

September 23, 2015

Radim Blazej  
Caron Architecture  
2505 3<sup>rd</sup> Avenue, Suite 300C  
Seattle, WA 98121

RE: Design Response Conference for Potala Village  
File No. DRV15-01250

Dear Mr. Blazej:

On August 24, 2015, the Design Review Board (DRB) held the Design Response Conference for the proposed mixed use project that would consist of approximately 7000 square feet of ground floor retail space and approximately 58 residential units. The project is located at 1006 Lake Street South.

The Design Response Conference was continued to October 19, 2015. Please provide revised drawings by Monday, September 28<sup>th</sup> if you would like to go to the Design Review Board on that date. If you would like to continue the Design Response Conference to November 16<sup>th</sup>, please notify the City in writing or by email so that we can reschedule.

The list below summarizes some of the key points that the DRB discussed at the meeting on August 24, 2015. For more details, I suggest that you listen to the audio of that meeting, which can be found [here](#).

**DRB Direction:**

- Study fenestration patterns/differentiate between retail and residential
- Work on landscape design – study courtyard, water feature, green wall, fence options, provide more variety in plant pallet for a more dynamic design/varied color pallet
- Propose more open fence type (no more than 50% of the fence face can be open for required land use buffers)
- Show perspectives with accurate plant size when planted
- Study retail elevations – provide perspectives at ground level
- Bring material samples (provide large pieces of various materials)
- Propose ways to break up the roof
- Revisit the concept of the white “picture frame” features (proposed design is too repetitive/symmetrical and makes project appear larger than it is)
- Propose ways to make the building seem more like two separate buildings
- Modulate east wall – too long
- Explore shifting east wall of plaza forward and staggering east elevation
- Provide wall sections through building as it climbs 10<sup>th</sup> Avenue South

- Show how cantilever will work (wall sections)
- Review if proposed amount of glazing is allowed (energy modeling)
- Study step back of upper floors at corners
- Study possibility of moving driveway closer to Lake Street South to reduce height of ground floor retail (can be moved to within 50 feet of Lake Street South per Public Works review)
- Review required right-of-way improvements with Public Works Department
- Make drawings (particularly the landscape plan) more readable

If you have any additional questions, please feel free to contact me at [aruggeri@kirklandwa.gov](mailto:aruggeri@kirklandwa.gov) or at 425-587-3256.

Sincerely,

PLANNING AND COMMUNITY DEVELOPMENT



Angela Ruggeri, AICP  
Senior Planner

Cc: Design Review Board Members  
File No. DRV15-001250  
Lobsang Dargey, Dargey Development, 500 108<sup>th</sup> Avenue NE, Suite 2020,  
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