

Buildings B & C Proposed Final Design

DRB Comments from 1/4 meeting

1. Street between Buildings B and C:

- A.** Distance between buildings/cantilevering and relationship to pedestrian space: The DRB approved the applicant's response to their concerns, but would like LMN to explore shifting the street between Buildings B and C to the south in order to provide more open space/sidewalk along the south side of Building B.
- B.** Portal/gateway into site: The DRB approved the applicant's response to their concerns, but asked that LMN provide further development of retail areas including an indication of the amount and location of glazing/storefront areas.
- C.** Massing should open up into plaza: The DRB approved major massing moves by LMN, but would like to see the massing reinforced with intermediate modulation and articulation as the design moves forward.
- D.** Pedestrian scale-mitigate vertical massing: The DRB approved major massing moves by LMN, but would like to see the massing reinforced with intermediate modulation and articulation [Opus example].
- E.** DRB would welcome successful examples for similar spaces and sections showing street width to building height relationships: The DRB was satisfied with research provided by LMN of existing examples of streets with comparable width to height sections.

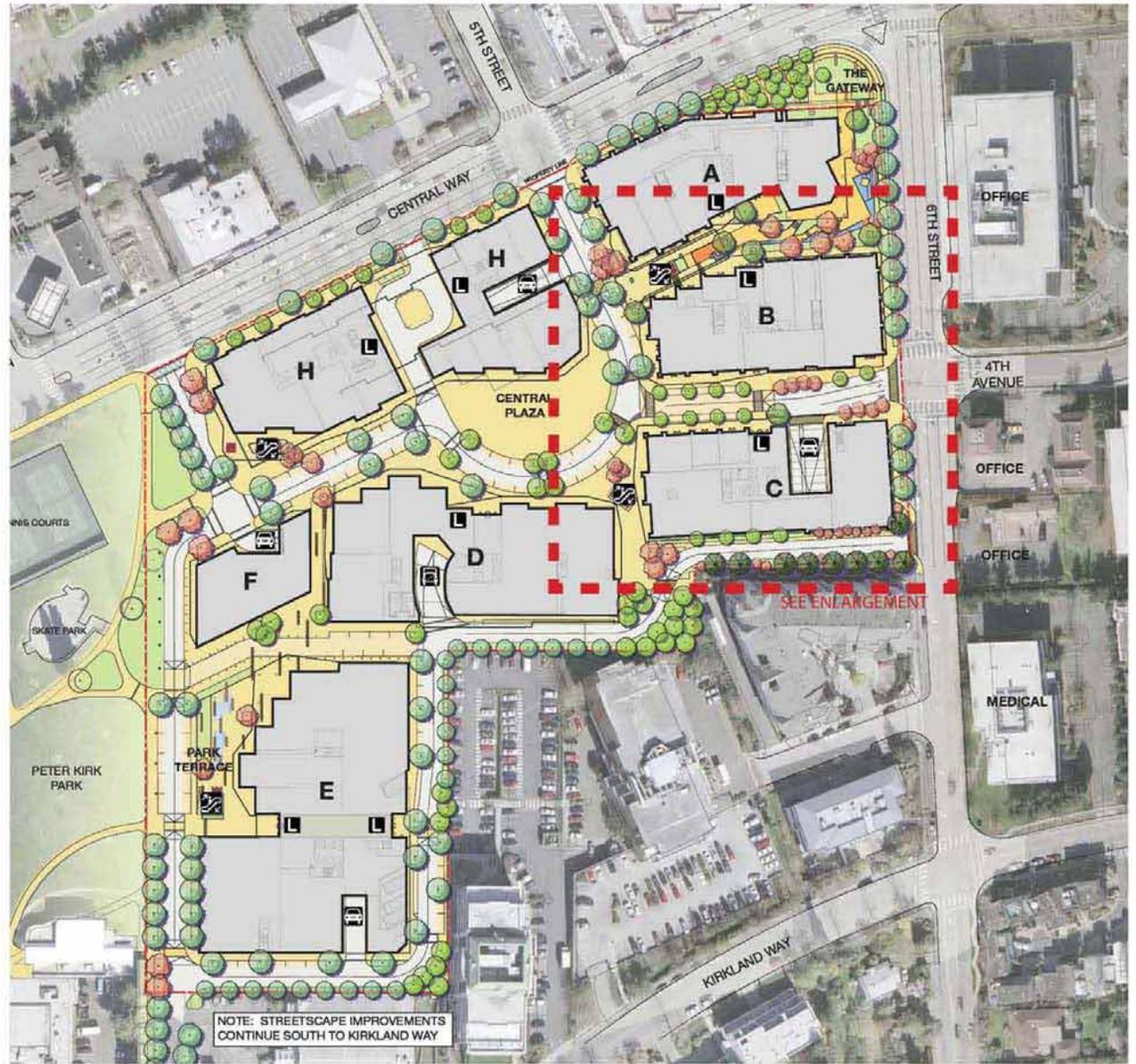
2. South Side:

- A.** DRB was generally okay with south side of Building C massing from the previous Design Response Conference. The DRB requested that the City and the applicant explore the possibility of adjusting the 10 foot landscape buffer requirement to provide more distance between the service drive and south side of Building C, but indicated that any change should maintain or improve the landscape buffering for the Watermark apartments. The Board also felt that traffic calming devices should be investigated for the service street in lieu of adding a sidewalk for pedestrians.

3. West Side:

- A.** West end for Building B is an important landmark: The DRB was in agreement with major massing moves made to the west sides of Buildings B and C [vertical and horizontal massing forms on corners]. The DRB requested that LMN consider ways of making the vertical element on Building B more dominant, such as stepping back the northwest corner [similar to northwest step-back on Building C] or allowing the vertical element to extend all the way to the ground plane with the removal/penetration of the gasket.
- B.** Gaskets at Buildings A & B: The DRB approved of LMN's revised retail plan on Building C to pull the retail/gasket back along the north side of Building C; providing a greater opening between the buildings and plaza.

ILLUSTRATIVE SITE PLAN



NOTE: STREETScape IMPROVEMENTS CONTINUE SOUTH TO KIRKLAND WAY

BUILDINGS B & C - PLANT MATERIALS

REPRESENTATIVE PLANT LIST	
(FINAL PLANT LIST TO BE SELECTED AND ADDITIONAL PLANTS TO BE INCLUDED.)	
TREES:	
	Acer palmatum Japanese Maple
	Amelanchier grandiflora Serviceberry
	Cercidiphyllum Japonicum Katsura
	Cornus kousa Kousa Dogwood
	Liriodendron tulipifera fastigiata Columnar Tulip Tree
	Populus tremuloides Quaking Aspen
	Pseudotsuga menziesii Douglas Fir
	Zelkova serrata Green Vase Zelkova
SHRUBS:	
	Arbutus unedo Strawberry Tree
	Cornus stolonifera Red Twig Dogwood
	Leucothoe fontanesiana 'nana' Dwarf Drooping Leucothoe
	Rhaphiolepis indica Indian Hawthorn
GRASSES/ GROUNDCOVERS/PERENIALS	
	Arctostaphylos uva-ursi Kinnikinnick
	Deschampsia cespitosa Tufted Hair Grass
	Heuchera Coral Bells
	Liriope spicata Creeping Liriope
VINES	



Amelanchier grandiflora



Liriodendron tulipifera fastigiata



Akebia quinata



Clematis paniculata



Deschampsia cespitosa



Heuchera



Arbutus unedo



Cornus stolonifera

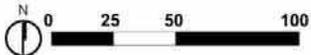


Arctostaphylos uva-ursi



Liriope spicata

GROUNDCOVER



BUILDINGS B & C - MATERIAL SELECTIONS

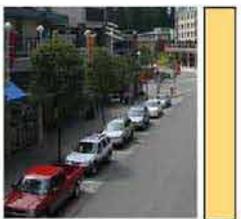
MATERIALS LEGEND:



CONCRETE PAVING



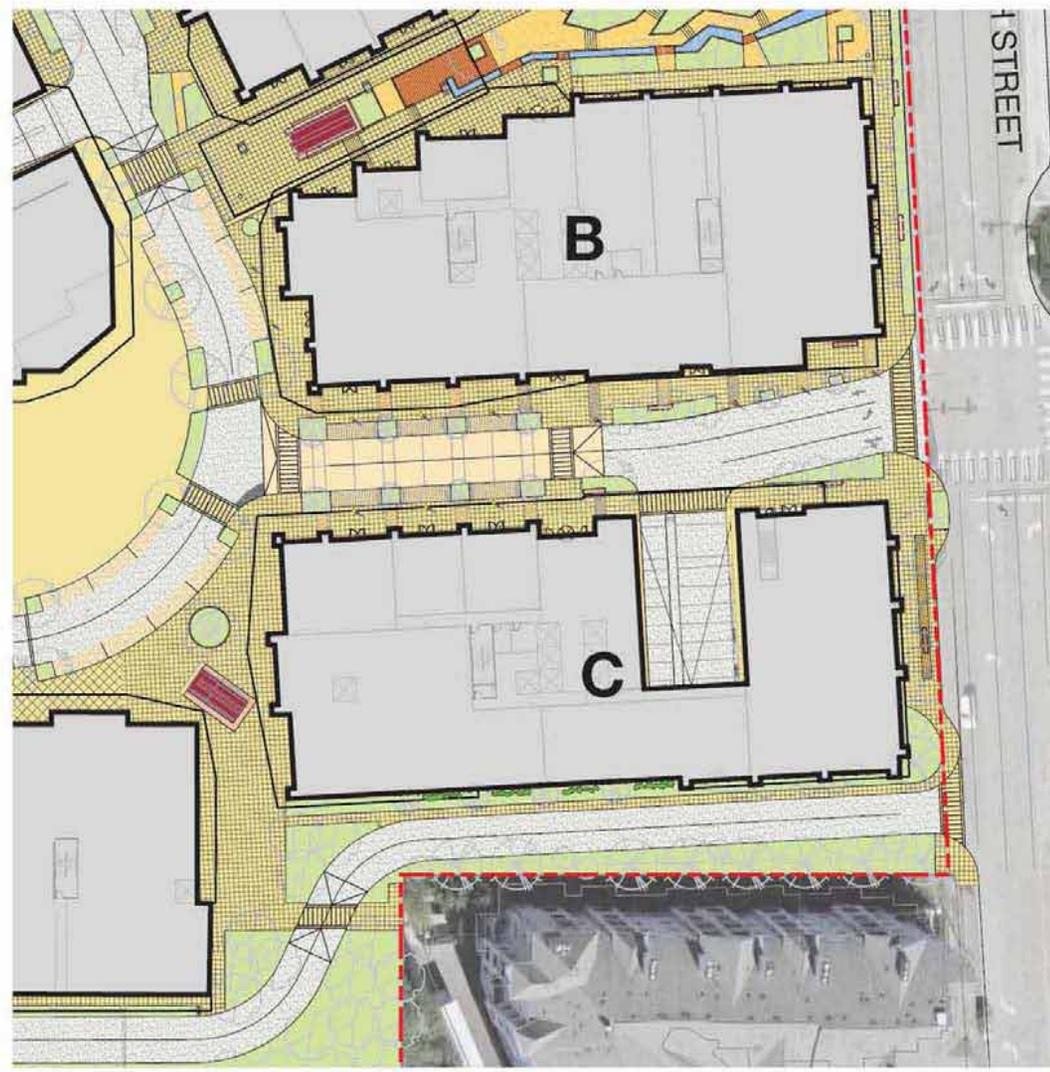
SPECIALTY PAVING



SPECIALTY PAVING AT ON STREET PARKING



GREEN SCREEN



REPRESENTATIVE SITE AMENITIES:



TREE UPLIGHTING



CAFE TABLES/CHAIRS AND SEASONAL COLOR



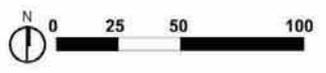
PEDESTRIAN POLE LIGHT

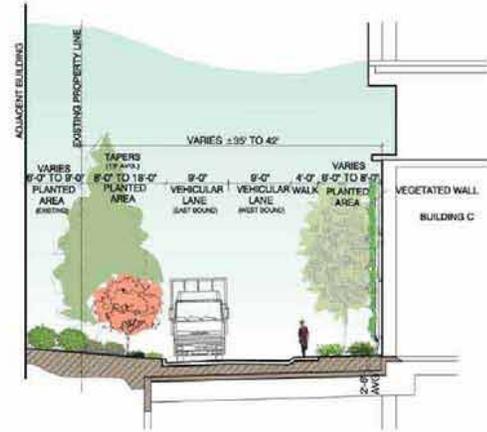
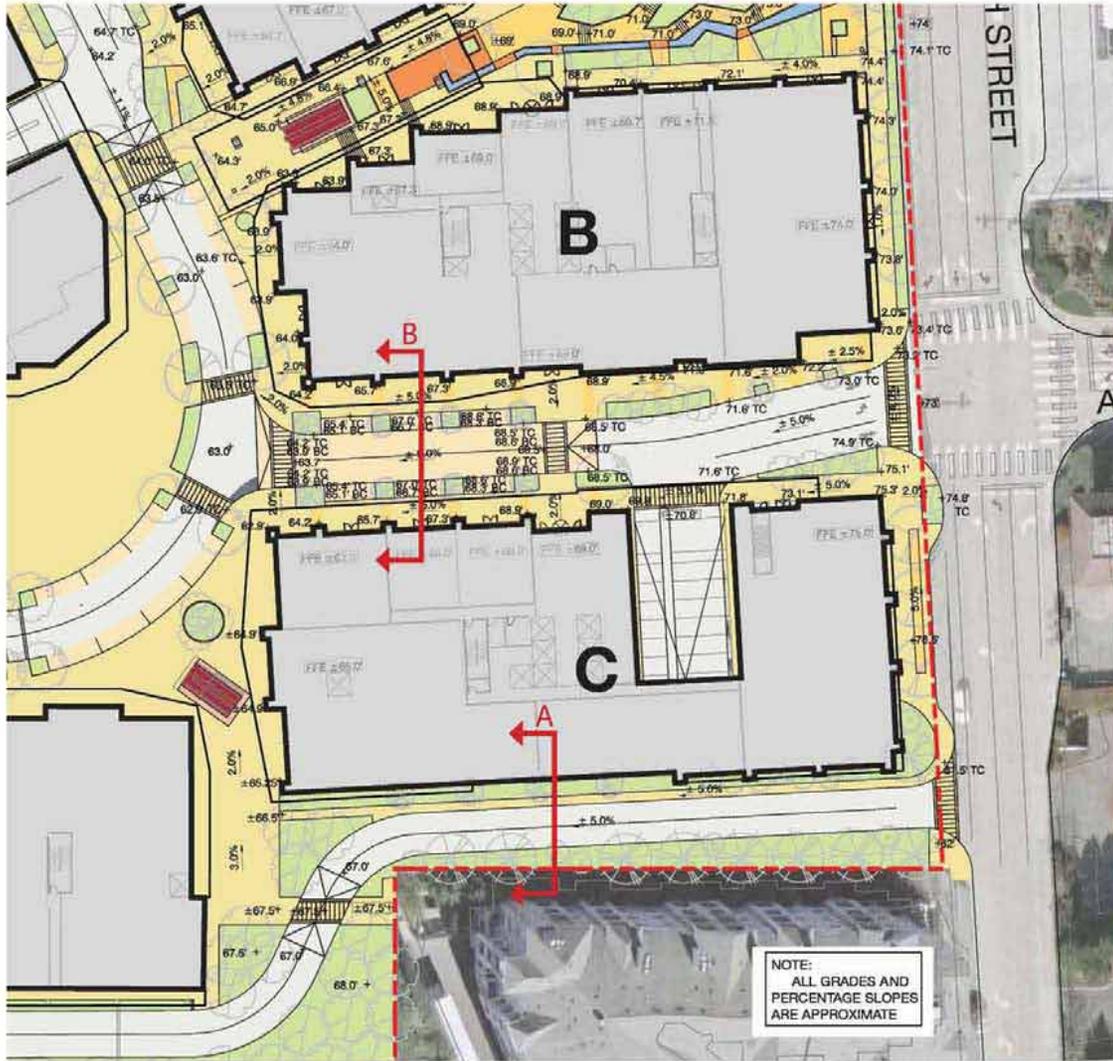


BIKE RACK

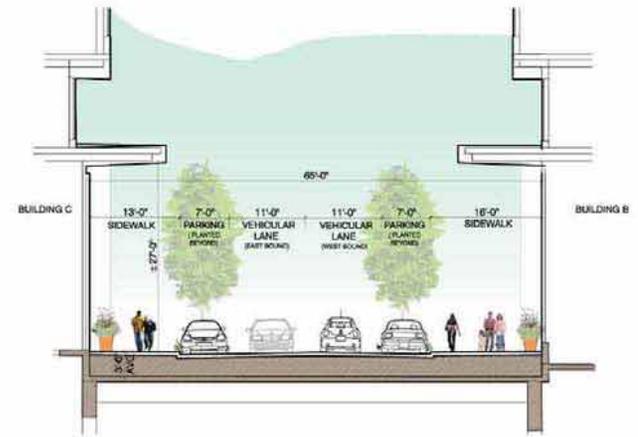


BENCH SEATING





A - SECTION SOUTH OF BUILDING C



B - SECTION BETWEEN BUILDINGS B AND C

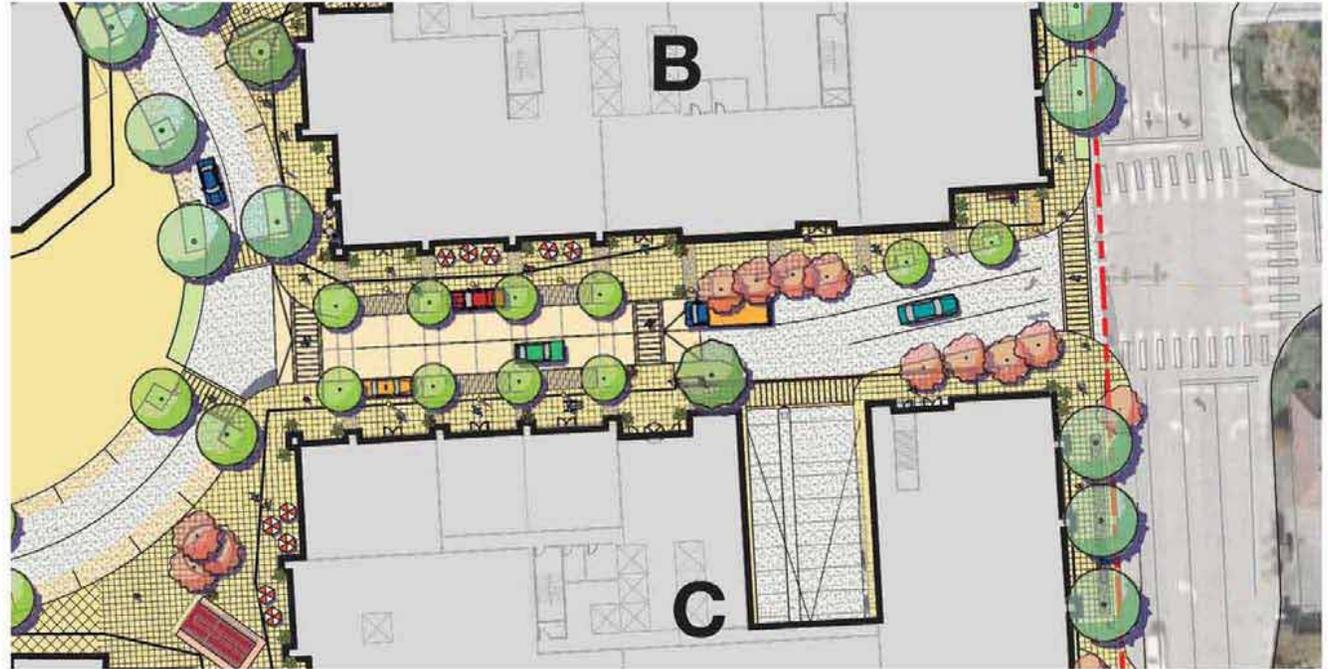
DRB Comments from 1/4 Meeting

1. Street Between Buildings B & C

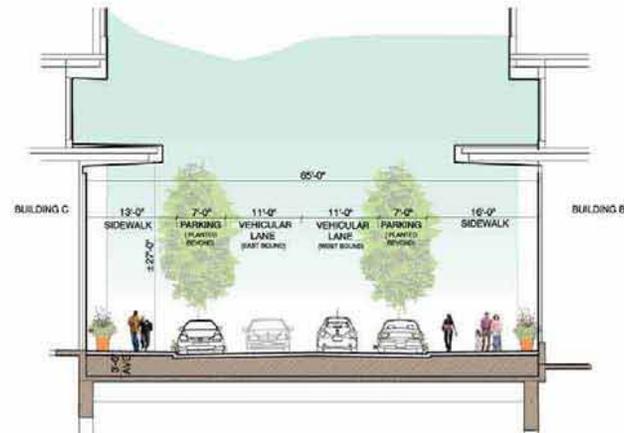
Item A: Distance between buildings / cantilevering and relationship to pedestrian space

DRB comment:

The DRB approved the applicant's response to their concerns, but would like LMN to explore shifting the street between Buildings B & C to the south in order to provide more open space / sidewalk along the south side of Building B.



ENLARGEMENT OF PLAN AT BUILDINGS B & C



B - SECTION BETWEEN BUILDINGS B AND C

DRB Comments from 1/4 Meeting

2. South Side

Item A: DRB was generally OK with south side of Building C massing from the previous Design Response Conference

DRB comment:

The DRB requested that the City and the applicant explore the possibility of adjusting the 10-foot landscape buffer requirement to provide more distance between the service drive and south side of building C, but indicated that any change should maintain or improve the landscape buffering for the Watermark apartments. The Board also felt that traffic calming devices should be investigated for the service street in lieu of adding a sidewalk for pedestrians.



ENLARGEMENT OF PLAN SOUTH OF BUILDING C

DRB Comments from 1/4 Meeting

2. South Side

Item A: DRB was generally OK with south side of Building C massing from the previous Design Response Conference

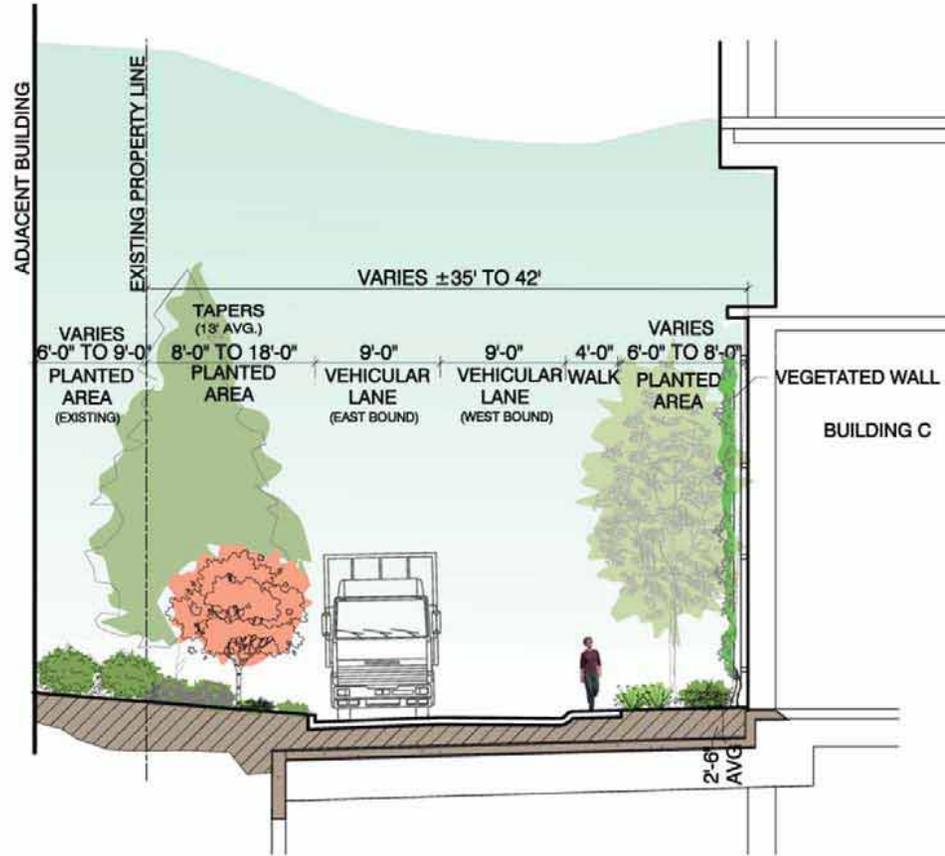
DRB comment:

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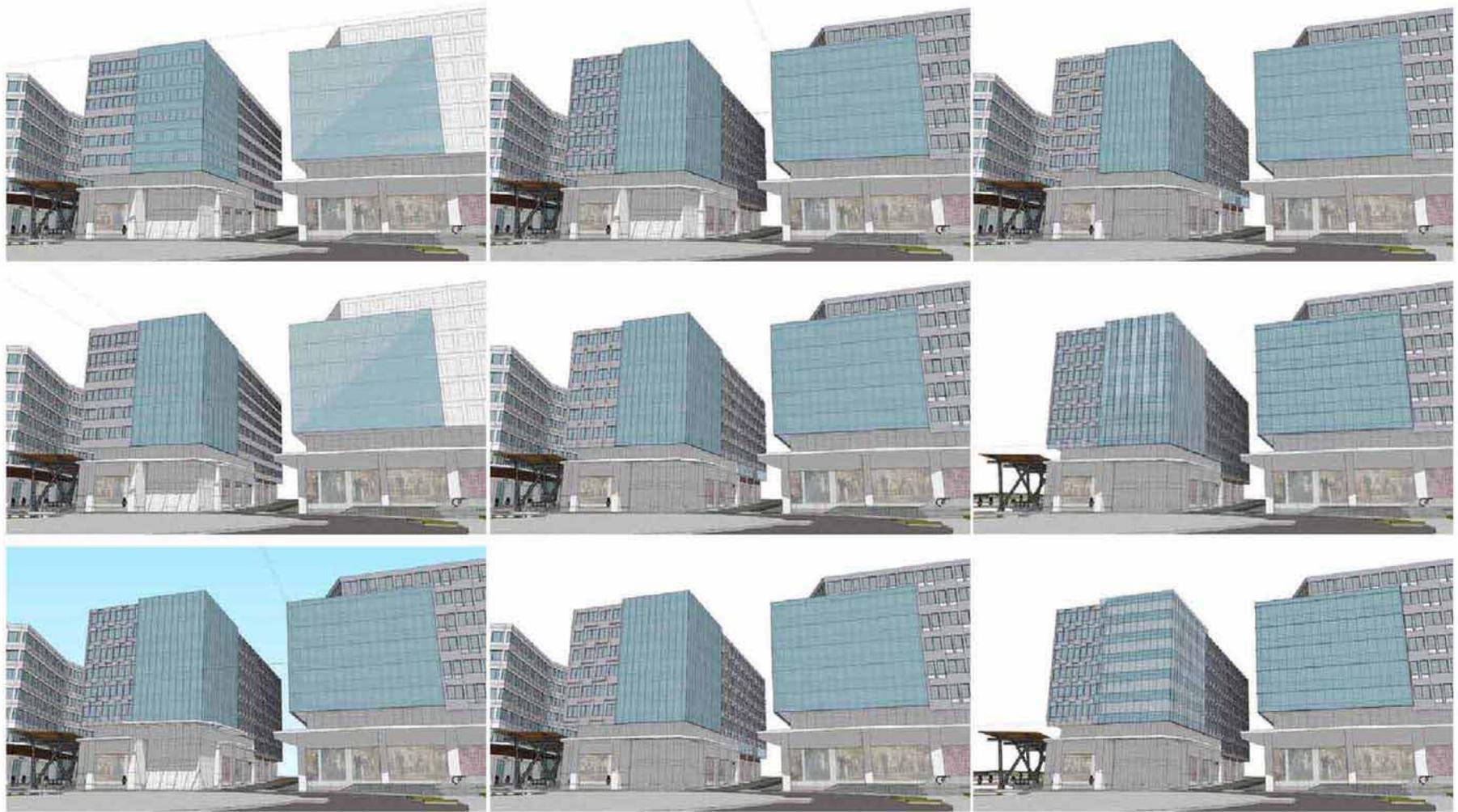
* a landscape or architectural screen should be incorporated along south east property line to buffer property from the adjacent residential use. (see design guideline on page 27 for exact location).

** an 8' pedestrian path is required along the established pedestrian connections on the southeast portion of the street.

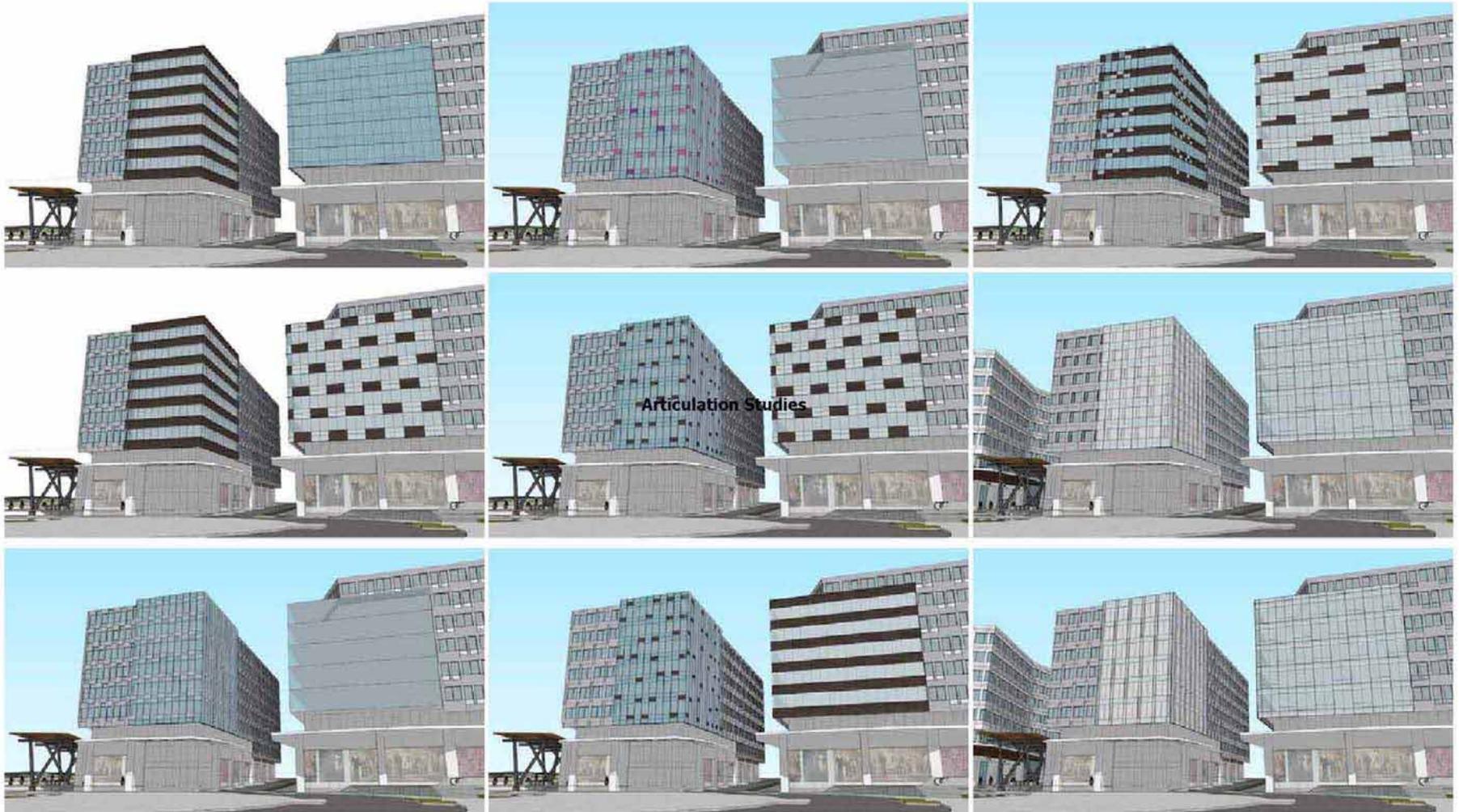


A - SECTION SOUTH OF BUILDING C

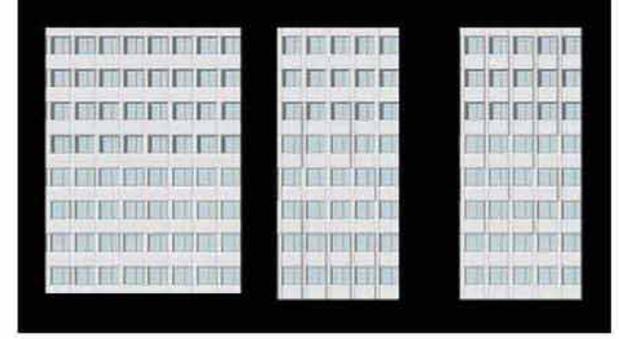
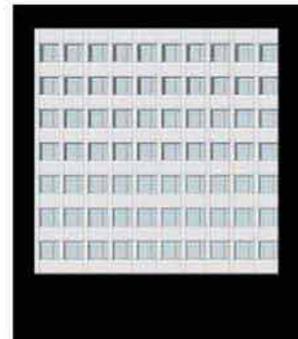
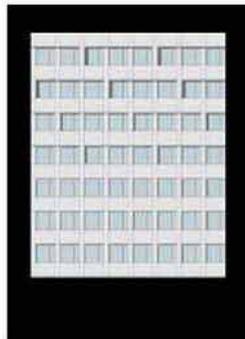
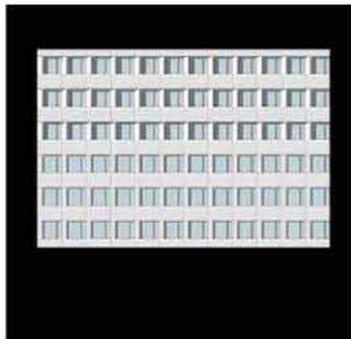
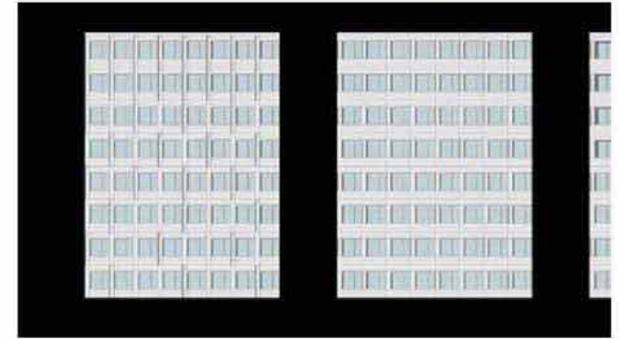
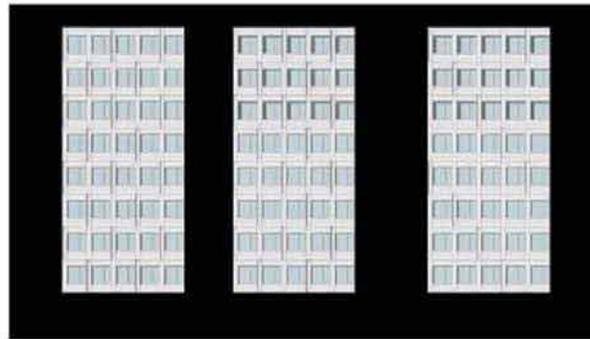
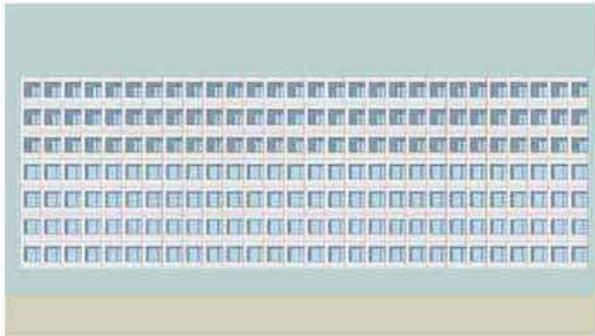
Articulation Study Process Sketches



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Articulation Study Process Sketches



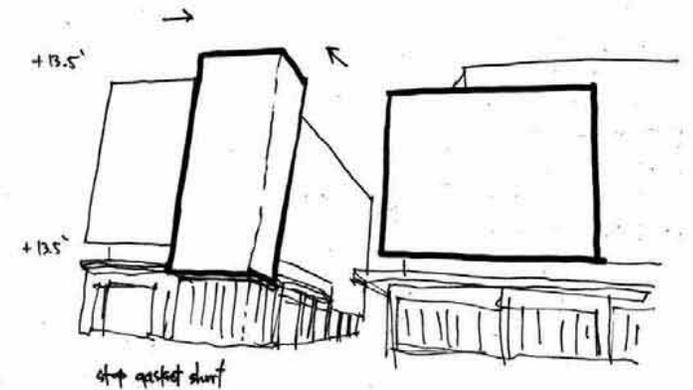
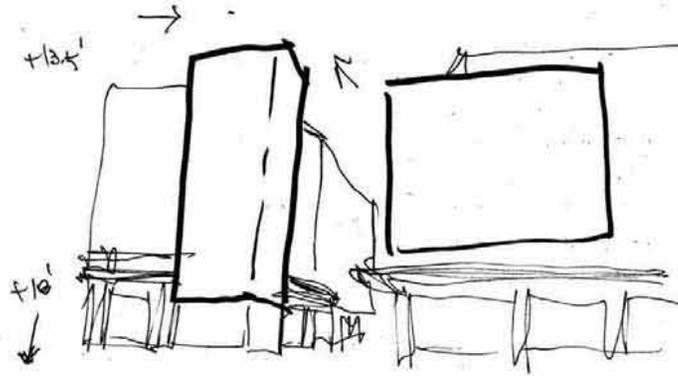
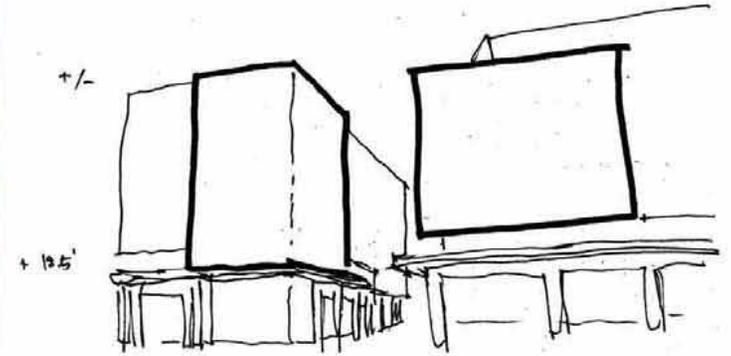
DRB Comments from 1/4 Meeting

3. West Side

Item A: West end of Building B is an important landmark

DRB comment:

The DRB was in agreement with major massing moves made to the west sides of Buildings B and C [vertical and horizontal massing forms on corners]. The DRB requested that LMN consider ways of making the vertical element on Building B more dominant, such as stepping back the northwest corner [similar to north-west step-back on Building C] or allowing the vertical element to extend all the way to the ground plane with the removal/penetration of the gasket.



DRB Comments from 1/4 Meeting

3. West Side

Item A: West end of Building B is an important landmark

DRB comment:

The DRB was in agreement with major massing moves made to the west sides of Buildings B and C [vertical and horizontal massing forms on corners]. The DRB requested that LMN consider ways of making the vertical element on Building B more dominant, such as stepping back the northwest corner [similar to north-west step-back on Building C] or allowing the vertical element to extend all the way to the ground plane with the removal/penetration of the gasket.



DRB Comments from 1/4 Meeting

1. Street Between Buildings B & C

Item C: Massing should open up into plaza

DRB comment:

The DRB approved major massing moves by LMN, but would like to see the massing reinforced with intermediate modulation and articulation as the design moves forward.



DRB Comments from 1/4 Meeting

1. Street Between Buildings B & C

Item D: Pedestrian scale: mitigate vertical massing

DRB comment:

The DRB approved major massing moves by LMN, but would like to see the massing reinforced with intermediate modulation and articulation [Opus example].



DRB Comments from 1/4 Meeting

1. Street Between Buildings B & C

Item B: Portal / gateway into site

DRB comment:

The DRB approved the applicant's response to their concerns, but asked that LMN provide further development of retail areas including an indication of the amount and location of glazing/storefront areas.

Excerpt from Design Guidelines, page DG-19:

"The following design treatments should apply to areas with required retail frontages, (see diagram on page 7):

- a. Streets and public spaces should be enlivened by storefronts, windows, merchandise and other activity. Buildings should be designed with frequent entrances to encourage multi-tenant occupancy and walk-in traffic.
- b. Ground level retail heights should be between 14-18 feet in height.
- c. Entrances: Principal building entry should be visible from the street and public space and marked by large entry doors, canopy/portico/overhang.
- d. Transparency: To provide a visual connection between activities, ground floor façades should provide the following minimum standards
 - windows of clear vision glass (i.e. transparent) beginning no higher than 2' above grade to at least 10' above grade
 - 60% minimum of facade length along Central Way, P.1, P.2 should provide transparency
 - 50% minimum of facade length along A.1, A.4 should provide transparency."



Retail Views



- LEGEND
- ① terra cotta
 - ② metal panel
 - ③ vision glass
 - ④ spandrel glass
 - ⑤ curtainwall
 - ⑥ retail storefront

Building 'B' North Elevation



- LEGEND
- ① terra cotta
 - ② metal panel
 - ③ vision glass
 - ④ spandrel glass
 - ⑤ curtainwall
 - ⑥ retail storefront

Building 'B' South Elevation



- LEGEND
- ① terra cotta
 - ② metal panel
 - ③ vision glass
 - ④ spandrel glass
 - ⑤ curtainwall
 - ⑥ retail storefront

Buildings 'B' & 'C' East Elevations



LEGEND	
①	terra cotta
②	metal panel
③	vision glass
④	spandrel glass
⑤	curtainwall
⑥	retail storefront

Building 'C' North Elevation



LEGEND	
① terra cotta	⑦ concrete
② metal panel	⑧ green wall
③ vision glass	
④ spandrel glass	
⑤ curtainwall	
⑥ retail storefront	

Building 'C' South Elevation



- LEGEND
- ① terra cotta
 - ② metal panel
 - ③ vision glass
 - ④ spandrel glass
 - ⑤ curtainwall
 - ⑥ retail storefront

Buildings 'B' & 'C' West Elevations