

KIRKLAND DESIGN REVIEW BOARD MEETING MINUTES
December 12, 2005

CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:01 p.m. by Chair Todd Kilburn. Members Present: Carter Bagg, Brian Berg, Steve Cox, Paul Duffy, Kevin Oremus, Phyllis Warman. Members Absent: Eric Shields. Stacey Clauson and Jeremy McMahan represented the Department of Planning and Community Development.

READING APPROVAL OF MINUTES: OCTOBER 3, 2005

Motion by Mr. Duffy and second by Ms. Warman to approve the Kirkland Design Review Board Meeting Minutes of October 3rd, 2005, with the following amendment: Page 5, second to last paragraph, Mr. Duffy was satisfied with a smaller cap. Motion carried (6-0).

ANNOUNCEMENT OF AGENDA

Mr. Kilburn reviewed the agenda.

REQUESTS FROM THE AUDIENCE None

UNFINISHED BUSINESS: None

CONCEPTUAL DESIGN CONFERENCES: None

DESIGN RESPONSE CONFERENCES: None

ADMINISTRATIVE REPORTS AND DRB DISCUSSION

A. NE 85th Street Subarea Discussion

The discussion was suspended until Mr. McMahan can speak with Ms. Soloff.

B. Preparation for January City Council Joint Meeting

Mr. McMahan gave a PowerPoint presentation and presented a list of topics that the DRB could consider for the upcoming joint meeting.

- Projects
- Minor variations
- Height standards
- Superior retail
- Tree grates
- Comprehensive plan vs. zoning regulations
- Additional guidelines
- Relationships with boards and Commissions
- Public education

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Mr. McMahan explained that the action for the DRB is to inform Council on what projects the DRB has been working on and advise Council if the DRB requires guidance on processes surrounding these projects.

The DRB discussed concerns they had in general regarding design processes including:

- Design guidelines, Comprehensive Plan and zoning code conflicts and determination of which takes precedence over the other in decision making
- Determination of which items the DRB has jurisdiction over, especially when enforcing design guidelines and regulations with non-compliant applicants.
- Determination of superior retail and how to include specific language in codes, guidelines and regulations

Mr. McMahan reviewed a PowerPoint presentation illustrating DRB projects. He asked them to comment on each and decide which projects should be included in the presentation.

Central Printing: this project is expired and will not be included.

Parkplace: this project is expired and will not be included.

HNW Marketing: this project will not be included.

St John's Church: If included, before and after photos including gable view will be required.

Kirkland Central Condos:

- If included, renderings all need to be in the same directional views that demonstrate the major changes.
- This was superior retail specifically because of the plaza. Photos of the plaza should be provided if this project is included in the presentation, particularly a northwest corner view.
- Mr. Berg said that he wanted more terracing with the sidewalk and wall. He was concerned about the sidewalk width on the east side in relation to the telephone pole. Ms. Clauson will address DRB's concerns with underground wiring, the bulb out, the sidewalk width and parking issues.
- The DRB and staff discussed issues surrounding superior retail, building heights and "bonus" story provisions. The DRB would like to give applicants more guidance on the definition of superior retail. A handout should be provided to applicants outlining superior retail code standards until design guideline regulations are developed.
- There was discussion about the conflict between retail, residential entry, the pedestrian experience, and the challenge of mixed use.

Extended Stay America:

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- The DRB decided to include this project to illustrate some of the low quality design projects that applicants present to the DRB.
- There is a need for guidelines and language that apply to the ability of franchises to develop in residential or retail areas and appropriateness of character to the surrounding area.

Kirkland Hotel: The DRB decided to include this project in the presentation to illustrate the bonus height option.

Acropolis Addition/Remodel: this project will not be included.

Evergreen Hospital Bed Tower: This project will be included to illustrate how the DRB guided the applicant in issues of design, phasing, and the importance of the applicant working with the DRB during the design process early on to avoid future conflicts.

Evergreen Plaza Office: This project will be included to illustrate the design issues the applicant originally presented to the DRB and how the DRB tried to resolve these issues with the applicant. Key design issues included the parking garage and points of entry.

Kirkland Boardwalk Condos:

- If this project is included, more photos with different views will be required.
- The presentation will be included for discussion on land variations, exchange of the plaza, wider sidewalks, and terracing for setbacks.
- Discussion will include how the DRB worked with this applicant to make the project more attractive.

Almond Condos:

- This project will be included to illustrate the multiple meetings required to encourage applicant cooperation with the DRB.
- Presentation discussion will include challenges including design issues such as repetitive design.
- Discussion will also include lack of responsiveness by the applicant to incorporate the DRB's requests and arguments from the applicant including cost implications of including the DRB's recommendations.

State Street Condos:

This project will be included in the presentation for discussion of setback and right of way issues.

Juanita Cottages: This project will be included in the presentation to illustrate a project where the applicant exceeded the DRB's expectations by addressing the DRB's requests immediately via superior graphics and thoughtful consideration to all of the DRB's concerns.

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Mr. Cox suggested the following four points be applied to each project presented to the Council:

- Superior design
- Superior retail
- Phasing
- Franchise Design

Mr. McMahan said the DRB needs to be ready to address why certain buildings are as tall as they are and why they are thought to be superior and granted extra stories.

In preparation for the presentation to Council, Mr. McMahan will prepare and distribute a second draft of tonight's presentation incorporating the DRB comments. He will also locate better images and work on the accompanying memo. The DRB is requested to send comments back to Mr. McMahan on the second draft of the presentation. In addition, Mr. Kilburn will represent the DRB at the meeting, but he will not be the only speaker from the DRB. Mr. Kilburn will collect participating DRB members' speaker notes prior to the meeting. Regarding deadlines, completion of the PowerPoint presentation can wait until a date closer to the meeting. However, the accompanying memo will be completed two weeks in advance of the meeting.

COMMENTS FROM THE AUDIENCE: None

ADJOURNMENT

Motion by Mr. Cox and second by Mr. Bagg to adjourn the meeting at 10:06 p.m.
Motion carried (6-0)

Todd Kilburn, Chair
Kirkland Design Review Board

Jeremy McMahan, Planning Supervisor
Department of Planning and Community Development

Recording Secretary: Susan Hayden
PROFESSIONAL OFFICE SERVICES