



CITY OF KIRKLAND
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
425.587.3600 ~ www.kirklandwa.gov

MEMORANDUM

Date: May 22, 2019
To: Design Review Board
From: Scott Guter, AICP, Associate Planner
File No.: DRV16-02450
Subject: **434 KIRKLAND WAY MIXED USE PROJECT
MODIFICATION TO DRB DECISION**

I. MEETING GOALS

At the June 3, 2019 Design Review Board (DRB) meeting, the DRB should review the proposed project modifications and provide input to staff prior to staff's decision on the modification request. See Section III below for a summary of the proposed changes.

II. BACKGROUND INFORMATION

The subject property is located at 434 Kirkland Way (see Attachment 1). On February 6, 2017, the DRB approved the Design Response Conference application for the 434 Kirkland Way Mixed Use project. Since the approval, various project components are currently in permit review.

On March 1, 2019, the applicant submitted a minor modification request to modify the DRB approved design, which is currently at the building permit review stage (see Attachment 2). Pursuant to Kirkland Zoning Code (KZC) Section 142.50(1)(b) Planning Staff may consult with the DRB when making a decision on the proposed modifications. Due to the scope and nature of the proposed changes, staff would like input from Board prior to making a decision. The changes are summarized in Section III below. Attachment 2 also contains the applicant's description of the changes.

III. MODIFICATION CRITERIA

The Planning Official may approve the proposed modifications to the Design Review approval if it meets the criteria in Kirkland Zoning Code (KZC) Section 142.50. Attachment 2 contains the applicant's response to the criteria. Below are the applicable criteria:

- a. *The need for the modification was not known and could not reasonably have been known before the D.R. approval was granted.*
- b. *The modification is minor and will not, in any substantial way, change the proposed development or violate any requirement imposed by the Design Review Board. The Planning Official may consult with the Design Review Board in his/her decision.*
- c. *The development that will result from the modification will be consistent with the design regulations, design guidelines, and Comprehensive Plan.*

Staff is consulting with the DRB prior to making a decision on the requested modification. Following this consultation, staff will either approve or deny the requested modifications. Staff considers many of the proposed changes as minor and meeting the modification

criteria but due to the nature and scope of some of the changes, staff would like to update the DRB and to obtain feedback prior to making a decision.

Proposed Changes

The applicant has provided plans with the proposed changes together with the original approved plans for cross reference (see Attachment 3). Staff has separated the proposed changes into two categories: “No Staff Concerns” - items where staff is not seeking Board input; and “DRB Consult Requested” - items where staff is requesting input from the Board.

The proposed minor improvements that are supported by staff are reflective of minor alterations typically seen as a development’s design evolves with construction drawings. The changes are consistent with the general design principles approved by the Board.

Below is a summary of the proposed changes followed by staff analysis.

- ***SW Plaza on Kirkland Way, includes modifications to plaza and portions of the west and south elevations (see Attachment 3, pages 3 -7, 9, 21, 25, and 27):***

- DRB Consult Requested

- Starting at the upper left corner of page 3 and moving clockwise:
 - Window layout revised to accommodate tenant and allow area for signage (also see page 25).
 - Canopy and glazing for blank wall treatment (also see page 25).
 - New proposed tenant entry updated storefront layout, and canopy feature to accommodate tenant entry and structural column locations (see also pages 5, 7, and 25).
 - Canopy omitted – this is no longer a building entrance (see also page 5).
- View of SW Plaza on page 5, 7 and 21
 - A portion of the plaza lowered 2’-6” to accommodate new entry. Stairs and ramp added for the grade transition.

- No Staff Concerns

The applicant has proposed several minor modifications including updates to building detailing, upper story bays projections, balcony and deck railing, roof eye brow, etc. (see Attachment 3, page 3).

Staff Analysis:

The changes to the building as a result of having one commercial tenant rather than several has impacted the plaza by lowering it 2’-6”, altering building entries from the plaza and the building’s relationship to Kirkland Way and Park Promenade (Peter Kirk Lane). Staff is seeking D.R. consult in review of the plaza’s design and the building’s entry canopies as viewed from Kirkland Way. Staff is also asking D.R. input on the proposed blank wall treatment along the south podium elevation facing Kirkland Way just east of the plaza.

- ***View from NW Corner includes modifications to new parking access drive and portions of the west and north elevations (see Attachment 3, pages 9 – 11, 13, 21, 25, and 27):***

- DRB Consult Requested
 - Starting at the upper left corner of page 9 and moving clockwise:
 - Canopy, seating, and artwork or historic graphics to enhance the pedestrian experience (also see pages 11 and 25).
 - Loading area per anchor tenant requirements finished with horizontal Equitone slats over 5' high concrete wall (also see pages 11 and 25).
 - Landscaping for blank wall treatment (also see pages 11, 21, and 25).
 - Configuration of green screens and louvers updated for revised parking and driveway layout (also see pages 13, 21 and 27).
 - Omitted vehicle access as required by adjacent property owner – replaced with green screen features (also see pages 13, 21 and 27).
- No Staff Concerns

The applicant has proposed several minor modifications including updates to exterior finishes, addition of louvers, upper story bays projections, balcony and deck railing, canopy design, roof eye brow, etc. (see Attachment 3, pages 9 and 11).

Staff Analysis:

The changes to the building by having one commercial tenant rather than several has resulted in a loading bay facing the Park Promenade (Peter Kirk Lane) affecting the pedestrian experience along the Major Pedestrian Sidewalk. Staff would like D.R. input on the proposed the loading area design, the canopy, seating and artwork (or historic graphics) adjacent to loading area, surrounding landscaping and proposed green screens.

For context the Board may consult the December 5, 2016 Design Response Conference meeting packet ([staff memo; updated plans presented at the meeting](#)), which discusses the promenade. The approved design was present at the February 6, 2017 meeting ([staff memo; updated plans presented at the meeting](#)).

- **View from Emerald Office Building, includes modifications to north elevation (see Attachment 3, page 13 – 15, 21 and 27):**
 - DRB Consult Requested
 - Starting at the upper left corner of page 13 and moving clockwise:
 - Configuration of green screens and louvers updated for revised parking and driveway layout (also see pages 15 and 27).
 - Curb location and landscaping revised (also see pages 15, 21 and 27).
 - No Staff Concerns

The applicant has proposed several minor modifications including updates to exterior finishes, upper story balconies, window sizes, and roof eye brow, etc. (see Attachment 3, pages 13 and 15).

Staff Analysis:

The north podium wall and the surrounding landscaping has been redesigned based on changes with additional excavation, driveway design, loading bay locations, and parking areas layout. Staff would like D.R. input on the proposed green screens and landscaping designed to soften the appearance of the podium.

- **View from Kirkland Way, includes modifications to east and south elevations (see Attachment 3, page 17 – 19, 21, 25 and 27):**
 - No Staff Concerns

The applicant has proposed several minor modifications including updates to exterior finishes, upper story balconies, window sizes, ground floor residential entry design refinements, etc. (see Attachment 3, pages 17 and 19).
- **Proposed Overall Landscaping (see Attachment 3, pages 5, 7, 9, 11, 13, 15, 21):**
 - DRB Consult Requested
 - Starting at the upper left corner of page 21 and moving clockwise:
 - Curb location and landscaping revised (also see pages 13 and 15).
 - Plaza revised to accommodate lower main entry elevation. ADA ramp and steps have been added. Bike racks added (also see pages 5 and 7).
 - Configuration of garage entry ramp revised to work with turning movements of loading area. Bike racks removed, planting area added (also see pages 9 and 11).
 - No Staff Concerns

The applicant has proposed several minor modifications including updates landscaping revisions to south and east residential entry walkways (see Attachment 3, page 21).

Staff Analysis:

Much of the revisions to the ground floor (podium) level affects the pedestrian experience around the project. Staff is seeking D.R. input on the proposed landscaping along the north elevation in front of the garage podium, within the redesigned southwest plaza, and along the west Park Promenade.

- **Proposed Roof Deck (see Attachment 3, page 23):**
 - No Staff Concerns

The applicant has proposed several minor modifications to the proposed roof deck (see Attachment 3, page 23). These changes will not impact the public realm. The proposed trellis feature is pending approval of amendments to rooftop appurtenances provisions.

IV. SUMMARY OF QUESTIONS FOR DRB CONSIDERATION

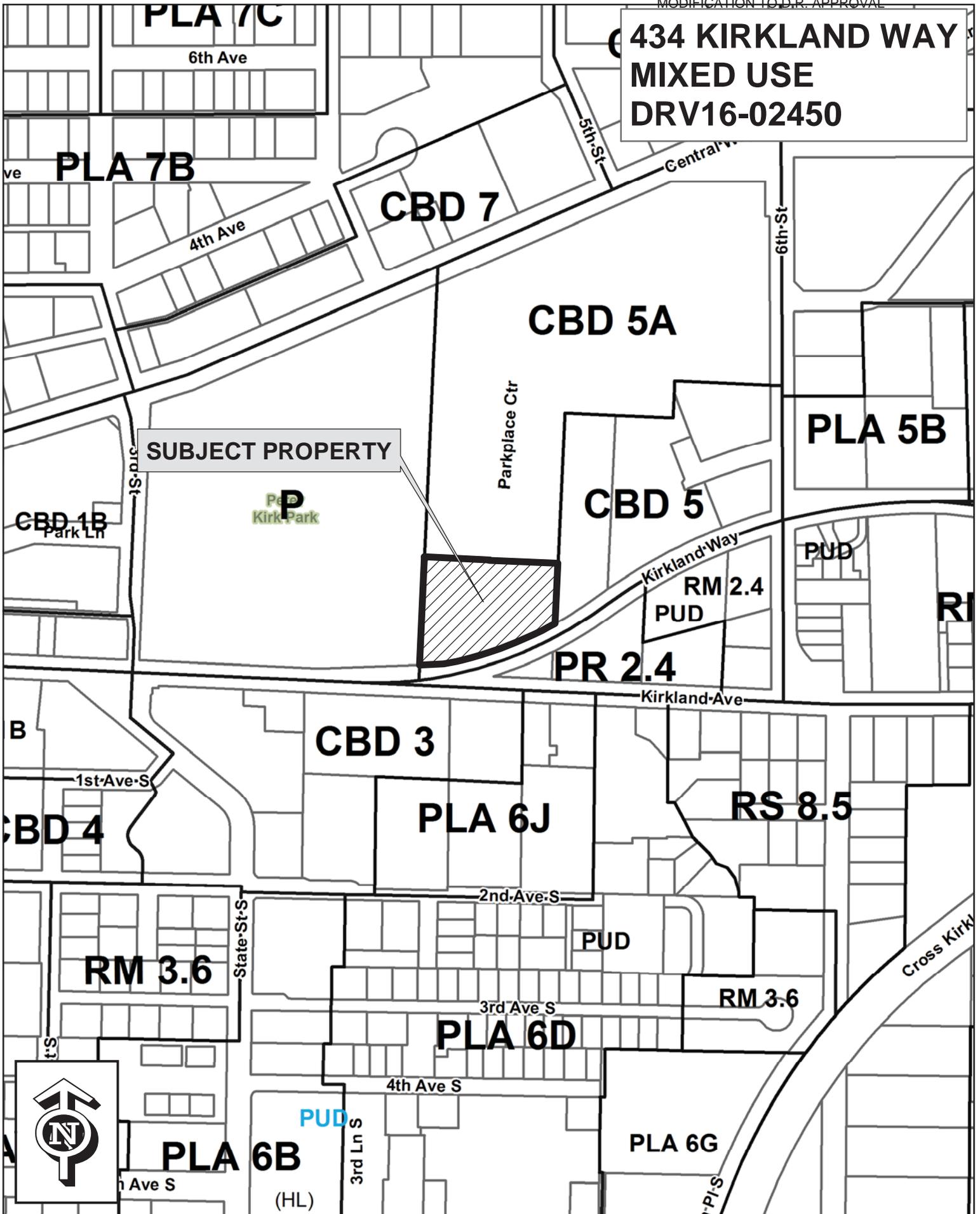
- A. Is the revised plaza design consistent with the design guidelines for plazas (see Attachment 3, pages 5, 7 and 21)? If not, what are several design techniques that can be utilized to address this issue?
- B. The new entry does not appear prominent when viewed from Kirkland Way. The associated canopy and its height relative to the grade along Kirkland Way appear shortened and should be discussed. Are these features as viewed from Kirkland Way consistent with pedestrian-oriented design guidelines (see Attachment 3, pages 5, 7 and 21)? If not, what are several design techniques that can be utilized to address this issue?
- C. Is the revision to the south exterior 'blank' wall facing Kirkland Way and adjacent to the plaza adequately mitigated (see Attachment 3, pages 3 and 25)? If not, what are several design techniques that can be utilized to address this issue? This wall is immediately adjacent to a major pedestrian thoroughfare and is highly visible.
- D. Are the revisions along the west elevation facing the Park Promenade, including the loading area design, the adjacent blank wall treatments, i.e. the proposed canopy, seating and artwork (or historic graphics) and green screens, and surrounding landscaping adversely impacting this Major Pedestrian Sidewalk and the features originally approved by the Board (see Attachment 3, pages 9, 11, 21 and 25)? If so, what are several design techniques that can be utilized to address this issue? At issue, is whether the changes are adequate in mitigating blank walls and how the proposed changes relate to each other and the overall design of the façade.
- E. The north facing podium level adjacent to the shared driveway with Kirkland Urban has increased in size and bulk and its landscaping has been reduced. Are the proposed green screens and landscaping enough to soften the revised massing (see Attachment 3, pages 13 – 15, 21 and 27)? If not, what are several design techniques that can be utilized to address this issue?

V. ATTACHMENTS

- 1. Vicinity Map
- 2. Summary & Response to Criteria
- 3. Modifications Plan Set

CC: Applicant & Parties of Record List in File No. DRV16-02450 (434 Kirkland Way Mixed Use Project)

**434 KIRKLAND WAY
MIXED USE
DRV16-02450**



SUBJECT PROPERTY

P
Kirk Park





principals Brian Brand, AIA
Kevin J. Cleary, AIA
Meredith Everist, AIA
Richard Wagner, FAIA

To: Scott Guter, City of Kirkland, Senior Planner
Date: May 17, 2019
Case #: DRV16-02450
Subject: 434 Kirkland Way –Design Review Minor Modifications

We are requesting approval for minor modifications to the design previously approved by the Design Review Board. The changes are a result of negotiations to secure an anchor tenant for the retail space at the street level. At the time of the Design Review Board approval retail tenants were unknown.

The modifications are in response to a number of events that happened during the 2 years since approval. These events have predominantly affected the podium design, specifically at the southwest corner, the northwest corner, and along the north. The sequence of events that resulted in the requested design modifications include the following:

- The original project approved in 2017 included access for under-building parking and loading from the north that assumed a cross easement would be formed between the owner of the subject site and the Kirkland Urban site to the north. Agreement for this easement was not reached between the parties and therefore access for loading and under-building parking was required to happen within the 434 property. Due to site layout and topography it was determined that the best location for this access was the northwest corner of the project accessed from the new promenade. This modification required design changes that are highlighted in more detail below.
- Since approval of the original Design Review, the Owner of 434 signed a long-term lease with a major tenant for the entire retail tenant space at the ground level. This tenant required approximately 20,000 SF of contiguous space. This required a modification to the ground floor level which is addressed in more detail below.

The modifications that are being proposed with this request for DRB modification submission are consistent with the original design intent and the DRB approval from 2017.

The following provides an explanation of the proposed modifications for each of the areas affected. As mentioned above, modifications primarily affect the lower floor or podium portion of the project. The upper residential floors remain consistent with the original approval. Materials and colors for the project remain the same.

1. Southwest Corner
 - a. The southwest corner of the building is the intersection of Kirkland Way and the new promenade that connects with the Kirkland Urban promenade and creates the mid-block connection from Kirkland Way to NE 85th Street. At this corner the project includes a major outdoor plaza that serves the building and the public. The Kirkland Performance

434 Kirkland Way – Mixed use
Design Review Minor Modifications
May 17, 2019

Center has shown an interest in using this plaza for gatherings associated with their performances.

In the original design, this plaza served as the main entrance to the residential units and included access to a small retail area at the east end of the plaza and a small retail shop on the north side of the plaza. The remaining floor area to the north of the plaza was for a major tenant. Breaking the retail into several areas allowed the plaza elevation to be higher than the major retail tenant space.

- b. With the changes to access for the loading and underbuilding parking described above, the northern portion of retail shops were lost and converted to the vehicle access. The long-term anchor tenant has located the main entry to their store at the plaza. This required converting the entire ground floor to retail and lowering a portion of the plaza approximately 2'-6" to create an accessible entry point. In turn, the residential lobby was moved up one floor level which is the first residential level. Access for the residential lobby was moved to Kirkland Way.
 - c. The exterior appearance remains similar to the original approval. Revisions include minor changes to the proportion of the stone clad podium. The design now includes signage for the major tenant, which will consist of the tenant name and their logo, on the east wall of the stone clad podium at the plaza and visible from Kirkland Way with a large metal and glass canopy across this entry (at this time the owner and tenant have agreed to keep their name confidential). See the attached 3D model images.
 - d. The residential entry off Kirkland Way includes a small plaza entry with two story lobby and a large metal and glass canopy. A sign with the apartment name will be applied to the stone clad podium wall with a glass covered trellis above to break down the apparent height of the wall and provide cover for pedestrians. See the attached 3D model images.
2. Northwest Corner
- a. The northwest corner is the intersection of the new promenade, the Kirkland Urban site and Kirkland Urban promenade. In the original design, approved by the DRB, the owner anticipated that a cross easement agreement would be reached between the owner of the subject site and the Kirkland Urban site to the north.
 - b. Anticipating the agreement, the access for loading and under-building parking was designed on the north side of the building accessed across the Kirkland Urban site. Agreement for this easement was not reached between the parties and therefore access for loading and under-building parking was required within the 434 property. Due to site layout and topography it was determined that the best location for this access was the northwest corner of the project off the new promenade. The long-term anchor tenant required a loading bay to be located at the north adjacent to the vehicle access to the under-building parking.

434 Kirkland Way – Mixed use
Design Review Minor Modifications
May 17, 2019

- c. This modification removed what was originally retail space at the northwest corner. Modifications to this part of the building have been made to the architecture to make it pedestrian friendly for those using the promenade. Care has been taken to create weather protection and landscaping. Additionally, on the wall adjacent to the parking and loading bay the project will include artwork or a historical dedication, for example 4 plaques with historical information about Peter Kirk (the philanthropist that donated the land for the Peter Kirk Park). Decorative finishes and low-level lighting have been designed to soften the impact of the parking and loading bay. See the attached 3D model images.
3. North Wall of Podium
 - a. In the original approved design, based on the anticipation of the cross easement agreement, access for loading and under-building parking was located on the north side of the building accessed across the Kirkland Urban site. When it was determined the cross easement would not allow the preferred access, the design was modified. As part of this modification the north wall of the podium was moved to the north to accommodate parking for the anchor tenant. This wall is now mostly flat except for the west end which includes a screened stair from above and the 2 story townhouses over the podium at the corner.
 - b. To reduce the scale and mass on this north wall and meet the design intent of the original approval the wall includes several louvered openings into the garage levels, and metal grilles that will be green arbors in a variety of patterns.
 - c. Kirkland Urban has begun their final design for the building north of 434 and agreement has been reached between Kirkland Urban and the Owner of 434 to allow vehicular access at the north east corner. The garage door at this location with metal panel finish above helps break up the scale and mass of this wall. See the attached 3D model images.

We believe, based on the descriptions noted above, that these modifications are consistent with the original DRB approval and request that they be approved by the current Design Review Board.

434 Kirkland Way – Mixed use
Design Review Minor Modifications
May 17, 2019

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 89°39'00" WEST 708.00 FEET ALONG THE SOUTHERLY LIMIT OF SAID SUBDIVISION;
THENCE NORTH 00°21'00" WEST 168.71 FEET TO A POINT ON THE NORTHERLY MARGIN OF THE KIRKLAND-REDMOND SHORT-LINE ROAD AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00°21'00" WEST 149.00 FEET;
THENCE SOUTH 89°46'25" WEST 330.00 FEET;
THENCE SOUTH 00°21'00" EAST 274.96 FEET TO AN INTERSECTION WITH THE NORTHERLY MARGIN OF THE KIRKLAND-REDMOND SHORT-LINE ROAD;
THENCE NORTHEASTERLY ALONG SAID ROAD MARGIN ON A CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 10°08'15" WEST HAVING A RADIUS OF 925.37 FEET FOR AN ARC DISTANCE OF 355.15 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION OF THE SAID SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 89°39'00" WEST 708.00 FEET ALONG THE SOUTHERLY LIMIT OF SAID SUBDIVISION;
THENCE NORTH 00°21'00" WEST, 168.71 FEET TO A POINT ON THE NORTHERLY MARGIN OF THE KIRKLAND-REDMOND SHORT-LINE ROAD; THENCE CONTINUING NORTH 00°21'00" WEST, 149.00 FEET;
THENCE SOUTH 89°46'25" WEST, 2.87 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°34'30" WEST 166.54 FEET;
THENCE NORTH 00°25'30" WEST 0.58 FEET;
THENCE NORTH 89°46'25" EAST, 166.54 FEET TO THE TRUE POINT OF BEGINNING;
TOGETHER WITH EASEMENT RIGHTS OF INGRESS AND EGRESS TO AND FROM CENTRAL WAY AND ALL OTHER RIGHTS RELATING TO THE ABOVE-DESCRIBED PROPERTY TO THE EXTENT SET FORTH IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 8506270132.



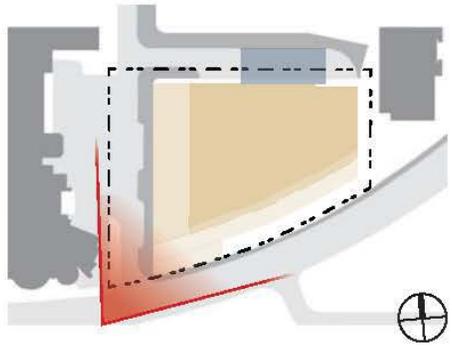
434 KIRKLAND WAY MIXED USE

DESIGN REVIEW MODIFICATION

SUBMITTAL DATE: May 17, 2019

APPROVED DESIGN

SW PLAZA ON KIRKLAND WAY



PROPOSED DESIGN

SW PLAZA ON KIRKLAND WAY



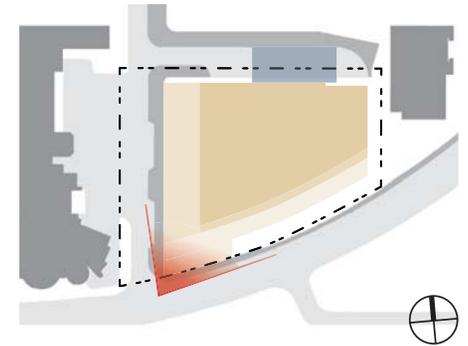
The treatment of massing and modulation was an important discussion in the design review board approval process. The proposed modulation of the building remains similar to the approved design. Primary changes include:

- Along the west side of the building the tenant loading dock and the parking access drive have been added and the bay elements above the retail base have been modified with a more regular rhythm.
- The primary residential entry has been moved from the SW corner plaza to the south side of the building allowing the plaza area to be available for the retail tenant.

BLANK PAGE

PROPOSED DESIGN

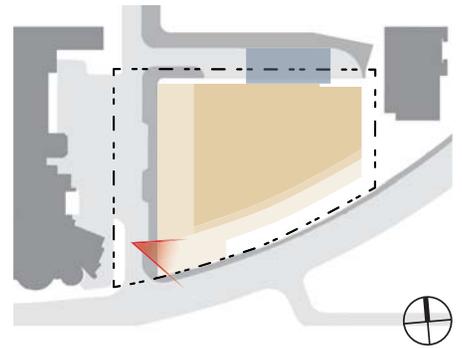
VIEW OF SW PLAZA



BLANK PAGE

PROPOSED DESIGN

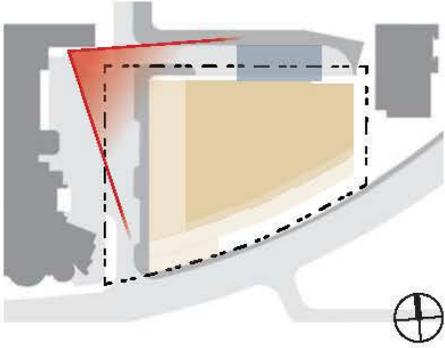
VIEW OF SW PLAZA



A PORTION OF THE PLAZA LOWERED 2'-6" TO ACCOMMODATE TENANT LAYOUT AND RAMP AND STAIRS ADDED FOR TRANSITION TO TENANT ENTRY

APPROVED DESIGN

VIEW FROM NW CORNER



PROPOSED DESIGN

VIEW FROM NW CORNER

WINDOW PLACEMENT ADJUSTED TO ACCOMMODATE UNIT FUNCTION

REFINED EYEBROW DETAILING AND REDUCED DEPTH

ADDED EQUITONE ACCENT PANELS AT WINDOWS

ADDED BALCONY FOR UNIT ENHANCEMENT AND TO MATCH SOUTH TOWNHOME

EQUITONE ACCENT PANELS REFINED

BALCONY RAILINGS OMITTED FROM LOWER LEVEL UNITS

ADDED LIGHTING LOCATIONS

REFINED EQUITONE ACCENT PANELS AT BAYS

ADJUSTED BAY PLACEMENT AND FACADE CONFIGURATION TO ACCOMMODATE ANCHOR TENANT STOREFRONT, PARKING ACCESS AND LOADING AREA

- The horizontal and vertical modulation on the north facade has been maintained and refined. Balconies and related railings along the north have been removed for a more streamlined design effect.
- The parking access driveways along the north side of the building have been omitted. It is unknown if or when access to parking from this side of the building will be an option.
- The loading and parking access are proposed on the west facade to accommodate the anchor tenant. Pedestrian safety measures will be provided at this location along the promenade.

UPDATED CANOPY DESIGN TO MEET STRUCTURAL REQUIREMENTS

CANOPY, SEATING AND ARTWORK OR HISTORIC GRAPHICS TO ENHANCE THE PEDESTRIAN EXPERIENCE

PENTAL STONE PANELS IN LIEU OF GFRC PANELS AT BASE OF RETAIL AND TOWNHOME BAYS



CONFIGURATION OF GREEN SCREENS AND LOUVERS UPDATED FOR REVISED PARKING AND DRIVEWAY LAYOUT

OMITTED VEHICLE ACCESS AS REQUIRED BY ADJACENT PROPERTY OWNER - REPLACED WITH GREEN SCREEN FEATURES

REVISED STAIR TOWER EXTERIOR FINISH WITH EQUITONE VERTICAL SLATS

LANDSCAPING FOR BLANK WALL TREATMENT

LOUVERS TO ACCOMMODATE ANCHOR TENANT EQUIPMENT REQUIREMENTS

LOADING AREA PER ANCHOR TENTANT REQUIREMENTS FINISHED WITH HORIZONTAL EQUITONE SLATS OVER 5' HIGH CONCRETE WALL

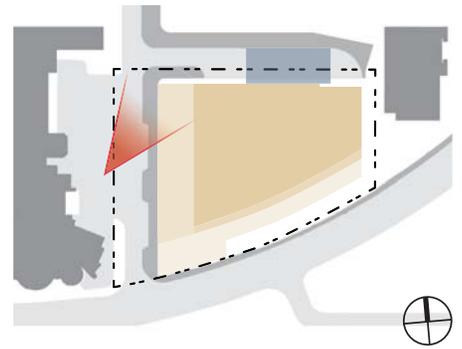
BLANK PAGE

PROPOSED DESIGN

VIEW OF GARAGE ENTRY



REFINED DETAILING OF
EQUITONE ACCENT
PANELS AND STONE TILES



PENTAL STONE PANELS IN LIEU OF
GFRC PANELS AT RETAIL LEVEL
AND TOWNHOME BAYS

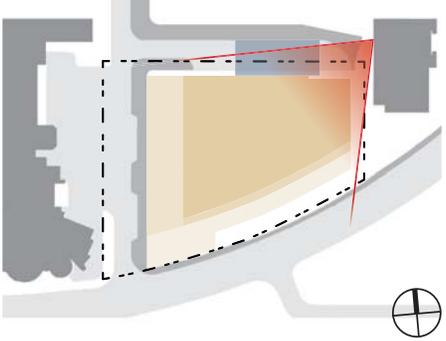
LANDSCAPING TO
ENHANCE PEDESTRIAN
EXPERIENCE

GARAGE ENTRY FINISHED
WITH EQUITONE SLATS
FIBERCEMENT FINISHED CEILING WITH
DOWNLIGHTING AT PARKING ACCESS
AND LOADING

CANOPY, BENCH AND ARTWORK OR
HISTORIC DISPLAY TO ENGAGE
PEDESTRIANS AND ENHANCE PROMENADE
EXPERIENCE

APPROVED DESIGN

VIEW FROM EMERALD OFFICE BUILDING



PROPOSED DESIGN

VIEW FROM EMERALD OFFICE BUILDING



REDUCED EYEBROW DEPTH
 WINDOW SIZES AND CONFIGURATIONS UPDATED, TYPICAL, FOR ENERGY CODE COMPLIANCE AND DESIGN CONSISTENCY

OMITTED BALCONIES AND RAILINGS AT LOWER LEVELS

EQUITONE COLORS REVISED WITH DARK COLOR AT VERTICAL AND RED AT HORIZONTAL FOR DESIGN CONSISTENCY

- The materials, colors, and modulation along the north remain as approved. Balconies have been removed and material termination design has been refined.
- Openings along the upper level of the parking structure remain. Green screens and lighting along the north facade will provide texture and interest as in the approved design.

ADDED UNIT VENTING LOCATIONS, TYP

EQUITONE ACCENT COLORS REVISED TO EMPHASIZE HORIZONTAL

EXIT STAIR TOWER ADDED WITH EQUITONE SLAT FINISH

PARKING ACCESS OMITTED

GARAGE ACCESS REVISED

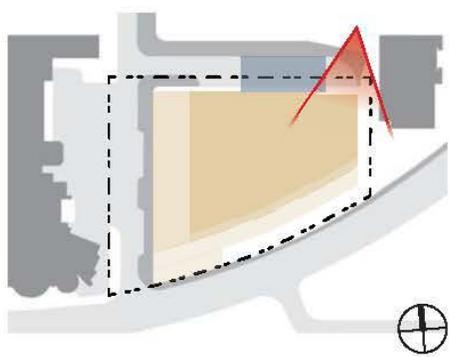
METAL PANEL ACCENT FINISH

CONFIGURATION OF GREEN SCREENS AND LOUVERS UPDATED FOR REVISED PARKING AND DRIVEWAY LAYOUT
 CURB LOCATION AND LANDSCAPING REVISED

ADDED LIGHTING ALONG NORTH WALL

APPROVED DESIGN

VIEW FROM KIRKLAND URBAN



PROPOSED DESIGN

VIEW FROM KIRKLAND URBAN



OMITTED BALCONIES AND RAILINGS AT LOWER LEVEL UNITS

REDUCED EYEBROW DEPTH
WINDOW SIZES AND CONFIGURATIONS UPDATED, TYPICAL, FOR ENERGY CODE COMPLIANCE AND DESIGN CONSISTENCY

REVISED BALCONY ATTACHMENT TO BACKSIDE OF PARAPET

ADDED UNIT VENTING LOCATIONS, TYP

EQUITONE COLORS REVISED WITH GRAY AT VERTICAL AND RED AT HORIZONTAL

EQUITONE PANELS OMITTED

RAILINGS REFINED FOR ATTACHMENT TO INSIDE OF PARAPET WALL

CONFIGURATION OF GREEN SCREENS AND LOUVERS UPDATED FOR REVISED PARKING AND DRIVEWAY LAYOUT

CURB LOCATION AND LANDSCAPING REVISED

LANDSCAPING REVISED TO ACCOMMODATE EXISTING RETAINING WALL AND GRADES

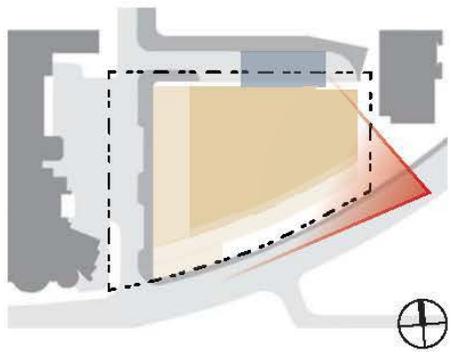
GARAGE ACCESS REVISED

METAL PANEL ACCENT

Parking access at the north of the building is omitted. A block out for future access will be provided but the time-line for access at this location is unknown and dependent upon the development of the adjacent parcel to the north.

APPROVED DESIGN

VIEW FROM KIRKLAND WAY



PROPOSED DESIGN

VIEW FROM KIRKLAND WAY



BALCONIES UPDATED TO BE CONSISTENT WITH UNIT FUNCTION

UPDATED RAILINGS FOR ATTACHMENT TO BACK SIDE OF PARAPET WALL

WINDOW SIZES AND CONFIGURATIONS UPDATED, TYPICAL, FOR ENERGY CODE COMPLIANCE AND DESIGN CONSISTENCY

ADDED VENT LOCATIONS, TYP.

REDUCED EYEBROW DEPTH

EQUITONE COLORS REVISED WITH DARK COLOR AT VERTICAL AND RED AT HORIZONTAL FOR DESIGN CONTINUITY

Along the south facade, the exterior balconies at the second level have been removed. The street level hardscape has been refined with brick planter walls, metal railing, and trellis features at each unit. The depth of eyebrow overhang been reduced. Bolted-on balconies at level 4 have been revised.

REMOVED COLUMN - NOT REQUIRED FOR STRUCTURAL

UPDATED WINDOWS FOR UNIT FUNCTION

OMITTED UNIT BALCONIES

TRELLIS BETWEEN UNITS REVISED TO POST MOUNTED

ADDED EQUITONE ACCENT PANEL AT BAYS

REVISED BAYS TO CREATE MORE CONSISTENCY WITH WEST FACADE

PENTAL TILE PANEL AT BAYS IN LIEU OF GFRC PANELS.

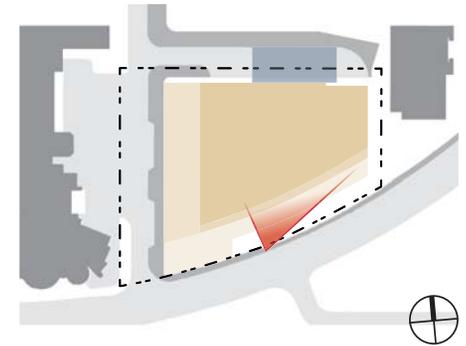
CHANGED FENCING COLOR TO DARK GRAY

REVISED WINDOW CONFIGURATION FOR UNIT FUNCTION AND ADDED EQUITONE ACCENT PANEL

BLANK PAGE

PROPOSED DESIGN

VIEW OF BROWNSTONE ENTRY



UPDATED BALCONIES
FOR CONSISTENCY WITH
UNIT FUNCTION

BALCONIES REMOVED

EQUITONE ACCENT
ADDED

BAY ELEMENTS EXTENDED TO
FLOOR LEVEL TO CREATE
CONSISTENCY WITH WEST FACADE
AND EMPHASIZE TOWNHOME
VERTICALITY

TRELLIS ELEMENT
BETWEEN UNITS IS
DETAILED WITH POST
MOUNTING AND PRIVACY
SCREEN BETWEEN POSTS

REFINED PORCH ENTRY
GATES

PENTAL TILE PANELS IN
LIEU OF GFRC PANELS

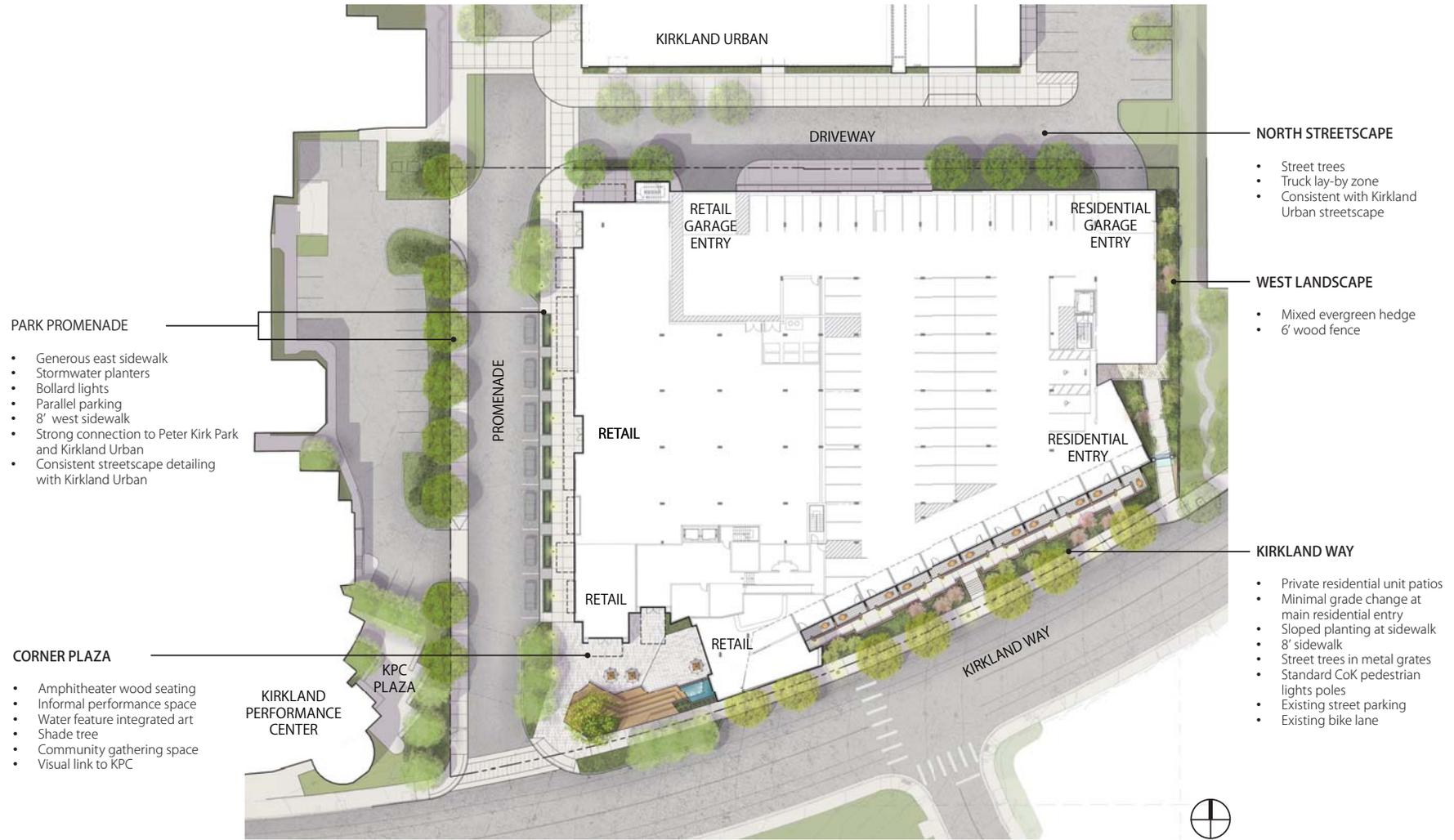
BALCONY OMITTED

BRICK WING WALL
BETWEEN UNITS FOR
PRIVACY

REFINED BRICK WALLS
AND RAILINGS

ADDED EQUITONE ACCENT PANELS
BETWEEN WINDOW UNITS WITH
LOUVERED VENT

APPROVED OVERALL LANDSCAPE



PROPOSED OVERALL LANDSCAPE



DESIGN REFINEMENT
PLANTING REDUCED TO ONLY SHOW PLANTING WITHIN PROPERTY LINE.

DESIGN REFINEMENT
CONFIGURATION OF GARAGE ENTRY RAMP REVISED TO WORK WITH TURNING MOVEMENTS OF LOADING AREA. BIKE RACKS REMOVED, PLANTING AREA ADDED.

DESIGN REFINEMENT
PLAZA REVISED TO ACCOMODATE LOWER MAIN ENTRY ELEVATION. ADA RAMP AND STEPS HAVE BEEN ADDED. BIKE RACKS ADDED.

DESIGN REFINEMENT
~~GARAGE ENTRY REMOVED~~

DESIGN REFINEMENT
CONFIGURATION OF ENTRY WALKWAY REVISED TO BETTER SUIT EXISTING CONDITIONS OF ADJACENT SITE.

DESIGN REFINEMENT
STEPS HAVE BEEN ADDED FOR DIRECT ACCESS TO RESIDENTIAL ENTRY.



APPROVED ROOF DECK



Seating



Trees in planters



Fire pit area

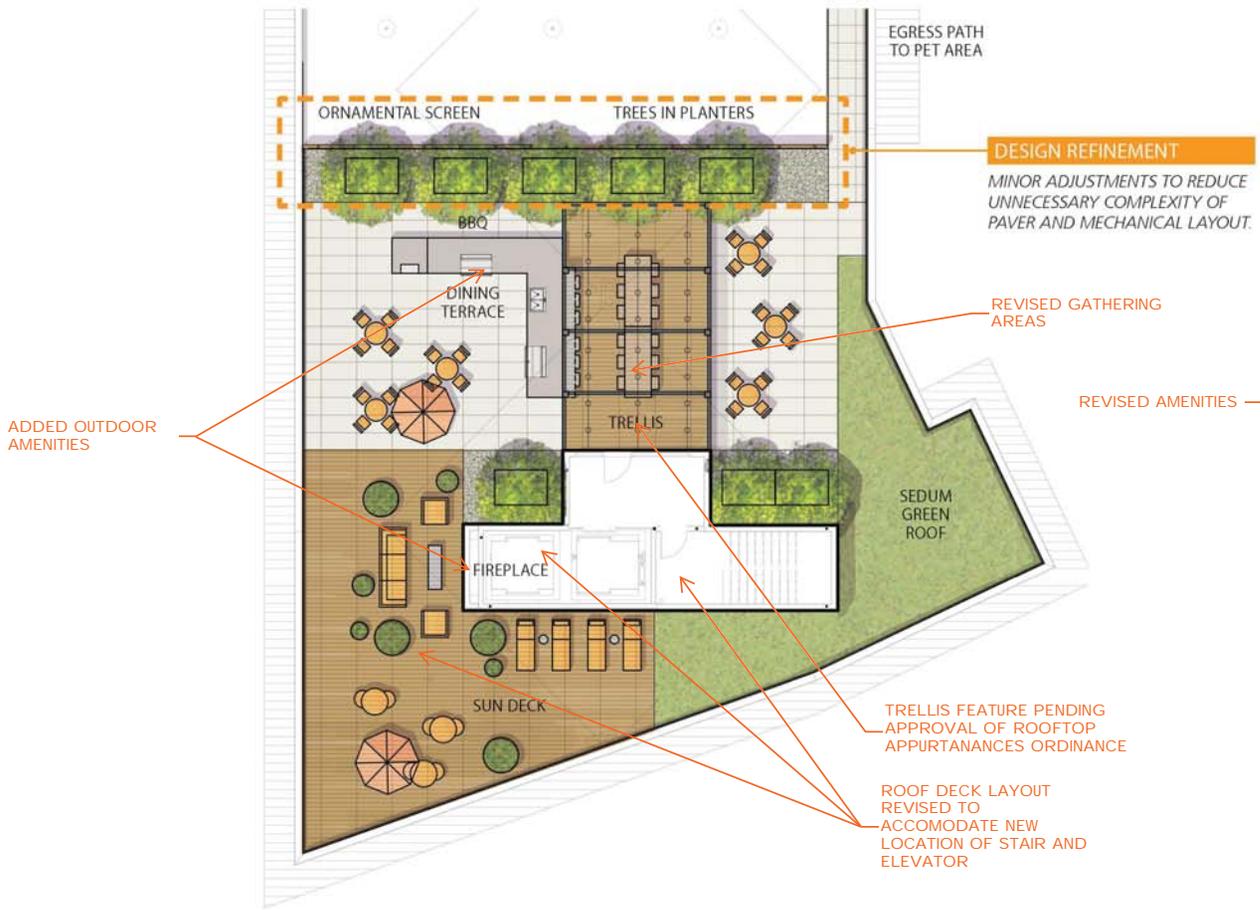


Parrotia persica 'Vanessa'
Persian Ironwood



Sedum tiles

PROPOSED ROOF DECK



Seating



Trees in planters



Fireplace built into elevator structure



Parrotia persica 'Vanessa'
Persian Ironwood



Sedum tiles

APPROVED MATERIAL AND COLORED ELEVATION

AEP Span Match
Pewter Gray



AEP Span Storm Gray



Equitone N 359



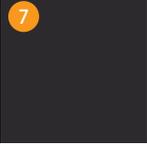
Brick
Mountain Blend



Equitone TE 10



Equitone PA 041



GFRC Acid Etched
Limestone



Soffit Decks



SOUTH ELEVATION



WEST ELEVATION

PROPOSED MATERIAL AND COLORED ELEVATION

AEP Span Match
 Pewter Gray



AEP Span Storm Gray



Equitone N 359



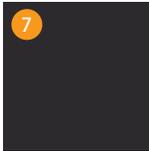
Brick
 Mountain Blend



Equitone TE 10



Equitone PA 041



Pental Gold Falda
 Naturale



Soffit Decks



434 Kirkland Way Mixed Use | 16-0217



SOUTH ELEVATION



WEST ELEVATION

APPROVED MATERIAL AND COLORED ELEVATION

AEP Span Match
 Pewter Gray



AEP Span Storm Gray



Equitone N 359



Brick
 Mountain Blend



Equitone TE 10



Equitone PA 041



GFRC Acid Etched
 Limestone



Soffit Decks



NORTH ELEVATION



EAST ELEVATION

PROPOSED MATERIAL AND COLORED ELEVATION

AEP Span Match
Pewter Gray



AEP Span Storm Gray



Equitone N 359



Brick
Mountain Blend



Equitone TE 10



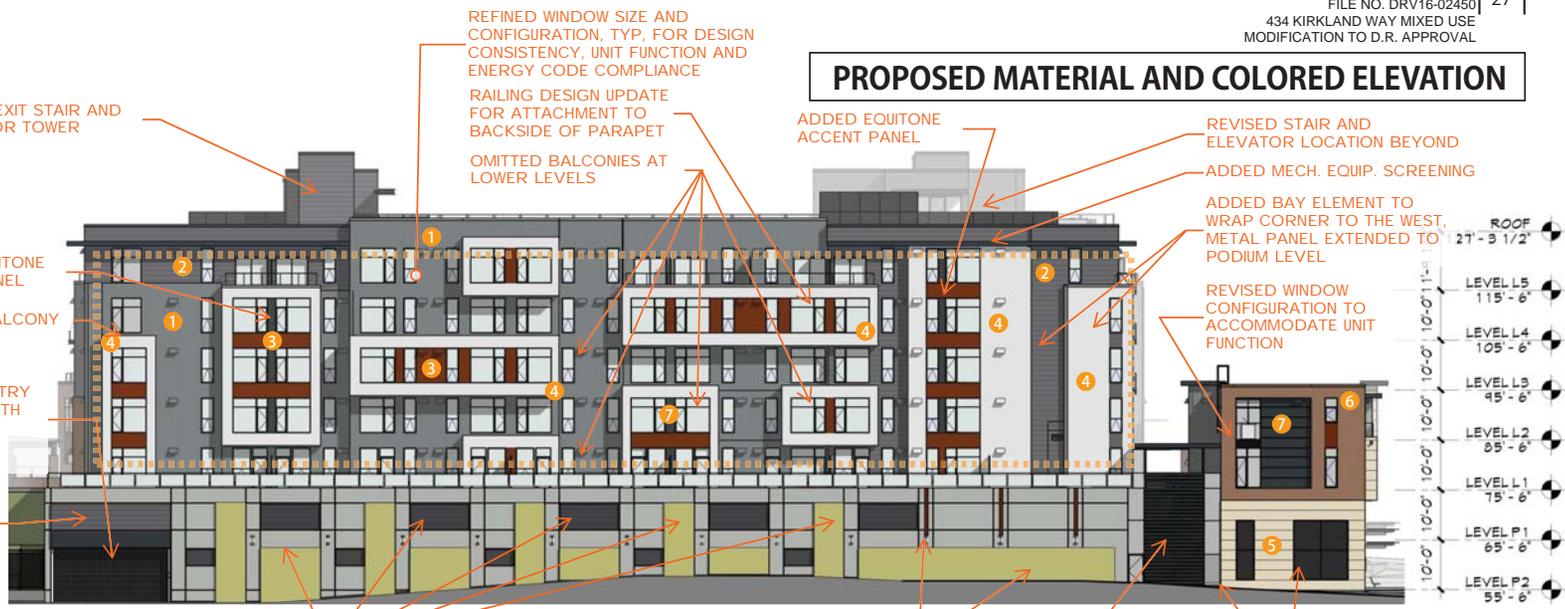
Equitone PA 041



Pental Gold Falda
Naturale



Soffit Decks



NORTH ELEVATION

UPDATED GREEN SCREENS
AND LOUVERS FOR
REVISED PARKING LAYOUT

ADDED EXTERIOR LIGHTING

OMITTED GARAGE ENTRY
REVISED EXIT STAIR TOWER WITH EQUITONE
SLAT DETAILING AND ROOF CANOPY

LOUVERED MECHANICAL
AREA AS REQUIRED FOR
ANCHOR TENANT

UPDATED RAILINGS FOR
ATTACHMENT TO BACKSIDE
OF PARAPET WALL

OMITTED UNIT BALCONIES

ADDED EQUITONE
ACCENT PANEL AT BAYS

TRELLIS BETWEEN UNITS
REVISED TO POST
MOUNTED

PENTAL TILE PANEL
AT RETAIL AND
BAYS IN LIEU OF
GFRC PANELS

REVISED BAYS TO CREATE MORE
CONSISTENCY WITH WEST FACADE

24"X48" PENTAL "STONE
PROJECT" TILE PANEL IN
LIEU OF GFRC PANEL

BALCONIES UPDATED TO
BE CONSISTENT WITH UNIT
FUNCTION

REVISED WINDOW
CONFIGURATION FOR UNIT
FUNCTION AND ADDED
EQUITONE ACCENT PANEL

WINDOW SIZES AND CONFIGURATIONS UPDATED,
TYPICAL, FOR UNIT FUNCTION, ENERGY CODE
COMPLIANCE AND DESIGN CONSISTENCY

REMOVED COLUMN - NOT
REQUIRED FOR STRUCTURAL

REDUCED EYEBROW DEPTH

EAST ELEVATION