



MEMORANDUM

To: Design Review Board
From: Jon Regala, Planning Supervisor
Date: February 29, 2016
File No.: DRV15-01765
Subject: VILLAGE AT TOTEM LAKE – PHASE I (LOWER MALL)
DESIGN RESPONSE CONFERENCE – Continued from February 18, 2016

I. MEETING GOALS

At the March 7, 2016 Design Review Board (DRB) meeting, the DRB should continue their review from the February 18th Design Response Conference. The February 18th DRB meeting on this topic was continued because the applicant requested additional time to complete their design response for Building C. Therefore, the DRB should discuss and provide feedback on the applicant's design response (see Attachment 1) to the following Phase I (lower Mall) components as discussed at the January 20th DRB meeting:

- Building C (multi-story mixed-use building)
- Design approach for the existing building's facades (Ross, Car Toys, etc.)

The DRB's discussion and feedback should be based on the design guidelines and conditions found in the Totem Lake Mall Amended Conceptual Master Plan (CMP).

Tenant guidelines for changing the building façade ('kit of parts', materials, articulation, and criteria/thresholds for façade changes) should be addressed at a future meeting.

II. DRB DIRECTION FROM JANUARY 20TH MEETING

A complete design response packet was not provided to staff in advance of preparing this memo, so a staff analysis of the applicant's revisions is not included below. At the January 20th DRB meeting, the DRB requested the following in regards to Building C:

- Further development of the proposed massing scheme to include building details and articulation.
- Supply additional project perspectives from different vantages including Totem Lake Boulevard and 120th Avenue NE, northwest and northeast of the proposed building.
- Provide building sections that include adjoining buildings, including building massing for Phase II.
- Provide information regarding the pedestrian scale and experience at the sidewalk level.
- Study further the parking garage screening options.

III. ATTACHMENTS

1. Applicant's Design Response

THE VILLAGE AT TOTEM LAKE

MIXED-USE DEVELOPMENT
KIRKLAND, WASHINGTON

CenterCal Properties, LLC • Developer
GBD Architects Inc. • Architect

SUBMITTAL DATE: 2/26/16
PRESENTATION DATE: 3/7/16

DESIGN REVIEW BOARD SUBMITTAL

DRB COMMENTS ON JANUARY 20TH:

1. *Massing along 120th Ave NE feels a bit big, consider setbacks?*
2. *Approach to disguising parking is generally good, continue to develop.*
3. *Need more information about the inside of the "L" surrounding Ross*
4. *Need more information about the landscape courtyards*
5. *Can the garage entrance be located internal to project and not on 120th?*
6. *Provide rendering from 124th NE Overpass.*
7. *Develop sun studies.*
8. *Develop site sections.*



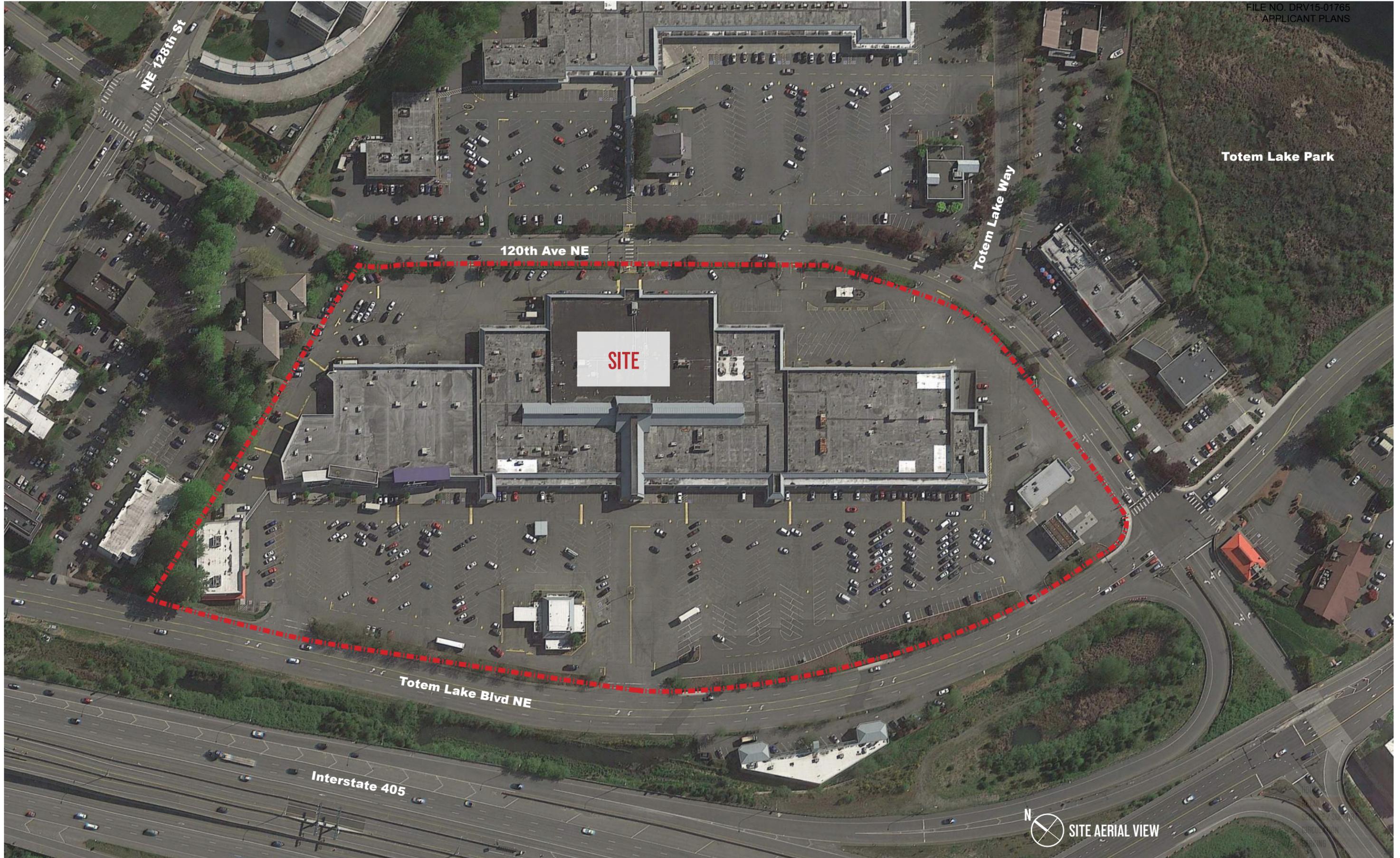
DESIGN TEAM RESPONSE TO DRB COMMENTS:

1. *Modified scale and composition of 120th Ave NE elevation.*
2. *Facade development at parking levels 2-4.*
3. *New elevations and rendering development of the 'L'.*
4. *Developed residential courtyard landscaping.*
5. *Parking garage ramp entrance location remains on 120th.*
6. *New rendering from the 124th NE overpass.*
7. *Sun studies in progress, will be presented at DRB Hearing.*
8. *Modified building sections to show more site context.*



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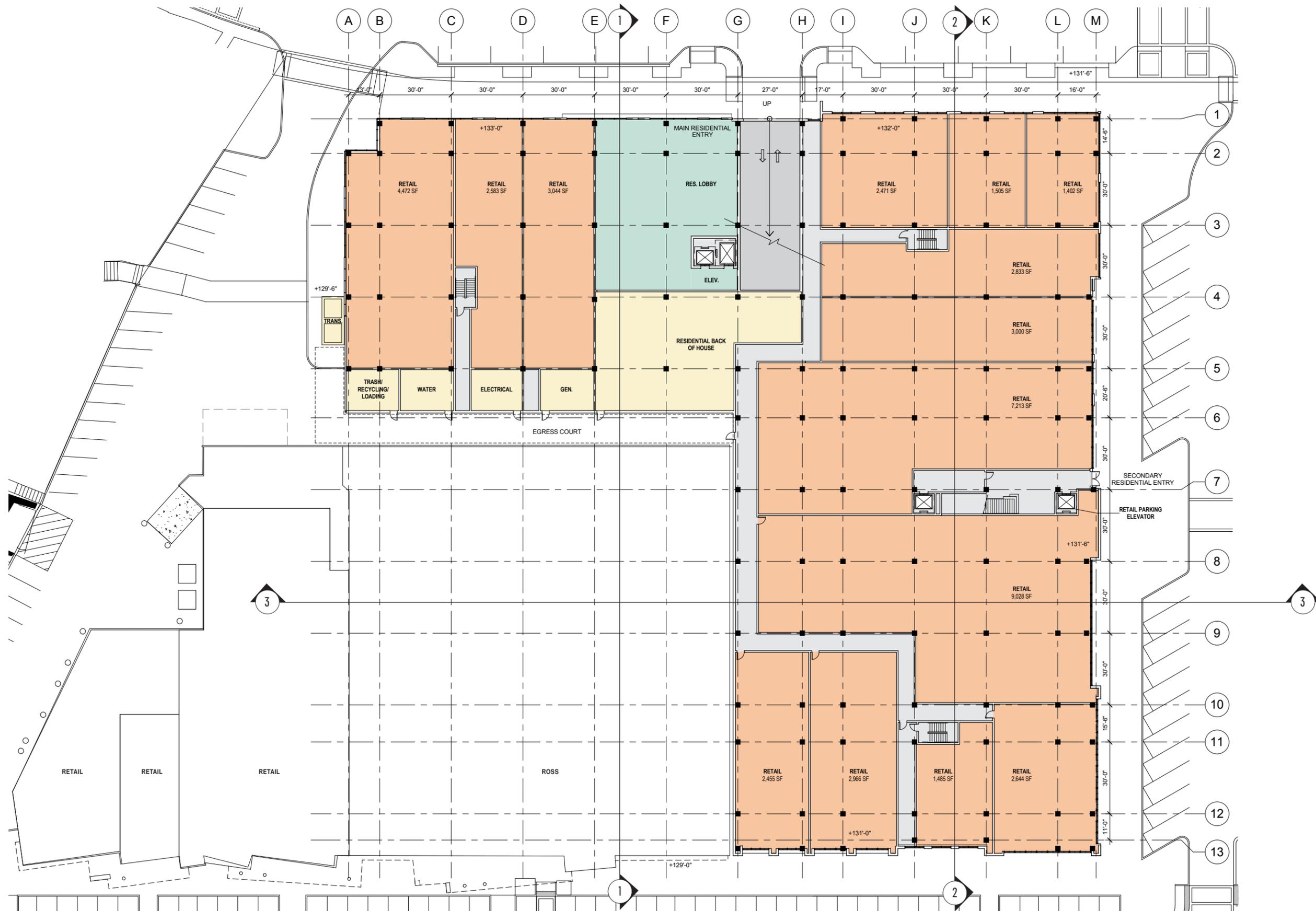




SITE PLAN



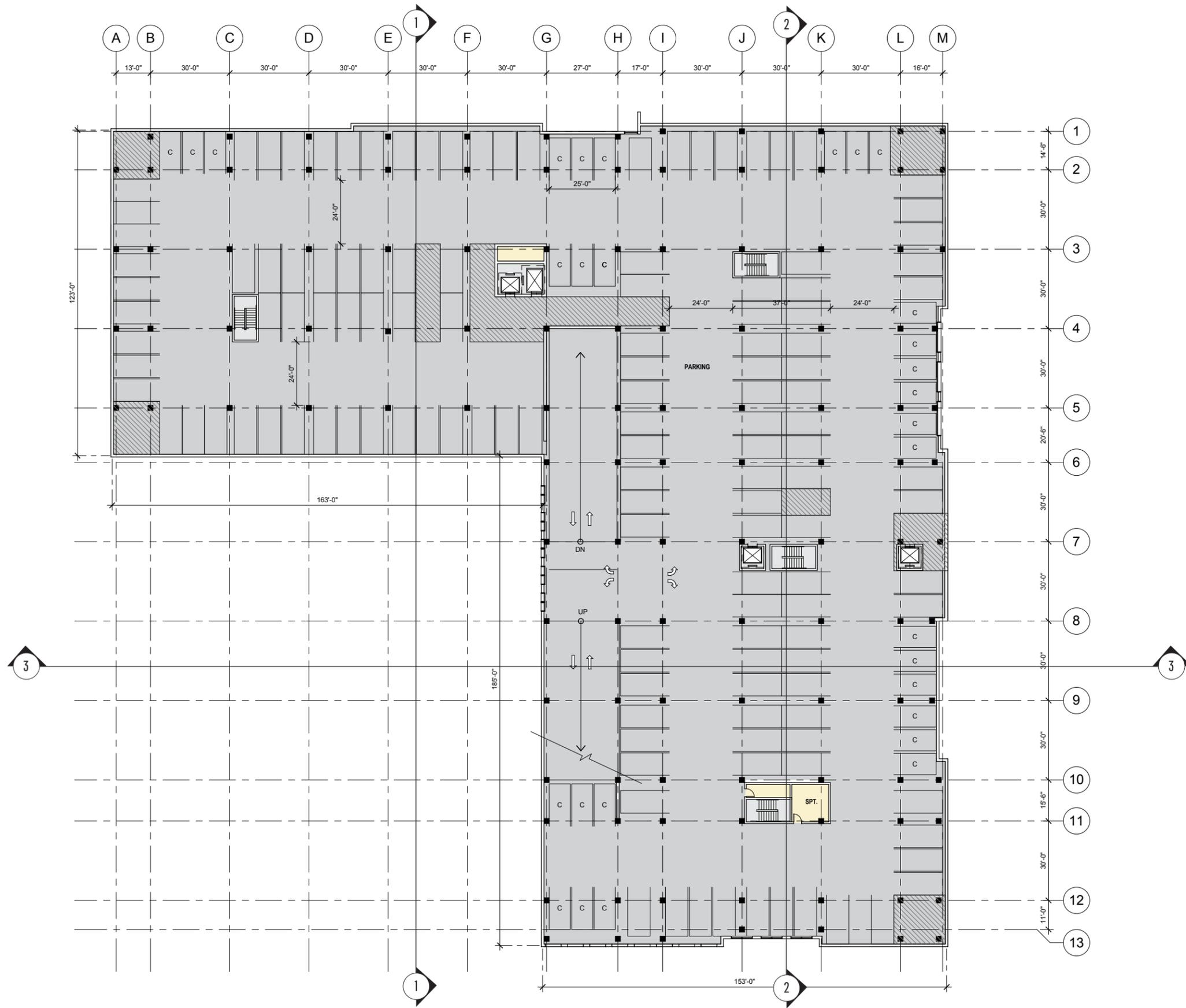
HOUSING
RETAIL
SERVICE / SUPPORT
CIRCULATION
PARKING



LEVEL 1 SITE PLAN: RETAIL

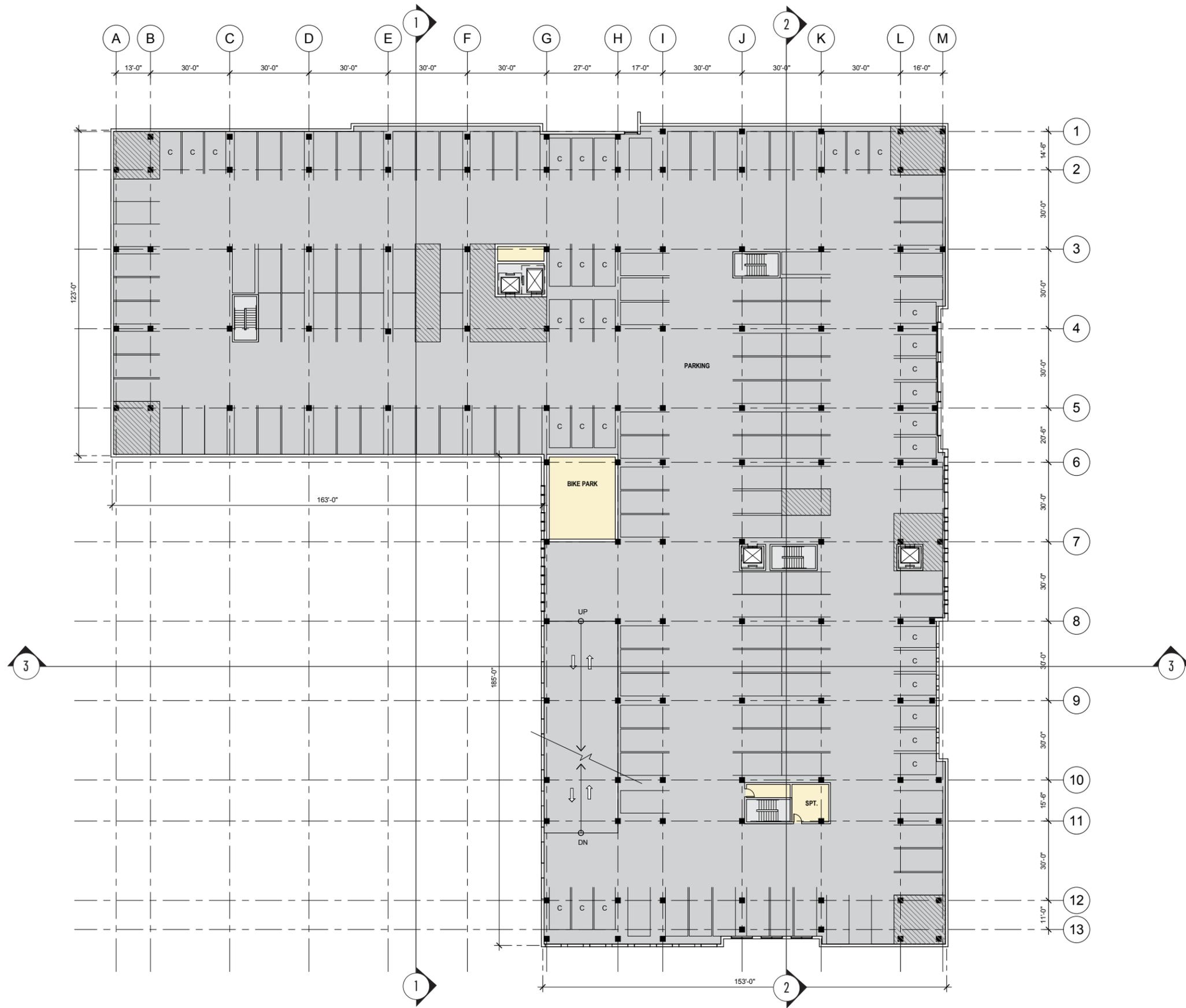


- HOUSING
- RETAIL
- SERVICE / SUPPORT
- CIRCULATION
- PARKING



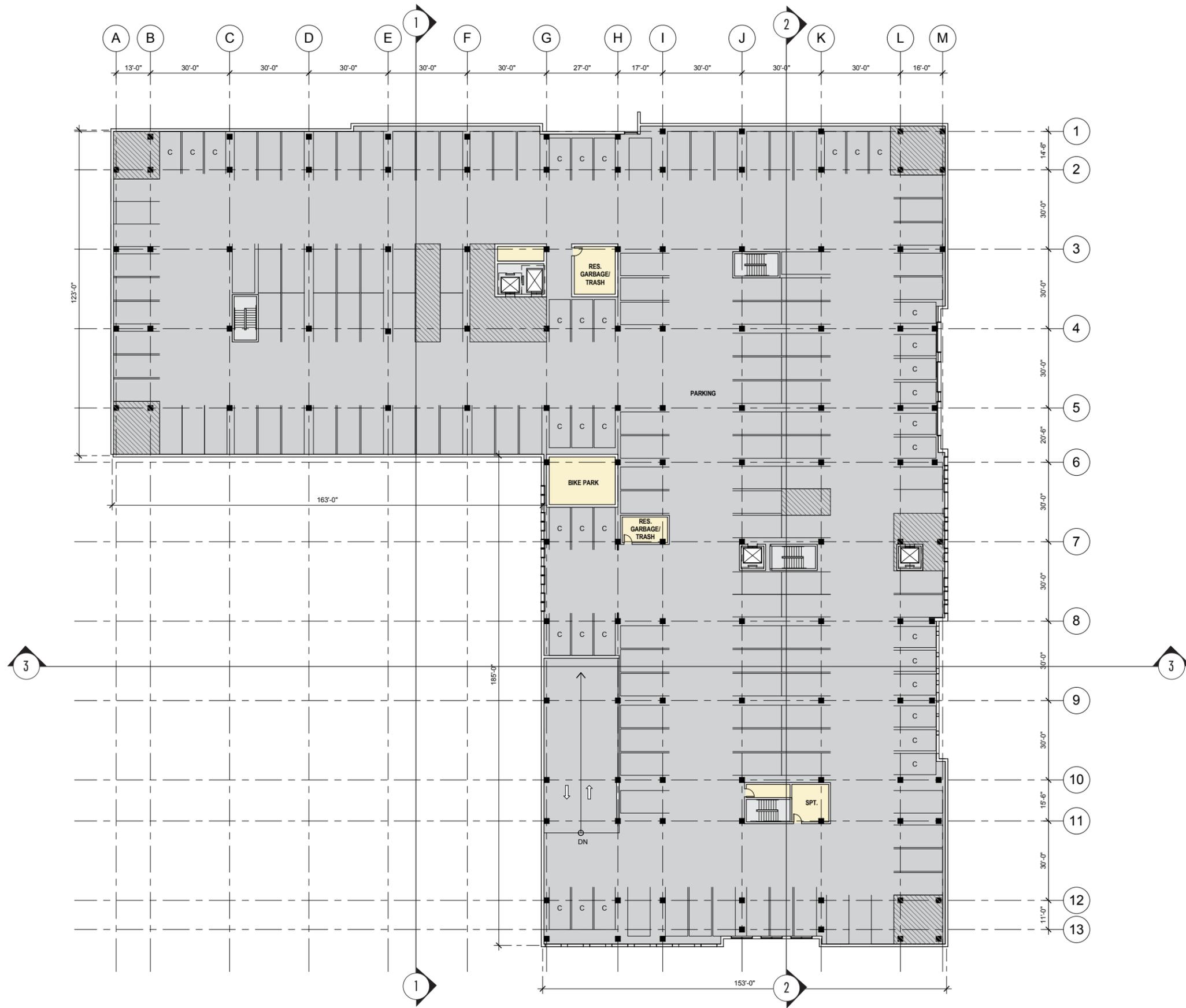
LEVEL 2 PLAN: PARKING

- HOUSING
- RETAIL
- SERVICE / SUPPORT
- CIRCULATION
- PARKING



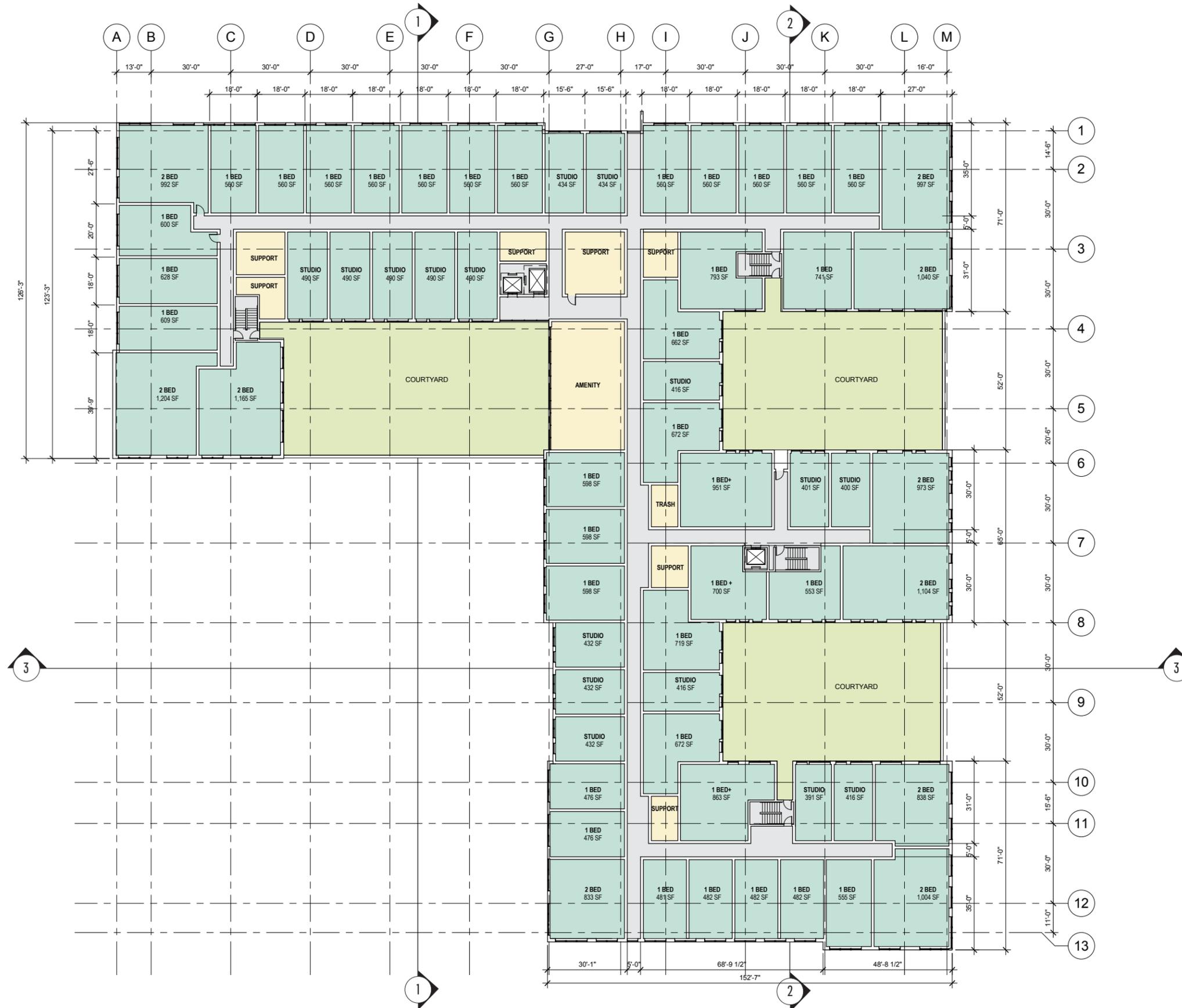
LEVEL 3 PLAN: PARKING

- HOUSING
- RETAIL
- SERVICE / SUPPORT
- CIRCULATION
- PARKING



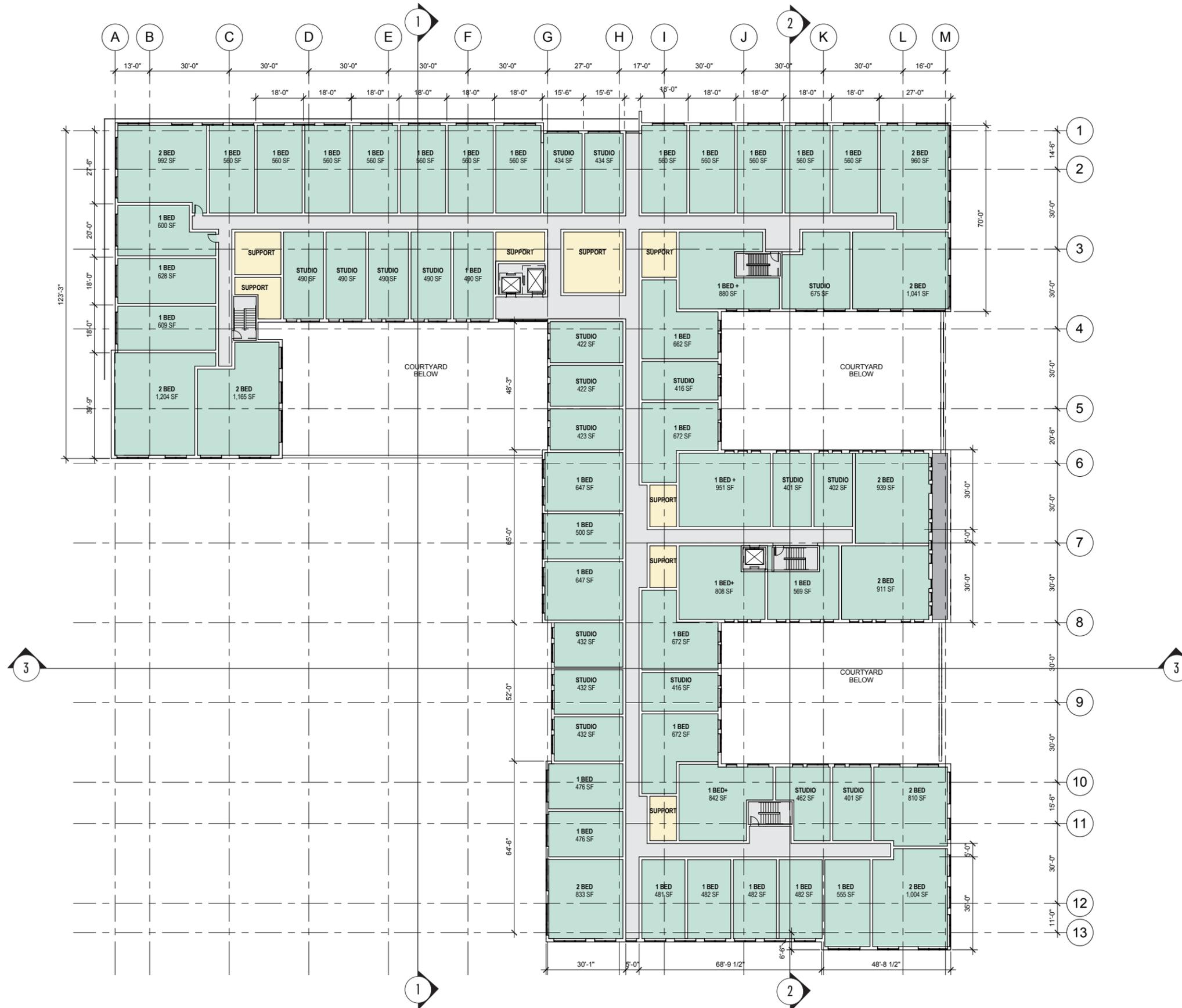
LEVEL 4 PLAN: PARKING

- HOUSING
- RETAIL
- SERVICE / SUPPORT
- CIRCULATION
- PARKING



LEVEL 5 FLOOR PLAN: HOUSING

- HOUSING
- RETAIL
- SERVICE / SUPPORT
- CIRCULATION
- PARKING

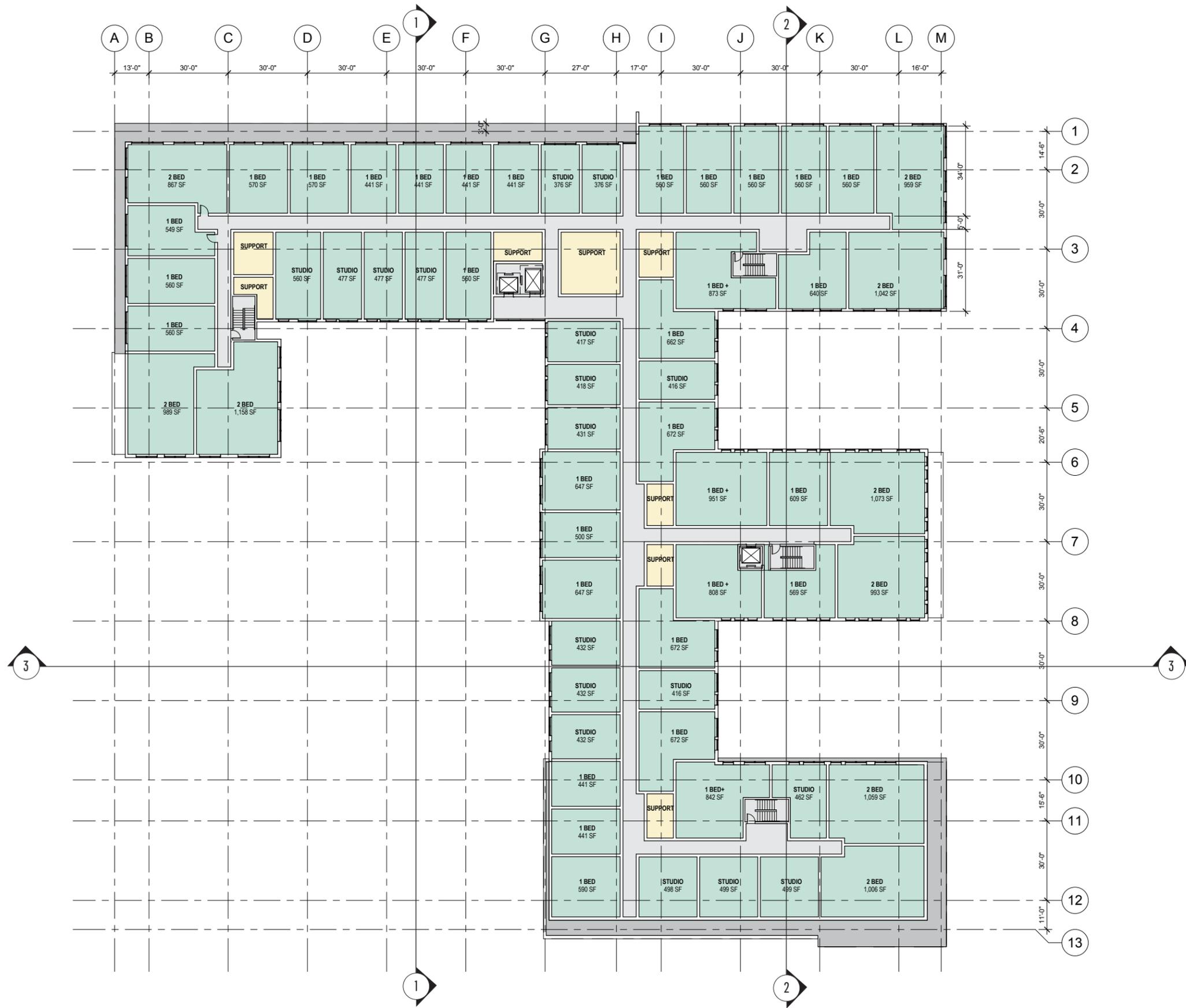


LEVEL 6 FLOOR PLAN: HOUSING



- HOUSING
- RETAIL
- SERVICE / SUPPORT
- CIRCULATION
- PARKING

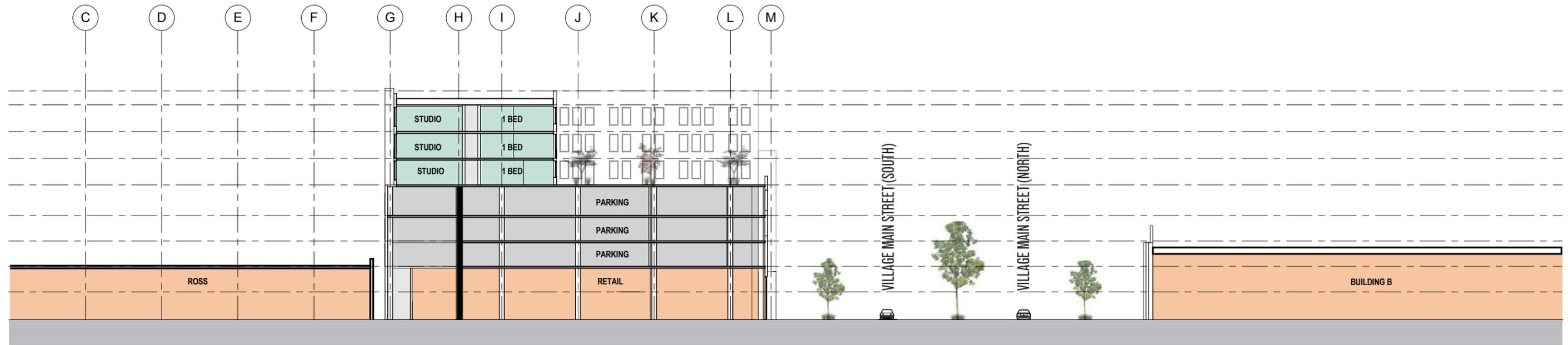
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LEVEL 7 FLOOR PLAN: HOUSING



- HOUSING
- RETAIL
- SERVICE / SUPPORT
- CIRCULATION
- PARKING

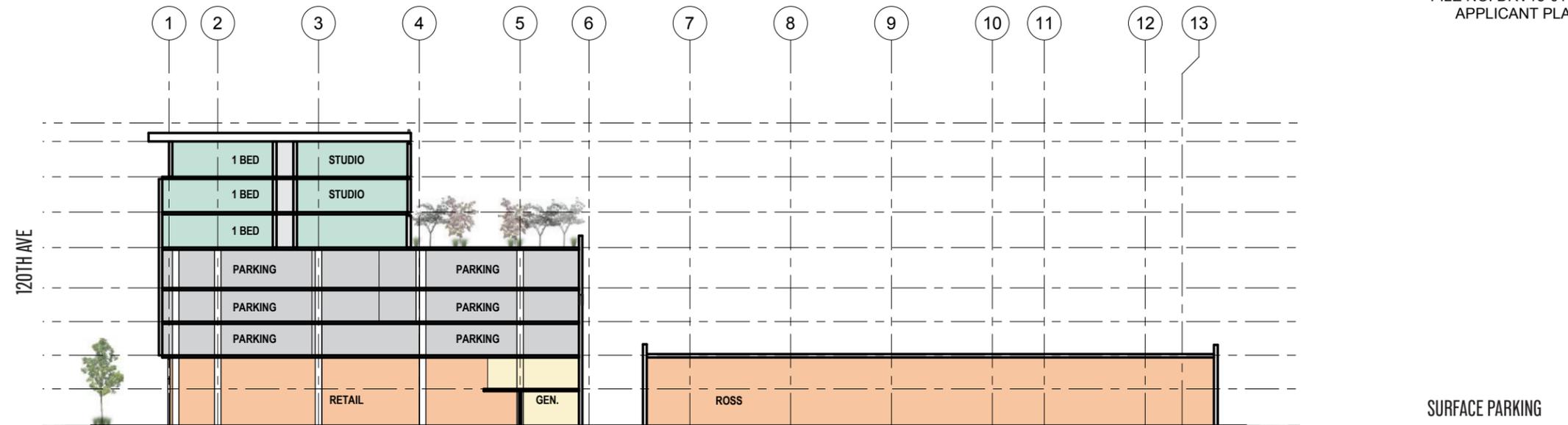


NORTH-SOUTH SECTION LOOKING EAST THROUGH RESIDENTIAL COURTYARD AND BUILDING B

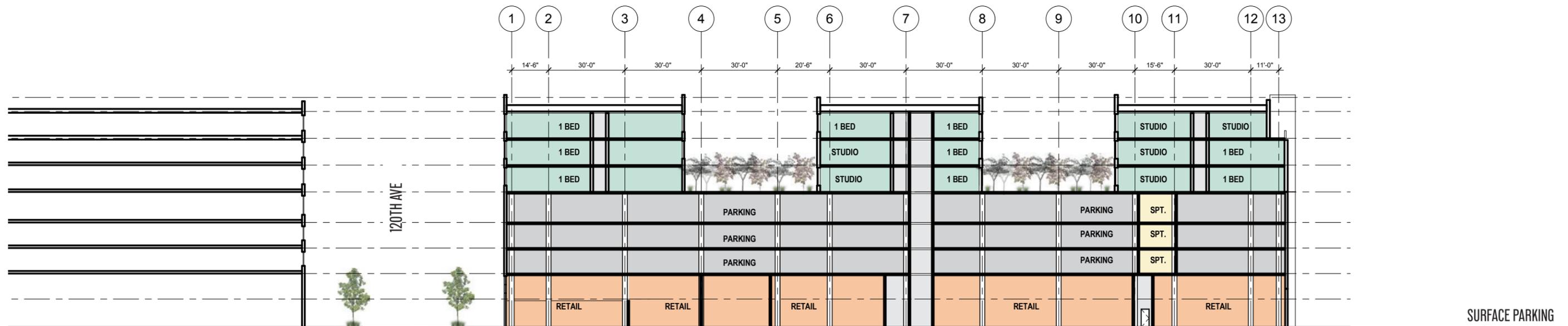
SITE SECTIONS



- HOUSING
- RETAIL
- SERVICE / SUPPORT
- CIRCULATION
- PARKING



EAST-WEST SECTION LOOKING SOUTH



EAST -WEST SECTION LOOKING SOUTH THROUGH RESIDENTIAL COURTYARDS

SITE SECTIONS



- HOUSING
- RETAIL
- SERVICE / SUPPORT
- CIRCULATION
- PARKING

COURTYARD PALETTE



LIGHT PALETTE



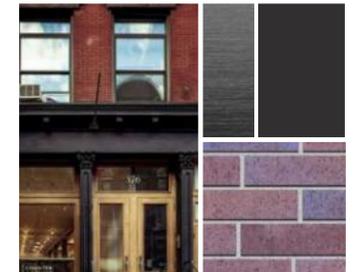
RETAIL PALETTE 2



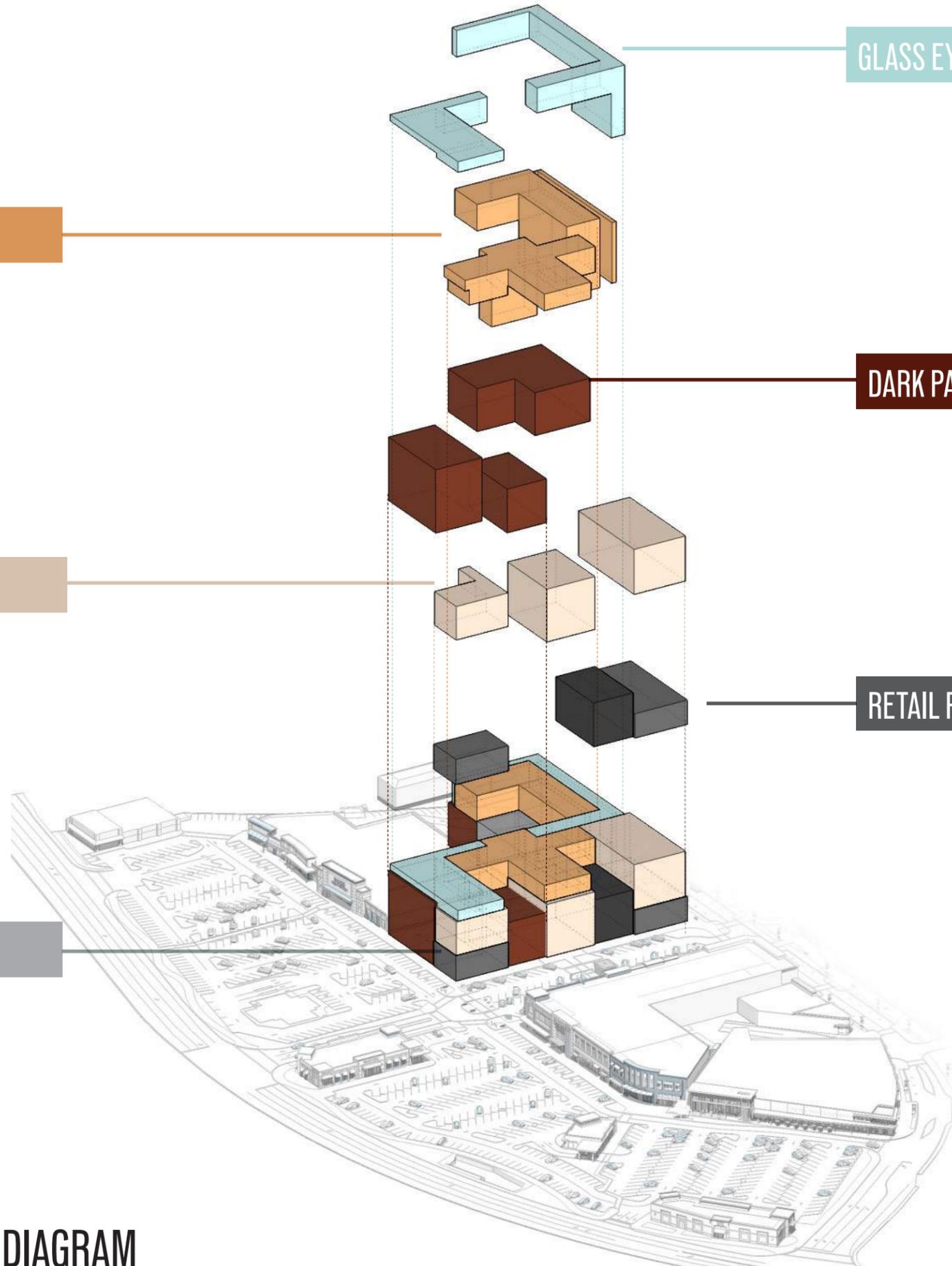
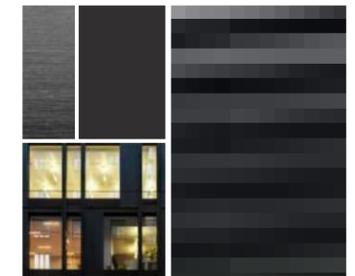
GLASS EYEBROW PALETTE



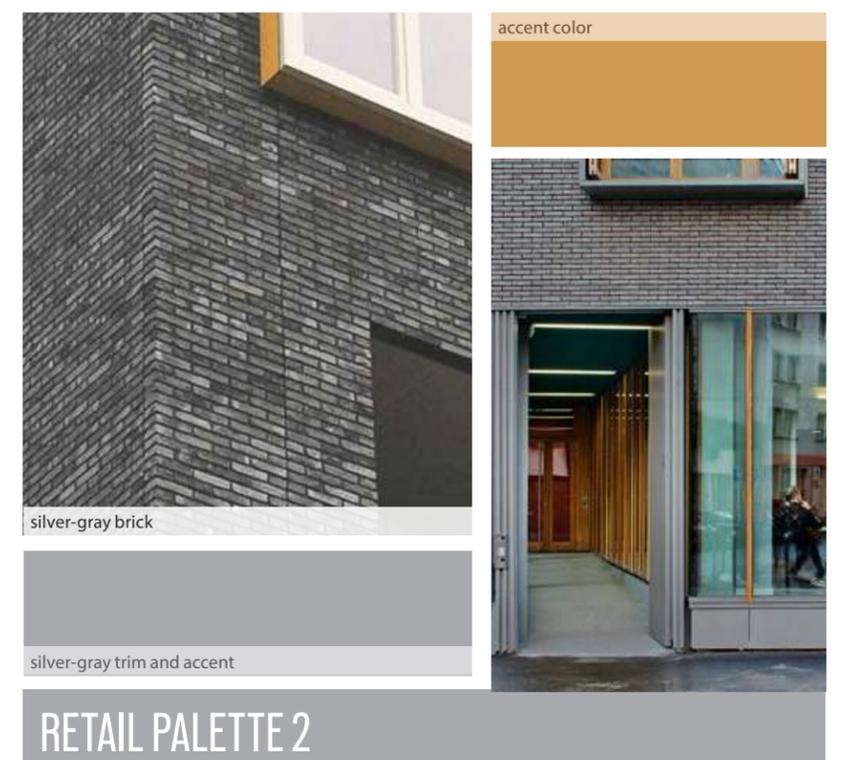
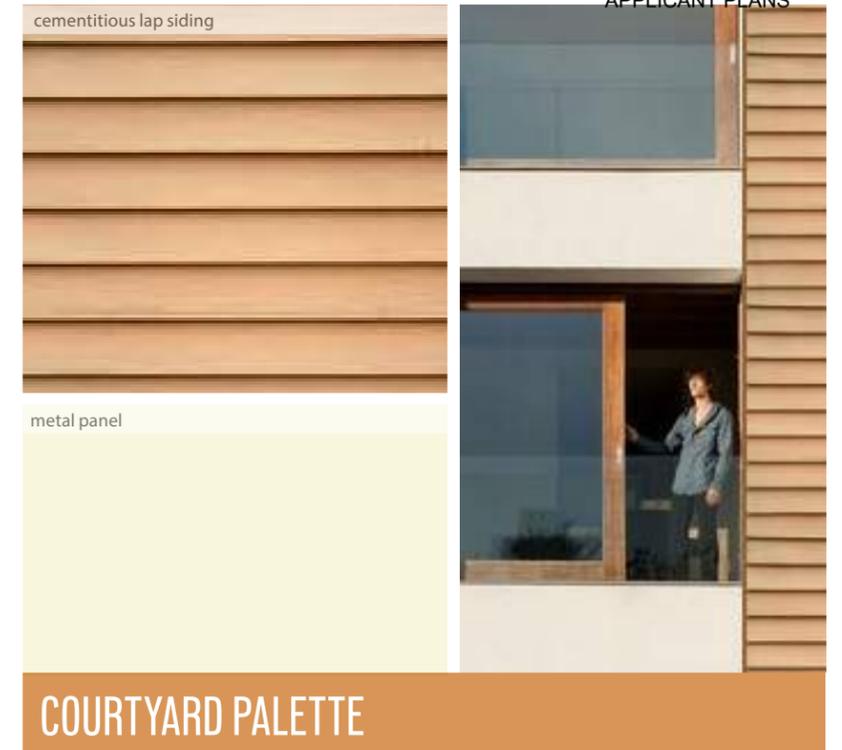
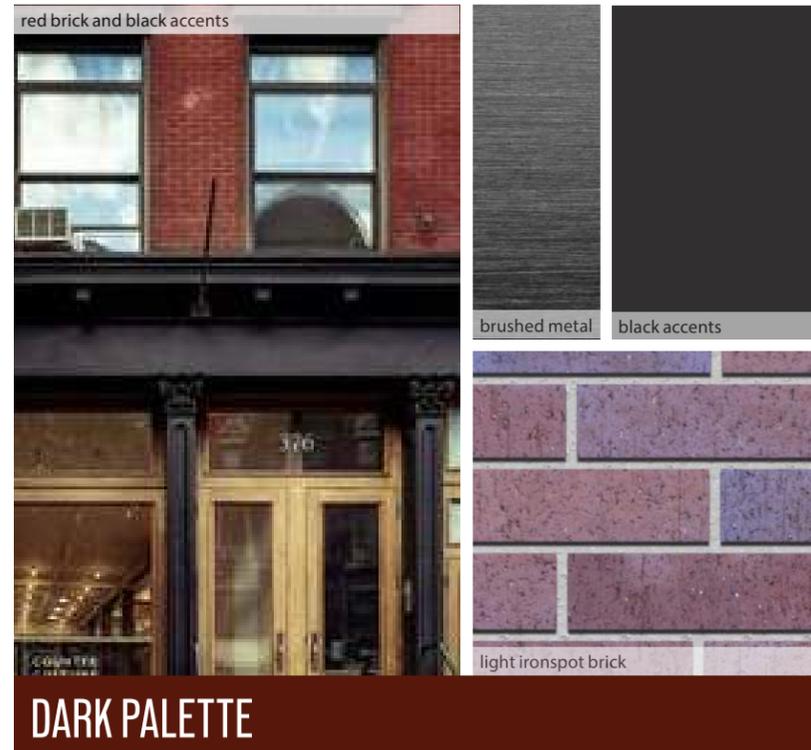
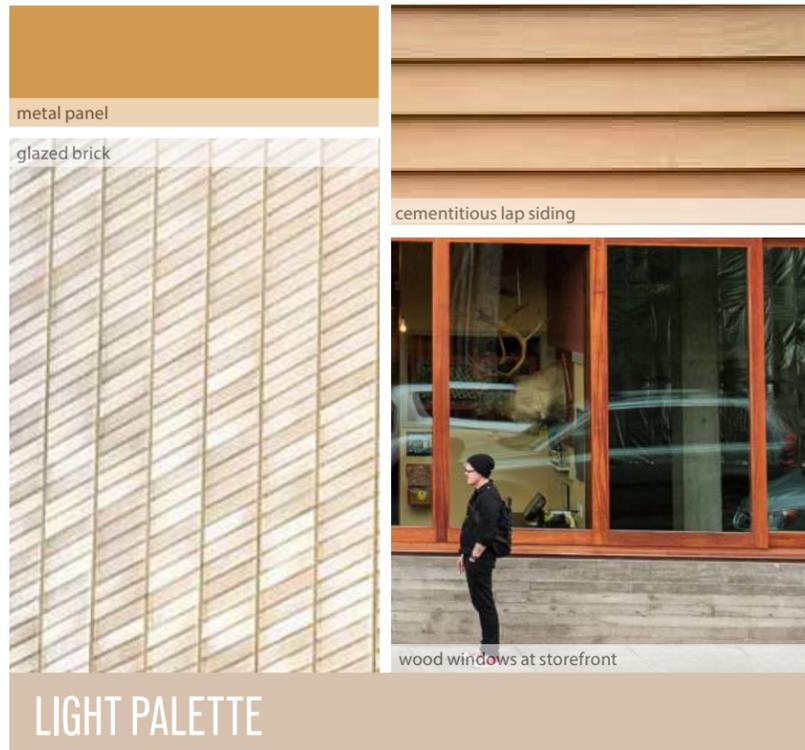
DARK PALETTE



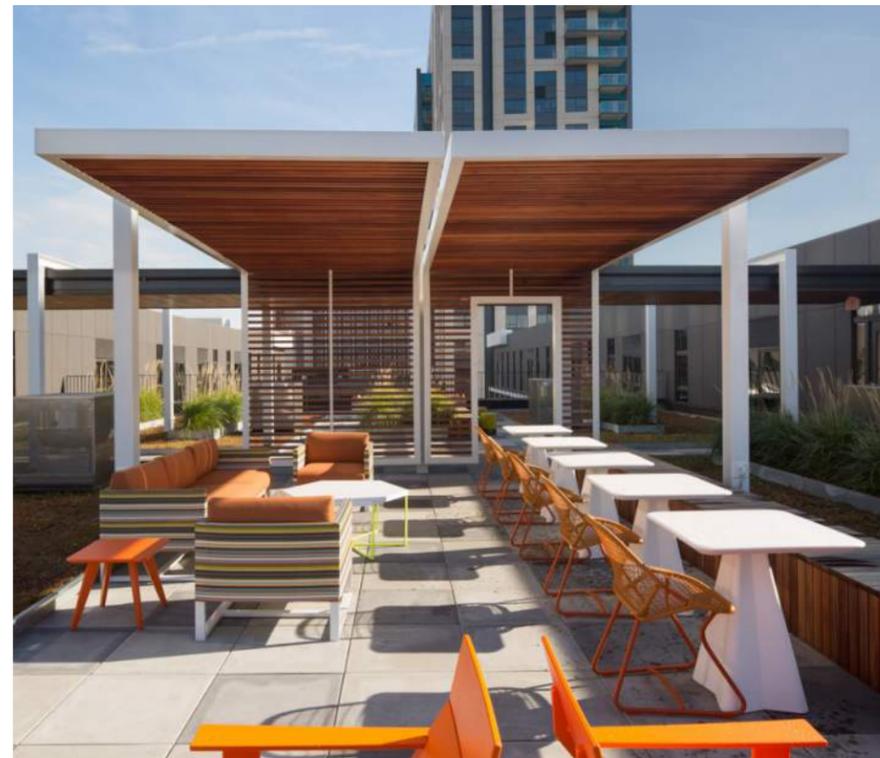
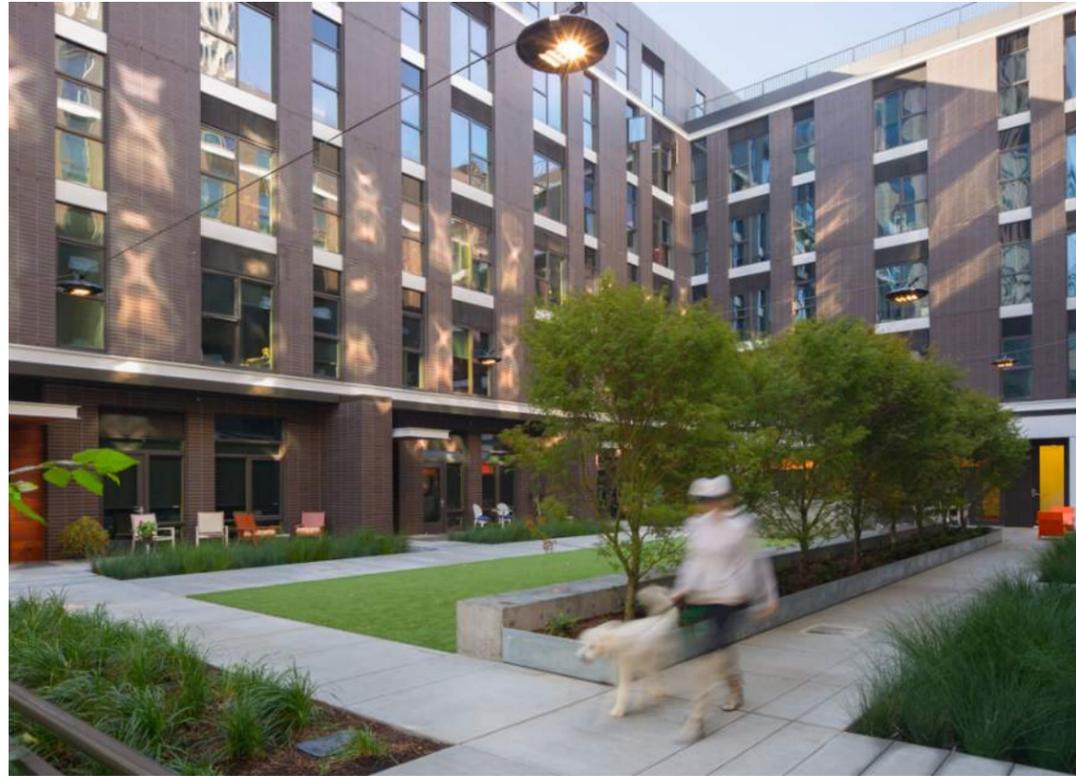
RETAIL PALETTE 1



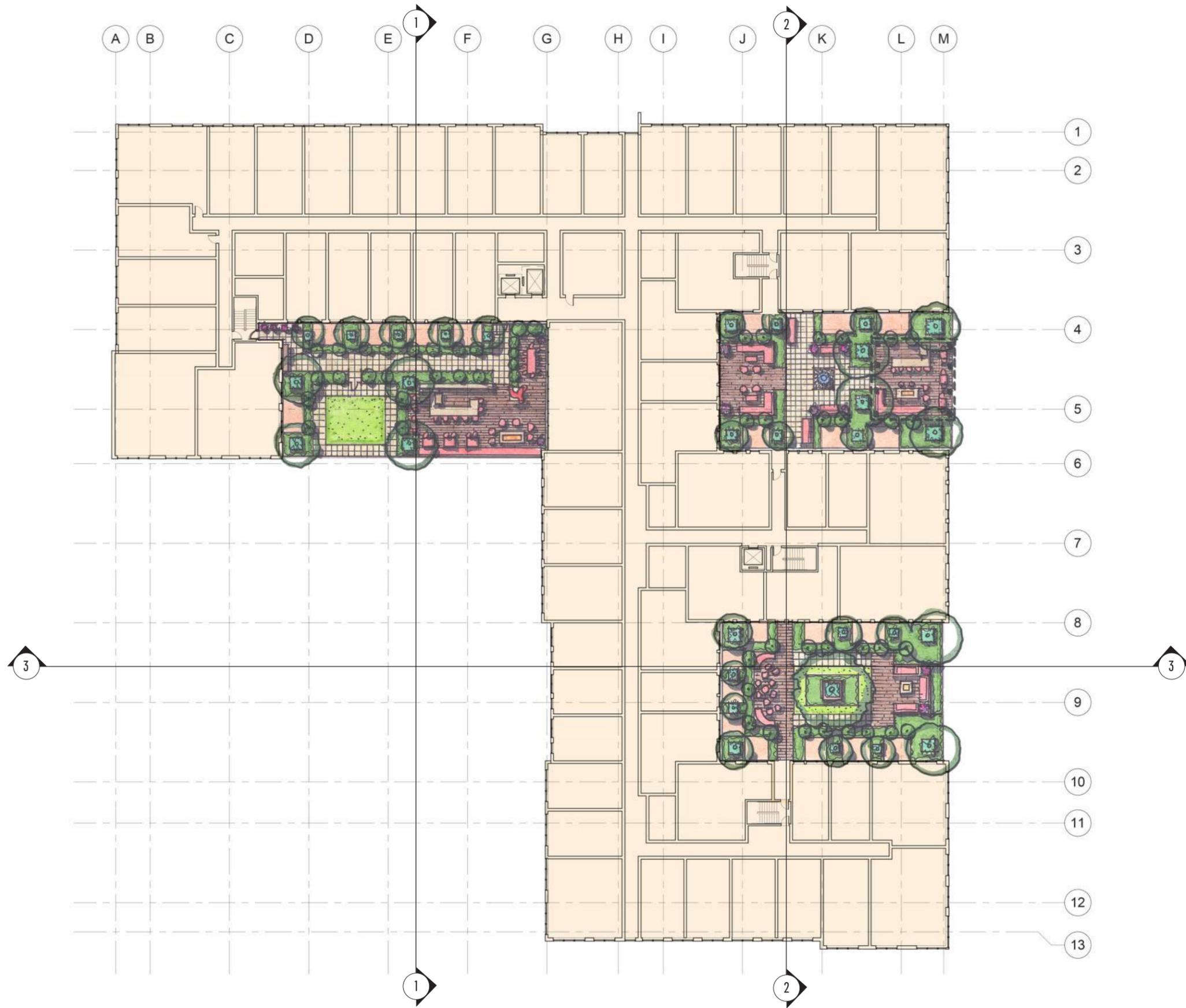
MATERIAL PALETTE PERSPECTIVE DIAGRAM



MATERIALS



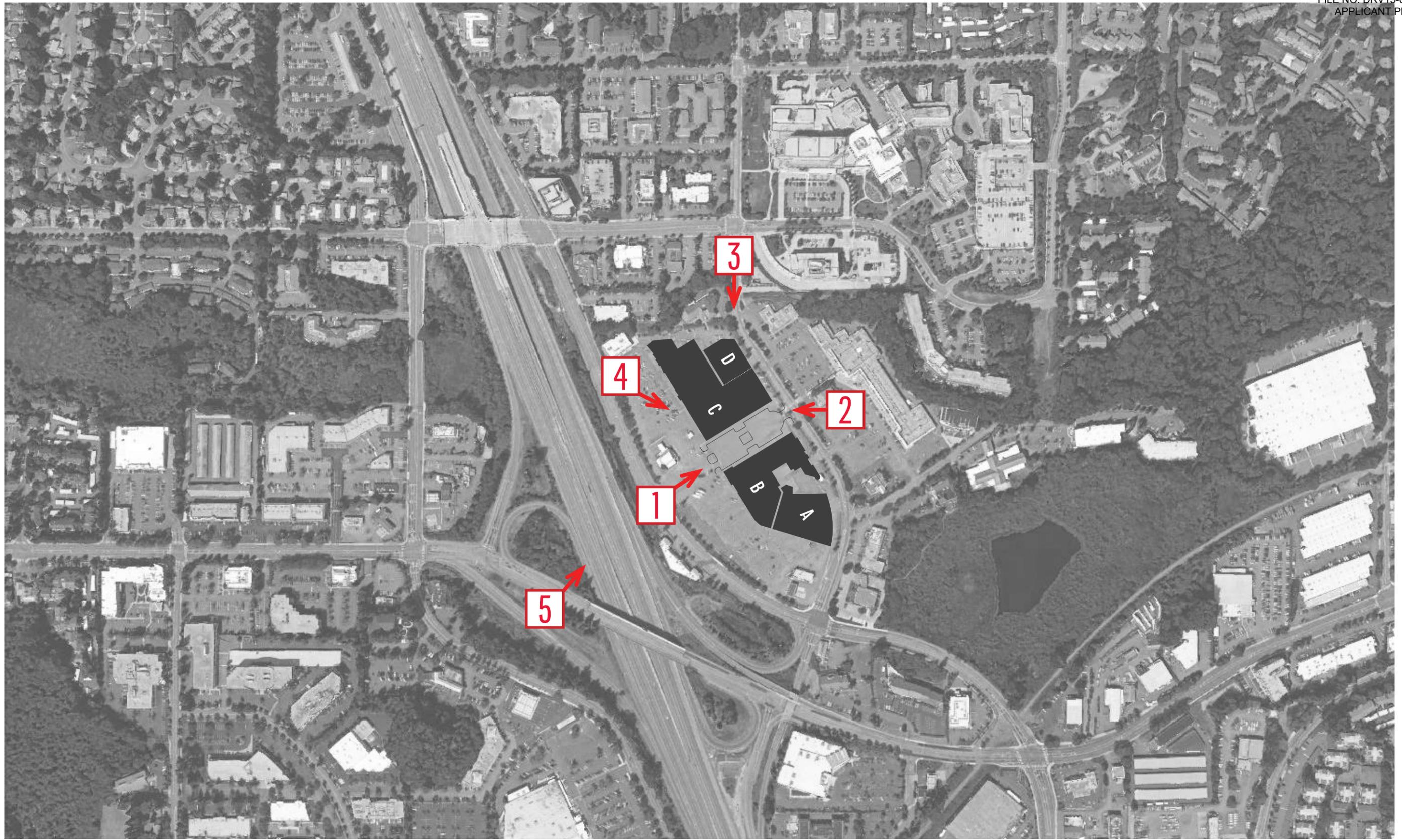
LANDSCAPE INSPIRATION IMAGES



LEVEL 5 PLAN: LANDSCAPE



- HOUSING
- RETAIL
- SERVICE / SUPPORT
- CIRCULATION
- PARKING



RENDERING MAP



ENTRY VIEW FROM TOTEM LAKE BLVD. (VIEW 1)



VIEW FROM FAIRFIELD DEVELOPMENT (VIEW 2)



VIEW DRIVING SOUTH ALONG 120TH (VIEW 3)



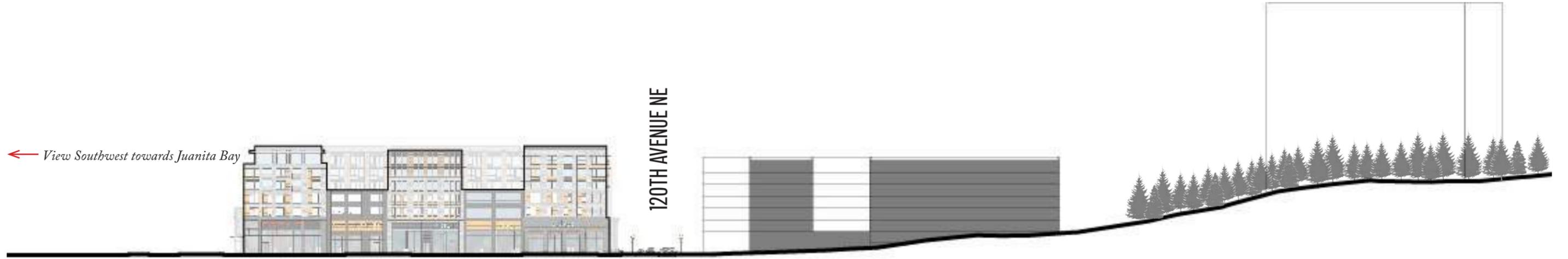
VIEW FROM ROSS PARKING LOT (VIEW 4)



VIEW FROM 124TH STREET (VIEW 5)



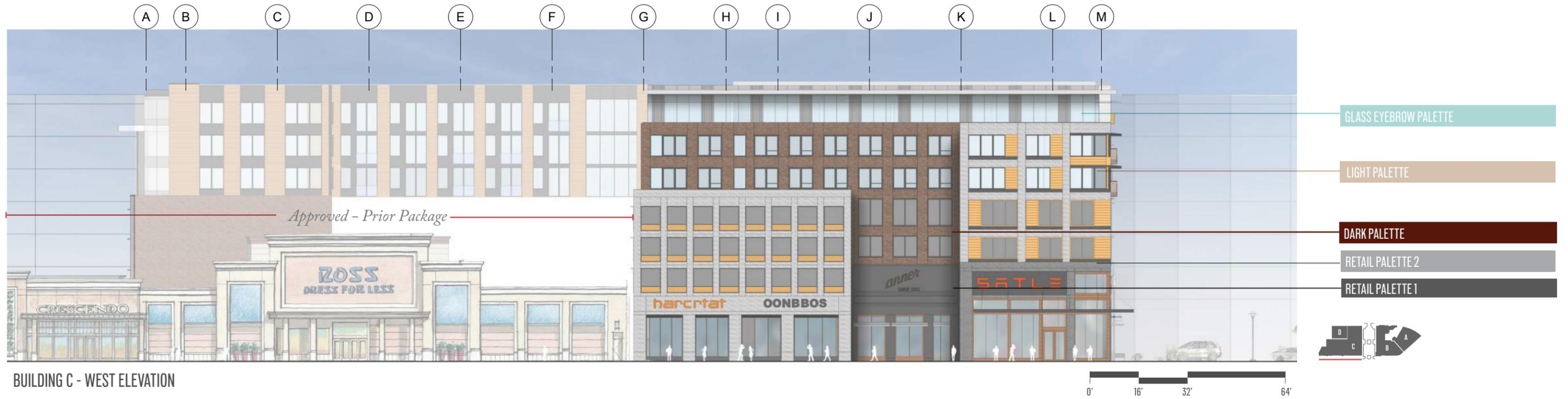
OVERALL SITE - WEST ELEVATION



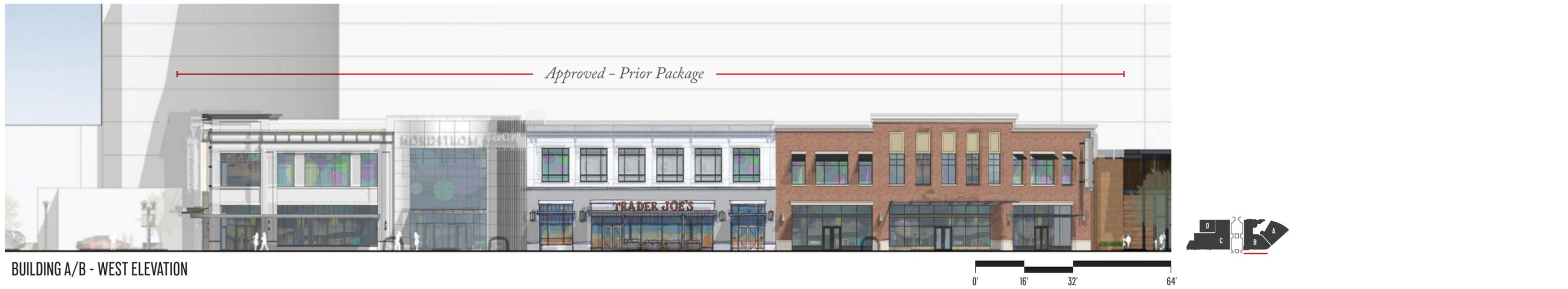
OVERALL SITE SECTION - LOOKING NORTH



PROJECT ELEVATIONS



BUILDING C - WEST ELEVATION

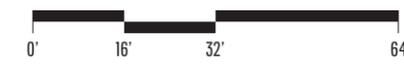


BUILDING A/B - WEST ELEVATION

PROJECT ELEVATIONS



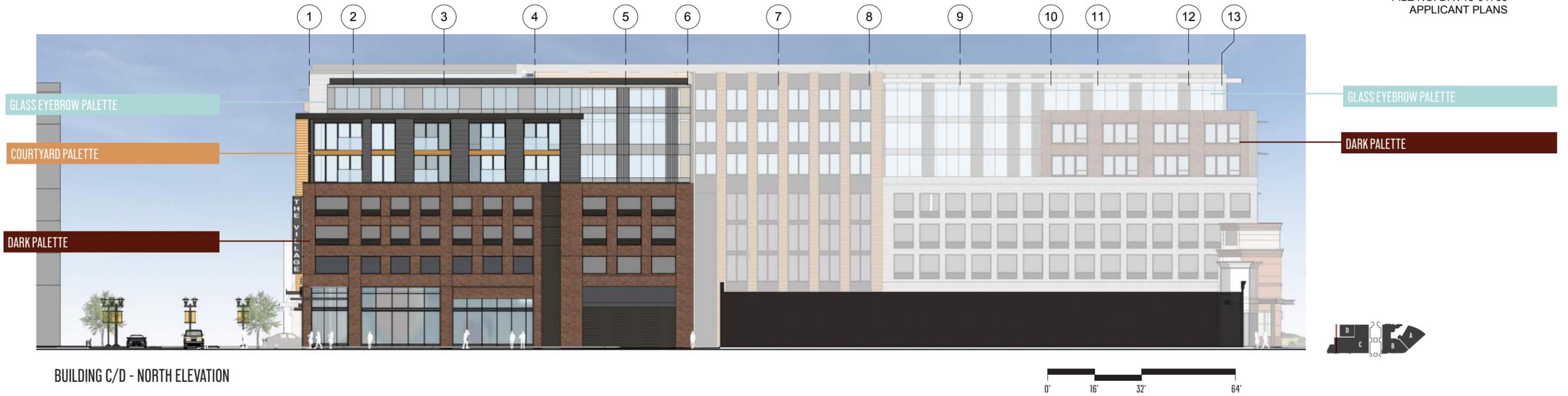
BUILDING B - NORTH ELEVATION



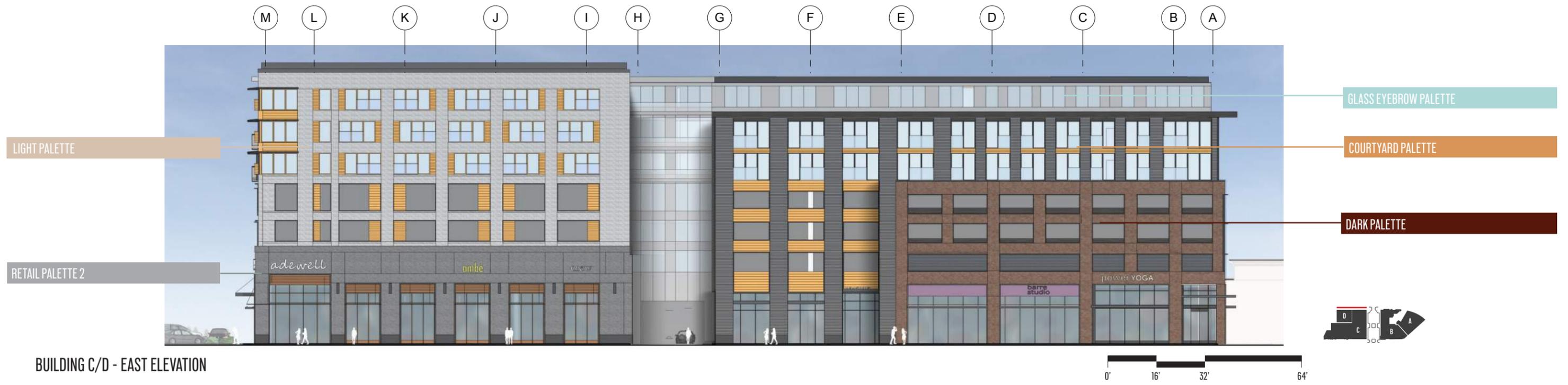
BUILDING C - SOUTH ELEVATION



PROJECT ELEVATIONS



BUILDING C/D - NORTH ELEVATION



BUILDING C/D - EAST ELEVATION

PROJECT ELEVATIONS