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MEMORANDUM

To: Kirkland Hearing Examiner
From: Tony Leavitt, Senior Planner
Jon Regala, Planning Supervisor
Date: June 10, 2020
File: DRV18-00312
Subject: **APPEAL OF DESIGN REVIEW BOARD DECISION
CONTINENTAL DIVIDE MIXED USE PROJECT
FILE NO. DRV18-00312**

I. INTRODUCTION

- A. Appellant: Alex Sidles of Bricklin and Newman LLP representing the Rose Hill Community Group (see Enclosure 1)
- B. Applicant: Continental Divide LLC
- C. Action Being Appealed: February 14, 2020 Design Review Board (DRB) decision approving with conditions the Design Response Conference application for the Continental Divide Mixed Use Project (see Enclosure 2). See Section III for additional information regarding the DRB's authority under design review.
- D. Appeal Summary: The appeal identifies the following specific elements being appealed:
 - 1. Failure to Consider Chapter 92 Guidelines and Violation of Chapter 92 Guidelines
 - 2. Failure to Consider and Violation of Pedestrian-Oriented Business District Guidelines.
 - 3. Violation of Rose Hill Business District GuidelinesSee Section V for more information regarding the appeal issues and staff analysis.

II. RULES FOR CONSIDERATION

- A. Rules: Kirkland Zoning Code (KZC) Sections 142.40 and 145.60 set forth the rules for appeals of Design Review Board Decisions. In the event that a project permit does not include an open record public hearing, then the decision of the Design Review Board shall be heard according to the Process I appeal procedures and provisions in KZC 145.60 and judicial review procedures and provisions in KZC 145.110.
- B. Who May Appeal: KZC Section 142.40.2 states the decision of the Design Review Board may be appealed by the applicant or any other individual or entity who submitted written or oral comments to the Design Review Board.

- C. Criteria for Submission of an Appeal: Under KZC Section 142.40.3, the appeal, in the form of a letter of appeal, must be delivered to the Planning Department within 14 calendar days following the date of the distribution of the Design Review Board decision. It must contain a clear reference to the matter being appealed and a statement of the specific elements of the Design Review Board decision disputed by the person filing the appeal. Only those issues under the authority of the Design Review Board as established by KZC 142.35(3) and (4) are subject to appeal.
- D. Participation in the Appeal: Under KZC Section 142.40.6, Only the person(s) who filed the appeal, the applicant, and the chair (or designee) of the Design Review Board may participate in the appeal. These persons may participate in the appeal in either or both of the following ways:
 - 1. By submitting written comments or testimony to the hearing body or officer prior to commencement of the hearing.
 - 2. By appearing in person, or through a representative, at the hearing and submitting oral testimony directly to the hearing body or officer. The hearing body or officer may reasonably limit the extent of oral testimony to facilitate the orderly and timely conduct of the hearing.
- E. Hearing Scope and Considerations: KZC Section 142.40.7 states that the scope of the appeal is limited to the specific elements of the Design Review Board decision disputed in the letter of appeal and the hearing body or officer may only consider comments, testimony, and arguments on these specific elements.
- F. Decision on the Appeal: Pursuant to KZC Section 142.40.11.a, unless substantial relevant information is presented which was not considered by the Design Review Board, the decision of the Design Review Board shall be accorded substantial weight. The decision may be reversed or modified if, after considering all of the evidence in light of the authority of the Design Review Board pursuant to KZC 142.35(3), the hearing body or officer determines that a mistake has been made. Specific allowances established by the applicable use zone charts may not be appealed unless the Design Review Board has approved exceptions to those allowances.

Under KZC Section 142.40.11.b, the hearing body or officer shall consider all information and material within the scope of the appeal submitted by the appellant. The hearing body or officer shall adopt findings and conclusions and either:

 - 1. Affirm the decision being appealed; or
 - 2. Reverse the decision being appealed; or
 - 3. Modify the decision being appealed.

III. DRB AUTHORITY

- A. Pursuant to KZC Sections 142.35.3 and 4, the Design Review Board shall review projects for consistency with the following:
 - 1. Design guidelines for pedestrian-oriented business districts, as adopted in Chapter 3.30 KMC.
 - 2. Design Guidelines for the Rose Hill Business District (RHBD) and the Totem Lake Neighborhood (TLN) as adopted in Chapter 3.30 KMC.
 - 3. Design Principles for Residential Development contained in Appendix C of the Comprehensive Plan for review of attached and stacked dwelling units located within the NE 85th Street Subarea and the Market Street Corridor.

4. The Parkplace Master Plan and Design Guidelines for CBD 5A as adopted in Chapter 3.30 KMC.
- B. For this project, the Design Guidelines for the Rose Hill Business District (RHBD) (see Enclosure 3) and the Design Principles for Residential Development (see Enclosure 4) are the applicable guidelines.
- C. The Design Review Board is also authorized to approve minor variations in development standards within certain Design Districts described in KZC 142.37, provided the variation complies with the criteria of KZC 142.37.

IV. BACKGROUND

- A. Site Location: The subject property, located at 8505 132nd Avenue NE, is 2.26 acres (98,429 square feet) in size and consists of 8 existing parcels (see Enclosure 5).
- B. Zoning and Land Use: The subject property is zoned RH 8 (Rose Hill Business District 8). The site previously contained multiple single-family residences and associated accessory structures. All existing structures have been demolished as part of the proposal.

The majority of the site is relatively flat with the only significant grade change occurring in the southeast corner of the site along NE 85th Street.

The property has street frontage along NE 85th Street, 132nd Avenue NE, and 131st Avenue NE.

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

North: RSX 7.2. Single family residence. Maximum height is 30 feet.

East: Residential development (The Pointe) located in Redmond

West and South: RH 8. Single-family and commercial uses to the west. Office use to the south. Maximum height of 35 feet.

- C. Applicant's Proposal: The applicant is proposing to construct a four-story mixed-use project. The main building will have a single-story commercial space along NE 85th Street and transition to 3 stories of residential units above a parking level. A single-story commercial building will be located near NE 85th Street. Parking is proposed to be located in a surface parking lot and structured parking garage beneath the main building.

The proposal includes a request for minor variations to allow encroachments into the required front yard setback along NE 85th Street.

- D. Design Review Board Meetings: The project had four Design Response Conference meetings with the Design Review Board summarized as follows:
 - July 2, 2018: Design Response Conference
 - August 6, 2018: Continuation of Design Response Conference
 - November 18, 2019: Continuation of Design Response Conference
 - January 6, 2020: Continuation of Design Response Conference

The staff memos for the above conferences can be found online by their respective meeting dates and are adopted by reference as if fully set forth herein:

https://www.kirklandwa.gov/depart/planning/Boards_and_Commissions/DRB_Meeting_Information.htm

The DRB issued its approval of the Continental Divide Mixed Use Project with conditions on February 14, 2020 (see Enclosure 2). Section II of the DRB's decision contains a summary of the Design Response Conferences held for the project as well as a summary of public comments received. Section III of the DRB's decision contains an analysis of the project based on applicable design guidelines.

V. APPEAL ISSUES

On March 5, 2020, a timely appeal letter was submitted by Alex Sidles of Bricklin and Newman LLP representing the Rose Hill Community Group to the City regarding the DRB's decision on the Continental Divide Mixed Use project (see Enclosure 1).

The appellant's appeal issues are summarized below by topic followed by staff response.

A. Failure to Consider Chapter 92 Guidelines and Violation of Chapter 92 Guidelines

1. **Appeal Issues:** The DRB decision purports to apply the Design Guidelines for Rose Hill Business District and Design Guidelines for Residential Development, but no other set of guidelines. The DRB should have also reviewed the project under the Chapter 92 guidelines. Chapter 92 applies "to all new development, with the exception of development in the TL 7 zone." KZC 92.05.2. Yet the DRB did not review the project under Chapter 92.
2. **Staff Response:** The RH8 Use Zone Chart (see Enclosure 6) requires that projects with office, retail, and/or residential uses be permitted through the Design Review Process pursuant to KZC Section 142 (see Enclosure 7). A review of KZC Section 142 shows that it does not provide for review under Chapter 92 in this case. KZC Section 142.15.1.a states that new buildings greater than one (1) story in height or greater than 10,000 square feet of gross floor area shall be reviewed by the Design Review Board pursuant to KZC 142.35.

KZC Section 142.35.3 states the Design Review Board shall review projects for consistency with one or more of the following:

- Design guidelines for pedestrian-oriented business districts, as adopted in Chapter 3.30 KMC.
- Design Guidelines for the Rose Hill Business District (RHBD) and the Totem Lake Business District (TLBD) as adopted in Chapter 3.30 KMC.
- The Design Guidelines for Residential Development, as adopted in KMC 3.30.040, for review of attached and stacked dwelling units located within the Rose Hill Business District (RHBD), the PLA 5C zone, the Houghton/Everest Neighborhood Center, and the Market Street Corridor.
- The Parkplace Master Plan and Design Guidelines for CBD 5A as adopted in Chapter 3.30 KMC.

For this project, there are only two applicable guidelines documents:

- Design Guidelines for the Rose Hill Business District (RHBD)
- Design Principles for Residential Development.

Although Appellants claim the DRB should have conducted review under Ch. 92 in addition to the two guidelines listed above, Ch. 92 does not apply to any design review conducted by the DRB. For instance, the only reference to the design regulations (Chapter 92) in Chapter 142 is with regard to projects that are subject to Administrative Design Review (ADR) under Ch. 142.25. This matter, of course, did not undergo Administrative (i.e., City Staff) review, but was required to undergo review by the Board.

The Rose Hill Business District Design Guidelines do not require the Design Review Board to apply Chapter 92. Although Chapter 92 previously applied to Design Review Board reviews, in 2007 the City Council adopted Ordinance 4097 (see Enclosure 8) that eliminated this requirement. Unfortunately, the Rose Hill Business District Design Guidelines, adopted in January of 2006, were not updated to reflect this code amendment, which may have led to the appellant's confusion.

In summary, KZC Chapter 92 does not apply to this project and this appeal item should be dismissed.

B. Failure to Consider and Violation of Pedestrian-Oriented Business District Guidelines

1. **Appeal Issues:** The DRB is required to review projects under the design guidelines for pedestrian-oriented business districts. See KZC 145.35.3.a. The DRB decision does not apply these guidelines.
2. **Staff Response:** The Design Guidelines for Pedestrian-Oriented Business Districts (see Enclosure 9) is a stand-alone document that only applies to specific business districts in the City as outlined in the introduction section of the guidelines. The Rose Hill Business District is not listed as being subject to the Design Guidelines for Pedestrian-Oriented Business Districts.

C. Violation of Rose Hill Business District Guidelines

The appellant's appeal issues are summarized below by topic followed by staff responses.

1. Introductory Sections

- a. **Appellant:** The introduction to the RHBD Guidelines emphasizes that the East End of the RHBD (the site of the Continental Divide proposal) is to front each street block with two or even three buildings. In addition, the RHBD Guidelines suggest new developments are to be "residential in character," with the example given of "conversion of single-family houses" as an appropriate scale of development. Instead, the Continental Divide proposes a "superblock" with a single, detached building. Rather than convert the existing single-family homes, the developer proposes to demolish them.
- b. **Staff Response:**
 - i. The Design Guidelines Introduction section states the East End, between 128th Avenue NE and the eastern city limits at 132nd Avenue NE, will feature smaller scale businesses and mixed-uses in a setting compatible with surrounding residential uses. Contrary to appellant's contention, there is no discussion of fronting each street block with two or even three buildings.

- ii. The overview section for the East End Design District states that the East End includes the commercial and mixed-use zoned properties in the Rose Hill Business District east of 128th Avenue NE. The area features a mix of smaller scale uses oriented towards both the regional and local population. The style of development should be more residential in character including conversion of single family homes into commercial businesses. Nearly all buildings should feature pitched roofs and porches or smaller covered entries. The overview continues with encouraging smaller sites to be consolidated to maximize development opportunity and to share vehicular access and parking.
- iii. This section discusses the style of the development and does not discuss building scale as the appellant claims. Regardless, the project contains numerous architectural features that reference the surrounding residential neighborhood, including residential fenestration patterns, residential scale windows, balconies, and varying roofline modulation.

2. Entry Gateway Features

a. Appellant:

- i. The RHBD Guidelines call for a unique landscaping treatment at the gateway corners of Rose Hill (DG 1A). No discernible “distinctive landscaping with a rose garden or other distinctive soft-scape elements are visible. No detailed design of the gateway landscape feature is presented (even though detailed plans of the plaza are shown).”
- ii. The guidelines also suggest an artwork element (DG-1B). The art piece in the renderings is a placeholder and not designed. The round landscape walls hardly make an impact to fast moving traffic and do not stand a chance visually in front of the massive proposal.
- iii. The application has nothing resembling a city entry feature (DG-1C). No gateway sign with City logo is visible.
- iv. The southeast corner of the project has a masonry element shown, but it does not appear to be a monument sign nor an architectural “gateway element” (DG-1D). It is crowded by the massing of the building directly behind it. It also appears that the element is under-scaled as it is barely visible in the context of the building. Again, no gateway sign with City logo is visible.
- v. In direct opposition to the guidance, no lighting is proposed at the corner to illuminate a gateway element or provide “decorative lighting elements” (DG-1E).

b. Staff Response:

- i. The Entry Gateway Features guidelines states the following:
Incorporate entry gateway features in new development on NE 85th Street at 120th and 132nd Avenues.

Gateway features should incorporate some or all of the following:

- a. Distinctive landscaping including an assortment of varieties of roses.*
- b. Artwork (e.g. vertical sculpture incorporating historical information about Rose Hill).*
- c. A gateway sign with the City logo.*
- d. Multicolored masonry forming a base for an entry sign.*
- e. Decorative lighting elements.*

- ii. An applicant is not required to incorporate all of the above-listed features. Here, the applicant proposed a gateway feature that included the planting of rose bushes with a multicolored masonry raised planter bed with artwork in the form of a large climbing rose sculpture with accent lighting (see Enclosure 2, Attachment 2, Page 21). The Design Review Board properly concluded that the proposed design met the design guideline requirements.

3. **Street Trees**

a. **Appellant:**

- i. DG-2A: The street trees required by Section 2 of the design guidelines are not documented properly, especially on 132nd where the red trees are shown in the middle of a sidewalk and, therefore could not be planted.
- ii. DG-2B: The trees do not represent a "unifying element." The red trees shown on the plans are not specifically called out and do not relate to the example trees shown elsewhere in the applicant's submittal to the DRB.

b. **Staff Response:**

- i. The street tree design guideline requires the project to "incorporate street trees, along all street, internal access roads and pathways" and to "encourage development to utilize street trees as a unifying feature of the development".
- ii. The DRB approved plans call for the planting of maple trees along all three frontages (see Enclosure 2, Attachment 2, Page 60). Staff reviewed the building permit plans and the trees will all be Armstrong Maples. The trees along 132nd Avenue NE are located in tree wells pursuant to Public Works standards. The tree wells are located along the eastern edge of the sidewalk and not in the middle of the sidewalk. Because the frontage trees comprise one species, they represent a unified tree palette within the project.

4. **Street Corners**

a. **Appellant**

- i. DG-3A: The guidelines require design treatments that emphasize street corners. These do not appear in the proposal. The aspects suggested by the applicant are neither recognized treatments by the design guideline nor unique to the corner design which is intended to be "distinctive" and "special." (DG-3A, 3C, and 3D) Also, no signage

program for the development or gateway element is shown. (DG-3A, 1C). In addition, there are no plazas present at the corner, making the corner feel crowded and not a good space for pedestrian gathering.

- ii. DG-3C: The guidelines call for special landscaping elements on all street corners. The proposal does not include any. There is also no indication how the required seasonal interest will be provided.
- iii. DG-3D: The guidelines also call for visual interest, sense proportion and human scale. The guidelines include suggestions to achieve the required visual interest and scale, including a raised roof line, turret, corner balconies, special awning, and distinctive building materials.
- iv. None of the suggestions have been met here:
Raised Roofline. Instead, the roof line has been lowered relative to most of the rooflines on the project.
Turret. No typical corner type architectural element is present.
Corner Balconies: The previous rooftop deck has been removed and there are no balconies or decks at the corner element.
Special Awning: Awnings have been added at corner entries, but it is not special. The awning treatment is repeated at all the commercial entries along 85th making the corner element totally indistinct from the other storefronts.
Distinctive Building Materials. All of the commercial facades along NE 85th have the same modular brick finish and no "distinctive use of building materials" at the corner is visible.
- v. Finally, as a general violation that applies across the DG-3 guidelines, it is inappropriate to place the public plaza at midblock instead of at the corner. While the plaza may be a good design feature in theory, the design proposal has missed the opportunity to "hit two birds with one stone" and create the entry gateway element carefully described in the design guidelines and provide a successful urban gathering space. A corner building uniquely scaled and clearly differentiated or detached from the adjoining residential bar could potentially better address these issues.

b. **Staff Response:**

- i. The street corners design guidelines state the following:
 - *Encourage design treatments that emphasize street corners through the use of building location and design, plaza spaces, landscaping, distinctive architectural features, and/or signage.*
 - *Incorporate storefronts directly at 124th, 126th, and 128th street corners to reinforce the desired pedestrian-oriented character of the Neighborhood Center.*
 - *Encourage special landscaping elements on all street corners in the Rose Hill Business District. Such landscaping elements should incorporate a variety of plant types and textures that add seasonal interest.*
 - *Encourage all buildings located at or near street corners to incorporate special architectural elements that add visual interest*

and provide a sense of human proportion and scale. This could include a raised roofline, turret, corner balconies, bay windows, special awning or canopy design, and/or distinctive use of building materials.

- ii. At the November 18, 2019 meeting the DRB requested that the applicant remove the second story balcony at the southeast corner of the building to make the corner more commercial in nature and that the lap siding be replaced with a more commercial looking material. Enclosure 2, Attachment 2, Pages 20 thru 22 outline the applicant's response to this issue at the January 6, 2020 meeting.
- iii. The applicant made the changes requested by the DRB on November 18th. The Design Review Board then concluded that the southeast street corner of the main building utilizes a recessed building entry, pedestrian-oriented space with seating, landscaping, and an entry gateway feature to enhance the appearance of the highly visible location. Additionally, they concluded that the building materials helped to differentiate the corner and the commercial portion from the residential facades, meeting the intent of the street corners design guidelines.

5. **Building Location and Orientation**

a. **Appellant:**

- i. The goal of DG-5 is to "minimize negative impacts to adjacent single-family residential areas." By creating a building too bulky and too close to the single-family houses to its north, the Continental Divide project fails to take account of this goal.
- ii. The mass and bulk of the design is made more imposing by the lack of a set back at any of the upper levels overlooking the residential neighbors. The height and width of the unbroken mass of building render it totally out of scale with anything in the East End district if not within the whole of the Rose Hill Design District.
- iii. In addition, the project violates specific policies within DG-5:
DG 5A: The project is not oriented towards the streets, plazas or common open spaces.
DG-5B: The project is not configured to create a focal point. Instead, it is an undistinguished bulk.
DG-5D: The project is not sited and oriented to minimize impacts to adjacent single-family residents. The suggested minimization of windows and stepping back of upper stories has not been provided, nor have landscape trees been provided to screen the single-family houses.

b. **Staff Response:**

- i. The applicable building location and orientation guidelines for this project are the following:
 - *Locate and orient buildings towards streets, plazas or common open spaces, and major internal pathways.*

- *Configure buildings to create focal points especially on larger sites.*
 - *Site and orient multi-story buildings to minimize impacts to adjacent single family residents. For example, if a multi-story building is located near a single family property, provide landscaping elements and/or minimize windows and openings to protect the privacy of adjacent homes. Another consideration is to increase upper level building setbacks.*
 - *Encourage development to locate and orient buildings towards the street with parking to the side or the rear: At a minimum this should include: Non-residential facades located directly adjacent to the sidewalk or buildings featuring a modest landscaped front yard area or plaza area between the sidewalk and the façade. Primary building entries and windows facing the street. Landscaping trimmed to maintain visibility between the sidewalk and the building.*
 - *Office and residential developments are encouraged to locate and orient buildings towards an interior open space or courtyard, where space allows. In this scenario, primary building entries may orient towards the open space provided there is direct visibility into the open space from the sidewalk. Windows should be provided on the street façade.*
 - *Buildings may be located towards the rear of the property provided they meet landscaping, parking, pathway, and façade standards along the front.*
- ii. Throughout their review of the project, the Design Review Board discussed building location and orientation to help minimize impacts on the neighboring residential properties. The Board requested multiple revisions to address these issues and concluded that the final design met these requirements.
- iii. The project complies with the guideline of minimizing negative impacts to adjacent single family residents. The project is located 30 feet from the north property line, and 20 feet from the west property line, and a required 15 foot landscape buffer is located along both property lines. Contrary to appellant's claim, the buffers will include numerous trees that will help screen the building from neighboring residential uses.
- iv. The DRB concluded that the proposed setbacks eliminated the need for any upper story setbacks.
- v. Once again, contrary to appellant's claim, the project is oriented towards streets, plazas, and open spaces on the site. This claim by appellant's seems to lack any factual support.

6. Sidewalks

- a. **Appellant:** Along 132nd, there is no “curb zone” as required by DG-6A and DG-6B. In addition, trees are shown planted in the middle of the sidewalk, which is not consistent with their use as a sidewalk.
- b. **Staff Response:** The proposal includes street trees planted in tree wells along the eastern edge of the sidewalk adjacent to 132nd Avenue NE, which meets the curb zone requirement of this guideline (see Enclosure 2, Attachment 2, Page 9). The proposed design is consistent with adopted Public Works sidewalk design requirements for minor arterials.

7. Interior Pedestrian Connections

- a. **Appellant:** DG-11 Interior Pedestrian Connections. The large, block-wide “superblock” design of the project violates each of the pedestrian connection guidelines. None of the pedestrian connection contemplated in the RHBD Guidelines appear in this project.
- b. **Staff Response:**
 - i. The applicable interior pedestrian connections guidelines for this project are the following:
 - *Provide convenient pedestrian access between the street, bus stops, buildings, parking areas, and open spaces. Internal pedestrian connections are particularly important on large sites where some uses may be placed away from a street.*
 - *Design all buildings abutting a public sidewalk or major internal pathway to provide direct pedestrian access to the sidewalk or pathway.*
 - ii. Guidelines 11.c and 11.d do not apply to the project as the project is not set back from the street, is not adjacent to a similar or complementary use, and does not have a large parking lot with 3 or more parking aisles.
 - iii. The Design Review Board found that the project provided convenient pedestrian access from and to the site including connections between the building and adjacent right-of-ways. All buildings provide direct pedestrian access to public sidewalks and major internal pathways.

8. Architectural Style

- a. **Appellant:**
 - i. Projects in the East End are encouraged to adopt common residential styles, meaning low-slung ranch-style house with swallow gable or hip roofs, and fenestration patterns similar to single-family home. Here, the repetitive shed roofs set on the project’s highly vertical facade modulation bays is not in keeping with residential style.
 - ii. In addition, very few opportunities to relate to human scale are offered on the east or west facade as there are few grade level doors, stoops, or porches; items that typically give large residential developments a more human scale. The location of the bottom level parking garage has the effect of creating long sections of blank facades along the east elevation. The store fronts have no relationship to common residential designs.

b. **Staff Response:**

- i. The applicable architectural style guideline reads:
Encourage buildings in the East End to utilize architectural styles common to neighboring residential areas. This includes gables roofs, front porches or covered entries, and fenestration patterns that to relate to adjacent single family homes.
- ii. The appellant's statement that residential style means a "low slung ranch-style house with swallow gable or hip roofs" is inaccurate. The guideline is very general and provides flexibility on the chosen style as noted in the discussion section (see Enclosure 3, Page 28). The diversity of residential architecture in the East End would also preclude the imposition of a specific architectural style on new mixed-use projects.
- iii. At the July 2, 2018 meeting, the DRB requested that the applicant look at the fenestration patterns on the residential portion of the structure to make the façade and windows more residential in nature. The Board continued to discuss fenestration at the August 6, 2018 meeting and asked the applicant to submit elevations that compared the development of fenestrations over the first two meetings. At the November 18, 2020 meeting, the applicant submitted plans with this comparison (see Enclosure 2, Attachment 2, page 46-49). The DRB reviewed these plans and concluded that the fenestration patterns relate to adjacent single family homes. Other examples of architectural features that promote human scale are described immediately below under "Architectural Scale" and under "Human Scale."

9. **Architectural Scale**

a. **Appellant:**

- i. The Continental Divide project violates each of the DG-17 guidelines. The project lacks differentiated, residential-scale fenestration sizes and patterns; lacks changes in materials at upper levels; and lacks upper-level setbacks. The project lacks basic, middle and top, or a classical type approach to designing the facade that could have achieved better architectural scaling. DG-17A suggests limiting the size of fenestration to 35 square feet, but almost all the fenestration facing the residential zones is larger than 35 square feet.
- ii. In addition, the building's "superblock" style of architecture is incompatible with the adjacent single-family homes and with commercial development along 85th.

b. **Staff Response:**

- i. The architectural scale guidelines outline a combination of techniques that are desirable to reduce the architectural scale of buildings. Residential uses throughout the Rose Hill Business District warrant such techniques at 30-foot intervals.

- ii. Techniques include the following (see Enclosure 3, Page 29 for complete text):
 - Incorporate fenestration techniques that indicate the scale of the building.
 - Encourage vertical modulation on multi-story buildings to add variety and to make large buildings appear to be an aggregation of smaller buildings.
 - Encourage a variety of horizontal building modulation techniques to reduce the architectural scale of the building and add visual interest. Horizontal building modulation is the horizontal articulation or division of an imposing building façade through setbacks, awnings, balconies, roof decks, eaves, and banding of contrasting materials. For residential uses, provide horizontal building modulation based on individual unit size. Horizontal modulation is most effective when combined with roofline modulation and changes in color and/or building materials. The depth and width of the modulation should be sufficient to meet the objectives of the guidelines. Avoid repetitive modulation techniques, since they may not be effective when viewed from a distance. Larger residential buildings will require greater horizontal modulation techniques to provide appropriate architectural scale.
- iii. Encourage a variety of roofline modulation techniques. This can include hipped or gabled rooflines and modulated flat rooflines. Hipped and gabled rooflines are preferred for multi-family buildings and buildings in the East End.
- iv. The DRB and the applicant spent a majority of the time at the meetings discussing architectural scale and minimizing the impact on neighboring single family residential uses. At the July 2, 2018 meeting, the DRB requested revisions to address these guidelines including increasing vertical and horizontal modulation, increasing the variety of rooflines and forms to help create the look of smaller buildings, and increasing the depth and width of horizontal modulation. The DRB and the applicant continued to discuss and address these issues over the next two meetings. Enclosure 2, Pages 46 thru 49 outline the project's response to these guidelines.
- v. In their Decision, the DRB concluded that the additional 1-foot setback from the northern property line (setback total of 30 feet provided) and the reduction in the number of balconies and windows along the north facade helped to reduce impacts on neighboring residential properties. The DRB also concluded that the following design changes throughout the process were successful in addressing concerns regarding architectural scale (through vertical and horizontal modulation):
 - Treatment of the main building facades with small recesses, residential scale windows, and varying roofline modulation.
 - The incorporation of balconies, changes in building color and materials, and vertical building modulation based on individual units.

10. Human Scale

- a. **Appellant:** The overall height, bulk, and scale of the project violates the requirement that architectural building elements must lend the building a human scale. The building's "super block" style of architecture is incompatible with human scale.
- b. **Staff Response:**
 - i. The human scale guidelines encourage a combination of architectural building elements that lend the building a human scale. Examples include arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, and courtyards. Window fenestration techniques described in Design Guideline Section 17 (Architectural Scale) can also be effective in giving humans clues as to the size of the building. Consider the distances from which buildings can be viewed (from the sidewalk, street, parking lot, open space, etc.).
 - ii. Enclosure 2, Pages 50 thru 51 show the project's response to these guidelines including the use of balconies, landscaping, window fenestration and courtyards throughout the project.
 - iii. The appellant's general claim that the overall height, bulk and scale of the project automatically violate these guidelines is not responsive to these guidelines. The project has incorporated architectural elements into the project that meet the human scale requirements of this section.

11. Signs

- a. **Appellant:** DG-20 requires signs on all commercial facades adjacent to a sidewalk, but the DRB decision does not include a description or depiction of the project's signage.
- b. **Staff Response:** The Design Review Board briefly discussed signs on the commercial building but determined that the signage for the project would have a minimal effect on the project and applicable zoning code regulations would be sufficient to address future sign design.

12. Violation of Minor Variance Criteria

- a. **Appellant:**
 - i. Violation of Minor Variation Criteria. The DRB decision approves, as "minor variations," a setback encroachment of 2.5 to 7.5 feet for the standalone commercial building, and a 1.5-foot setback encroachment for the main building, for a total setback encroachment of 575 square feet.
 - ii. Contrary to the requirements of KZC 142.37.4, the variations do not result in superior design. Instead, they highlight the out-of-scale height, bulk, and scale of the project. There will be less pedestrian access and worse privacy and view impacts on the adjacent single-family residences.
- b. **Staff Response:**
 - i. KZC Section 142.37.1.a allows an applicant to request minor variations to the minimum required setback in the RH8 zone. The

DRB may grant a minor variation only if it finds that the following are met (KZC Section 142.37.4):

- The request results in superior design and fulfills the policy basis for the applicable design regulations and design guidelines; and
 - The departure will not have any substantial detrimental effect on nearby properties and the City or the neighborhood.
- ii. The applicant requested the following minor setback variations along NE 85th Street:
- 2.5-foot to 7.5-foot encroachment for the standalone commercial building.
 - 1.5-foot encroachment for the main building.
 - Approximately 575 square feet of total setback encroachment.
- iii. The DRB concluded that the proposed minor variations meet the criteria in KZC Section 142.37.4 and that the minor variation results in superior design by helping to create a pedestrian-oriented façade along NE 85th Street. The DRB concluded that superior design elements were the materials used on the NE 85th Street facades (including brick, metal panel siding, architectural concrete, and metal canopies), cornice detailing, the amount of glazing used on the NE 85th Street facades, the revised plaza design, and pedestrian amenities (including seating and potted plants).
- iv. The minor variation is supported by Section 5 of the Design Guidelines (Building Location and Orientation) – East End NE 85th Street Frontage, which encourages locating and orienting buildings towards the street with parking to the side or the rear, primary building entries facing the street, façades with transparent windows, and weather protection along the facades.
- v. Additionally, the DRB found that the reduction will not have a substantial detrimental effect on nearby properties and the City or the neighborhood. The reduction is adjacent to NE 85th Street and over 100 feet from the nearest building (two office building on the south side of NE 85th Street) and the reduction results in a superior experience for pedestrians on NE 85th Street.
- vi. The appellant's arguments do not include specific reasons for the project not meeting the criteria. Potential impacts to residential properties located on the other side of the property (approximately 280 feet from the proposed encroachments) are not relevant and the encroachment creates a more pedestrian friendly façade along NE 85th Street.

VI. STAFF RECOMMENDATION

Staff recommends that the Hearing Examiner uphold the DRB's February 14, 2020 decision approving the project with conditions.

VII. JUDICIAL REVIEW (KZC SECTION 145.110)

The action of the City in granting or denying an application under this chapter may be reviewed pursuant to the standards set forth in RCW 36.70C.130 in the King County Superior Court. The land use petition must be filed within 21 calendar days of the issuance of the final land use decision by the City. For more

information on the judicial review process for land use decisions, see Chapter 36.70C RCW.

VIII. ENCLOSURES

1. Appeal Letter
2. Design Review Board Decision and Attachments
3. Design Guidelines for Rose Hill Business District
4. Design Guidelines for Residential Development
5. Vicinity Map
6. RH 8 Zone Use Chart
7. KZC Chapter 142- Design Review
8. Ordinance 4097
9. Design Guidelines for Pedestrian-Oriented Business Districts Introduction Section



BRICKLIN & NEWMAN LLP
lawyers working for the environment

Reply to: Seattle Office

March 5, 2020

Tony Leavitt, Senior Planner
Planning and Building Department
123 Fifth Avenue
Kirkland, WA 98033

Re: Notice of Appeal of Project No. DRV18-00312 (Design Review).

Dear Mr. Leavitt and Planning and Building Department:

On behalf of our client, the Rose Hill Community Group, this is a notice of appeal of the February 14, 2020 decision by the Design Review Board (published February 20) regarding the Continental Divide project, DRV18-00312 (associated with SEP18-00313).

For the reasons stated below, the DRB decision's does not comply with the Kirkland Municipal Code or the relevant design review guidelines. Therefore, the DRB decision should be reversed.

I. Matters Being Appealed

The February 14, 2020 decision of the Design Review Board, approving with conditions project DRV18-00312, the Continental Divide. A copy of the DRB decision is attached.

The appeal of the DRB decision should be consolidated with the Rose Hill Community Group's earlier appeal, dated December 12, 2019, of the SEPA DNS for this project.

II. Specific Elements Being Appealed

A. Failure to Consider Chapter 92 Guidelines and Violation of Chapter 92 Guidelines.
The DRB decision purports to apply the Design Guidelines for Rose Hill Business District and Design Guidelines for Residential Development, but no other set of guidelines.

The DRB should have also reviewed the project under the Chapter 92 guidelines. Chapter 92 applies "to all new development, with the exception of development in the TL 7 zone." KZC 92.05.2. Yet the DRB did not review the project under Chapter 92.

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If the DRB had properly reviewed the project under Chapter 92, the DRB would have disapproved the project. The project violates Chapter 92 in multiple ways, including but not limited to exceeding the 120-foot façade length limit.

B. Failure to Consider and Violation of Pedestrian-Oriented Business District Guidelines. The DRB is required to review projects under the design guidelines for pedestrian-oriented business districts. *See* KZC 145.35.3.a. The DRB decision does not apply these guidelines.

If the DRB had considered the guidelines, the project would not have been approved. The project violates the pedestrian-oriented business district guidelines in various ways, including but not limited to:

- Failure to locate pedestrian-oriented plazas along a well-travelled pedestrian route;
- Lack of well defined, safe pedestrian walkways that minimize distances from the public sidewalk to the internal pedestrian system;
- Failure to have a setback of at least ten feet from the sidewalk;
- Failure to document viable street trees;
- Failure to construct entry gateway features that strengthen the character and identity of the neighborhood;
- Failure to use shared accesses and reciprocal vehicular easements in order to reduce the number of curb cuts;
- Failure to provide architectural detailing at all window jambs, sills, and heads;

C. Violation of Rose Hill Business District Guidelines. Unlike the previous two sets of guidelines (Chapter 92 and pedestrian-oriented business districts), the DRB decision purports to apply the Rose Hill Business District (RHBD) Guidelines. However, the decision fails to apply the following guidelines:

- **Introductory Sections.** The introduction to the RHBD Guidelines emphasizes that the East End of the RHBD (the site of the Continental Divide proposal) is to front each street block with two or even three buildings. RHBD Guidelines at 7. In addition, the RHBD Guidelines suggest new developments are to be “residential in character,” with the example given of “conversion of single-family houses” as an appropriate scale of development.

Instead, the Continental Divide proposes a “superblock” with a single, detached building. Rather than convert the existing single-family homes, the developer proposes to demolish them.

- **DG-1 Entry Gateway Features.**

DG-1a The RHBD Guidelines call for a unique landscaping treatment at the gateway corners of Rose Hill (DG 1a). No discernible “distinctive landscaping”

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with a rose garden or other distinctive soft-scape elements are visible. No detailed design of the gateway landscape feature is presented (even though detailed plans of the plaza are shown).

DG 1b - The guidelines also suggest an artwork element. The art piece in the renderings is a placeholder and not designed. The round landscape walls hardly make an impact to fast moving traffic and do not stand a chance visually in front of the massive proposal.

DG-1c - The application has nothing resembling a city entry feature. No gateway sign with City logo is visible.

DG-1d - The southeast corner of the project has a masonry element shown, but it does not appear to be a monument sign nor an architectural “gateway element.” It is crowded by the massing of the building directly behind it. It also appears that the element is under-scaled as it is barely visible in the context of the building. Again, no gateway sign with City logo is visible.

DG-1e – In direct opposition to the guidance, no lighting is proposed at the corner to illuminate a gateway element or provide “decorative lighting elements.”

- **DG-2 Street Trees**

DG-2a – The street trees required by Section 2 of the design guidelines are not documented properly, especially on 132nd where the red trees are shown in the middle of sidewalk and, therefore, could not be planted.

DG-2b – The trees do not represent a “unifying element.” The red trees shown on the plans are not specially called out and do not relate to the example trees shown elsewhere in the applicant’s submittal to the DRB.

- **DG-3 Street Corners**

DG-3a – The guidelines require design treatments that emphasize street corners. These do not appear in the proposal. The aspects suggested by the applicant are neither recognized treatments by the design guideline nor unique to the corner design which is intended to be “distinctive” and “special”. (DG-3a, -3c, and -3d). Also, no signage program either for the development or gateway element is shown. (DG-3a, DG-1c). In addition, there are not plazas present at the corner, making the corner feel crowded and not a good space for pedestrian gathering.

DG-3c – The guidelines call for special landscaping elements on all street corners. The proposal does not include any. There is also no indication how the required seasonal interest will be provided.

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DG 3d - The guidelines also call for visual interest, sense of proportion and human scale. The guidelines include suggestions to achieve the required visual interest and scale, including a raised roof line, turret, corner balconies, special awning, and distinctive building materials. None of the suggestions have been met here:

Raised Roof Line. Instead, the roof line has been lowered relatively to most of the roof lines on the project.

Turret. No typical corner type architectural element is present.

Corner Balconies. The previous rooftop deck has been removed and there are no balconies or decks at the corner element.

Special Awning. Awnings have been added at corner entries, but it is not special. The awning treatment is repeated at all the commercial entries along 85th making the corner element totally indistinct from the other storefronts.

Distinctive Building Materials. All of the commercial facades along 85th have the same modular brick finish and no “distinctive use of building materials” at the corner is visible.

Finally, as a general violation that applies across the DG-3 guidelines, it is inappropriate to place the public plaza at midblock instead of at the corner. While the plaza may be a good design feature in theory, the design proposal has missed the opportunity to “hit two birds with one stone” and create the entry gateway element carefully described in the design guidelines and provide a successful urban gathering space. A corner building uniquely scaled and clearly differentiated or detached from the adjoining residential bar could potentially better address these issues.

- **DG-5 Building Location and Orientation.** The goal of DG-5 is to “minimize negative impacts to adjacent single-family residential areas.” By creating a building too bulky and too close to the single-family houses to its north, the Continental Divide project fails to take account of this goal.

The mass and bulk of the design is made more imposing by the lack of a set back at any of the upper levels overlooking the residential neighbors. The height and width of the unbroken mass of building render it totally out of scale with anything in the East End district, if not within the whole of the Rose Hill Design District.

In addition, the project violates specific policies within DG-5:

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DG 5a - The project is not oriented toward the streets, plazas or common open spaces.

DG-5b – The project is not configured to create a focal point. Instead, it is an undistinguished bulk.

DG-5d – The project is not sited and oriented to minimize impacts to adjacent single-family residents. The suggested minimization of windows and stepping back of upper stories has not been provided, nor have landscape trees been provided to screen the single-family houses.

- **DG-6 Sidewalks.** Along 132nd, there is no “curb zone” as required by DG-6a and -6b. In addition, trees are shown planted in the middle of the sidewalk, which is not consistent with their use as a sidewalk.
- **DG-11 Interior Pedestrian Connections.** The large, block-wide “superblock” design of the project violates each of the pedestrian connection guidelines. None of the pedestrian connections contemplated in the RHBD Guidelines appear in this project.
- **DG-16. Architectural Style.**

DG 16b - Projects in the East End are encouraged to adopt common residential styles, meaning low-slung ranch-style house with shallow gable or hip roofs, and fenestration patterns similar to single-family homes. Here, the repetitive shed roofs set on the project’s highly vertical facade modulation bays is not in keeping with residential style.

In addition, very few opportunities to relate to human scale are offered on the east or west facade as there are few grade level doors, stoops, or porches; items that typically give large residential developments a more human scale. The location of the bottom level parking garage has the effect of creating long sections of blank facades along the east elevation. The store fronts have no relationship to common residential designs.

- **DG-17 Architectural Scale.** The Continental Divide project violates each of the DG-17 guidelines. The project lacks differentiated, residential-scale fenestration sizes and patterns; lacks changes in materials at upper levels; and lacks upper-level setbacks. The project lacks base, middle and top, or a classical type approach to designing the facade that could have achieved better architectural scaling. DG 17a suggests limiting the size of fenestration to 35 square feet, but almost all the fenestration facing the residential zones is larger than 35 square feet.

In addition, the building’s “superblock” style of architecture is incompatible with the adjacent single-family homes and with commercial development along 85th.

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- **DG-18 Human Scale.** The overall height, bulk, and scale of the project violates the requirement that architectural building elements must lend the building a human scale. The building's "superblock" style of architecture is incompatible with human scale.
- **DG-20 Signs.** DG-20 requires signs on all commercial façades adjacent to a sidewalk, but the DRB decision does not include a description or depiction of the project's signage.

D. Violation of Minor Variation Criteria. The DRB decision approves, as "minor variations," a setback encroachment of 2.5 to 7.5 feet for the standalone commercial building, and a 1.5-foot setback encroachment for the main building, for a total setback encroachment of 575 square feet.

Contrary to the requirements of KZC 142.37.4, the variations do not result in superior design. Instead, they highlight the out-of-scale height, bulk, and scale of the project. There will be less pedestrian access and worse privacy and view impacts on the adjacent single-family houses.

III. Demonstration of Standing

The Rose Hill Community Group consists of homeowners and residents who live in the immediate vicinity of the Continental Divide project. The project will impact their views, reduce their privacy, and worsen the aesthetics of their neighborhood. The Rose Hill Community Group provided comments to the City during the design review process.

IV. Conclusion

For the foregoing reasons, the DRB decision should be reversed.

Very truly yours,

BRICKLIN & NEWMAN, LLP



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Attorney for Rose Hill Group

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cc: Client



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

DESIGN REVIEW BOARD DECISION

FILE NUMBER: DRV18-00312

PROJECT NAME: CONTINENTAL DIVIDE MIXED-USE PROJECT
CONTINENTAL DIVIDE LLC

APPLICANT:

PROJECT PLANNER: TONY LEAVITT, SENIOR PLANNER

I. SUMMARY OF DECISION

Continental Divide LLC applied for design review of the Continental Divide LLC project at 8505 132ND Avenue NE (see Attachment 1). The applicant is proposing to construct a four-story mixed-use building and a standalone single-story commercial building. The main building will have ground-floor commercial space along NE 85th Street and 3 stories of residential units above a parking level. The standalone building will be located near NE 85th Street. The proposal includes a minor variation request to allow encroachments into the required front yard setback along NE 85th Street.

Kirkland Zoning Code Section 142.35.3 states that the Design Review Board shall review projects for consistency with the following:

- The Design Guidelines for Rose Hill Business District, as adopted in Chapter 3.30 KMC.
- The Design Guidelines for Residential Development, as adopted in KMC 3.30.040, for review of attached and stacked dwelling units located within the Rose Hill Business District (RHBD).

On January 6, 2020, the Design Review Board (DRB) approved the project as shown on the plans dated January 6, 2020 (see Attachment 2) subject to the following conditions:

- A. This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 3, Development Standards, intended to familiarize the applicant with some of the additional development regulations. This attachment does not include all of the additional regulations.
- B. As part of the application for a building permit the applicant shall submit the following:
 - 1. Construction plans demonstrating compliance with the project plans approved by the DRB as shown in Attachment 2.
 - 2. Revised plans that show the second story balcony at the southwest corner of the main building as being removed. The southwest corner of the main building shall

- be redesigned to match the design of the main building's southeast corner (see Conclusion III.B).
3. A lighting plan that shows compliance with the requirements of KZC Section 115.85.2 (Exterior Lighting Requirements for the Rose Hill Business District) (see Conclusion III.C).
- C. Prior to final inspection of a building permit by the Planning Official, the project architect shall submit a letter stating that they have evaluated the project to ensure it is consistent with the plans approved through Design Board Review and no modifications have been made that were not previously approved by the City.

II. DESIGN RESPONSE CONFERENCE MEETINGS

A. Background Summary

The DRB held four Design Response Conference meetings for the project. The staff report, plans, and applicant response to the DRB's recommendations from each meeting can be found listed by meeting date at this online web address:

http://www.kirklandwa.gov/depart/Planning/DRB_Meeting_Information.htm

Below is a summary of the Board's discussions at the four Design Response Conferences held for the project.

July 2, 2018 Conference: The Design Review Board reviewed the plans submitted by Encore Architects dated July 2, 2018. Staff provided an overview of the Zoning Code and Comprehensive Plan policies for the Rose Hill Business District (RH) 8 zone and the key design issues for the project. Staff's memo dated June 25, 2018 provides an analysis of project consistency with applicable zoning regulations, Comprehensive Plan policies and Design Guidelines for Pedestrian Oriented Districts.

After receiving public comment on the project and deliberating, the Board requested the applicant to return for a second meeting to respond to the following DRB comments:

- Include two design options for the gateway feature area. The building at the corner of 132nd and 85th needs additional treatment.
- Look at ways to decrease the impacts on neighboring properties - specifically the properties to the north. This could include minimizing the number of windows and balconies on this façade.
- Include additional information regarding the treatment of the 132nd Avenue NE blank wall including full landscape renderings.

- Provide seating areas and other amenities near the bus stop and sidewalks.
- Provide a pedestrian connection between the north building exit and 131st Avenue NE.
- Windows need to be more residential in nature. Create variety and decrease size to match neighboring residential uses.
- Increase the amount of vertical and horizontal modulation, specifically along the longer east and north facades. Varying roof heights and forms would help to create the look of smaller buildings. Increase depth and width of horizontal modulations.
- The masonry material on the commercial façade needs more texture and interest.
- Provide a detailed landscaping plan.

This meeting was continued to August 6, 2018.

August 6, 2018 Conference:

The Design Review Board reviewed the revised plans submitted by Encore Architects dated August 6, 2018. Staff's memo dated July 27, 2018 provides an analysis of project consistency with applicable zoning regulations, Comprehensive Plan policies and Design Guidelines for Pedestrian Oriented Districts.

After receiving public comment on the project and deliberating, the Board requested the applicant to return for a third meeting to respond to the following DRB comments:

- Update plans and elevations to match the renderings. Include dimensional information on plans to help show the depth of modulations and other related items.
- Refine the renderings and models. Bringing the model to the meeting would be beneficial.
- The Board preferred the curved planters for the 85th/ 132nd Corner but would like to see how the curb cuts and utilities impact the design.
- Comparison of the fenestration changes along the north façade from the July 2nd plans to the August 6 plans.
- Provide updated materials boards and sheets.
- Provide more information on the southeast corner building design including upper deck design and material treatment.

- Parapets on the backside of commercial building need additional material treatment.
- Ensure that the project complies with the modulation requirements in the Architectural Scale design guidelines (Section 17).

This meeting was continued to September 17, 2018. Prior to the meeting, the applicant requested that the meeting be cancelled in order to complete the SEPA review.

November 18, 2019 Conference:

The Design Review Board reviewed the revised plans submitted by Encore Architects dated November 18, 2019. Staff's memo dated November 6, 2019 provides an analysis of project consistency with applicable zoning regulations, Comprehensive Plan policies and Design Guidelines for Pedestrian Oriented Districts.

After receiving public comment on the project and deliberating, the Board requested the applicant to return for a fourth meeting to respond to the following DRB comments:

- Submit an updated formal setback modification request. The request should address the criteria in KZC Section 142.37.
- Submit a lighting plan that addresses the Design Guidelines contained in Section 9 - Lighting.
- Ensure that all plans are coordinated throughout the entire packet including landscape plans.
- Provide elevations for all facades for each building including the north facade of the standalone commercial building.
- The design of the southeast street corner needs to ensure compliance with Design Guideline 3.d. The Board requested that the lap siding be replaced with a more commercial looking material. Include the proposed artwork in elevation drawings.
- Look at a reduction in the width of the landscape strip along NE 85th Street, an increase in the sidewalk width, and including more pedestrian amenities and planters along the building facades. See Design Guideline Section 10 for ideas.
- More development of the plaza area. The Board would like to see more hardscape and less landscaping in the area north of the bus stop and between the two buildings. See Design Guidelines Section 12 for ideas.
- Additional development of the standalone commercial façade to create a superior design to offset the modification request. Ideas include materials changes on the parapets and

cornice treatments. The Board recommended looking at the Hectors Building on Lake Street and the Park Lane Public House for some ideas. Also address any blank walls on the backside of the building (see Design Guideline Section 8).

- Incorporate any plans that were submitted at the November 18th meeting into the December 6th packet.

This meeting was continued to January 6, 2020.

January 6, 2020 Conference:

The Design Review Board reviewed the revised plans submitted by Encore Architects dated January 6, 2020. Staff's memo dated December 30, 2019 provides an analysis of project consistency with applicable zoning regulations, Comprehensive Plan policies and Design Guidelines for Pedestrian Oriented Districts.

The applicant presented revised plans, which addressed the requested items from the DRB. The DRB discussed the changes proposed by the applicant and at the conclusion of the meeting voted to approve the project. See Section III below for further information regarding the DRB's discussions and conclusions.

B. Public Comment

All public comment letters and e-mails received during the Design Response Conference meetings were forwarded to the Board for consideration (see Attachment 4). In addition, oral comment from interest parties were provided at the public meetings. All written comments are contained in the City's official file. Below is a summary of the general public comment themes that emerged through the design review process:

- The setback minor modification does not meet the requirements for approval
- The building's east, north and west façades should be mitigated to reduce impacts on neighboring residential properties.
- Neighboring residents were concerned about the project's impacts on their privacy along the northern edge of the site.
- The overall scale of the project is too large for the neighborhood.
- Concerns about traffic impacts on neighboring roads.
- Noise, lighting, and solar access impacts of the project.
- Project does not comply with the Neighborhood Plan.
- Impacts of a future 132nd Avenue right-of-way dedication on the project's gateway feature.

III. DESIGN REVIEW BOARD DISCUSSION AND CONCLUSIONS

Below is a summary of the key issues and conclusions reached by the Design Review Board during the design review process. For more background on these issues and evaluation of how the project meets the Zoning Code see the staff advisory reports from the design response conferences contained in File DRV18-00312 and online on the previously mentioned DRB meeting page.

A. MINOR VARIATION TO REDUCE NE 85TH STREET FRONT YARD SETBACK

The RH 8 Zoning District requires a minimum 10-foot front yard setback along NE 85th Street.

KZC Section 142.37.1.a allows an applicant to request minor variations to the minimum required setback in the RH8 zone. The DRB may grant a minor variation only if it finds that the following are met (KZC Section 142.37.4):

- The request results in superior design and fulfills the policy basis for the applicable design regulations and design guidelines;
- The departure will not have any substantial detrimental effect on nearby properties and the City or the neighborhood.

The applicant requested the following minor setback variations along NE 85th Street:

- 2.5 foot to 7.5 foot encroachment for the standalone commercial building.
- 1.5-foot encroachment for the main building.
- Approximately 575 square feet of total setback encroachment.

The plans show the proposed minor variations and the applicant's response to the criteria (see Attachment 2, Sheets 3 and 4).

DRB Conclusions: The DRB concluded that the proposed minor variations meet the criteria in KZC Section 142.37.4 and that the minor variation results in superior design by helping to create a pedestrian-oriented façade along NE 85th Street. The DRB concluded that superior design elements were the materials used on the NE 85th Street facades (including brick, metal panel siding, architectural concrete, and metal canopies), cornice detailing, the amount of glazing used on the NE 85th Street facades, the revised plaza design, and pedestrian amenities (including seating and potted plants).

The minor variation is supported by Section 5 of the Design Guidelines (Building Location and Orientation) – East End NE 85th Street Frontage, which encourages locating and orienting buildings towards the street with parking to the side or the rear, primary building entries facing the street, façades with transparent windows, and weather protection along the facades.

Additionally, the DRB found that the reduction will not have a substantial detrimental effect on nearby properties and the City or the neighborhood. The reduction is adjacent to NE 85th Street and over 100 feet from the nearest building (two office building on the south side of NE 85th Street) and the reduction results in a superior experience for pedestrians on NE 85th Street.

B. BUILDING MASSING, ARCHITECTURAL AND HUMAN SCALE

DRB Discussion:

The DRB agreed with the applicant's preferred massing model for the site from the Conceptual Design Conference. The applicant's preferred design included an additional 15-foot setback from the north property line (for a total of 30 feet). The zoning code limits any structure within 30 feet of the north property line adjacent to single family residential uses to 15 feet in height if the structure exceeds 50 feet in the width. The applicant chose to keep the entire structure back 30 feet from the north property line.

After review of the plans and listening to public comments, the DRB was concerned about the visual impacts of the north and east façades. They requested that the applicant increase the amount of vertical and horizontal modulation along these facades, decrease the number of windows and balconies along the north façade and treatment of the parking garage along NE 132nd Street. Additionally, the DRB emphasized the importance of the entry gateway feature and the design of the highly visible NE 85th Street and 132nd Avenue NE street corner. Over the next three meetings, the DRB provided feedback on the applicant's responses to the Board's direction.

DRB Conclusions:

The DRB concluded, with conditions, that the proposed buildings are consistent with the applicable Design Guidelines for Rose Hill Business District and the Design Guidelines for Residential Development. The DRB concluded that the additional setback from the northern property line and the reduction in the number of balconies and windows along the north facade helped to reduce impacts on neighboring residential properties.

The DRB agreed that the following design changes throughout the process were successful in addressing the concerns regarding architectural scale (through vertical and horizontal modulation), blank wall treatment, street corner design and entry gateway features:

- Treatment of the main building facades with small recesses, residential scale windows, and varying roofline modulation.
- The incorporation of balconies, changes in building color and materials, and vertical building modulation based on individual units.

- The southeast street corner of the main building utilizes a recessed building entry, pedestrian-oriented space with seating, landscaping, and an entry gateway feature to enhance the appearance of the highly visible location.
- The entry gateway feature utilizes a vertical rose sculpture to enhance the character and identity of the Rose Hill Business District.
- Treatment of the blank parking garage walls along 132nd Avenue NE with landscaping between the building and the sidewalk.

During the DRB's deliberation, the DRB discussed how the second story balcony at the southwest corner of the main building did not fit the commercial design of the building and should be designed to match the southeast corner of the building. The applicant agreed to the design change. As a result, the DRB approval includes a condition that as part of the application for the building permit, the applicant should submit revised plans that show the second story balcony at the southwest corner of the main building as being removed. The southwest corner of the main building should be redesigned to match the design of the main building's southeast corner.

C. VEHICULAR AND PEDESTRIAN ACCESS

DRB Discussion:

Staff provided the DRB background information regarding vehicular access. Vehicular access to and from the property is limited. City guidelines prohibit access from NE 85th Street and the driveway off 132nd Avenue NE will be restricted to right-turn in and out with a median barrier. The Public Works Department approved a driveway modification to allow two driveways off 131st Avenue NE and to allow the driveway accessing the surface parking lot to be less than 75 feet from the intersection of NE 85th Street and 131st Avenue NE. Additional concerns regarding traffic impacts were addressed through the SEPA Process.

Therefore, at the meetings the DRB focused their discussion on pedestrian access to and from the buildings and the adjacent streets, pedestrian amenities located onsite and along NE 85th Street, and the design of the pedestrian plaza located between the standalone commercial and main building along NE 85th Street. Additionally, site lighting was discussed.

Along NE 85th Street, the DRB was concerned that the initial landscaping plan for the large planter strip created too much of a "tunnel effect" for pedestrians and requested a reduction in the width of planter strip and wider sidewalks. They also discussed the need for pedestrian seating areas and planters along the commercial building façade. In regard to the plaza area, the DRB felt that the area had too much landscaping and not enough hardscape to provide for amenities including seating areas.

DRB Conclusions:

The DRB concluded that the proposed plans for the site are consistent with the applicable design guidelines. The DRB agreed that the following design changes throughout the process were successful in addressing the concerns regarding pedestrian access to and around the site, pedestrian amenities, commercial plaza, and lighting throughout the site:

- Widening of the sidewalk along NE 85th Street and a decrease in the width of the landscape strip.
- The addition of planters and seating along NE 85th Street to create a more pedestrian friendly building façade.
- The revised plaza design (with the increase in paved areas) adds additional pedestrian amenities that enrich the pedestrian environment and increases pedestrian activity in the area. The plaza area also provides a small gathering area for commercial customers and tenants, residents and their guests, and transit riders.
- The submitted lighting plan enhances pedestrian safety, creates inviting pedestrian area and provide adequate lighting without creating excessive glare or light levels. As part of the building permit application, the applicant will be required to submit a lighting plan that shows compliance with the requirements of KZC Section 115.85.2 (Exterior Lighting Requirements for the Rose Hill Business District).

C. LANDSCAPING

DRB Discussion:

The DRB discussed the need for landscaping to help soften building massing, screen the parking garage blank wall along 132nd Avenue NE, enhance the pedestrian experience, and provide visual interest. Opportunity areas discussed for landscaping included the residential building courtyard, along the NE 85th façade of the commercial building, plaza area, entry gateway area, and along the west, north and east facades of the main building. The DRB expressed an interest in the landscaping providing year round screening of the building and year around interest. The DRB also discussed the future impacts of a future 132nd Avenue turn lane on the entry gateway area and the landscaping along 132nd Avenue NE. The DRB did not provide direction on this topic since the street improvements and timing were uncertain.

DRB Conclusions:

The DRB concluded that the project was consistent with the guidelines relating to landscaping.

D. BUILDING MATERIALS, COLOR AND DETAIL

DRB Discussion:

Throughout the design review process, the DRB evaluated the proposed materials and colors. The DRB requested that the applicant increase the texture and interest of the masonry material on the commercial façade, incorporate material changes to the parapets and cornices on the commercial façade, and requested that lap siding on the commercial portions of the structure be replaced with material with a more commercial aesthetic. For the residential portion, the DRB was accepting of the materials, color, and details.

The DRB was accepting of the materials that the applicant chose for the final design of the commercial spaces including modular brick, metal panel siding, and architectural concrete. The DRB also ensured that the project utilized materials and color changes on the residential portion to help mitigate building massing.

DRB Conclusions:

The DRB concluded that the project was consistent with the guidelines relating to building materials, colors, and details.

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA) AND CONCURRENCY

The City issued a SEPA Determination of Nonsignificance on December 2, 2019 for the project. Multiple appeals of the determination were filed within the appeal period.

Pursuant to KMC 24.02.230(f), if a land use permit does not include an open record public hearing but provides for an open record appeal (such as Design Review Board and Process I decisions), the SEPA appeal will be consolidated with the open record appeal and decided upon by the hearing examiner. A timely SEPA appeal will be placed on hold until the City's final decision on the underlying permit is issued. Then, if the underlying permit decision is appealed administratively, both appeals will be decided at a consolidated open record appeal hearing. If the underlying permit decision is not appealed, then there will be no administrative SEPA appeal available and judicial appeal procedures may be followed.

V. DEVELOPMENT REVIEW COMMITTEE

Comments and requirements placed on the project by City departments are found on the Development Standards, Attachment 3.

VI. 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.

VII. APPEALS OF DESIGN REVIEW BOARD DECISIONS AND LAPSE OF APPROVAL

A. Appeals

Section 142.40 of the Zoning Code allows the Design Review Board's decision to be appealed to the Hearing Examiner by the applicant or any person who submitted written or oral comments to the Design Review Board. The appeal must be in the form of a letter of appeal and must be delivered, along with any fees set by ordinance, to the Planning and Building Department by 5:00 p.m., March 5, 2020, fourteen (14) calendar days following the postmarked date of distribution of the Design Review Board's decision.

Only those issues under the authority of the Design Review Board as established by Kirkland Zoning Code 142.35(3) are subject to appeal.

B. Lapse of Approval

The applicant must begin construction or submit to the City a complete building permit application for the development activity, use of land or other actions approved under this chapter within five (5) years after the final approval of the City of Kirkland on the matter, or the decision becomes void.

The applicant must substantially complete construction for the development activity, use of land or other actions approved under this chapter and complete the applicable conditions listed on the notice of decision within seven (7) years after the final approval on the matter or the decision becomes void.

VIII. ATTACHMENTS

1. Vicinity Map
2. Plans dated January 6, 2020
3. Development Standards
4. Public Comments

IX. PARTIES

A list of parties that submitted written or oral comments to the DRB have been attached to file no. DRV18-00312.

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X. APPROVAL



Chair, Design Review Board

Date: 2/14/2020

Enclosure 2: Design Review Board Decision and Attachments can be found here:

Part 1 (10.3 MB):

https://www.kirklandwa.gov/Assets/Planning/Planning+PDFs/Design+Review+Board/Continental+Divide+Mixed-Use+Project+DRB+Decision+-+DRV18-00312_Part1.pdf

Part 2 (10.2 MB):

https://www.kirklandwa.gov/Assets/Planning/Planning+PDFs/Design+Review+Board/Continental+Divide+Mixed-Use+Project+DRB+Decision+-+DRV18-00312_Part2.pdf

Part 3 (971 kB):

https://www.kirklandwa.gov/Assets/Planning/Planning+PDFs/Design+Review+Board/Continental+Divide+Mixed-Use+Project+DRB+Decision+-+DRV18-00312_Part3.pdf

Attachment 2 (Approved Plans) has been included in the packet for reference ease.



DESIGN RESPONSE CONFERENCE

**8505 132nd Avenue NE
Kirkland, WA**

January 6, 2020



1. SETBACK MODIFICATION	3
<ul style="list-style-type: none"> • Submit an updated formal setback modification request. The request should address the criteria in KZC Section 142.37. <ul style="list-style-type: none"> a. Also include a site plan that highlights all the encoachments. 	
2. LIGHTING PLAN	5
<ul style="list-style-type: none"> • Submit a lighting plan that addresses the Design Guidelines contained in Section 9 - Lighting. 	
3. COORDINATION	8
<ul style="list-style-type: none"> • Ensure that all plans are coordinated throughout the entire packet including landscape plans. <ul style="list-style-type: none"> a. We would strongly recommend having the landscape architect at the next meeting. 	
4. ELEVATIONS	12
<ul style="list-style-type: none"> • Provide elevations for all facades for each building including the north facade of the standalone commercial building. 	
5. SE STREET CORNER	20
<ul style="list-style-type: none"> • The design of the southeast street corner needs to ensure compliance with Design Guideline 3D. <ul style="list-style-type: none"> a. The board requested that the lap siding be replaced with a more commercial material b. Include the proposed artwork in elevation drawings. 	
6. LANDSCAPE, SIDEWALK, AMENITIES	23
<ul style="list-style-type: none"> • Look at reduction in the width of the landscape strip along NE 85th Street, an increase in the sidewalk width, and including more pedestrian amenities and planters along the building facades. See Design Guideline 10 for ideas. 	
7. PLAZA DEVELOPMENT	28
<ul style="list-style-type: none"> • More development of the plaza area. They would like to see more hardscape and less landscaping in the area north of the bus stop and between the two buildings. See Design Guideline Section 12 for ideas. 	
8. COMMERCIAL FACADE DEVELOPMENT	31
<ul style="list-style-type: none"> • Additional development of the standalone commercial facade to create a superior design to offset the modification request. Ideas include material changes on the parapets and cornice treatments. We recommend looking at the Hectors Building on Lake Street and the Park Lane Public House for some ideas. <ul style="list-style-type: none"> a. Also address any blank walls on the backside of the building (See Design Guideline Section 8) 	
9. FINAL PACKET	34
<ul style="list-style-type: none"> • Incorporate any plans that were submitted at the meeting into the final packet. 	

1. SETBACK MODIFICATION

- Submit an updated formal setback modification request. The request should address the criteria in KZC Section 142.37.
 - a. Also include a site plan that highlights all the encroachments.

KZC 142.37 DESIGN DEPARTURE AND MINOR VARIATIONS

4. CRITERIA – The Design Review Board may grant a design departure or minor variation only if it finds that all of the following requirements are met:
- a. The request results in superior design and fulfills the policy basis for the applicable design regulations and design guidelines;
 - b. The departure will not have any substantial detrimental effect on nearby properties and the City or the neighborhood.

BACKGROUND:

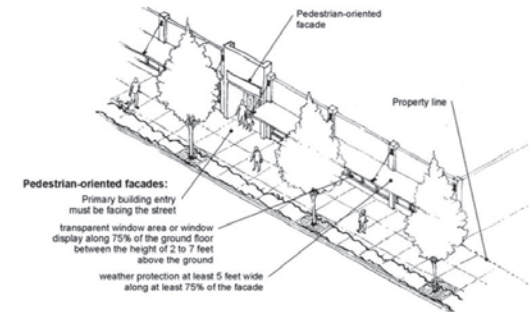
There were originally 4 Minor Variation Setback Requests (balconies facing 131st and 132nd, the NW driveway, and the buildings facing 85th Street). As shown by the red dashed line on the accompanying site plan, the balconies and driveway all comply with the prescribed setbacks and therefore no Design Departures or Minor Variations for these features are requested.

BUILDING PLACEMENT NE 85TH STREET FRONTAGE:

Criteria 4.a.: The most relevant aspect of design with regard to this request is the placement itself of the buildings on the site plan. The question regarding building placement on the NE 85th Street Frontage is,

“GIVEN THE 3 OPTIONS IN FIGURE 19, PAGE 15 OF THE DESIGN GUIDELINES FOR ROSE HILL EAST END NE 85TH STREET FRONTAGE, WHICH IS A SUPERIOR DESIGN TO THE STATED SETBACK REQUIREMENT?”

Considering that the goal of the policy basis is to create pedestrian friendly storefronts on NE 85th Street, the top option (shown below) is the one that conforms with best planning practices to have the storefronts right at the edge of the sidewalk. That is, at the property line where the pedestrian interface occurs; not setback from the property line. Note that in this Design Guideline recommended option, the building is placed such that the storefronts are at the property line.



CONCLUSION CRITERIA 4.A.:

The request does result in a superior design and fulfills the policy basis for the applicable design regulations and design guidelines. It is specifically implementing a recommended and preferred street frontage option directly from the Design Guidelines for Rose Hill East End NE 85th Street Frontage (page 15).

CONCLUSION CRITERIA 4.B.:

The departure request actually produces a better pedestrian experience and a more viable business environment. It will not have any detrimental (let alone substantial) effect on nearby properties, the City, or the neighborhood.

ITEM 1 | SITE PLAN / LEVEL 1 FLOOR PLAN

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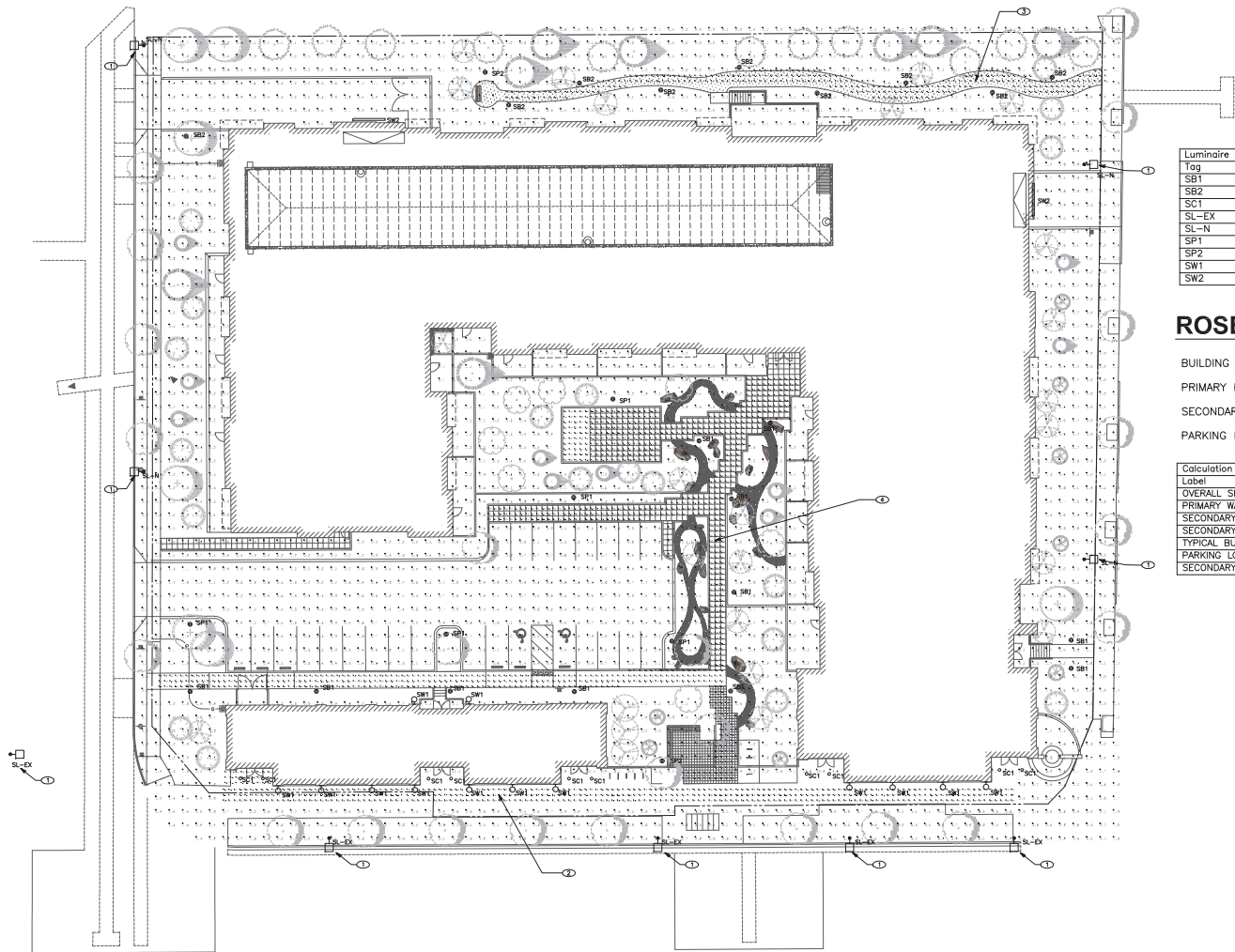


2. LIGHTING PLAN

- Submit a lighting plan that addresses the Design Guidelines contained in Section 9 - Lighting.

DESIGN GUIDELINES SECTION 9 - LIGHTING

- a. Provide adequate lighting levels in all areas used by pedestrians and automobiles, including building entries, walkways, parking areas, circulation areas, and open spaces. Recommended minimum light levels:
 - Building entries: 4 foot candles
 - Primary pedestrian walkway: 2 foot candles
 - Secondary pedestrian walkway: 1-2 foot candles
 - Parking lot: .60 -1 foot candle
 - Enclosed parking garages for common use: 3 foot candles
- b. Lighting should be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas.
- c. 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 buildingmounted light fixtures to give visual variety from one facade to the next.
- d. Minimizing impacts of lighting on adjoining activities and uses should be considered in the design of lighting. This is particularly important adjacent to residential uses.
- e. Parking lot light fixtures should be non-glare and mounted no more than 15'-20' above the ground. Lower level light fixtures are preferred to maintain a human scale. Ideally, all exterior fixtures should be fitted with a full cut-off shield to minimize light spill over onto adjoining properties



Luminaire Schedule				
Tag	Description	Qty	Lum. Watts	Lum. Lumens
SB1	42-IN BOLLARD	11	13.2	671
SB2	22-IN PATHLIGHT	8	9	350
SC1	SURFACE MOUNTED DOWNLIGHT - MOUNTED @ 10' AFF	10	8,416	759
SL-EX	EXISTING STREET LIGHT - MOUNTED @ 32' AFF	5	176	17716
SL-N	NEW STREET LIGHT - MOUNTED @ 32' AFF	4	111	13000
SP1	POST-TOP POLE MOUNTED LUMINAIRE (TYPE 3) - - MOUNTED @ 16' AFF	5	36	3134
SP2	POST-TOP POLE MOUNTED LUMINAIRE (TYPE 5) - MOUNTED @ 16' AFF	3	36	3370
SW1	DECORATIVE WALL SCONCE - MOUNTED @ 10' AFF	14	9.43	919
SW2	WALL MOUNTED LINEAR DOWNLIGHT - MOUNTED @ 10' AFF	2	19.1	2000

ROSE HILL LIGHTING DESIGN GUIDELINES

- BUILDING ENTRIES: 4FC MINIMUM AVERAGE
- PRIMARY PEDESTRIAN WALKWAYS: 2FC MINIMUM AVERAGE
- SECONDARY PEDESTRIAN WALKWAYS: 1-2FC MINIMUM AVERAGE
- PARKING LOTS: .60-1FC MINIMUM AVERAGE

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
OVERALL SITE	Illuminance	Fc	1.16	17.3	0.0	N.A.
PRIMARY WALKWAY (SIDEWALK)	Illuminance	Fc	3.33	6.4	1.9	1.75
SECONDARY WALKWAY (COURTYARD)	Illuminance	Fc	1.39	9.9	0.1	13.90
SECONDARY WALKWAY (GARDEN PATH)	Illuminance	Fc	1.00	17.9	0.0	N.A.
TYPICAL BUILDING ENTRY	Illuminance	Fc	10.52	14.6	4.9	2.15
PARKING LOT	Illuminance	Fc	0.94	3.6	0.2	4.70
SECONDARY PEDESTRIAN WALKWAY 2	Illuminance	Fc	1.05	17.9	0.0	N.A.

1 SITE PLAN - LIGHTING
SCALE: 1/16"=1'-0"





GLUMAC
engineers for a sustainable future

1601 Fifth Ave, Suite 2210
Seattle, WA 98101
T: 206.262.1010 www.glumac.com
Project Manager: Alex Martin
Engineer/Designer:
Job Number: 05.18.00547

Issue	Date	Description

PROJECT NAME
CONTINENTAL DIVIDE
KIRKLAND, WA

SHEET TITLE
SITE PLAN - PHOTOMETRIC

DATE
AS NOTED 12.15.2019
SHEET NUMBER



1 SITE PLAN - PHOTOMETRIC
SCALE: NTS

3. COORDINATION

- Provide Ensure that all plans are coordinated throughout the entire packet including landscape plans.
 - a. We would strongly recommend having the landscape architect at the next meeting.

PLANS, INCLUDING LANDSCAPE PLANS, HAVE BEEN COORDINATED PER COMMENT 3.

LANDSCAPE ARCHITECT IN ATTENDANCE.

ITEM 3 | LANDSCAPE MASTER PLAN

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- (A) PERMEABLE PAVER PLAZA (B) BUS SHELTER (C) ENTRY GATEWAY FEATURE (D) PEDESTRIAN PATHWAY
(E) GARAGE ENTRY (F) APARTMENT AMENITY SPACE (G) LANDSCAPE PLANTING, TYP.

PELLETIER + SCHAAR ARCHITECTS

Rose Hill Business District Design Guideline #22:

Continental Divide's landscape planting enhances the visual quality of the urban environment. The site contains pedestrian/auto, pedestrian, and building-oriented landscapes. Pedestrian/auto landscapes focus on robust plantings to protect pedestrians from traffic with street trees, creating a more hospitable environment. The pedestrian landscape emphasizes plant materials that provide color, texture, shape, and year-round interest. Finally, the building landscape serves to complement the building while screening any faults and maintaining views. Over the site there is a colorful mix of drought-tolerant and low-maintenance plantings including roses in many highly visible locations.

(Design Guidelines for Rose Hill Business District - <https://www.kirklandwa.gov/Assets/Planning/Planning+PDFs/Rose+Hill+Design+Guidelines.pdf>)

Land Use Buffer Summary:

The applicant shall provide a 15' wide landscape strip to be planted with trees spaced at a rate of 1 tree every 20'. Deciduous trees are to be 2.5" caliper minimum and coniferous trees are to be 8" minimum in height, and at least 70% of trees shall be evergreen. A mix of various shrubs are to be planted to obtain at least 60% coverage within 2 years.

(KZC 95.42.1 Minimum Land Use Buffer Requirements)

Landscape plan data:

Types of plantings: The site is composed of a mix of evergreen and deciduous trees, shrubs, and groundcover to provide year-round structure and interest. While various grasses and perennials add seasonal interest and character. A few prominent plants in the proposed landscape plan are: Vine Maple, Vanderwolf Pine, Western Red Cedar, Western Hemlock, Red & Yellow Twig Dogwood, Rugosa Rose, Flowering Currant, Japanese Pieris, Mountain Laurel, Viburnum, Switch Grass, Lavender, Coreopsis, and Creeping Mahonia, among many others.

Proposed landscape plan by the numbers:

Trees: 119 - Avg. size: 2" cal. / 8' high min.

Shrubs/Grasses: 2,633 - Avg. size: Shrub 5-gal / Grass 2-gal

Groundcover: 2,528 - Avg. size: 4" pot

Total number of plants on site: 5,280

Evergreen tree coverage in 15' buffer (Min. 70% Req.): 87.2%

Plant totals represented are approximate and are subject to change



ITEM 3 | PLAZA DEVELOPMENT

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- (A) PERMEABLE PAVER PLAZA (B) BICYCLE RACKS (C) BENCH SEATING (D) BUS SHELTER (E) LANDSCAPE PLANTING (F) PEDESTRIAN WALK



PEDESTRIAN AMENITIES

The site frontage and plaza along NE 85th creates an active and comfortable pedestrian environment that incorporates many amenities such as various seating options, mixed planting beds of trees, shrubs, and groundcover creating year-round interest, bicycle racks, lighting, varied paving types defining spaces and adding interest, as well as easy access to commercial spaces and public transportation.

DECIDUOUS TREES



ARMSTRONG MAPLE



VINE MAPLE



CALLERY PEAR



IN SPRING



CORAL BARK MAPLE



IN SPRING

EVERGREEN TREES



VANDERWOLF PINE



WEEPING ALASKA CEDAR

GROUND COVER



CREeping THYME



LILY TURF

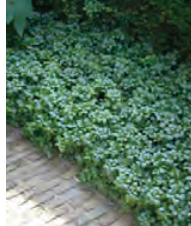
SHADE PLANTINGS



WESTERN RED CEDAR



WESTERN HEMLOCK



PACHYSANDRA



BUNCHBERRY DOGWOOD

EVERGREEN SHRUBS



MOUNTAIN LAUREL



HEAVENLY BAMBOO



SPRING BOUQUET VIBURNUM



RHODODENDRON

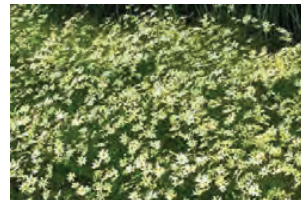
SHRUBS + GRASSES



BLUE OAT + LAVENDAR



DWARF FOUNTAIN GRASS



MOONLIGHT TICKSEED



RUGOSA ROSE



FLOWERING CURRANT



NINEBARK



4. ELEVATIONS

- Provide elevations for all facades for each building including the north facade of the standalone commercial building.

SEE FOLLOWING ELEVATIONS.

ITEM 4 | SITE PLAN / LEVEL 1 FLOOR PLAN

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ITEM 4 | MATERIALS & ELEVATIONS

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^ EAST ELEVATION



^ SOUTH ELEVATION

ITEM 4 | MATERIALS & ELEVATIONS

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^ WEST ELEVATION



^ NORTH ELEVATION

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^ NORTH OFFICE ELEVATION



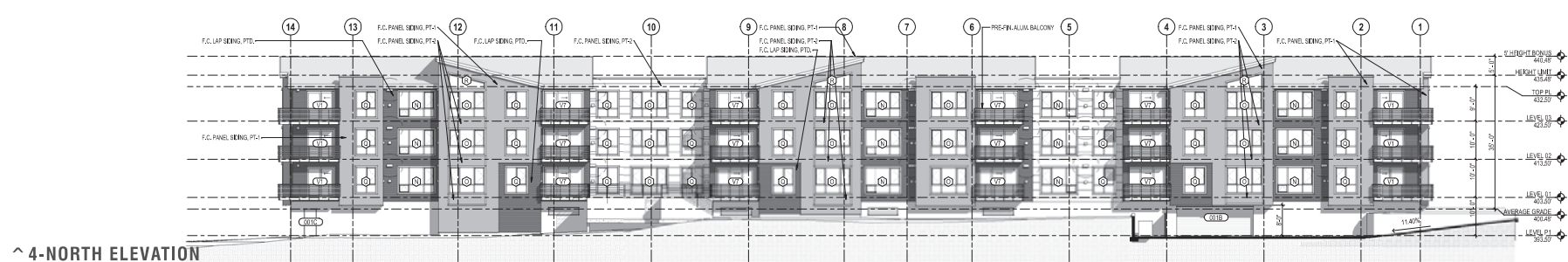
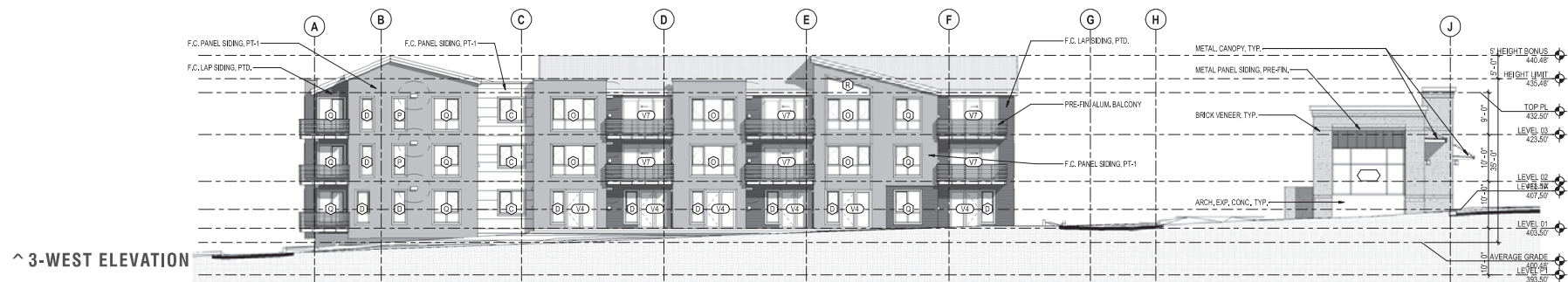
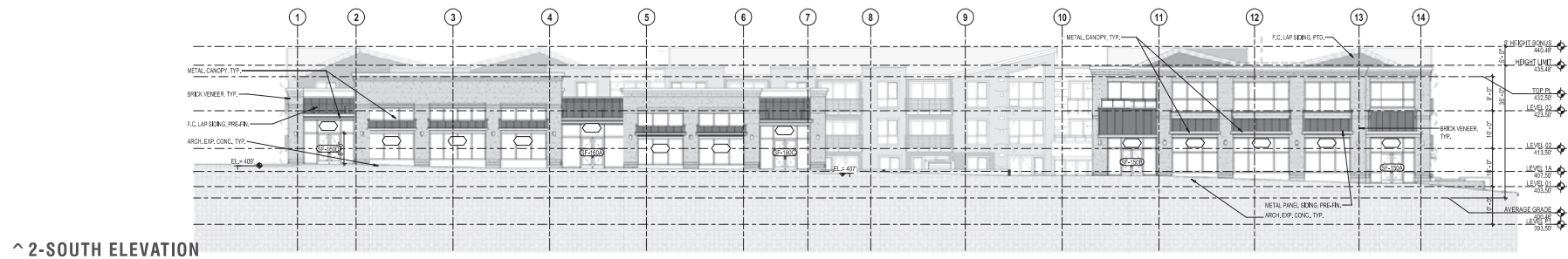
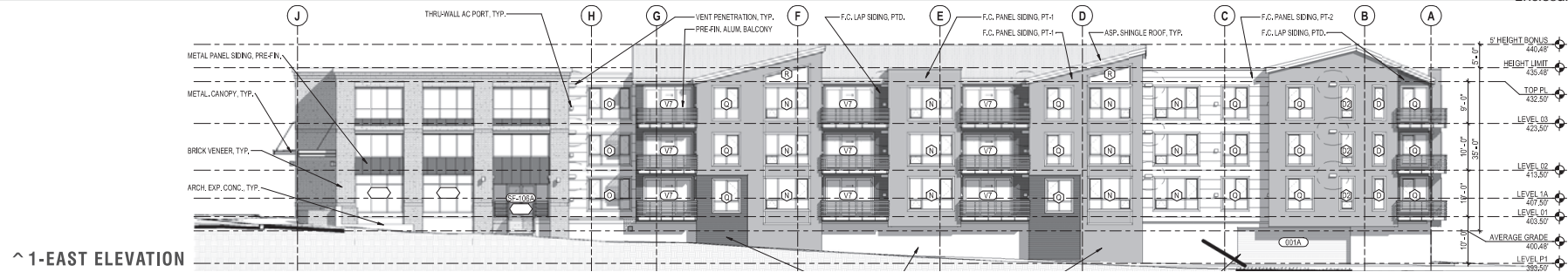
^ EAST OFFICE ELEVATION



^ WEST OFFICE ELEVATION

ITEM 4 | ELEVATIONS

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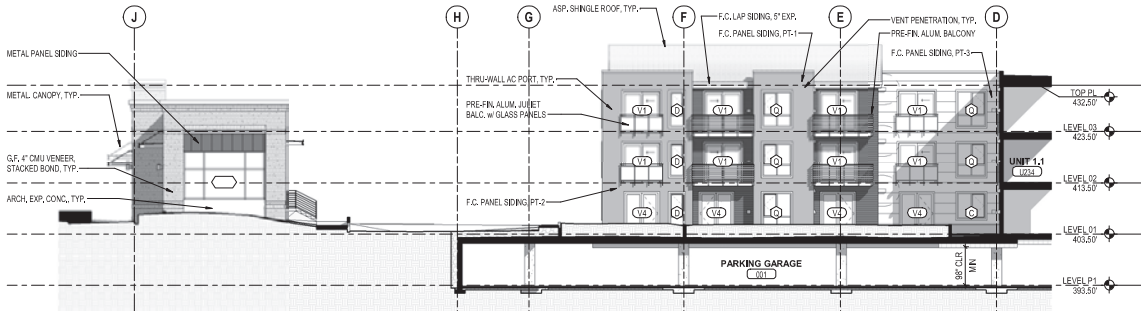


PELLETIER + SCHAAR ARCHITECTS

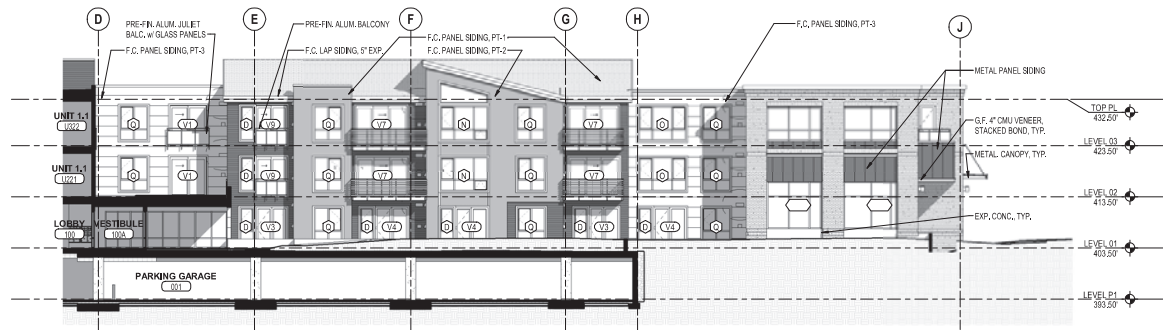
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ITEM 4 | ELEVATIONS

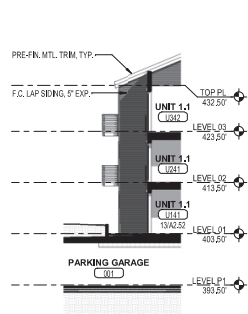
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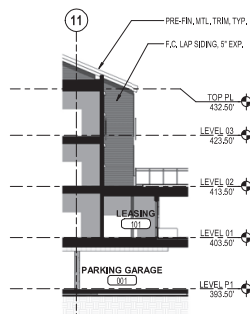
^ 5-EAST COURTYARD ELEVATION



^ 6-WEST COURTYARD ELEVATION



^ 7-EAST COURTYARD INSIDE CORNER ELEVATION



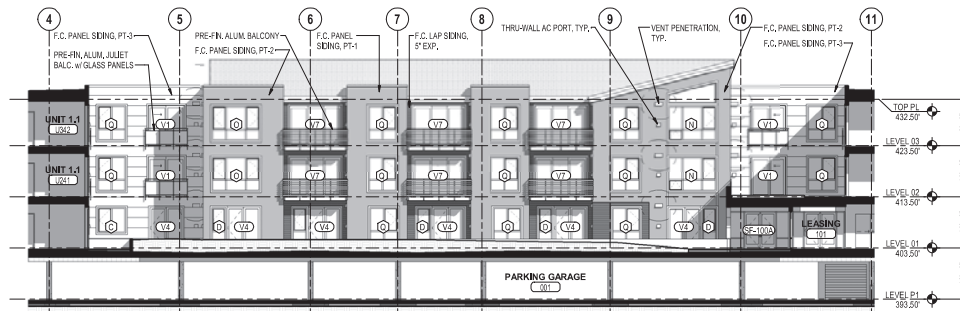
^ 8-WEST COURTYARD INSIDE CORNER ELEVATION

ITEM 4 | ELEVATIONS

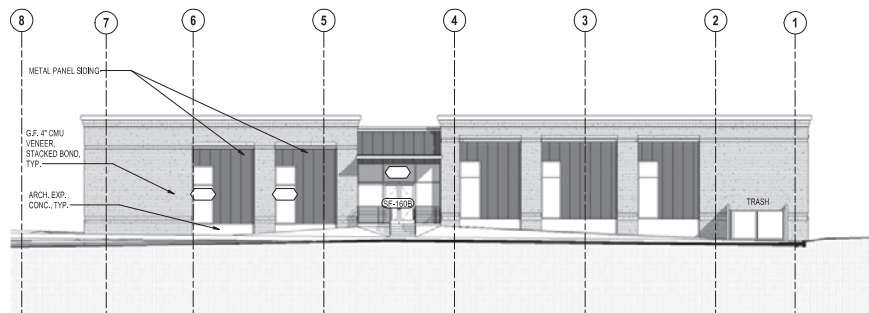
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^ 9-SOUTH PARTIAL ELEVATION



^ 10-SOUTH COURTYARD ELEVATION



^ 11-NORTH OFFICE ELEVATION

PELLETIER + SCHAAR ARCHITECTS

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5. SE STREET CORNER

- The design of the southeast street corner needs to ensure compliance with Design Guideline 3D.
 - a. The board requested that the lap siding be replaced with a more commercial material
 - b. Include the proposed artwork in elevation drawings.

DESIGN GUIDELINE #3:

Objective: Encourage all buildings located at or near street corner to incorporate special architectural elements that add visual interest and provide a sense of human proportion and scale. This could include a raised roofline, turret, corner balconies, bay windows, special awning or canopy design, and/or distinctive use of building materials

Incorporate entry gateway features in new development on NE 85th St. at 120th AND 132nd

Avenues. Gateway features should include the following:

- Distinctive landscaping including an assortment of varieties of roses
- Artwork (e.g. vertical sculpture)
- A gateway sign with the city logo
- Multicolored masonry forming a base for an entry sign
- Decorative lighting elements

3d. Encourage all buildings located at or near street corner to incorporate special architectural elements that add visual interest and provide a sense of human proportion and scale. This could include a raised roofline, turret, corner balconies, bay windows, special awning or canopy design, and/or distinctive use of building materials (see the following examples).

ITEM 5 | ROSE HILL NEIGHBORHOOD GATEWAY

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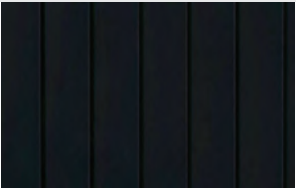


View of Corner of NE 85th St. & 132nd Ave. NE

PELLETIER + SCHAAR ARCHITECTS

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ITEM 5 | MATERIALS & ELEVATIONS



METAL PANEL SIDING
DARK GREY



MODULAR BRICK
MUTUAL MATERIALS "PEWTER"



ARCHITECTURAL CONCRETE
FINE / SACKED FINISH



STOREFRONT
BLACK ANODIZED

^ PARTIAL ELEVATION @ COMMERCIAL SPACES

6. LANDSCAPE, SIDEWALK, AMENITIES

- Look at reduction in the width of the landscape strip along NE 85th Street, an increase in the sidewalk width, and including more pedestrian amenities and planters along the building facades. See Design Guideline 10 for ideas.

DESIGN GUIDELINE #10:

Provide pedestrian amenities along all sidewalks, interior pathways, and within plazas and other open spaces. Desired amenities include:

- a. Pedestrian-scaled lighting (placed between 12'-15' above the ground).
- b. Seating space. This can include benches, steps, railings and planting ledges. Heights between 12" to 20" above the ground are acceptable, with 16" to 18" preferred. An appropriate seat width ranges from 6" to 24".
- c. Pedestrian furniture such as trash receptacles, consolidated newspaper racks, bicycle racks, and drinking fountains.
- d. Planting beds and/or potted plants.
- e. Unit paving such as stones, bricks, or tiles.
- f. Decorative pavement patterns and tree grates.
- g. Water features.
- h. Informational kiosks.
- i. Transit shelters.
- j. Decorative clocks.
- k. Artwork.

ITEM 6 | NW DRIVEWAY SECTION

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^ NW DRIVEWAY SECTION

Tertiary Access to the Site:

- Tertiary egress from parking garage, one way traffic.
- Access only to minor, unclassified street.

