



CITY OF KIRKLAND  
Planning and Community Development Department  
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**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
CONTINUATION OF DESIGN RESPONSE CONFERENCE**

**File No.:** DRC11-00002  
**Project Name:** Totem Station Mixed-Use Project  
**Applicant:** Aaron Hollingbery, CamWest Development, Inc.  
**Project Planner:** Jon Regala, Senior Planner  
**Date:** July 25, 2011  
**Meeting Date and Place:** 7:00 pm, Monday, August 1, 2011  
City Hall Council Chambers  
123 5<sup>th</sup> Avenue, Kirkland

**I. RECOMMENDATION**

The DRB should continue their deliberation on the remaining items identified at their previous meeting (see Section III below). If, after deliberation, the DRB decides that the application is consistent with the *Design Guidelines for Pedestrian Oriented Business Districts*, the DRB may make a motion to approve the project with or without conditions. The DRB may continue the meeting to a future date if the DRB determines that additional information is necessary to make a decision on the project.

**II. BACKGROUND**

The subject property is located at 11515 124<sup>th</sup> Avenue NE in the North Rose Hill Business District. The applicant, Aaron Hollingbery with CamWest Development, Inc. is proposing to construct a new 4 to 5-story mixed use project. The majority of the project will be 4 stories while lofts proposed at several building corners results in a 5-story building at those locations. The project also includes approximately 10,200 square feet of commercial/retail space, 108 one-unit/studio apartment units, and a total of 129 parking stalls.

The Design Response Conference for this project was held on July 18, 2011. The staff memo and attachments for the Design Response Conference can be found at the following website:

[http://www.ci.kirkland.wa.us/depart/Planning/DRB\\_Meeting\\_Information.htm](http://www.ci.kirkland.wa.us/depart/Planning/DRB_Meeting_Information.htm)

At the meeting, staff provided the DRB with background information regarding the applicable design guidelines and zoning regulations. In addition, the applicant presented information regarding the proposed project which included changes that

conform to parking area setback requirements and an improved gateway design. There was no public testimony at the Design Response Conference.

After deliberating on the project, the DRB motioned that the conference be continued to August 1, 2011 and requested that the applicant respond to the items listed below in Section III.

### **III. DESIGN RESPONSE – REMAINING ITEMS FOR DISCUSSION**

Below are the four topics identified by the DRB as still needing resolution. The DRB was okay with the applicant providing their response and accompanying drawings at the night of the meeting (August 1<sup>st</sup>).

- A. Garage Level Façade - The applicant has proposed a lap siding façade at the ground floor level of the northwest, west, and southwest portions of the building which encloses the proposed parking garage. Because the facades are visible from the adjoining streets, the DRB asked that additional design treatment be incorporated into these facades. The DRB is concerned that the use of lap siding results in a long plain horizontal base that does not integrate well with the remainder of the building. The DRB asked the applicant explore varying the horizontal siding design at the garage level by bringing elements of the upper story residential design, such as balconies, window design, colors, and materials into the lower garage level façade.
- B. Concrete Retaining Wall along 124th Avenue NE - Due to the topography of the subject property, a bare concrete retaining wall is proposed along a portion of the 124<sup>th</sup> Avenue NE façade to provide access to the ground floor retail/office tenant spaces. The retaining wall is approximately 5.5 feet tall at the highest point. The DRB was concerned with the bare concrete appearance of the wall since it is very visible from 124<sup>th</sup> Avenue NE. The DRB asked the applicant to explore alternative design treatment of the wall which included providing additional articulation and potentially incorporating detailing from the proposed metal railing sitting atop the wall.
- C. Signage - The DRB agreed that placement of future signs should be integrated with the building's architecture and should not detract from the building's design. The DRB asked the applicant to provide additional sign details to ensure that the building design provide adequate opportunities for signage. In terms of background code information, KZC Chapter 100 regulates signage. Based on the proposed uses on the subject property, the applicant may be allowed to install wall mounted, marquee/awning, and ground mounted signs. KZC Chapter 100 also regulates the amount of sign area allowed for a development. Projecting and under marquee/awning (blade) signs are prohibited unless 4 square feet in size or smaller.
- D. Landscaping – The DRB asked for a final landscape plan. The DRB also asked that the final landscape plan consider different tree species in the flow-through bioretention stormwater planters along the northwest property line that are more slender and that can grow taller to complement the 4-5 story building.