



CITY OF KIRKLAND
Planning and Building Department
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MEMORANDUM

To: Design Review Board
From: Jon Regala, Planning Supervisor
Date: September 12, 2016
File No.: DRV16-00914
Subject: VILLAGE AT TOTEM LAKE PHASE II
DESIGN RESPONSE CONFERENCE – Continued from August 15, 2016

I. MEETING GOALS

At the September 19, 2016 Design Review Board (DRB) meeting, the DRB should continue their review from August 15, 2016 of the Village at Totem Lake project (Phase II) and provide feedback to the applicant regarding their design response materials. **The DRB's feedback should be** based on consistency with the design guidelines and conditions found in the Totem Lake Mall Amended Conceptual Master Plan (CMP).

II. BACKGROUND

The subject property is located at 12560 - 12632 120th Avenue NE, the 'upper Mall' of the Village at Totem Lake project. The applicant is proposing to demolish the existing buildings and construct a new mixed-used development as the second (and final) phase of the Village at Totem Lake project. This phase of the redevelopment project will consist of approximately:

- 44,197 sq. ft. of retail and restaurant uses
- 35,000 sq. ft. movie theater
- 650 residential units
- 1,393 parking stalls within a parking garage

III. DESIGN RESPONSE CONFERENCE

At the August 15th DRB meeting, the DRB requested that the applicant respond to the items/topics listed below. The applicant has provided a design response based on the **DRB's feedback (see Attachment 1)**.

GENERAL SITE & BUILDING DESIGN

DRB Direction: Provide additional information as described below.

Residential Building Design

- Enlarged building elevations at major building areas with corresponding wall section drawings (typical floors may be skipped) and associated material boards.
- Floor plans that better correlate with building elevations.
- Create architectural interest at upper story courtyard facades (concern was expressed regarding large amount of hardie board being used).

Movie Theater

- Final design details of the movie theater façade.
- Information on how the movie theater façade is integrated with the adjoining buildings.

Building Details

- Color of vinyl window mullions and casing.
- Overhead weather protection plan.
- Developed roof plan and screening for rooftop appurtenances.
- Exterior lighting information.

PUBLIC PLAZA DESIGN

DRB Direction: The DRB requested additional details regarding the central public plaza including the proposed pedestrian amenity spaces. The DRB was concerned with the previous compartmentalized design. The design response should include:

- Revised plaza plan that addresses concerns regarding the separated nature of the plaza and lack of public gathering space(s).
- Details on the stand-alone building.
- Further development of the proposed water feature.

ACCESS & PEDESTRIAN CONNECTIONS

DRB Direction: **Explore design options to the current 48' wide** driveway along Totem Lake Way. In addition, provide detailed plans information regarding the EvergreenHealth and Madison House pedestrian connections to include:

- Cross section drawing
- Landscaping
- Paving finishes
- Lighting

LANDSCAPING

DRB Direction: The DRB requested a creative landscape plan that considers a variety of colors, species, and long term viability given the purpose of the landscaping.

IV. PUBLIC COMMENT

Prior to the finalization and distribution of this staff memo, no public comment was received.

V. ATTACHMENTS

1. **Applicant's Design Response Packet**

THE VILLAGE AT
TOTEM LAKE

DESIGN RESPONSE CONFERENCE

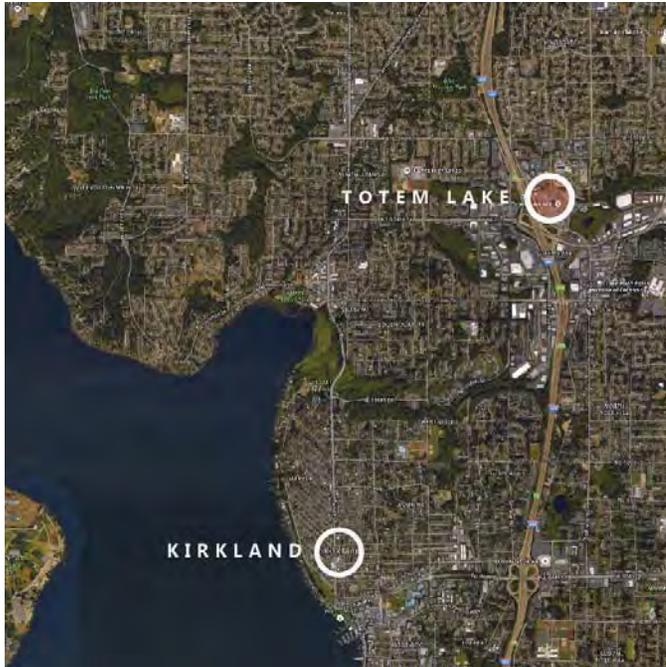
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PROJECT LOCATION



PROJECT TEAM

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ATTACHMENT 1
 FILE NO. DRV16-00914

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TOTEM LAKE DATA SUMMARY

9/9/2016

PARKING	PARKING (Residential)	COMMERCIAL
Lot 1 315,768 sf	Lot 1 603	Lot 1 24,728 sf
Lot 2 221,454 sf	Lot 2 372	Lot 2 25,185 sf
537,222 sf	975	49,913 sf
NET RENTABLE	PARKING RATIO (Residential)	PARKING (Commercial)
Lot 1 382,440 sf	Lot 1 1.5	Lot 1 412 Cars
Lot 2 241,713 sf	Lot 2 1.5	
624,153 sf	1.5	THEATRE
LEASING	UNITS	Level 1 2,438 sf
Lot 1 2,040 sf	Lot 1 402	Level 2 3,271 sf
Lot 2 1,807 sf	Lot 2 248	Level 3 38,289 sf
3,847 sf	650	43,998 sf
TOTAL GSF	PROJECT FAR	
Lot 1 839,217 sf	GSF 1,383,087 sf	
Lot 2 499,872 sf	Site Area 432,584 sf	
1,383,087 sf	3.20	

DEVELOPMENT SUMMARY LOT 1

TOTEM LAKE LOT 1		9/9/2016			
Level	Use	GFA	Core	Net Leasable	FAR
Lvl 1	Totals	138,500 sf	3,473 sf	8,484 sf	138,500 sf
	Parking	99,775 sf			
	Commercial	24,728 sf			
	Residential	8,484 sf			
	Leasing	2,040 sf			
	Core	3,473 sf			
Lvl 2	Totals	140,362 sf	19,516 sf	21,632 sf	140,362 sf
	Parking	96,200 sf			
	Residential	21,632 sf			
	Core	19,516 sf			
	Fitness	3,014 sf			
Lvl 3	Totals	149,844 sf	8,784 sf	19,842 sf	149,844 sf
	Parking	119,793 sf			
	Residential	19,842 sf			
	Core	8,784 sf			
	Fitness Mez.	1,425 sf			
Lvl 4	Totals	102,107 sf	19,178 sf	82,000 sf	102,107 sf
	Residential	82,000 sf			
	Core	19,178 sf			
	Dog Wash	929 sf			
	Open Space	48,136 sf			
Lvl 5	Totals	102,184 sf	17,839 sf	84,345 sf	102,184 sf
	Residential	84,345 sf			
	Core	17,839 sf			
Lvl 6	Totals	102,184 sf	17,839 sf	84,345 sf	102,184 sf
	Residential	84,345 sf			
	Core	17,839 sf			
Lvl 7	Totals	104,036 sf	19,718 sf	81,792 sf	104,036 sf
	Residential	81,792 sf			
	Core	19,718 sf			
	Club House	2,526 sf			
Total Commercial		24,728 sf		24,728 sf	
Total Residential		382,440 sf		382,440 sf	
Total Parking		315,768 sf			
Total GSF Above Grade		839,217 sf			

Unit Mix					
Levels	Studio	1 BD/1 BA	2 BD/2 BA	3 BD/2 BA	Total
7	27	30	30	0	87
6	27	31	31	0	89
5	27	31	31	0	89
4	26	31	29	0	86
3	2	10	8	0	20
2	2	12	8	0	22
1	0	6	3	0	9
TOTAL					402
Average Unit Size 951 sf					
Percent 27.6% 37.6% 34.8% 0.0% 100%					
Total Studio 111 1 Bed 151 2 Bed 140 3 Bed 0 Total 402					
Avg. 650 sf 856 sf 1,252 sf 0 sf					
Parking					
Parking	moto	tandem	standard	ADA	
L1 (Commercial Only)	0	0	224	5	229
L1 (Leasing)	0	0	4	1	5
L1 (Residential)	0	0	39	2	41
L2 (Residential)	0	0	222	5	227
L3 (Residential)	0	0	328	7	335
Total					603
Total Commercial					223
Total Residential					603
TOTAL					826
Parking Ratio (Residential) 1.50					
ADA (Residential) 2% 14					

Height Diagram		
Sectional Diagram		
Parpaet		3 ft
1 7		10 ft 0 in
1 6		10 ft 0 in
1 5		10 ft 0 in
1 4		10 ft 0 in
1 3		11 ft 0 in
1 2		11 ft 0 in
1 1		20 ft 0 in
# Ground Lvl 1	1	
# Level 2	1	
# Level 3	1	
# Level 4	1	
# Level 5	1	
# Level 6	1	
# Level 7	1	
# Total Floors	7	85 ft 0 in
Total Height		85.00 ft

DEVELOPMENT SUMMARY LOT 2

TOTEM LAKE LOT 2					9/9/2016
Level	Use	GFA	Core	Net Leasable	FAR
Lvl 1	Totals	137,949 sf	2,308 sf	25,185 sf	29,300 sf
	Parking	108,649 sf			
	Commercial	25,185 sf			
	Leasing	1,807 sf			
	Core	2,308 sf			
Lvl 2	Totals	136,081 sf	8,774 sf	13,000 sf	21,774 sf
	Parking	112,805 sf			
	Residential	13,000 sf			
	Core	8,774 sf			
	Fitness	1,502 sf			
Lvl 3	Totals	55,723 sf	9,736 sf	45,207 sf	55,723 sf
	Residential	45,207 sf			
	Dog Wash	780 sf			
	Core	9,736 sf			
	Open Space	25,956 sf			
Lvl 4	Totals	56,053 sf	10,779 sf	45,274 sf	56,053 sf
	Residential	45,274 sf			
	Core	10,779 sf			
Lvl 5	Totals	57,318 sf	10,871 sf	46,447 sf	57,318 sf
	Residential	46,447 sf			
	Core	10,871 sf			
Lvl 6	Totals	57,318 sf	10,871 sf	46,447 sf	57,318 sf
	Residential	46,447 sf			
	Core	10,871 sf			
Lvl 7	Totals	56,748 sf	10,196 sf	45,338 sf	55,534 sf
	Residential	45,338 sf			
	Core	10,196 sf			
	Club House	1,214 sf			
Total Commercial		25,185 sf		25,185 sf	
Total Residential		241,713 sf		241,713 sf	
Total Parking		221,454 sf			
Total GSF Above Grade		499,872 sf			

Unit Mix					
Levels	Studio	1 BD/1 BA	2 BD/2 BA	3 BD/2 BA	Total
7	6	23	14	3	46
6	6	23	15	3	47
5	6	23	15	3	47
4	7	23	15	2	47
3	7	22	15	2	46
2	6	5	4	0	15
1	0	0	0	0	0
TOTAL					248
Average Unit Size 975 sf					
Percent	15.3%	48.0%	31.5%	5.2%	100%
Parking					
Parking	moto	tandem	standard	ADA	
L1 (Commercaill Only)	0	0	185	4	189
L1 (Leasing)	0	0	4	1	5
L1 (Residential)	0	0	28	1	29
L2 (Residential)	0	0	336	7	343
Total					372
Total Commercial					189
Total Residential					372
TOTAL					561
Parking Ratio (Residential)					1.50
ADA (Residential)		2%			8

Height Diagram		
Sectional Diagram		
Parapet		3 ft
1 7		10 ft 0 in
1 6		10 ft 0 in
1 5		10 ft 0 in
1 4		10 ft 0 in
1 3		11 ft 0 in
1 2		11 ft 0 in
1 1		20 ft 0 in
# Ground Lvl 1	1	
# Level 2	1	
# Level 3	1	
# Level 4	1	
# Level 5	1	
# Level 6	1	
# Level 7	1	
# Total Floors	7	85 ft 0 in
Total Height		85.00 ft





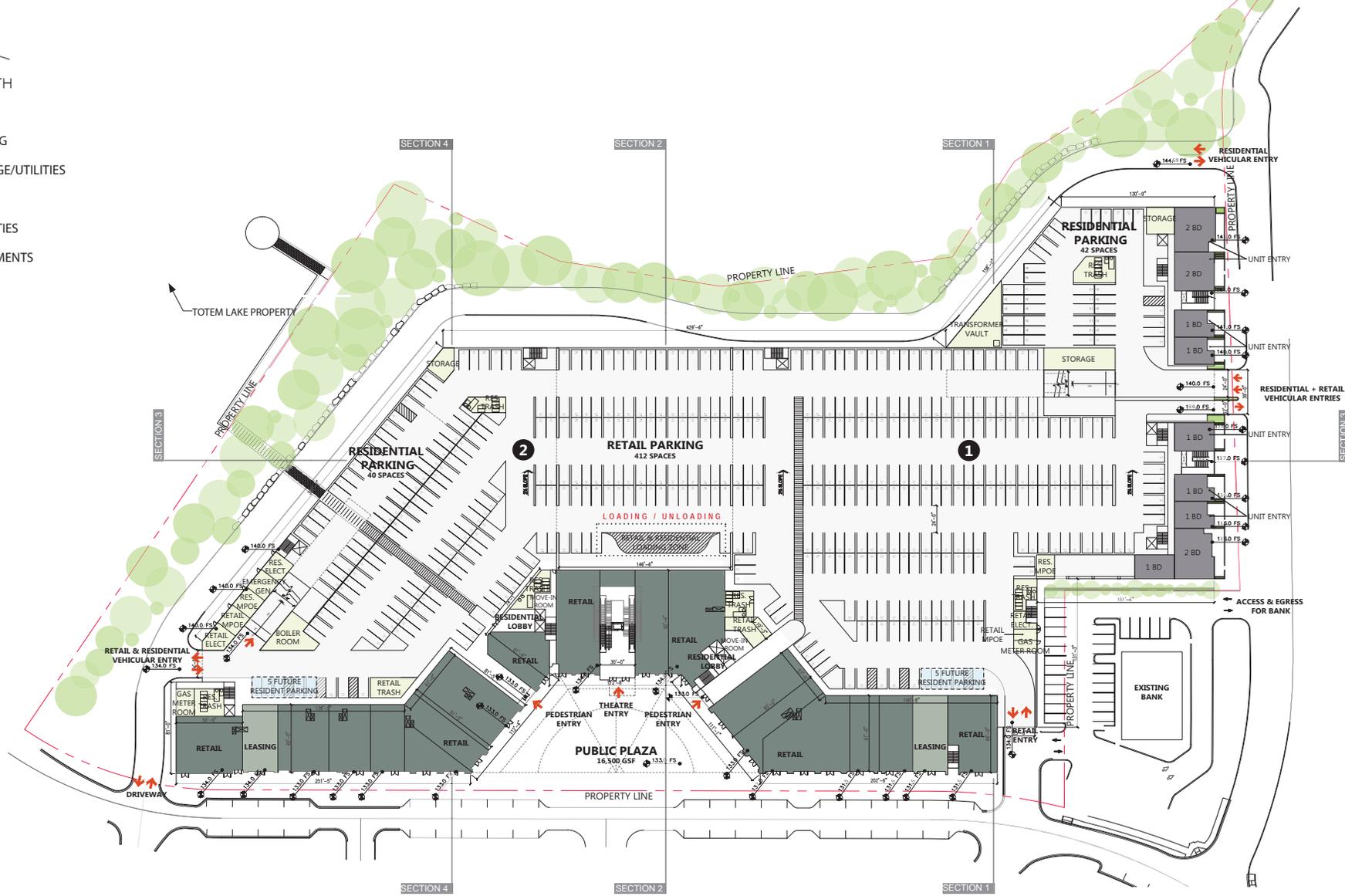
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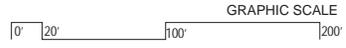
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- PARKING
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- RETAIL
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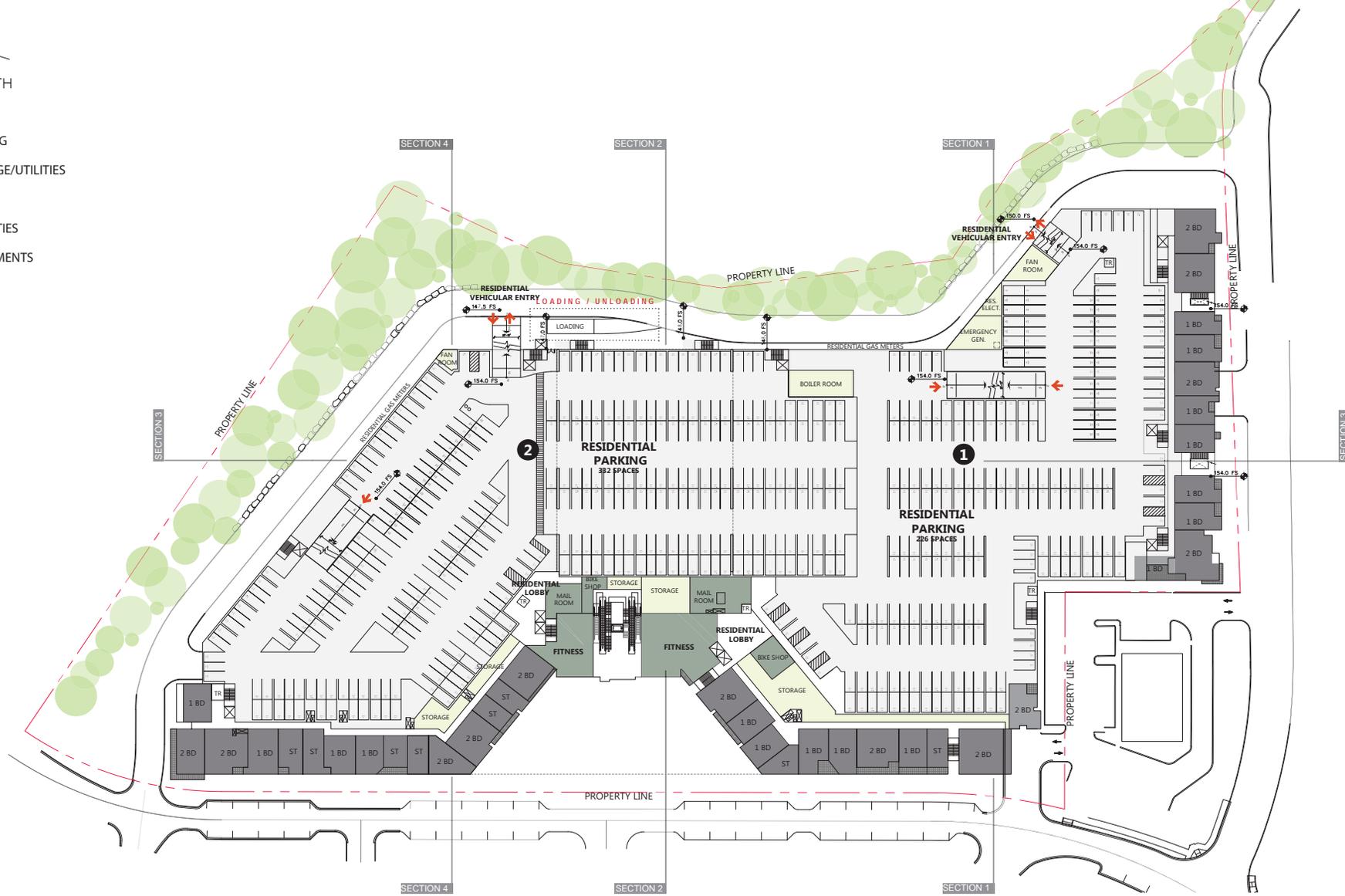


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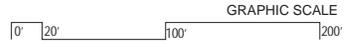
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- PARKING
- STORAGE/UTILITIES
- RETAIL
- AMENITIES
- APARTMENTS



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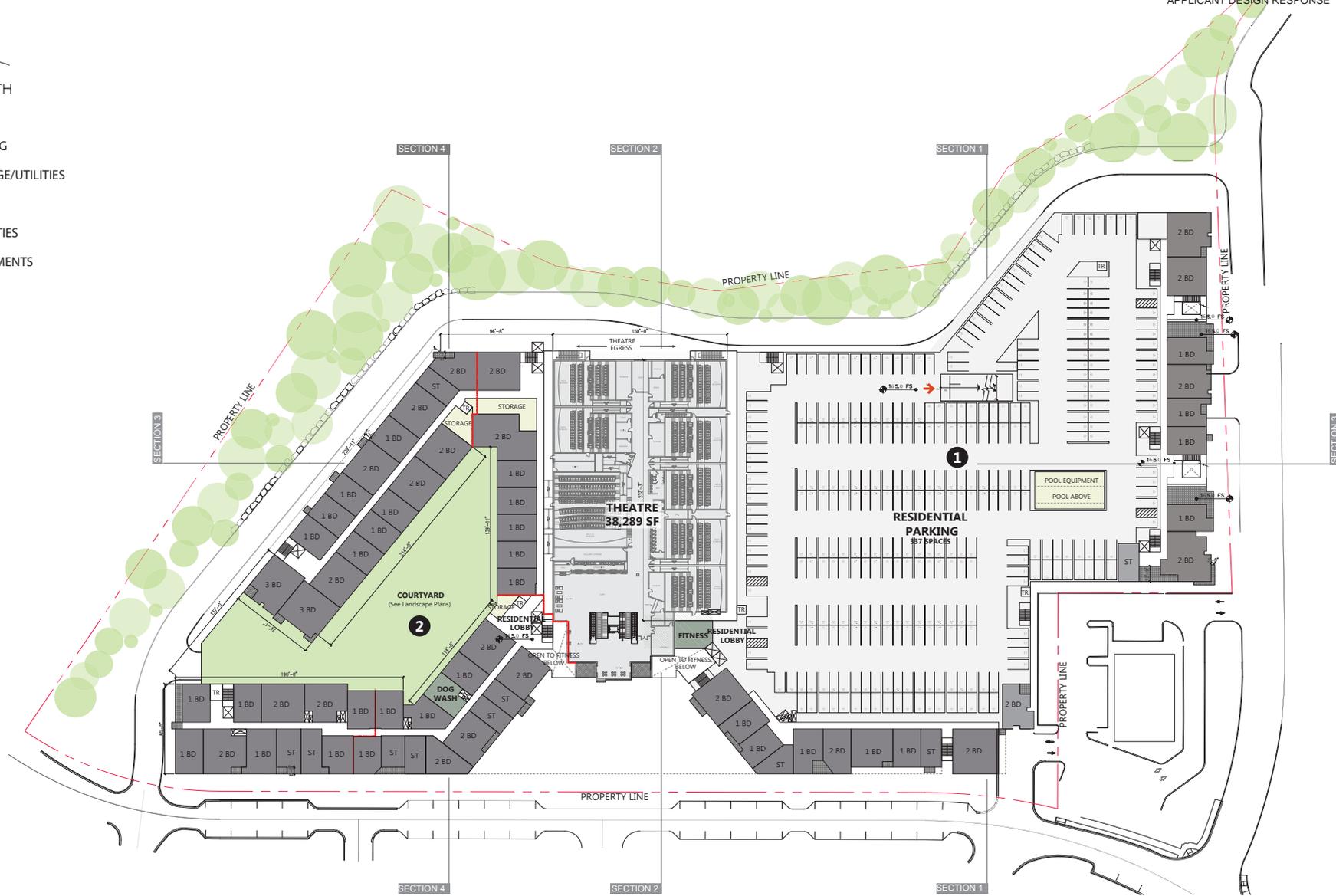


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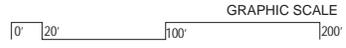
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- PARKING
- STORAGE/UTILITIES
- RETAIL
- AMENITIES
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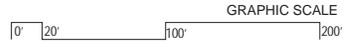
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- PARKING
- STORAGE/UTILITIES
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- AMENITIES
- APARTMENTS



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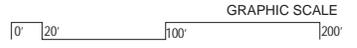
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- PARKING
- STORAGE/UTILITIES
- RETAIL
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- APARTMENTS



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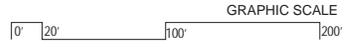
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- PARKING
- STORAGE/UTILITIES
- RETAIL
- AMENITIES
- APARTMENTS



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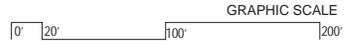
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