



MEMORANDUM

To: Design Review Board
From: Jon Regala, Senior Planner
Date: January 7, 2013
File No.: DRV12-00921
Subject: LAKE STREET PLACE - DESIGN RESPONSE CONFERENCE
(CONTINUED FROM DECEMBER 17, 2012)

I. **RECOMMENDATION**

The DRB should continue their deliberation on the topics identified at their previous meeting (see Section III below). If, after deliberation, the DRB decides that the application is consistent with the Design Guidelines for Pedestrian Oriented Business Districts, the DRB should approve the project. The DRB may decide to continue the meeting to a future date if the DRB determines that additional information is needed to decide on the project.

II. **BACKGROUND INFORMATION**

The subject property is located at 112 and 150 Lake Street South (see Attachment 1). The applicant is Rick Chesmore, with Chesmore/Buck Architecture representing the property owner, Stuart McLeod. The following timeline summarizes the design review process to date for the project.

- October 1, 2012 - Conceptual Design Conference and Design Response Conference. The DRB provided feedback and direction provided to the applicant.
- November 19, 2012 – Design Response Conference continued. The DRB provided additional feedback and direction to the applicant.
- December 17, 2012 – Design Response Conference continued. The DRB provided additional feedback and direction to the applicant. See *Section III – DRB Recommendations* below. The meeting was continued to January 14, 2013.
- January 14, 2012 – Design Response Conference continuation.

Staff memos for the meetings listed above can be found at this web address on the City's website:

http://www.kirklandwa.gov/depart/Planning/DRB_Meeting_Information.htm

III. **DRB RECOMMENDATIONS**

The Design Review Board reviews projects for consistency with design guidelines for pedestrian-oriented business districts, as adopted in Kirkland Municipal Code Chapter 3.30. The subsections below summarize the DRB's comments sorted by topic as discussed at the December 17th meeting and are followed by a brief analysis by staff. The DRB asked the applicant to address remaining concerns regarding the Main Street

Building's north, east, and south elevations. The DRB also requested that some changes be made to the landscape plan.

The applicant's written response to the DRB's recommendations can be found in Attachment 2. The associated drawings can be found in Attachment 3. The design guideline basis and/or zoning regulation for the DRB's recommendations have also been included below for reference.

A. Building Massing/Parking Garage – Main Street Building

1. DRB Recommendation. The DRB reviewed the design options for the north, east, and south facades of the Main Street Building. In general, the DRB liked the changes made with East Elevation Option A which incorporated color and materials changes between the north and south portions of the east façade. These design changes helped break up the east façade into two distinct building sections. The DRB however asked that the applicant look at further reducing the scale at the northeast section of the east façade since it still appeared too large. The DRB was okay with the scale of the southeast portion of the east façade.

The DRB suggested the following changes:

- Add an awning above the ground floor commercial tenant space fronting Main Street.
- Look at other material and/or color options to replace the terra cotta planks.
- Explore other options to reduce the large scale at the NE portion of the east elevation. Ideas include introducing a horizontal band element to help break up the vertical size and/or widening the vertical 'columns' that extend several stories.

In regards to the north façade, the DRB liked Option 2 which showed the multiple smaller bays and the concrete scoring pattern at the ground floor wall along the alley. The DRB asked that the applicant explore creating a separate roof overhang for each bay rather than having a single 'uni-brow' overhang. The DRB also asked that the siding pattern on the east façade be continued to the north facade.

In regards to the south façade, the DRB liked the general design but asked that the area between the CMU block corners be changed so that it does not appear like roller-overhead doors. The DRB asked that the material treatment be carried over to the south portion of the east façade.

The DRB discussed briefly the potential location of signage and how signs could affect the building design. The DRB asked that the applicant provide preliminary information as to the location of future signs.

2. Staff Comment. The applicant has submitted a response to the DRB's recommendations (see Attachments 2 and 3). The DRB should review the façade design options and provide feedback to the applicant regarding a preferred option.

The applicant did not provide information regarding potential areas for signage. The applicant should comment on this topic at the DRB meeting.

3. Supporting Design Guidelines – Building Massing & Parking Garage. Below are guidelines that relate to Building Massing and Parking Garages as found in Design Guidelines for Pedestrian Oriented Business Districts (adopted by KMC Section 3.30.40).

- *Blank walls should be avoided near sidewalks, parks, and pedestrian areas. Where unavoidable, blank walls should be treated with landscaping, art, or other architectural treatments.*
- *Vertical building modulation should be used to add variety and to make large buildings appear to be an aggregation of smaller buildings.*
- *Horizontal building modulation may be used to reduce the perceived mass of a building and to provide continuity at the ground level of large building complexes.*
- *Because land is limited in Downtown Kirkland, efficient and compact parking lot configurations are a top priority. Parking lots in the periphery of the core area that accommodate about 100 vehicles (approximately 3/4 to 1 acre) should be articulated with landscaped berms.*
- *The intrusive qualities of parking garages must be mitigated. In pedestrian areas, ground-level retail uses or appropriate pedestrian spaces should be required. Also, extensive landscaping should be required near residential areas and in high visibility locations. On hillsides and near residential areas the stepping back or terracing of upper stories should be considered to reduce scale.*
- *Garages built on Downtown Kirkland's perimeter slopes, near residential areas, or near the waterfront can fit less obtrusively into the landscape when terraced. Treatment of the facade of the parking structure can be just as effective in mitigating the visual impacts of parking garages as pedestrian-oriented businesses, plazas, or landscaped setbacks at the ground level.*
- *Signs that are integrated with a building's architecture are encouraged.*
- *The Downtown Plan's mandate for high-quality development should also be reflected in sign design.*
- *All signs in the Downtown should be pedestrian-oriented. Master planned sites such as Parkplace may also include signs oriented to automobile traffic for the whole complex.*

B. Landscape, Paving, & Lighting Plan

1. DRB Recommendation. In general, the DRB liked the landscape, paving, and, lighting plan proposed by the applicant. The DRB requested the following changes:

- The paving pattern within the courtyard area should flow with the 'L' shape of the courtyard.
- The landscape plan should be revised to contain more diversity in the plant selection (less use of azaleas and grasses) and to include species that would provide year round interest.

- Replace the railing delineating the outdoor seating area with a more moveable boundary consisting of benches and planters.
2. Staff Comment. The applicant submitted a landscape and lighting plan with the recent revisions (see Attachment 3, Sheets L1.0 to L1.4). These plans also include the sidewalk details along Lake Street and the courtyard area. The DRB should review the landscape and lighting plan at the meeting. The DRB should also provide feedback on the sidewalk configuration shown on Sheet L1.1.

Landscape Plan Sheet L1.4 also shows landscaping located on the adjoining Portsmouth property within the public walkway. The landscaping is proposed in order to help buffer a portion of the parking garage's east wall that faces the Portsmouth condos. The DRB should however consider whether the façade treatment is satisfactory without the landscaping improvements since approval from Portsmouth has not formally been granted. If Portsmouth agrees to the improvements, the applicant should submit approval from Portsmouth in writing granting the installation of the proposed improvements. The agreement should also specify maintenance responsibilities of the proposed improvements.

3. Supporting Regulation/Guideline. The landscape plan should be approved as part of the Design Review process as required in KZC Chapter 95.

In regards to lighting: *All buildings should be well lit. Building facades in pedestrian areas should provide lighting to walkways and sidewalks through building-mounted lights, canopy or awning-mounted lights, and display window lights. Encourage variety in the use of light fixtures to give visual variety from one building façade to the next. Back-lit or internally-lit translucent awnings should be prohibited.*

In regards to sidewalks: *New buildings should be set back a sufficient distance from the front property line a minimum of 10' to allow enough room for pedestrian movement. Wider setbacks should be considered to accommodate other sidewalk uses that would benefit their businesses and the pedestrian environment. Lighting and special paving of the storefront activity zone are also beneficial.*

C. Phasing Plan

1. DRB Recommendation. The DRB requested that the applicant provide additional information regarding Phase I of the Lake Street Place project. Phase I consists of an expansion to the Milagro Restaurant and a two-story office addition atop the Kirkland Waterfront Market. The DRB wanted to review how Phase I would look prior to the construction of the remainder of the project, especially the north and east facades.
2. Staff Comment. The DRB should review Phase I for consistency with the Design Guidelines and provide feedback to the applicant for recommended changes. Staff is concerned that the north and east façades are not consistent with the Design Guidelines. Since the remainder of the Lake Street Place project is dependent on pre-leasing, it is possible that the remainder of the project may not be constructed leaving the north and east facades exposed. Therefore, it is important that Phase I be consistent with the Design Guidelines.

At the meeting, the applicant should comment on whether any recommendations made by the DRB will be incorporated into the project.

If the applicant is unable to make any changes to Phase I, then the project should not be phased.

3. Supporting Regulation/Guideline.

All guidelines regarding architectural scale, blank wall treatment, and building materials, color, and details apply to Phase I.

IV. PUBLIC COMMENT

Prior to the finalization and distribution of this staff memo on January 7, 2013 several public comment emails/letters were received by staff. The emails/letters have been included in Attachment 4.

V. ATTACHMENTS

1. Vicinity Map
2. Applicant Written Response
3. Revised Drawings
4. Public Comment

CC Via Email: Parties of Record in File No. DRV12-00921

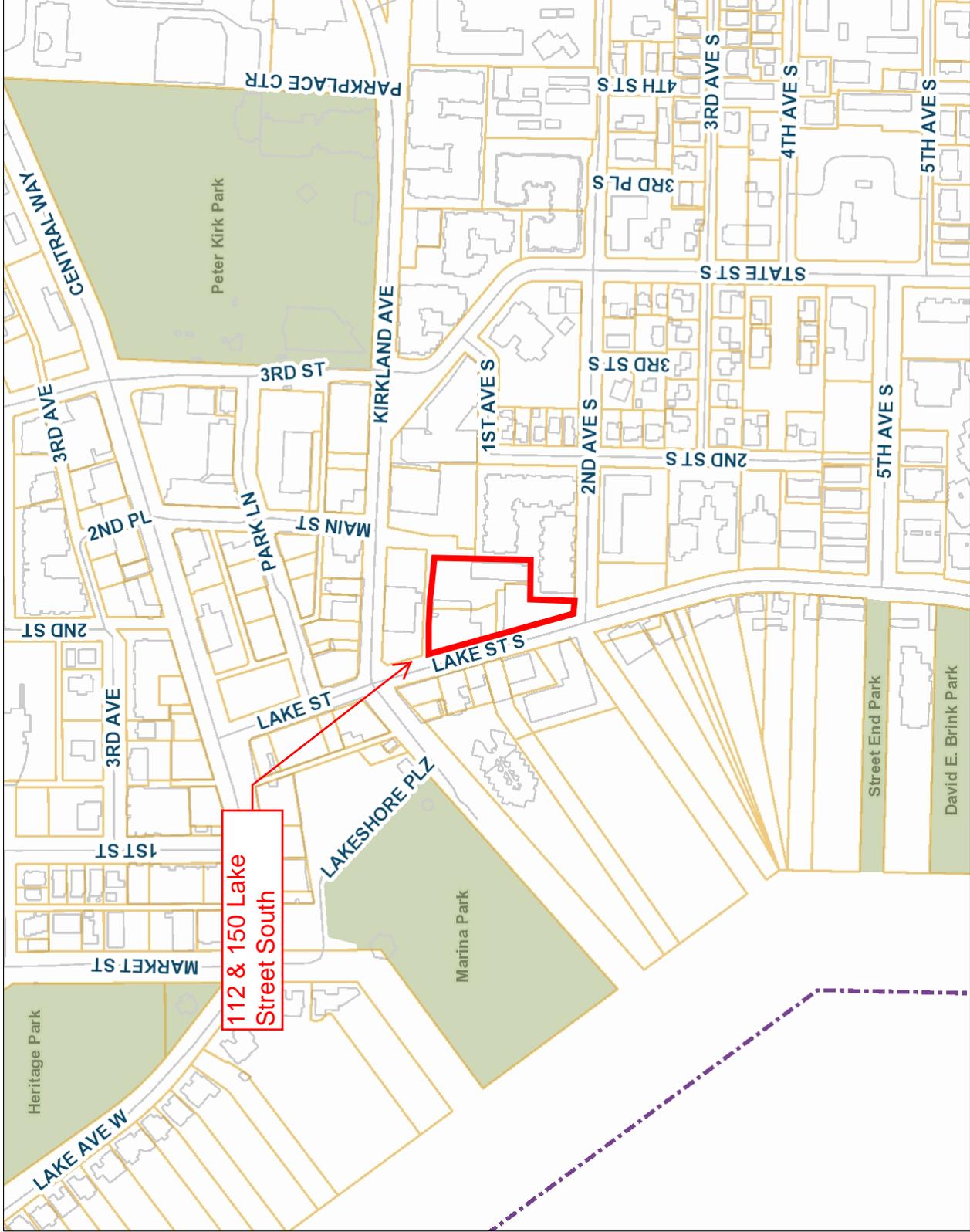


1:4,444

Notes

Project Area Map

GIS MAPPING PORTAL ~ City of Kirkland, Washington ~ Department of Information Technology



112 & 150 Lake Street South



No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet
Produced by the City of Kirkland. © 2011 City of Kirkland, Washington, all rights reserved.



Legend

- City Limits
- Railroad
- Streets
- Parcels
- Buildings
- Parks
- Schools



Lake Street Place Project

Response to December 17th Design Response Conference:

Project Description (Updated):

The nature of the Lake Street Place project is threefold: add office area to the existing Kirkland Waterfront Market building, remodel and expand the existing Hector's restaurant building and construct a new parking garage with integrated retail and office uses.

Lot A:

The Kirkland Waterfront Market (KWM) building is proposed to add two new floors above the northern portion of the existing building and a 20ft wide 4 story addition to the north side of the existing building. This new space will provide an additional 950 sf of restaurant space at the first level and an additional approx. 13,400 sf of office space above the first and second floor levels.

Lot B:

The Hector's building is proposed to expand and provide approx. 6,950 sf of new restaurant space on the first floor, approx. 8,150 sf of new office space on the 2nd floor, and approx. 8,150 sf of new office space on each of the 3rd and 4th floors. We propose to keep the original portion of the Hector's building and a modified portion of the previously approved two story street façade along Lake Street from our DRB approval in 2009.

Lot C:

The new Main Street building is proposed to be built over the existing parking lot behind the expanded Hector's building and Kirkland Waterfront Market buildings. It is proposed to provide approx. 15,401 sf of retail, and/or office space on the first floor, provide approx. 252 parking stalls on 4 tiers of above grade parking and be topped by approx. 18,000 sf of office space. This building will provide parking required for all three lots and buildings. In addition, a pedestrian retail/restaurant experience will be created in a courtyard between the expanded Hector's building and KWM leading to the retail spaces and elevator lobby of the Main Street building.

Lake Street Place Project

Response to the December 17th Design Response Conference:

After aggressively modifying the building program to address the initial Design Review Comments from the October 1st Design Response Conference (DRC), the December 17th DRC meeting reviewed elevation and material studies for the Main Street Building and the proposed landscape and site lighting plans. We have now focused our efforts on design options for the Main Street Building north, east, and south elevations and minor adjustments to the flatwork patterns at the courtyard area and more diverse plants at the planter areas.

The following are adjustments to the project scope in response to the December 17th DRC Conference:

Main Street Building (North Elevation at Alley)-

- Our preferred option for the last meeting has been modified to show a color and material concept as shown on sheet 5.11. We developed different building modulation ideas for the two bays and different colors at the bays and between the bays. We prefer the continuous roof and overhang over the bays because it is better with the massing. We reviewed having the individual roof and overhangs for each bay but found that the roof was too small in proportion to the other elements.

Main Street Building East and South Facades-

- We have developed 3 different elevation concepts for northeast elevation of the Main Street Building. The first concept (Sheet 5.01) shows a horizontal steel channel element dividing the different horizontal siding materials. We also added an awning above the retail storefront area and the 2 different images shown on this sheet show different awnings. Option A1-a image shows a steel and glass awning whereas Option A1-b shows steel tube columns and an arbor like structure as the awning element.
- Options A2 (Sheet 5.02) shows a steel channel “grid” pattern with a horizontal siding pattern infill and steel and glass awning.
- Option A3 (Sheet 5.02) depicts a ground face block CMU base with a vertical steel channel and horizontal siding infill and a steel and glass awning. We also extend the glass façade higher with a spandrel glass transom appearance above the awning thus breaking the mass into two similar vertical facades.
- We have developed 3 different elevation concepts for southeast elevation of the Main Street Building. The three different concepts are primarily focused on the material infill between the ground face CMU block façade.
- Infill Option 1 (Sheet 5.03) shows a 6” wide painted “hardi-plank” horizontal siding with a 2” gap between horizontal planks.
- Infill Option 2 (Sheet 5.03) shows a 4’x6’ painted “hardi-panel” siding with 1 ½” gaps between panels.
- Infill Option 3 (Sheet 5.04) shows a light gray 12” x 24” porcelain tile installed in a standard brick pattern.

Landscaping and Flatwork Pattern-

- As shown on sheet L1.1 we pulled the 12” wide concrete border to the north and midway through the sidewalk area long Lake Street. The new border and concrete paver infill extends to the north and flows more with the L-shaped courtyard.
- As shown on sheet L1.1 the outdoor seating areas are bordered by benches and moveable planters rather than a continuous railing. We plan to use different sizes of planters with seasonal mixes of annuals together with plants such as- Japanese Maples, Magnolia Grandiflora, “Portugal Laurel”, “Mexican feather grass”, and “Heavenly Bamboo”.
- As shown on landscape sheets L1.2 through L1.4 we plan to use a more diverse use of plants in the planter areas. The plans show more seasonal and year round plants and less Azaleas and grasses.

Kirkland Waterfront Market Addition- Phase I

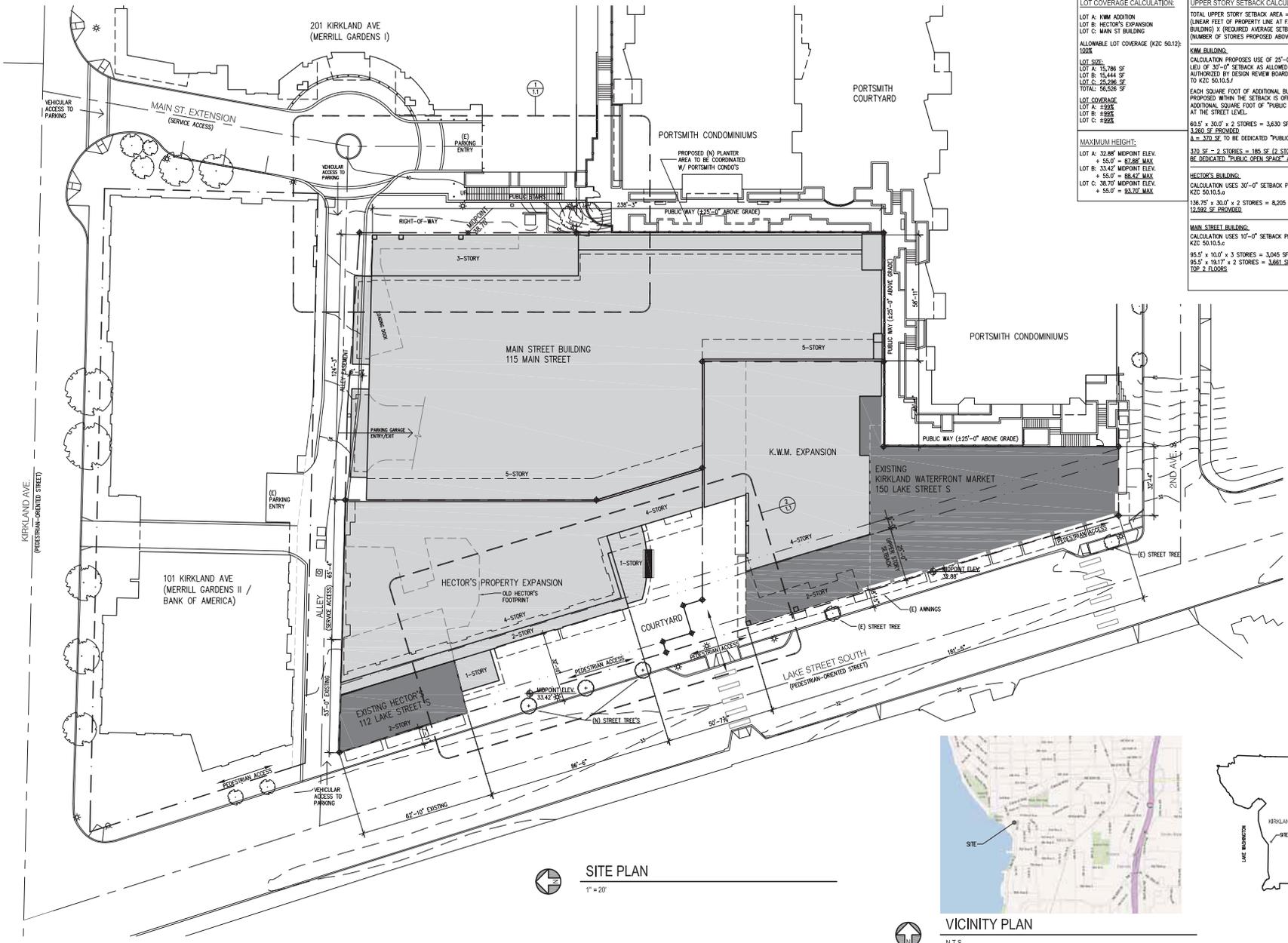
- As shown on sheet 6.0 the first phase of the project is the 2 story addition above the existing north wing of the Kirkland Waterfront Market (KWM). As noted in the project description Lot A: The Kirkland Waterfront Market (KWM) building is proposed to add two new floors above the northern portion of the existing building and a 20ft wide 4 story addition to the north side of the existing building. This new space will provide an additional 950 sf of restaurant space at the first level and an additional 13,400 sf of office space above the first and second floor levels.
- The South and West facades show the glass fenestrations that have been reviewed with the Lake Street proposal.
- The North perspective shows a first level fabric awning at the northeast entrance to the stairs and elevator. The first level also shows retractable “Nana” doors that open to an interior banquet room.
- The North façade shows a scored exterior plaster at the top three floor levels. The color and scoring pattern match the existing north facades of the existing KWM building.
- The East façade shows a scored exterior plaster.
- The exterior plaster scoring pattern for the north and east facades is developed by the similar horizontal and vertical patterns shown on the south and west facades.
- The developer plans to build phase I in 2013.

Lake Street Place

Kirkland, WA

Design Response Conference 4





LOT COVERAGE CALCULATION:	UPPER STORY SETBACK CALCULATION:
LOT A: K.W.M. ADDITION LOT B: HECTOR'S EXPANSION LOT C: MAIN ST BUILDING ALLOWABLE LOT COVERAGE (KCC 50.12): 100% LOT SIZE: LOT A: 13,786 SF LOT B: 14,444 SF LOT C: 23,296 SF TOTAL: 51,526 SF LOT COVERAGE: LOT A: 89% LOT B: 89% LOT C: 92%	TOTAL UPPER STORY SETBACK AREA = (LINEAR FEET OF PROPERTY LINE AT FACE OF BUILDING) X (REQUIRED AVERAGE SETBACK) X (NUMBER OF STORES PROPOSED ABOVE 2ND STORY) K.W.M. BUILDING: CALCULATION PROPOSES USE OF 25'-0" SETBACK IN LIEU OF 30'-0" SETBACK AS ALLOWED IF AUTHORIZED BY DESIGN REVIEW BOARD PURSUANT TO KCC 50.10.5.1 EACH SQUARE FOOT OF ADDITIONAL BUILDING AREA PROPOSED WITHIN THE SETBACK IS OFFSET WITH AN ADDITIONAL SQUARE FOOT OF "PUBLIC OPEN SPACE" AT THE STREET LEVEL. $63.5' \times 30.0' \times 2 \text{ STORES} = 3,810 \text{ SF REQUIRED}$ $A = 370 \text{ SF TO BE DEDICATED "PUBLIC OPEN SPACE"}$ $370 \text{ SF} - 2 \text{ STORES} = 185 \text{ SF (2 STORES HIGH) TO BE DEDICATED "PUBLIC OPEN SPACE" AT COURTYARD}$ HECTOR'S BUILDING: CALCULATION USES 30'-0" SETBACK PER KCC 50.10.5.1 $136.75' \times 30.0' \times 2 \text{ STORES} = 8,205 \text{ SF REQUIRED}$ $17,292 \text{ SF PROVIDED}$ MAIN STREET BUILDING: CALCULATION USES 10'-0" SETBACK PER KCC 50.10.5.1 $95.5' \times 10.0' \times 3 \text{ STORES} = 3,045 \text{ SF REQUIRED}$ $95.5' \times 19.17' \times 2 \text{ STORES} = 3,681 \text{ SF PROVIDED AT TOP 2 FLOORS}$
MAXIMUM HEIGHT: LOT A: 32.88' MIDPOINT ELEV. + 55.0' = 87.88' MAX. LOT B: 33.42' MIDPOINT ELEV. + 55.0' = 88.42' MAX. LOT C: 38.70' MIDPOINT ELEV. + 55.0' = 93.70' MAX.	

01/02/13 DRB SUBMITTAL 4
 12/03/12 DRB SUBMITTAL 3
 11/02/12 DRB SUBMITTAL 2
 08/10/12 DRB SUBMITTAL 1
 No. Date Reason

SITE PLAN
 1" = 20'



VICINITY PLAN
 N.T.S.

LAKE STREET PLACE
 112-150 LAKE STREET S
 KIRKLAND, WA 98033

SITE PLAN
 Sheet No. 1.0
 Project No. 1105
 Date: 07/30/12

01/02/13	DRS SUBMITTAL 4
12/03/12	DRS SUBMITTAL 3
11/02/12	DRS SUBMITTAL 2
08/10/12	DRS SUBMITTAL 1
No.	Date



MSB - NORTHEAST ELEVATION - OPTION A1-a

N.T.S.



MSB - NORTHEAST ELEVATION - OPTION A1-b

N.T.S.

No.	Date	Revision
01/02/13		DRS SUBMITTAL 4
12/03/12		DRS SUBMITTAL 3
11/02/12		DRS SUBMITTAL 2
08/10/12		DRS SUBMITTAL 1



MSB - NORTHEAST ELEVATION - OPTION A2

N.T.S.



MSB - NORTHEAST ELEVATION - OPTION A3

N.T.S.



MSB - SOUTHEAST ELEVATION - INFILL OPTION 1

N.T.S.



MSB - SOUTHEAST ELEVATION - INFILL OPTION 2

N.T.S.

No.	Date	Revised
01/02/13	DRS SUBMITTAL 4	
12/03/12	DRS SUBMITTAL 3	
11/02/12	DRS SUBMITTAL 2	
08/10/12	DRS SUBMITTAL 1	



MSB - SOUTHEAST ELEVATION - INFILL OPTION 3

N.T.S.

Rev.	Date	Revised
01/02/13		DRS SUBMITTAL 4
12/03/12		DRS SUBMITTAL 3
11/02/12		DRS SUBMITTAL 2
08/10/12		DRS SUBMITTAL 1



MSB - NORTH BAY - OPTION 2 - REVISED COLOR

N.T.S.

CHESMOREBUCK
a r c h i t e c t u r e
P.O. BOX 425475-0004
27 100TH AVENUE NE SUITE 100
BELLEVUE, WA 98004
PHONE: 425-497-9497

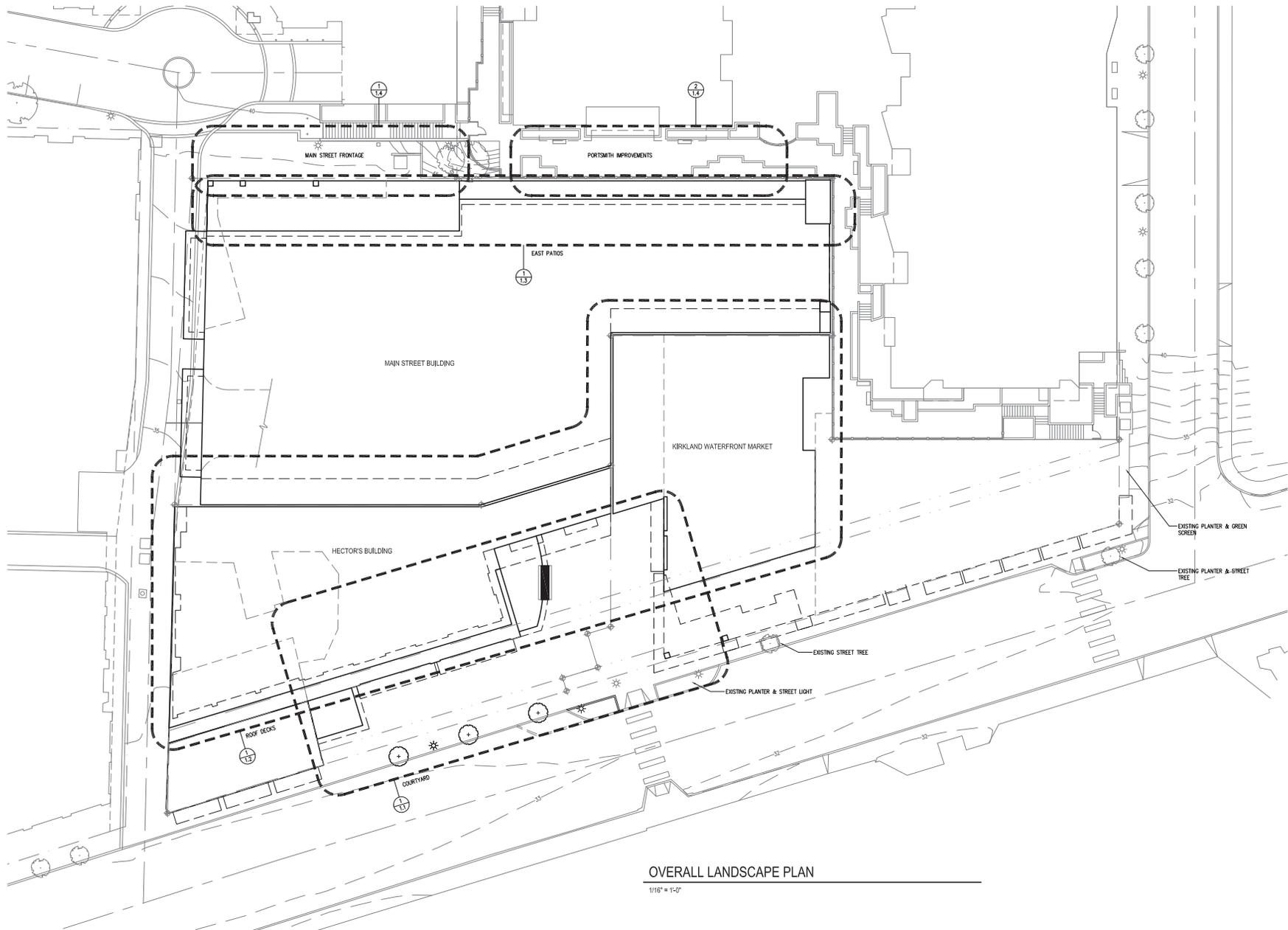
01/02/13	DRS SUBMITTAL 4	
12/03/12	DRS SUBMITTAL 3	
11/02/12	DRS SUBMITTAL 2	
08/10/12	DRS SUBMITTAL	
No.	Date	Revised

LAKE STREET PLACE
112-150 LAKE STREET S
KIRKLAND, WA 98033

NORTH ELEV.
OPTIONS

Sheet No.	5.11
Project No.	1105
Date:	18 07/30/12

01/02/13	DRS SUBMITTAL 4
12/03/12	DRS SUBMITTAL 3
11/02/12	DRS SUBMITTAL 2
08/10/12	DRS SUBMITTAL 1
No.	Date



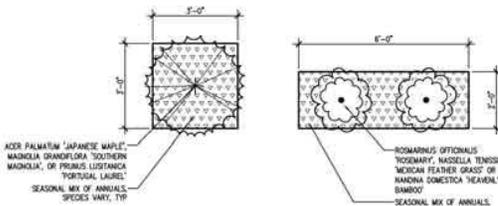
OVERALL LANDSCAPE PLAN

1/16" = 1'-0"

LAKE STREET PLACE
 112-150 LAKE STREET S
 KIRKLAND, WA 98033

LANDSCAPE PLANS

Sheet No. **L1.0**
 Project No. 1105
 Date: **10** 07/30/12



TYPICAL COURTYARD PLANTERS

1/2" = 1'-0"

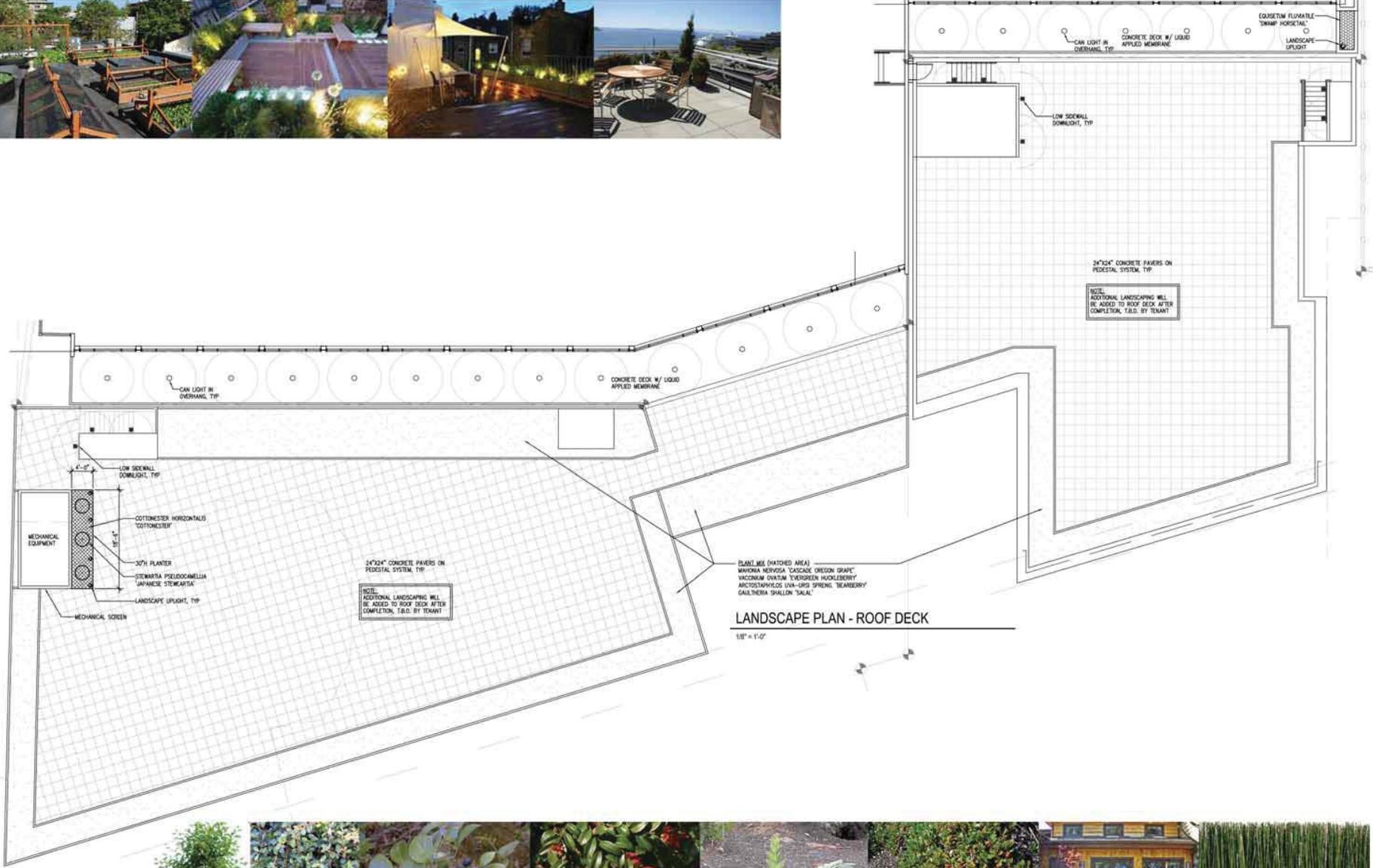
ACER PALMATUM 'JAPANESE MAPLE',
MADONIA GRANDIFLORA 'SOUTHERN
MADONIA', OR PRUNUS LUSITANICA
PORTUGAL LAUREL
SEASONAL MIX OF ANNUALS
SPECIES VARY, TYP.

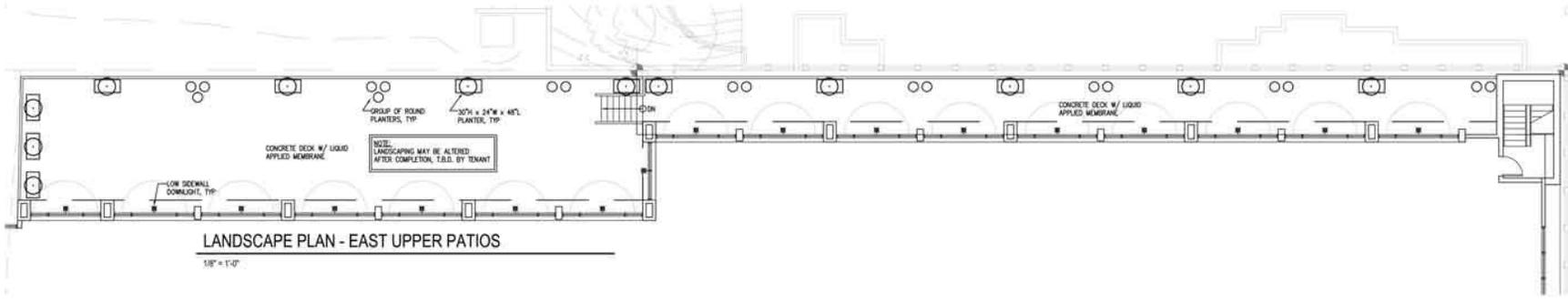
ROSMARINUS OFFICINALIS
'TUSCANY', NASSELLA TENNESSEA
'MEXICAN FEATHER GRASS' OR
MANNINGIA DOMESTICA 'HEAVENLY
BAMBOO'
SEASONAL MIX OF ANNUALS
SPECIES VARY, TYP.



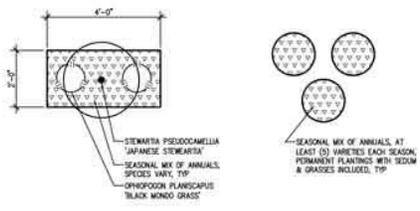
1 LANDSCAPE PLAN - COURTYARD & FRONTAGE IMPROVEMENTS

1/8" = 1'-0"





LANDSCAPE PLAN - EAST UPPER PATIOS
 1/8" = 1'-0"



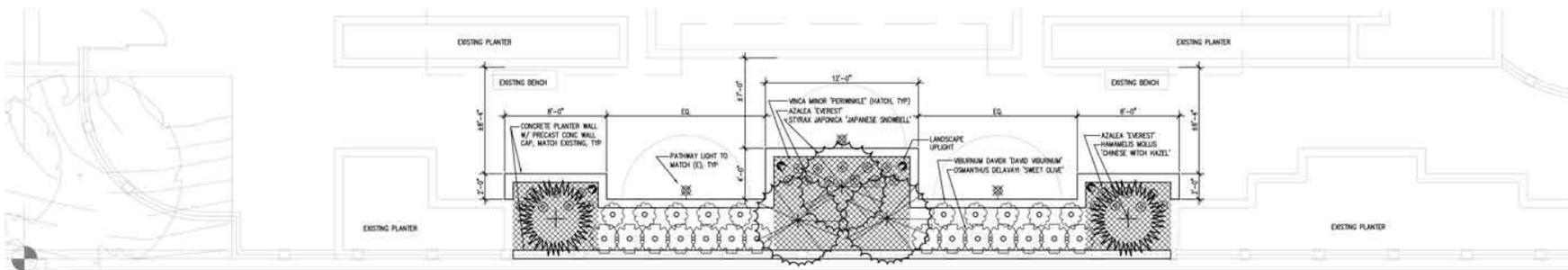
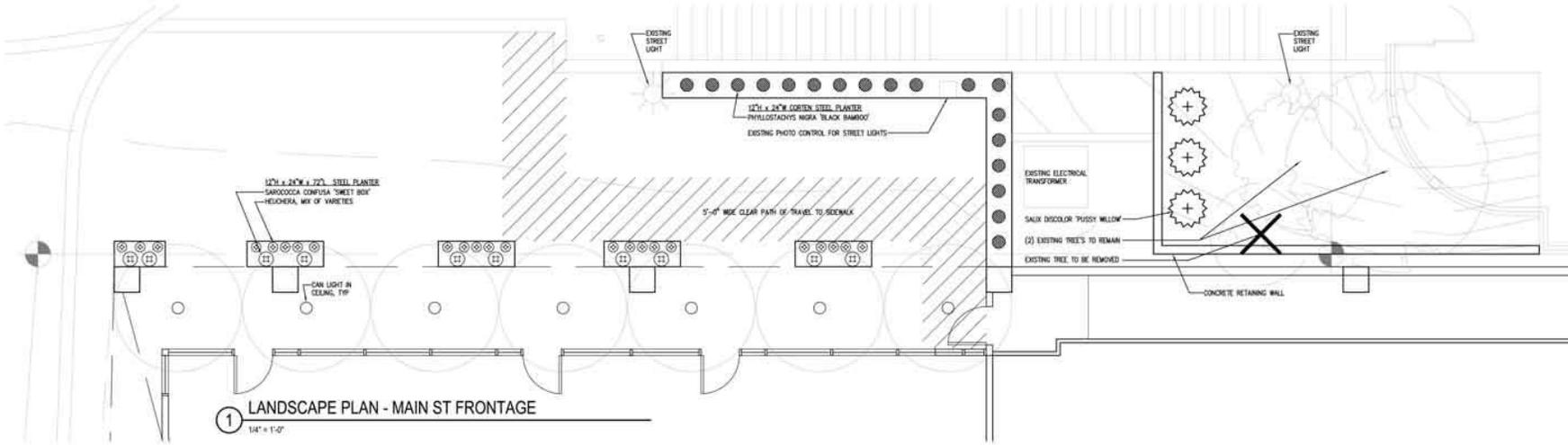
TYPICAL EAST PATIO PLANTERS
 1/2" = 1'-0"



01/02/13 DRB SUBMITTAL 4
 12/03/12 DRB SUBMITTAL 3
 11/02/12 DRB SUBMITTAL 2
 08/10/12 DRB SUBMITTAL 1
 For Date Revision

LAKE STREET PLACE
 112-150 LAKE STREET S
 KIRKLAND, WA 98033

LANDSCAPE PLANS
 Sheet No. **L1.3**
 Project No. 1105
 Date: **22** 07/20/12



01/02/13 DRB SUBMITTAL 4
 12/03/12 DRB SUBMITTAL 3
 11/02/12 DRB SUBMITTAL 2
 08/10/12 DRB SUBMITTAL 1
 No. Date Revision



KWM PHASE I - NORTH PERSPECTIVE

N.T.S.



KWM PHASE I - WEST PERSPECTIVE

N.T.S.



KWM PHASE I - SOUTH PERSPECTIVE

N.T.S.



KWM PHASE I - EAST PERSPECTIVE

N.T.S.

LAKE STREET PLACE
 112-150 LAKE STREET S
 KIRKLAND, WA 98033

PHASE I

Sheet No. **6.0**
 Project No. 1105
 Date: **24** 07/30/12

Jon Regala

From: Margit_Moore <margit_moore@comcast.net>
Sent: Monday, January 07, 2013 1:10 AM
To: Jon Regala
Cc: Kurt Triplett; Eric Shields; Joan McBride; margit_moore@comcast.net
Subject: Re: Lake Street Place - applicant revisions for January 14th meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Mr. Regala-

Please forward my comments to all members of the Design Review Board as soon as possible and include the content of this email in the January 7, 2013 packet.

1. After reviewing the DRC Response document and new design drawings enclosed in the email below, I see no significant change in the most recent version of the McLeod Project. During the last three and one half years of McLeod proposals, only the second version of the building, came close to the Kirkland Comprehensive Plan and the Moss Bay Strategic Plan. The most recent version of the building is massive, blocks lake and mountain views from DRB -mandated public walks, and places five stories along Lake Street, contrary to the long-standing goals of Kirkland citizens, the earlier Comprehensive Plan, Moss Bay Neighborhood Association goals, and legal precedent established in the Bank of America case. The mass, height, and modulation of this recent version is contrary to all accepted standards of the City Planning Department and earlier Design Review Board actions. This proposed project is the wrong mass on the wrong location and does not meet the aesthetic standards of the surrounding buildings.

2. The public input process for the McLeod does not meet the intent of the process and denies community members an opportunity to provide genuine feedback. Input from a representative committee of Portsmouth residents was completely disregarded by Stuart McLeod, and Portsmouth committee members believed there was no further reason to meet with him as he showed not interest in any sort of compromise. Public statements at the public input portion of the DRB meetings on 11-19-12 and 12-17-12 meetings received little or no response from the DRB: no clarifying questions, requests for suggestions, or acknowledgment of concerns. Review of the audio recording of the 12-17-12 is an example of the disregard of public input and condescension toward individuals making an effort to participate in their community. Without authentic public input and genuine reflection by the Design Review Board, the DRB process is not valid.

3. The most recent version of the McLeod Project does not respond to comments made by DRB members at earlier meetings. Significant concerns about massing, modulation, scale, and impact on Kirkland neighbors and visitors were not addressed in the most recent design proposal.

- Carter Bagg's comment on the east side of the building as "monolithic." Height remains at five vertical stories with no change in set back, step back (except 5th floor) or modulation of depth, materials, or shadowing to create a "multi-building" appearance from largest expanse of any building in downtown Kirkland.
- James Truhan's comments on the northeast corner requiring a "response to the existing buildings." The existing buildings on the northeast corner are Merrill Gardens and Bank of America. Merrill Gardens provides an open space to drop off passengers and stepbacks at multiple stories. In addition, the use of materials and modulation of the west face of the building prevents a box-like appearance. Bank of

America provided modulation and variety of materials to prevent an urban canyon appearance. The northeast corner of the McLeod Project should at least meet these standards.

- James Truhan's comments that the "east and south side need more care also." This was in reference to the height and width of the proposed building abutting the public walkway. Both sides were, and remain, multi-storey with little modulation of materials of depth. Landscape materials have been added, but the building facades remain almost the same. He also commented that the addition of the retail on the northeast side was an improvement. (Perhaps this should be continued to the remainder of the east side of the building?)
- Scott Reusser's comments that he also "was not happy with the east and south sides" and that these "should not be just flat." He added these sides were "very large vertical areas" and "expected an improvement" to these blank areas in the next version.
- Carolyn Adams' comments on the need for an approach that "responds to its opposite facade" in discussing the east and north sides of the building. She requested the architects consider the external spaces being created in addition to the actual building. On the north, east, and west sides of the building, this has yet to be achieved.
- Erik Motts' comments that the building requires the "next level or articulation." He directed the architects to note that this is "a building without a back, where every frontage is public." Again, on the north, east, and south sides, the building the appearance is harsh, inconsistent with the existing "small-building" facades/modulation, or respectful community assets.

Thank you for communicating this to the relevant individuals.

Margit Moore

From: "Jon Regala" <JRegala@kirklandwa.gov>
Cc: "Jon Regala" <JRegala@kirklandwa.gov>
Sent: Wednesday, January 2, 2013 11:29:28 AM
Subject: Lake Street Place - applicant revisions for January 14th meeting

Dear interested parties,

I just received the revisions from the applicant regarding the Lake Street Place project. Attached are the drawings and narrative describing the applicant's design response to the DRB's recommendation's given at the December 17th DRB meeting.

If you would like to submit written comments for inclusion in the DRB packet to be sent out on Monday, January 7th, please email me comments no later than 9 a.m. Monday, January 7th.

Otherwise, you may bring written comments to the January 14th meeting or provide oral comments at the meeting.

As a heads up, the Lake Street Place topic will be the second item on the agenda. The DRB will be reviewing a new project during the first part of the meeting on the 14th. The agenda and staff memo should be posted online on the DRB webpage by next Monday evening.

Thanks!

-Jon

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