



CITY OF KIRKLAND

Planning and Community Development Department
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MEMORANDUM

To: David Ramsay, City Manager

From: Jeremy McMahan, Planning Supervisor
Eric Shields, Planning Director

Date: January 5, 2006

Subject: Design Review Board January 17, 2006 Joint Meeting with City Council

RECOMMENDATION

Conduct joint meeting with the Design Review Board. The DRB would like to use this opportunity to:

- Briefly illustrate the range of projects reviewed
- Discuss some of the key issues that the DRB considers in project review
- Suggest design guidelines that could improve the process and products.

The DRB would also appreciate Council feedback on Design Review projects or process.

BACKGROUND

The last joint meeting was held in 2002. Since that time, the DRB has been expanded from five to seven members, the design review process has expanded to more neighborhoods (Totem Lake, North Rose Hill, and 85th Street), and a number of projects have been built or are under construction.

Enclosed is a summary of projects that have been through the Design Review process, including project images and data. The DRB does not intend to review all projects at the joint meeting, but will use project examples to illustrate discussion points.

Attachments:

1. Project Data
2. Project Images and Information

Design Board Review Project Data

Project	File #	Planner	Location	# Residential Units	New Retail s.f.	New Office s.f.	# hotel rooms	# parking stalls	Parcel size (square feet)	Estimated completion	Notes	Status
Central Printing/Bienz Addition/remodel	ADR00-00003	AR	424 Central Way	1	1,200	1,600	0	8	5,400	NA	New owner	Expired
Park Place Expansion	ADR00-00006	TS	457 Central Way	50	73,175	202,300	0	858	482,143	NA		Expired
HNW Marketing Addition	ADR01-00001	SC	215 Third Avenue	0	0	1,200	0	4	4,950	NA		Expired
St. John's Church Expansion	ADR01-00002	SC	103 State Street	0	0	0	0	74	58,800	Complete	11,600 s.f. addition	Completed
Ameritech Office Building	ADR01-00003	JR	98xx NE 116 th Street	0	0	5,100	0	17	6,970	NA	Conceptual only	Withdrawn
Kirkland Central Condominiums mixed use	ADR01-00004	SC	75 State Street	110	9,168	0	0	176	41,534	Winter, 2006		Under construction
Extended Stay America	ADR02-00002	JR	355 Kirkland Avenue	0	0	0	104	108	71,874	NA		Withdrawn
Kirkland Hotel	ADR03-00002	AR	220 Kirkland Avenue	0	0	0	91	91	15,246	TBD		Under construction
Acropolis Addition/remodel	ADR03-00003	SC	500 Central Way	0	0	649	0	20	10,800	NA		Expired
Kirkland Boardwalk Retail	ADR03-00008	JR	355 Kirkland Avenue	0	66,800	0	0	252	71,874	NA	Conceptual only	Withdrawn

Design Board Review Project Data

Project	File #	Planner	Location	# Residential Units	New Retail s.f.	New Office s.f.	# hotel rooms	# parking stalls	Parcel size (square feet)	Estimated completion	Notes	Status
Evergreen Hospital Bed Tower	ADR03-00010	JR	12040 NE 128 th Street	0	0	238,070	0	484	836,352	2006-2007		Under construction
Evergreen Plaza Office	DRC04-00001	SC	11800 NE 128 th Street	0	0	99,670	0	465	88,862	Complete		Completed
Evergreen Hospital Gateway and Transit Center	DRC04-00002	JR	12039 NE 128 th Street	0	0	155,040	0	644	180,300	2007 (Phase I)		Approved
Kirkland Park Condominiums mixed use	DRC04-00003	SC	355 Kirkland Avenue	119	8,839	0	0	179	71,874	Fall, 2006		Under construction
Almond Condominiums	DRC04-00004	JR	11246 124 th Avenue NE	36	0	0	0	78	64,904	2006-2007		Grading permit
Chaffee Condominiums	DRC05-00001	SC	206 Lake Street South	Tbd	tbd	Tbd	0	Tbd	5,336	TBD		DR Pending
State Street Condominiums	DRC05-00002	TL	196 State Street	125	0	0	0	167	67,082	2007		DR Approval
Slater Avenue Apartments	DRC05-00003	SC	11680 Slater Avenue NE	6	0	0	0	12	13,068	TBD		DR Approval
Juanita Cottages	DRC05-00004	JR	98xx NE 116 th Street	4	0	0	0	9	6,534	2006-2007		DR Approval
Totem Lake Mall Master Plan	DRC05-00005	JR	12636 Totem Lake Boulevard	216	562,300	144,000	0	3,093	1,105,000	Subject to development agreement	Project data is conceptual	DR Approval

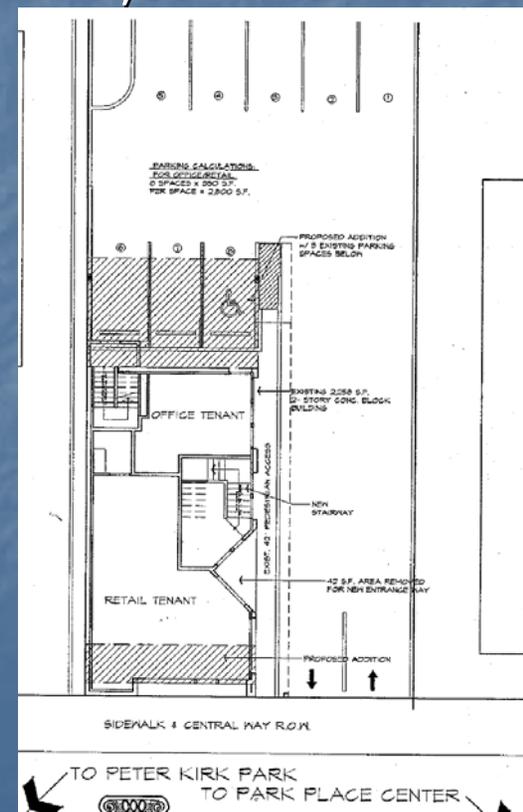
DRB PROJECTS

Projects Reviewed
2000-2005

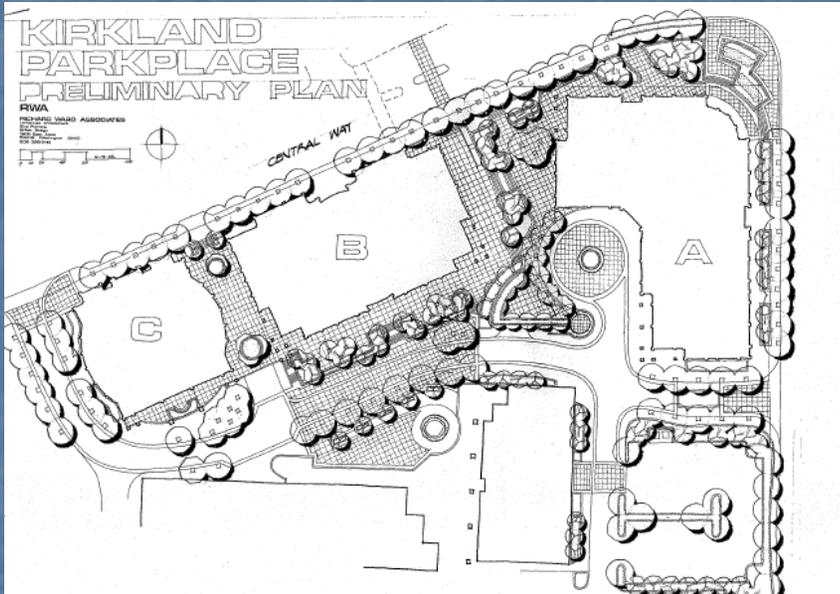
Central Printing



- 424 Central Way
- Status - expired
- 1 dwelling unit
- 1,200 sf retail
- 1,600 sf office

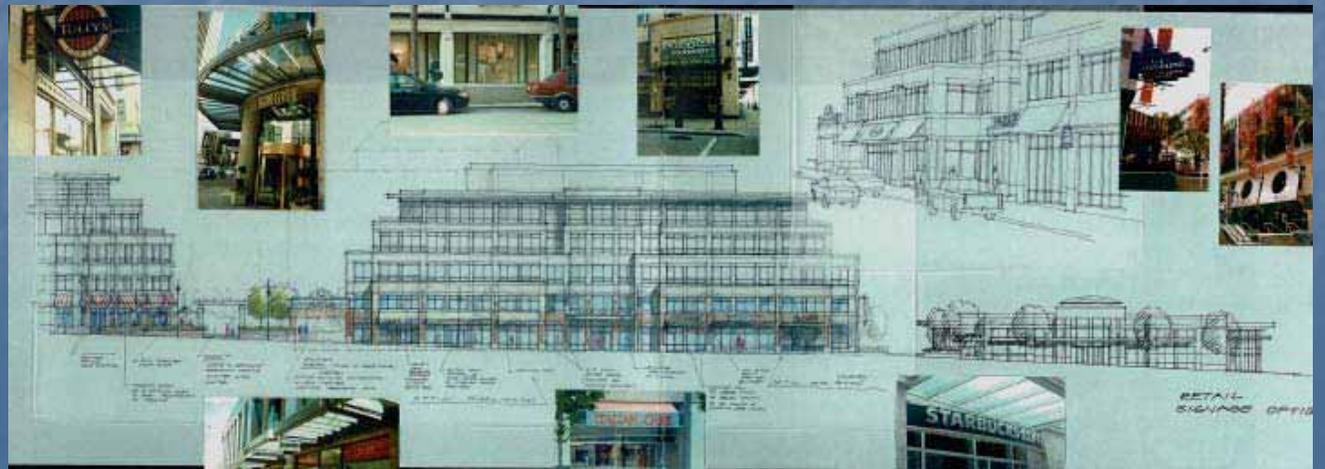


Parkplace

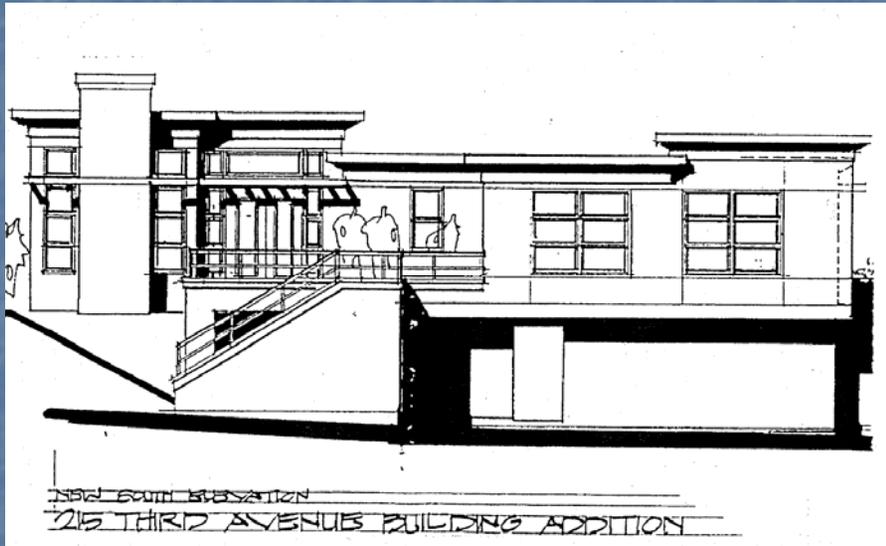


- 457 Central Way
- Status - expired
- 50 du
- 73,175 sf retail
- 202,300 sf office

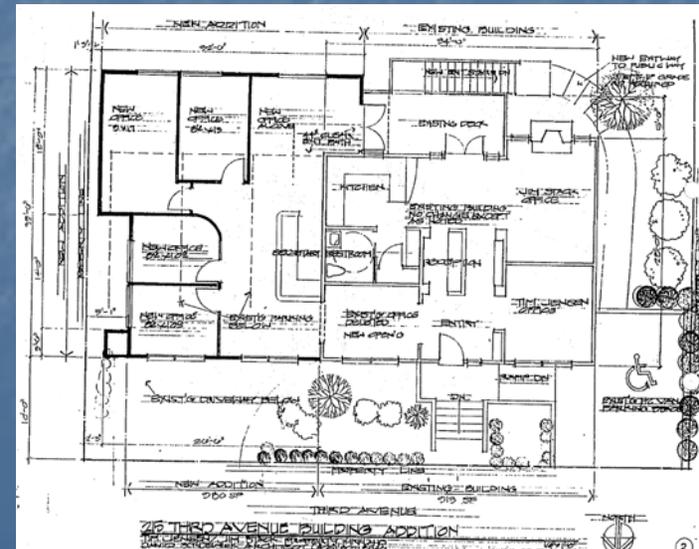
Partial elevation
from Central Way



HNW Marketing



- 215 Third Ave.
- Status - expired
- 1,200 sf office addition



St. John's Church



East entry court



SW entry and daycare area

- 103 State Street
- Status - completed
- 11,600 sf addition

Kirkland Central Condos



- 75 State Street
- Status – under construction
- 110 du
- 9,168 sf retail



Public plaza

Extended Stay America

- 355 Kirkland Avenue
- Status - expired
- 104 room hotel



WEST ELEVATION
1/16/14



COLOR SCHEDULE
COLOR A - EIFS
COLOR B - TAN
COLOR C - BUFF

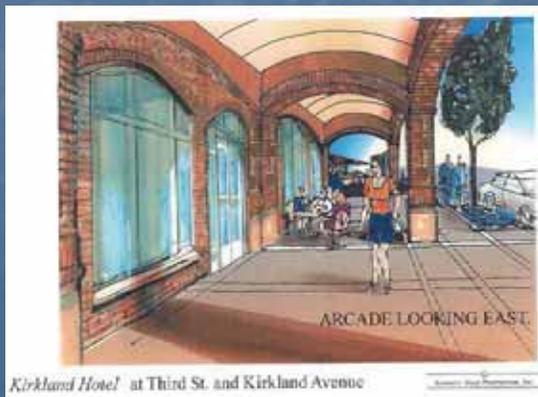
View from KPC

Kirkland Hotel

- 220 Kirkland Avenue
- Status – under construction
- 91 room hotel



View from southeast

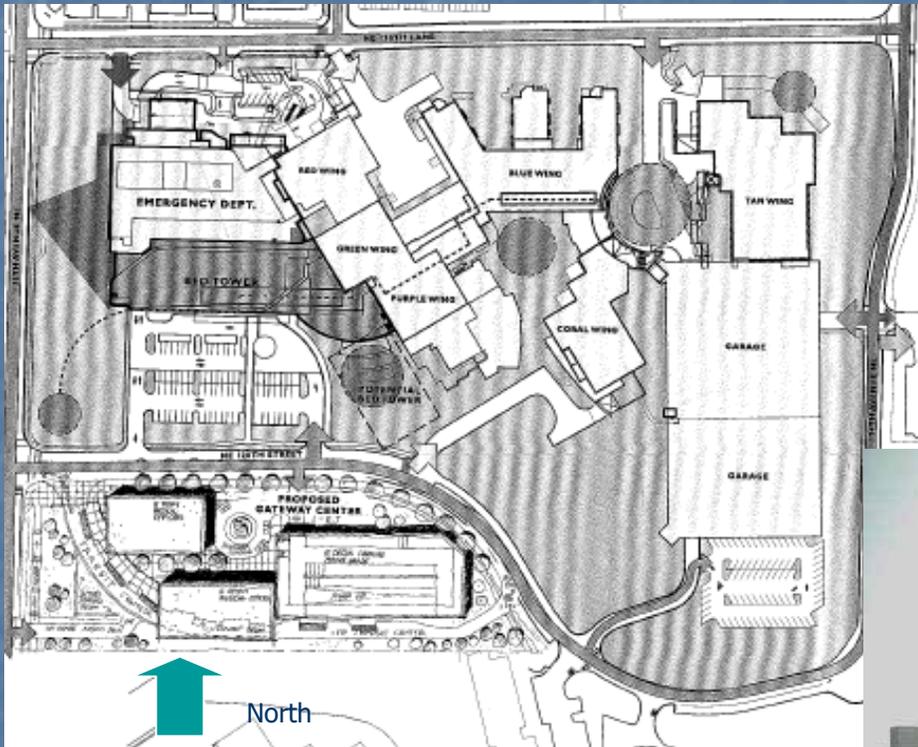


Acropolis Addition/Remodel



- 500 Central Way
- Status - expired
- 649 sf office addition
- Remodel to structure

Evergreen Hospital Bed Tower



- 12040 NE 128th Street
- Status – under construction
- 238,070 sf addition
- 484 parking stalls



View from southwest

Evergreen Hospital Gateway and Transit Center

- 12039 NE 128th Street
- Status - approved
- 155,040 sf medical office
- 644 parking stalls
- Totem Lake Transit Center



View from northwest



View from southwest



Evergreen Plaza Office



Southeast entry



- 11800 NE 128th Street
- Status - completed
- 99,670 sf medical office
- 465 parking stalls

Kirkland Park Condos

- 355 Kirkland Avenue
 - (former ESA site)
- Status – under construction
- 119 condominiums
- 8,839 sf retail
- 179 parking stalls

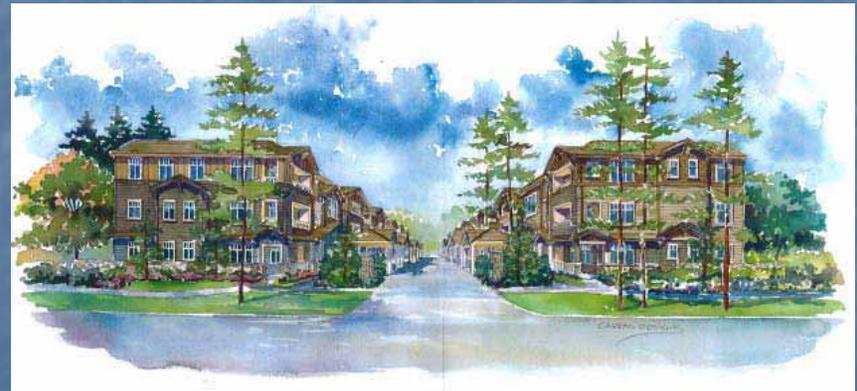


North elevation - facing KPC

Almond Condos

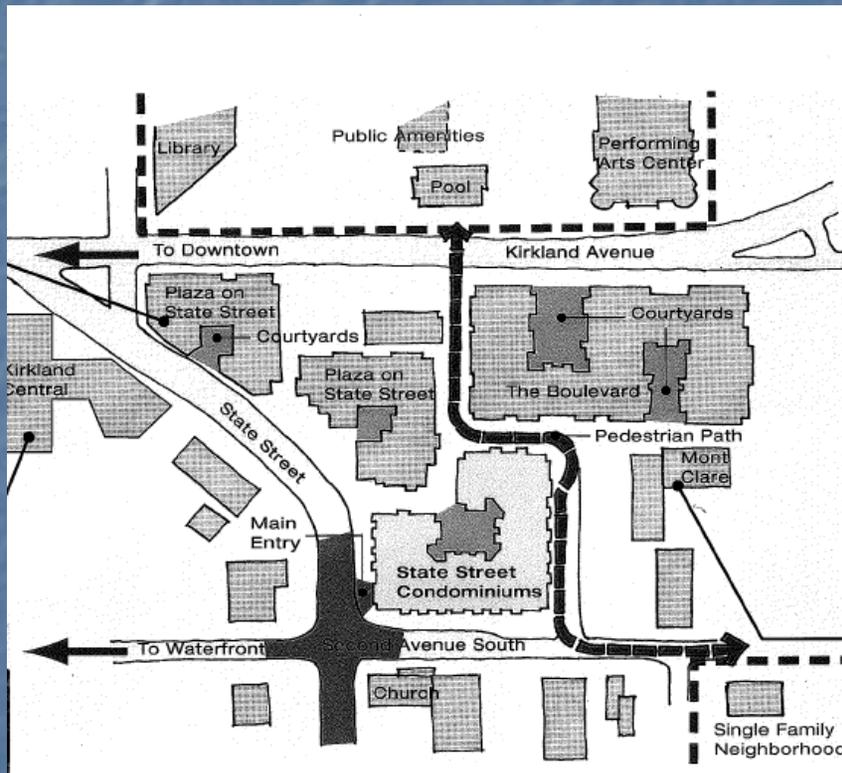


- 11246 124th Avenue NE
- Status – grading permit
- 36 condominiums
- 78 parking stalls (surface and carports)



View from 124th

State Street Condos



Neighborhood context



State Street Entry

- 196 State Street
- Status – building permit review
- 125 condominiums
- 167 parking stalls

Juanita Cottages



View from 98th Ave. NE



- 9832 NE 116th Street
- Status – building permit review
- 4 condominiums
- 9 parking stalls

Totem Lake Mall Master Plan

- 12636 Totem lake Boulevard
- Status - approved
- 216 du
- 562,300 sf retail
- 144,000 sf office
- 3,093 parking stalls



Boulevard from West