MEMORANDUM

To: Design Review Board

From: Jon Regala, Planning Supervisor

Date: December 21, 2015

File No.: DRV15-01765

Subject: VILLAGE AT TOTEM LAKE (AKA TOTEM LAKE MALL)
DESIGN RESPONSE CONFERENCE – Continued from December 7, 2015

I. MEETING GOALS

At the January 4, 2016 Design Review Board (DRB) meeting, the DRB should continue the Design Response Conference for the project held on December 7, 2015. The DRB should discuss and provide feedback on the applicant’s response (see Attachment 1) to the DRB’s direction regarding the following Phase I (lower Mall) components:

- Building A (Whole Foods)
- Building B
- Gate design for loading/unloading area

Following this discussion, the DRB should discuss and provide feedback on the following Phase I components (not reviewed at previous meeting):

- Stand-alone buildings: Building K & M
- Design approach for the existing building’s facades (Ross, Car Toys, etc.)

Review of Building C and D will be continued to a future meeting. The DRB’s discussion and feedback should be based on the design guidelines and conditions found in the Totem Lake Mall Amended Conceptual Master Plan (CMP).

II. DRB DIRECTION FROM DECEMBER 7TH MEETING

A complete design response packet was not provided to staff in advance of preparing this memo, so a staff analysis of the applicant’s proposal is not included below. The DRB provided the following feedback and direction to the applicant in preparation for the January 4th meeting:

Site – The DRB was in general agreement on the following site plan components:

- Site layout including central east/west boulevard plaza
- Shared bicycle and pedestrian paths along 120th Avenue NE and Totem Lake Boulevard (Note: Public Works to review and approve final design)
- Street and plaza finishes
- Pedestrian connections
**Building A** (Whole Foods Building) - The DRB was in general agreement on the industrial and contemporary style of the building and the integration of warmer colors to make the building look less sterile. The DRB had the following comments:

- Explore design changes to the 120th Avenue NE building elevation in regards to:
  - Making it less repetitive
  - Showing building articulation
    - Adding more human scale/interest to this façade including the addition of landscape planters and roof line articulation
  - Mitigating blank wall near loading dock area
- Liked warmth of the cedar but had concern regarding long term fading.
- Show trees in elevation drawings (also have elevation drawings without trees).
- Provide details on corner patio plan and rooftop equipment screening

**Loading Gate** - The DRB requested further study of the loading dock area based on the following comments:

- Wood is not an acceptable material for the gate although it may be used as an accent material
- Further explore gate function (i.e., align with street, study door swing, etc.)
- Utilize a more contemporary design for the gate. Perhaps a more artistic design via aluminum with laser cut design.
- Study composition/elevations of Whole Foods to Bldg. B and explore how the gate can be a design transition between buildings. How can it complement the adjoining buildings?

**Building B** - The DRB was in general agreement on the design theme for Building B but had the following comments/questions:

- Can the west façade be made more balanced in terms of colors and materials?
- Along the 120th Avenue NE, the façade was too monochromatic. Introduce more color to this façade.
- Provide the ‘family’ of canopies proposed for the storefronts
- Show how glazing (vision glass vs opaque glass) will be used
- Roof screening/treatments, explore green roof elements (not necessarily entire roof, identify portions of roof that would be appropriate for a green roof)
- Mitigate blank wall near loading dock

**Wells Fargo** - The DRB generally agreed on the design and materials proposed for the stand-alone Wells Fargo building but asked that the façade better relate to the brick color being used. Trees should also be shown in the elevation and plan drawings.

**Landscaping** - The DRB was in general agreement with the proposed landscape plan but had several comments:

- Avoid too many deciduous plants
- Use a variety of evergreens

**Amenities** - No DRB comments
**Other items** - The DRB requested several additional items to be presented by the applicant at the next meeting:

- Material board
- Tenant guidelines for changing the building façade (‘kit of parts’, materials, articulation, and criteria/thresholds for façade changes)
- Samples of CenterCal quality/standards

**III. ITEMS FOR FUTURE MEETING**

The following item will be deferred to a future DRB meeting: Building C (includes residential use) and D, to include the parking garage being proposed above the ground floor retail space

**IV. ATTACHMENTS**

1. Applicant’s Design Response
THE VILLAGE AT TOTEM LAKE
Mixed-Use Development
Kirkland, Washington

CenterCal Properties, LLC · Developer
Antunovich Associates · Architect
Lifescapes International, Inc · Landscape Architect

DESIGN REVIEW BOARD SUBMITTAL

SUBMITTAL DATE: 12/21/15
PRESENTATION DATE: 01/04/16
City of Kirkland Design Board Review
January 4, 2016

Meeting Objectives:

Obtain final design direction for:
- Building A
- Building B
- Buildings K & M
- Project Loading Environment
- Existing Retail Facade Redesign (Ross, etc.)

Future meetings:
- Phase II, Upper Site - Residential and Retail/Theatre
- Building C
VILLAGE PARK
FUTURE DEVELOPMENT
BUILDING D
BUILDING C
BUILDING A
VILLAGE MAIN STREET
EXISTING
EXISTING
EXISTING
FUTURE DEVELOPMENT
120TH AVENUE
TOTEM LAKE BLVD
BUILDING B
BLDG L
BLDG M
BLDG K
BLDG N
EXISTING
CHASE BANK

The Village at Totem Lake
CenterCal Properties, LLC · Developer
Antunovich Associates · Architect
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LANDSCAPE SITE PLAN

SCALE 1'=50'-0"
DRB DIRECTION:
Further develop 120th streetscape and facade work

RESPONSE:
In Response to comments received at the last DRB meeting the Applicant has fine tuned the elevations to add more planters, and has shown additional detailing regarding canopies, seating areas, and the loading area.
DRB DIRECTION:

For Buildings A and B provide more information on canopies, parapets, and the proposed roof condition.

RESPONSE:

Buildings A and B will have designated mechanical zones that will be appropriately screened, parapets will have proper returns and canopies will be provided near continuous protection for the pedestrian around the site.
BUILDING A - MECHANICAL AND CANOPY PLAN
BUILDING B - CANOPY PLAN AND KEY

A
B
C
D

The Village at Totem Lake
CenterCal Properties, LLC  ·  Developer
Antunovich Associates  ·  Architect
Lifescapes International, Inc  ·  Landscape Architect
DRB DIRECTION:
Please provide clear strategy for the loading dock and loading dock doors.

RESPONSE:
A combined central Loading Dock will be provided within the center of Building A and Building B accessible from 120th Avenue. The Loading Dock area will contain four truck docks, trash compactors and dumpsters, electrical transformers and other utility service elements. The Loading Dock area will be completely screened from 120th Avenue by a (50ft. x 20ft.) aluminum overhead door.
LOADING DOCK
DRB DIRECTION:

Please clearly define the design intent and material palette for Building K

RESPONSE:

Building K, a multi-tenant retail building, is an elegant structure with appropriate scale and architectural expression. The entrances are emphasized with a change in material and elevated roof lines.
The Village at Totem Lake
CenterCal Properties, LLC  .  Developer
Antunovich Associates  .  Architect
Lifescapes International, Inc  .  Landscape Architect

AREA 1 - LANDSCAPE PLAN ENLARGEMENT
Intersection at 120th Avenue & Totem Lake Blvd

**FINISH MATERIALS**

- Integral Color Concrete w/ Acid 30”X30” Sawcut Grid
- Decorative Iron Tree Grate
- 10’ Wide Multi Purpose Concrete Sidewalk
- Shared Bike Lane Signage
- Modular Pavers @ Pedestrian Crossings w/ Concrete Band
- Integral Color Concrete @ Store
- Modular Pavers
- Multi-Purpose Walk
- Bicycle Lane Medallion
- Tree Grate
- Shared Bike Lane Signage
DRB DIRECTION:

Please clearly define the design intent and material palette for Building M

RESPONSE:

Building M, a multi-tenant retail building, is an elegant structure with appropriate scale and architectural expression. The entrances are emphasized with a change in material and elevated roof lines.
BUILDING M - ELEVATIONS AND SITE PLAN
AREA 7 - LANDSCAPE PLAN ENLARGEMENT

Village Entry Drive

FINISH MATERIALS

- Modular Pavers @ Pedestrian Crossings w/ Concrete Band
- Vehicular Rated-Modular Concrete Pavers w/ Concrete Band
- Standard Grey Concrete Sidewalk w/ Broom Finish
- Integral Color Concrete w/ Acid 30" X 30" Sawcut Grid
- Decorative Iron Tree Grate
- Brass or Iron Medallion @ Bike Path

EXISTING

BLDG M

KEYMAP

SCALE 1"=20'-0" NORTHEAST

THE VILLAGE AT TOM TOTE LAK
CenterCal Properties, LLC - Developer
Antunovich Associates - Architect
Lifescapes International, Inc - Landscape Architect

ATTACHMENT 1
FILE NO: DRV15-01765
DESIGN RESPONSE

- Modular Pavers
- Integral Color Concrete
- Std. Multi Purpose Walk
- Decorative Tree Grate
- Vehicular Paver
- Bicycle Lane Medallion
PROPOSED ROSS ELEVATION
CONCERN:
Provide an update on Building C and Phase II.

SOLUTION:
CenterCal are continuing to work on the design and the development of Building C. Options are being considered for constructing Parking above the Ground floor Retail stores, with Residential and/or a Hotel included above. We will return to DRB for the complete design approval of Building C. CenterCal are still evaluating their partnership options with Residential Developers for the development of Phase II.