

DRAFT



Kirkland Design Review Board July 01, 2024

1. CALL TO ORDER/ROLL CALL (7:02 PM)

Members Present: Randal Brand, Amanda Bredlow, Carlos Castaneda, and Tyler Smith - Vice Chair.

Members Absent: Shoshana Cohen, Supriya Kelkar, and Amy Tarce - Chair.

Staff Present: Jon Regala - Planning Supervisor, Tony Leavitt - Senior Planner, Bryan Cole - Program Specialist, and Jeannie Dines - Recording Secretary.

2. READING AND/OR APPROVAL OF MINUTES - N/A

3. ANNOUNCEMENT OF AGENDA (7:02 PM)

4. COMMENTS FROM THE AUDIENCE (7:03 PM)

1. Gail Brilling, Kirkland, a neighbor of the site, said she looked forward to the development.
2. Lisa Berenson, Kirkland, relayed concerns about the building height and shape and impacts on open sky and nearby buildings.

5. UNFINISHED BUSINESS - N/A

6. CONCEPTUAL DESIGN CONFERENCE (7:05 PM)

A. **177 Central Way Mixed Use Project Conceptual Design Conference, File No. DRV24-00376, Address: 177 Central Way**

Senior Planner Tony Leavitt reviewed the vicinity map, the applicant's request, key zoning regulations (permitted uses, height, upper story setback, sidewalk protection), downtown Kirkland design guidelines, site context, design guideline discussion items, goals for tonight's meeting, and design response application required items.

Mr. Leavitt responded to DRB questions.

Applicant

Nick Tosti, Principal, Cordillera Group, described Cordillera Group, and introduced Meridth Everest and Juan Garcini, Baylis Architects.

Juan Garcini, Baylis Architects, described their development proposal, proposed access, and a site 3D isometric diagram, and reviewed pros and cons of Design Options A, B and C (preferred), building materials, and modulation.

The applicant team and Mr. Leavitt responded to DRB questions.

Public Comment

3. Gail Brilling, Kirkland, commented on her view of Kirkland as a big city disguised as a village. She hoped the building didn't have black windows.

4. Luke Travis, Kirkland, described his support for redevelopment of this site.

5. Lisa Berenson, Kirkland, described her concerns with the development proposed on this constrained site.

6. Bea Nahon, Kirkland, a neighbor to this property spoke in support of the development and the applicant's preferred Option C.

DRB Members began their deliberation.

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Mr. Leavitt summarized the DRB's input for a continued Conceptual Design Conference. DRB Members provided additional input.

7. DESIGN RESPONSE CONFERENCE - N/A

8. ADMINISTRATIVE REPORTS AND DRB DISCUSSION (9:06 PM)

A. Poll for attendance to next DRB Meeting

Planning Supervisor Jon Regala advised the July 13 meeting will likely be canceled as there are no agenda items.

9. ADJOURNMENT (9:07 PM)

Chair,
Design Review Board

Planning Staff,
Planning and Building Department