

May 16, 2023

CLARK
BARNES

clarkbarnes.com
1401 W Garfield Street
Seattle, WA 98119

City of Kenmore Reviewers

City of Kenmore Development Services – Planning
Attn: Reilly Rosbotham
18120 68th Ave NE
Kenmore, WA 98028
(425) 398-8900

**RE: Beachwood Apartments II – Project Narrative - Corrections #1 Responses
PRJ22-055, CSP22-0086**

Dear Reilly Rosbotham,

The Beachwood II project is a six story multi-family residential building with enclosed parking. The building totals 69,844 SF, with 53 residential units including 48 market rate and 5 affordable residential units, residential amenities, open space, bicycle parking and 48 parking stalls. Improvements also include a new sidewalk along 80th NE, curb cut, and fire hydrant.

The property is located at 17715 80th Ave NE (parcel #011410-0843) and fronts 80th NE, which is a minor arterial. The property is zoned R-18 TOD, and it is bordered by residential uses on three sides, with R-12 zoning to the north, R-18 to the west, and R-24 to the south. The subject property and all the adjacent properties are within the TOD overlay, therefore the TOD regulations (KMC 19.25.055) and Standard 1 ‘Downtown Design Standards’ collectively define the development standards.

The lot totals 21,600 square feet, has utility and access easements along the north and south property lines, power line setbacks along 80th Ave NE, and the topography slopes gently to the west and the Swamp Creek critical area.

The proposed development is summarized by the following characteristics and narrative:

Property Address: 17715 80th Ave NE, Kenmore WA
Tax Parcel Number: 7909170785
Property Zoning: R-18 w/ TOD overlay
Property Area: 0.50 acres
Min Density: 60 du/acre = 30 units
Max Density: 150 du/acre = 75 units
Proposed Residential Units: 53 (48 market rate & 5 affordable)
Project Type: Multi-family Apartments

Site Description

The site is currently developed with a single-family residence and detached garage. The topography is relatively flat but gently descends to the west. No wetlands or streams are located within the boundary of the subject property. To the west, approximately 145’ away, Swamp Creek flows in a north-south orientation. Swamp Creek continues to the south, crossing beneath Northeast Bothell Way and draining into the Sammamish River.

The development surrounding the site is:
North: Residential Development (Townhomes)
East: 80th Ave NE & Apartments
South: Residential Development (Apartments)
West: Single Family Residence

Frontage and Site Access

Direct access to the site is proposed off 80th Ave NE via a private drive aisle. All frontage improvements will be consistent with the Kenmore Municipal Code and Engineering Standards. The proposed drive aisle would provide a 20-foot driving surface to the site.

Critical Areas

A Critical Areas report produced by Wetland Resources in October of 2022 has found that there are no wetlands or streams on the site, but the site is within a 150' protective buffer for Swamp Creek which is located approximately 145' off site to the west. As noted in the report and shown on the site plan, the proposal includes a split-rail fencing w/ signage along the 150' buffer line.

Per the Shoreline / UC Environment section below, this proposal includes a pedestrian walkway along the north side of the site extending from the east to the west to a potential pedestrian extension to the shoreline.

Shoreline/ UC Environment

The proposed work is considered development and requires a Shoreline Substantial Development Permit (SSDP). A SSDP application was submitted and a narrative describing compliance with KMC 16.50.090 was provided. The Applicant feels there is a clear public benefit of the current proposal having an affordable housing and a quality building design that will set a precedent to the TOD area. A public pedestrian easement is proposed from 80th Avenue NE to the western portion of the property, so that future development to the west can be extended to the shoreline.

The subject property is located within the Urban Conservancy (UC) Environment. The proposed use is multi-family residential apartments and is permitted in the UC Environment consistent with KMC 16.50.090.

Consistent with KMC 16.50.090(A)(1)(c), the site is physically separated from the shoreline by another property.

Open Space

Common open space in compliance with KMC 18.30.130 will be provided at grade in the Northeast and Southwest corner of the site as well as a roof deck along the east facade. The total open space required for 53 units is 2,385 SF of open space. The proposal includes 2,595 SF of open space and complies with this requirement.

Parking

The project is considered a “Pioneer Project” because the project will provide some of the first 100 bonus housing units provided under the TOD district overlay regulations. The project is eligible for the Pioneer Project Incentive per KMC 18.29.070 and may elect to provide parking spaces for market rate bonus units at 0.6 parking spaces per dwelling unit.

A “bonus unit” means a dwelling unit achieved that exceeds the number of units allowed by the base density of the underlying zoning district. The underlying zoning district (R-18) has a base density of 18 dwelling units per acre, meaning the base density for the site is 9 dwelling units. The project provides 53 dwelling units, meaning that the project is required to provide 44 dwelling units in excess of the base density of the underlying zone.

The project requires 43 parking stalls and provides 48.

Building Description

The proposed project consists of a multi-family apartment building. Parking Level 1 is vehicular and bicycle parking, the 1st floor at grade parking for a combined total of 48 stalls. Level 1 includes a residential lobby, service spaces, gym, elevator, and stairs. Above the first floor there will be 5 levels of apartment units. Level 2 provides a common space Club House, Roof Deck Amenity and private roof terraces for the north units.

The overall building square footage is broken down as follows:

1. P1 – Parking Level = 9,582 SF
2. Level 1 (Level at Frontage Grade) = 11,368 SF
3. Level 2 = 9,779 SF
4. Level 3 = 9,779 SF
5. Level 4 = 9,779 SF
6. Level 5 = 9,779 SF
7. Level 6 = 9,779 SF

TOTAL = 69,844 SF

The design of the building exterior seeks to complement nearby structures and at the same time is consistent with the Standard 1 provisions of the Downtown Design Standards within Chapter 18.52 of the KMC.

Code Compliance Summary of Design Standards

Design Standard Article II. Site Design – Standards for All Uses

Code Provision 18.52.100

Pedestrian walkways

Intent- 1. Pedestrian Network. To create on-site pedestrian networks from streets and drives to building entrances, through parking lots to connect buildings to the street (see surface parking location standards), and between sites. 2. Through Block Connections. To create through block connections between blocks of development, between streets, and connecting streets to public spaces.

Proposal:

The proposal includes frontage improvements with a 6' wide sidewalk along 80th Ave NE. There is a 6' wide sidewalk from the building's lobby that connects with the ROW sidewalk. There is also a proposed 4' wide sidewalk on the north side of the property that connects the ROW to potential future access to the shoreline to the west.

Code Provision 18.52.110

Northwest Quadrant circulation plan

Not applicable.

Code Provision 18.52.120

Public spaces and plazas

Intent- Comfortable and Usable Public Space. Create usable, accessible, and inviting public open space for pedestrians.

Proposal: A public plaza is proposed along 80th Ave. NE. It includes special paving, landscaping, and a seating area. Covered space is provided by a canopy around the lobby. The lighting design provides illumination under the canopy and accent lighting above the plaza.

Code Provision 18.52.130

Furnishings

Intent- Furnishings Add Comfort and Detail. To create inviting, pedestrian-friendly public spaces by incorporating site furnishings in plazas, public spaces, building entries, and in other pedestrian areas.

Proposal: The plaza is equipped with durable bench seating. The benches are located near the entrance and help to define the plaza space without impeding the public sidewalk or circulation. (2) public bike racks are located at the northeast corner for building visitors. Strategically located raised planters help to create a vertically dynamic landscape plan.

Code Provision 18.52.140

Site Lighting

Intent- 1. Adequate Lighting Levels. To provide adequate lighting levels in pedestrian areas such as plazas, pedestrian walkways, parking areas, building entries, and other public areas. 2. Complement Street Lighting. To provide pedestrian-scaled, accent, and festival lighting to accompany street lighting. 3. Safety. To provide well lit, comfortable, and safe pedestrian areas. 4. Minimize Night Glow. To ensure adequate lighting is confined to the project site and minimizes night glow and impacts to adjacent properties.

Proposal: The site lighting design provides adequate lighting levels in the pedestrian areas, plaza, building entries and driveways. The lighting accents and provides a safe entry and pedestrian experience. Illumination levels are on average 0 footcandles at the property lines, reducing light spillage to the adjacent neighbors. Night glow is minimized while creating a warm and welcoming feeling to the building.

Code Provision 18.52.150

Building location/setbacks (for commercial/mixed use buildings)

Not applicable to this project.

Code Provision 18.52.160**Building setbacks (for residential/primarily residential uses)**

Intent- 1. Pedestrian Orientation and Densities. To ensure pedestrian orientation and desired densities downtown. 2. Transition and Buffer. To provide minor transition and buffer areas between streets and residences which can function as outdoor space.

Proposal: The proposed building is set close to the ROW sidewalk while still maintaining the required 10' street setback and landscape buffer. The design embraces the pedestrian experience and helps establish a more urban experience for the TOD overlay.

Code Provision 18.52.170**Surface parking lot location**

Intent- 1. Maintain Active Street Frontage. To maintain contiguous active pedestrian street frontages by avoiding parking lot siting along sidewalks and street frontages. 2. Impacts. To minimize visual impact of parking lots through screening where parking lots are unavoidable on street frontages.

Proposal: All parking is enclosed within the structure. Overhead garage doors are provided to block views to cars within. Architectural elements, landscaping, and decorative trellises are used to help screen the driveway and the north façade.

Code Provision 18.52.180**Parking lot screening**

Intent- Reduce Visual Prominence. To reduce visual impact of parking lots through screening techniques.

Proposal: The street frontage was reprogrammed to have a larger lobby, a plaza, and a gym adjacent to the sidewalk instead of a parking garage. This provides transparency and visual interest with activity close to the street. To the south side of the property has a 5' landscape buffer planted with trees, shrubs, and other plants. See the landscape plan.

Code Provision 18.52.190**Location of driveways**

Intent- Minimize Sidewalk Interruptions. To maintain continuous, uninterrupted sidewalks by minimizing, consolidating, and eliminating driveways and promoting shared access to the extent possible.

Proposal: The proposed driveway is located where the existing access to the site currently sits. A 6' wide sidewalk continues across this driveway along the street frontage. See civil plans.

Code Provision 18.52.200**Outdoor service and storage areas**

Intent- Screening. To maintain design continuity by screening mechanical, service, and storage areas.

Proposal: All utility service rooms including the trash room are enclosed within the at grade parking garage. Mechanical units are located on the roof and equipped with screens.

Design Standard Article III. Building Design – Standards for All Uses

Code Provision 18.52.210**Corner features**

Intent- 1. To ensure architectural interest and pedestrian-scaled detail in downtown. 2. To allow for comfortable pedestrian queuing space.

Proposal: Not applicable to this project.

Code Provision 18.52.220**Roof form**

Intent- 1. Distinctive Profiles. To ensure that roof forms provide distinctive profiles and visual interest. 2. Express Base and Top. To provide details which break buildings into distinct visible elements of base and top (see upper level stepbacks, mass and bulk standards in KMC 18.52.310 for details regarding building modulation and articulation).

Proposal: Building provides Level 2 stepbacks at the street frontage and north façade. The building is divided into 3 distinct masses; north unit bar, south unit bar, and stair core. These masses are articulated and create a dynamic roofline in perspective from the ground level. Stepbacks, roof decks, pitched roofs, & parapets are all proposed. See 3D building rendering views.

Code Provision 18.52.230**Structured parking**

Intent- 1. Visually Integrated. To visually integrate parking garages with other downtown uses through active ground floor uses, and the use of architectural treatments, such as materials, treatments of openings, and human-scaled facade elements. 2. Garage Elevations. To ensure that parking garage facades facing public rights-of-way screen cars from view and resemble commercial, office, civic, and mixed-use building elevations.

Proposal: The proposed garage is concealed to view from the street frontage. Architectural elements, landscaping, and decorative trellises are used to help screen the driveway and the north façade.

Code Provision 18.52.240**Blank wall and side wall screening**

Intent- 1. Continuity of Visual Interest. To ensure that all sides of a building in the public view have visual interest and continuity of pedestrian-oriented building scale.

Proposal: Continuity of visual interest is provided on all sides of the building. Pedestrian-oriented building scale is maintained. See building elevations and renderings.

Code Provision 18.52.250**Pedestrian bridges**

Intent- 1. Active and Accessible. Locate pedestrian bridge(s) in active places which are accessible at all hours and promote safe passage over major roadways. 2. Unique Architectural Qualities. To develop unique and inviting pedestrian bridges as key gateway features which are integrated with buildings at bridge ends.

Proposal: Not applicable to this project.

Design Standard Article V. Building Design – Standards for Residential/Primarily Residential Uses

Code Provision 18.52.320

Primary residential entrances

Intent- 1. Active and Lively Street. To face residential entrances onto streets to create and maintain a lively and active downtown. 2. Safe and Welcoming Entry. To provide safe and welcoming building entries.

Proposal: The project includes a prominent main entrance along the frontage that connects to a lobby. A canopy is provided for weather protection and includes recessed lighting in the soffits. Visible sightlines to the entry are maintained from 80th Ave NE.

Code Provision 18.52.330

Building mass and bulk

Intent- 1. Reduce Building Bulk with Smaller Architectural Components. To reduce the apparent bulk of buildings by breaking them down into smaller components which are consistent with the pedestrian scale of downtown. 2. Visual Variety. To provide visual variety along streets.

Proposal: A variety of Juliette balconies, roof decks, window patterns, material changes, step backs and roof modulation have all been proposed. See 2D and 3D views of proposed building elevations.

Code Provision 18.52.340

Materials

Intent- 1. Ensure Quality and Maintenance Over Time. To ensure a standard of quality and maintenance over time. 2. Materials and Details that Reduce Bulk. To encourage the use of materials appropriate to residential development and details that reduce the visual bulk of larger buildings.

Proposal: Durable materials such prefinished metal panels, vinyl windows, storefront systems, concrete walls are used to ensure quality and maintenance over time. The window arrangements and detailing provide visual interest and help to reduce the overall bulk of the building.

Code Provision 18.52.350

Windows

Intent- Active and Lively Street. To face windows onto streets to create and maintain a lively and active downtown.

Proposal: A storefront system faces the street at the ground level for the main lobby and gym to create a lively and active experience for pedestrians.

KMC 18.77.030

Transit oriented development (TOD) district overlay

There are 53 units proposed and 5 will be affordable. Terrell Edwards, Planner with A Regional Coalition for Housing (ARCH), confirmed that 5 affordable units comply with requirements, 4 at 70% AMI and 1 at 50% AMI. 4 at 70% and 1 at 50% are provided.

KMC 18.105.050, the city may approve, deny, or approve with conditions an application for Site Plan Review. The decision is based on the approval criteria described in KMC 18.105.050.A.1-5 (also listed below).

The project conforms to:

- 1) The adopted City and State rules and regulations in effect on the date the complete application was filed;
As documented within the narrative and site plan, this project complies with city regulations and does not request any departures from the development standards.
- 2) Consideration of the recommendations or comments of interested parties and those agencies having pertinent expertise or jurisdiction, consistent with the requirements of this title;
We have considered and responded to all the public comments, comments from the jurisdiction's officials, and are consistent with this title.
- 3) Compatibility with the character and appearance of existing or proposed development in the vicinity of the subject property;
The project complies with the intent and development standards of the TOD overlay, as well as the "Downtown Design Standards-Standard I". However, it should be noted that the area is experiencing a transitional period and the definition of character must consider future development based upon the TOD goals.
- 4) Compatibility with plans for existing and proposed pedestrian and vehicular traffic in the vicinity of the subject property; and
The project will provide frontage improvements on 80th Ave NE along the length of the site. These improvements include a new sidewalk, curb cuts, and landscaping. Adjacent to the sidewalk will be a plaza with seating, exterior lighting, and landscaping. The building will be welcoming with a lobby and lounge transparent to the street.
- 5) Conformity with the City's comprehensive plan
The project conforms to the High Density Residential comprehensive plan designation.

KMC 16.50.090 Residential Uses

Multiple-family dwellings shall be permitted in the Downtown Waterfront, Swamp Creek Commercial and Urban Conservancy Environments only if the use meets the standards of subsections (A)(1) and (2) of this section:

Proposal: The project complies with 16.50.090-1.C because the site is physically separated from the shoreline by another property. The provided public benefit is the restoration of the critical area in the southwest corner of the subject property per 16.50.090-2.E

Please feel free to contact us, and if it would help, we are happy to get on a Teams call with you, if you have any questions regarding our responses.

Regards,

Max Foley

Maximillian Foley, Project Manager

CLARK | BARNES