



Larus - Kenmore

14641 SE 16th St., BELLEVUE

Prepared 10/8/24

PROJECT NARRATIVE:

TWG Development intends to construct an approximately 150,164 SF, six story, affordable, supportive senior apartment building at 7520 NE Bothell Way (SR-522). A pre-application meeting was conducted on April 26, 2024 and final comments were received on August 12, 2024. The building will be managed by a partnering 3rd party not-for-profit entity. The first floor will contain limited offices as well as gathering and amenity spaces for the residents. A letter from the Developer outlining the affordability levels for the project is included in our application. The project will be funded by 4% LIHTC and additional grant funding.

PROJECT DESCRIPTION:

The building will consist of (6) stories and contain approximately 134,463 SF. The ground floor will be of type I-A construction and will include covered parking, lobby, administrative offices and amenity spaces for the residents. The upper five floors will be of type V-A wood frame construction and contain 175 dwelling units. The building will have a full NFPA 13 fire sprinkler system and NFPA 72 fire alarm.

The building contains the following unit mix.

95	1-bedroom units
80	<u>Studio units</u>
175	Total units

SITE – GENERAL INFORMATION:

The site consists of 35,100 sf and is split zoned. The southern portion of the site along SR-522 is zoned Urban Corridor (East Subarea) and consists of 24,606 SF (.564 Acres). The northern portion of the site is zoned Urban Residential and consists of 27,071 SF (.621 Acres). The property title identifies this as a single parcel containing 2 lots and 2 tax ID numbers. The lot separation aligns with the zoning transition between the Urban Corridor and Urban Residential. The project previously fell within the Transit Oriented Development area, and will also be considered a Transit Oriented Development (TOD) with its close adjacency to the Kenmore Park & Ride, a regional transit hub connecting Kenmore to major population and employment centers around Lake Washington and King County. It is our understanding that the City of Kenmore has since modified their code to remove the TOD from this area, but has built in the TOD standards into the base code for this zone.

The existing property has direct frontage to NE Bothell Way on the South side and a shared access drive on the West portion. It is currently the location of a 1 story wood frame building which is a full-service dinner, associated parking lot paving, as well as, with an additional 1 story wood frame building. Buildings, paving and associated elements shall be removed, shared drive shall be maintained.

The shared drive connects to the Cedar Park Apartments on the North adjacent property. The West neighboring property is Kenmore Community Church. On the East are two properties, to the East/North is Kenmore Village a manufactured housing community. Their access is via a shared drive from NE Bothell Way on the adjacent property directly along our property line. That East/South property was the location of a restaurant/lounge. Per King County Department of Assessments, the property is currently "Vacant Land – Proposed Townhome development".

A Phase I environmental survey and initial wetlands assessment has been conducted and there are no known critical areas on or immediately adjacent to the site.

LAND USE CRITERIA:

Urban Corridor (east subarea) – Required

street setback = 10'
interior setback = 0' (20' adj. residential)

max. height = 85'
Lot coverage = 95%

min. density = 60 du/acre
max. density = 150 du/acre

Max density = 24,606 SF (.564 Acres) X 150 = **84**

Actual

11' (due to sewer easement)
15'

70'
72.17%

Urban Residential – Required

street setback = 0' (10' adj 522)
side setback = 5' (15' adj. mhc)
rear setback = 5' (15' adj. mhc)

max. height = 85'
height setback = 35'*
Lot coverage = 95%

min. density = 60 du/acre
max. density = 150 du/acre

Max. density = 27,071 SF (.621 Acres) X 150 = **93**

Actual

11' (due to sewer easement.)
15'
40' (10' + future 30' road dedication)

70'-0"
13' (at limited area zoned UC within 50' of MHC).
72.17%

*max. height = 35' within 50' of MHC zoning.

TOTAL MAX. DENSITY = 177 du.

PROPOSED = **175 du.**

TRAFFIC & PARKING:

Given the site's use and proximity to SR-522 and mass transit, no on-site parking stalls are required for the residents per KMC 18.40.035(B)(3). Limited parking is required for visitors and the operational staff. The design provides 40 parking stalls. Vehicular access is provided off of SR-522 by a shared access easement which serves our property, the Kenmore Community Church Cedar Park Apartments property to the East, and the property to the North. The driveway off the access easement serves the parking garage at the rear of the building. The Northern 30' of the property will be set aside in a separate tract, and ultimately dedicated to the City for the construction of a future road.

DESIGN STANDARDS:

The project must comply with the design standards 1,2,3 in KMC 18.52. A detailed analysis is provided in the drawing set. A summary of compliance is included here.

Standards for All Uses:

18.52.100 Pedestrian walkways – Through block connections are not required given the size of the site. Pedestrian walkways are provided between the public ROW and the building entrances. The sidewalk along the ROW is 9'-6" at its minimum and averages 12' in width. It is defined by landscape edges. Sufficient pedestrian lighting is provided from a combination of building lighting, low voltage path lighting, and street lighting. A lighting plan and photometrics are included in the drawing set.

18.52.120 Public spaces and plazas – The area around the main entrance is provided with 28' x +/- 25' plaza open to the public ROW. This space will be defined and delineated from the sidewalk using concrete scoring patterns. The area will be surrounded by landscaping and contain seating opportunities for both the residents and general public. A required element for public benefit will be provided and is to be determined from the list in 18.52..120(B)(d,e,f,g). Site furnishings will be provided per KMC 18.52.170.

18.52.140 Site Lighting – Lighting will be provided at all pedestrian areas. All exterior light fixtures are shielded and downward directional. A photometric plan is included in our application to illustrate light levels across the site. Building lighting is focused around the primary entrances. Fixtures have been chosen to complement the street lighting and building architecture.

Design standards for Commercial/Mixed Use:

Given the amenity spaces and support offices at the ground floor, our building will meet the design standards for Mixed-Use projects.

18.52.150 Building location/setbacks (for commercial/mixed use buildings). – While the design standards require the building to be directly abutting the sidewalk, we are prevented from doing so by an 11' sewer easement. To try and meet the intent of the code, a wide plaza connects the primary building entrance to the sidewalk in the ROW. Guidelines do allow for a 10' landscape area, which we provide at locations other than the main entry plaza. Note that due to the sewer easement, our landscaping width is 11'.

18.52.170 Surface Parking Lot location. – All parking is contained within an open parking garage accessed at the current rear of the building.

18.52.180 Parking Lot Screening – We do not have any exposed surface parking. This provision is N/A.

18.52.190 Location of Driveways. – All parking is contained within an open parking garage accessed from SR-522 by a shared access easement and driveway. The entrance is at the current rear of the building.

18.52.190 Location of Driveways. – No outdoor storage or service areas are present in the design. Trash storage is within the building and will be rolled out to the access easement for pickup. Limited utilities as required for the project will be screened by landscaping to extent permissible while maintaining any required clearances.

18.52.220 Roof form – The building contains a flat roof and roof form is defined by extended parapets of varying height, material, and color to comply with standard 1(a).

18.52.230 Structured parking. The parking structure is located on the East side of the ground floor of the building. The parking garage is open to the outside. The walls are broken up by the use of brick and stone, decorative grilles, and landscape screening. Openings are 64 SF in size and broken up by 24" mullions. The façade is further articulated by incorporating accent materials and window sills. The vehicular entrance is defined by masonry trim and ornamental lighting.

18.52.240 Blank wall and side wall screening. – Blank walls have been avoided primarily due to the windows. Where unavoidable we have broken up the façade with the use of decorative molding, material transitions, and other architectural detailing.

18.52.260 Visible building entrances. – The primary building entrance is accentuated by being recessed with a plaza leading up to it. A canopy is used over the entrance to further enhance the entryway. The doorway itself has transoms, sidelites, and ornamental lighting.

18.52.270 Ground floor facades. – Ground level facades contain large storefront windows with mullions, pilasters, trim bands at material transitions, and consists primarily of brick and stone.

18.52.280 Ground floor transparency and visibility. – The ground floor along SR-522 exceeds the minimum 50% glazing.

18.52.290 Weather protection. – While the design guidelines require awnings or canopies, The sewer easement is forcing our building to be set back from the sidewalk. We cannot project into the easement, and canopies would serve no purpose along most of the façade. A canopy is placed along the full 28' of frontage that opens into the plaza.

18.52.300 Building materials. – Given the transition from the commercial ground floor and residential above at level 2, we are providing the transition between floors 1 and 2, to better match the character and intent of this provision rather than arbitrarily bringing the brick and stone up to the first residential floor on level 2. This is consistent with 18.52.300(B)(3). Primary materials along SR-522 are brick and stone, which cover over 85% of the opaque surfaces. On the upper floors, we are using Hardi-siding, Hardi-panel, with color and material transitions reinforcing the building modulation.

18.52.310 Upper level stepbacks, mass, and bulk. – The upper levels mass and bulk is broken up by horizontal modulation, window patterns, and changes in materials and color.

18.52.330 Building mass and bulk. – The overall mass and bulk are broken up by the change in colors, materials, distinctive roof forms, and window patterns.

18.52.340 Materials. – All materials are durable and easy to maintain. This includes Brick, Stone, and Hardi products.

18.52.350 Windows. – Different sizes and mullion patterns give the windows some variety and help to break up mass and bulk.