



**MEMORANDUM**

**To:** Design Review Board

**From:** Jeremy McMahan, Planning Manager  
Janice Coogan, Senior Planner

**Date:** July 9, 2015

**Subject:** Completed Project Discussion of the Transit Oriented Development Project at the South Kirkland Park and Ride

**RECOMMENDATION**

Review the recently completed Transit Oriented Development project at the South Kirkland Park and Ride approved by the DRB in April 2012 (Permit: DRC12-00001). 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.

**BACKGROUND DISCUSSION**

Project

As a reminder, the South Kirkland Park and Ride project contains three key components. The Velocity building owned by Imagine Housing (58 affordable housing units), the mixed use residential known as Kirkland Crossing building owned by Polygon NW (183 market rate units; 3 affordable units; 6,676 g.f.a commercial) and expansion of the Park and Ride including a three story parking garage (located within Bellevue city limits). A public walkway separates the two buildings and connects NE 38<sup>th</sup> PI with the King County Metro Transit center. A plaza is located at the "gateway" corner of 108<sup>th</sup> Avenue NE and NE 38<sup>th</sup> PI (also located within Bellevue city limits).

Houghton Community Council

The Houghton Community Council raised concerns about the final design of the project and requested a Design Review Board member attend a Community Council meeting to describe the DRB's review process for the project. Concerns ranged from the types of materials, paint colors used, expected greater upper story setbacks, design of gateway corner, roofline design and modifications made post design review (more detail will be given at the July 20<sup>th</sup> meeting). Scott Reusser attended a Community Council meeting in March of this year. Houghton discussed the project again in April with the owner's representative (Polygon NW) and architect. The HCC requested additional DRB members attend a future meeting to discuss the project further. The DRB should discuss if one or more members would like to attend a future HCC meeting to discuss the project or invite the HCC to attend

a future DRB meeting.

In response to comments from the HCC, the owner planted additional landscaping surrounding the base of the building at the gateway corner. They are also exploring replacing the wood composite panels at the gateway corner. What was installed was a different wood grain pattern than originally approved by the Board because the manufacturer discontinued the material. Two test panels in different colors have been installed on one of the facades above the gateway plaza to compare the existing with potential new panels.

After viewing the test panels, staff concludes the existing wood grain composite panels should remain as they are closer in color and texture to the material originally approved by the Board. The test panel colors do not compliment the paint colors and have very little texture. The test panels are available for viewing by the Board. Staff and the owner would like to know if the Board agrees with staff to retain the existing composite panels.

#### Design Review Board Post Project Assessment

As a result of discussions 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 reviewed the completed Juanita Veterinary Clinic and Slater 116 projects with the DRB at a previous meeting.

Staff will provide a Powerpoint presentation of the 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
- Expectations or concerns raised by the HCC regarding the DRB's application and interpretation of the Yarrow Bay Business District Design Guidelines and the final project design
- 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 building permit review or construction process