



CITY OF KIRKLAND

Planning and Community Development Department
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MEMORANDUM

To: Design Review Board

From: Jeremy McMahan, Planning Supervisor

Date: March 26, 2015

Subject: Completed Project Discussion – Juanita Vet Clinic (DRV13-01569) & Slater 116 (DRC11-00002) Projects

RECOMMENDATION

Review these recently completed two projects approved by the DRB. Discuss the following topics:

- What are the DRB's general conclusions about project outcomes?
- Are there areas the DRB wishes they had given more attention to in their review and approvals?
- Are there areas the DRB would ask staff to improve the process in terms of implementing DRB decisions in the review and inspection of related building permits?

The goal is to inform and improve the process for future projects based on a discussion of past work.

The two projects staff will bring for discussion on April 6th are the Juanita Vet Clinic, located at 11416 98th Avenue NE, and the Slater 116 mixed use project, located at 12340 NE 115th Place. Staff will bring the South Kirkland Park & Ride project (DRC12-00001) back for review at a future meeting. . The DRB should also suggest future projects for similar discussion.

BACKGROUND DISCUSSION

As a result of discussions about the South Kirkland Park & Ride project with the Houghton Community Council and DRB, the DRB expressed a desire to revisit approved projects to see what lessons could be learned to guide future projects.

Staff will provide a Powerpoint show of each project at the meeting to illustrate:

- The DRB approved design (site/landscape plan, each elevation, key perspectives)
- Photographs of the completed project duplicating the views provided above
- Key DRB issues and concerns discussed through the process and how that played out in the decision
- List of where the completed project may differ from the DRB approval, including:
 - Modifications specifically approved by staff
 - Other modifications that may have happened during the construction process

cc: Jon Regala, Senior Planner
Tony Leavitt, Associate Planner