



LAKE STREET PERSPECTIVE - APPROVED 5/21/15

N.T.A.



LAKE STREET PERSPECTIVE - MODIFIED

N.T.A.



SW AERIAL PERSPECTIVE - APPROVED 5/21/15

N.T.S.



SW AERIAL PERSPECTIVE - MODIFIED

N.T.S.

07/02/15 MODIFICATION #2
08/25/15 MODIFICATION 3
01/22/16 MODIFICATION 2
12/22/14 MODIFICATION
01/02/13 DRB SUBMITTAL 4
12/03/12 DRB SUBMITTAL 6
11/02/12 DRB SUBMITTAL 2
08/13/12 DRB SUBMITTAL 2

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

PERSPECTIVES

Sheet No. **4.1**
Project No. **19-1106**
Date: **07/20/14**



NW AERIAL PERSPECTIVE - APPROVED 5/21/15

N.T.S.



NW AERIAL PERSPECTIVE - MODIFIED

N.T.S.

07/02/15 MODIFICATION #2
08/25/15 MODIFICATION 3
01/22/16 MODIFICATION 2
12/22/14 MODIFICATION
01/02/13 DRB SUBMITTAL 4
12/03/12 DRB SUBMITTAL 6
11/02/12 DRB SUBMITTAL 2
08/10/12 DRB SUBMITTAL
N.T.S.

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

PERSPECTIVES

Sheet No. 4.2
Project No. 201106
Date: 07/20/14



COURTYARD PERSPECTIVE FROM WEST - APPROVED 5/21/15

N/A.



COURTYARD PERSPECTIVE FROM WEST - MODIFIED

N/A.

LAKE STREET PLACE

112-150 LAKE STREET S
 KIRKLAND, WA 98033

PERSPECTIVES

Sheet No. **4.3**
 Project No. 1186
 Date: 07/20/16

07/02/15 MODIFICATION #2
08/25/15 MODIFICATION 3
01/28/16 MODIFICATION 2
12/22/14 MODIFICATION
01/02/13 DRB SUBMITTAL 4
12/03/12 DRB SUBMITTAL 6
11/02/12 DRB SUBMITTAL 2
08/10/12 DRB SUBMITTAL



LSP "GAP" PERSPECTIVE 1 - APPROVED 5/21/15

N.T.S.



LSP "GAP" PERSPECTIVE 1 - PROPOSED

N.T.S.

LAKE STREET PLACE

112-150 LAKE STREET S
KIRKLAND, WA 98033

PERSPECTIVES

Sheet No. **4.4**
Project No. **22-1106**
Date: **07/20/15**

07/02/15 MODIFICATION #2
08/25/15 MODIFICATION 3
01/28/16 MODIFICATION 2
12/22/14 MODIFICATION
01/02/13 DRB SUBMITTAL 4
12/03/12 DRB SUBMITTAL 6
11/02/12 DRB SUBMITTAL 2
08/13/12 DRB SUBMITTAL
No. Yes No



MSB & PUBLIC WALKWAY FROM SOUTH - APPROVED 5/21/15

N.T.S.



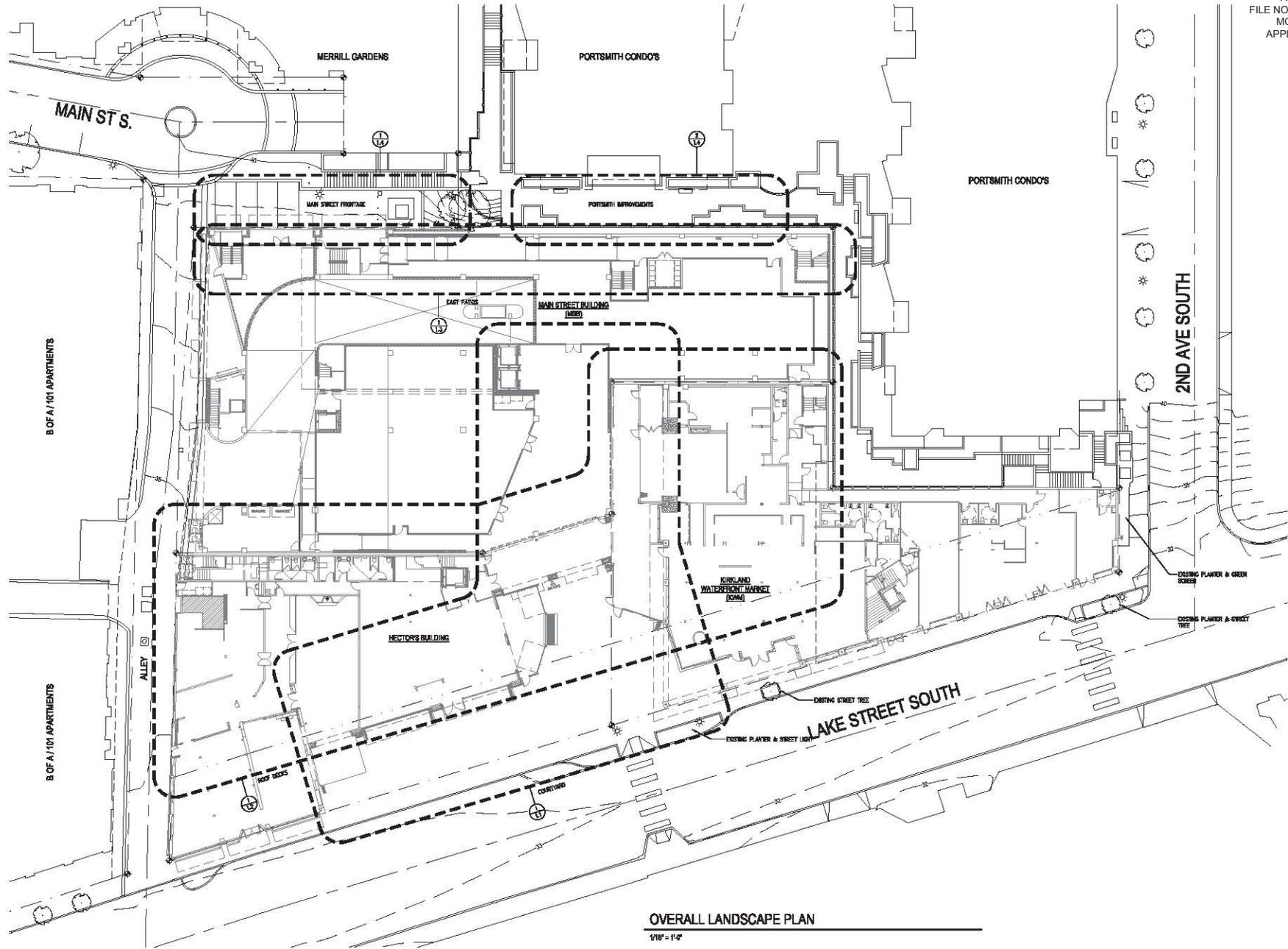
MSB & PUBLIC WALKWAY FROM SOUTH - MODIFIED

N.T.S.

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

PERSPECTIVES

Sheet No. **4.5**
Project No. **23** 1106
Date: **07/20/14**



OVERALL LANDSCAPE PLAN
1/8" = 1'-0"

ATTACHMENT
FILE NO. DRV12-0092
MODIFICATION
APPLICANT PLAN

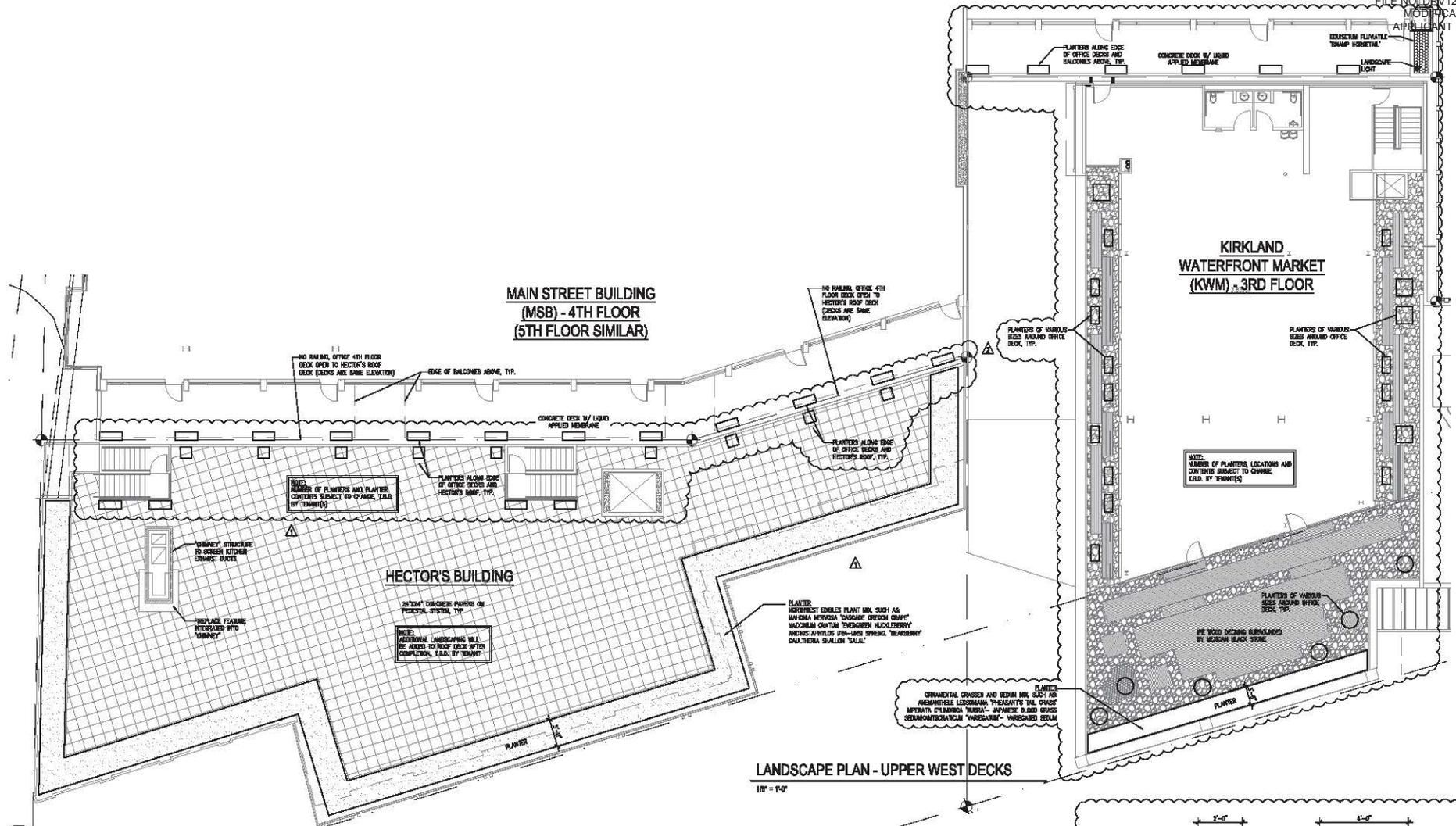
CHESMORE|BUCK
a r c h i t e c t u r e
27 NORTH AVENUE, 3RD FLOOR
BELLEVUE, WA 98004
PHONE: 206.457.4800

07/16/15 MODIFICATION 02
08/23/15 MODIFICATION 3
01/22/16 MODIFICATION 2
12/22/14 MODIFICATION
01/02/13 DRB SUBMITTAL 4
12/03/12 DRB SUBMITTAL 6
11/02/12 DRB SUBMITTAL 2
08/10/12 DRB SUBMITTAL 1

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

LANDSCAPE
PLANS

Sheet No. **L1.0**
Project No. 24-1100
Date: 07/20/14

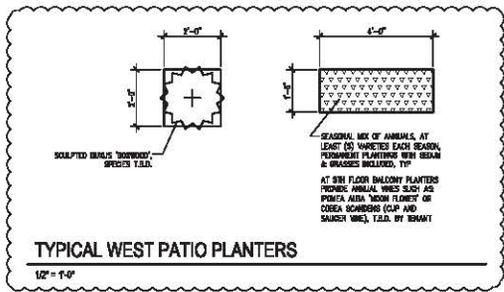


- 07/18/15 MODIFICATION 02
- 08/25/15 MODIFICATION 3
- 01/22/16 MODIFICATION 2
- 01/22/16 MODIFICATION 1
- 01/22/16 DRB SUBMITTAL 4
- 12/03/12 DRB SUBMITTAL 6
- 11/02/12 DRB SUBMITTAL 2
- 08/10/12 DRB SUBMITTAL 1

KIRKLAND WATERFRONT MARKET (KWM) - 3RD FLOOR

NOTE: NUMBER OF PLANTERS, LOCATIONS AND COORDINATE SUBJECT TO CHANGE, T.Y.D. BY OWNER

LANDSCAPE PLAN - UPPER WEST DECKS
1/8" = 1'-0"

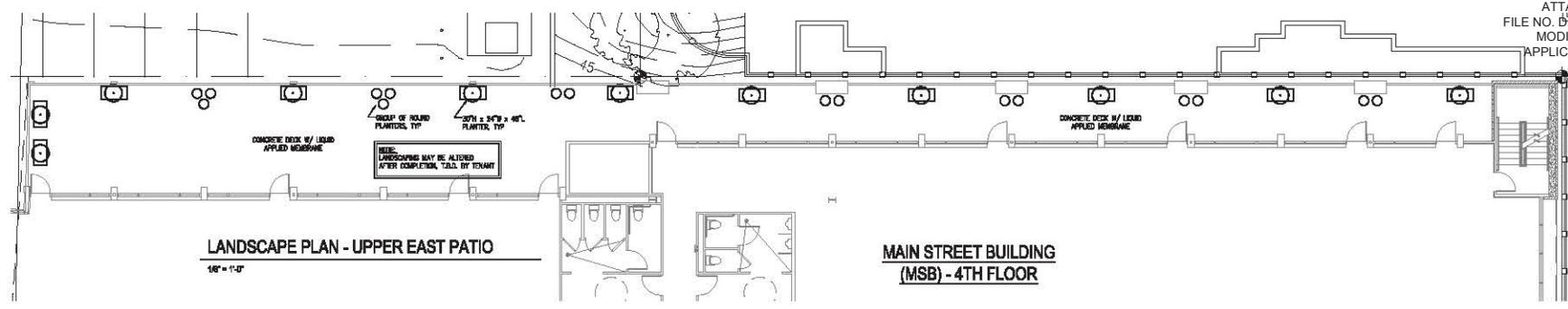


TYPICAL WEST PATIO PLANTERS
1/8" = 1'-0"

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

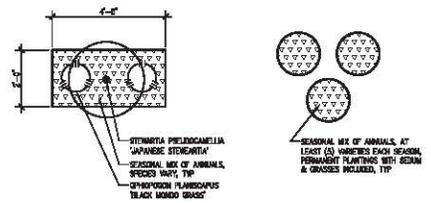
ROOFTOP DECK PLAN

Sheet No. **L12**
Project No. **26** 1106
Date: **07/20/15**



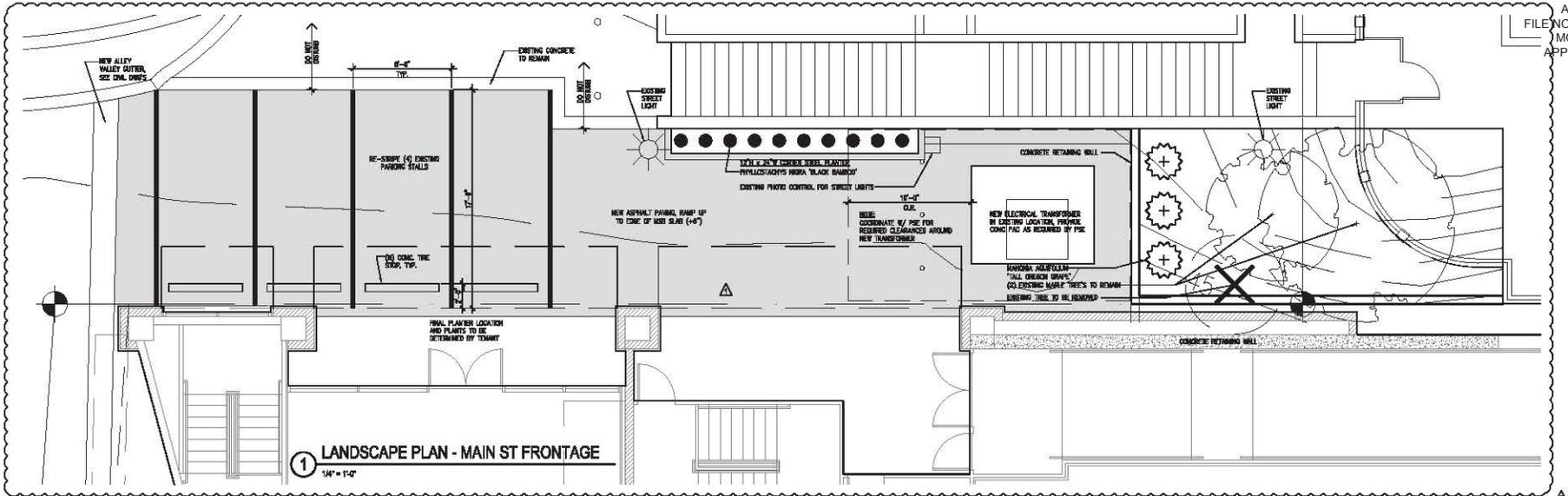
LANDSCAPE PLAN - UPPER EAST PATIO
 1/8" = 1'-0"

**MAIN STREET BUILDING
 (MSB) - 4TH FLOOR**

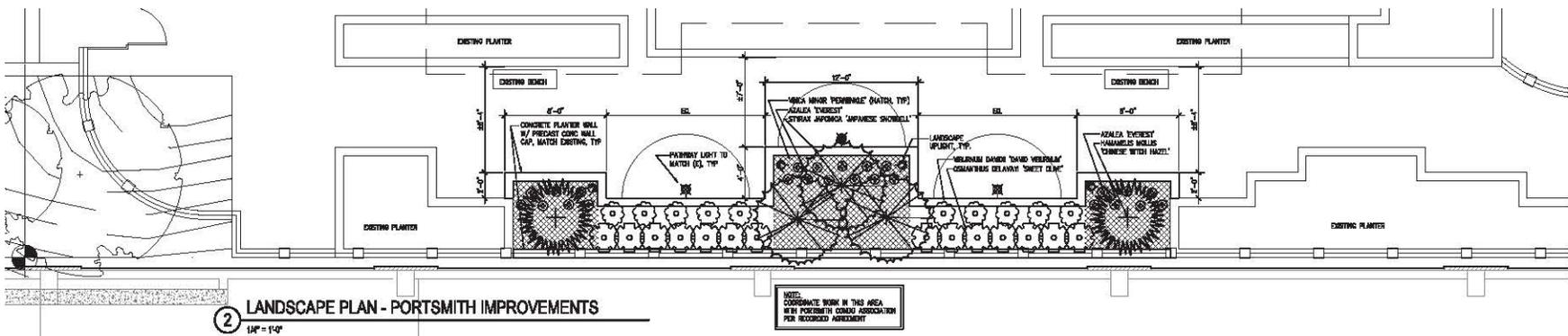


TYPICAL EAST PATIO PLANTERS
 1/2" = 1'-0"

- 07/16/15 MODIFICATION #2
- 08/23/15 MODIFICATION 3
- 01/28/16 MODIFICATION 2
- 12/22/14 MODIFICATION
- 01/02/13 DRB SUBMITTAL 4
- 12/03/12 DRB SUBMITTAL 6
- 11/02/12 DRB SUBMITTAL 2
- 08/10/12 DRB SUBMITTAL



1 LANDSCAPE PLAN - MAIN ST FRONTAGE
1/4" = 1'-0"



2 LANDSCAPE PLAN - PORTSMOUTH IMPROVEMENTS
1/4" = 1'-0"

NOTE:
COORDINATE WORK IN THIS AREA
WITH PORTSMOUTH COMMO ASSOCIATION
PER RECORDS AGREEMENT

- 07/16/15 MODIFICATION 02
- 02/23/15 MODIFICATION 3
- 01/22/15 MODIFICATION 2
- 12/22/14 MODIFICATION 1
- 01/02/13 DRB SUBMITTAL 4
- 12/03/12 DRB SUBMITTAL 6
- 11/02/12 DRB SUBMITTAL 2
- 08/10/12 DRB SUBMITTAL 1

Lake Street Place Project

DRB Modification #2
July 16, 2015

Summary of changes:

Lot A:

The Kirkland Waterfront Market (KWM) building design will be modified to remove the new stair and elevator towers on the north façade and the entire 4th floor and roof top deck. Furthermore, the massing of the 3rd floor will be reduced by pulling most of the north wall away from the edge of the existing building. The new look of the 3rd floor will differentiate from the existing building in the same way as the 3rd floor of the Hector's expansion differentiates from the lower 2 floors. Also, a new steel and glass "sunroom" space will be added to the north façade and fill in the 20ft wide "gap" between the KWM building and MSB building. Also, the Landscaping layout has been updated on the 3rd floor deck.

Lot B:

No changes are proposed to the Hector's building. The Landscaping layout has been updated including the hardscape layout at the courtyard and the planters on the roof deck.

Lot C:

The Main Street Building (MSB) will be slightly modified to provide a deck area at the southwest corner of the 4th floor since we are removing the 4th floor of KWM. This new deck will look like the deck above on the 5th floor. Also, the Landscaping layout has been updated including: the hardscape at the covered pedestrian area, the upper west decks, and required "columnar evergreens" from the original approval conditions are proposed to be changed.

Minor Modification Criteria:

- 1. The need for the modification was not known and could not reasonably have been known before the Design Review Board approval was granted.**

The proposed modification has been driven by construction costs, in which the cost of providing two new floors, new stairs, elevator and upgraded structure is prohibitively expensive relative to the gross square footage of construction. This has required us to reduce the square footage to reduce costs.

The reconfiguration of the KWM upper floors has also caused the need to re-address the "Gap" between KWM and MSB. The steel and glass structure in the "gap" proposed during the last DRB Modification has been lowered and enclosed on the west face and the façade terraces down to a pedestrian scale on the west.

This modification was not anticipated at the time of DRB approval because the approved proposal was schematic in nature at the time compounded by changing market conditions since approval resulted in higher than expected estimated construction costs.

- 2. The modification is minor and will not, in any substantial way, change the proposed development or violate any requirement imposed by the Design Review Board.**

The modification while only significantly affecting the KWM building is minor in that it is *reducing* the height and massing of the overall approved design. The reduced gross square footage and scale of the development is better in many ways, including reducing the overall massing and removing rooftop uses and does not violate any requirements imposed by the DRB.

The steel and glass structure in the “Gap” will still be able to accommodate art and lighting to create a focal point despite being enclosed.

The modification to the required “columnar evergreens” from the original approval conditions is minor in that the location of the 3 proposed tree’s/shrubs is quite discreet (at the end of Main St Alley, raised up approx. 8ft, behind the new electrical transformer, under cover of 2-3 mature Maple trees) and the modification will not be noticeable by the public.

3. The development that will result from the modification will be consistent with the design regulations, design guidelines, and comprehensive plan.

The modification preserves the overall “look” of the previously approved design which was consistent with the design regulations, design guidelines and comprehensive plan as evident by the DRB approval. The modification reduces square footage, further reduces scale/massing, provides more building terracing and has less parking demand. It also better preserves some views to the north from the neighboring Portsmouth condo’s located to the south.

