

KIRKLAND DESIGN REVIEW BOARD MEETING MINUTES: SEPTEMBER 12, 2005

CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:03 p.m. by Chair Phyllis Warman. Members Present: Carter Bagg (arrived 7:05 p.m.), Brian Berg, Steve Cox, Paul Duffy, Kevin Oremus, and Eric Shields, Carter Bagg arrived at 7:05 p.m. Member Absent: Todd Kilburn. Tony Leavitt, Jon Regala and Jeremy McMahan represented the Department of Planning and Community Development.

READING APPROVAL OF MINUTES: JULY 11, 2005

Motion by Mr. Berg and second by Mr. Duffy to approve the Kirkland Design Review Board Meeting Minutes of July 11th, 2005, as presented. Motion carried (6-0).

ANNOUNCEMENT OF AGENDA

Ms. Warman reviewed the agenda.

REQUESTS FROM THE AUDIENCE None

UNFINISHED BUSINESS: None

DESIGN RESPONSE CONFERENCES

a. State Street Condos, File No. DRC05-00002

Mr. Leavitt said the Board would review the applicant's proposal to construct a new multi family residential development. After review, the Board is to determine if the project complies with the Design Guidelines in the Kirkland Municipal Code, the Design Regulations in Chapter 92 of the Zoning Code, and the Downtown Plan section of the Comprehensive Plan. Mr. Leavitt gave PowerPoint presentation illustrating the following topics:

- Site Location
- Project Description
- Design Review Board Process
- Conceptual Design Conference
- Zoning Code Requirements
- Review Process
- DRB Meeting Procedures

Brian Fritz, Trammel Crow Residential, explained that the State Street Condos residential project and is separate from the Boulevard project.

Brian Fritz introduced the other members of his team: Brian Slick, Blaine Weber, and Mark Brumbaugh.

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Mr. Weber described the project, recapping comments received from the June 27, 2005 Conceptual Design Conference, addressing the following design issues:

- Large facades need to have bulk, mass and scale broken down
- Creation of a strong pedestrian scale
- Address the DRB's landscape concerns with the setback area (State and 2nd Streets) in regard to the pedestrian experience

Mr. Weber gave a PowerPoint slideshow that covered the following topics:

- Kirkland Downtown Strategic Plan
- High Quality Pedestrian Village
- Small Town Scale
- Aerial Photo/Site Analysis
- Site Photos (Existing Conditions)
- Site Context
- Site Design Concepts
- East/West Site Section
- North/South Site Section

Mark Brumbaugh, Brumbaugh & Associates, explained the Landscape Plan. He illustrated the State Street project by comparing and contrasting it with the Boulevard project:

- Soft, more playful landscape
- Grade transition in regard to terracing of lower units
- Pedestrian and emergency vehicle access
- Landscape Perspective Looking North
- Landscape Perspective Looking East
- Landscape Details
- Typical Unit Terrace from Second and State streets

Mr. Weber presented additional information on improving the project's bulk, mass and scale. He touched on making the building more subdued and showed images reflecting:

- Building Design Elevation Concepts
- View looking East from State and Second Avenue
- View looking Southeast from State Street

Mr. Weber discussed elevations and the "woven palette" designed to break down the long façade using the following plans:

- South Elevation (Option C – preferred) subdued colors
- South Elevation (Option A) bold colors
- South Elevation (Option B) bold colors

Brian Slick presented building materials and the notion of "weaving", which is intended to add visual interest and function to the façade.

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Mr. Weber closed by addressing the applicant's Departure Request including setbacks in Sections A, B and C that will enhance the quality of the design and add depth.

Mr. Bagg requested more transition and continuity on the pedestrian pathway on the east side of building across the garage entrance and stairway.

Mr. Weber responded that making the driveway and fire lane pedestrian friendly has been a challenge because the applicant is faced with severe topography. Mr. Brumbaugh said that more could be done to create a sense of crossing that is more in line with the hardscape surface of the path that would provide a link through commonality of material.

Mr. Duffy said that he liked the washed rock treatment and believes it was a good choice. He asked the applicant if the Fire Department traveled into the area often. The applicant responded that the Fire Department would hopefully not have to go into the area, but it is standard procedure for them to do a trial run to ensure access and to make sure the road has the necessary bearing weight. Mr. Duffy said that if the Fire Department or Public Works was not satisfied with the design, that he would like to see some kind of textured look retained such as pervious concrete.

Mr. Duffy asked if there are bollards in transition between the garage/driveway access and the Fire Department. The applicant responded that there would be some kind of traffic stopping device like breakaway bollards.

Mr. Duffy said he was concerned that the trees on the north property line would get in the way of fire trucks. The applicant responded that the conifer-type trees being used were chosen specifically for that purpose - not to conflict with trucks.

In regard to the height limit, Mr. Berg asked the applicant if the three stories are being maximized and being interpreted as 35 feet. The applicant replied that the height is 30 feet.

Mr. Berg asked the applicant to explain once again the applicant's solution to the long horizontal wall. The applicant explained the interwoven colors, depth and layering. He presented a 3-D model to illustrate these features. The DRB and the applicant discussed the requested setbacks and related landscape plan.

Mr. Cox asked if the applicant had considered projecting the bottom two floors out. The applicant replied that a lot of options were considered, but the current one provides the most landscape. The ground floor could be projected but doing so would go against the direction given at the last conference.

Mr. Cox said that the uppermost story needs to be visually broken up and suggested the applicant use the setback departure to add lower level articulation in addition to the upper level. The applicant responded that they are constrained by the depth of the hole. A workable floor plan module that stacks would create less garden space. In response

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to Mr. Cox's concern about the current design shading the lower floors, the applicant stated that the lower floors would get plenty of light. Mr. Cox maintained that the building hungers for vertical modulation and he is requested the applicant provide it.

The applicant and DRB discussed the location of the courtyard. The applicant feels that the courtyard adds softness to the building, but Mr. Cox said that neighbors on the south side don't have the advantage of seeing that softness. Mr. Cox said he does not like the long south elevation, but he does like the connection to State Street. Mr. Shields added that perhaps the graphics don't do a good job of illustrating a realistic perspective. The applicant agreed that the illustration makes the building look flat, but added that there were changes to the building design that could be incorporated to break down the mass of the elevations and enhance the scale.

Mr. Bagg asked what materials were used on the top floors. The applicant responded that shingles and lap siding were used to tone things down and make it a quiet building.

Mr. Shields asked if the trees are behind the sidewalk. The applicant responded yes, and that is intentional. Otherwise, there would have to be a thin planter strip. They are maximizing the landscape zone by combining the trees and sidewalk, providing a 5-foot sidewalk through the zone. Mr. Shields responded that he is concerned about a narrow sidewalk next to a busy street. The applicant responded that the Plaza on State has the same tree treatment. Mr. McMahan said the minimum may be 8 feet including trees in grates.

Ms. Warman asked what material the applicant has chosen for the garden wall. The applicant responded that it would be concrete. He added that if one tries to embellish concrete, it can look odd and just plain stone wall would look better.

With no more clarifying questions from the Board, Mr. Shields reiterate the authority of the Board in preparation for audience comments. He explained that the Board only addresses design issues and will not address traffic concerns or back-ups on State Street. He said that if any of the audience members wants to address traffic concerns, SEPA is the proper channel to go through.

Carolyn Hayek, 102 State Street #206, Kirkland, lives next to this project. She asked the applicant if the fire lane extends out onto Kirkland Avenue. The applicant responded yes. She then asked if the fire lane had stairs. Mr. Bagg clarified for her the location of the stairs. She asked if there was bicycle and wheelchair access. The applicant confirmed that there was. She then asked if there was pedestrian access on State Street on the other side of the property. The applicant said no, that was intended to be more of a private space. Ms. Hayek said that an access point to State Street would make sense for the residents who want to exit there. She inquired where guest parking would be located and how it would be accessed. Mr. Duffy said Ms. Hayek's comments would need to be treated as concerns instead of questions for the applicant. Ms. Hayek closed by saying that a clear path to the parking and a clear entrance would be

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beneficial since many who visit the complexes on State Street don't know where to park.

Mike Jacquilin, 402 2nd Avenue South, Kirkland, said the applicant's materials do not show State Street realistically as a major thoroughfare. State Street needs wide sidewalks along the street. He added that it is ironic that the applicant states that the building transitions into the single-family neighborhood when it is a large building with an unattractive south façade. He closed by saying that a big project like this should be made to adhere to the city's current setback requirements.

John Charpentier, 327 2nd Avenue South, Kirkland, said that his property faces the south side of the building. He addressed Ms. Hayek's concerns about guest parking by saying that most guests park on Second Avenue. He went on to talk about the challenges with rush hour traffic and the difficulties drivers currently have turning right or left. He feels the setback will exacerbate this problem in addition to limiting drivers' visibility. He said the present building is not helping the community and a more attractive building would be nice. He added that the church on the corner seems to have conflicts in the zoning and is therefore not selling, but instead sitting there vacant.

Mr. Cox said that the building makes articulate moves, but needs roofline modulation and some way to deal with the long horizontal façade. He suggested the addition of trellis elements. He supports the goal and intent of the applicant's departure request, but wishes the applicant would come up with different ways to provide articulation. He said that he doesn't like the west half of the south elevation, the decks, etc., because it doesn't follow the project's single-family scale goals. He doesn't like inward sloping element because it feels commercial like a doctor's office. He likes the color scheme, but asked the applicant to experiment with more adventurous color to break down the scale of the building. Overall, he said it is an outstanding packet. He closed by saying that all the tools are not available to the DRB to understand and analyze the modulation elements, and would like the applicant should provide tools that are more appropriate. He said that he that he was pleased that the applicant brought in the building materials for the DRB to view.

Mr. Berg expressed his concern about the south elevation. He said that the building's cap looks thin and weak and needs more depth or presence of cap. He said that the entrance is a bit weak with lack of variety and that the applicant should present a design to break up the State Street elevation. He also wondered if the applicant had considered where the dumpsters will be located and if there are plans for garbage removal. He hopes that this element will not be added later and displace landscaping. He closed by saying that he likes the package.

Mr. Duffy commented that the applicant presented a nice package. He likes the selection of the wood materials, especially the decking. He likes the idea of opening up the center of the south elevation and asked the other Board members to provide input. The Board discussed options for the south side of the building and elevation and height

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options for the cap. Mr. Shields summarized that the group is generally concerned about the modulation of the south side.

Mr. Berg said that the applicant needs to come up with better definition on the elevation and the balconies. Mr. Cox agreed and suggested that the applicant add a little more detail to match with the surrounding single-family homes.

Ms. Warman asked the applicant to provide more detail in terms of trees and planting strips and how they will affect the sidewalks. She said that there are also safety issues with children going to the park across the street and perhaps there is a way to make the street safer. She commented that grouping the trees might add modulation and interest.

The applicant said that the Board appears to be willing to entertain the departure request and asked if the applicant can move forward with designs that incorporate the request.

Mr. Duffy responded yes, if the applicant can show that the south side of the building can be broken up more by using the departure. Mr. Cox asked the applicant not to abuse the departure.

Mr. McMahan stated that this conference will continue on October 3rd when the applicant comes back to respond to the DRB's requests.

b. Totem Lake Mall Design, File No. DRC05-00005

Mr. Regala began the conference by explaining that tonight's discussion constitutes the initial review of the Conceptual Master Plan for the Totem Lake Mall property. The Board is asked to provide initial direction on the proposed conceptual master plan and the proposed public plaza. The issues that the applicant is to address focus on scale, access, open space and landscaping.

Mr. Regala presented background information, history, and previous feedback from the DRB on the project via the packet materials and the applicant's presentation boards. Mr. Shields explained that this project will build a general framework for future projects. There will be a series of Phases and it will need to be determined how involved the Board will be in the upcoming phases. He added that the Council will be involved in decisions made during the project regarding the financial implications of City ownership of some of the right of ways. Mr. Regala said that the DRB's comments will be conveyed to the Council.

Bill Fuller presented information on the application via a PowerPoint presentation and the presentation boards. He presented the topics listed below, comparing and contrasting the original project from a year and a half ago to the project as it stands today:

- Aerial Photo of Existing Conditions
- Original Conceptual Master Plan 3-18-04

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- Revised Conceptual Master Plan 9-12-05
- Site Selection
- Park Boulevard Master Plan – View from the West
- Park Boulevard Master Plan – View from the Southwest
- Park Boulevard Master Plan – View from the East
- Park Boulevard Master Plan – Site Plan
- Park Boulevard Master Plan – Site Plan – East Half
- Pedestrian Circulation
- Preliminary Boulevard Alternate Plan
- R.O.W. Area – Original Boulevard Plan
- R.O.W. Area – Revised Boulevard Plan

Referring to the applicant's PowerPoint slides and the presentation boards, the DRB asked clarifying questions, and discussed with the applicant the location of parking garages, the pedestrian experience and connections, the option of an elevator tower, the grade and the hillside in relation to Madison House and residential areas.

Mr. Berg asked how wide the sidewalks are going from the parking area to the building. The applicant responded that the sidewalks are required to be at a 15-foot minimum, but that there are varying depths to the sidewalks and this opens up the possibility of creative tenancing.

Mr. Cox asked if there would be retail underneath the dedicated parking areas. The applicant said no. The applicant said that at the last meeting they were asked to address this, but haven't yet. He said there is tenant and other vehicle activity on the ground floor that makes a solution difficult, but they are working on a solution.

Mr. Cox said that 120th Avenue NE may need to slide or the parking may need to change to allow frontage on 120th as a main street. Mr. Worsham said that there will be 15,000 square feet of shops that will bring pedestrians out onto 120th and create activity.

Mr. Cox asked the applicant if a project like this has this ever been done. Mr. Worsham said that the Northgate Mall was designed the same way as well as projects in Cleveland and Atlanta. He added that the design will not be out of the ordinary for pedestrians or tenants. Mr. Cox said it would help the DRB to see examples of how a design like his was done successfully. The applicant showed a few photos of projects to illustrate this type of design. Mr. Cox said that he wants to see more detail of the "sweet spot" that will generate the movement and path within the mall. The applicant said he would come back with photos and models.

Mr. Shields stated that the consultants hired said that this design is a challenge if pedestrians are to feel comfortable shopping and crossing from one side of the street to the other. There are barriers such as traffic and parking lanes and the interior green space is not big enough to create open space but only big enough to create a barrier. The space needs to be a good place to hang out not just walk from one shop to another. In addition, the high density of the residential surrounding the shopping center causes

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the open space to become a park for the community rather than just a shopping mall. The applicant then passed around a book with photos illustrating examples of different projects for the DRB to view.

Mr. Cox said that the intersection will have a lot of activity and likes the idea of widening the sidewalk and making the design about the pedestrian and the sidewalk. However, he said that 120th may end up being the main street and might have a district feel. The applicant said yes, the project is bound by its topography, but the curving and grading in the design will also slow down traffic since drivers will be watching for cars backing out, lane dimensions, etc. The applicant asked that the DRB provide direction on this if possible.

Mr. Cox asked the applicant if lease restrictions allow the applicant to treat the front of the existing mall shops as a street or if head-in parking is still required. The applicant responded that tenants have site plan approval and therefore, they can approve the changes or reject the idea.

Roland White, 13117 NE 129th Street, Kirkland, said regarding the connection area between the project and up the steep hill, the City should be proactive in finding a solution. It is not technically part of the coventry of property, but it still fits into the master plan. It is a complicate issue and requires special treatment. He said an elevator may not be the case, but alterations to the property or an agreement with the transit center that fits into the overall project may be required. Regarding the interior core mall, the sidewalks are now converted to city owned property and this fits into the core change and how the city wants or does not want to put money into certain projects. Regarding pedestrian sidewalks and circulation, the sidewalks are presently a mixed bag and do or don't fit in well with some of the roads. He would like a commitment that the auxiliary sidewalks will be an improved where appropriate and would like to see how the City will contribute to ensure the existing sidewalks work with the privately owned sidewalks.

Regarding connectivity of pedestrians to the southeastern area, he requested the applicant be innovative in providing a potential route going through the office area or connect to the alley area that would make access easier. Regarding traffic calming, he said that there are issues to do with general traffic capacity and levels of surface in the area. If traffic is calmed too much, circulation will suffer. He said it is a delicate balance and perhaps there should be a provision in the design to open it up more in the future.

Pat Mitchell, 12620 120th Avenue NE Ste. 208, Kirkland, has had an office in the area for 30 years and lives in the area. He has observed many interesting changes in the area. He said that the lower mall area was originally built on a swamp and settling has been a problem. He said that this is a tough area to put foundations in and the first owner had a hard time with the settling. He said that the traffic on 120th is excessive and his office is there in the area. He said traffic going both ways makes it hard to get out. He doesn't expect it to improve, especially with the expansion of the hospital. He said that widening parking along 120th may not be a good idea, but actually a bigger problem in slowing down the traffic and adding to the congestions. He said that he has

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done a lot of traveling and has seen different types of development that the United States could model after. Northwest residents believe that the car is the only way to get around, but pedestrian access is important and should be used more and considered pedestrian rather than traffic.

Steve Hass, 12439 Totem Lake Way, Kirkland, lives on Totem Lake Way and is concerned about traffic and hopes that the amount of traffic exiting on to Totem Lake Way will be limited because it already backs up badly. Adding a massive parking deck will make it impossible to make a left hand turn. He said that he encourages development of the mall, but asked the DRB to consider the impacts on traffic on Totem Lake Way.

Notiko Marshall, 6412 NE 138th Place, Kirkland, said that she likes the idea of narrowing the boulevard, but is concerned about the main streets becoming darker. With the addition of clouds in the winter, the area could have a depressed feel. She said that the City should invest the 15 million dollars and would like small library branches or international tenants considered for the area because she would rather see children reading than frequenting computer arcades.

Dave Parker, 12707 120th Avenue NE, Kirkland, said that his business' lot looks out over the mall, and has the TL2 zoning. He said that whatever overall planning takes place regarding the mall, the mall developers should consider his property. He said that he submitted a letter to the DRB in regard to property line on the lower mall. The front of the building lot overlooks the north side of the lower mall and main access to his building is through a set of stairs. Currently, patrons must park at a bank which is covered with ivy to access his business. He has a parking easement which provides 31 parking spaces, but is concerned that with the new plan, that parking will not be provided. He said if other parking stall are provided by the mall, he is concerned that mall patrons may use the spaces, leaving none available for his patrons. He is also concerned that the north lane's traffic flow will become more congested due to its narrowing. It is already a hazard with pedestrians crossing a busy lane, but he is concerned that pedestrian safety will not be taken into account with the new plan. He is also concerned about mitigation and if the businesses will be able to continue to operate. He presented a view of the lower mall to illustrate his property line and the mall's property line and said that he would like access to continue to the existing dumpster. He said he is submitting drawings to the DRB to illustrate his concern about the 4-story building going in along his property line and that the presence of the structure should be mitigated.

Mr. Shields said the DRB should focus on the conceptual plan that lays out the framework for the project in order to proceed to future phases. He said that the flow of the streets could also be discussed as organizing principles for the master plan and direction on the plaza. The organizing principles are outlined in the handout given to the DRB.

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Ms. Warman said that she doesn't see the issues of the 120th access, traffic and the fact that it is aesthetically unpleasing being addressed by the applicant. She added that she is concerned about safety at the intersection at 120th and the boulevard heading up the hill toward the hospital. She said that the design appears to cater to cars and not pedestrians. She said that the entry points are not inviting to pedestrians or cars.

Mr. Oremus said that he supports decreasing the width of the building in the plaza because it is too much of an effort for pedestrians to cross.

Mr. Shields commented that the design concept is to retain portions of the existing wall and there is a constraint in keeping portions of the lower mall.

Mr. Berg said that there is obvious exposure to the project from I-405 and he would like to see sketches of the area including the distance to the access and exit points to the freeway. He said that he is in favor of the 160-foot separation because there is the need for something to interest the people who are driving on I-405. This boulevard design provides an invitation to them. The landscaping and feel of a point of entry will provide a large draw and this type of advertising will help the tenants. He said the building will be as tall as it is wide and will add a canyon effect and the openness is positive. He asked what the plans would be for signage and wants the signs to be attractive and effective.

Mr. Duffy said that he is also in support of the 160-foot building separation. He is concerned about some darkness, but feels that it is better than the initial plan. He said that if the buildings were not as tall, then the transition between stores such as University Village has provides a nice feel, but the buildings there are smaller and bigger buildings would feel too tight. He is also concerned about the amount of traffic. He said if the area has traffic calming, then people will not use the area to cut through, but find a quicker route and provide pedestrian safety as well as a pleasant experience.

Mr. Bagg said that he favors the narrow areas like Redmond Town Center. Regarding the freeway, he said that he is happy with the view people on the freeway will have.

Mr. Oremus said that he is interested in how the mall design relates to the surrounding neighbors and would like to see that included in the master plan.

Ms. Warman said that it would also be helpful to see how the surrounding projects are shaping up and how they are affected by access to the mall.

Mr. Cox said that he felt the alternate approach to the 160-foot separation should be considered so that more light may be allowed into the area. He also shared concerns about the parking garage on the east end and parking concerns regarding shoppers.

Mr. Shields said the DRB needs to specify for the applicant what elements should be considered in the master plan or addressed in future design phases.

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Mr. Regala said that the Board has still not discussed the location of the loading and service areas and if there are guidelines the Board would like to give the applicant.

Mr. Duffy said that the neighbor to the north brought up issues about truck traffic and his own parking stalls and safety of pedestrians. The view of the garage on 120th needs to be mitigated regarding what drivers would see as they are driving on 120th. He said the garage can be opened up to look attractive.

Mr. Regala said that all the issues have been covered. Mr. Shields said that he thinks the majority of the Board members are in favor of narrowing the boulevard, but that this could be discussed further later. He asked the members if their expectations have been addressed thoroughly enough to constitute a conceptual master plan and move forward. Mr. Cox said that he wasn't sure what elements should be included in a conceptual master plan. He said there should be discussion about design behaviors and what should be included in each section.

Mr. Berg said that he is concerned about 120th being the next great main street when it is also the service road.

The applicant said that City council will be looking at this project and the applicant will explain that it is a work in progress. The applicant will take into consideration the DRB's comments.

Motion by Mr. Berg and second by Mr. Duffy to continue the presentation of this project to the October 3, 2005 Design Review Board meeting. Motion carried (6-0).

ADMINISTRATIVE REPORTS AND DRB DISCUSSION

a. Special Joint Meeting with City Council

COMMENTS FROM THE AUDIENCE: None

ADJOURNMENT

Motion by Ms. Warman and second by Mr. Duffy to adjourn the meeting at 10:45 p.m. Motion carried (6-0)

Phyllis Warman, Vice Chair
Kirkland Design Review Board

Eric Shields, Director

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Department of Planning and Community Development

Recording Secretary: Susan Hayden
PROFESSIONAL OFFICE SERVICES