



June 24, 2014

Jeff Boone  
Public 47 Architects  
820 John Street  
Seattle, WA 98109

*SENT VIA EMAIL – NO HARD COPY TO FOLLOW*

**RE: CONCEPTUAL DESIGN CONFERENCE MEETING SUMMARY  
EASTSIDE PREP SCIENCE BLDG & GYM EXPANSION  
FILE NO. DRV14-00876**

Dear Mr. Boone:

On June 16, 2014, the Design Review Board (DRB) held the Conceptual Design Conference (CDC) for the proposed Eastside Prep Science & Gym expansion located at 10624 & 10626 NE 37<sup>th</sup> Circle within the Linbrook Office Park. This letter summarizes some of the key points that the DRB discussed at the meeting, as well as their general recommendations for the project as it proceeds to the Design Response Conference. I've also provided some of the guideline and/or zoning basis for the DRB's direction.

The Design Response Conference (DRC) will be scheduled within 60 days of receipt of a complete application. A complete application must be submitted within six months following the CDC or a new CDC will be required. The end of the letter contains a list of other items needed for the DRC application.

**Discussion Issues**

**A. Scale**

The DRB expressed a preference for massing Alternative #3. Other recommendations and comments by the DRB are summarized below.

- A key vantage point identified DRB was from the site entrance. Other potential vantage points may include various areas along NE 38<sup>th</sup> Place, across the street to the north (South Kirkland Park & Ride site), and potentially from Northrup Way between the existing buildings. The building design should be mindful of these vantages.

- The scaling and design of the project should update the existing office park aesthetic. The scale of this project will be very different given the proposed height relative to the existing building's size.
- The building design should develop its own style given the proposed uses (science building and gym) and its context.
- Blank walls were a concern. Additional details on building articulation should be provided especially at the north (near commons) and south facades (near play area).

The *Design Guidelines for Yarrow Bay Business District* contain the following guidelines that address the use of these techniques:

- *Within interior portions of sites orient buildings to plazas, common open spaces or major internal pedestrian walkways.*
- *Configure development to provide focal points and opportunities for coordinated pedestrian and vehicular access.*
- *Incorporate fenestration techniques proportionate in size and pattern for the scale of the building. This is particularly important on upper floors, where windows should be divided into individual units with each window unit separated by a visible mullion or other element. "Ribbon windows" (continuous horizontal bands of glass) or "window walls" (glass over the entire surface) do little to indicate the scale of the building and are thus discouraged, except in special circumstances where they serve as an accent element.*
- *Encourage vertical modulation on multi-story buildings to add variety. Vertical modulation may be particularly effective for tall buildings adjacent to a street, plaza, or residential area to provide compatible architectural scale and to minimize shade and shadow impacts.*
- *Incorporate horizontal building modulation techniques to reduce the architectural scale of the building and add visual interest. Horizontal building modulation is the horizontal articulation or division of an imposing building façade through upper story setbacks, awnings, balconies, roof decks, eaves, and banding of contrasting materials. Elevations that are modulated with horizontal elements appear less massive than those with sheer, flat surfaces. Recommended horizontal building modulation techniques include:*
  - *Roofline modulation and a change in building materials.*
  - *Step back building facades, generally above the second floor.*
- *Break up long continuous walls with a combination of horizontal building modulation, change in fenestration, and/or change in building materials. This is especially important for office buildings.*
- *Encourage a variety of roofline modulation techniques such as hipped or gabled rooflines and modulated flat rooflines. As a general rule, the larger the building or unbroken roofline, the bigger the modulation should be. In determining the appropriate roof type and amount of modulation, consider the distance from which the building can be viewed. For example, a large commercial building adjacent to a parking lot is capable of being viewed from a relatively large distance and will consequently necessitate greater roofline modulation.*
- *Encourage a combination of architectural elements that give buildings a human scale. Examples include arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, street front courtyards and plazas outside of retail spaces. Window fenestration techniques described in Section 4 can also be*

*effective. Consider the distances from which buildings can be viewed (from the sidewalk, street, parking lot, open space, etc.).*

*Avoid blank walls near sidewalks, major internal walkways, parks, and pedestrian areas. Use the following treatments to mitigate the negative effects of blank walls (in order of preference):*

- *Configure buildings and uses to avoid blank walls exposed to public view.*
- *Provide a planting bed with plant material to screen most of the wall.*
- *Install trellises with climbing vines or plant materials to cover the surface of the wall. For long walls, use trellises to avoid monotony.*
- *Provide artwork on the wall surface.*
- *Provide architectural techniques that add visual interest at a pedestrian scale, such as a combination of horizontal building modulation, change in building materials and/or color, and use of decorative building materials.*
- *Provide decorative lighting fixtures.*
- *Where buildings are not located at the sidewalk, incorporate landscaping, a pedestrian plaza or open space between the building and the sidewalk or provide building façade treatment.*
- *Incorporate transparent windows, pedestrian entrances, and weather protection along facades adjacent to a sidewalk or internal pathway. Weather protection features could include awnings, canopies, marquees, or other similar treatments.*
- *Locate building entrances that open on to plazas.*
- *Provide transitional zones along building edges to allow for outdoor seating areas and a planted buffer.*
- *Use a variety of quality building materials such as brick, stone, timber, and metal to add visual interest to the buildings and reduce their perceived scale. Use masonry or other durable materials - especially near the ground level.*
- *Avoid use of concrete block and large expansive tilt up concrete facades.*

## **B. Pedestrian Access**

The DRB supported the concept of emphasizing and/or strengthening the relationship to existing commons area north of the proposed building. Additional details should be provided in terms of overhead weather protection associated with the new building.

The *Design Guidelines for Yarrow Bay Business District* contain the following guidelines that pertain to pedestrian access:

- *Provide pedestrian plazas in conjunction with building and site spaces that are accessible to the general public, residents and transit users.*
- *Provide weather protection along the primary exterior entrance of all businesses, residential units, and other buildings.*
- *Design weather protection features to provide adequate width and depth at building entries.*
- *Pedestrian covering treatments may include: covered porches, overhangs, awnings, canopies, marquees, recessed entries or other similar features. A variety of styles and colors should be considered and be compatible with the architectural style of the building and the ground floor use.*

- *Back lit, plastic awnings are not appropriate.*

### **C. Open Space and Landscaping**

The DRB requested a detailed landscape plan. The applicant should continue to explore additional landscaping opportunities along the fire lane south of the proposed building.

KZC Chapter 95 requires that a landscape plan be approved as part of the design review process. The *Design Guidelines for Yarrow Bay Business District* contain the following guidelines that pertain to open space and the visual quality of landscapes:

- *Provide landscaping elements that add color and seasonal interest. This can include trees, planting beds, potted plants, trellises, and hanging plants.*
- *Locate plazas in sunny locations.*
- *Provide landscaping, plazas or building façade treatments to enhance the pedestrian experience. In general, buildings that have less pedestrian orientation will merit more landscaping and façade treatments to prevent blank walls.*
- *Position plazas in locations adjacent to and visible from major streets, such as along NE 38th Place, major internal circulation routes, or where there are strong pedestrian flows on neighboring sidewalks. For large sites, development should be configured to create one or more focal plazas. To enhance visibility and accessibility, plazas usually should be no more than 3' above or below the adjacent sidewalk or internal pathway.*
- *Design landscaping for the purpose and context in which it will be located. The auto oriented landscaping requires strong plantings of a structural nature to act as buffers or screens for pedestrians. The pedestrian landscape should emphasize the subtle characteristics of the plant materials. The building landscape should use landscaping that complements the building's qualities and screens service areas or blank walls while not blocking views of the business or signage.*
- *Encourage a colorful mix of drought tolerant and low maintenance trees, shrubs and perennials. Except in special circumstances, ivy should be avoided.*

### **D. Items Required for Design Response Conference**

In addition to the items outlined in the application form for the Design Response Conference, the DRB noted the need for the following items to be submitted for review:

- SketchUp model (or other model), including adjoining buildings, illustrating various views of the project; specifically from:
  - NE 38<sup>th</sup> Place site entry to existing commons area
  - SR520
  - Northrup Way between hotel and office building
- Sections through the project and including adjoining buildings
- Shadow study

When further refining the proposal and responding to the DRB's comments, please be sure to review *Design Guidelines for Yarrow Bay Business District*. This document can be accessed at the Planning Department's website, which can be found at:

<http://www.kirklandwa.gov/depart/Planning.htm>

**Design Response Conference (DRC) – Additional Items**

The DRC application packet and checklist can be found online via the 'Applications and Forms' link on the Planning Department's website (left-side column). As part of your DRC application, please submit the following items:

- Mechanical equipment location and screening information
- Height calculation
- Lot coverage information
- Landscape plan
- Tree Retention Plan - please see KZC Section 95.30 for details
- Site plan showing location additional opportunities for pedestrian connections from the building to NE 38<sup>th</sup> Place - see KZC Section 105.18 for details

If you have any additional questions, please feel free to contact me at [jregala@kirklandwa.gov](mailto:jregala@kirklandwa.gov) or at (425) 587-3255.

Sincerely,

PLANNING AND COMMUNITY DEVELOPMENT



Jon Regala  
Senior Planner

Cc: DRB  
File No. DRV14-00876