

Lake Street Place Project

Summary of changes:

Lot A:

The Kirkland Waterfront Market (KWM) building will be modified to remove the 20ft wide 4 story addition to the north side of the building. In lieu of the 20ft addition, we are reconfiguring the layout of the new stair and elevator into two separate “towers” with an expansion to the restaurant space at the 1st floor between the two towers.

Lot B:

The Hector’s building will be modified to remove the entire 4th floor and step the 3rd floor back from over the existing building at the north. The existing building will receive a rooftop deck and trellis to be accessed from the 3rd floor. This change significantly reduces the scale of the building. Also, the mechanical screen at the roof has been replaced with a “chimney” structure that is pulled back from the north roof edge.

Lot C:

The new Main Street Building will be modified to remove one floor of above grade parking and replace it with an additional floor of Office space to be similar to the look of the top floor. Also, there will be 3 new floors of below grade parking accessed from the previously approved garage entry. As a result, there is a reduction of Retail space at the first floor but preserves the loading dock and Main St Retail frontage. The upper story setback at Main Street has been reduced to approx. 18ft from the previously approved 22ft so that the 4th and 5th office floor columns can stack with the concrete columns in the parking garage. Finally, the east facing patio’s will drop to elevation 71.63’ (from 82.29’) thus reducing the height of the building façade facing Main St and the Portsmouth Condominiums.

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 is driven by further exploration of the design to accommodate a large commercial office tenant that will require more contiguous office space in the Main Street Building (MSB). The major change is two large office plates as opposed to one large plate and several small plates. This requirement was not anticipated at the time of DRB approval. Also, some smaller changes were the result of flushing out structural, mechanical and design requirements during the Construction Documents phase of the project.

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 affecting all of the buildings are minor in nature and make the development better in many ways including reducing the overall massing while using the same materials and will not violate any requirements imposed by the DRB.

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 further reduces scale/massing, increases upper story setbacks and building terracing and provides more parking while only slightly increasing the new gross area (less than 5%).