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## MEMORANDUM

**To:** Design Review Board  
**From:** Jon Regala, Planning Supervisor  
**Date:** January 13, 2016  
**File No.:** DRV15-01765  
**Subject:** VILLAGE AT TOTEM LAKE – PHASE I (LOWER MALL)  
DESIGN RESPONSE CONFERENCE – Continued from January 4, 2016

### **I. MEETING GOALS**

At the January 20, 2016 Design Review Board (DRB) meeting, the DRB should continue the January 4<sup>th</sup> Design Response Conference for the project. The DRB should discuss and provide feedback on the applicant's design response (see Attachment 1) to the following Phase I (lower Mall) components:

- Building C (multi-story mixed-use building)
- Design approach for the existing building's facades (Ross, Car Toys, etc.)
- Tenant guidelines that address façade changes

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 JANUARY 4<sup>TH</sup> MEETING**

At the January 4<sup>th</sup> DRB meeting, the DRB was in general agreement with the following project components and the associated revisions:

- Building A (Whole Foods) – Locating planters at the base of the façade along 120<sup>th</sup> Avenue NE and near the loading area, and the revised patio and seating area at the building corner facing 120<sup>th</sup> Avenue NE.
- Building B – Adding more contrast to the color palette for the 120<sup>th</sup> Avenue NE façade and the proposed 'family' of canopies.
- Loading Area Gate – Rolling gate design and proposed artwork on the rolling gate face.
- Building M (at Totem Lake Boulevard entry) & Building B (at corner of 120<sup>th</sup> Avenue NE and Totem Lake Boulevard) – Revised architectural design, roofline articulation, and material palette.

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 requested additional information regarding the following topics:

**Building C** - The DRB did agree that additional density and a larger building was appropriate for Building C. Further development of Building C should include the parking

garage integrated above the ground floor retail space. Special attention should also be paid to the upper story west façade.

**Ross Building** – The DRB requested for additional detailed materials in regards to the proposed changes to the existing façade north of Building C (includes Ross, Car Toys, and Famous Footwear). The information should be similar to the detail provided for the other buildings of the project.

**Façade Modifications**- Tenant guidelines for changing the building façade ('kit of parts', materials, articulation, and criteria/thresholds for façade changes)

### **III. ATTACHMENTS**

1. Applicant's Design Response

# THE VILLAGE AT TOTEM LAKE

MIXED-USE DEVELOPMENT  
KIRKLAND, WASHINGTON

CenterCal Properties, LLC - Developer  
GBD Architects Inc. - Architect

SUBMITTAL DATE: 1/13/16  
PRESENTATION DATE: 1/20/16

DESIGN REVIEW BOARD SUBMITTAL



ATTACHMENT 1  
FILE NO. DRV15-01765  
DESIGN RESPONSE

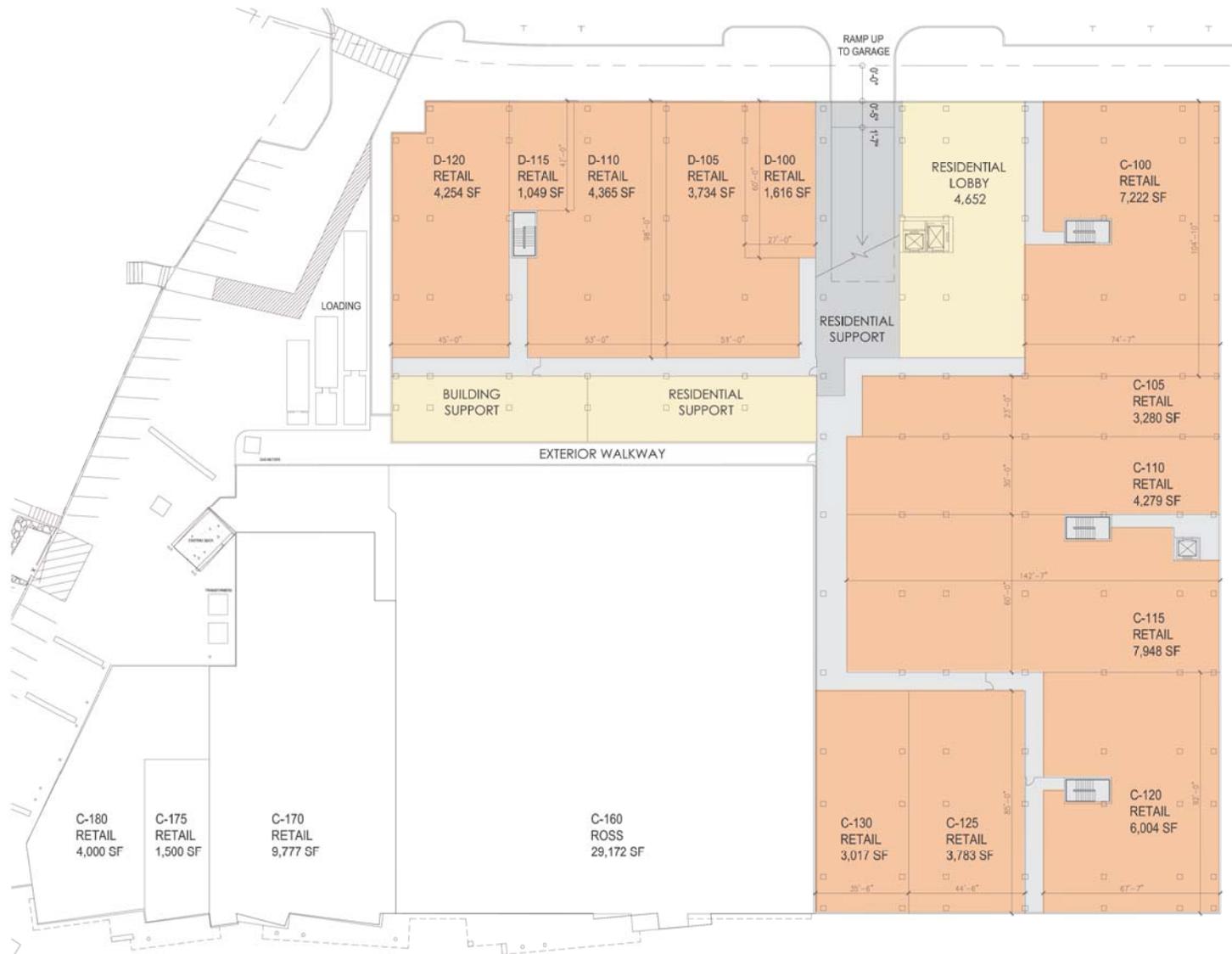
N  
SITE AERIAL VIEW



# SITE PLAN: RETAIL

- HOUSING
- RETAIL
- SERVICE / SUPPORT
- CIRCULATION
- PARKING

ATTACHMENT 1  
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DESIGN RESPONSE



**BUILDING C/D : RETAIL**

- 7 total levels (4 concrete, 3 wood framed)
- 87'-6" tall (to top of parapet)
- 536 parking stalls on 3 levels
- 203,652 gsf of parking
- 198 total apartments
- 159,972 gsf of housing

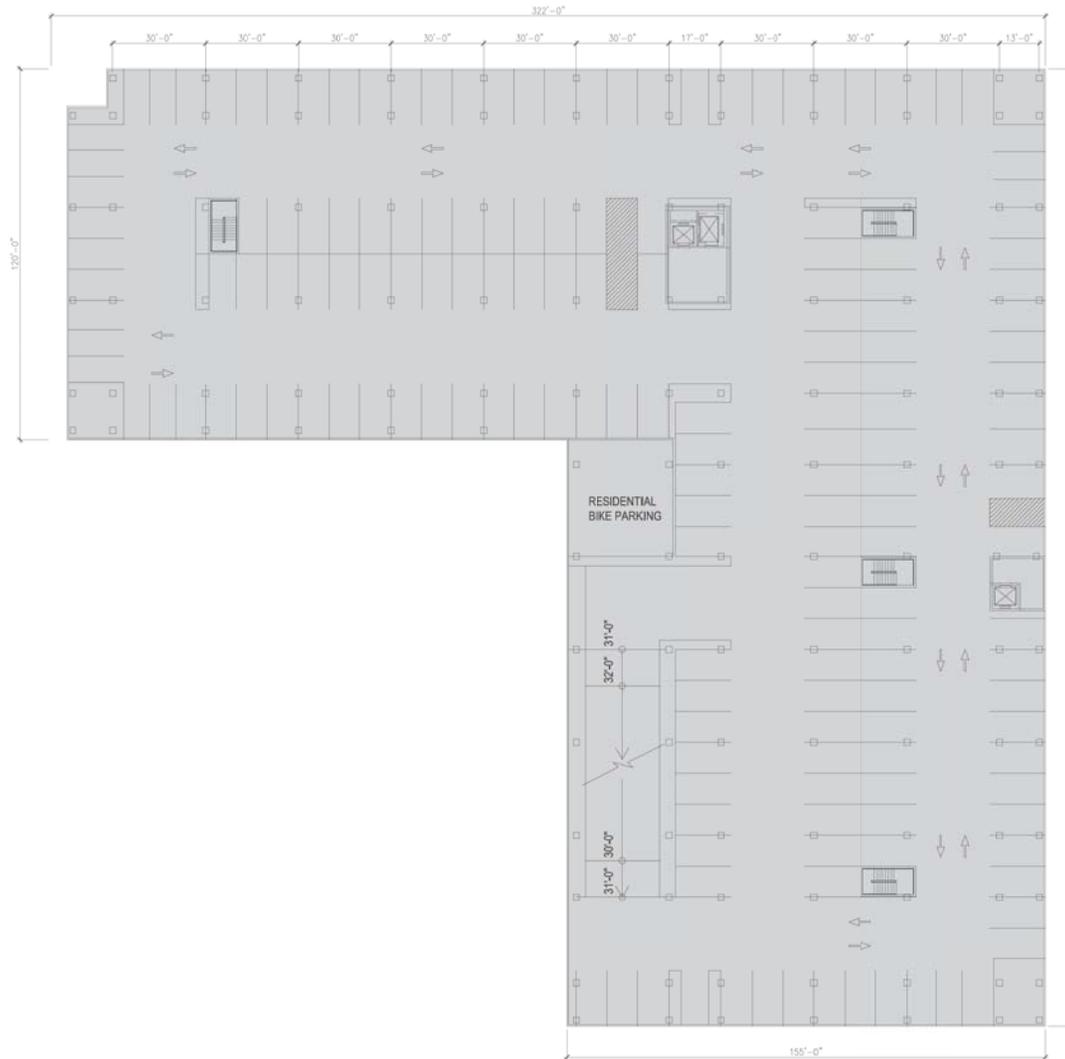
HOUSING
RETAIL
SERVICE / SUPPORT
CIRCULATION
PARKING



LEVEL 1 SITE PLAN: RETAIL



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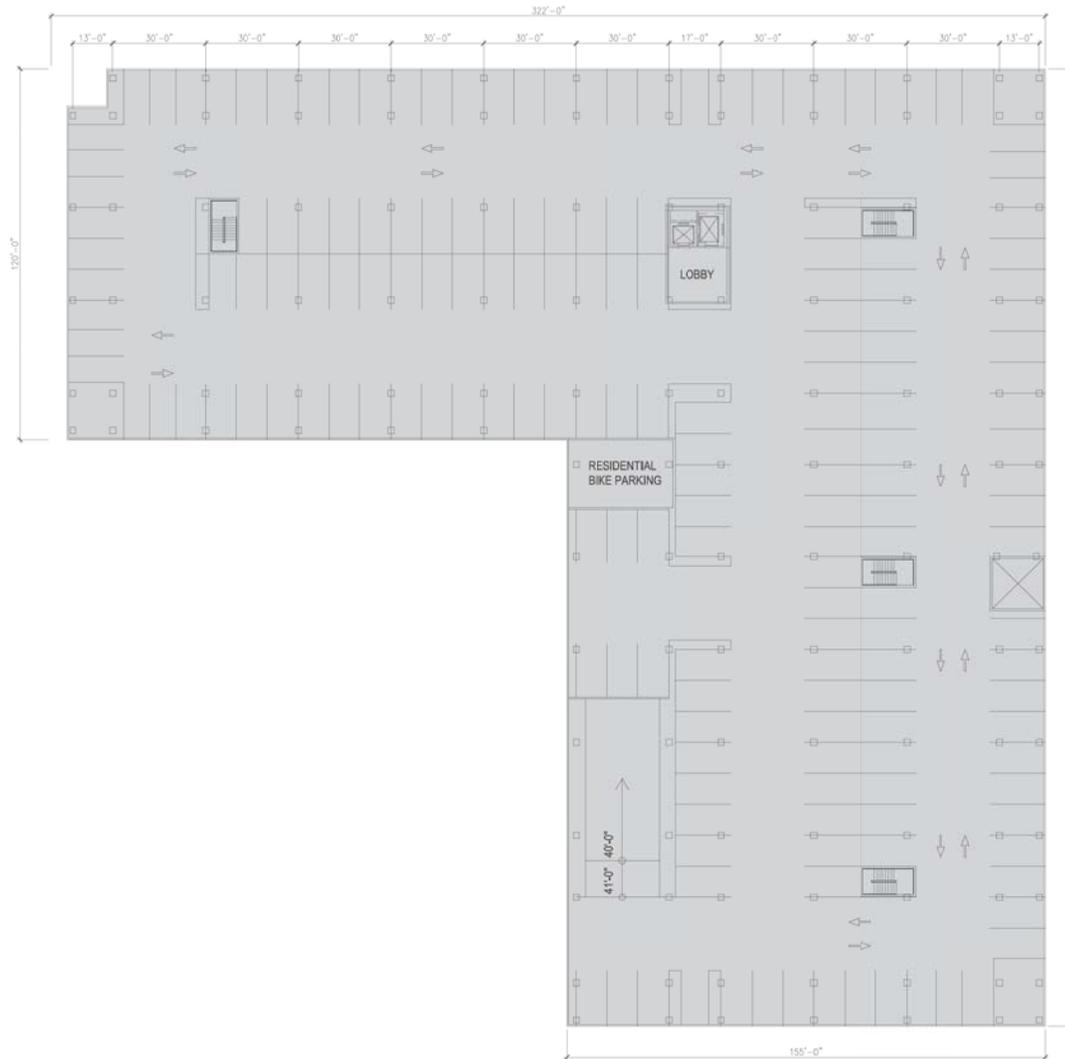


# LEVEL 3 PLAN: PARKING



- HOUSING
- RETAIL
- SERVICE / SUPPORT
- CIRCULATION
- PARKING

ATTACHMENT 1  
FILE NO. DRV15-01765  
DESIGN RESPONSE

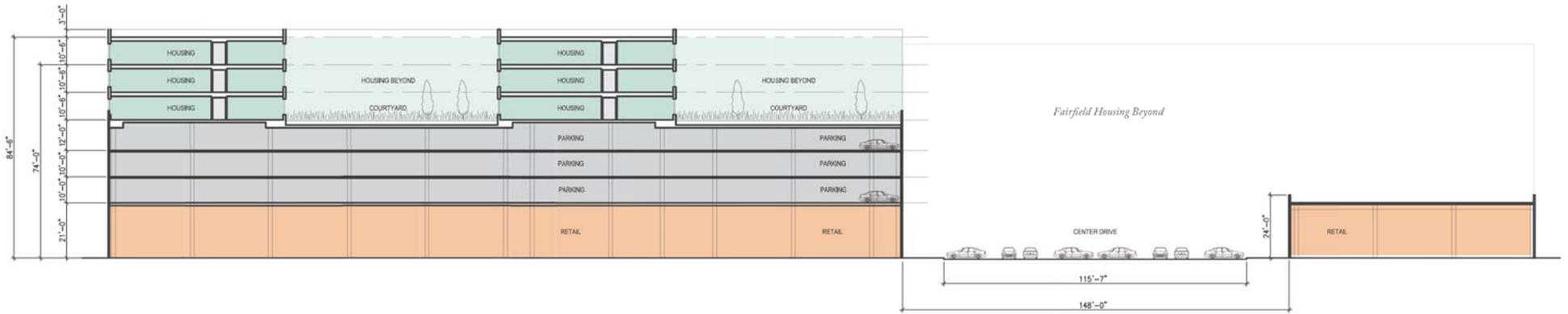


LEVEL 4 PLAN: PARKING

- HOUSING
- RETAIL
- SERVICE / SUPPORT
- CIRCULATION
- PARKING



ATTACHMENT 1  
FILE NO. DRV15-01765  
DESIGN RESPONSE



# SITE SECTION

ATTACHMENT 1  
FILE NO. DRV15-01765  
DESIGN RESPONSE



BUILDING C/D - 3D MASSING VIEW

- HOUSING
- RETAIL
- SERVICE / SUPPORT
- CIRCULATION
- PARKING

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ENTRY VIEW FROM TOTEM LAKE BLVD.

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VIEW FROM BUILDING B

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FILE NO. DRV15-01765  
DESIGN RESPONSE



VIEW FROM 120TH