



MEMORANDUM

Date: March 25, 2015
To: Design Review Board
From: Jon Regala, Senior Planner
File No.: DRV12-00921
Subject: **LAKE STREET PLACE – MODIFICATION TO DRB DECISION**

I. MEETING GOALS

At the April 6, 2015 Design Review Board (DRB) meeting, the DRB should review and provide feedback to staff regarding the proposed changes prior to staff's decision on the modification request. The changes made by the applicant respond to input from the DRB given at the March 2, 2015 DRB meeting. Specifically, the DRB should review and provide feedback to staff on the following items:

- Main Street Building – West façade (4th and 5th story) with canopy and balcony design
- Hector's Building – Removal of rooftop deck and west façade design (3rd story)
- Area between Kirkland Waterfront Market (KWM) and Main Street Building that contains the elevator tower and stair well

II. BACKGROUND INFORMATION

The subject property is located at 150 Lake Street South (see Attachment 1). On April 10, 2013, the DRB approved, with conditions, the Design Response Conference application for the Lake Street Place project. Since the approval, the applicant has submitted building permits and completed the SEPA review process. On December 22, 2014, Rick Chesmore, with Chesmore/Buck Architecture representing the property owner, Stuart McLeod, applied to modify the DRB's decision. Subsequently, a meeting with the DRB was held on March 2, 2015 to provide feedback on several of the proposed changes to staff before making a decision on the modification request. The staff memo and applicant's initial modification proposal can be found online at:

http://www.kirklandwa.gov/depart/planning/Boards_and_Commissions/DRB_Meeting_Information.htm

At the meeting, the DRB heard presentations from staff and the applicant, and considered public comment. The DRB then reviewed and discussed the applicant's proposal. At the conclusion of the meeting, the majority of the DRB agreed with the applicant's changes being made to the east façade of the Main Street Building (reduced building massing and revised façade design to the ground floor retail area).

However, the DRB expressed concern regarding the west façade of Main Street Building's top two floors and its very long horizontal and linear appearance, which is further accentuated by a lengthy balcony, its railings, and roofline canopy. These floors would be more visible from Lake Street due to the removal of the 4th story of the Hector's building

located in front of the Main Street Building. As a result, the DRB was further concerned about how this portion of the Main Street Building fits with the character of the other building facades. The DRB also had comments and concerns regarding the rooftop deck being proposed above the existing Hector's restaurant, again related to maintaining the character of the building. In regards to the area between the Kirkland Waterfront Market and Main Street Building, where the new exit stairs and glass elevator enclosure are being proposed, the DRB requested additional perspective drawings to get a better sense if design changes are needed in this area.

III. MODIFICATION SUMMARY

The applicant has studied the issues raised by the DRB and have provided design revisions that address the DRB's concerns (see Attachment 2 and 3). The changes are summarized below.

Main Street Building West Façade (4th and 5th story)

- Broken up into three bays
- Canopy and balcony placement corresponds to bays and segments separated by 14'
- Previous glass railings changed to painted steel railing
- Planters added back along perimeter of roof deck

Staff Analysis: The applicant has incorporated various design techniques to modulate the long horizontal aesthetic at the Main Street Building's upper stories. Staff would like feedback from the DRB if the proposed changes are adequate in mitigating the lengthy façade.

Hector's Building West Façade (3rd Story)

- Rooftop deck removed
- 3rd story façade changed to match façade at lower levels
- Changes include adding a cornice and using double hung windows, canvas awnings, and pilasters found at the lower levels of the Hector's restaurant facade

Staff Analysis: The proposed changes reinforce the Hector's Buildings' architectural style at the building's upper most story. In doing so, vertical modulation is achieved by making a large building appear as if made up of smaller buildings.

Area between KWM and Main Street Building

- Additional perspective drawings provided
- Added angled steel and glass canopy over pedestrian area

Staff Analysis: The area in question is relatively small and tucked back from Lake Street approximately 82'. The addition of the steel and glass canopy at the 4th story of the KWM building and Main Street Building provides overhead weather protection in an area where pedestrian use is expected since this area serves as an entry/exit point to the KWM building. The applicant has provided additional perspective drawings for DRB review.

IV. QUESTIONS FOR DRB CONSIDERATION

Does the DRB agree with the changes proposed to the:

- West façade of the Main Street Building?
- West façade of the Hector's building's 3rd floor?
- Area between the KWM and Main Street Building?

If the DRB does not agree with the changes, the DRB should provide feedback to staff along with suggestions for improvement.

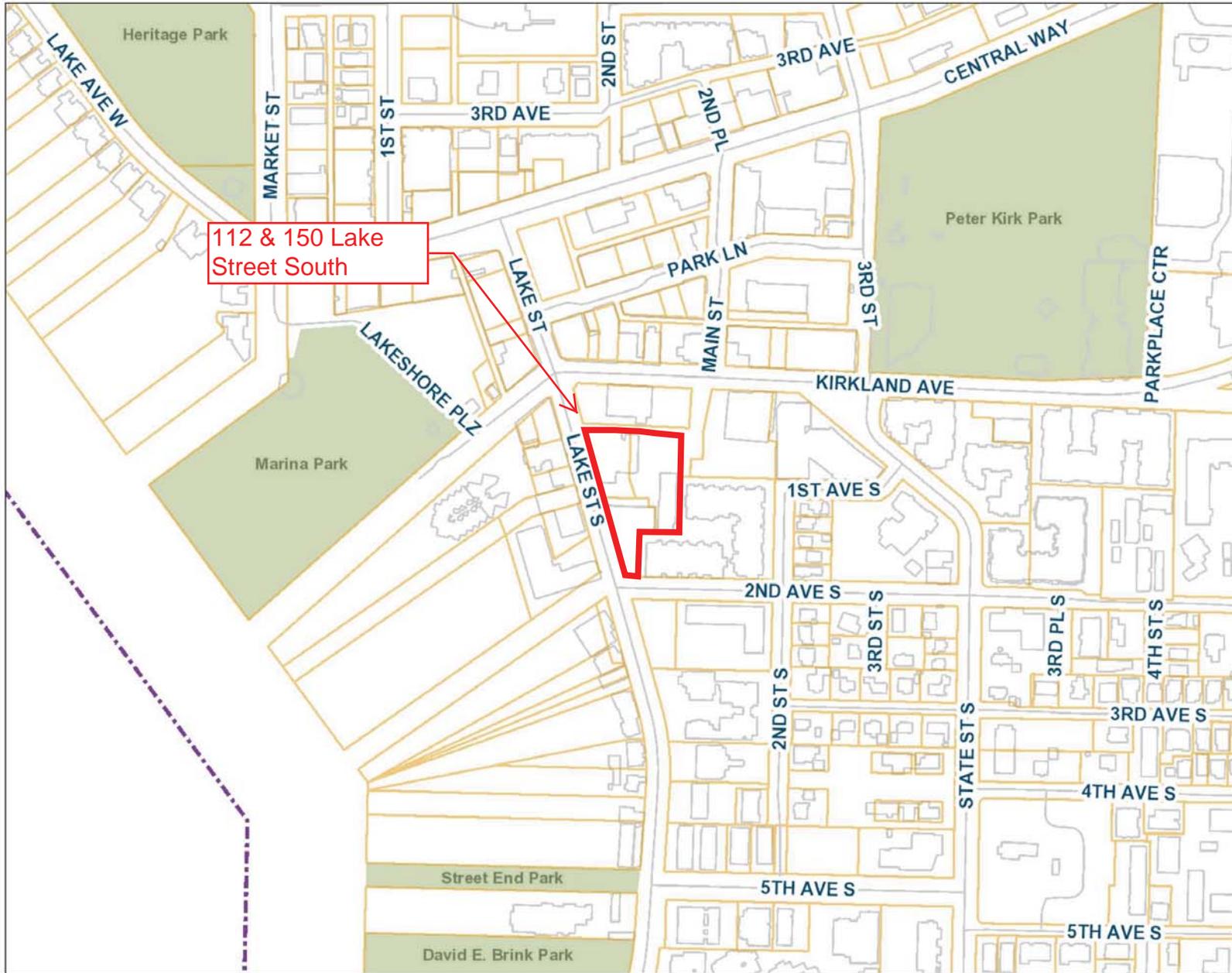
V. ATTACHMENTS

1. Vicinity Map
2. Applicant Letter dated March 23, 2015
3. Revised Plans

CC: Applicant & Parties of Record List in File No. DRV12-00921 (Lake Street Place)



GIS MAPPING PORTAL ~ City of Kirkland, Washington ~ Department of Information Technology



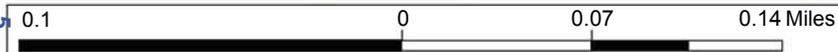
112 & 150 Lake Street South

Legend

- City Limits
- Railroad
- Streets
- Parcels
- Buildings
- Parks
- Schools

ATTACHMENT 1
FILE NO. DRV12-00921
VICINITY MAP

1:4,444



NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet
Produced by the City of Kirkland. © 2011 City of Kirkland, Washington, all rights reserved.

No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Project Area Map



March 23, 2015

Jon Regala, Senior Planner
City of Kirkland
Building Department
123 5th Ave.
Kirkland, WA 98033

RE: Lake Street Place - DRB Modification re-submittal

Dear Mr. Regala:

As a result of comments received by the Design Review Board at our March 2nd, 2015 meeting we have made the following alterations to address these comments and concerns.

Main Street Building – West roofline and façade above Hector’s roof deck too linear & “looks industrial”

The continuous west facing roofline and associated 5th floor deck has been broken up into three (3) bays separated by two (2) 14ft wide gaps. The railings of the 5th floor patio have also been changed from a glass railing to a painted steel railing to match the railing on the east side of the building. Landscaping planters have also been shown on the decks and on the Hector’s roof deck along the shared property line. The number of planters and types of plantings are subject to future tenant requirements.

Hector’s – Roof deck over the existing building

The roof deck over the existing building has been removed from the proposed project. The structural requirements to accommodate such a deck proved to be too disrupting to the existing building to be viable. The façade of the 3rd floor expansion that is visible above the existing building has been designed to reflect the character of the existing 2nd story with double hung windows, canvas awnings, pilasters and a cornice. The materials are exterior plaster of varying colors and aluminum clad wood windows.

Show more at the “gap” between KWM and MSB

We have included more perspective images of the approx. 10’-6” wide “gap” between the buildings from the pedestrian area on sheet 4.41 and 4.42. We have added an angled steel and glass canopy over this area at the roof deck level. The glass roof combined with the higher south facing wall of the MSB building (reflects southern sun into the gap) should create a micro-climate that will keep the area drier, brighter and warmer which will hopefully encourage activity at the pedestrian level. The glass roof also helps better define the space in which the owner would like to suspend lighting and/or art to bring the scale down closer to the human scale.

We hope you find all responses are clearly and adequately addressed. If you require further information, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric DeGroot', with a long horizontal line extending to the right.

Eric DeGroot
Chesmore/Buck Architecture



LAKE STREET PERSPECTIVE - LAST PROPOSED (01-26-15)

N.T.S.



LAKE STREET PERSPECTIVE - MODIFIED

N.T.S.



SW AERIAL PERSPECTIVE - LAST PROPOSED (01-26-15)

N.T.S.



SW AERIAL PERSPECTIVE - MODIFIED

N.T.S.

No.	Date	Revision
03/23/15		MODIFICATION 3
01/26/15		MODIFICATION 2
12/22/14		MODIFICATION 1
01/02/13		DRS SUBMITTAL 4
12/03/12		DRS SUBMITTAL 3
11/02/12		DRS SUBMITTAL 2
08/10/12		DRS SUBMITTAL 1

PERSPECTIVES

Sheet No.	4.1
Project No.	1105
Date:	10/07/2012



NW AERIAL PERSPECTIVE - LAST PROPOSED (01-26-15)

N.T.S.



NW AERIAL PERSPECTIVE - MODIFIED

N.T.S.

No.	Date	Revision
03/23/15		MODIFICATION 3
01/26/15		MODIFICATION 2
12/22/14		MODIFICATION 1
01/02/13		DRS SUBMITTAL 4
12/03/12		DRS SUBMITTAL 3
11/02/12		DRS SUBMITTAL 2
08/10/12		DRS SUBMITTAL 1

PERSPECTIVES

Sheet No. **4.2**
 Project No. 1105
 Date: **11** 07/30/12



COURTYARD PERSPECTIVE FROM WEST - LAST PROPOSED (01-26-15)

N.T.S.



COURTYARD PERSPECTIVE FROM WEST - MODIFIED

N.T.S.

No.	Date	Revision
03/23/15		MODIFICATION 3
01/26/15		MODIFICATION 2
12/22/14		MODIFICATION 4
01/02/13		DRS SUBMITTAL 4
12/03/12		DRS SUBMITTAL 3
11/02/12		DRS SUBMITTAL 2
08/10/12		DRS SUBMITTAL 1

PERSPECTIVES

Sheet No.	4.4
Project No.	1105
Date:	12/07/2012



LSP "GAP" PERSPECTIVE 1 - PROPOSED

N.T.S.



LSP "GAP" PERSPECTIVE 2 - PROPOSED

N.T.S.

No.	Date	Revision
03/23/15		MODIFICATION 3
01/26/15		MODIFICATION 2
12/22/14		MODIFICATION 1
01/02/13		DRS SUBMITTAL 4
12/03/12		DRS SUBMITTAL 3
11/02/12		DRS SUBMITTAL 2
08/10/12		DRS SUBMITTAL 1

PERSPECTIVES

Sheet No. **4.41**
 Project No. 1105
 Date: **13** 07/30/12



LSP "GAP" PERSPECTIVE 3 - PROPOSED

N.T.S.



LSP "GAP" PERSPECTIVE 4 - PROPOSED

N.T.S.

No.	Date	Revision
03/23/15		MODIFICATION 3
01/26/15		MODIFICATION 2
12/22/14		MODIFICATION 1
01/02/13		DRS SUBMITTAL 4
12/03/12		DRS SUBMITTAL 3
11/02/12		DRS SUBMITTAL 2
08/10/12		DRS SUBMITTAL 1

PERSPECTIVES

Sheet No.	4.42
Project No.	1105
Date:	14 07/30/12