



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

MEMORANDUM

To: Design Review Board
From: Aoife Blake, Associate Planner
Date: March 10, 2022
File No.: DRV22-00064
Subject: **SWYFT APARTMENTS
CONCEPTUAL DESIGN CONFERENCE**

I. MEETING GOALS

At the March 21st, 2022 Design Review Board (DRB) meeting, the DRB should review the concept design for the Swyft Apartments 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. PREVIOUS MEETING SUMMARY

At the March 7th DRB meeting, the applicant presented a conceptual design for a mixed-use project. After deliberation, the DRB requested that the applicant return to a future meeting for an additional Conceptual Design Conference. The DRB was concerned about the scale and mass of the building proposed in the applicant's massing option #3 (preferred), particularly as it relates to the neighboring buildings and the neighborhood in general. The DRB debated the scale presented in massing option #2 and noted that the scale of the building had a better relationship to the pedestrian experience than massing option #3. They requested that the applicant provide more contextual analysis of massing option #2 and #3, especially relating to pedestrian experience and the development potential of neighboring sites.

Additionally, the Board provided the following preliminary comments for the applicant to address once the project is at the Design Response Conference stage:

- Design concept should be more pronounced to make an iconic/ gateway building in Totem Lake
- Design development will need to address modulation (horizontal and vertical) and building materials and color to break up building mass.
- Activation at the street level is very important given the mass and scale proposed.
- Design development will need to incorporate treatment of blank walls.

III. **BACKGROUND INFORMATION**

The subject property is located at 11919 NE 128th Street and 12707 120th Avenue NE (see Attachment 1). The applicant is proposing to construct an 8 to 16-story mixed use building consisting of approximately 300 residential units, ground floor residential lobby, 35,000 square feet of medical office space, and a below grade parking garage. Vehicular access to the property is proposed from NE 128th Street and via an access easement on the Totem Lake Mall property to the south. The applicant has provided a context analysis for the site 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.

IV. **SITE**

The subject property (containing 67,410 square feet) currently contains medical office uses. The site drops in elevation from NE 128th Street to the Totem Lake Mall by approximately 44 feet, with the biggest drop in elevation occurring midway through the subject property. The corner property has street frontage along NE 128th Street and 120th Avenue NE, designated as a minor arterial and a collector street types, respectively. NE 128th Street is designated a Major Pedestrian Sidewalk.

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

North: TL 1A, Medical office, 160 feet above average building elevation

South: TL 2, Commercial, 135 feet above average building elevation

East: TL 2 & 3B, Commercial & hospital, 135 feet above average building elevation and 150 feet above average building elevation, respectively.

West: TL 1A, Residential and medical office, 160 feet above average building elevation

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

V. **KEY ZONING REGULATIONS**

Zoning regulations for uses in the Totem Lake 1A 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, office, stacked dwelling units, retail and restaurant uses. Attachment 3 contains a complete list of allowed uses.
- Residential development must provide a minimum density of 50 dwelling units per gross acre.

Staff Comment: The applicant is proposing residential and medical office uses, which are permitted in this zone. The residential development is proposed to comply with the minimum density in this zone.

- B. **Height:** The TL 1A zone allows a maximum height of 160 feet as measured above the average building elevation subject to special regulation 3 in KZC 55.09.040.

Staff Comment: The applicant will need submit height calculations with the Design Response Conference application. The applicant should show how the proposed building complies with each of the special regulations associated with height. Staff

will review the project for compliance with the City's height regulations during the Design Response phase.

- C. 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.

Staff Comment: Staff and the DRB should review the location, size, dimensions, and features and improvements proposed for the publicly accessible open space(s) as part of the Design Review Conference application.

- D. Setbacks: The required setbacks are 10 feet from the NE 128th Street and 120th Avenue NE.

Staff Comment: The applicant's preferred massing complies with the setback requirement on NE 128th Street and 120th Avenue NE.

- E. 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.
- Office: Parking requirement of this use is based on actual parking demand of existing uses similar to the proposed use, per KZC 105.25.

Staff Comment: The applicant will be required to demonstrate compliance with applicable City parking requirements.

- F. Sidewalks: NE 128th Street is designated to contain a major pedestrian sidewalk. KZC 110.52.3 requires a minimum 8-foot-wide sidewalk and adequate lighting. 120th Ave NE is designated a pedestrian-oriented street. KZC 110.52.2 requires a minimum 10-foot-side sidewalk.

Staff Comment: The final sidewalk configuration will need to be reviewed by Public Works and approved as part of the Design Response Conference decision.

- G. Pedestrian Connection: KZC Section 55.07.6 requires that the project install a pedestrian connection between the TL 2 zone and NE 128th Street.

Staff Comments: The applicant will be required to extend a north/south pedestrian connection that would connect NE 128th Street to the TL2 zone. The first part of this pedestrian connection has been installed through The Jade property (11903 NE 128th St). The final alignment and design of the walkway will be completed as part of the Design Response Conference review process.

- H. Affordable Housing: KZC Section 112.15 requires the project provide 10 percent of the units as affordable housing units.

Staff Comments: Compliance with the City's Affordable Housing Regulations will occur during the building permit process.

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

A complete text and explanation of the adopted Design Guidelines for Pedestrian-Oriented Business Districts can be found online at this web address:

<https://www.kirklandwa.gov/files/sharedassets/public/planning-amp-building/design-guidelines-for-pedestrian-oriented-business-districts.pdf>

VII. 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

VIII. 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. Identify appropriate mitigation techniques for building massing of the proposed buildings. Possible techniques include vertical and horizontal modulation, corner treatment, and roof forms. The applicant has provided three massing schemes including a preferred option (Option 3) for the DRB's review and comment (see Attachment 2).

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 etc.)?
3. What are the key pedestrian connections?
4. How would the project engage pedestrians?

C. Open Space and Landscaping

KZC Section 55.09.010 outlines that developments with larger than 50 dwelling units shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size and shall have no dimension less than 15 feet.

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

IX. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE

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

X. ATTACHMENTS

1. Vicinity Map
2. CDC Plan Submittal
3. Totem Lake 1A Use Zone Chart
4. Design Guidelines – Special Considerations for Totem Lake Business District Core



City of Kirkland GIS



Legend

- City Limits
- Grid
- QQ Grid
- Cross Kirkland Corridor
- Regional Rail Corridor
- Streets
- Parcels
- Lakes
- Schools
- Overlay Zones
 - (EQ)
 - (HL)
 - (HP)
- Planned Unit Development
- Design District
- City Zoning
 - Commercial
 - Industrial
 - Transit Oriented Development
 - Office
 - High Density Residential
 - Medium Density Residential
 - Low Density Residential
 - Institutions
 - Park/Open Space
- Olympic Pipeline Corridor

1: 3,777



Notes

629.6 0 314.79 629.6 Feet

NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

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SWYFT APARTMENTS

DESIGN RESPONSE CONFERENCE

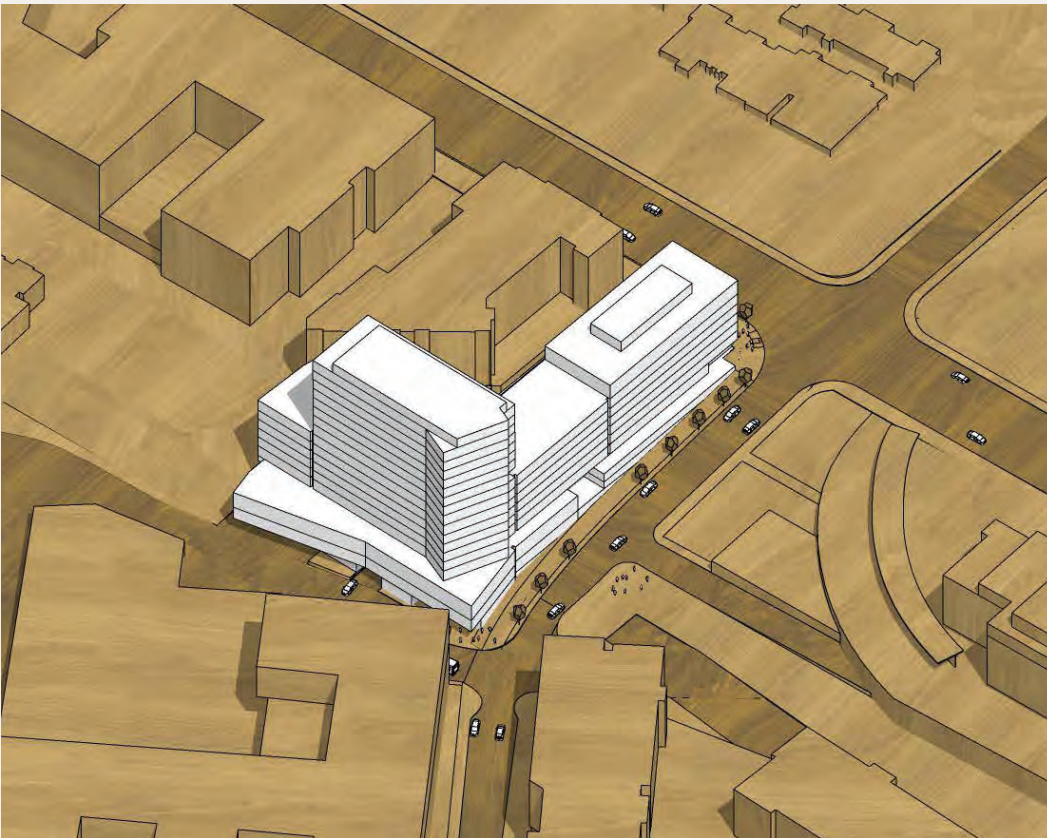
CITY OF KIRKLAND WASHINGTON | MARCH 21ST, 2022



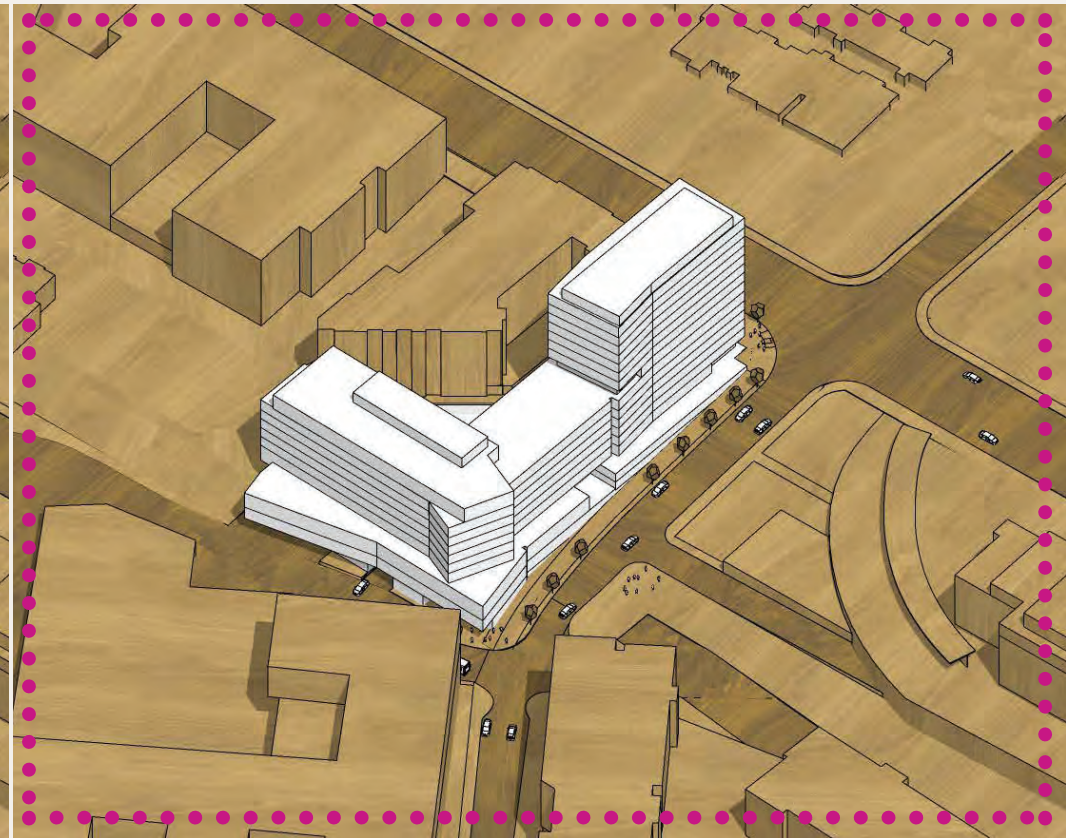
Gensler

SWYFT MASSING PROPOSAL

SCHEME 2



SCHEME 3 // **PREFERRED**



SWYFT MASSING PROPOSAL

What we heard:

In order to make a determination, the Board wants to understand the differences between schemes 2 & 3 and to get a better sense for height differences, solar impacts and pedestrian experiences.

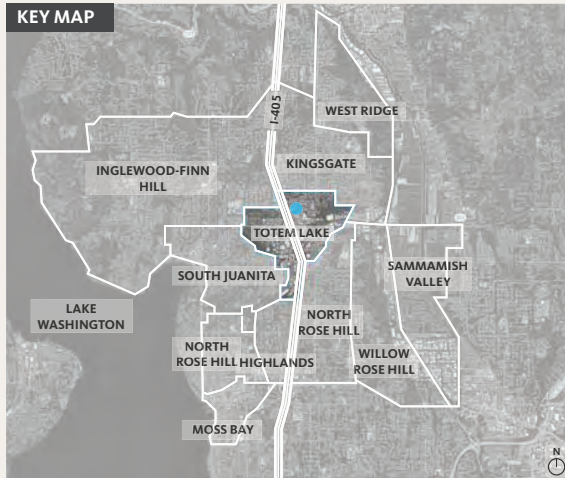
What was requested:

- 01 Zoning analysis of surroundings properties (*block diagrams*).
Build up massing on surrounding properties for proposed massing schemes 2 & 3.
Show existing condition with allowable development per current zoning.
- 02 Building sections with respect to surrounding streets and buildings. Include ABE and height information.
- 03 Solar study.
- 04 Street sections (*include views at the pedestrian level*).
 - South end of the site
 - Traveling East on NE 128th Street
 - At each pedestrian entrance
 - Garage entrance (*south façade*)
 - Open space
 - View from the NW corner of the site (*adjacent to the Jade building*) looking SW into the site and the open space

01

ZONING

SITE // VICINITY MAP



The project site is located at the intersection of NE 128th Street and 120th Avenue NE, near the recently completed Village at Totem Lake.

The project will be nestled into a vibrant existing fabric that will mix established medical buildings, retail, food and beverage with new residential living and additional medical office space, all making use of the nearby transit center while enhancing the walk-ability of the neighborhood.

LEGEND

- Medical Center
- Park & Ride
- Residential
- Shopping Mall
- Park / Open Space
- ⬢ 5 Minute Walk Distance

