



CITY OF KIRKLAND
Planning and Building Department
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MEMORANDUM

To: Design Review Board
From: Angela Ruggeri, Senior Planner
Date: May 15, 2017
File No.: DRV15-01462
Subject: **KIRKLAND URBAN (PARKPLACE) MIXED USE DEVELOPMENT
MINOR MODIFICATIONS TO APPROVED PLANS**

I. MEETING GOALS

Review minor modifications to approved Design Response plans for the Kirkland Urban project and advise staff on their decision to approve.

II. PROPOSAL

The applicant has made some minor modifications to the south elevation of Building E. These modifications are shown in Attachment 1. There are a series of 6 pairs of drawings. The first in each pair is the approved design and the second is the proposed design.

III. BACKGROUND

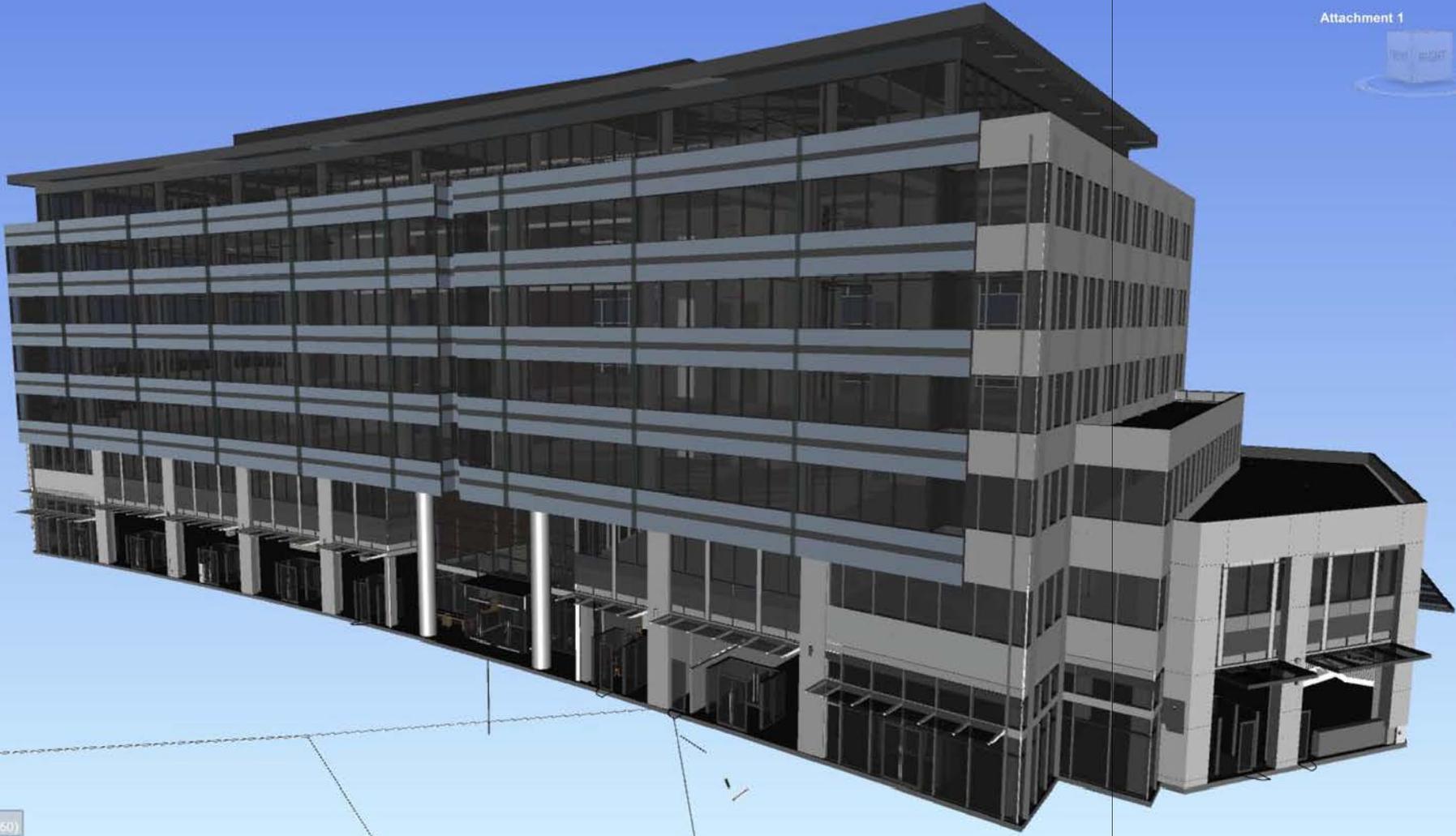
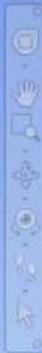
Since the project was approved in 2015, the applicant has had to make some minor design changes to Building E.

The Zoning Code states that modifications to the approval may be requested and reviewed pursuant to the following:

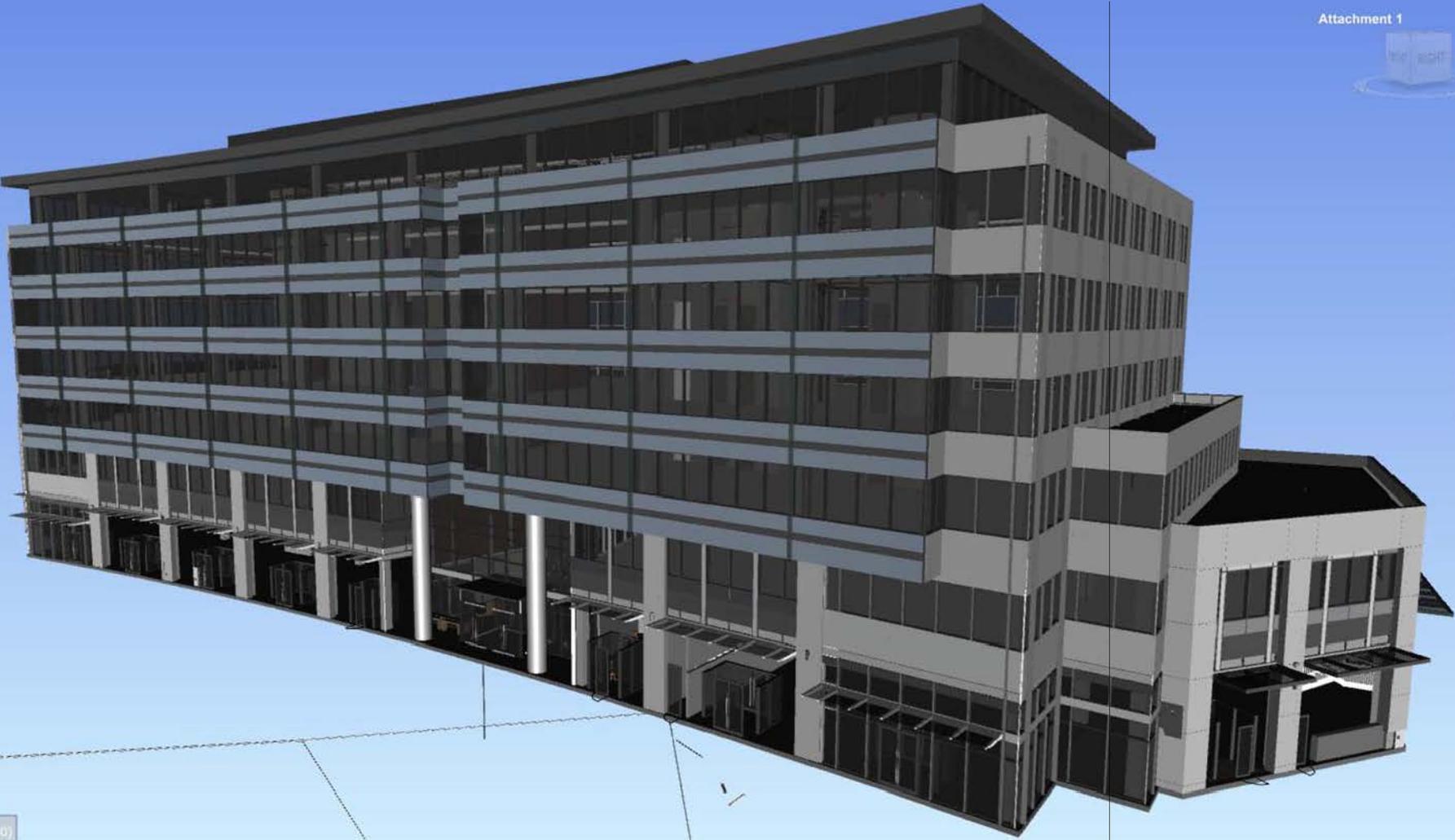
142.50 Modifications

1. The Planning Official may approve a modification to the D.R. approval for the proposed development if:
 - 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; and
 - c. The development that will result from the modification will be consistent with the design regulations, design guidelines, and Comprehensive Plan

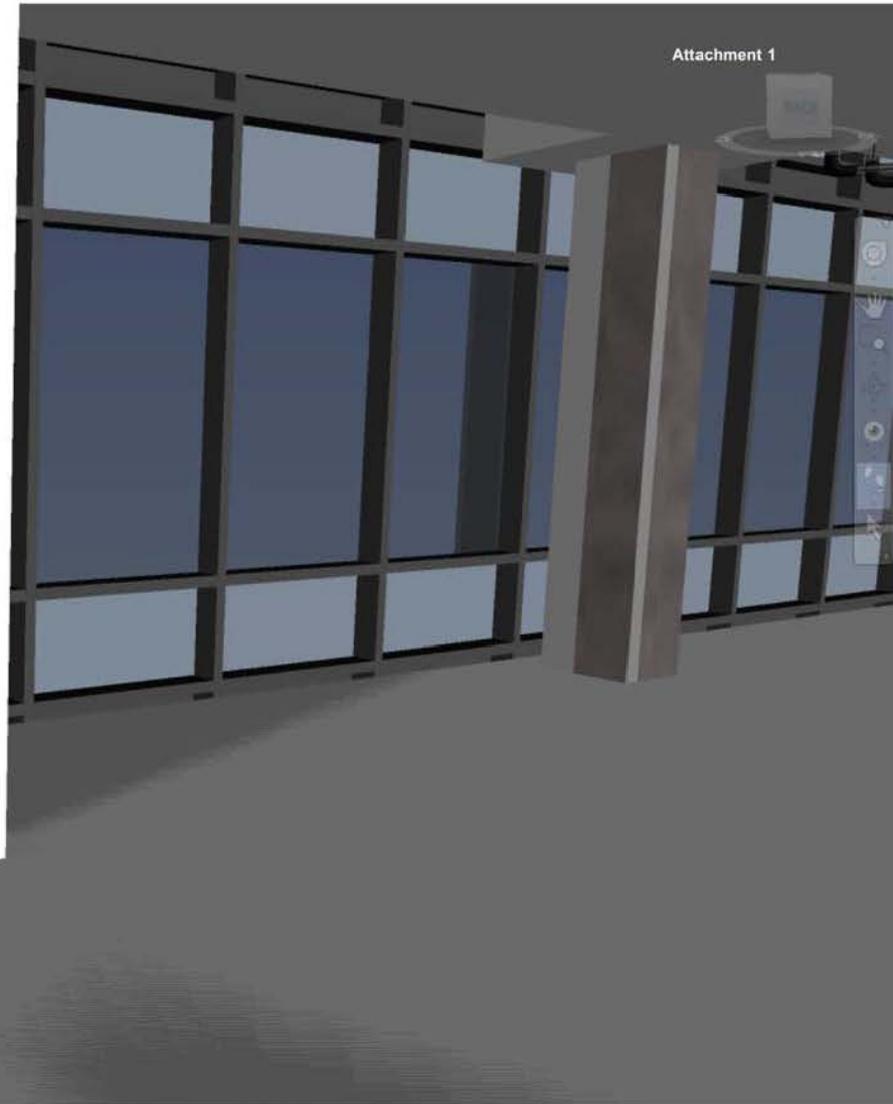
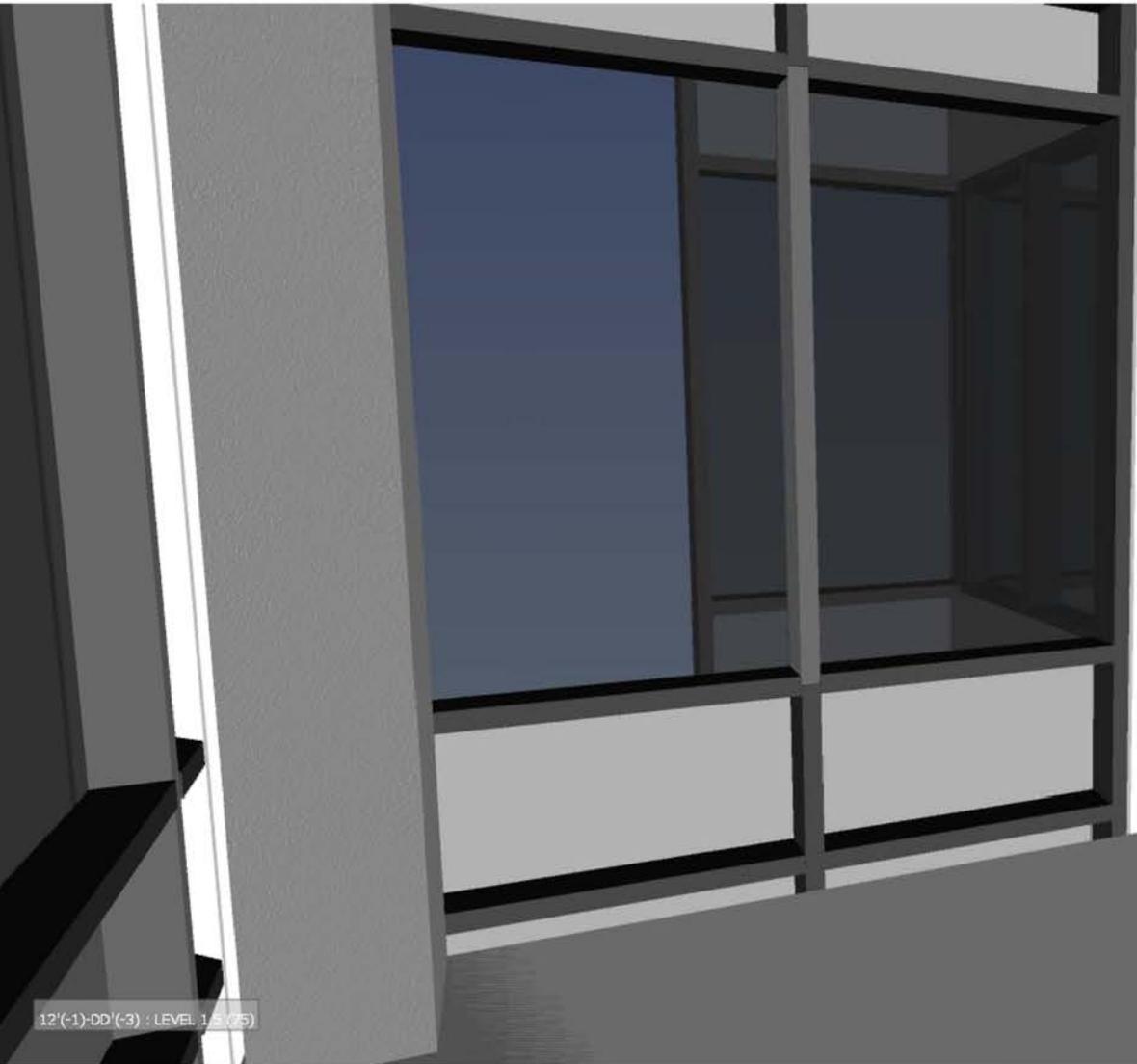
Staff is asking for Design Review Board advice before making a final decision on the proposed changes.

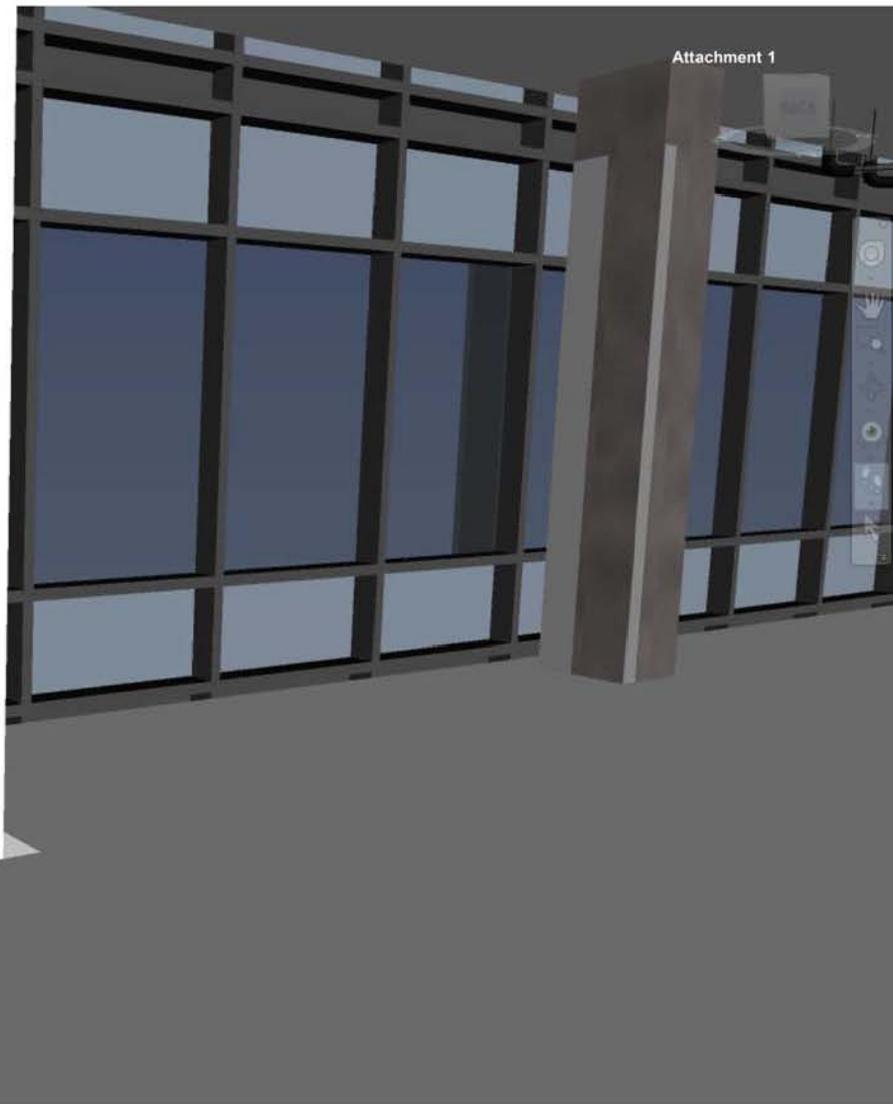
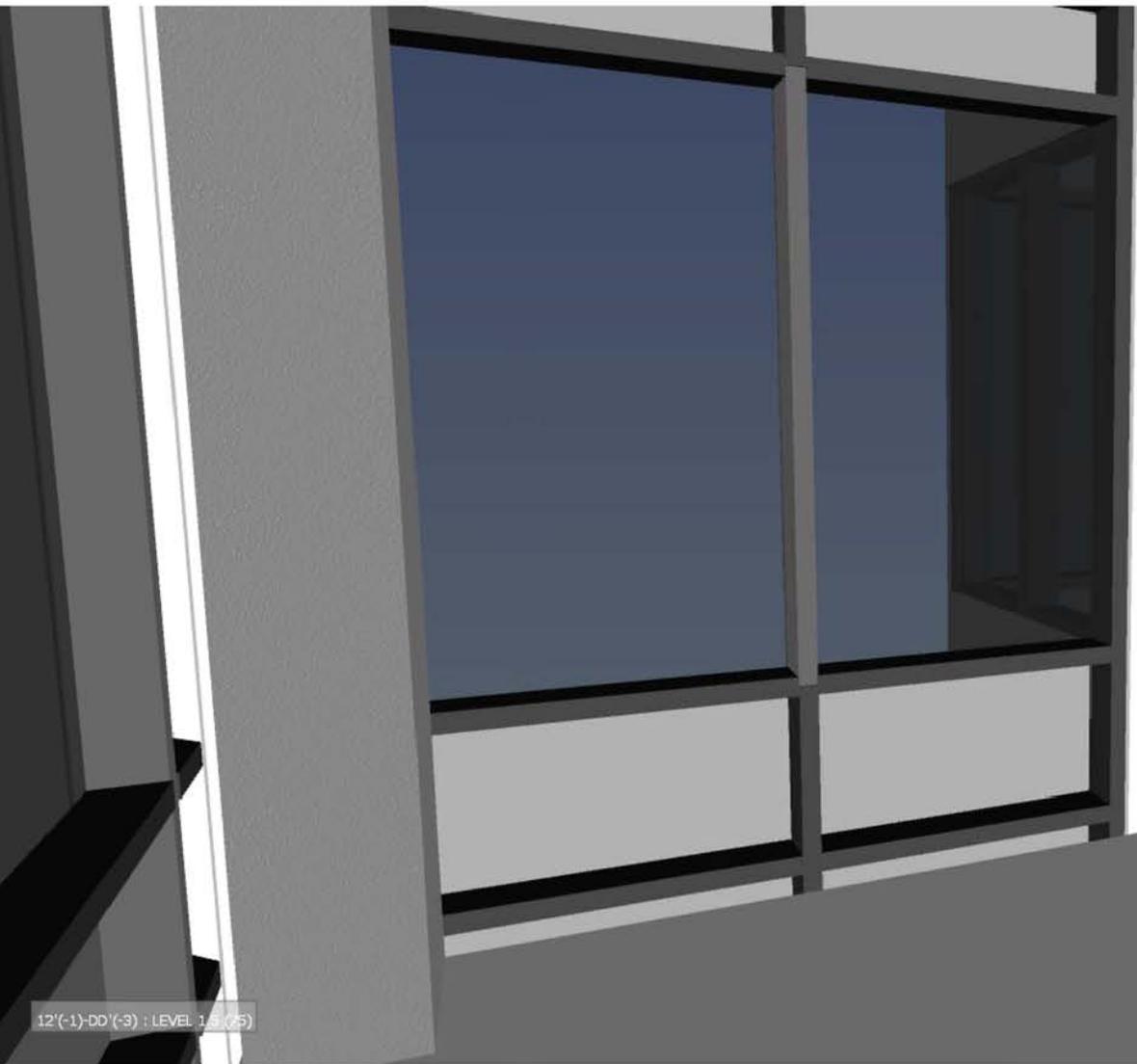


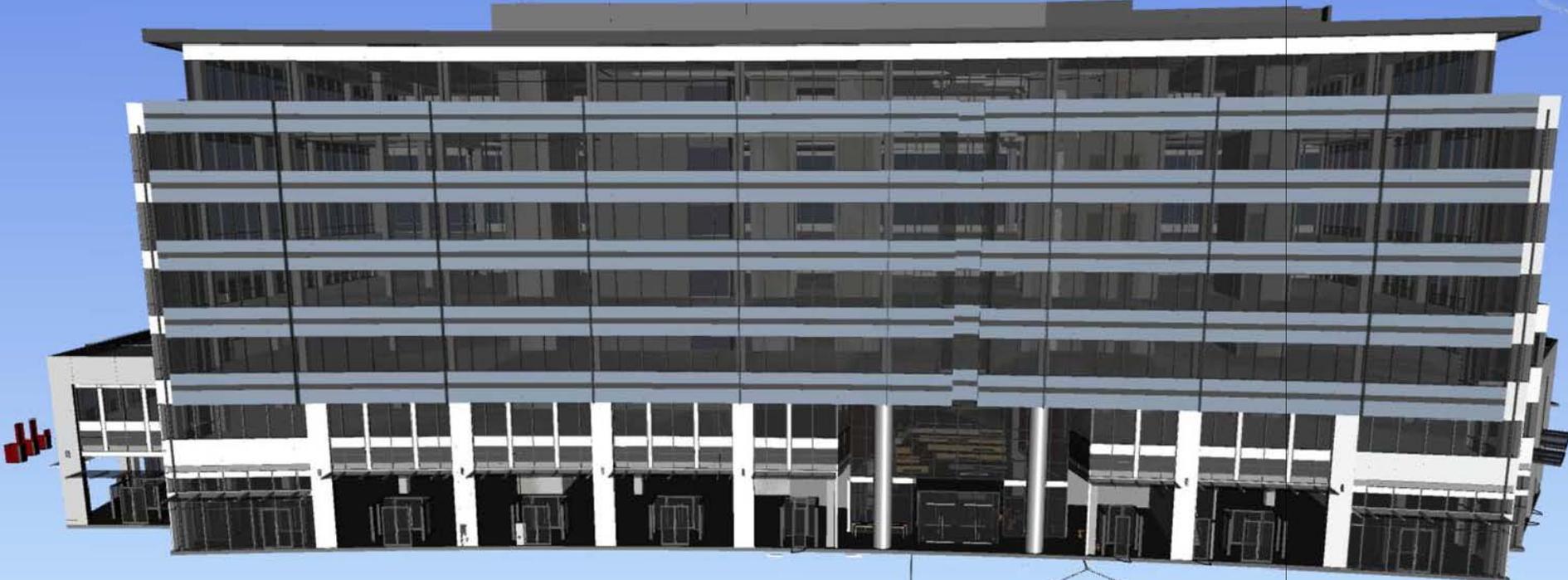
E:\125-13(-27) - LEVEL 1.5 (60)



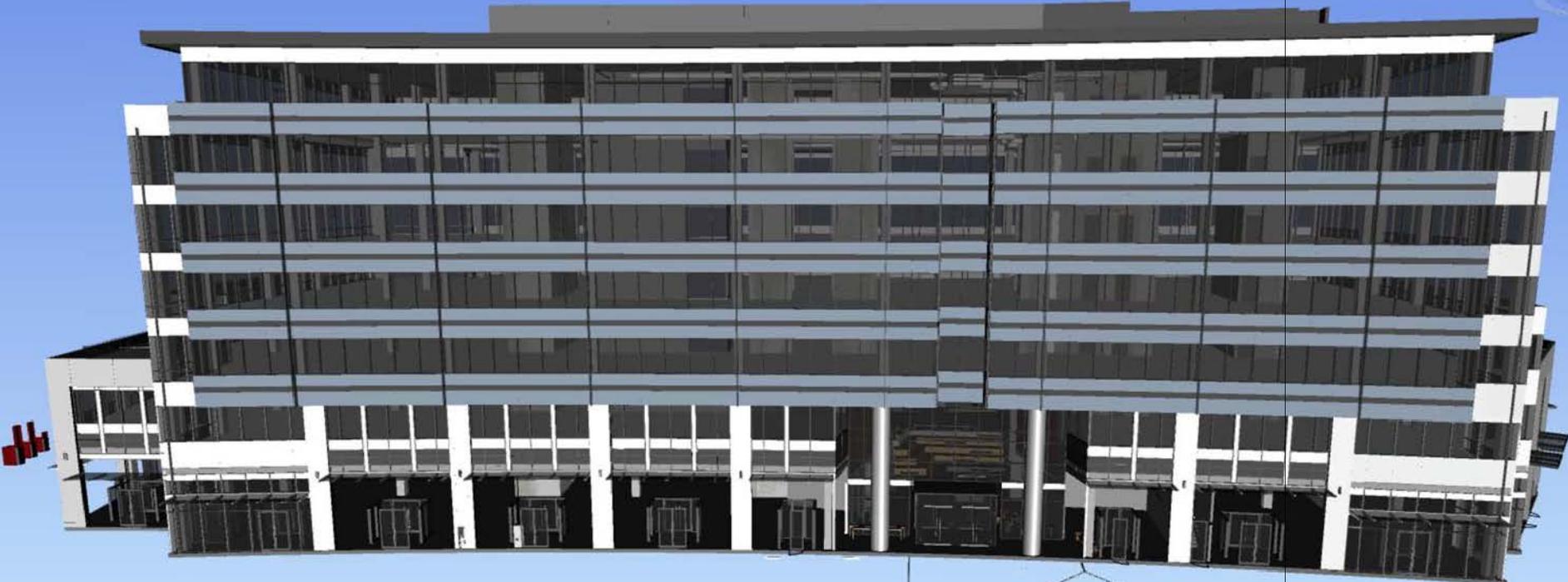
E(-125)-13(-27) : LEVEL 15 (60)







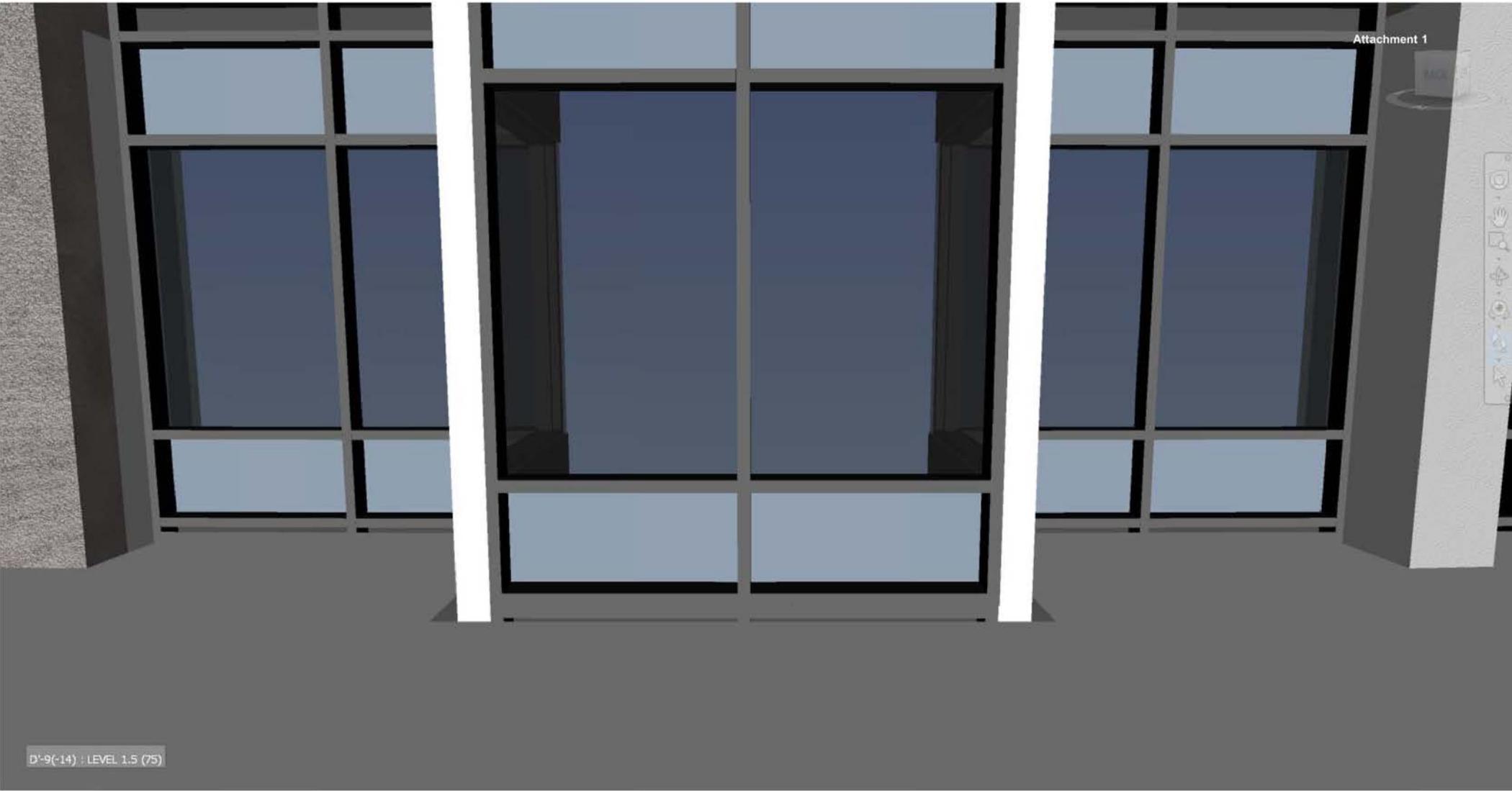
9/(-20)-9(-43) LEVEL 1.5 (67)



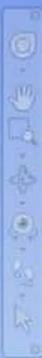
9'(-20)-9(-43) - LEVEL 1.5 (67)



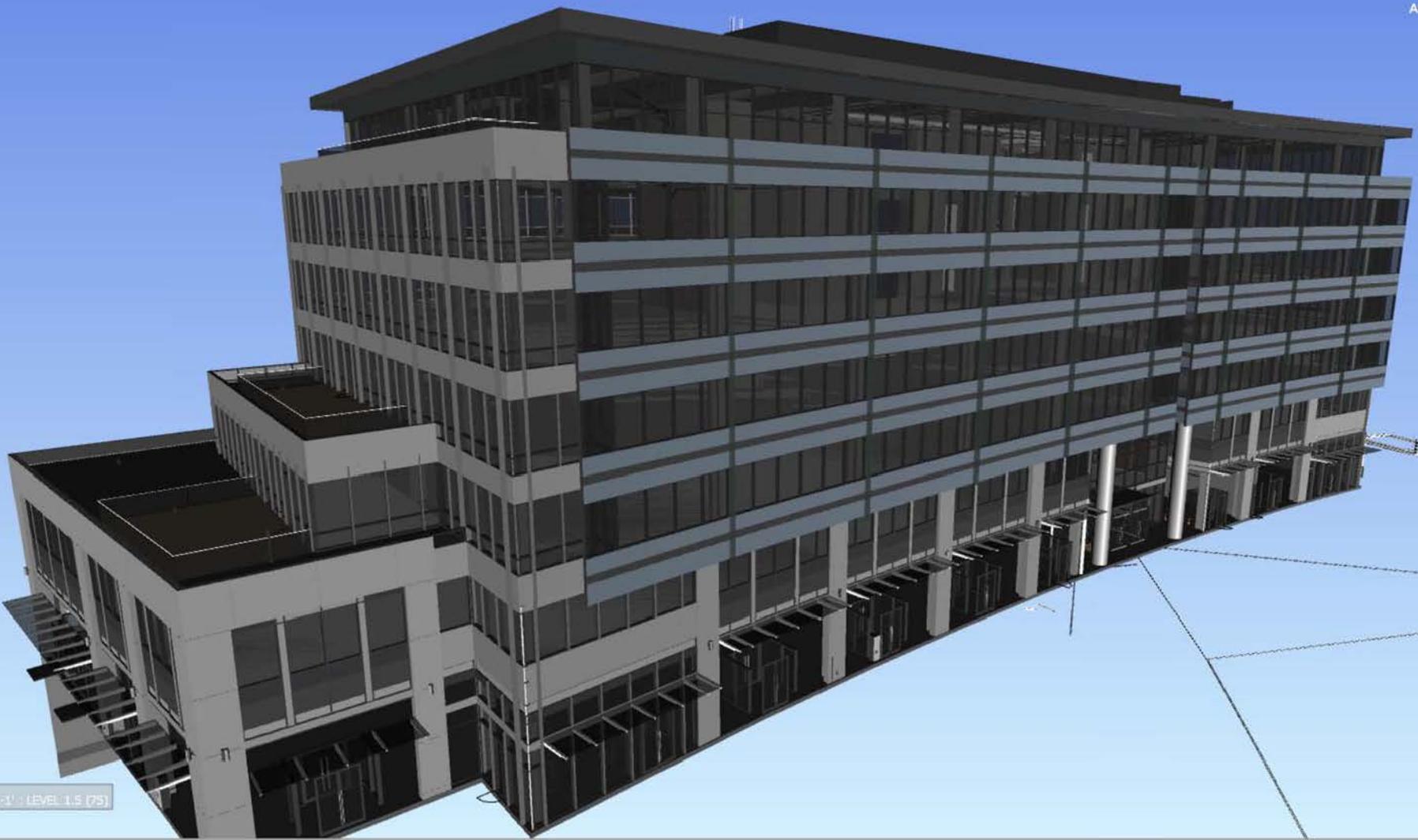
D'-9(-14) : LEVEL 1.5 (75)

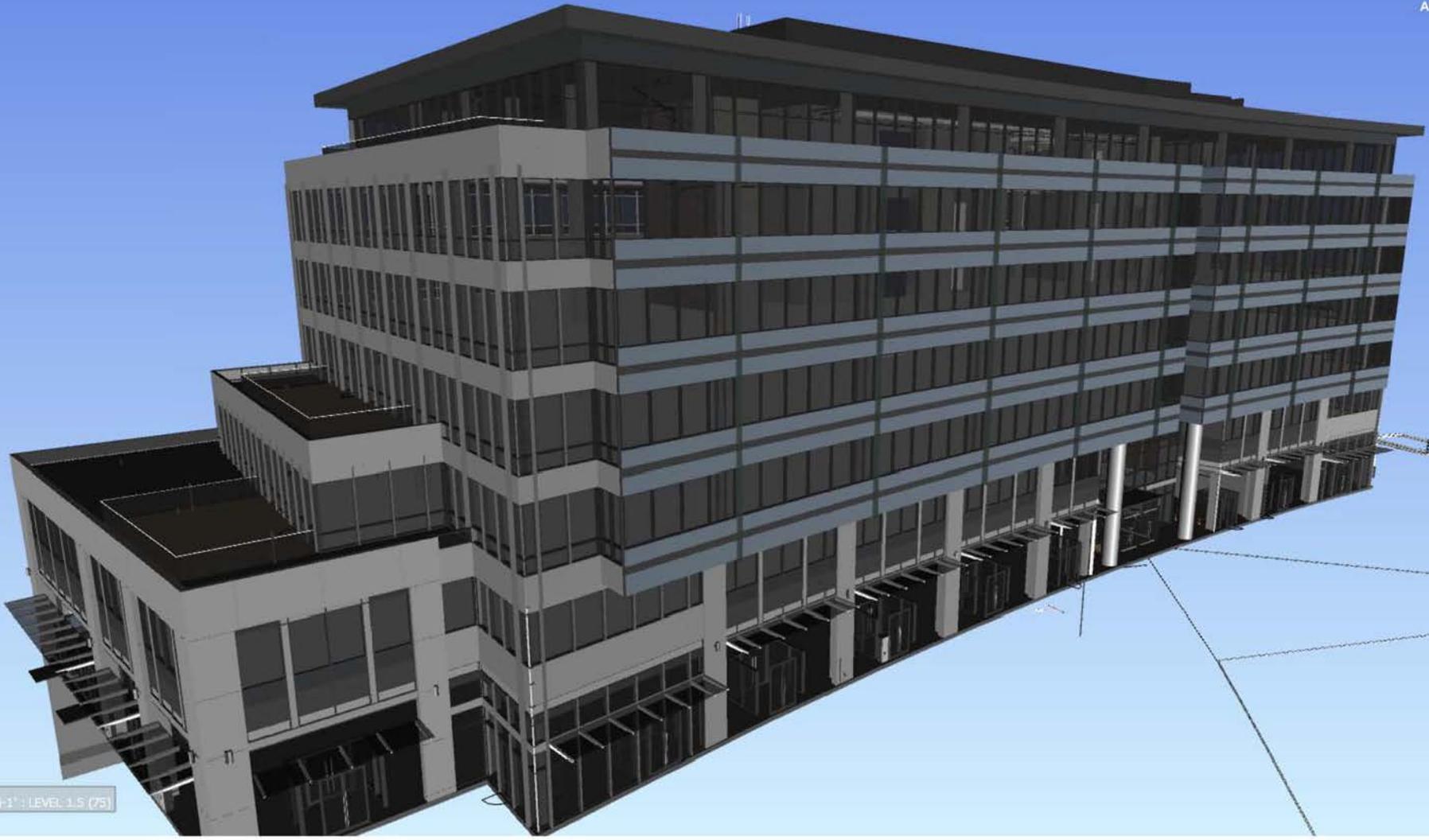
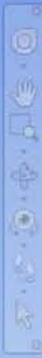


D'-9(-14) : LEVEL 1.5 (75)

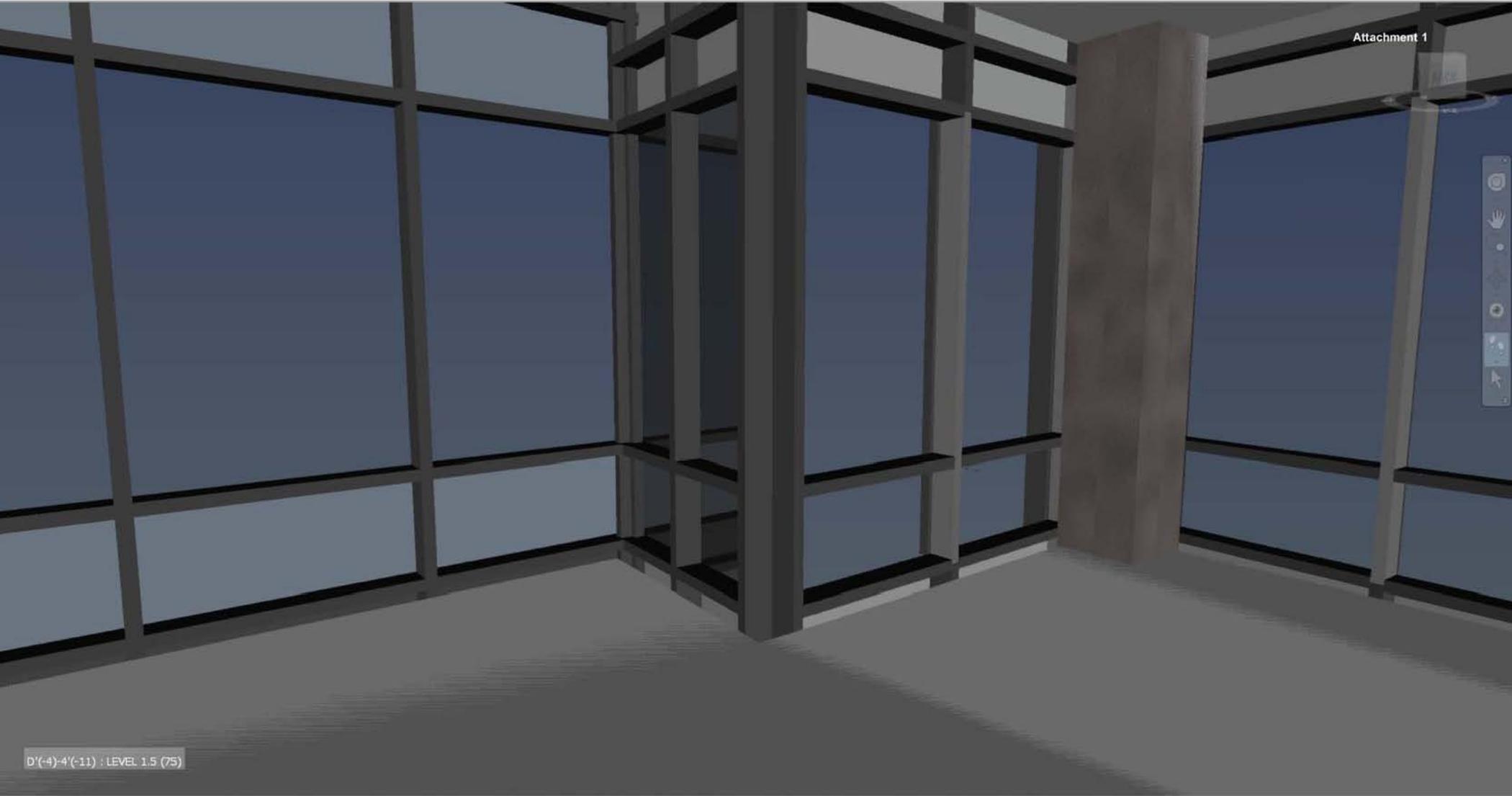


E'(-102)-1' : LEVEL 1.5 (75)

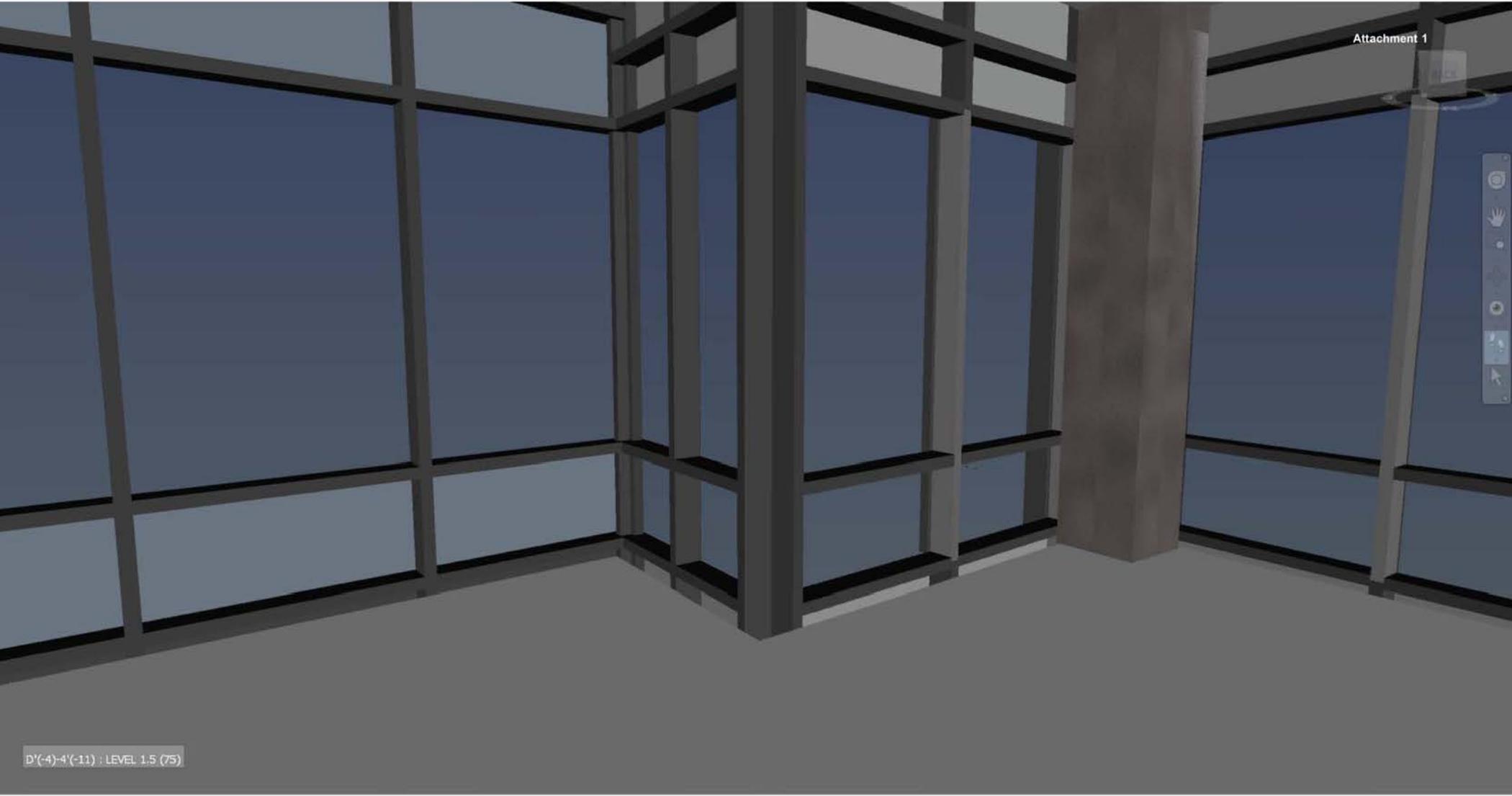




E'(-102)-1" : LEVEL: 1.5 (75)



D'(-4)-4'(-11) : LEVEL 1.5 (75)



D'(-4)-4(-11) : LEVEL 1.5 (75)