

**CALL TO ORDER/ROLL CALL**

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

**READING APPROVAL OF MINUTES:** None

**ANNOUNCEMENT OF AGENDA**

Mr. Kilburn reviewed the agenda.

**REQUESTS FROM THE AUDIENCE** None

**UNFINISHED BUSINESS:** None

**DESIGN RESPONSE CONFERENCES**

**a. Slater Avenue 6-Plex– File No. DRC05-00003**

Ms. Clauson gave a PowerPoint presentation to provide background on the project, which included the following topics:

- Vicinity Map
- Applicant's Request
- Existing Conditions
- Aerial Map of the Property
- Review Process
- Design Review
- Public Comment
- Key Issues
- DRB Action

The applicant, Larry Broweleit, using presentation boards, addressed the DRB's concerns: Scale, Open Space and Landscaping, and Building Material, Color and Detail.

The DRB asked clarifying questions regarding tree location, the trellis, fence, screen wall, dumpster enclosure, bollards, distance from property line to fence and adjoining properties, setbacks, handicap stall requirements, parking lot material, garage doors, and signage options.

Ms. Warman asked if percentages of trees that were required to be retained. Ms. Clauson responded that the principle for tree retention is to save significant trees to the maximum extent possible.

Ms. Warman asked if there has been conversation with the homeowners association to blend the two properties' landscaping. The applicant said they would speak to the homeowners association, but there may be a fence separating the two projects.

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Mr. Bagg asked if there is a storage area over the garage. The applicant responded yes.

Mr. Duffy asked if the windows on the second floor could look more like residential space rather than storage. He asked the applicant to consider what will happen if residents stack boxes up against the windows. Mr. Duffy said that space could be provided inside so that residents could not stack boxes up against them. He suggested that the applicant make the project's windows look similar to the homes next door, perhaps adding blinds.

### **PUBLIC COMMENT**

Joseph Lobaugh, 12504 NE 117<sup>th</sup> Place #A4, Kirkland, a resident of Ridgewood Village Condos, said there are only 12 spaces for 6 units and there are no extra parking spots. Slater Avenue has no parking along it and he is concerned that overflow vehicles may park in the Ridgewood Village Condos parking lot. He wanted residents who buy units in the Slater Avenue 6-Plex to be aware that the parking area is limited.

Ms. Clauson explained that there was a request from the applicant to reduce the number of parking stalls by two. She said there is a process in the code for parking requirements and an analysis has been done. Each unit will have one stall per bedroom, and there will be guest stalls in addition. This arrangement and number of units was approved by the city. It is not an item over which the DRB has jurisdiction.

Mr. Duffy said that he was encouraged by the proposal and that the landscape plan is creative. He said that the applicant has made good use of the open space, he liked the bench seating off of the entry, and likes the trellis. He added that the applicant should provide information regarding issues that are unresolved at this time.

Mr. Cox agreed with Mr. Duffy, saying that he likes the fence. He added that garage doors would be nice and that breaking up the elevation and providing a color change is nice. He said that the street trees are important, that parking reduction in exchange for open space is a good decision, and that saving trees is a public benefit and will benefit Ridgewood as well.

Mr. Berg said that he likes the trellis. However, he is concerned with the north elevation windows; they seem small, and he would prefer them to be larger. He agrees that there is a need for garage doors and that a different style garage door would be nice as opposed to a flat door.

Mr. Kilburn disagreed about the windows and thought the smaller windows on north elevation are fine. He thinks there should be some variation in window size. He liked the variation of materials and asked that the applicant provide a final design of the trellis.

Mr. Bagg said that he agrees with the previous comments on the garage doors, but wants to see the issue regarding the dumpster enclosure resolved.

Ms. Warman said that she likes the building design. However, she is concerned about the landscape plan. She said that removal of the existing trees requires an exceptional plan to be developed. The open space in the back is currently without a path and she doesn't think

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it meets DRB's request for beautiful open space. The applicant's plant choices are typically seen in commercial areas and lack variety or interest. The Leyland Cyprus trees will not have enough root room because they are fast growing. They are a good replacement for the poplars, but they will not last due to root constriction. In addition, the roots will pull up the neighbors' driveways.

Mr. Kilburn said that he is also concerned about the open space in the back and the missing path. He wondered if families would use the space.

Mr. Duffy said he would rather have grass than a path. Mr. Bagg and Mr. Berg agreed. Ms. Warman reiterated that the design does not meet the needs of open space. She said there are a lot of trees being removed and that the proposed design looks like it was put on paper to appease the DRB. Mr. Bagg agreed with Ms. Warman and said that the front achieves a more community-oriented space.

Mr. Cox said he does not know enough about the landscape plan to provide input and will defer to Ms. Warman's judgment. Mr. Duffy agreed and asked Ms. Warman to take the lead on the landscape plan. Ms. Warman said that she is concerned that lawn will not survive in the back due to lack of light. She said perhaps groundcover or another choice would be better.

Mr. Berg said he is concerned about the fence being 5 feet away from the building and wondered how successfully plants will grow in the back. He requested a landscape plan from the applicant.

The DRB discussed the possibility of what plants and trees would look attractive and be practical for the area while saving significant trees. Mr. Duffy and Mr. Cox expressed approval of the landscaping on the side of the building. Mr. Duffy said something different should be done on the southwest corner of the property.

Mr. Kilburn stated that he likes the north elevations and windows on Buildings 1 and 2.

Mr. Kilburn summarized the DRB's concerns as follows:

- Sign schematic
- Trellis should show dumpster incorporated
- Outer walkway
- Revisit the north elevation blank area
- Perimeter fencing, recommend no fence along the south of garage area
- No fencing on the north property line
- Specify maintenance access to the back area
- Global landscape plan: address color, off seasonal interest, deciduous and evergreen shrubs and trees, perennials, massing, a line of trees along the south border that will dress it in lieu of the fence, a grouping of conifers on one of the corners to match the surrounding Douglas firs.
- Garage doors with relief to the doors, not just flush
- Address the storage room windows over the garage and provide a design that will screen neighbors so they cannot see through the windows to view residents' storage

**Mr. Cox moved and Ms. Warman seconded to approve the project subject to the issues noted above. Motion carried (5-0).**

**b. Juanita Cottages, File No. DRC05-00004**

Mr. Regala gave a presentation via overheads to describe the project to the DRB and audience. His topics included:

- Aerial Photo
- Short Plat Preliminary Approval
- Preliminary Site Plan
- Key Issues

Dan Nelson, representing the applicant, showed 3-dimensional photos and a computer generated video of the property. His presentation illustrated how the building will fit within the existing site, how the building relates to the surrounding properties such as the gas station, and how existing trees will be affected. The applicant addressed the DRB's concerns as follows:

- Addition of more landscaping and changes to the front façade on 116<sup>th</sup> Street
- Mitigation of the hardscape
- Arbor screen and trellis on east and west property lines
- Provided examples of materials and detail including Ecostone

Mr. Kilburn asked if a parking stall is removed, what will go in its place. The applicant responded that a fountain will go in the stall's place or the perennial bed will be expanded.

Mr. Duffy expressed concern about the low number of guest parking stalls. The applicant responded that residents won't buy units in the Juanita Cottages if they are high car families. The units are designed to accommodate residents who are either scaling down from large homes or who are single.

Ms. Warman asked the applicant what kind of plants would be used in the perennial garden. The applicant responded that the plants have not been decided yet, but that they are open for suggestions.

Mr. Cox said that he is in favor of the project. He did not care for the arch, but said he could live with it.

Mr. Kilburn stated that the applicant went above and beyond the original project and is impressed with the applicant's efforts. He also does not like the arch, but does not necessarily think it needs to be removed.

Mr. Bagg said that the applicant should address future planning with parking issues at some point.

Mr. Cox stated that the lower wall is an important element and that he is in favor of it. Mr. Kilburn agreed with Mr. Cox's statement about the lower wall.

Ms. Warman said that she would like to see what plants will be used in the landscape plan. Otherwise, she said she likes the design, that very interesting trees were included in the

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plan, and that it is clear that the applicant put a lot of thought into their project and presentation.

Mr. Berg and Mr. Bagg were both in favor of the project.

**Mr. Cox moved and Mr. Duffy seconded to approve the project with the condition that the applicant returns with a final landscape plan. Motion carried (5-0).**

**COMMENTS FROM THE AUDIENCE:** None

**ADJOURNMENT**

**Mr. Cox moved and Mr. Duffy seconded to adjourn the meeting at 9:12 p.m. Motion carried (5-0).**

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Todd Kilburn, Chair  
Kirkland Design Review Board

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Eric Shields, Planning Director  
Department of Planning and Community Development

Recording Secretary: Susan Hayden  
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