



CITY OF KIRKLAND  
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## MEMORANDUM

**To:** Design Review Board  
**From:** Jon Regala, Planning Supervisor  
**Date:** January 11, 2016  
**File No.:** DRV15-02580  
**Subject:** VILLAGE AT TOTEM LAKE – PHASE II (UPPER MALL SITE)  
CONCEPTUAL DESIGN CONFERENCE

### **I. MEETING GOALS**

At the January 20, 2016 Design Review Board (DRB) meeting, the DRB should review the concept design for Phase II (upper Mall) of the Village at Totem Lake project. At the meeting the DRB should:

- Determine how the Conceptual Master Plan guidelines affect or pertain to the proposed development
- Review the **building massing alternatives, including the applicant's preferred alternative** and provide direction on the preferred massing scheme
- Determine what other application materials are needed for the Design Response Conference

### **II. BACKGROUND INFORMATION**

#### General

Phase II is located at the upper portion of the Totem Lake Mall, east of 120<sup>th</sup> Avenue NE (see Attachment 1). It includes the Wells Fargo Bank parcel at 12560 120<sup>th</sup> Avenue NE and the larger adjoining parcel which contains Trader Joes, a large multi-tenant building, and stand-alone movie theatre.

The applicant and property owner, CenterCal Properties, LLC, is proposing to demolish all of the upper Mall buildings and construct a new mixed-use development. Chase Bank, located at 12028 NE Totem Lake Way, is on a separate parcel with different ownership. It will not be part of the Village at Totem Lake redevelopment project.

The mixed-use development proposed with Phase II will include approximately:

- 658 residential units
- 1,377 parking stalls
- 41,700 square feet of non-residential uses (retail, theatre, and restaurant space)

The applicant has provided a program description and general project information including several building massing options (see Attachment 2). The **applicant's preferred** building massing option is shown in Attachment 2, page 32.

### Amended Conceptual Master Plan (CMP)

The Design Review Board approved the Totem Lake Mall Conceptual Master Plan (CMP) on December 5, 2005. On February 11, 2015 staff approved a minor modification to the CMP. The Amended Conceptual Master Plan (main plan exhibits) can be found in Attachment 3. The design guidelines and conditions can be found in Attachments 4 and 5.

Exhibit 5 in the Amended CMP (see Attachment 3) contains very conceptual perspective drawings of the proposed project. It was anticipated that further refinement of the building locations and massing occur as part of the design review process. This is also reflected in the Amended CMP site plan in Exhibit 4 (see Attachment 3) which calls out in general terms building areas and a mix of allowed uses. This approach with the CMP allows for flexibility during the design review process and eliminates the need to constantly update the CMP. Therefore, there will be **some differences between the applicant's current proposal and the preliminary perspective drawings in the Amended CMP exhibits.** However, the key site design concepts in regards to an east west connection between the lower and upper Mall, pedestrian access to EvergreenHealth, and the public plaza will **remain an important component of the DRB's review.**

### **III. SITE**

The subject property is located in the TL 2 zone of the Totem Lake Business District and currently contains the Totem Lake Mall. 120<sup>th</sup> Avenue NE divides the Mall into two large parcels. The lower Mall is west of 120<sup>th</sup> Avenue NE and the upper Mall is east of 120<sup>th</sup> Avenue NE. The upper Mall elevation sits **approximately 10' higher than the lower Mall.** The majority of the existing buildings are proposed to be demolished with the redevelopment project.

The following are the zoning, uses, and height limits of properties adjacent to the subject property (see Attachment 6):

- North:* TL 1A. **Medical Office. 30' to 160' above average building elevation.**  
TL 3B. **EvergreenHealth Campus. 75' to 150' above average building elevation.**
- East:* PR 1.8. **Madison House. 30' above average building elevation**
- South:* TL 8. **Retail, restaurant, and bank uses. 65' above average building elevation.**
- West:* TL 2 & I-405. **Retail. 30' above average building elevation.**

### **IV. KEY ZONING REGULATIONS**

Zoning regulations for uses in TL 2 are found in the use-zone chart (see Attachment 7). The following regulations are important to point out as they form the basis of any new development on the site.

- A. Pedestrian Connections. Pursuant to Kirkland Zoning Code Section 55.19.3, the applicant shall install at least one through-block pathway pursuant to the standards in KZC 105.19 from Totem Lake Boulevard to 120<sup>th</sup> Avenue NE, between the upper and lower portions of TL 2 and within TL 2 where necessary to strengthen pedestrian connections to streets between buildings, parking areas, and public spaces. Pedestrian connections to surrounding uses, including the Transit Center, the EvergreenHealth campus, and to the TL 1 zone shall also be provided.

*Staff Comment:* This topic was also addressed in the Amended CMP (see Attachment 4). Exhibit 3 of the CMP contains the pedestrian circulation plan. Conditions were also placed in the CMP that required a number of pedestrian

*connections to be studied further as part of the appropriate project phase (see Attachment 5). Of particular interest was the mid-block connection between EvergreenHealth and the Mall project. Attachment 8 contains a background memo regarding this pedestrian connection and identifies the challenges in creating this connection.*

- B. Lot Coverage. TL 2 zoning regulations allows for 80% lot coverage.
- C. Height. **The maximum height allowed in the TL 2 zone ranges from 90' to 135' above average building elevation. Building height may exceed 90' if approved through the CMP; provided that no more than 10% of the gross site area included within the CMP may have the increased building height. The increased building height may not exceed 135' above average building elevation.**
- D. Parking: Parking for the Mall project will be based on a parking demand study to be provided by the applicant.  
*Staff Comment: Staff has not yet evaluated the parking requirements for the proposed project.*
- E. Sidewalks. Totem Lake Boulevard has been identified as a Major Pedestrian Sidewalk street **which requires a sidewalk width of at least 8' to be installed on and/or adjacent to the subject property consistent with the standards in KZC Section 110.52.3. 120<sup>th</sup> Avenue NE has been identified as a Pedestrian-Oriented Street which requires 10' wide sidewalks along the entire frontage of the subject property.**
- F. Vehicular Access. As part of the SEPA Addendum process, staff has required that the applicant provide additional information, as part of the design review process, regarding proposed driveway locations, loading/unloading access points, and a traffic operations analysis of nearby street intersections.  
*Staff Comment: The applicant has started discussions with Public Works on this topic. Staff anticipates that this information will be provided with the Design Response Conference application.*

## **V. VILLAGE AT TOTEM LAKE DESIGN GUIDELINES**

The subject property has its own set of design guidelines and are contained in the Amended CMP document (see Attachment 4). Other design requirements were included as conditions to the CMP (see Attachment 5). These additional design related conditions should be considered at the appropriate design review/project phase. The following is a list of key design issues and/or design techniques that should be addressed with this project.

- Pedestrian-oriented space and plazas
- Building orientation towards pedestrian areas
- Pedestrian friendly building fronts
- Parking garage design
- Blank wall treatment
- Architectural and human scale
- Massing and articulation
- Building diversity
- Change in roofline
- Building material, color, and detail

## **VI. CONTEXT**

The context or setting in which the proposed development will be located is important in determining the appropriate design regulations that would apply. The following are

several questions that are geared towards identifying the physical environment around and on the subject property. These questions will help supplement the discussion on the key design guidelines appropriate for the proposed project.

**A. How does the site relate to its surroundings?**

The applicant and Design Review Board should discuss the physical and built environment on and around the subject property. Topics include height of neighboring structures, topography, and landscaping.

**B. What are the opportunities and constraints of the site and vicinity given the following topics?**

- Streetscape
- Urban Form
- Activities and Uses in the area
- Pedestrian Patterns and Environment
- Character of Adjacent Buildings
- Landscaping/Open Space

**VII. DISCUSSION ISSUES**

The role of the DRB at the Conceptual Design Conference is to help determine how the design guidelines and conditions found in the Amended CMP apply to the proposed development. **The following sections and questions below are representative of the City's design guidelines and conditions.** These questions are to be used to help identify how they would apply to the proposed project.

**A. Scale**

1. What are the key vantages of the project?
2. Identify appropriate mitigation techniques for building massing of the proposed buildings. Possible techniques include vertical and horizontal modulation, corner treatment, and roof forms. The applicant has provided several massing schemes including a preferred option **for the DRB's review** and comment (see Attachment 2).

**B. Pedestrian Access**

1. How does the proposed massing and location of structures relate or respond to the pedestrian environment?
2. What are opportunities for pedestrian oriented spaces at the street level (plazas, outdoor dining)?
3. Where are the key pedestrian connections? How can the required pedestrian connection to EvergreenHealth be accomplished (see Attachment 5, Condition F.2). Attachment 8 contains a background memo regarding the required pedestrian connection and its challenges.
4. How would the project engage pedestrians?

**C. Open Space and Landscaping**

What are opportunities for landscaping and/or open space on the subject property?

**VIII. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE**

The Design Review Board shall determine what models, drawings, perspectives, 3-D CAD/Sketchup model, or other application materials the applicant will need to submit with the design review application.

**IX. ATTACHMENTS:**

1. Vicinity Map
2. **Applicant's** Conceptual Plans
3. CMP Exhibits
4. CMP Design Guidelines
5. CMP Conditions
6. Zoning Map
7. TL 2 Use Zone Chart
8. Pedestrian Connection Memo







THE VILLAGE AT  
**TOTEM LAKE**

CONCEPTUAL DESIGN REVIEW  
12.18.2015



THE VILLAG AT TOTEM LAKE



NORTH

SEATTLE

Seattle

TOTEM LAKE



KIRKLAND



BELLEVUE

SITE AERIALS



FAIRFIELD RESIDENTIAL

carrierjohnson + CULTURE

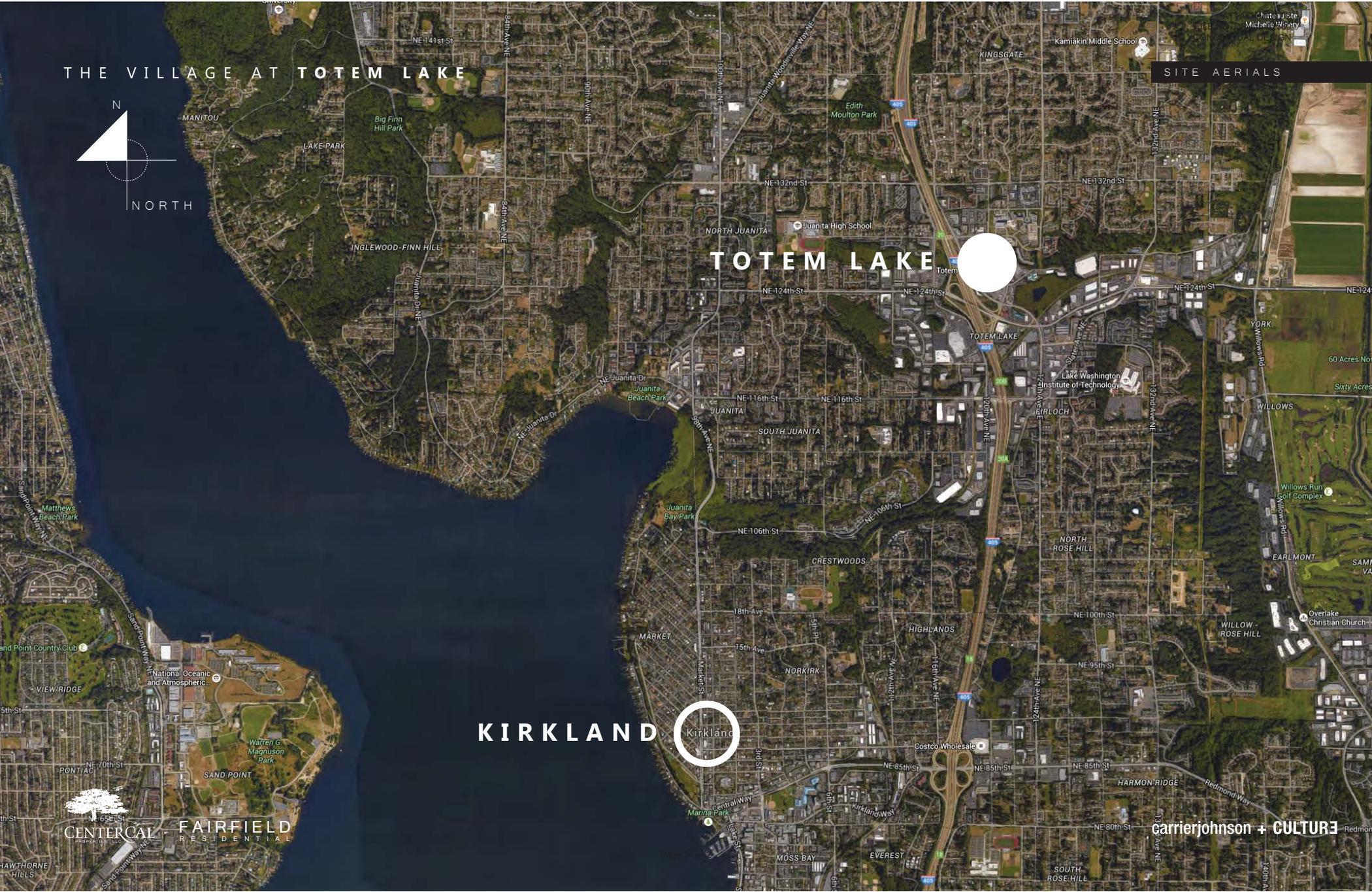
THE VILLAGE AT TOTEM LAKE

SITE AERIALS



TOTEM LAKE

KIRKLAND



CENTRAL FAIRFIELD RESIDENTIAL

carrierjohnson + CULTURE

THE VILLAGE AT TOTEM LAKE

SITE AERIALS

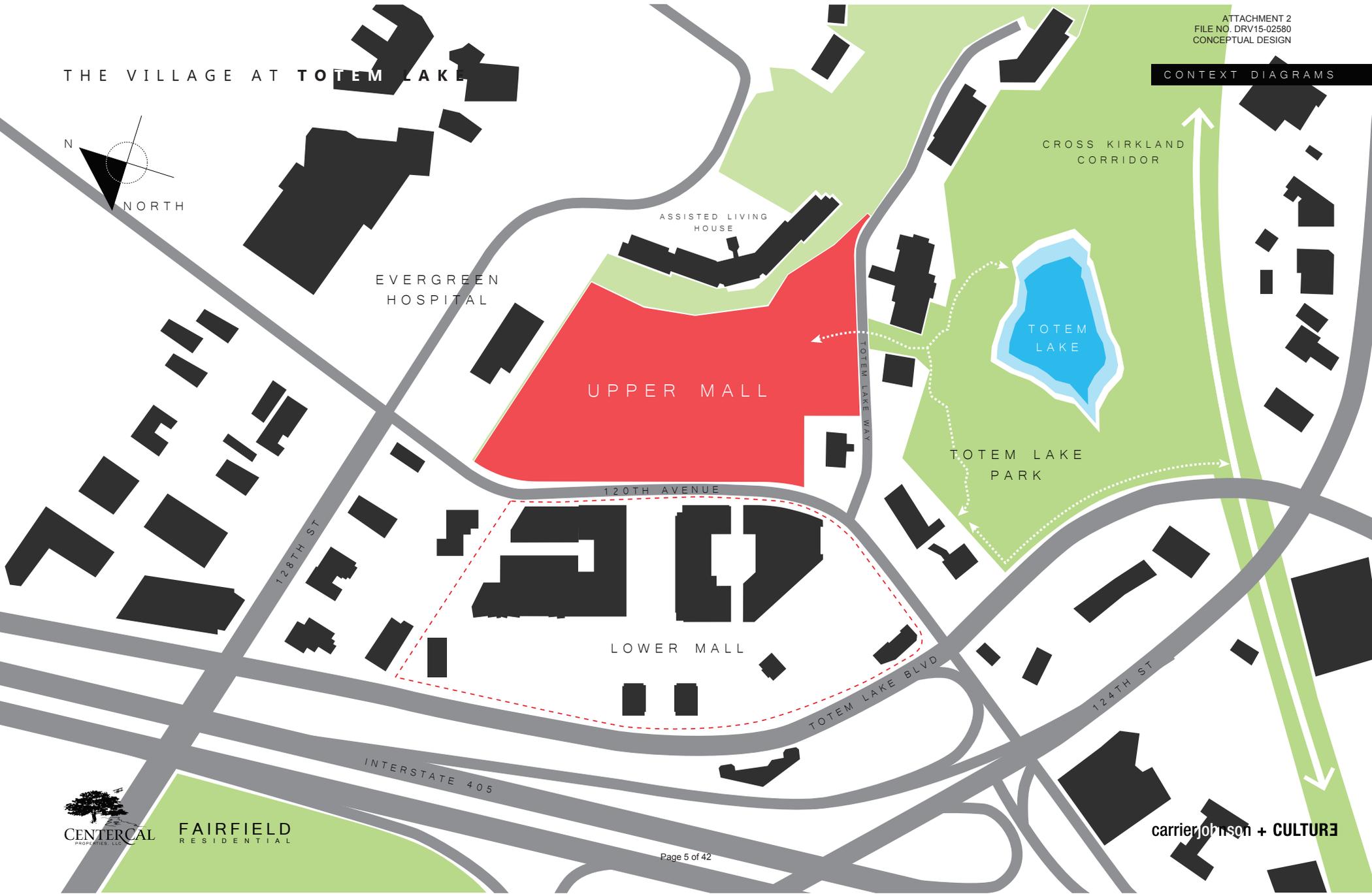


FAIRFIELD  
RESIDENTIAL

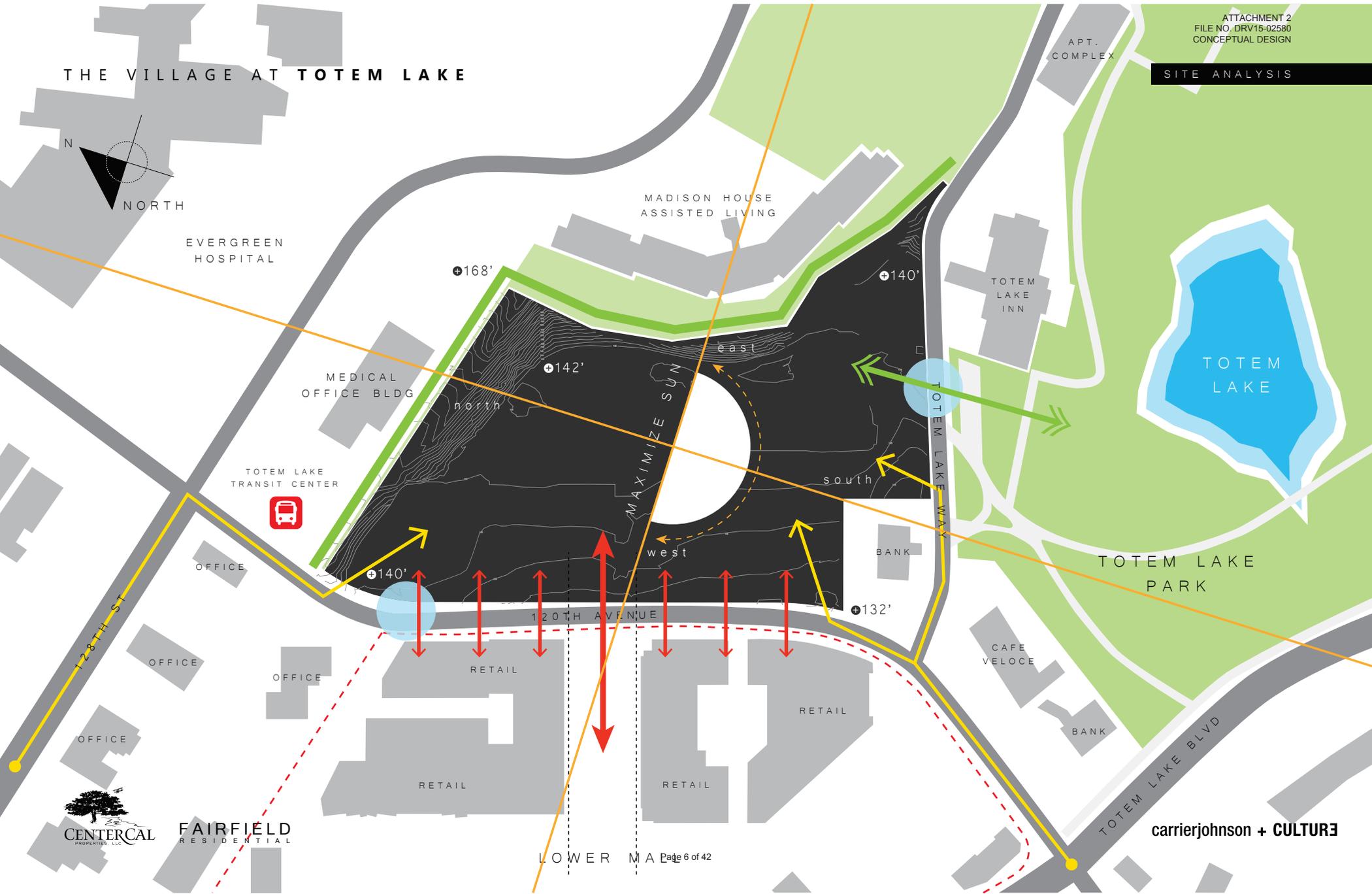
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CONTEXT DIAGRAMS

THE VILLAGE AT TOTEM LAKE



# THE VILLAGE AT TOTEM LAKE



FAIRFIELD  
RESIDENTIAL

# THE VILLAGE AT TOTEM LAKE

NATURAL  
SURROUNDING



VIEWS  
OUT



MAXIMIZE  
SUN ORIENTATION



RETAIL  
EXPERIENCE



PERSONALITY



DISTINCT RESIDENTIAL  
ADDRESS



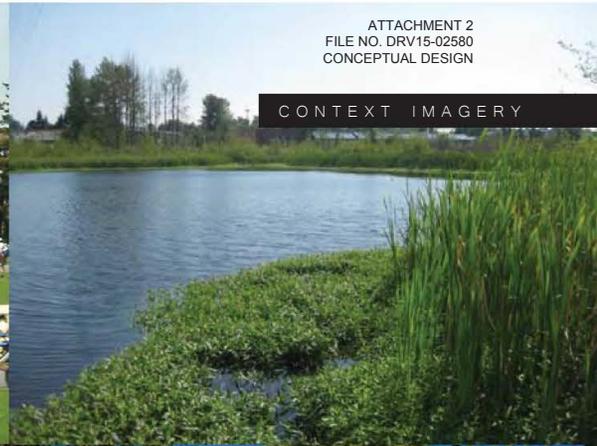
OPENESS



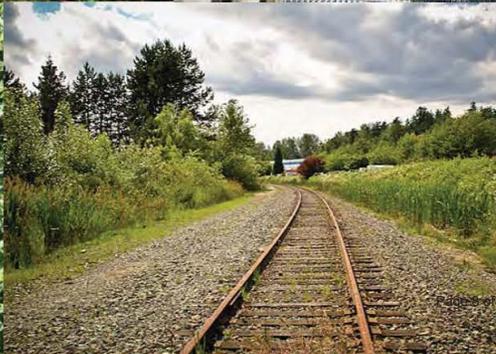
INTERIOR EXPERIENCE

CONTEXT IMAGERY

THE VILLAGE AT TOTEM LAKE



FAIRFIELD  
RESIDENTIAL



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FORCES AT PLAY

THE VILLAGE AT TOTEM LAKE

ASSISTED LIVING  
HOUSE

EVERGREEN  
HOSPITAL

TOTEM LAKE  
PARK



128TH ST

TOTEM LAKE  
WAY

BANK

20TH AVENUE

LOWER  
MALL

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FAIRFIELD  
RESIDENTIAL

THE VILLAGE AT TOTEM LAKE



ASSISTED LIVING HOUSE

EVERGREEN HOSPITAL

TOTEM LAKE PARK

128TH ST

TOTEM LAKE WAY

BANK

120TH AVENUE

LOWER MALL

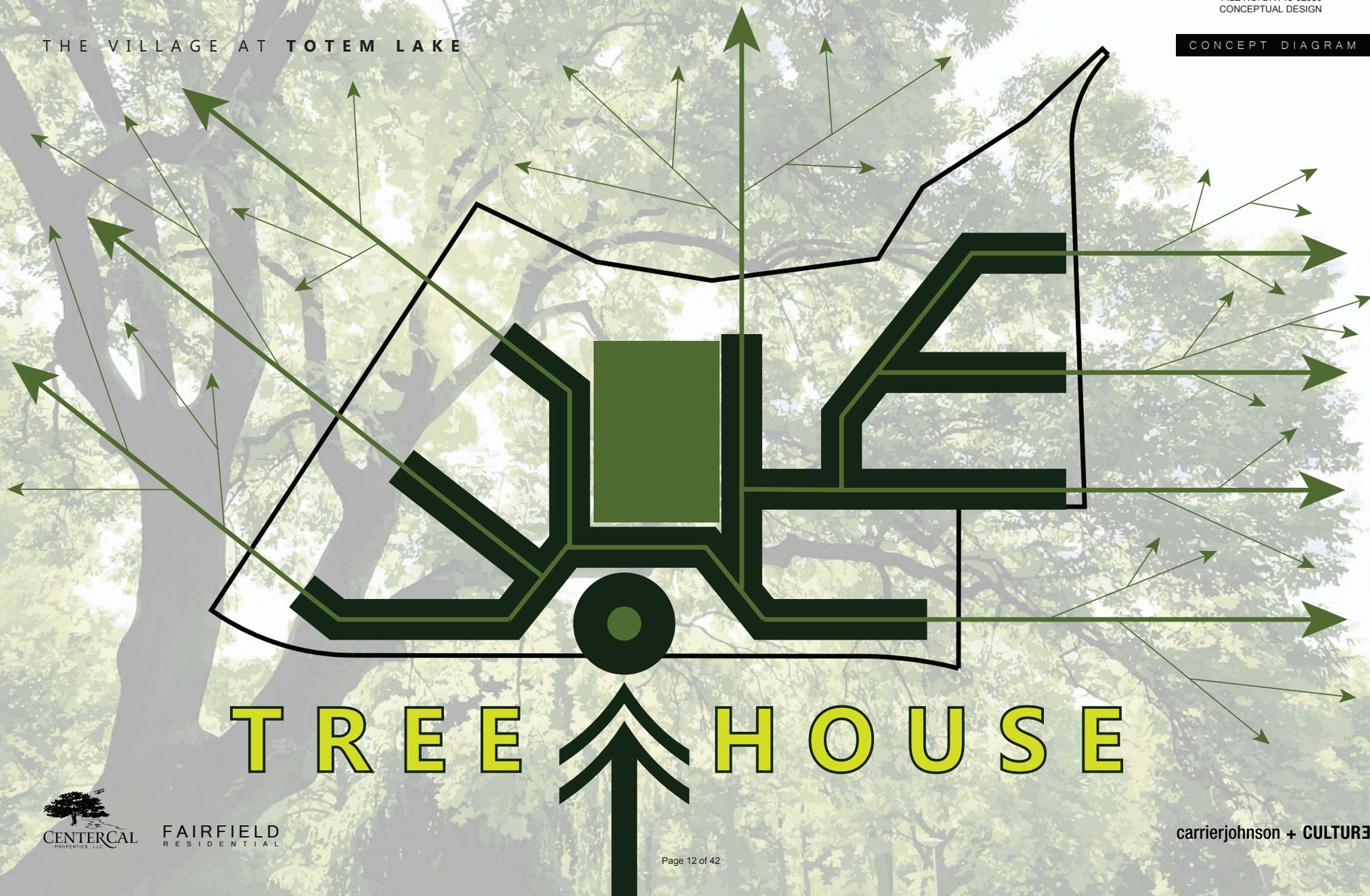
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FAIRFIELD RESIDENTIAL

THE VILLAGE AT TOTEM LAKE

THE VILLAGE AT TOTEM LAKE



TREE HOUSE



FAIRFIELD  
RESIDENTIAL

PARTI DIAGRAM

THE VILLAGE AT TOTEM LAKE

ASSISTED LIVING HOUSE



EVERGREEN HOSPITAL

128TH ST

TOTEM LAKE WAY

TOTEM LAKE PARK

BANK

120TH AVENUE

LOWER MALL

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RETAIL INFLUENCE

THE VILLAGE AT TOTEM LAKE

ASSISTED LIVING HOUSE



EVERGREEN HOSPITAL

TOTEM LAKE PARK

128TH ST

TOTEM LAKE WAY

BANK

120TH AVENUE

LOWER MARKET



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NATURAL INFLUENCE

THE VILLAGE AT TOTEM LAKE

ASSISTED LIVING HOUSE

EVERGREEN HOSPITAL

TOTEM LAKE PARK

BANK

120TH AVENUE

LOWER MALL

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128TH ST

TOTEM LAKE WA

ORIENTATION



VIEWS OUT

THE VILLAGE AT TOTEM LAKE



ASSISTED LIVING HOUSE

EVERGREEN HOSPITAL

TOTEM LAKE PARK

128TH ST

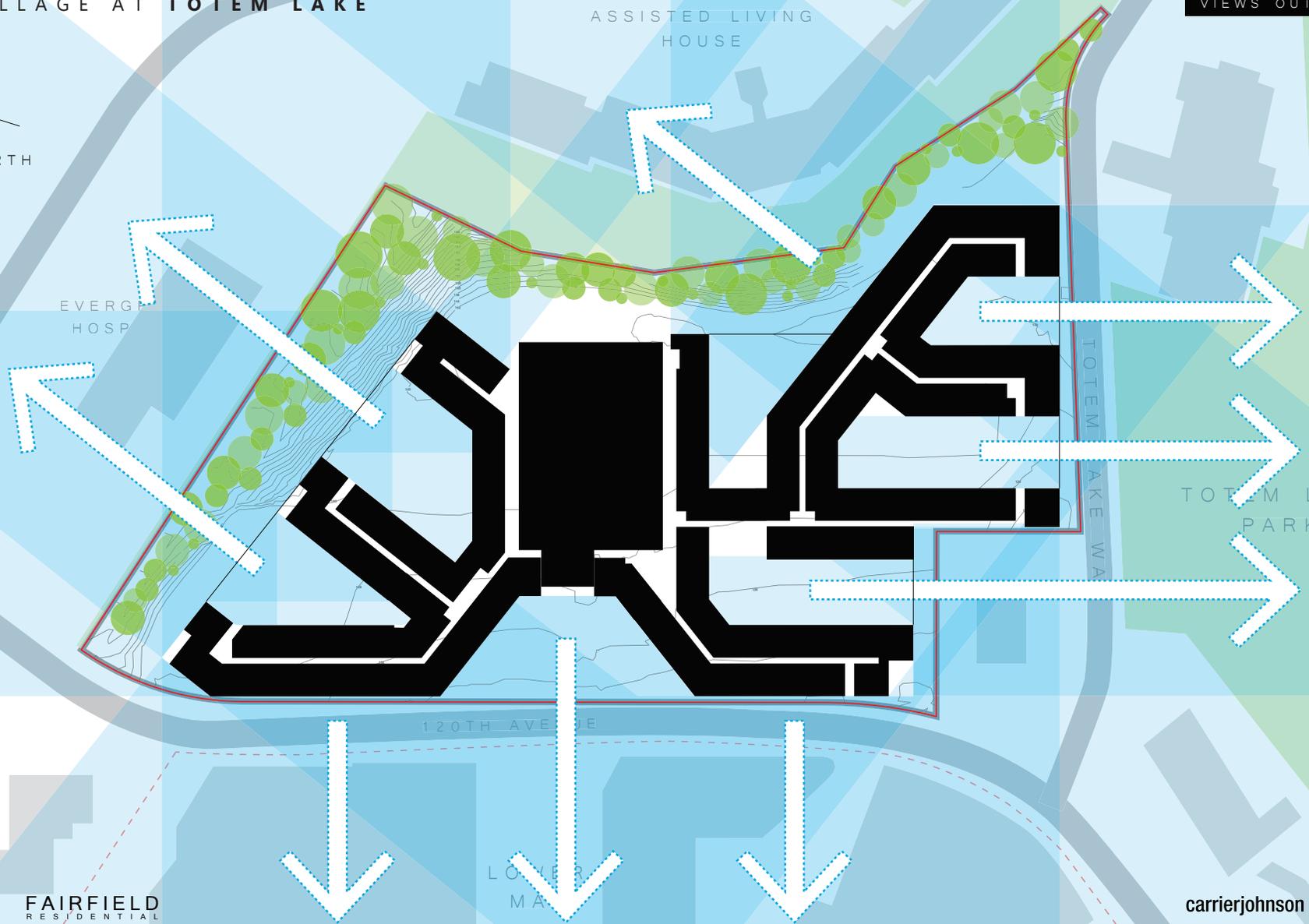
TOTEM LAKE WAY

120TH AVENUE

LOWELL MALL



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PLAN DIAGRAM

THE VILLAGE AT TOTEM LAKE

ASSISTED LIVING HOUSE



EVERETT HOSP

128TH ST

TOTEM LAKE WAY

TOTEM LAKE PARK

120TH AVENUE

LOWER MALL

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ACCESS POINTS

THE VILLAGE AT TOTEM LAKE

ASSISTED LIVING HOUSE



EVERGREEN HOSPITAL

128TH ST

TOTEM LAKE WAY

TOTEM LAKE PARK

120TH AVENUE

LOWER MALL

carrierjohnson + CULTURE

