



CITY OF KIRKLAND
Planning and Building Department
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MEMORANDUM

To: Design Review Board
From: Scott Guter, AICP, Associate Planner
Date: April 30, 2018
File No.: DRV18-00149
Subject: **TERRENE VENTURES, LLC TOTEM LAKE APARTMENTS
DESIGN RESPONSE CONFERENCE**

I. MEETING GOALS

At the May 7, 2018 Design Review Board (DRB) meeting, the DRB should conduct a Design Response Conference and determine if the project is consistent with the design guidelines contained in Design Guidelines for Pedestrian-Oriented Business Districts, as adopted in Kirkland Municipal Code (KMC) Section 3.30.040.

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

- Building massing
- Pedestrian access
- Plaza design
- Landscaping
- Materials, colors, and details

II. BACKGROUND INFORMATION

The subject property is located at 11903 NE 128th Street (see Attachment 1). The applicant is proposing to construct a new 134 unit residential project that would consist of six floors, ground floor residential lobby and amenity areas, and three levels of below grade parking. The applicant has provided a context analysis for the site and general project information (see Attachment 2).

III. SITE

The subject property currently contains a two-story commercial structure with surface parking. The site drops in elevation approximately 8 feet from the north property line (along NE 128th Street) to the south property line. The property has street frontage along NE 128th Street. This street is designated for a Major Pedestrian Sidewalk.

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

North, South, and East: TL1A, various office developments, 160' height limit.

West: TL1A, commercial and residential (Lennar Project), 160' height limit.

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

IV. CONCEPTUAL DESIGN CONFERENCE

A Conceptual Design Conference was held on January 8, 2018. The DRB provided direction to the applicant in preparation for the Design Response Conference. At the meeting, the DRB discussed:

- How the design guidelines affect or pertain to the proposed development.
- Which guidelines applied to the proposed development; and
- The application materials that are needed for the Design Response Conference.

The DRB's feedback from the conference is summarized in Section V below under the DRB's discussion on the various design topics.

V. DESIGN RESPONSE CONFERENCE

The Design Review Board reviews projects for consistency with *Design Guidelines for Pedestrian-Oriented Business Districts*, as adopted in Kirkland Municipal Code Chapter 3.30. A list of Special Considerations for Totem Center summarizes some of the key guidelines or regulations which apply specifically to the project or project area (see Attachment 3).

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

<http://www.kirklandwa.gov/Assets/Planning/Planning+PDFs/Design+Guidelines.pdf>.

Compliance with Design Guidelines

This section summarizes some of the key points that the DRB discussed at the Conceptual Design Conference meeting, as well as their general Staff recommendations for the project. Staff also provided to the applicant notes on a marked up plan sheet (see Attachment 4).

A. Building Massing

The DRB expressed support for massing Concept J (see Attachment 2, page 13). Other recommendations and comments by the DRB are summarized below. The Board expressed to the applicant that while the applicant may take cues from the Lennar project, in particular the details related to the streetscape, the building design should stand by itself.

Key Vantage Points

- North façade – From across NE 128th Street and approaching the project from both the east and west from the right-of-way. The building façade lacks rhythm and pattern. The applicant should work to bring organization and interest. A well design storefront character is necessary for the success of this façade.
- South façade – This façade will be one of the key vantages for the neighborhood, especially when the property to the south is developed and should be treated with great care.
- Through-block Pathway – The Board identified several key vantages thorough the pathway. Special consideration to the west building elevation and its response to the pathway.

Mitigation Techniques

- Generally the project needs more texture and modulation. The applicant should avoid a flat (straight up and down) facades.
- Rooftop treatment should be developed.

Supporting Guidelines

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

- Varied window treatments should be encouraged. Ground floor uses should have large windows that showcase storefront displays to increase pedestrian interest. Architectural detailing at all window jambs, sills, and heads should be emphasized.
- Architectural building elements such as arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, and courtyards should be encouraged.
- Balconies provide private open space, and help to minimize the vertical mass of structures. Residential building facades visible from streets and public space should provide balconies of a sufficient depth to appear integrated with the building and not “tacked on”.
- Horizontal building modulation may be used to reduce the perceived mass of a building and to provide continuity at the ground level of large building complexes. Building design should incorporate strong pedestrian-oriented elements at the ground level and distinctive roof elements.

Staff Analysis

As requested by the DRB, the applicant has pursued Massing Concept J and has provided detailed plans for review (see Attachment 2). Also included in the applicant’s design response were various photo simulations and perspective and section drawings as requested by the DRB.

The proposed building is approximately 70’ in height. The building massing shown in the applicant’s drawings are consistent with the Massing Concept J presented at the Conceptual Design Conference.

The applicant has provided projects views from key vantage points identified in Attachment 4. The plans indicate how the project’s modulation, materials, and fenestration respond to these vantage points.

The applicant has provided photo simulations, drawings, renderings, and details addressing the Board’s comments about flat (straight up and down) facades. This includes street frontage sections on page 37, modulation details on page 48, and siding detail on page 49.

The DRB should provide input by responding to the proposed design and identify any needed changes to the facades, including the following items:

- Does the north façade facing NE 128th Street contain enough vertical and horizontal modulation?
- Have all the facades utilized adequate techniques in breaking the building’s mass and are adequately designed to deal with blank walls?
- Does the building design respond appropriately to the through-block pathway?

2. Building Material Color and Detail

The Board expressed to the applicant that the design should contain more detail and texture. The Board expressed an interest in renderings depicting the pedestrian experience from key vantages shown in Attachment 4. From these vantages the most important aspects of a building are its design details, texture of materials, quality of its finishes, and small, decorative elements. In a pedestrian oriented business district, it is essential that buildings be attractive up close.

Supporting Guidelines

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

- Ornament and applied art should be integrated with the structures and the site environment and not haphazardly applied. Significant architectural features should not be hidden, nor should the urban context be overshadowed. Emphasis should be placed on highlighting building features such as doors, windows, eaves, and on materials such as wood siding and ornamental masonry. Ornament may take the form of traditional or contemporary elements. Original artwork or hand-crafted details should be considered in special areas.
- Color schemes should adhere to the guidelines enumerated above. The use of a range of colors compatible within a coordinated color scheme should be encouraged.

Staff Analysis

Attachment 2, pages 27-31 contain color elevation drawings and callouts for the proposed building materials. The DRB should provide feedback to the applicant regarding the proposed materials and colors. The DRB should discuss whether samples of materials and colors should be provide at the next Design Response Conference.

3. Pedestrian Orientation

The DRB discussed the project's pedestrian orientation a great deal during the Conceptual Design Conference. The DRB recommendations and comments are summarized below.

Through-Block Pathway

- The southern terminus of the pathway should end at the southwest property corner to provide opportunity for either property to the south to continue the pathway when those properties develop in the future.
- Features along the pathway look random carry no cohesion. Applicant should work on the pathway's elements to provide true amenities that enrich the pedestrian experience.
- Treatment of the west side of the building facing the through-block pathway as the path descends towards the south is critical for the pathway's success.

NE 128th Street

- Project's sidewalk lacks artwork and texture
- Transfer or continue the use of artwork from the west along NE 128th Street.

- Fire lane Gate: There is an opportunity for artwork on this gate. The applicant should look at treatment of the east façade under the units over the fire lane, i.e. accent lighting.

Supporting Guidelines

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

- Sidewalk Width – Movement Zone. A sidewalk should support a variety and concentration of activity yet avoid overcrowding and congestion. The average sidewalk width should be between 10' and 18'. New buildings on pedestrian-oriented streets should be set back a sufficient distance to provide a least 10' of sidewalk. If outdoor dining, seating, vending, or displays are desired, an additional setback is necessary.
- Sidewalk Width – Curb Zone. Street elements – trees, parking meters, signs – should be organized in the curb zone to reduce congestion. During busy periods, pedestrians may use the curb zone for walking. Where pedestrian traffic is the heaviest, sidewalk bulbs can be constructed to accommodate bike racks, waste receptacles, and newspaper racks.
- Sidewalk Width – The Storefront Activity Zone. New buildings should be set back a sufficient distance from the front property line a minimum 10' to allow enough room for pedestrian movement. Wider setbacks should be considered to accommodate other sidewalk uses that would benefit their businesses and the pedestrian environment. Lighting and special paving of the storefront activity zone are also beneficial.
- Pedestrian Coverings. Awnings or canopies should be required on facades facing pedestrian-oriented sidewalks. A variety of styles and colors should be encouraged on pedestrian-oriented streets, and a more continuous, uniform style encouraged for large developments on entry arterial streets.
- "Pedestrian-Friendly" Building Fronts. All building fronts should have pedestrian-friendly features:
 - Recess the wall with niches that invite people to stop, sit, and lean.
 - Allow street vendors.
 - Install trellises with climbing vines or plant materials.
 - Provide a planting bed with plant material that screens at least 50 percent of the surface.
 - Provide artwork on the surface.
- Upper-Story Activities Overlooking the Street. All buildings on pedestrian-oriented streets should be encouraged to have upper-story activities overlooking the street, as well as balconies and roof decks with direct access from living spaces. Planting trellises and architectural elements are encouraged in conjunction with decks and bay windows.
- Lighting from Buildings. All building entries should be well lit. Building facades in pedestrian areas should provide lighting to walkways and sidewalks through building-mounted lights, canopy- or awning-mounted lights, and display window lights. Encourage variety in the use of light fixtures to give visual variety from one

building facade to the next. Back-lit or internally-lit translucent awnings should be prohibited.

- Pedestrian-Oriented Plazas. Successful pedestrian-oriented plazas are generally located in sunny areas along a well-traveled pedestrian route. Plazas must provide plenty of sitting areas and amenities and give people a sense of enclosure and safety.
- Blank Walls. Blank walls should be avoided near sidewalks, parks, and pedestrian areas. Where unavoidable, blank walls should be treated with landscaping, art, or other architectural treatments.

Staff Analysis

To help the applicant address pedestrian orientation along NE 128th Street and the through-block pathway, staff shared a current study, the [Totem Lake Urban Center Enhancement and Multimodal Transportation Network Plan](#), recently presented to the Planning Commission on April 2, 2018.

The applicant developed improvement matrix and summery outlining how the proposed public improvements exceed zoning standards (see Attachment 2, page 52). The matrix identifies what improvements exceed current code requirements, which design guidelines are being applied, and what principles are being utilized from the aforementioned study.

The applicant has provided code encourage artwork with artist screens in the plaza, over the main entrance, and on the fire lane gate. Upper-story balconies have been added to the front (north) façade and along the through-block pathway. Overhead weather protection exceed the minimum requirement along the north façade. The 6 foot pathway along the through-block connection exceeds the 5 foot minimum with for residential projects.

The applicant also provided a public plaza within the square footage recommended by the Totem Lake Urban Center Enhancement and Multimodal Transportation Network Plan.

In addition to the renderings on pages 39-43 of Attachment 2 that identify Pedestrian-“Friendly” Building Fronts, the applicant has also provided lighting details and enlarged landscape plans detailing the features along the streetscape.

The DRB should provide feedback to the applicant regarding the proposed pedestrian oriented design elements and follow up with their comment on NE 128th Street and the through-block pathway by answering the following questions:

Through-Block Pathway

- Are the features provided along the pathway cohesive and enrich the pedestrian experience?
- Does the proposed building façade facing the through-block pathway contribute to the pathway’s success?

NE 128th Street

- Does the applicant’s proposed design adequately provide sidewalk artwork and texture?
- Does the provided artistic screens successfully continue the use of artwork from the Lennar project along NE 128th Street?

- Fire lane Gate: Is the artistic screened gate and vegetated wall along the east façade meet DRB expectation?

4. Public Improvements and Site Features

The *Design Guidelines for Pedestrian Oriented Business District* contain guidelines for site features and pedestrian amenities such as lighting, benches, paving, waste receptacles, and other site elements are an important aspect of a pedestrian-oriented business district's character. The guidelines focus on elements associated with street right-of-ways, public parks, and required major pedestrian pathways. Although the standards do not apply to private property, except where a major pedestrian pathway is required. This section is important for those proposed improvements along NE 128th Street, through-block pathway, and the Fire Access Lane.

Supporting Guidelines

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

- Pathway Width. Design all major pedestrian pathways to be at least 8' wide. Other pathways with less activity can be 6' wide.
- Within TL 1, buildings should be set back at least ten feet from the sidewalk. Landscaping and entry features should be located within this setback yard, allowing the sidewalk to be somewhat narrower than on a pedestrian oriented street.
- Street Trees. The City should prepare a comprehensive street tree planting plan recommending species and generalized locations. The tree planting plan used along NE 128th Street between Totem Lake Boulevard and 120th Avenue NE should be continued to the segment of 120th Avenue NE between NE 128th Street and NE 132nd Street, to provide a consistent identity throughout the district.
- Public Art. Kirkland should continue its tradition of encouraging public art pieces.

Staff Analysis

Starting on page 51 of Attachment 2 the applicant addresses the criteria of artwork, public amenities, and landscaping along NE 128th Street, through-block pathway, and the Fire Access Lane.

The DRB should provide feedback to the applicant regarding the proposed public improvements and site features.

5. Open Space and Landscaping

The DRB discussed the project's open space opportunities. Their recommendations and comments are summarized below.

Fire Lane. The Board does not support the use of turf pavers. The applicant should explore activating the space with other material and opportunities for use for either passive or active recreation.

Landscaping Plan. The applicant should increase the number of evergreens in the planting list.

Supporting Guidelines

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

- Visual Quality of Landscapes. The placement and amount of landscaping for new and existing development should be mandated through design standards. Special consideration should be given to the purpose and context of the proposed landscaping. The pedestrian/auto landscape requires strong plantings of a structural nature to act as buffers or screens. The pedestrian landscape should emphasize the subtle characteristics of the plant materials. The building landscape should use landscaping that complements the building's favorable qualities and screens its faults.
- Special Consideration for Totem Center: Within TL 1, special landscaping elements such as gateways, arches, fountains and sculptures should be incorporated, in order to create a lively streetscape and provide visual interest along the street edge. Where possible, existing mature landscaping should be retained and incorporated into new development to soften the impact of increased site coverage and preserve the green character of the area.
- Protection and Enhancement of Wooded Slopes. Vegetation on slopes should be preserved and maintained as a buffer using native vegetation wherever possible. In developments above view slopes coniferous evergreen should be incorporated into the site back from the slope to give continuity with the wooded slope.
- Height Measurement on Hillsides. The top of the building should roughly follow the slope of the existing terrain.

Staff Analysis

The applicant has provided a landscaping and tree preservation plan with the plan set (see Attachment 2). The plan shows the location of the proposed plantings and provides a statement from the landscape architect about the chosen plant selection, page III.

Fire Lane. The applicant replaced the turf pavers with scored and colored concrete, introduced a basketball court, private patios for the ground floor residents, and benches along the eastern edge of the fire lane.

Landscaping Plan. The applicant introduced plant selections with the intent to create personal gardens for ground floor residents. The western side of the project is restricted by a waterline easement that restricted the use of trees.

The DRB should provide feedback to the applicant regarding the proposed landscaping plan.

VI. KEY ZONING REGULATIONS

Zoning regulations for uses in TL1A zone are found in the use-zone chart (see Attachment 5). The following regulations are important to point out as they form the basis of any new development on the site.

- A. Permitted Uses:** Permitted uses in this zone include, but are not limited to office, retail and stacked dwelling units.

Staff Comment: *The proposed stacked dwelling units are allowed.*

- B. Height:** TL1A allows a maximum height of 160 feet measured above the average building elevation for the property if certain criteria are met. Structures may exceed 30 feet in height and up to a maximum 80 feet if the following requirements are met:

- Development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and
- Provides for at least 10 percent of the units as affordable housing units, as defined in Chapter 5 KZC.

In addition, KZC Section 55.07.2 requires that all ground floor uses have a minimum height of 13 feet.

Rooftop appurtenances may exceed the applicable height limitation by a maximum of four (4) feet if the area of all appurtenances and screening does not exceed 10 percent of the total area of the building footprint

Staff Comment: The proposed structure will be Type VA construction over a podium building, which by the building code limits the building's height to a maximum 70 feet above the grade plane. Sheet 27 of Attachment 2 shows the height of the building compared to the maximum height allowed by zoning code. The applicant has submitted height calculations with the Design Response Conference application. Staff will review the project for compliance with the City's height regulations during the Design Response phase..

- C. Parking:** Kirkland Zoning Code Section 55.09.040 requires the following parking standards for stacked dwelling units:

- 1.2 stalls per studio unit
- 1.3 stalls per 1 bedroom unit
- 1.6 stalls per 2 bedroom unit
- 1.8 stalls per 3 or more bedroom unit
- Guest Parking: A minimum 10% of the total number of required parking spaces shall be provided for guest parking and located in a common area accessible by guests. If the required number of guest parking spaces results in a fraction, the applicant shall provide the number of spaces equal to the next higher whole number.
- The developer may choose to decrease the required number of stalls by providing a parking study pursuant to KZC 105.103(3)(c).

Staff Comment: Staff has not yet evaluated the proposed project for compliance with the City's parking regulations. This will be completed as part of the Design Response Conference review process.

- D. Sidewalks:** NE 128th Street is designated to contain a major pedestrian sidewalk. KZC Section 110.52.3 requires a minimum 8-foot wide sidewalk and adequate lighting.

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

- E. Pedestrian Connection:** KZC Section 55.07.6 requires that the project install a pedestrian connection between the TL2 zone and NE 128th Street.

Staff Comments: The applicant will be required to install a north/south pedestrian connection that would be the first of two segments that would connect NE 128th Street to the TL2 zone. The second segment would be located on an intervening property to the south, which would need to be redeveloped in order for the City to require the pedestrian walkway. It would complete the connection between the Village at Totem Lake and NE 128th Street. The final alignment and design of the walkway will be completed as part of the Design Response Conference review process.

F. Tree Retention Plan. A tree retention plan is required with Design Review.

Staff Comments: The applicant has submitted a tree retention plan with the Design Response Conference application. Staff will review the project for compliance with the City's tree retention regulations during the Design Response phase.

G. Lot Coverage. Stacked Dwelling Unit uses have a maximum lot coverage of 85 percent. Increases to lot coverage may be considered if the project applies open space techniques that result in superior landscaping, such as the use of gardens on lower portions of the structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for usable green space.

Staff Comments. Staff has not received lot a coverage calculation from the applicant. Lot coverage review is required with the building permit.

H. Setbacks. The use requires a 10 foot front required yard. Rear and side yards are 0 feet.

Staff Comments. The proposed plans show a 10 foot setback from the existing front property line adjacent to NE 128th Street. The Public Works Department is currently reviewing the proposed project. If right-of-way dedication is required the DRB may approve a departure from the required yard regulation per KZC 142.37.

I. Residential Density. TL 1A requires residential development provide a minimum density of 50 dwelling units per gross acre.

Staff Comments: The proposed project exceeds the minimum residential density.

J. Landscape Buffer. The minimum landscape buffer requirements of KZC Sections and 55.09.040 and 95.42 requires the project to follow Buffer Standard 2 along the west property line.

Staff Comments: The DRB previously approved the location of a pedestrian connection with the Lennar project. In order to limit the number of driveway accesses on NE 128th Street a shared driveway access between the subject project and the Lennar project is being proposed. The shared driveway access has altered the location of the pedestrian connection, now located primarily on subject property. The requirements for a pedestrian connection and the landscape buffer requirements are in conflict. With design review the DRB may approve a departure from the landscape buffer requirements per KZC 142.37.

VII. STATE ENVIRONMENTAL POLICY ACT

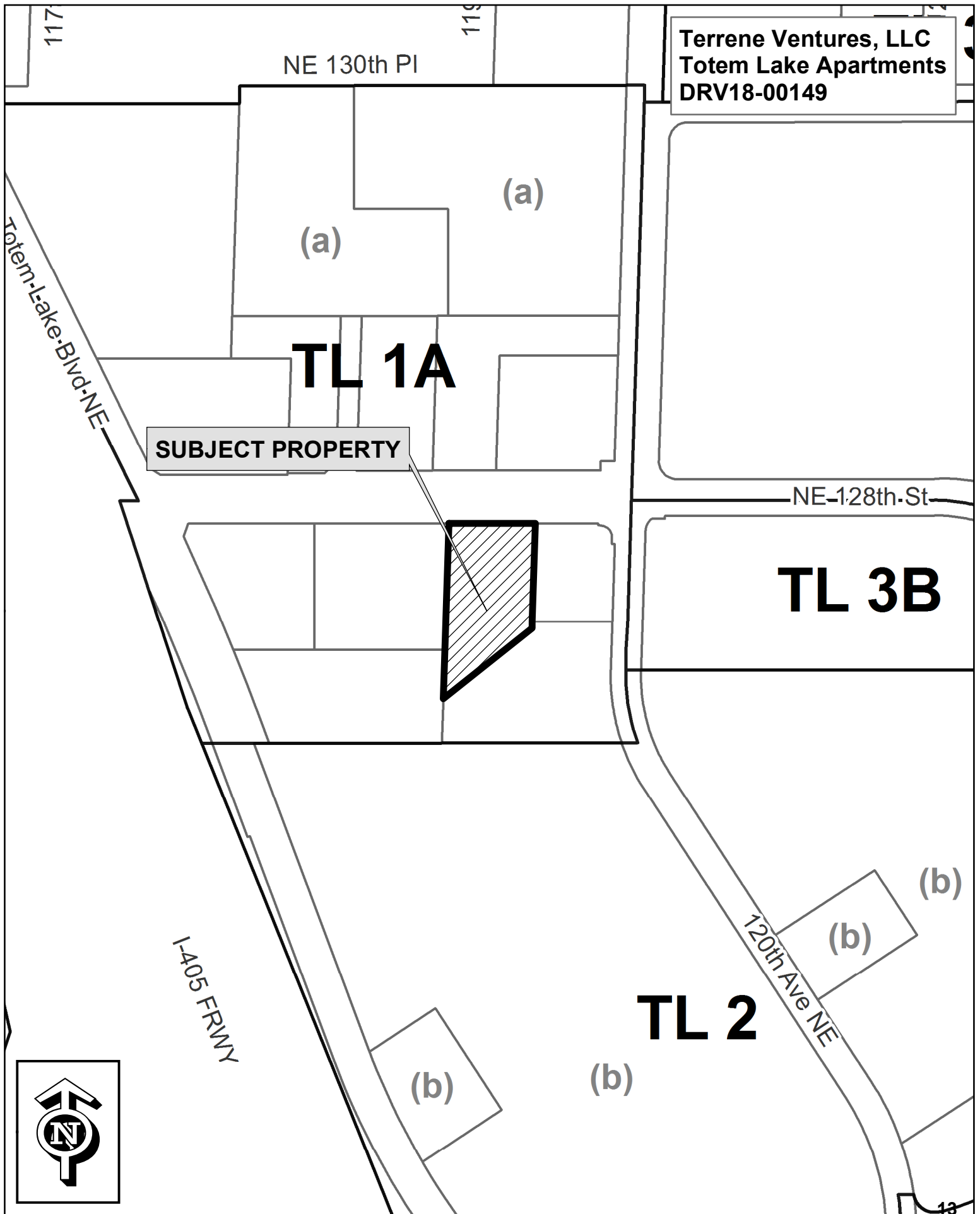
SEPA is the state law that requires an evaluation of a development proposal for environmental impacts. The applicant has submitted an Environmental Checklist and the City is currently reviewing their application. The DRB decision on the project will not be issued until after the SEPA determination has been issued.

VIII. PUBLIC COMMENT

Public notice regarding the DRB meeting on this project was distributed on April 23, 2018 according to KZC Section 142.35.8. Prior to the finalization and distribution of this staff memo, no comments from the general project were received.

IX. ATTACHMENTS

1. Vicinity Map
2. Applicant's Proposal
3. Design Guidelines – Special Considerations for Totem Center
4. Staff CDC Plan Mark ups
5. TL 1A General Regulations & Use Zone Chart





TOTEM LAKE APARTMENTS

DESIGN RESPONSE CONFERENCE

11903 NE 128TH STREET KIRKLAND, WA 98034

DRC MEETING DATE 05-07-2018



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TOTEM LAKE APARTMENTS

Design Response Conference Submittal

DRV18-00149

Site Address: 11903 NE 128th Street, Kirkland, WA 98034
Parcel #: 692840-0026
Lot Area: 32,992 Sq. Ft.
Zoning: TL-1A
City of Kirkland Planner: Scott Guter
425-587-3247
sguter@kirklandwa.gov

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PROJECT TEAM

OWNER/DEVELOPER:	CIVIL ENGINEER:	ARCHITECT:	LANDSCAPE ARCHITECT:
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DEVELOPMENT VISION / GOALS

- Create a residential community that becomes an integral part of the urban fabric of the Totem Lake Business District.
- Through proper planning, develop engaging outdoor spaces for both residents and pedestrians, which in turn will lead to an active and engaged pedestrian environment.
- Provide features that create human scale at the street level and will encourage an active pedestrian-friendly street frontage.
- Develop an appropriate building massing so as to continue a similar scale and design language as recent successful projects in the Business District. (Adjacent Apartments by Lennar & The Village at Totem Lake).
- Promote a quality built environment for the Totem Lake Business District through use of high quality/durable materials such as masonry, storefront glazing, metal canopies and fiber cement siding.
- Enhance the NE 128th Street pedestrian experience and connectivity with a public plaza and pedestrian connection greenbelt which is to include public art and seating.
- Maximize development opportunities for project site including unit count, unit sizes and associated amenity and open spaces.

DESIGN GUIDELINES - PURPOSE FOR TOTEM CENTER

Design objectives promoted in the plan for Totem Center include:

- Accommodate high density, transit-oriented development, consistent with the district's position in an Urban Center.
- Ensure that public and private development contribute to a lively and inviting character in Totem Center.
- Reinforce the character of Totem Center through public investments.
- Produce buildings that exhibit high quality design, incorporate pedestrian features and amenities and display elements of both continuity and individuality.
- Provide public spaces that are focal points for the community.
- Provide visual and functional connections between adjacent developments through landscaping, public spaces and pedestrian connections.

DESIGN GUIDELINES - TOTEM LAKE BUSINESS DISTRICT

The following Design Guidelines For Pedestrian-Oriented Business Districts have been identified and prioritized for this project:

- Pedestrian Oriented Elements: Awnings & Canopies, Pedestrian Friendly Building Fronts, Pedestrian Oriented Plazas, Pedestrian Connections, Upper Story activities overlooking the street and reduction of blank walls.
- Public Improvements and Site Features: Through site connections from street to street, Pedestrian paths and amenities (benches, planters, fountains, artwork, etc.)
- Parking Location and Design: Minimize number of driveways, the intrusive qualities of parking garages must be mitigated and should be screened from view.
- Scale: "Architectural Scale" requirements direct large buildings to fit more comfortably with neighboring development. Fenestration patterns, architectural elements, building modulation (horizontal and vertical) should be utilized to reduce appearance of building mass.
- Building Material, Color & Detail: Provide design consistency and quality.
- Natural Features: Within TL1, special landscaping elements such as gateways, arches, fountains, and sculptures should be incorporated, in order to create a lively streetscape and provide visual interest along the street edge. Where possible, existing mature landscaping should be retained and incorporated into new development to soften the impact of increased site coverage and preserve the green character of the area.



PROJECT DATA - TARGETS/GOALS

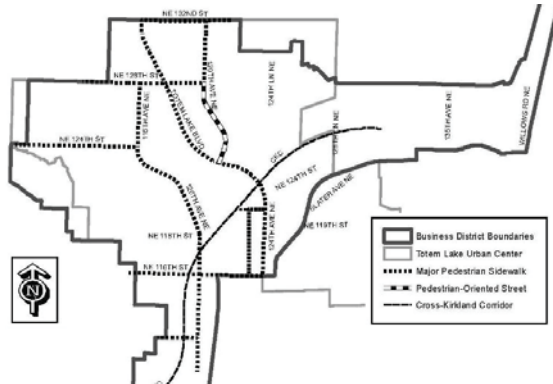
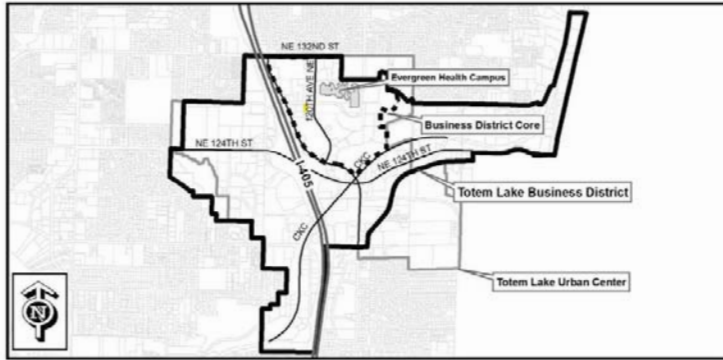
Unit Counts:	
Residential Units:	134 Units TOTAL
Affordable Units:	13 Units (10%)
Parking Area:	3 levels below grade
Parking Stalls:	169 Stalls (50% compact) (Parking Modification)
Building Areas:	184,990 sf total
Parking Garage:	71,436 SF
Residential levels 1-6:	107,131 sf
Amenity level 1:	6,423 sf



NE 128TH STREET - Pedestrian Oriented Streetscape

VICINITY & URBAN CONTEXT

Business District Core within the Totem Lake Business District

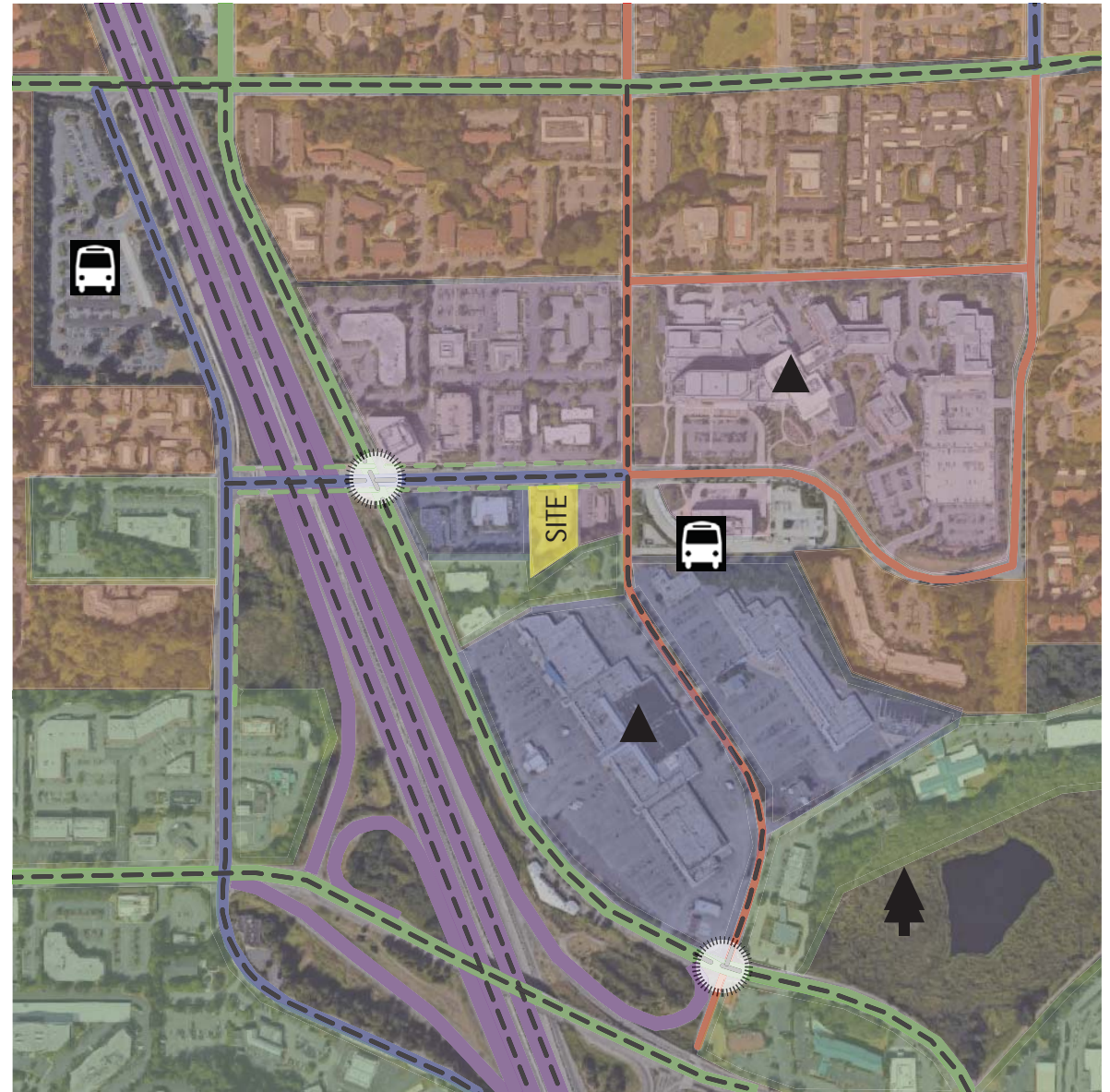


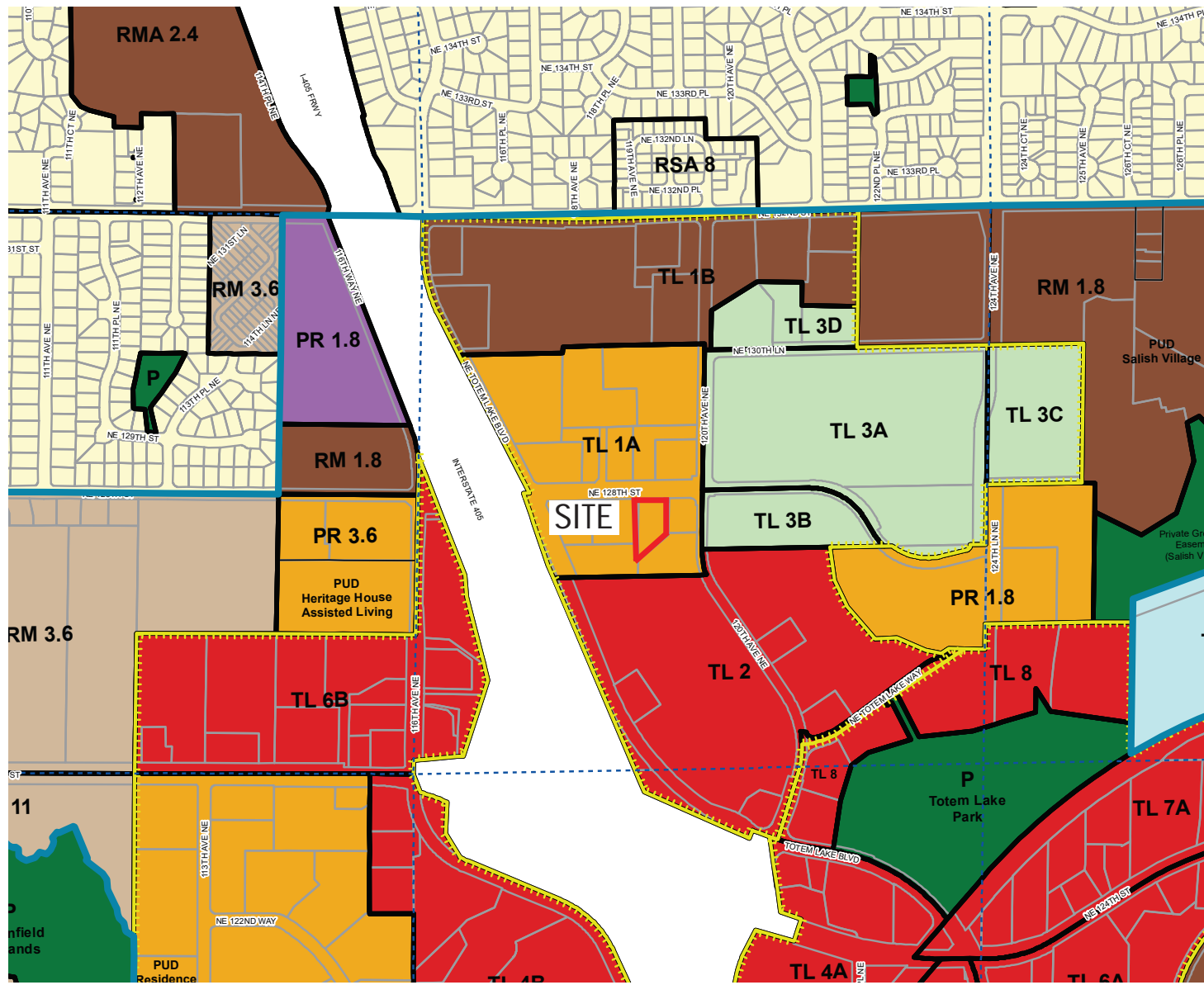
PLAN LEGEND

- STATE ROUTES AND HIGHWAYS
- MAJOR ARTERIALS
- MINOR ARTERIALS
- COLLECTOR STREETS
- - - BUS ROUTE
- TRANSIT CENTER / PARK & RIDE
- PARK
- SIGNIFICANT PLACE
- GATEWAY (WHITE IN PLAN)

PROJECT STREET FRONTAGE IS ON NE 128TH STREET. THIS FRONTAGE IS DESIGNATED AS A MAJOR PEDESTRIAN SIDEWALK. PROJECT IS LOCATED WITHIN THE TOTEM LAKE BUSINESS CORE DISTRICT

- PROJECT SITE
- RESIDENTIAL
- MIXED USE
- COMMERCIAL
- HEALTH CARE





VICINITY ZONING

SITE ZONING: TL 1A

Adjacent Zoning to South: TL 2
The zone adjacent to the South of project site is being developed as The Village at Totem Lake; a mixed use project with multi-family housing over commercial.

Adjacent Zoning to East: TL 3 (A/B)
The area across 120th Ave to the East is zoned for medical.

Adjacent Zoning to North: TL 1B
To the North is zone TL 1B, which is similar to TL 1A with lower building heights adjacent to the residential zones near it.

PROJECT ZONING

TL-1A ZONING SUMMARY:

Lot Coverage: 85%

Setbacks: 10' Front; 0 ft sides and rear
5' Landscape buffer (west only)

Building Height: 80 feet zoning code*
70 ft building code

*30' per KZC 55.09, up to 80' using exception 3.a: 1) Public improvements is provided: The development of pedestrian-oriented elements that exceed the requirements of KZC92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 2) Provide for at least 10% of the units in new residential developments as affordable housing units.

SEE SHEET 52 FOR MATRIX OF PUBLIC IMPROVEMENTS/ PEDESTRIAN ORIENTED REQUIREMENTS AND HOW PROJECT EXCEEDS THESE REQUIREMENTS.

Landscape Category: C

Sign Category: A

Ground Floor: 13 ft. min. height

Pedestrian Connection: Required between TL2 and NE 128th street.

EXISTING / SURROUNDING CONDITIONS

The Totem Lake Business District is under a redesign to increase residential units intermixed with commercial and retail spaces. A large contributor to this is the Village at Totem Lake, which will provide over 800 residential units as well as a market, retail, and entertainment establishments. The area is also home to Evergreen Medical Center with associated medical office buildings surrounding.

The large (approved, to be constructed) mixed-use apartment building by Lennar directly adjacent to the project site will provide key design cues for this project development. City of Kirkland planning department has encouraged consistency in design language along the NE 128th street frontage.



1 THE VILLAGE AT TOTEM LAKE
MIXED-USE / COMMERCIAL



2 EVERGREEN HEALTH MEDICAL CENTER
MEDICAL



3 TOTEM LAKE PARK



4 LENNAR
MIXED-USE APARTMENTS



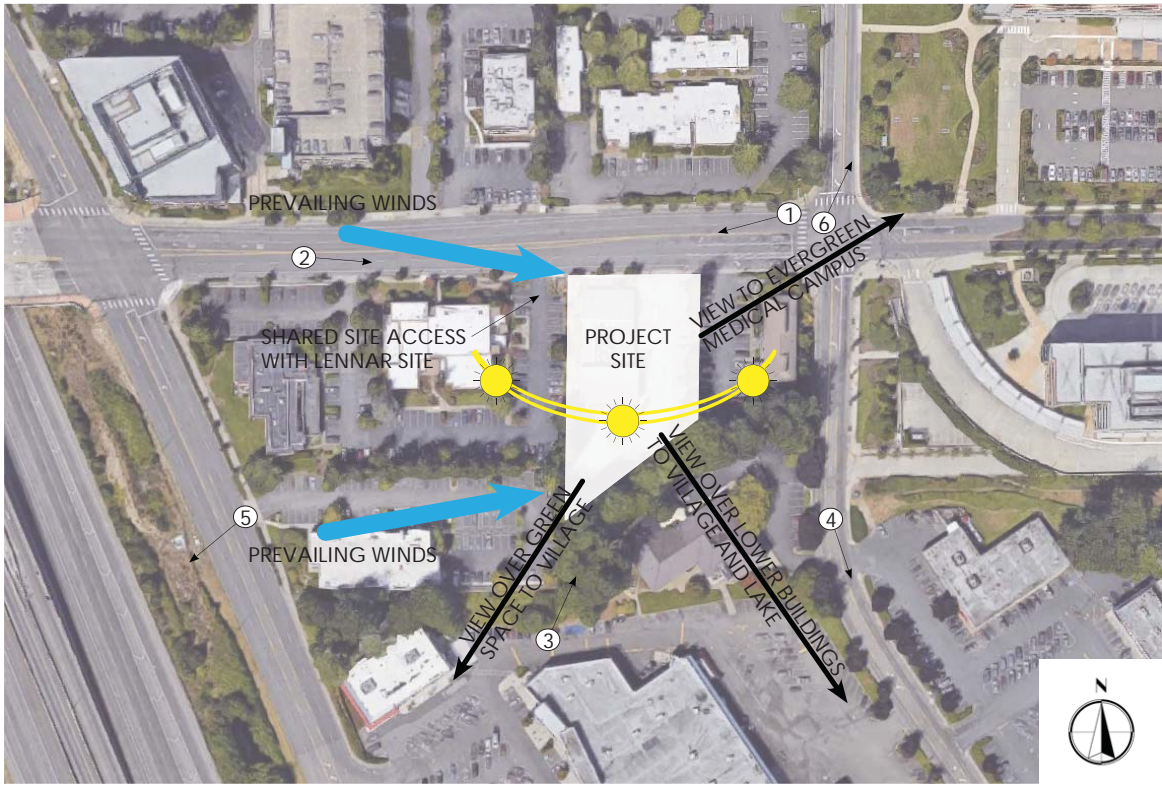
5 DEYOUNG PAVILION AND TRANSIT
MEDICAL / TRANSIT



6 MADISON HOUSE
SENIOR LIVING



7 TOTEM LAKE FAMILY MEDICINE
MEDICAL



VIEW OPPORTUNITIES

The project site is currently leased to private practice clinics and is surrounded by similar uses. Once developed, residents will have potential views to the South across the Village development to Totem Lake; to the West and Southwest across the valley toward Lake Washington; and to the North and East across the Evergreen Medical campus and surrounding facilities.

SITE ACCESS

Vehicular access to site is from NE 128th Street. The site is surrounded by bus lines that service the greater Kirkland area and has a walking path that leads down to the Village development.

ENVIRONMENT

The project site has it's long frontages oriented east and west and short frontages oriented north and south. Goal to maximize use of south frontage for both solar access and view opportunities.



① 128TH STREET NE FROM 120TH AVE NE



⑥ 120TH AVE NE FROM 128TH STREET NE



⑤ ACROSS I-405 FROM TOTEM LAKE BLVD



④ 120TH AVE NE FROM MID-BLOCK

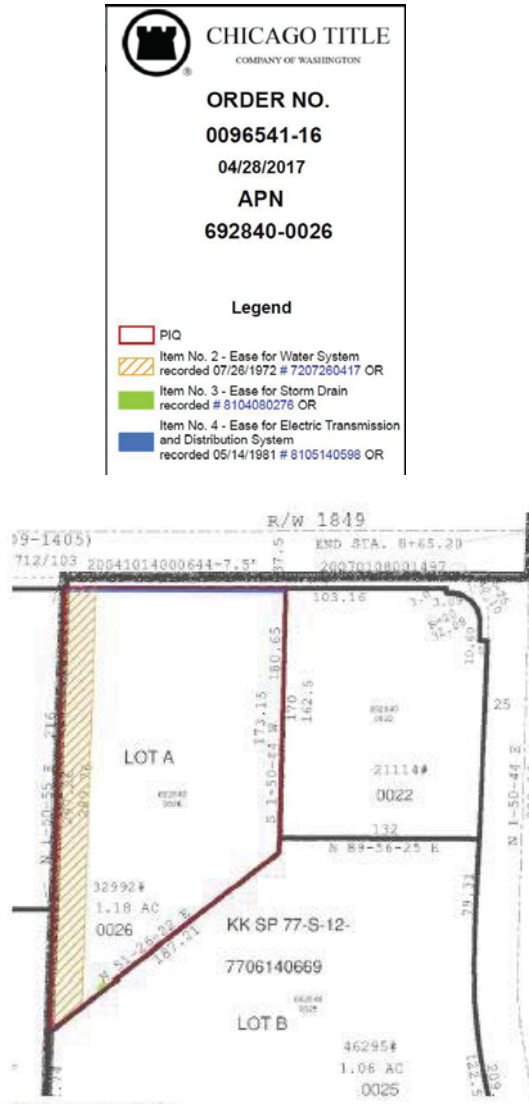


③ SHARED PATH FROM THE VILLAGE



② 128TH STREET NE FROM TOTEM LAKE BLVD

EXISTING SITE SURVEY & EASEMENTS



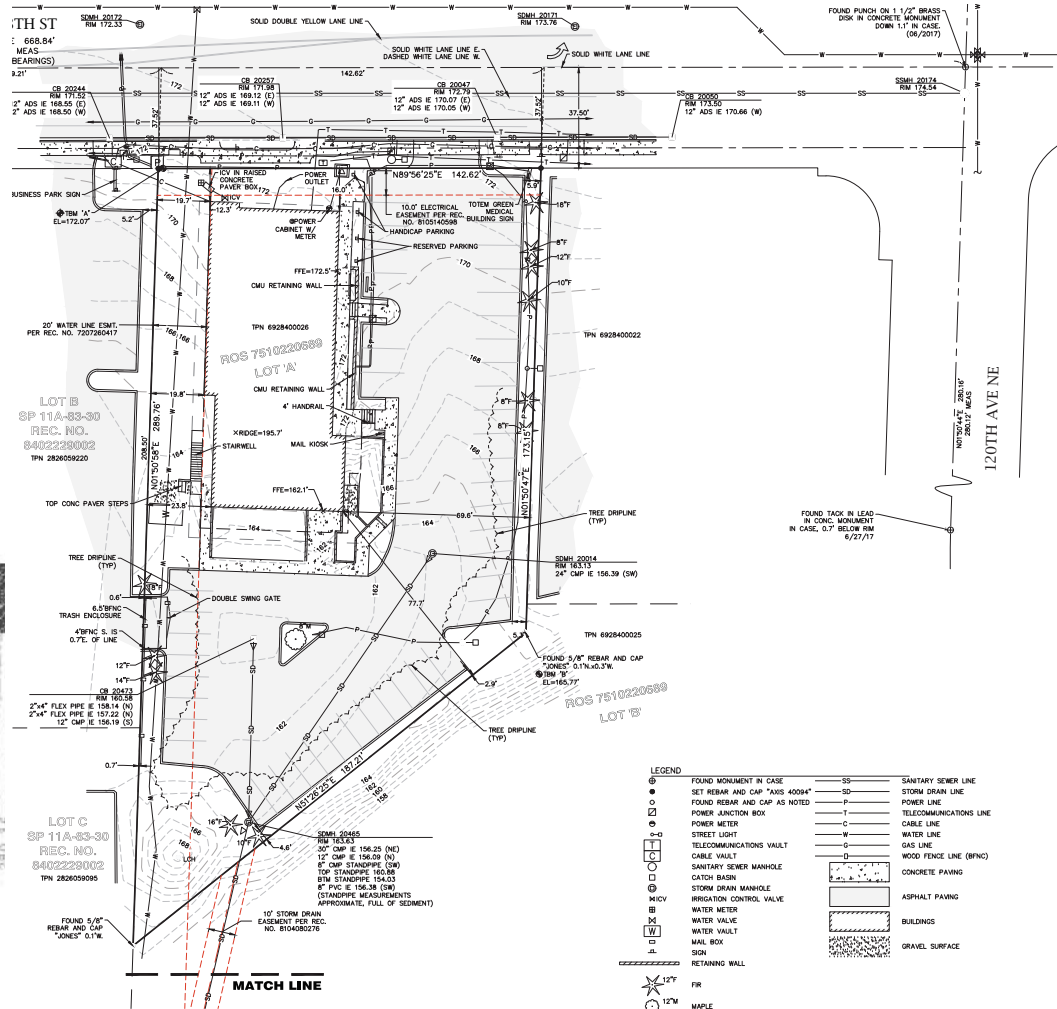
CHICAGO TITLE
COMPANY OF WASHINGTON

ORDER NO.
0096541-16

04/28/2017
APN
692840-0026

Legend

- PIQ
- Item No. 2 - Easement for Water System recorded 07/26/1972 # 7207280417 OR
- Item No. 3 - Easement for Storm Drain recorded # 8104080278 OR
- Item No. 4 - Easement for Electric Transmission and Distribution System recorded 05/14/1981 # 8105140598 OR



GRAPHIC SCALE
1"=20'
2' CONTOUR INTERVAL

BASIS OF BEARINGS
HELD A BEARING OF NORTH 89°56'25" EAST BETWEEN THE NORTH MONUMENTS ALONG NE 128TH ST
HORIZONTAL DATUM
NAD 83/79 PER CITY OF KIRKLAND WASHINGTON NORTH ZONE
VERTICAL DATUM
NAVD 88 PER CITY OF KIRKLAND
ORIGINATING BENCHMARK: CITY OF KIRKLAND CONTROL POINT 54
FOUND PUNCH IN 3" DIA. DISC, STAMPED KING CO. SURVEY 08/21, IN CONC. MONUMENT IN CASE,
ELEVATION: 271.26'

TEMPORARY BENCHMARK:
• TBM 'A' SET CHISELED SQUARE AT THE SOUTHEAST CORNER OF POWER VAULT AT NORTHWEST
CORNER OF SITE
ELEVATION: 172.07'
• TBM 'W' TOP OF REBAR AND CAP STAMPED 'JONES' AT ANGLE POINT IN EAST PROPERTY LINE.
ELEVATION: 165.77'

LEGAL DESCRIPTION
THAT PORTION OF PARCEL 6, AS RECORDED UNDER RECORDING NUMBER 740280958, IN TRACT 77,
PIQUET SOUND CENTER, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 92 OF PLATS,
PAGES 95 AND 96, IN KING COUNTY, WASHINGTON, ACCORDING TO THE CORRECTION MAP THEREOF
AS RECORDED UNDER RECORDING NUMBER 7105100304, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 6, SAID CORNER BEING AN IRON PIN
MONUMENT WITH YELLOW PLASTIC CAP AND MARKED WITH A L.A.L. TAG NO. 5248;
THENCE NORTH 89°56'25" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF NORTHEAST 128TH
STREET A DISTANCE OF 142.62 FEET TO AN IRON PIN MONUMENT;
THENCE SOUTH 01°04'44" WEST A DISTANCE OF 164.25 FEET TO AN IRON PIN MONUMENT WITH
YELLOW PLASTIC CAP AND MARKED WITH A L.A.L. TAG NO. 5249;
THENCE SOUTH 81°02'22" WEST A DISTANCE OF 167.21 FEET TO THE WEST LINE OF SAID PARCEL 6,
SAID POINT BEING AN IRON PIN MONUMENT WITH YELLOW PLASTIC CAP AND MARKED WITH A L.A.L.
TAG NO. 1847;
THENCE NORTH 01°50'55" EAST ALONG SAID WEST LINE A DISTANCE OF 297.26 FEET TO THE POINT
OF BEGINNING.

(BEING KNOWN AS LOT A OF A CITY OF KIRKLAND SHORT PLAT NO. 77-5-12 RECORDED JUNE 14,
1977 UNDER RECORDING NUMBER 7706140669.)
EXCEPT THE NORTH 7.50 THEREOF CONVEYED TO THE CITY OF KIRKLAND BY DEED RECORDED UNDER
RECORDING NUMBER 20040400044.

SCHEDULE B EXCEPTIONS
LEGAL DESCRIPTION AND EASEMENTS SHOWN PER CHICAGO TITLE INSURANCE COMPANY ALTA
COMMITMENT NO. 00864-H DATED APRIL 18, 2017, AT 8:00 A.M.

2. PERTAINS TO AN EASEMENT FOR WATER SYSTEM PER RECORDING NUMBER 7207280417,
RECORDS OF KING COUNTY, WASHINGTON.

3. PERTAINS TO EASEMENT FOR STORM DRAIN PER RECORDING NUMBER 8104080278, RECORDS
OF KING COUNTY, WASHINGTON.

4. PERTAINS TO AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM PER
RECORDING NUMBER 8105140598, RECORDS OF KING COUNTY, WASHINGTON.

EQUIPMENT NOTES
PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING
GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA 850+ GPS/ROVER EQUIPMENT.
MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY
TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC 1201 TOTAL
STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY COMPLETED ON
EXCEEDS THE STANDARDS SET BY WACI 320-120-080/090.

NOTES
THE INFORMATION DERIVED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY CONDUCTED ON
JULY 5, 2017 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT
THAT TIME.

THIS SURVEY INCLUDES FACTORS OF RECORDS AND ON THE GROUND AFFECTING THE SUBJECT
PROPERTY BOUNDARY, BUT IT DOES NOT PURPORT TO LEGALLY RESOLVE RELATED PROPERTY LINE
DISPUTES. WHERE AMBIGUITIES ARE NOTED, AND RECOMMENDS THAT THE OWNER CONSULT WITH
LEGAL COUNSEL TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS ANY
POTENTIAL PROPERTY LINE DISPUTES.

**UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON ASBUILT FIELD LOCATION OF EXISTING
STRUCTURES. FIELD LOCATION OF UTILITIES BASED ON LOCATOR PAINT MARKINGS AND LOCATIONS
BASED ON UTILITY MAPS FROM CITY AND UTILITY AGENCIES INDICATING REPORTED UTILITY
INSTALLATIONS. OTHER UTILITIES MAY EXIST. NO SUB-SURFACE EXPLORATION WAS MADE TO VERIFY
UTILITY ROUTINGS AND THE ROUTING OF ALL BURIED UTILITIES SHOULD BE CONFIRMED WITH THE
UTILITY PROVIDER AND EXPOSED IN AREAS CRITICAL TO DESIGN FOR VERIFICATION.**

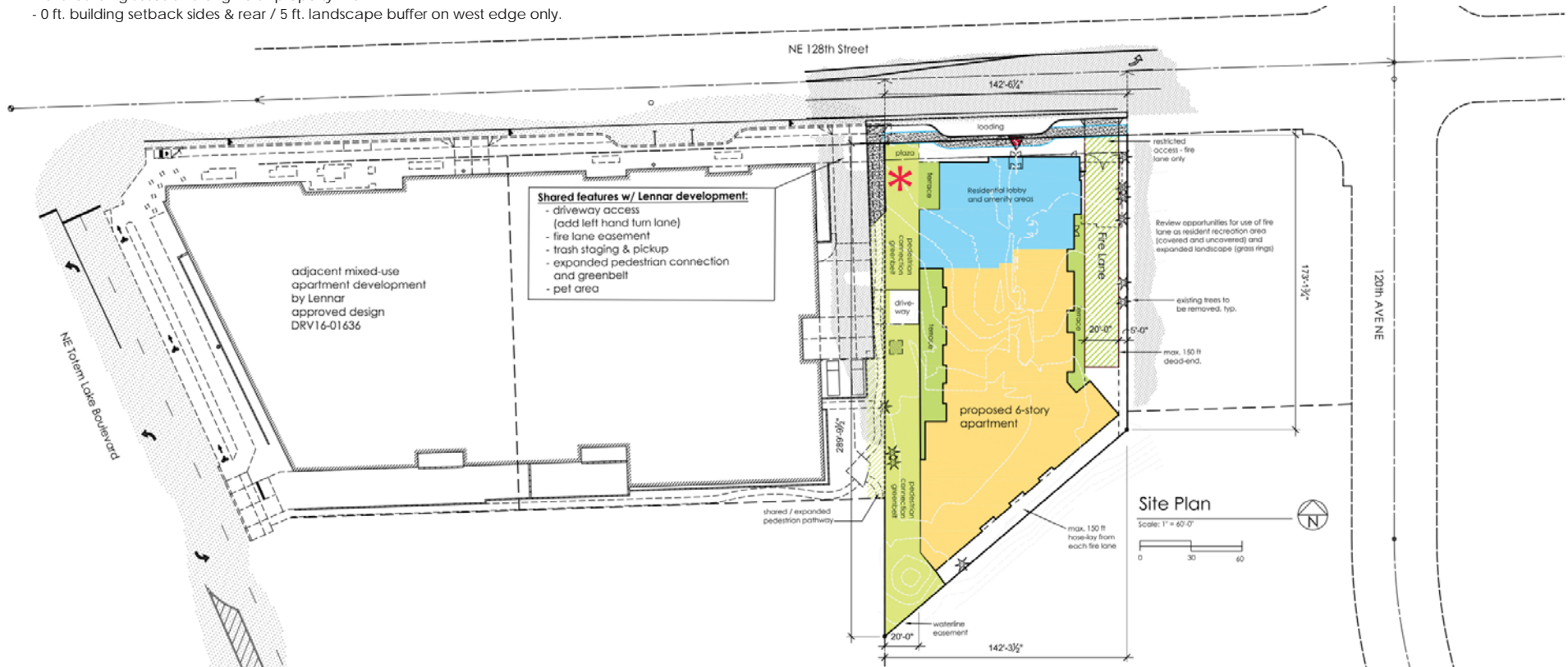
REFERENCES
1. SHORT PLAT NO. 77-5-12, FILED JUNE 14, 1977 UNDER AUDITOR'S FILE NO. 7706140669.
2. RECORD OF SURVEY PERFORMED BY CORE DESIGN, UNDER RECORDING NUMBER 20151210028,
RECORDS OF KING COUNTY, WASHINGTON.
3. PLAT OF PIQUET SOUND CENTER, VOL. PG. 95-96 OF PLATS, RECORDING NO.
197002668282, RECORDS OF KING COUNTY, WASHINGTON.
4. RECORD OF SURVEY PERFORMED BY SODOS ENGINEERS, UNDER RECORDING NUMBER 740280958,
RECORDS OF KING COUNTY, WASHINGTON.

CONSTRAINTS

- The site is an irregular shape that is long and narrow, tapering off to a point at the southwest corner. (Approx. 142 ft x 289 ft.)
- Limited / narrow frontage on NE 128th Street. Only access from NE 128th frontage.
- Long depth of site requires either a loop fire lane or (2) 150 ft dead-end fire lanes with max. 300 ft hose-lay between. Minimum fire lane width = 20 ft.
- Driveway access along east edge is too close to intersection. Limited use with restricted right in/ right out (exception for fire lane only).
- The site slopes approx. 10 ft down to the south. Additional steep drop-off at adjacent south property.
- Easements:
 - 20 ft wide water easement along the entire west edge of the site restricting placement of the building footprint above and below grade
 - 10 ft. electrical easement along north property line.
- Setbacks:
 - 10 ft. building setback along north property line
 - 0 ft. building setback sides & rear / 5 ft. landscape buffer on west edge only.

OPPORTUNITIES

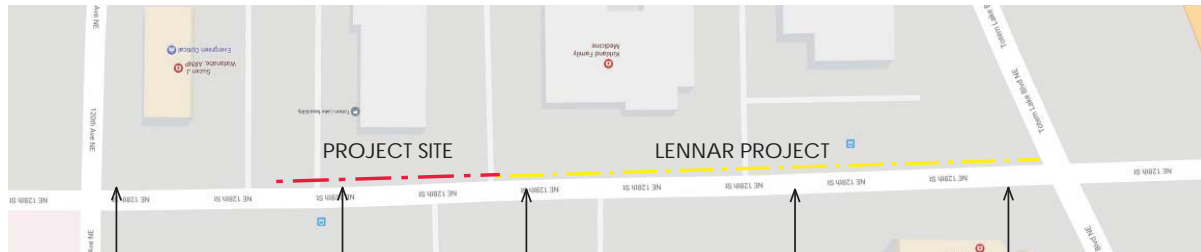
- The water line easement provides opportunities for plaza, greenbelt and meandering pedestrian pathway connection to the Village development to the south. Provides necessary setback to the large adjacent development and driveway / service uses.
- A fire lane easement has been negotiated with adjacent Lennar development so as not to require loop road or additional fire lane along west edge of property.
- A shared driveway easement has been negotiated with adjacent Lennar development to allow unrestricted access from NE 128th. Desire to add a left hand turn lane and to share pedestrian connection / greenbelt uses.
- The change in topography allows for direct access to basement garage along west edge, screened from view from street frontage uses.
- The change in topography allows units to be placed in the daylight basement condition at the south end, providing ground level unit access and "eyes on the path" security at pedestrian pathway.
- Restricted fire lane only vehicular use along east edge provides opportunities for "double use" of this space as both covered and open resident recreation area and expanded landscape / hardscape.



STREET CONTEXT VIEWS



NE 128th Street - Looking South



NE 128th Street - Looking North





THE VILLAGE at TOTEM LAKE

- Similar design language - varied massing
- Similar height - 5+ over 1 podium building
- High quality materials

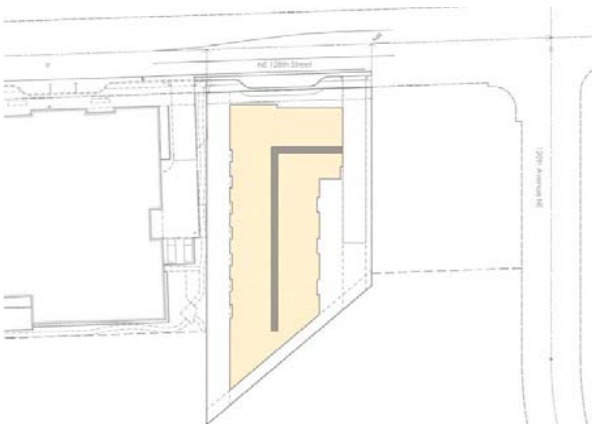
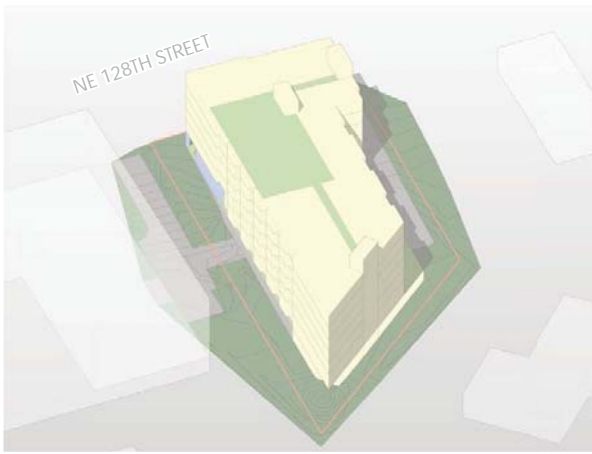
ADJACENT LENNAR PROJECT

- Similar design language to maintain continuity along NE 128th Street
- Similar height - 5 over 1 podium building
- High quality materials



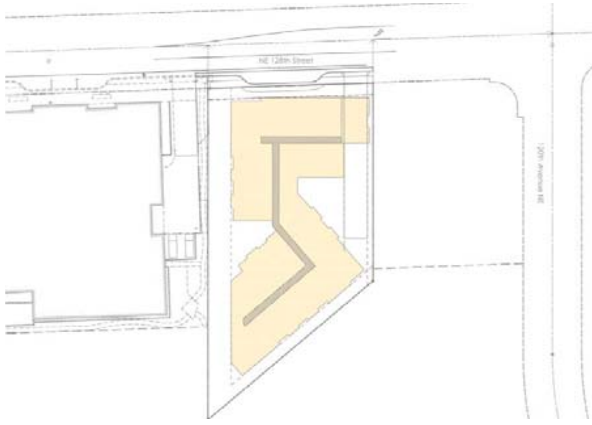
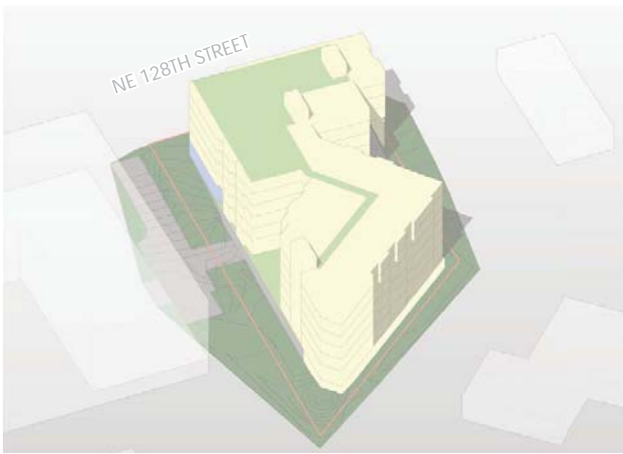
Totem Lake Apartments
Terrene Urban, LLC

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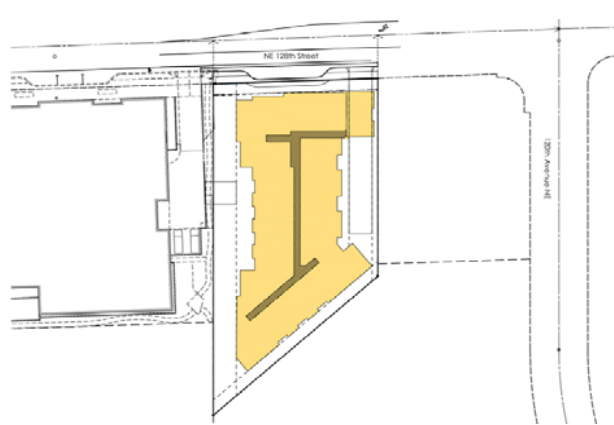
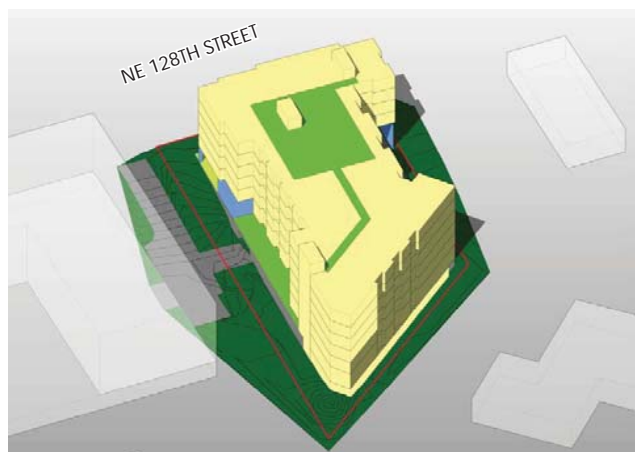
CONCEPT 1 - INVERTED "L"

- INVERTED "L" SCHEME
- SIMPLE FOOTPRINT AND MASSING.
- NW CORNER ENTRY
- LARGE EAST FACING COURTYARD ON LEVEL 1
- 6 STORY BUILDING
- MINIMAL MODULATIONS
- ROOF TERRACE



CONCEPT 2 - "S" SCHEME

- "S" SCHEME
- MODULATED FOOTPRINT FOR SPLIT COURTYARDS ON LEVEL 1
- NE CORNER ENTRY
- STRUCTURE OVER FIRE LANE
- 6 STORY BUILDING
- MAXIMIZE VIEW OPPORTUNITIES ALONG SOUTH EDGE OF PROPERTY
- ROOF TERRACE



CDC APPROVED - "J" SCHEME

- "J" SCHEME
- MODULATED FOOTPRINT WITH INDENTED MIDDLE AND SOUTH FACING UNITS
- MID-POINT ENTRY WITH ACTIVE NODES AT EAST & WEST ENDS.
- OPTIMIZED FOOTPRINT FOR TWO TERRACES ON LEVEL 1
- 6 STORY BUILDING
- MAXIMIZE VIEW OPPORTUNITIES ALONG SOUTH EDGE OF PROPERTY
- ROOF TERRACE