

City of Kirkland

NEW MIXED-USE DEVELOPMENT **SLATER**

Design Review Board Response



FAIRFIELD. carrierjohnson + CULTURE3

January 26th, 2021

DRB COMMENT:

Request for clarification regarding location of balcony encroachments relative to the building or ground below. Concerned with balcony water runoff falling within the setback and right of way in particular from 120th St. facing balconies

DESIGN TEAM RESPONSE:

Balcony encroachments along 120th Street repositioned to eliminate the encroachment over the setback and right of way. The balcony projections along Slater fall within the height setback and do not project into the yard or right of way.

PER KZC 142.37 THE DESIGN REVIEW BOARD MAY GRANT A DESIGN DEPARTURE OR MINOR VARIATION IF IT FINDS THAT ALL OF THE FOLLOWING REQUIREMENTS ARE MET:

A. THE REQUEST RESULTS IN SUPERIOR DESIGN AND FULFILLS THE POLICY BASIS FOR THE APPLICABLE DESIGN REGULATIONS AND DESIGN GUIDELINES.

B. THE DEPARTURE WILL NOT HAVE ANY SUBSTANTIAL DETRIMENTAL EFFECT ON NEARBY PROPERTIES AND THE CITY OR THE NEIGHBORHOOD.



PER KZC 55.43 GENERAL REGULATIONS #10, NO PORTION OF A STRUCTURE ON THE SUBJECT PROPERTY WITHIN 40 FEET OF SLATER AVENUE MAY EXCEED 30 FEET.

LINE OF BUILDING BELOW

40' FROM R.O.W. DEDICATION

40' FROM PROPERTY LINE

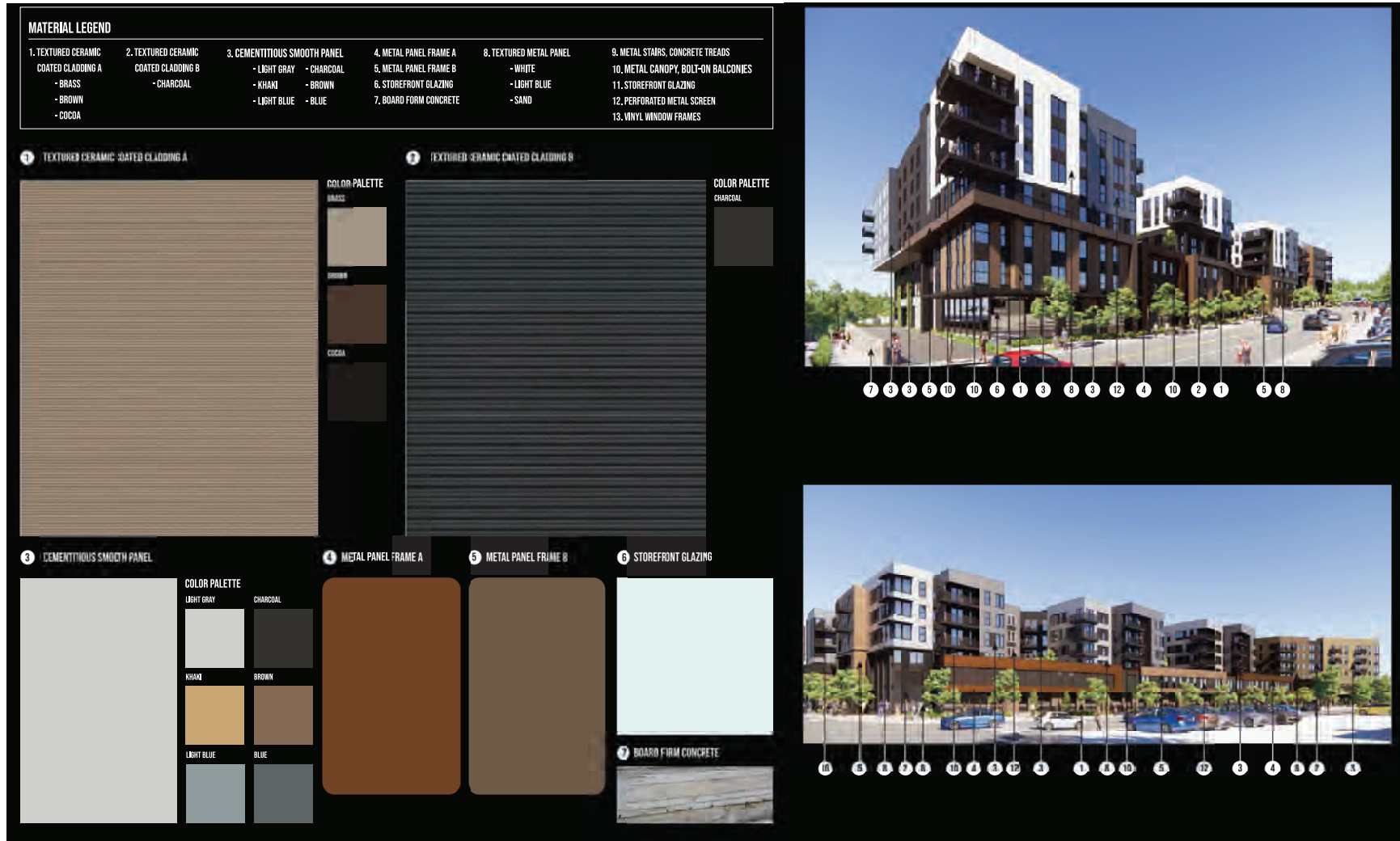
LINE OF BUILDING BELOW

DRB COMMENT:

Request for more information related to proposed building materials and their application on the building. Design Team to provide actual samples via a material board and video of materials and/or actual installed examples.

DESIGN TEAM RESPONSE:

Design Team has made available for in person viewing a revised physical materials board as well as a video version. Pages P4 & P5 represent electronic version.



DRB COMMENT:

Request for more information related to proposed building materials and their application on the building. Design Team to provide actual samples via a material board and video of materials and/or actual installed examples.

DESIGN TEAM RESPONSE:

Design Team has made available for in person viewing a revised physical materials board as well as a video version. Pages P3 & P4 represent electronic version.



DRB COMMENT:

Request for more information related to proposed building materials and their application on the building. Design Team to provide actual samples via a material board and video of materials and/or actual installed examples.

DESIGN TEAM RESPONSE:

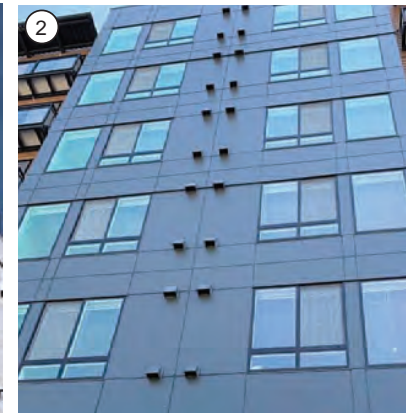
Renderings have been enhanced to reflect finer grain of proposed materials by including a closer representation of their actual size and layout in the close up images provided. Renderings are also accompanied by photos of actual product applications.



VIEW ALONG 120TH STREET



TEXTURED METAL PANEL 1" DEEP STAND-
ING SEAMS EVERY 1'-0"



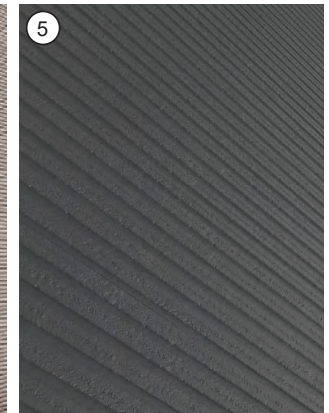
CEMENTITIOUS SMOOTH PANEL
REVEALS MAX EVERY 4' X 8'



FLAT METAL PANEL



TEXTURED CERAMIC
COATED CLADDING A



TEXTURED CERAMIC
COATED CLADDING B

DRB COMMENT:

Comments related to façade design:

- * In general building façades appear flat
- * Additional articulation requested at rear building elevations.
- * Building parapet lines are too repetitive.
- * Building corners are too hard.
- * Slater facing elevation, long linear roof line has no variation.

DESIGN TEAM RESPONSE:

Overall project before and after elevations call out areas further enhanced in response to general facade comments. Pages 11 thru 15 address more specific items.



SOUTH ELEVATION - PREVIOUS



SOUTH ELEVATION - PROPOSED

DRB COMMENT:

Comments related to façade design:

- * In general building façades appear flat
- * Additional articulation requested at rear building elevations.
- * Building parapet lines are too repetitive.
- * Building corners are too hard.
- * Slater facing elevation, long linear roof line has no variation.

DESIGN TEAM RESPONSE:

Overall project before and after elevations call out areas further enhanced in response to general facade comments. Pages 11 thru 15 address more specific items.



DRB COMMENT:

Comments related to façade design:

- * In general building façades appear flat
- * Additional articulation requested at rear building elevations.
- * Building parapet lines are too repetitive.
- * Building corners are too hard.
- * Slater facing elevation, long linear roof line has no variation.

DESIGN TEAM RESPONSE:

Overall project before and after elevations call out areas further enhanced in response to general facade comments. Pages 11 thru 15 address more specific items.



NORTH ELEVATION - PREVIOUS



NORTH ELEVATION - PROPOSED

DRB COMMENT:

Comments related to façade design:

- * In general building façades appear flat
- * Additional articulation requested at rear building elevations.
- * Building parapet lines are too repetitive.
- * Building corners are too hard.
- * Slater facing elevation, long linear roof line has no variation.

DESIGN TEAM RESPONSE:

Overall project before and after elevations call out areas further enhanced in response to general facade comments. Pages 11 thru 15 address more specific items.



EAST ELEVATION - PREVIOUS



EAST ELEVATION - PROPOSED

DRB COMMENT:

Comments related to façade design:

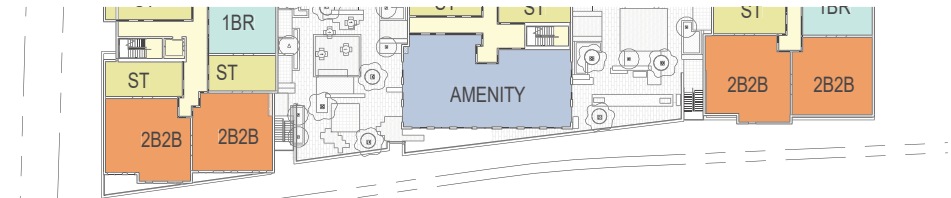
- * In general building façades appear flat
- * Additional articulation requested at rear building elevations.
- * Building parapet lines are too repetitive.
- * Building corners are too hard.
- * Slater facing elevation, long linear roof line has no variation.

DESIGN TEAM RESPONSE:

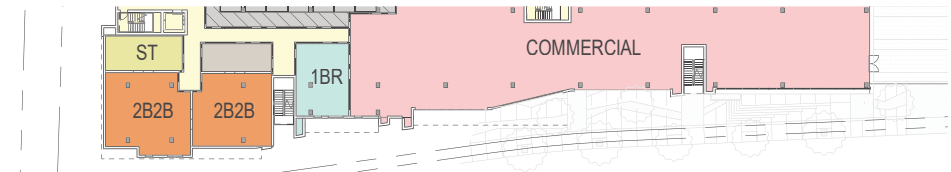
Along NE 120th St. Design Team is confident “E” shaped building configuration resulting in staggered facade planes will not make the elevation appear flat. In addition the inclusion of a drop off/deliveries area along that frontage has further enhanced the articulation of the overall facade. Design Team does not believe further articulation of parapet lines is necessary.



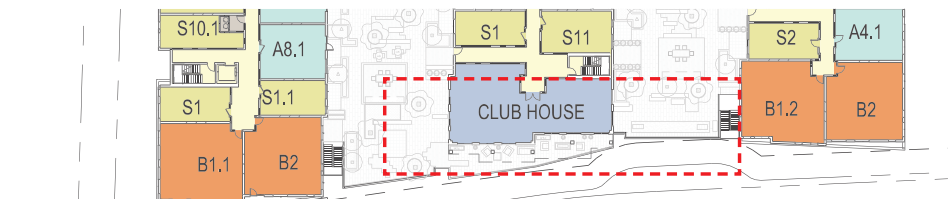
City of Kirkland - Slater Mixed-Use Project | January 26, 2021 | content: BUILDING A REVISIONS



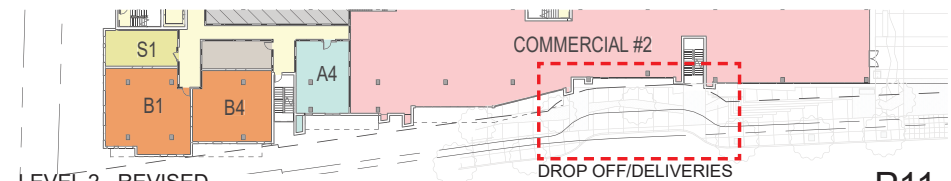
LEVEL 4 - PREVIOUS



LEVEL 2 - PREVIOUS



LEVEL 4 - REVISED



LEVEL 2 - REVISED

FAIRFIELD.

P11
carrierjohnson + CULTURA

DRB COMMENT:

Comments related to façade design:

- * In general building façades appear flat
- * Additional articulation requested at rear building elevations.
- * Building parapet lines are too repetitive.
- * Building corners are too hard.
- * Slater facing elevation, long linear roof line has no variation.

DESIGN TEAM RESPONSE:

At rear elevations additional articulation provided at residential areas by introducing recesses along facade as well as color variations. Added parapet variations at select locations and to highlight roof amenity area at Building B.

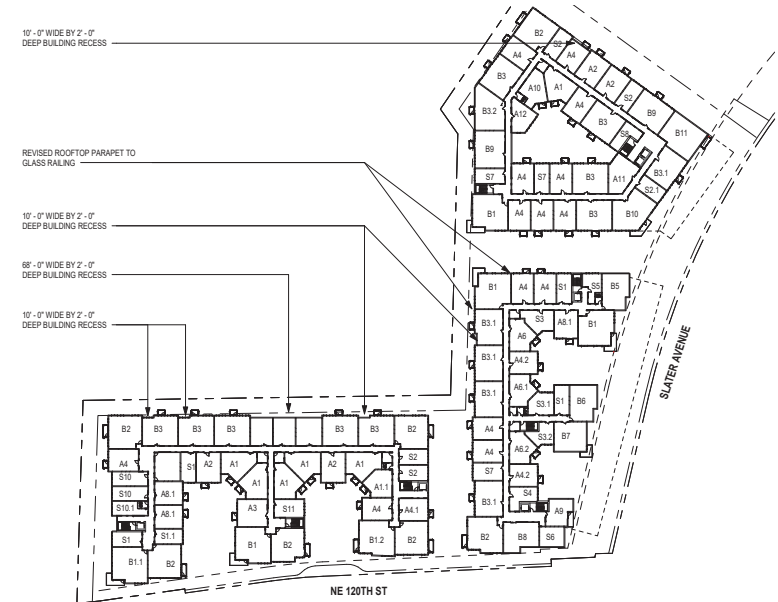
PREVIOUS



PROPOSED



City of Kirkland - Slater Mixed-Use Project | January 26, 2021 | content: BUILDING A NORTH ELEVATION REVISIONS



PROPOSED: FROM NE 124TH ST



FAIRFIELD.

P12
carrierjohnson + CULTURA

DRB COMMENT:

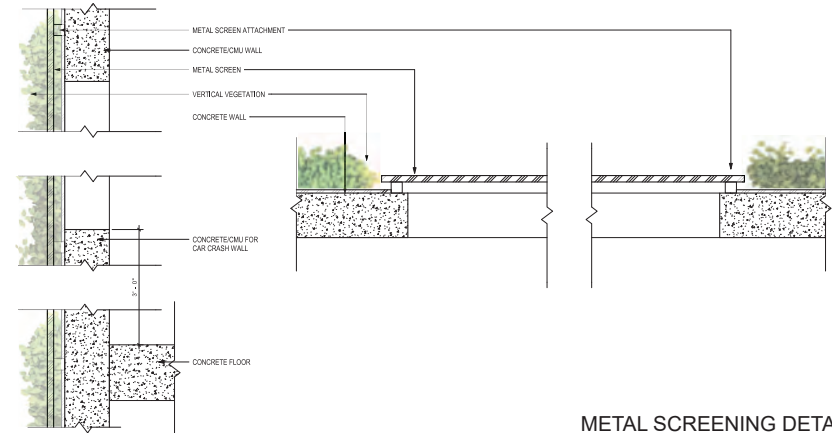
Comments related to façade design:

- * In general building façades appear flat
- * Additional articulation requested at rear building elevations.
- * Building parapet lines are too repetitive.
- * Building corners are too hard.
- * Slater facing elevation, long linear roof line has no variation.

DESIGN TEAM RESPONSE:

At rear elevations additional articulation provided at parking areas by further articulating the proposed garage screen. Additionally, vertical screening elements added which will use similar material as garage screening.

PREVIOUS



METAL SCREENING DETAIL

PROPOSED



DRB COMMENT:

Comments related to façade design:

- * In general building façades appear flat
- * Additional articulation requested at rear building elevations.
- * Building parapet lines are too repetitive.
- * Building corners are too hard.
- * Slater facing elevation, long linear roof line has no variation.

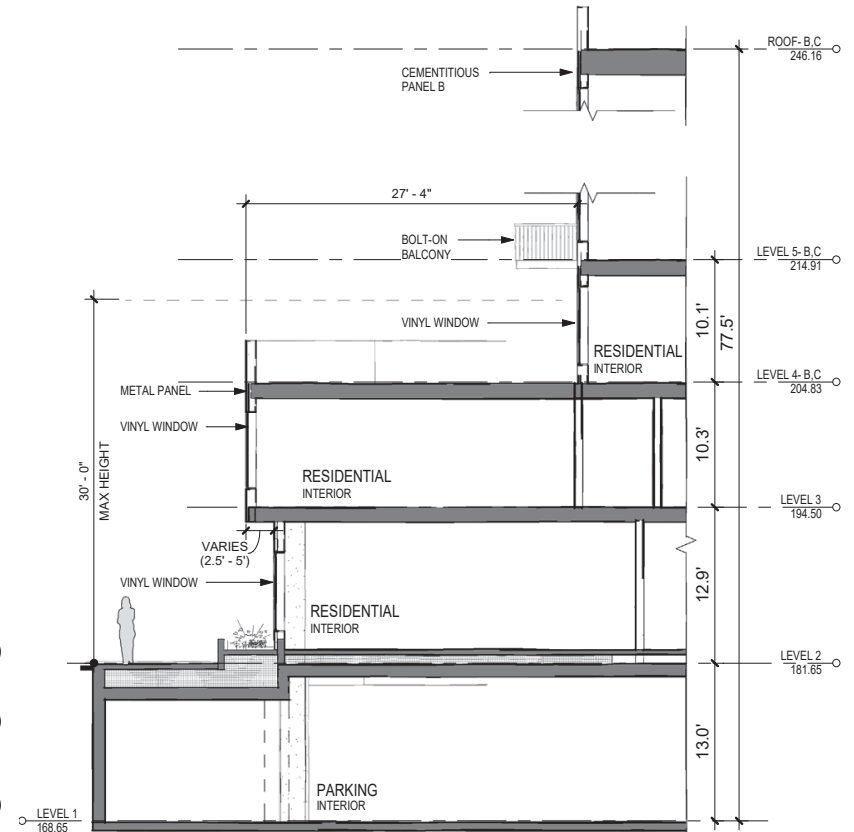
DESIGN TEAM RESPONSE:

Variation added along Slater Ave. via use of different shades of color for the proposed linear volumes. Materials scale and layout further represented by including photos of actual product applications as seen on P4 & P5. Additionally, the below wall sections details the horizontal breaks while moving up the building. Thus providing a comfortable pedestrian scale for those walking along the sidewalk.

PREVIOUS



PROPOSED



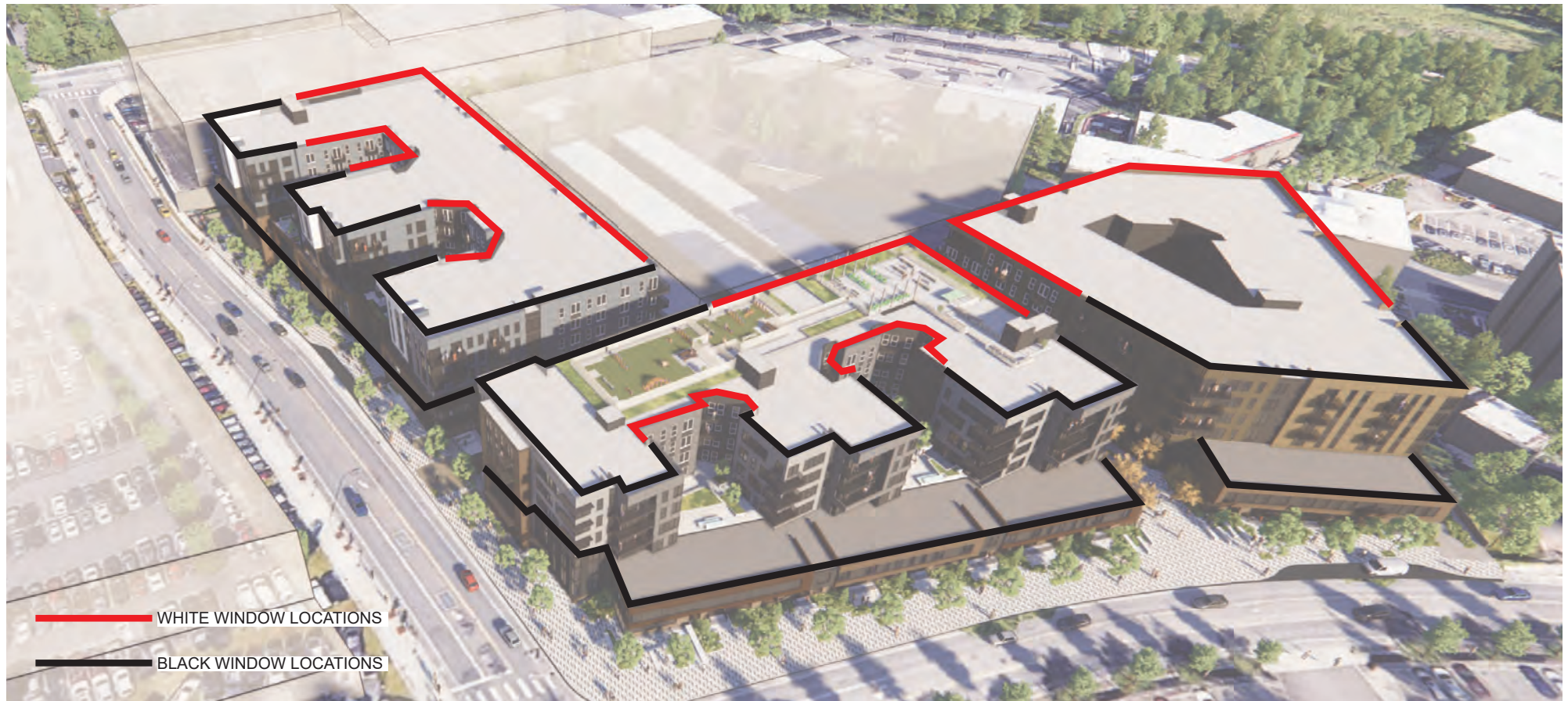
TYPICAL SECTION ALONG SLATER

DRB COMMENT:

Encouraged Design Team to further study use of white vinyl windows and consider other alternatives.

DESIGN TEAM RESPONSE:

Design Team proposes black vinyl windows at facades readily visible from public right of way and limit use of white vinyl windows to remaining areas.



DRB COMMENT:

Update exhibits detailing proposed loading area and trash collection. Need to illustrate the trash bin staging area.

DESIGN TEAM RESPONSE:

Proposed street loading locations have been updated through out the plan set and incorporated in to the design. The trash staging location between Buildings B + C will utilize the same design as the North elevation's garage screening.

SLATER TRASH STAGING



FENCE ENCLOSURE AT TRASH STAGING. TO BE MESH SCREEN DESIGN, SIMILAR TO GARAGE SCREENING AND PROPOSED TO BE 20% OPEN MAXIMUM.

120TH STREET LOADING



DRB COMMENT:

Add illustrations to address human scale; example is the wall along west entry drive.

DESIGN TEAM RESPONSE:

Added renderings from a closer angle to show fine grain for the building facades as well as landscape and hardscape features.



DRB COMMENT:

- Request for further clarification regarding the space behind the building
- Bollards at the end of our public plaza; possible risk to kids walking into the vehicular travel way
- Additional detailing of driveway spaces; what are the pedestrian features (designated walkway, seating, planting, etc.)

DESIGN TEAM RESPONSE:

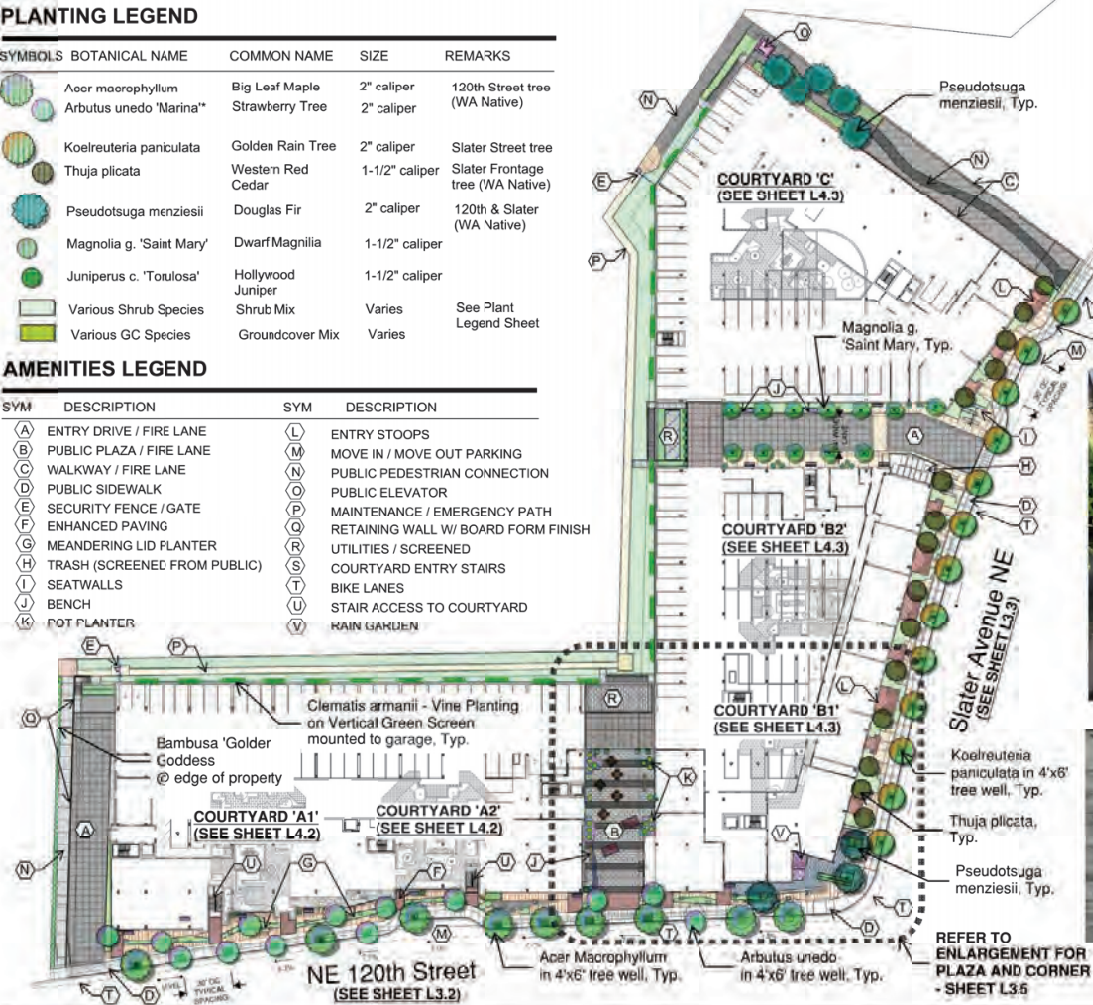
Landscape site plan notes gate locations which limit access to areas behind the building due to safety concerns. Ample lighting as shown on sheet P19 also provided in that area bollards are needed to remain to meet utility company requirements. Landscape site plan notes locations for seat walls, benches, entry stoops to enhance the pedestrian experience.

PLANTING LEGEND

SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	<i>Acer macrophyllum</i>	Big Leaf Maple	2" caliper	120th Street tree (WA Native)
	<i>Arbutus unedo</i> 'Narina'	Strawberry Tree	2" caliper	
	<i>Koeleruteria paniculata</i>	Golden Rain Tree	2" caliper	Slater Street tree
	<i>Thuja plicata</i>	Western Red Cedar	1-1/2" caliper	Slater Frontage tree (WA Native)
	<i>Pseudotsuga menziesii</i>	Douglas Fir	2" caliper	120th & Slater (WA Native)
	<i>Magnolia g.</i> 'Saint Mary'	Dwarf Magnolia	1-1/2" caliper	
	<i>Juniperus c.</i> 'Toulousa'	Hollywood Juniper	1-1/2" caliper	
	Various Shrub Species	Shrub Mix	Varies	See Plant Legend Sheet
	Various GC Species	Groundcover Mix	Varies	

AMENITIES LEGEND

SYM	DESCRIPTION	SYM	DESCRIPTION
(A)	ENTRY DRIVE / FIRE LANE	(L)	ENTRY STOOPS
(B)	PUBLIC PLAZA / FIRE LANE	(M)	MOVE IN / MOVE OUT PARKING
(C)	WALKWAY / FIRE LANE	(N)	PUBLIC PEDESTRIAN CONNECTION
(D)	PUBLIC SIDEWALK	(O)	PUBLIC ELEVATOR
(E)	SECURITY FENCE / GATE	(P)	MAINTENANCE / EMERGENCY PATH
(F)	ENHANCED PAVING	(Q)	RETAINING WALL W/ BOARD FORM FINISH
(G)	MEANDERING LID PLANTER	(R)	UTILITIES / SCREENED
(H)	TRASH (SCREENED FROM PUBLIC)	(S)	COURTYARD ENTRY STAIRS
(I)	SEATWALLS	(T)	BIKE LANES
(J)	BENCH	(U)	STAIR ACCESS TO COURTYARD
(K)	POT PLANTER	(V)	RAIN GARDEN



GREEN SCREEN AT GARAGE



CONCRETE SEATWALLS



PLANTER / SEATWALLS



MEANDERING LID PLANTER



BOARD FORM WALL FINISH

REFER TO ENLARGEMENT FOR PLAZA AND CORNER - SHEET L3.5

REPRESENTATIONAL IMAGES (SIMILAR)

DRB COMMENT:

- Request for further clarification regarding the space behind the building
- Bollards at the end of our public plaza; possible risk to kids walking into the vehicular travel way
- Additional detailing of driveway spaces; what are the pedestrian features (designated walkway, seating, planting, etc.)

DESIGN TEAM RESPONSE:

Landscape site plan notes gate locations which limit access to areas behind the building due to safety concerns. Ample lighting as shown on sheet P19 also provided in that area bollards are needed to remain to meet utility company requirements. Landscape site plan notes locations for seat walls, benches, entry stoops to enhance the pedestrian experience.



STREET VIEW ALONG NE 120TH STREET)



TERRACED STEPS



MEANDERING LID PLANTER



PAVING ACCROSS LID PLANTER

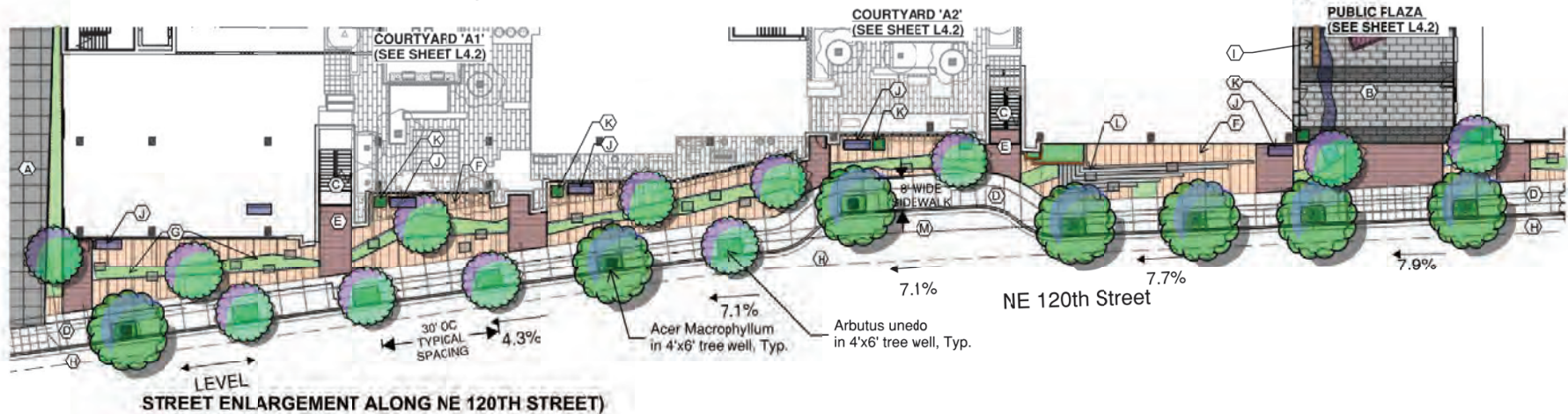
AMENITIES LEGEND

SYM	DESCRIPTION
(A)	ENTRY DRIVE / FIRE LANE
(B)	PUBLIC PLAZA / FIRE LANE
(C)	STAIR ACCESS TO COURTYARD
(D)	PUBLIC SIDEWALK
(E)	SECURITY FENCE / GATE
(F)	ENHANCED PAVING
(G)	MEANDERING LID PLANTER
(H)	BIKE LANES
(I)	SEATWALLS
(J)	BENCH
(K)	POT PLANTER
(L)	TERRACED STEPS
(M)	MOVE IN / MOVE OUT PARKING



ENHANCED PAVING

REPRESENTATIONAL IMAGES (SIMILAR)



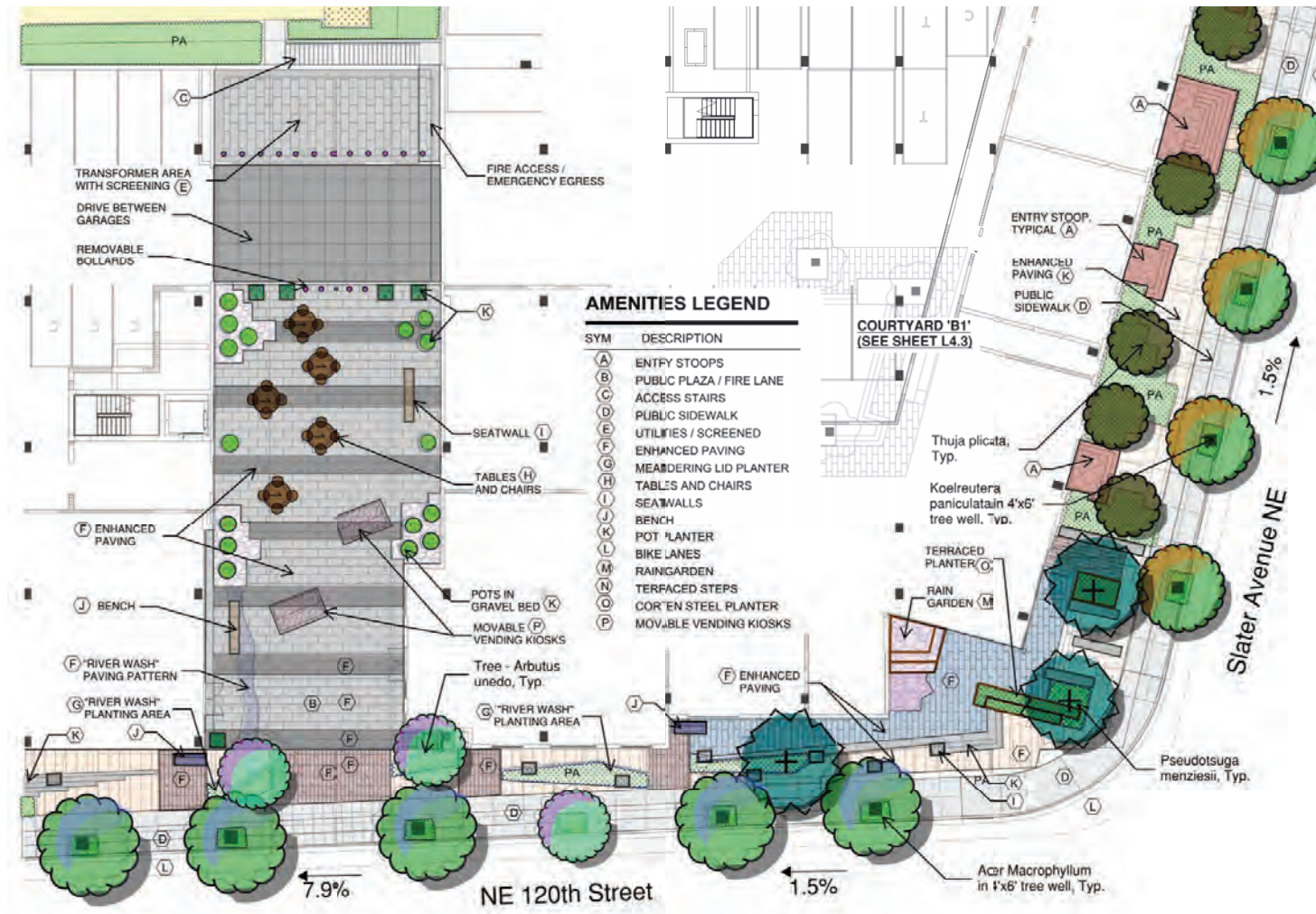
STREET ENLARGEMENT ALONG NE 120TH STREET)

DRB COMMENT:

- Request for further clarification regarding the space behind the building
- Bollards at the end of our public plaza; possible risk to kids walking into the vehicular travel way
- Additional detailing of driveway spaces; what are the pedestrian features (designated walkway, seating, planting, etc.)

DESIGN TEAM RESPONSE:

Landscape site plan notes gate locations which limit access to areas behind the building due to safety concerns. Ample lighting as shown on sheet P19 also provided in that area bollards are needed to remain to meet utility company requirements. Landscape site plan notes locations for seat walls, benches, entry stoops to enhance the pedestrian experience.



REPRESENTATIONAL IMAGES (SIMILAR)



DRB COMMENT:

- Request for further clarification regarding the space behind the building
- Bollards at the end of our public plaza; possible risk to kids walking into the vehicular travel way
- Additional detailing of driveway spaces; what are the pedestrian features (designated walkway, seating, planting, etc.)

DESIGN TEAM RESPONSE:

Landscape site plan notes gate locations which limit access to areas behind the building due to safety concerns. Ample lighting as shown on sheet P19 also provided in that area bollards are needed to remain to meet utility company requirements. Landscape site plan notes locations for seat walls, benches, entry stoops to enhance the pedestrian experience.



STREET VIEW ALONG SLATER AVENUE NE



SEATWALLS



RAISED PLANTER

REPRESENTATIONAL IMAGES (SIMILAR)

