



SUMMARY OF DECISION
ADMINISTRATIVE DESIGN REVIEW (A.D.R.)

File No.: ADR11-00001
Project Name: AutoZone Expansion/Remodel
Applicant: Phillip Pecord with AutoZone
Project Planner: Jon Regala
Date: April 13, 2011

Decision: Denied
 Approved
 Approved with the following conditions

I. CONDITIONS OF APPROVAL

- A. Prior to final inspections, the applicant shall complete installation of all requirement improvements and schedule a final inspection by the Department of Planning and Community Development to verify compliance with approved design plans.
- B. The Planning Official may approve a modification to the A.D.R. approval for the proposed development if:
 - 1. The need for the modification was not known and could not reasonably have been known before the A.D.R. approval was granted;
 - 2. The modification is minor and will not, in any substantial way, change the proposed development; and
 - 3. The development that will result from the modification will be consistent with the design regulations and design guidelines.

Any modification, other than as specified above, shall be reviewed and decided upon as a new ADR approval under Chapter 142 (see Conclusion V.C).

II. GENERAL INFORMATION

Location: 12660 Totem Lake Boulevard

Existing Site Conditions: The subject property is the lower portion of Totem Lake Mall. The lower Mall is approximately 16.54 acres in size and is developed with approximately 193,842 square feet of commercial and retail space.

Description of the Proposal: The proposal consists of adding approximately 1,500 square feet to the south façade of the former Schuck's free standing one-story retail space. The building is located in the northwest corner of the subject property. The proposal also includes a new sidewalk and landscaping based on the City's design regulations. The new sidewalk will eliminate 10 parking spaces.

Surrounding Land Uses:

North: Various medical office buildings

South: Totem Lake Mall parking lot

East: Totem Lake Mall building and parking lot

West: Totem Lake Boulevard and I-405

Zoning: TL2

Comprehensive Plan Designation: Retail/Commercial

III. ENVIRONMENTAL REVIEW

The proposal is exempt from SEPA review.

IV. COMPLIANCE WITH DESIGN REVIEW REGULATIONS

REGULATION APPLIES



Landscaping



Pedestrian-oriented streets

Required:



10' wide sidewalk



5' wide pedestrian weather protection



Access to buildings



Pedestrian-oriented space and plazas

Description: Through block pedestrian standards apply to only the portion of the project near the main entrance addition (8' wide sidewalk and trees).



Blank wall treatments



Treatment of building facades

Options:



Transparent windows



Artwork

Landscaping

Description: Does not apply. The existing building, due to its orientation to Totem Lake Boulevard and location of the front entry, is not a pedestrian oriented façade.

REGULATION
APPLIES

Screening of certain areas

Major pedestrian pathways

Public Improvements and Site Feature Standards

On-site improvements

Parking lots

Parking garages

Techniques to moderate bulk and mass

Required:

- Maximum facade length of 70' without vertical definition
- CBD 4, 6, and 8 modulations on north-south axis
- CBD 6 and 8 modulations on east-west axis
- Horizontal definition (top, middle, bottom)

Description:

Techniques to achieve human scale

Applicable facades: 1

Number of elements required: 1

Options:

- Balconies
- Bay windows
- Pedestrian-oriented space
- Window treatments

- Window panes
- Hipped or gable roof
- Covered entry
- Upper story setbacks
- Other

Description: Pedestrian oriented space provided near main entry and includes landscaping, seating, and lighting.

Techniques to achieve architectural scale

Building material, color and design details

Applicable facades: 1

Number of elements required: 3

Options:

- Decorative roof lines
- Decorative molding or framing
- Decorative glazing
- Decorative railings
- Trellises or arbors
- Decorative lighting
- Decorative masonry
- Wood patterns or details
- Distinctive tile, stone, glass block, etc.
- Decorative paving
- Artwork
- Other

Description: Split face CMU, decorative stucco pilasters, and formed cornice on varied roofline.

Prohibited materials

Metal siding

Concrete block

Awnings

Required:

- No back-lit translucent
- Materials

Description:

Building cornerstone or plaque

Required.

Building corners

V. COMPLIANCE WITH OTHER CITY REQUIREMENTS

A. Zoning Code Use Zone Chart

Fact: The fundamental site development standards pertaining to the TL 2 zone apply to the proposed project.

Conclusion: The proposal complies with the TL 2 development standards.

B. Modifications

1. Fact: Zoning Code Section 142.50 states that the Planning Official may approve a modification to the A.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 A.D.R. approval was granted;
- b. The modification is minor and will not, in any substantial way, change the proposed development; and
- c. The development that will result from the modification will be consistent with the design regulations and design guidelines.

2. Conclusion: Any modification that does not meet the criteria in Section 142.50 must be decided upon as a new A.D.R. approval.

C. Development is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances.