

## **DESIGN REVIEW BOARD COMMENTS 10/5/2015 DESIGN RESPONSE CONFERENCE**

In general, the Design Review Board (DRB) felt that the overall project is going in the right direction. The following list includes DRB concerns and requested information for future meetings.

### **Site and Landscape Plan**

- Show site from top of hill coming down Central Way for all of Phase 1 (to help understand facades and determine if rooftops and penthouse structures are appropriately designed and modulated)
- Integrate the three plant zones (West, Central and East)

### **Building A**

- General support for the townhouse concept. The “field” between the corner and “bookends” is basically ok. Some concern about how the base relates to floors and balconies above to be addressed with wall sections noted below
- Corner is the key location and should say “Welcome to Downtown Kirkland” – Suggestions to rework the corner to present a better gateway included:
  - Consider scale of roof and do more with the corner roof element
  - Study window treatments
    - Use punched windows to avoid flat appearance
    - Extend window glazing higher
- Two minor corners (bookends) should respond to main corner
- Detailing with Hardiepanel material important to ensure the building projects the same quality as office component of the project
- Provide:
  - Dimensions on all elevations
  - Sidewalk perspectives – at about 5’8”, not 20’
  - Section through townhouse (show how townhouse base relates to building above)
  - Clarification that exterior materials A and B are differentiated enough by color and texture or choose other materials for those areas

### **Building E**

- General support for the design of the south elevation
- Building E north, east and west sides are not as well detailed as Building F
- Explore different colors on upper stories to differentiate from Building F
- Central Way elevation needs more work – auto-oriented, not pedestrian oriented (bring back a couple of possible concept studies)
- Roofline is long and unbroken, resolution of the canopy on the north elevation unclear
- Design resolution needed on great room/breezeway

- Provide:
  - Series of sections through north elevation of building and into the street
  - Options or rework picture frame
  - Dimensions on all elevations
  - Sidewalk perspectives – at about 5’8”, not 20’

### **Building F**

- General support for all of Building F with the exception of the second floor retail design
  - Explore other options for material changes on storefronts
  - Look for ways to unify storefront concepts
- Explore options for escalator covering/where stairs will go
- Provide:
  - Dimensions on all elevations
  - Sidewalk perspectives – at about 5’8”, not 20’

### **Additional Items**

- Details on request for minor modification to setback to screen loading and service areas at QFC with a plaza
- Request for lapse of approval extension
- Request for amendment to Master Plan for secondary pedestrian path location through Building A
- Proposal for how tenant improvements will be handled
- Design of remaining small buildings in Phase 1