



MEMORANDUM

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Date: 9 January, 2008

To: Jon Regala  
City of Kirkland

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From: Mark Smedley

Subject: Design Response Conference #2

Project Name: Kirkland Village Mixed-Use  
Project No.: 06005.02

<input checked="" type="checkbox"/> For your review & comments	<input type="checkbox"/> For your information & records	<input type="checkbox"/> Per your request
<input type="checkbox"/> Enclosed	<input type="checkbox"/> Under separate cover	

Jon,

We have spent considerable time and effort to investigate alternatives; and address the Downtown Plan found in the Moss Bay Neighborhood section of the Comprehensive Plan; Design Guidelines for Pedestrian-Oriented Business Districts; and various Design Regulations in Chapter 92 of the Kirkland Zoning that apply.

The following is a summary of the key points that the Design Review Board asked us to consider at the conclusion of our first Design Response Conference.

- A. Further study of Alternative No. 1 – the U-shaped scheme.
- B. Clarify the sidewalk widths and necessary easements to provide minimum 10 foot sidewalk width from existing curb to face of building.
- C. Confirm sight triangles at alley.
- D. Revise the massing to diminish the bulk of the building along the Lake Street Frontage.

We hope that we have clarified design changes made from the December 17<sup>th</sup>, 2007 Design Response Conference Presentation. If we can be of further assistance do not hesitate to call.

Sincerely,

Mark S. Smedley, AIA  
Stock & Associates, Inc.

Below is a listing of the four points with a summary of the actions taken per the last design review meeting on December 17, 2007:

**A. Further Study of Alternative No. 1**

- DRB members asked for additional study of the U-shaped alternative. We reviewed the U-shaped scheme and calculated the following detrimental effects on the program:
  1. The loss of 60% of the lineal footage of retail and restaurant storefront in this scheme is substantial compared to the preferred option.
  2. In addition the U-shape creates a large skew from premier level (street & corner frontage) to lower level quality (deep into the dark corner) of retail frontages.
  3. The retail/restaurant spaces at the back are too large and deep for the type of tenant we are targeting.
  4. The loss of office square footage is substantial and this would cause an economic issue and result in a change of program to residential.
  
- As a result we have decided to continue pursuing the Preferred Alternative with the following design modifications:
  1. Create an entry plaza that is open to the sky the full 4 stories.
  2. Additional step-backs of upper levels to create a two-story look on Lake Street.
  3. Additional changes to the elevations to emphasize a reading of smaller buildings along the street frontage.
  
- The preferred option creates four separate and unique building identities creating a village architectural feel similar to other blocks in the Kirkland Waterfront District, and with other historic waterfront villages like Sausalito, California.

**B. Sidewalk Width**

- DRB members asked for clarification on the sidewalk widths and necessary easements to provide minimum 10 foot sidewalk width from existing curb to face of building. Additional easements to City of Kirkland will be made as follows:
  1. Façade A: approximately 3 feet inside property line.
  2. Façade B: "Hector's" façade was already stepped back to allow 10 foot sidewalk width. NOTE: additional step-back for pedestrian circulation and outdoor restaurant seating measures 12 feet, adding up to a total of 22 feet of sidewalk and outdoor seating.
  3. Façade C through E: approximately 3 feet inside property line. NOTE: due to transportation department condition (the method of measuring width snaps a line connecting adjacent curb-lines) the existing curb bulb cannot be counted as part of 10 foot sidewalk width.
  4. Façade F: The Kirkland Waterfront Market Building. This building is receiving only minor cosmetic updates and as such will not be demolished. The Public Works department has reviewed this and approved keeping the existing sidewalk width intact.

**C. Sight Triangles at Alley**

- DRB members asked for more information on the sight triangles at the alley. We have confirmed with Kirkland's Department of Transportation that our corner setback is adequate to meet the Sight Distance Guidelines.

#### D. Building Massing

We would like to provide this Design Response Conference bullet point list of 30 changes we made to the design per the last Design Response Conference meeting on December 17<sup>th</sup>:

	<b>Façade A</b>
1	Moved Retail façade back 3' to create 10' sidewalk width
2	Deleted butt-glazed retail storefront
3	Added brick columns and spandrels on 2 two story base
4	Added bay windows to break up façade
5	Added corner entry recess of over 100sf
6	Revised canopies to fit within rhythm of bay windows
7	Stepped-back levels 3 & 4 over 10' to create 2 story base
8	Created deck on level 3 overlooking the street
9	Broke up window pattern with more horizontals
10	Removed corner slab projections at decks and roof to reduce bulk
	<b>Façade B</b>
11	Revealed corner and returned brick deeper into "pedestrian meander"
12	Returned 2-story roof cornice deeper into "pedestrian meander"
13	Increased the step-back on level 3
14	Increased the step-back on level 4
15	Added columns on level 3 & 4 to increase articulation of building length
16	Revised the roof from sloping up to flat
17	Reduced the window wall height on level 4
18	Cut back the overhanging roof to reduce bulk
	<b>Façade C</b>
19	Deleted deck at level 2
20	Increased step-back at level 2 thru 4
21	Aligned step-backs to create a gasket between facades B & D
22	Reduced height of parapet by 10'
23	Changed canopy to mark office building entry
	<b>Façade D</b>
24	Moved Retail façade back 3' to create 10' sidewalk width
25	Reduced roof overhang
	<b>Façade E</b>
26	Revealed corner and returned brick deeper into "pedestrian meander"
27	Increased step-back at level 3 an additional 11' – 6"
28	Increased step-back at level 4 an additional 9' to create a 23' – 6" overall step-back
29	Reduced parapet height
30	Cut back the overhanging roof to reduce bulk

End of Notes