



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

MEMORANDUM

To: Design Review Board
From: Angela Ruggeri, Senior Planner
Date: March 8, 2018
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 prior to staff making the final decision.

II. PROPOSAL

The applicant has made some minor modifications to Phase 1 of the Kirkland Urban project. These modifications are shown in Attachment 1 and summarized by the applicant below.

1. Blank wall treatment at site entry road between buildings E and A/B
 - a. Perforated screen wall revised from custom Corten to painted Aluminum profile metal panel (deeper profile)
 - b. Screen wall length reduced with enhanced planting on exposed concrete wall
 - i. Breaking the screen wall reduces apparent length of wall
 - ii. Screen wall utilized where planting cannot be placed directly against wall (garage exhaust and generator relief louvers)
 - c. As you are aware, the cantilevered walkway was replaced with an ADA lift and approved previously by the DRB.
2. Buildings B and G modified to accommodate tenant requirements and to meet budget requirements for leasing.
 - a. Building B
 - i. Floor plan reduced slightly to accommodate tenants space requirements
 - ii. Materials changed on exterior façade
 1. Wood façade material replaced with combination of wood grain high pressure laminate and metal panel for durability
 2. Wood soffit replaced with wood grain high pressure laminate siding.
 - iii. Height of building reduced and overhangs reduced
 - iv. Columns moved inboard to eliminate redundant structure
 - v. Pathway added at east side of building

- vi. Trash room and chute replaced elevator
- vii. Exterior trash holding area added per tenant request with trellis screening overhead
- b. Building G
 - i. Floor plan modified slightly to accommodate tenant
 - ii. Windows reduced to accommodate restaurant back of house
 - iii. Materials changed on exterior façade
 - 1. Wood façade material replaced with combination of wood grain high pressure laminate and metal panel for durability
 - 2. Wood soffit replaced with wood grain high pressure laminate siding.
 - iv. Height of building reduced and overhangs reduced
 - v. Columns moved inboard to eliminate redundant structure
 - vi. Green roof replaced with decorate rock ballast
 - vii. Exterior trash holding area added per tenant request
- 3. Building E south façade
 - a. Vertical fins at 30 foot spacing and horizontal fins at each floor replaced with series of alternating vertical fins spaced at 10'-0"
 - b. Goal is to distribute textural elements requested by DRB over more of the façade.
- 4. Building F escalator canopy
 - a. Design revised from three separate canopies to one connected canopy following slope of escalator
 - b. Revised design provides better rain protection for both escalator and stair
 - c. Design detailing of canopy similar
 - i. Canopy supporting members have same material and profile
 - ii. Canopy columns have same wood cladding
 - iii. Same glass used.

There are a series of drawings in Attachment 1 showing the proposed changes. The first drawing on each page 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.

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

The applicant will explain each request at the DRB meeting on March 19.

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

Attachment 1 – Applicant’s proposal



KIRKLAND PARKPLACE

Mixed-Use Development

425 URBAN PLAZA
KIRKLAND, WA 98033

DESIGN UPDATES

MARCH 8, 2018

WOLLINS
GERMAN

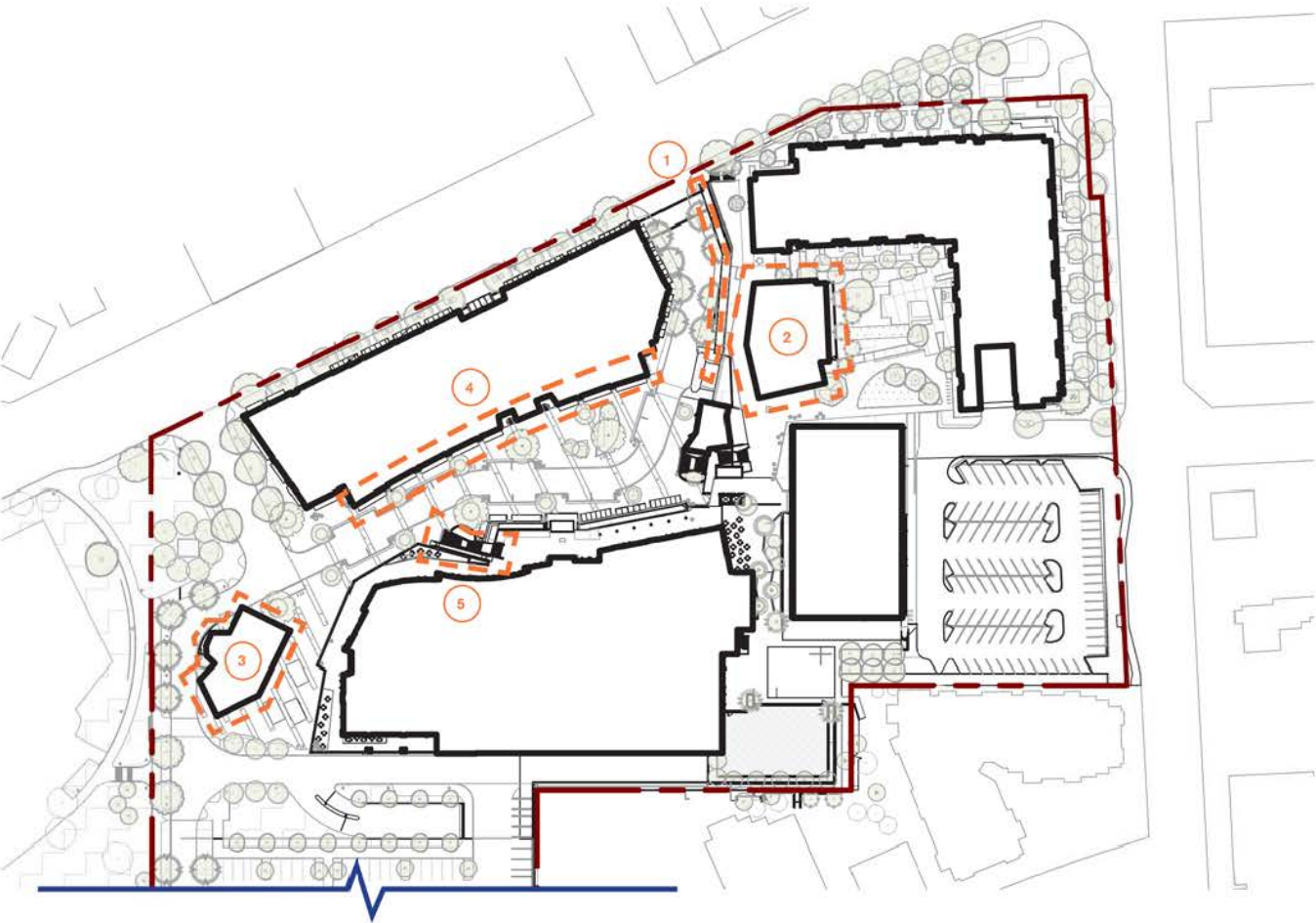
RYAN
BUILDING | OFFICE | RETAIL | HOUSING

TALON
PRIVATE CAPITAL

OVERALL SITE PLAN

PHASE ONE DESIGN REVISIONS

LEGEND



- 1 SITE BLANK WALL
- 2 BUILDING B
- 3 BUILDING G
- 4 BUILDING E SOUTH FACADE
- 5 BUILDING F ESCALATOR CANOPY

BLANK WALL AT SITE ENTRY

PREVIOUS

NOTES



VERTICAL PICKET
GUARDRAIL

ACCESSIBLE
RAMP HAS BEEN
REPLACED WITH
ADA LIFT

PERFORATED
CORTEN CHANNELS

PLANTER (ABOVE
GARAGE ENTRY)

RETURN OF
PERFORATED CORTEN
AT GARAGE ENTRY



- 1 CUSTOM PERFORATED CORTEN CLADDING AT CONCRETE GARAGE WALL REPLACED WITH A COMBINATION OF INCREASED PLANTING AGAINST EXPOSED CONCRETE, AND CLADDING OF ALUMINUM PERFORATED PANEL

PERFORATED SCREEN & COLOR OPTIONS



REDWOOD
SR: 0.38
E: 0.06
SRI: 41
DARK BRONZE
SR: 0.27
E: 0.05
SRI: 26

UPDATED



PROJECT SIGNAGE
INTEGRATED INTO WALL



GARAGE EXHAUST
(IN GRADE)

GENERATOR
RELIEF LOUVER

SITE LANDSCAPE

PLANTING DESIGN - TREES

STREET TREES



Acer rubrum 'Karpick'
Karpick Red Maple (3.5" Cal.)

SCREENING SHRUBS



Chamaecyparis obtusa 'Gracillis'
Hinoki False Cypress (various heights to maintain symmetry with grade 4'; 5'; 6' ht)

EVERGREEN SHRUB



Sarcococca rustifolia
Fragrant sweetbox (3 Gal.)

WALL-MOUNTED
SIGNAGE

GARAGE EXHAUST
GRATE
PERFORATED
SCREEN
WALL-MOUNTED
SIGNAGE



Attachment 1



Hydrangea quercifolia
'Snow Queen'
Snow Queen Oakleaf Hydrangea
(5 Gal.)



Hamamelis x intermedia
'Arnold's Promise'
Arnold Promise witch hazel
(5'-6' HT)



Cornus sericea 'Farrow'
Artic Fire redtwig dogwood
(5 gal.)

DECIDUOUS SHRUBS



Pachysandra terminalis 'Green Carpet'
Japanese Spurge



Polystichum munitum
Sword Fern

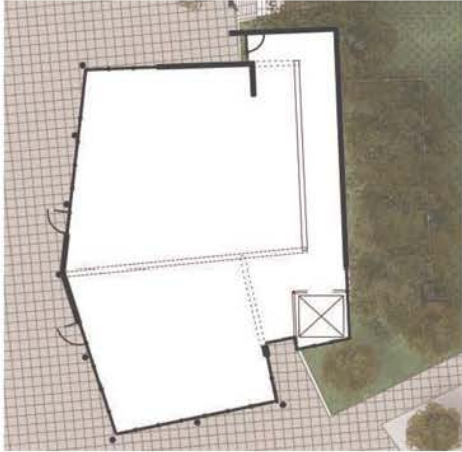
GROUNDCOVERS

HEWITT

BUILDING B

REVISIONS

PREVIOUS FLOOR PLAN



UPDATED FLOOR PLAN



BUILDING B UPDATED PER
TENANT REQUIREMENTS.

UPDATED MATERIALS



HPL - 1
HIGH PRESSURE
LAMINATE



MS - 1
PROFILE METAL
PANEL SIDING



CMU (GROUND-FACE)



HPL - 1
HIGH PRESSURE
LAMINATE WOOD
GRAIN SIDING



ROOF BALLAST
WASHED RAINBOW
RIVER ROCK

LEGEND

- 1 OVERHANGS REDUCED TO 6 FEET
- 2 COLUMNS MOVED INBOARD
- 3 GREEN ROOF REVISED TO DECORATIVE BALLAST
- 4 WOOD SIDING AND SOFFIT CHANGED TO WOOD LOOK HIGH PRESSURE LAMINATE
- 5 PROFILE METAL PANEL SIDING ADDED TO BREAK UP LARGER SOLID WALLS
- 6 HIGH PRESSURE LAMINATE RAIN SCREEN RETAINED AT LOWER PORTION OF BUILDING
- 7 SCREENED TRASH AREA WITH GROUND FACE CMU WALLS AND WOOD TRELLIS
- 8 ADDED PATHWAY
- 9 ADDED TRASH CHUTE IN LIEU OF ELEVATOR

BUILDING B

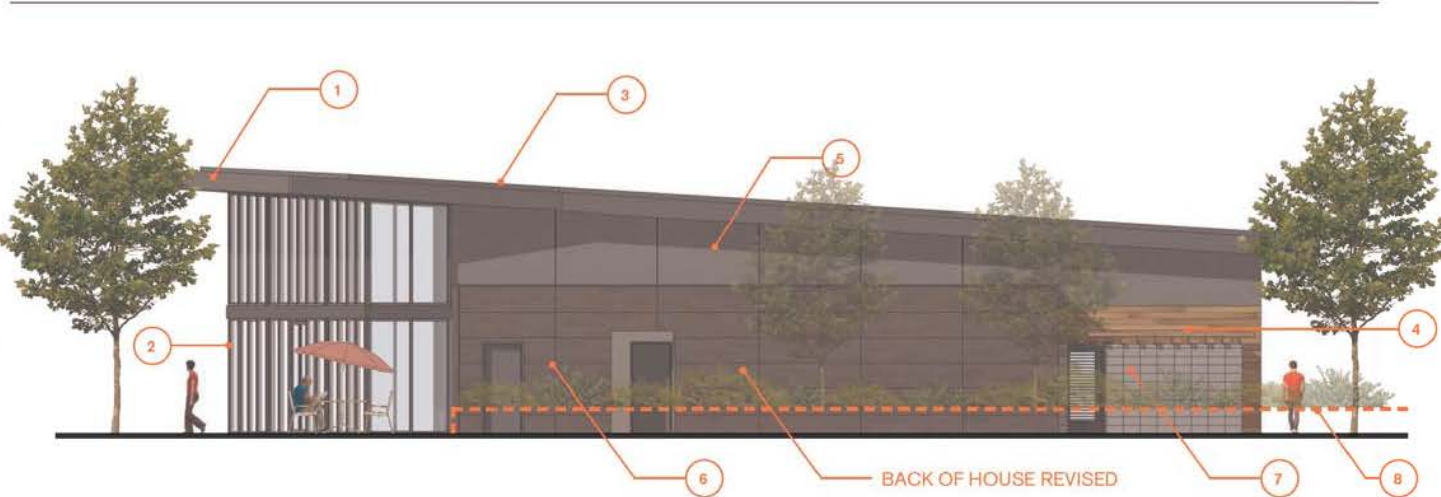
REVISIONS

Attachment 1

PREVIOUS EAST ELEVATION



UPDATED EAST ELEVATION



UPDATED MATERIALS



HPL - 1
HIGH PRESSURE
LAMINATE



MS - 1
PROFILE METAL
PANEL SIDING



CMU (GROUND-FACE)



HPL - 1
HIGH PRESSURE
LAMINATE WOOD
GRAIN SIDING



ROOF BALLAST
WASHED RAINBOW
RIVER ROCK

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- 7 SCREENED TRASH AREA WITH GROUND FACE CMU WALLS AND WOOD TRELLIS
- 8 RETAINING WALL WITH PLANTING

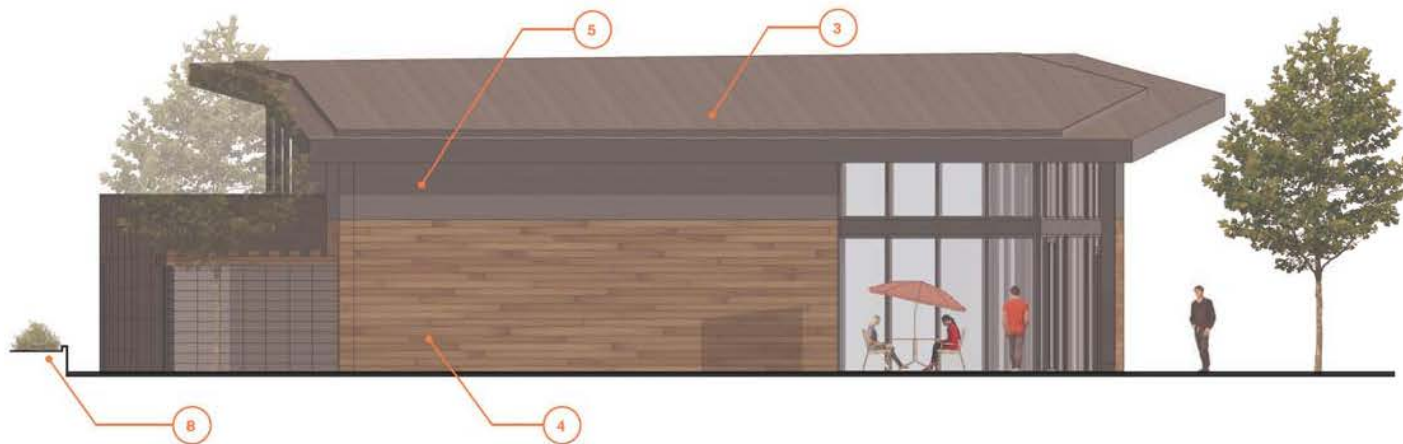
BUILDING B

REVISIONS

PREVIOUS NORTH ELEVATION



UPDATED NORTH ELEVATION



UPDATED MATERIALS



HPL - 1
HIGH PRESSURE
LAMINATE



MS - 1
PROFILE METAL
PANEL SIDING



CMU (GROUND-FACE)



HPL - 1
HIGH PRESSURE
LAMINATE WOOD
GRAIN SIDING



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WASHED RAINBOW
RIVER ROCK

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BUILDING B

REVISIONS

Attachment 1

PREVIOUS SOUTH ELEVATION



UPDATED SOUTH ELEVATION



UPDATED MATERIALS



HPL - 1
HIGH PRESSURE
LAMINATE



MS - 1
PROFILE METAL
PANEL SIDING



CMU (GROUND-FACE)



HPL - 1
HIGH PRESSURE
LAMINATE WOOD
GRAIN SIDING



ROOF BALLAST
WASHED RAINBOW
RIVER ROCK

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BUILDING B

REVISIONS

PREVIOUS WEST ELEVATION



UPDATED WEST ELEVATION



UPDATED MATERIALS



HPL - 1
HIGH PRESSURE
LAMINATE



MS - 1
PROFILE METAL
PANEL SIDING



CMU (GROUND-FACE)



HPL - 1
HIGH PRESSURE
LAMINATE WOOD
GRAIN SIDING



ROOF BALLAST
WASHED RAINBOW
RIVER ROCK

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BUILDING B

REVISIONS

PREVIOUS VIEW FROM WEST



UPDATED VIEW FROM WEST



UPDATED MATERIALS



HPL - 1
HIGH PRESSURE
LAMINATE



MS - 1
PROFILE METAL
PANEL SIDING



CMU (GROUND-FACE)



HPL - 1
HIGH PRESSURE
LAMINATE WOOD
GRAIN SIDING



ROOF BALLAST
WASHED RAINBOW
RIVER ROCK

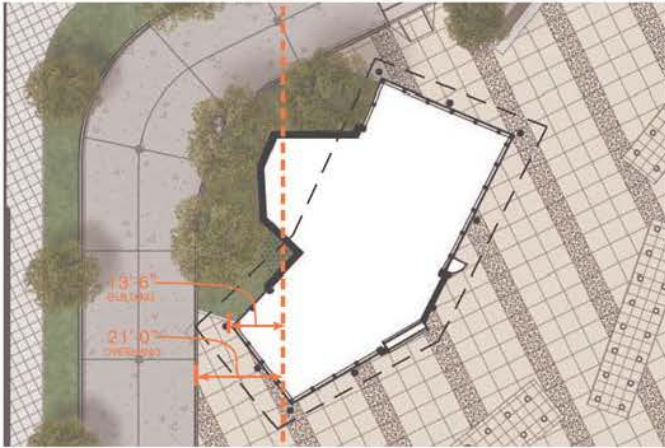
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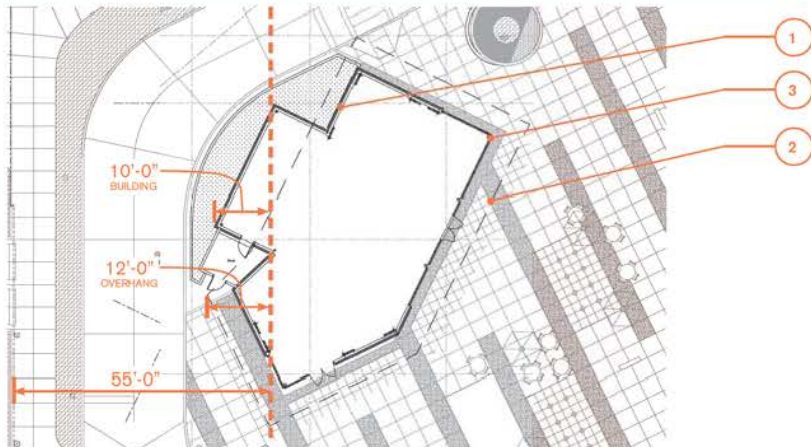
BUILDING G

REVISIONS

PREVIOUS FLOOR PLAN



UPDATED FLOOR PLAN



BUILDING G UPDATED PER TENANT REQUIREMENTS.

NOTE: BUILDING G MINOR MODIFICATION REQUEST APPROVED TO ALLOW BUILDING IN 55'-0" SETBACK. CURRENT DESIGN DOES NOT EXCEED APPROVED SETBACK

UPDATED MATERIALS



HPL - 1
HIGH PRESSURE
LAMINATE



MS - 1
PROFILE METAL
PANEL SIDING



CMU (GROUND-FACE)



HPL - 1
HIGH PRESSURE
LAMINATE WOOD
GRAIN SIDING



ROOF BALLAST
WASHED RAINBOW
RIVER ROCK

LEGEND

- 1 WINDOW AREA REDUCED TO PROVIDE RESTAURANT USER MORE BACK-OF-HOUSE SPACE TO ACCOMMODATE KITCHEN LAYOUT
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- 8 SCREENED TRASH AREA WITH GROUND FACE CMU WALLS

BUILDING G

REVISIONS

Attachment 1

PREVIOUS EAST ELEVATION



UPDATED EAST ELEVATION



UPDATED MATERIALS



HPL - 1
HIGH PRESSURE
LAMINATE



MS - 1
PROFILE METAL
PANEL SIDING



CMU (GROUND-FACE)



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HIGH PRESSURE
LAMINATE WOOD
GRAIN SIDING



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WASHED RAINBOW
RIVER ROCK

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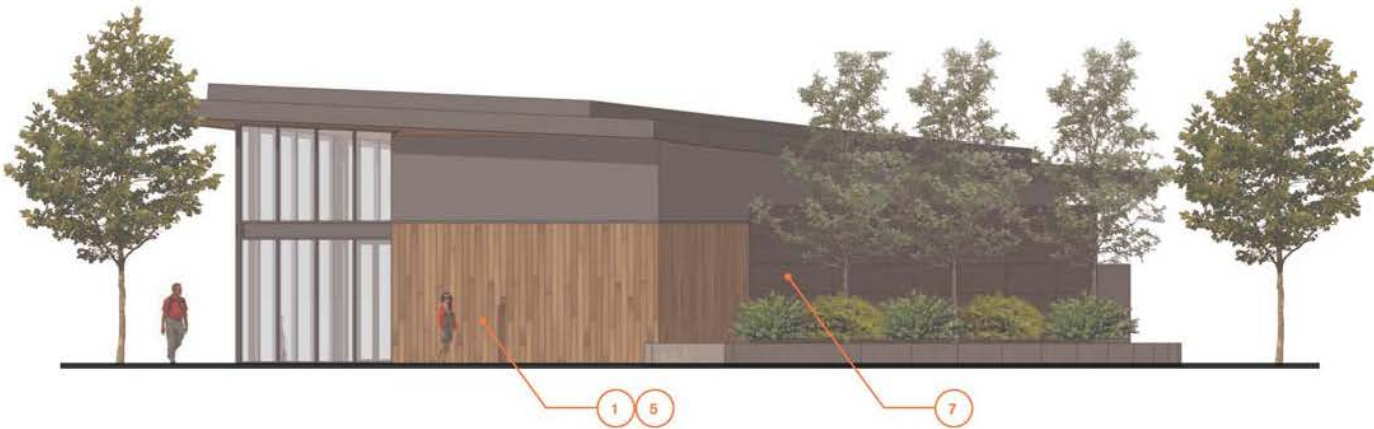
BUILDING G

REVISIONS

PREVIOUS NORTH ELEVATION



UPDATED NORTH ELEVATION



UPDATED MATERIALS



HPL - 1
HIGH PRESSURE
LAMINATE



MS - 1
PROFILE METAL
PANEL SIDING



CMU (GROUND-FACE)



HPL - 1
HIGH PRESSURE
LAMINATE WOOD
GRAIN SIDING



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WASHED RAINBOW
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BUILDING G

REVISIONS

Attachment 1

PREVIOUS SOUTH ELEVATION



UPDATED SOUTH ELEVATION



UPDATED MATERIALS



HPL - 1
HIGH PRESSURE
LAMINATE



MS - 1
PROFILE METAL
PANEL SIDING



CMU (GROUND-FACE)



HPL - 1
HIGH PRESSURE
LAMINATE WOOD
GRAIN SIDING



ROOF BALLAST
WASHED RAINBOW
RIVER ROCK

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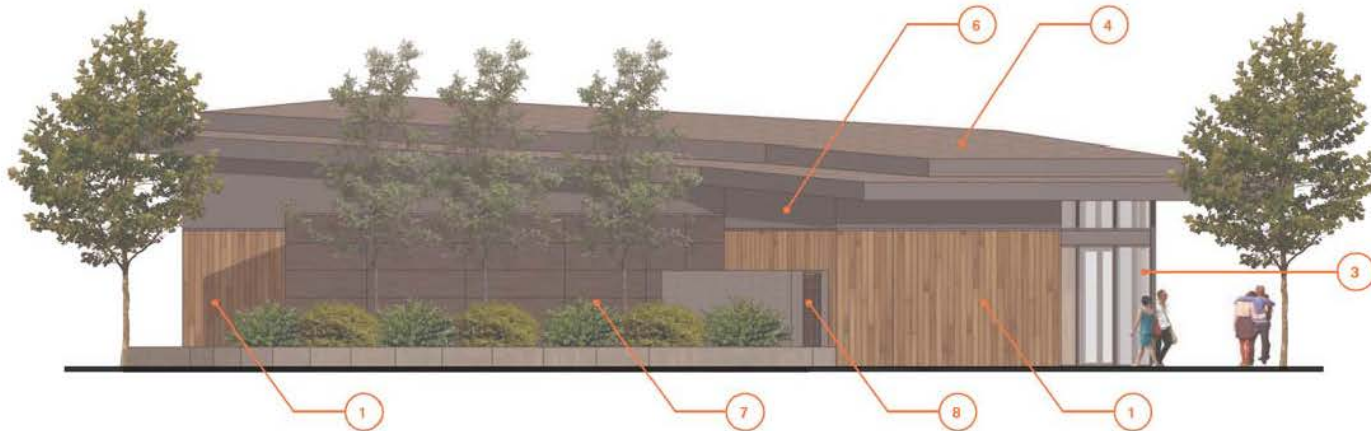
BUILDING G

REVISIONS

PREVIOUS WEST ELEVATION



UPDATED WEST ELEVATION



UPDATED MATERIALS



HPL - 1
HIGH PRESSURE
LAMINATE



MS - 1
PROFILE METAL
PANEL SIDING



CMU (GROUND-FACE)



HPL - 1
HIGH PRESSURE
LAMINATE WOOD
GRAIN SIDING



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WASHED RAINBOW
RIVER ROCK

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BUILDING G

REVISIONS

Attachment 1

PREVIOUS VIEW FROM SOUTHEAST



UPDATED VIEW FROM SOUTHEAST



UPDATED MATERIALS



HPL - 1
HIGH PRESSURE
LAMINATE



MS - 1
PROFILE METAL
PANEL SIDING



CMU (GROUND-FACE)



HPL - 1
HIGH PRESSURE
LAMINATE WOOD
GRAIN SIDING



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WASHED RAINBOW
RIVER ROCK

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- 8 SCREENED TRASH AREA WITH GROUND FACE CMU WALLS

BUILDING E

REVISIONS TO SOUTH CURVED FACADE

PREVIOUS



NOTES

- COMBINATION OF HORIZONTAL AND VERTICAL FINS REPLACED WITH AN ALTERNATING PATTERN OF VERTICAL FINS
- GOAL TO DISTRIBUTE "TEXTURAL ELEMENTS" OVER LARGER EXPANSE OF THE CURTAINWALL

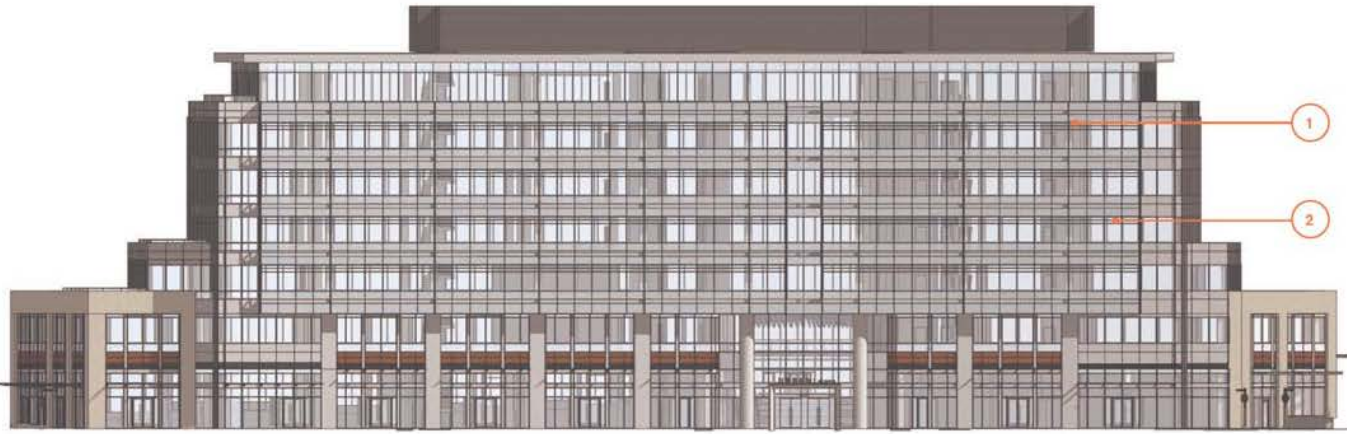
UPDATED



BUILDING E

REVISIONS TO SOUTH CURVED FACADE

PREVIOUS



EXISTING

- 1 VERTICAL FINS AT 30' - 0" O.C.
- 2 HORIZONTAL FINS

UPDATED



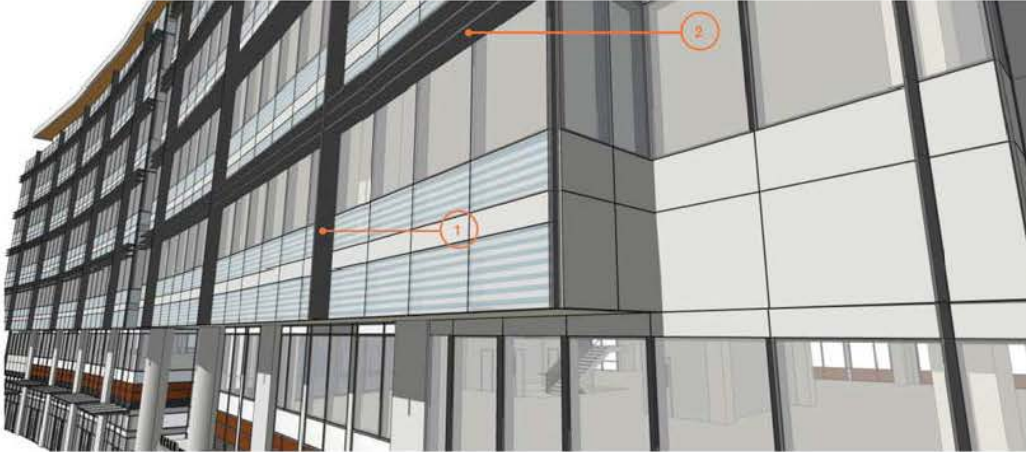
UPDATED

- 3 VERTICAL FINS AT 10' - 0" O.C. (ALTERNATING PATTERN)

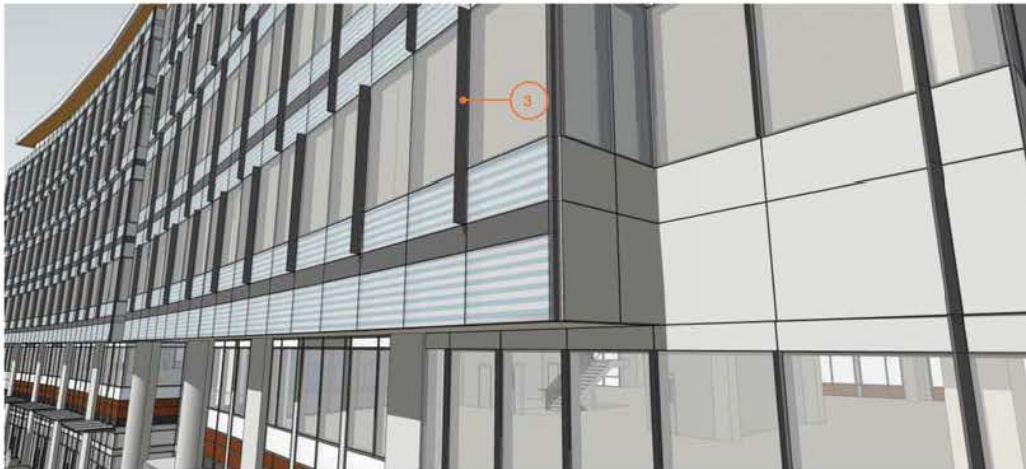
BUILDING E

REVISIONS TO SOUTH CURVED FACADE

PREVIOUS



UPDATED



LEGEND

- 1 VERTICAL FINS AT 30' - 0" O.C.
- 2 HORIZONTAL FINS

UPDATED

- 3 VERTICAL FINS AT 10' - 0" O.C. (ALTERNATING PATTERN)

BUILDING E

REVISIONS TO SOUTH CURVED FACADE

PREVIOUS



NOTES

- COMBINATION OF HORIZONTAL AND VERTICAL FINS REPLACED WITH AN ALTERNATING PATTERN OF VERTICAL FINS
- GOAL TO DISTRIBUTE "TEXTURAL ELEMENTS" OVER LARGER EXPANSE OF THE CURTAINWALL

UPDATED



BUILDING F

ESCALATOR CANOPY REVISION

PREVIOUS



UPDATED



NOTES

- ESCALATOR CANOPY REVISED FROM THREE SEPARATE CANOPIES TO ONE CONTINUOUS CANOPY SLOPED TO FOLLOW ESCALATOR AND STAIR
- PROVIDES BETTER PROTECTION FOR USERS AND PROLONGS LIFE OF ESCALATOR
- V-SHAPED PROFILE OF CANOPY (CROSS-SECTION) REMAINS THE SAME
- WOOD WRAPPED COLUMNS, PAINTED STEEL FRAME AND GLASS INFILL RETAINED

BUILDING F

ESCALATOR CANOPY REVISION

PREVIOUS



UPDATED



NOTES

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- PROVIDES BETTER PROTECTION FOR USERS AND PROLONGS LIFE OF ESCALATOR
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- WOOD WRAPPED COLUMNS, PAINTED STEEL FRAME AND GLASS INFILL RETAINED