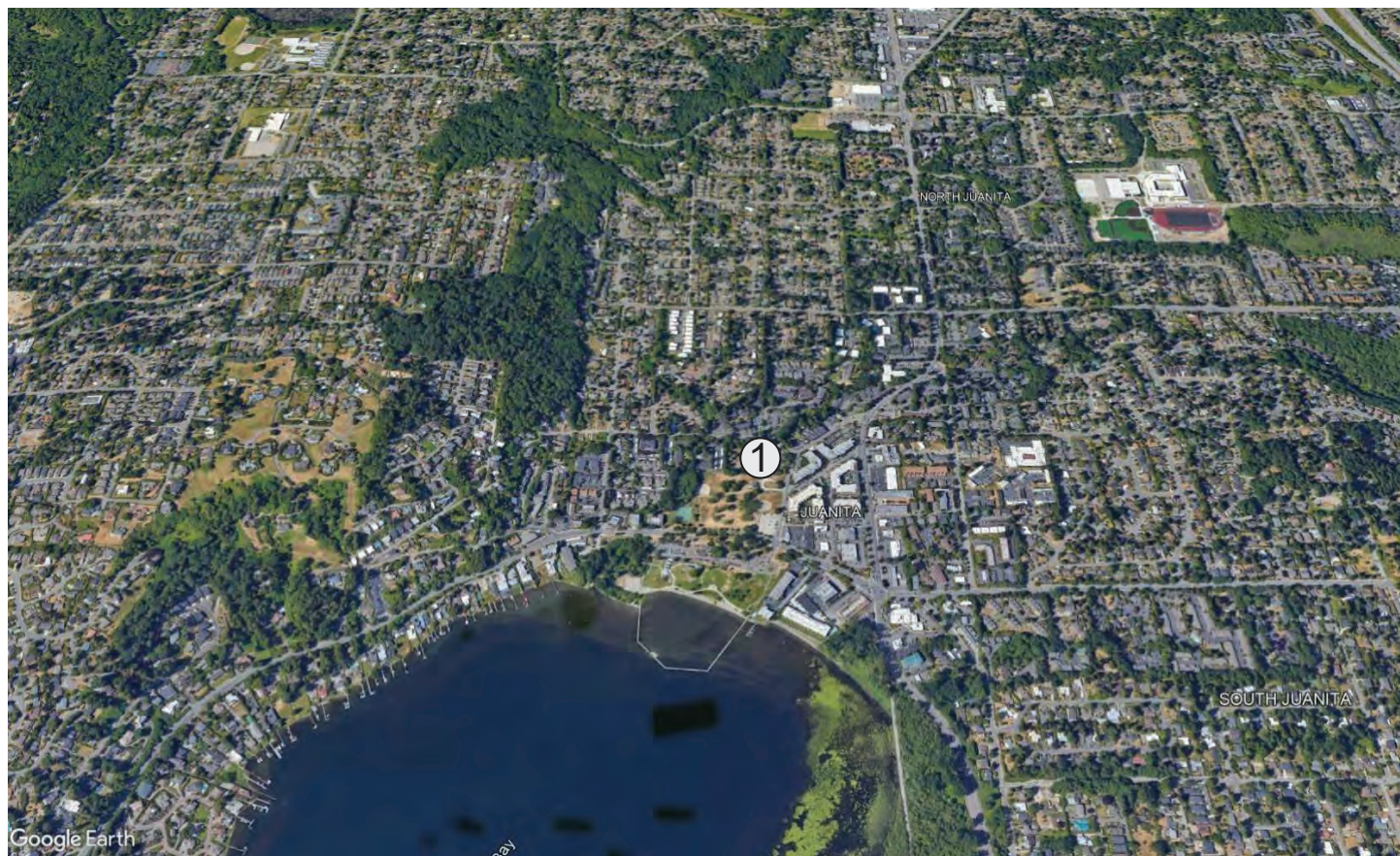
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PARKSHORE JUANITA BAY - SENIOR HOUSING



EXTENDED VICINITY MAP

1. Project Site



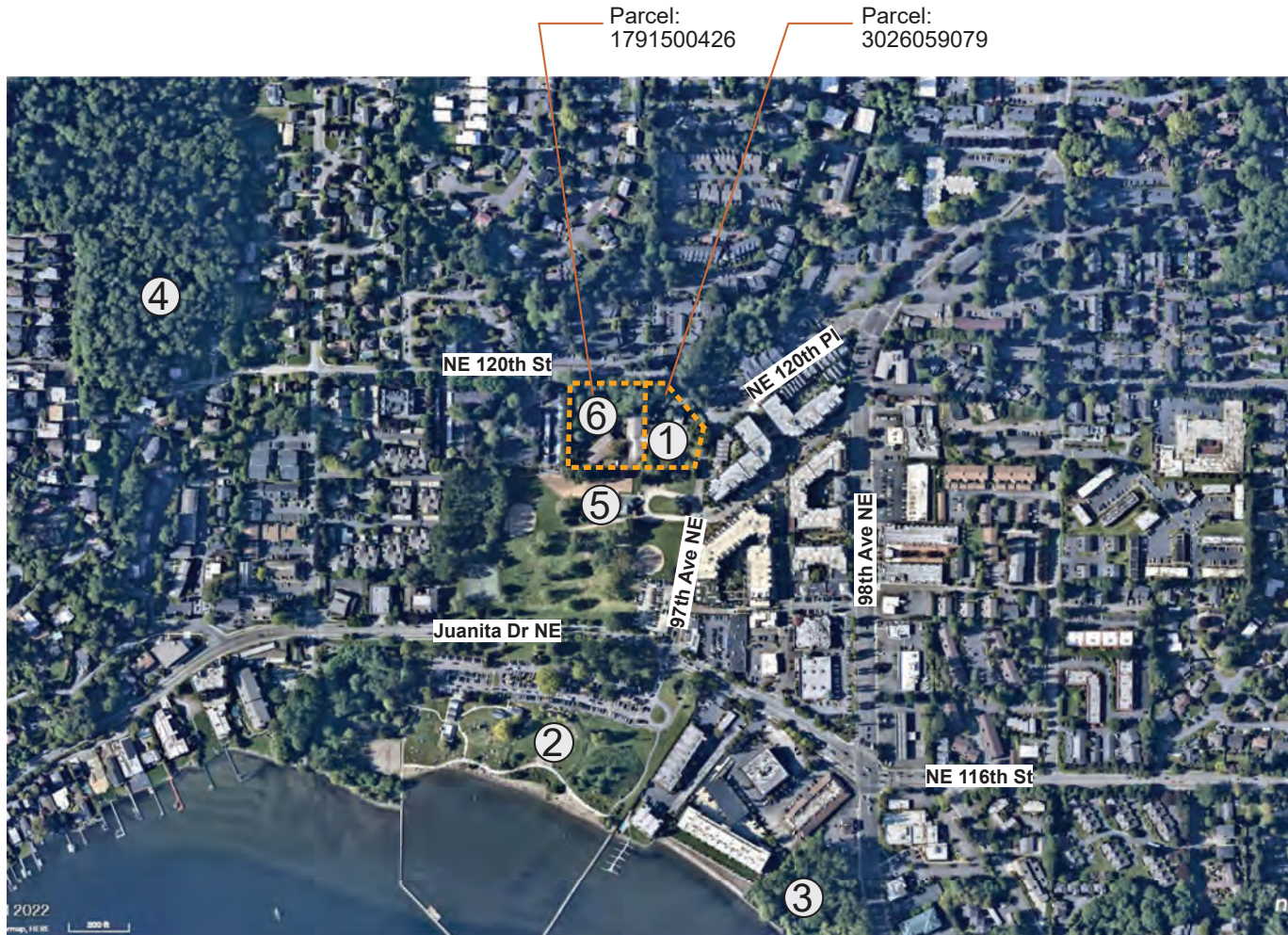
PROJECT SITE

Development Objectives: The goal of this project is to develop a vibrant community for active seniors in an Independent Senior Living facility. The three options indicate that there will be between 45 and 51 units with 78-92 parking spaces depending on the scheme.

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

Juanita Creek runs through the Northern portion of the site. The proposed development is outside of the critical areas buffer and will include removal of hardscape and naturalization of the area within the buffer.





SURROUNDING LANDMARKS

1. Project Site
2. Juanita Beach Park
3. Juanita Bay Park
4. Juanita Heights Park
5. Youth Eastside Services
6. Juanita Creek





1. Project Site



2. Juanita Beach Park



2. Juanita Beach Park

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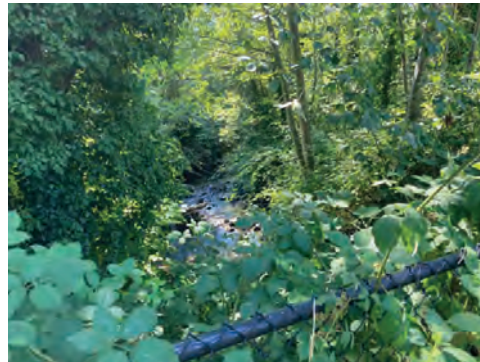
3. Juanita Bay Park



4. Juanita Heights Park



5. Youth Eastside Services



6. Juanita Creek



6. Juanita Creek

CONCEPTUAL DESIGN CONFERENCE PARKSHORE JUANITA BAY

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VICINITY & TRANSPORTABILITY MAP



LEGEND

BIKE PATH



VEHICULAR ACCESS



PEDESTRIAN ACCESS

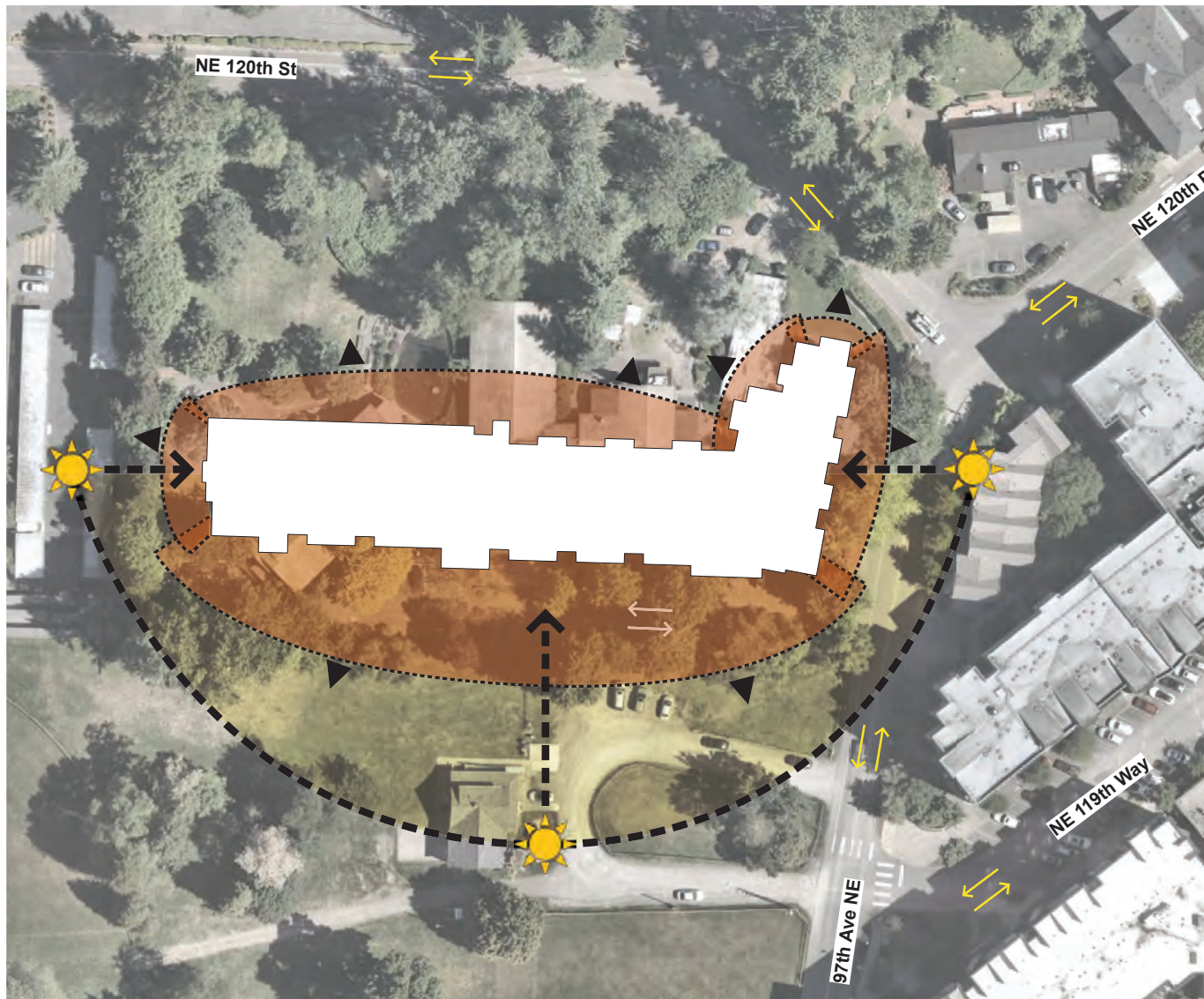
BUS ROUTE



PROPOSED SITE
IMPROVEMENTS



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SITE ENVIRONMENTAL ANALYSIS

VIEWS: The south offers minimally obstructed views across an open field and Juanita Beach Park is visible from all floors. From the second story and above, the site offers projected views of Juanita Bay, Lake Washington, and downtown Seattle is also visible across the lake. The northern side of the building will have views of the nearby wetlands and Juanita Creek.

SOLAR ACCESS: The southern portion offers direct daylight exposure at all times and day of the year. The east and west portions of the building will receive partially obstructed sunlight in the morning and evening times due to neighboring buildings and trees. Northern portions of the building will receive no direct sunlight exposure.

TRAFFIC: Nearby traffic is minimal on 97th Ave NE to the east and NE 120th Pl to the north. Both are collector streets that are predominantly used by the local residential community.

PARKING: Proposed parking includes uncovered surface spaces, possible inclusions of covered car ports, and covered and secured parking garage beneath the building footprint.

PUBLIC TRANSIT: Transit is available within walking distance, and served by bus routes #230, #231, and #255.

WALKABILITY: According to 'City of Kirkland Transportation Master Plan' the walkability score for this area is indicated as 4 (High).

BIKEABILITY: There is a nearby bike path on the principal arterial streets to the east and south of the proposed project.

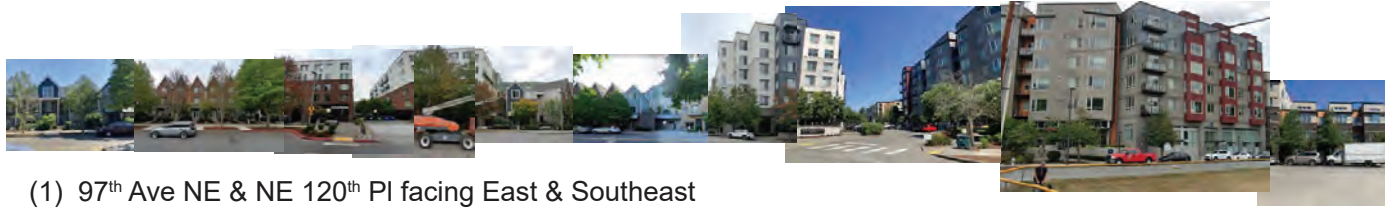


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STREET ELEVATION PHOTOS



(1) 97th Ave NE & NE 120th PI facing East & Southeast



(2) 97th Ave NE facing West



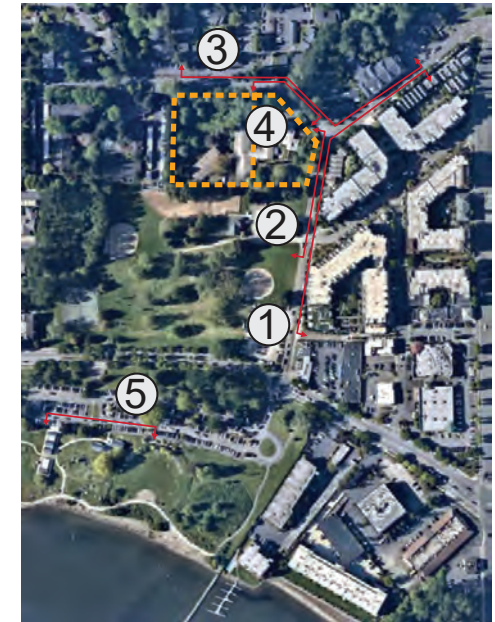
(3) NE 120th St facing North



(4) NE 120th St facing South



(5) Juanita Beach Park facing South



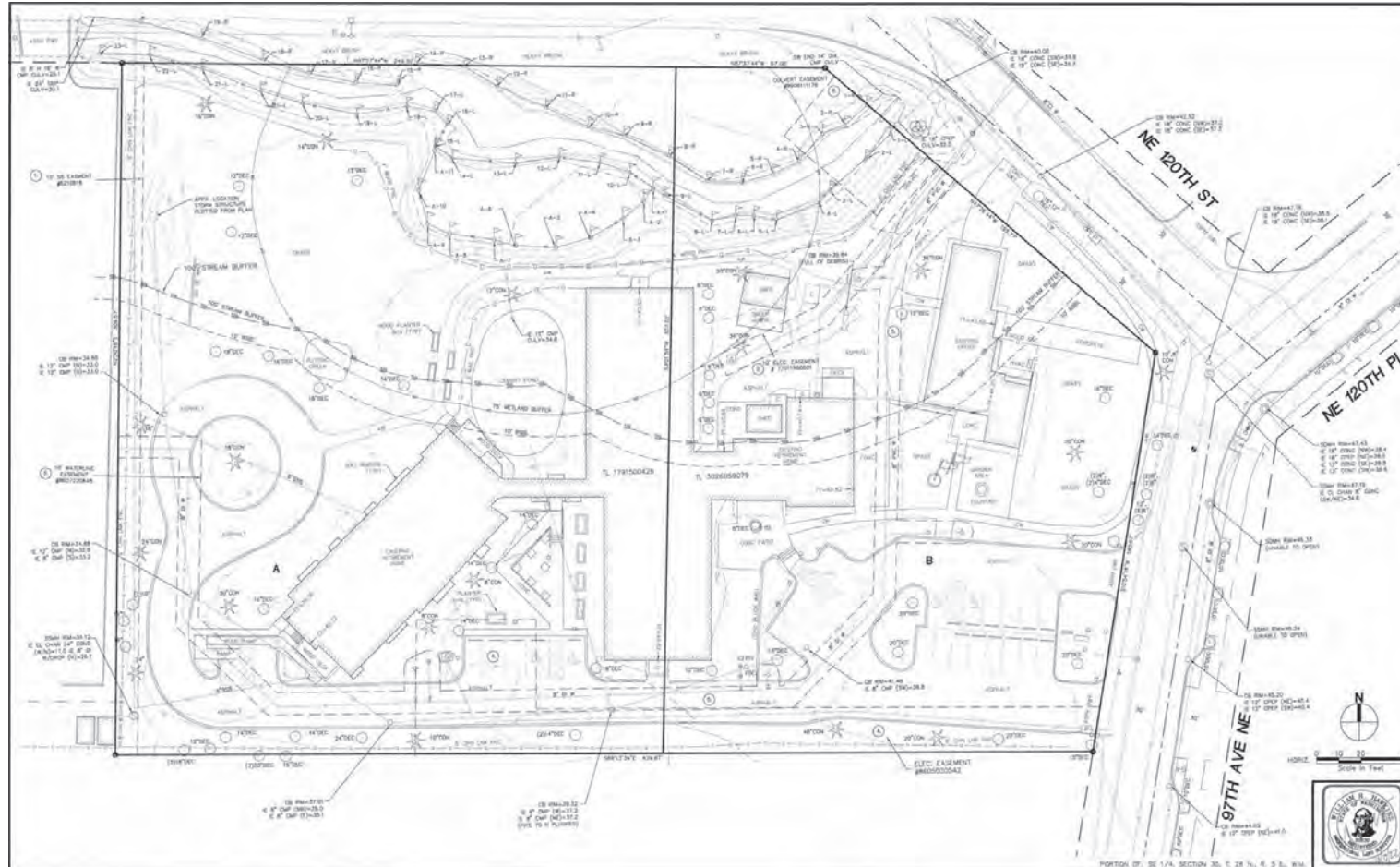
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TOPOGRAPHIC SURVEY 2 OF 2



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