



1008 Lake Street

DESIGN RECOMMENDATION CONFERENCE 2
CITY OF KIRKLAND
DRV 15-01250

LEGAL ADDRESS:

1006 Lake Street S, Kirkland WA 98033

MEETING DATE:

01/04/2016

APPLICANT CONTACT:

Charles Wallace, Senior Project Manager
Caron Architecture
charleswallace@caronarchitecture.com
206.367.1382
2505 3rd Ave Suite 300C Seattle 98121



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PROJECT TEAM

OWNER
 Dargey Development
 500 108th Ave NE Suite 2020,
 Bellevue WA 98033

CARON ARCHITECTURE CONTACT
 Charles Wallace
 charleswallace@caronarchitecture.com
 206.367.1382
 Caron Reference No.: 2014.083

SITE INFORMATION

ADDRESS:
 1008 Lake Street S

PARCEL(S):
 9354900220, 9354900240, 0825059233

LOT SIZE:
 54,509 SF

ZONING:
 Neighborhood District ("BN") - 2009 Kirkland
 Comprehensive Plan - Figure MB-2: Moss Bay
 Area Land Use Map

LOT COVERAGE:
 66%

ALLOWABLE HEIGHT

MAXIMUM STRUCTURE:
 30' above average building elevations for BN zone
 (KZC 40.10) + 3', if commercial floor is min. 13'

PROJECT HISTORY

CONCEPTUAL DESIGN CONFERENCE:
 March 9, 2015
 DRV#14-02047

DESIGN RECOMMENDATION CONFERENCE:
 August 24, 2015
 DRV#15-01250

Project Introduction

PROPOSED DEVELOPMENT SIZE

The project will be providing 58 apartment units in two levels above street level with views overlooking a central courtyard and Seattle skyline across Lake Washington. The central courtyard is set back from Lake Street providing a physical break up of building mass, and creating an inviting place that separates the two commercial spaces and becomes an informal gathering place for pedestrians, residents and commercial customers.

- Building Height: 33' / three levels above grade
- Total GSF: 138,434 SF
- Total NSF: 120,365 SF
- Residential Units: 58
- Commercial SF: 7,000 SF
- Parking : 123 Required, 129 Provided

VISION

This project is a new, visionary concept of modern living that will support the development of the Lake Washington waterfront in the City of Kirkland. The project serves as a community hub by creating an integrated pedestrian plaza with inviting design features along Lake Street, that will build a serene and pleasant home for residents and a vibrant environment for neighbors and retailers alike.

DEVELOPMENT OBJECTIVES

The vision of the 1008 Lake Street project is to create community-centered, neighborhood commercial uses with generous pedestrian plaza, while providing high-end quality housing. Located about half a mile south of downtown Kirkland, the project site consists of approximately 54,509 SF (1.21 acres). The project is bounded by Lake Street South to the West, and 10th Avenue South to the North; the site slopes up eastward from Lake Street (away from Lake Washington) up to 14 feet along the South boundary and 22 feet along the North boundary at the rear of the property. The terrain lends the project a unique opportunity to blend with the natural contour of the land and to minimize visual impacts to the existing neighboring residential developments.

The proposal is a three-story building above grade that will consist of a mixed use development with approximately 7,000 SF of commercial use on the ground floor and 58 residential units on the 2nd and 3rd floors. It will have adequate parking for both commercial clients and residents, as well as their guests. The development would be contained in a single building with a total area of 138,434 gross SF. The commercial spaces will be located at both (the north and the south) front corners of the building with a central plaza dividing the two. The parking will be accessed from 10th Ave South in accordance with City of Kirkland Public Works' criteria. This central open plaza concept will be easily accessible for all visitors, and it may also provide outdoor functions for the commercial tenants.

The proposal will be set back approximately 24' from Lake Street's curb and 11'-18' from west bound property line to create a spacious street frontage for pedestrians. The design will extend into the Shoreline Buffer as it is permitted by concurrent and approved Shoreline Permit. This design option supports the open feel on Lake Street. The ground plane was conceived with a desire for openness and transparency allowing a generous public view through the site. The modulation of the building creates a structure that will be physically and visually less massive in appearance. When the project is completed, the 1008 Lake Street development will become an attractive and welcoming place that will enhance the desired pedestrian-friendly commercial nature that the Kirkland waterfront district calls for, and thus can be embraced by its neighbors and citizens as a positive addition.

1. COMMERCIAL USES:

- Approx. 7,000 SF of commercial space, with services and parking access on street level

2. RESIDENTIAL USES:

- 58 residential units, (a mix of 1 bedroom, 2 bedroom, and 3 bedrooms units)
- Residential lobby on street level
- Indoor amenity space on street level

3. DEVELOPMENT GOALS

- 33' above average grade (33' permitted), 58 residential units, 129 parking stalls (at-grade and above grade)
- Parking will be utilized by residents, customers and guests

4. CONSTRUCTION TYPE

- Concrete podium (Type I) for parking/commercial wood frame construction (Type V) for residential

GOAL 1

Provide a larger public plaza with a visible connection to the Lake Street pedestrian experience.

GOAL 2

Provide a parking entry hidden from view and Lake Street S. The new parking entry is located off 10th Avenue S to minimize vehicular and service impact on Lake Street.

GOAL 3

Provide an active and vibrant commercial environment for neighborhood commercial. Provide such scale and modulation to allow the building to fit into the neighborhood.

CONTEXT

Site Photos



1 LOOKING EAST, AWAY FROM SITE



2 LOOKING EAST, AWAY FROM SITE



3 LOOKING WEST



4 LOOKING NORTH WEST



MAP KEY

- Site
- View



5 LOOKING NORTH



6 LOOKING NORTH EAST



7 LOOKING WEST

DRC 1 SUMMARY
08.24.15



Summary of Design Recommendation Meeting Direction 1

September 23, 2015

Radim Blazej
Caron Architecture
2505 3rd Avenue, Suite 300C
Seattle, WA 98121

RE: Design Response Conference for Potala Village
File No. DRV15-01250

Dear Mr. Blazej:

On August 24, 2015, the Design Review Board (DRB) held the Design Response Conference for the proposed mixed use project that would consist of approximately 7000 square feet of ground floor retail space and approximately 58 residential units. The project is located at 1006 Lake Street South.

The Design Response Conference was continued to October 19, 2015. Please provide revised drawings by Monday, September 28th if you would like to go to the Design Review Board on that date. If you would like to continue the Design Response Conference to November 16th, please notify the City in writing or by email so that we can reschedule.

The list below summarizes some of the key points that the DRB discussed at the meeting on August 24, 2015. For more details, I suggest that you listen to the audio of that meeting, which can be found [here](#).

DRB Direction:

- Study fenestration patterns/differentiate between retail and residential
- Work on landscape design – study courtyard, water feature, green wall, fence options, provide more variety in plant pallet for a more dynamic design/varied color pallet
- Propose more open fence type (no more than 50% of the fence face can be open for required land use buffers)
- Show perspectives with accurate plant size when planted
- Study retail elevations – provide perspectives at ground level
- Bring material samples (provide large pieces of various materials)
- Propose ways to break up the roof
- Revisit the concept of the white “picture frame” features (proposed design is too repetitive/symmetrical and makes project appear larger than it is)
- Propose ways to make the building seem more like two separate buildings
- Modulate east wall – too long
- Explore shifting east wall of plaza forward and staggering east elevation
- Provide wall sections through building as it climbs 10th Avenue South

Summary DRC Meeting
File DRV15-01250
Page 2

- Show how cantilever will work (wall sections)
- Review if proposed amount of glazing is allowed (energy modeling)
- Study step back of upper floors at corners
- Study possibility of moving driveway closer to Lake Street South to reduce height of ground floor retail (can be moved to within 50 feet of Lake Street South per Public Works review)
- Review required right-of-way improvements with Public Works Department
- Make drawings (particularly the landscape plan) more readable

If you have any additional questions, please feel free to contact me at aruggeri@kirklandwa.gov or at 425-587-3256.

Sincerely,

PLANNING AND COMMUNITY DEVELOPMENT



Angela Ruggeri, AICP
Senior Planner

Cc: Design Review Board Members
File No. DRV15-001250
Lobsang Dargey, Dargey Development, 500 108th Avenue NE, Suite 2020,
Bellevue, WA 98004

Summary of Design Recommendation Meeting Direction 1

BOARD DIRECTION		ARCHITECT RESPONSE	REF.
1	Study fenestration patterns/differentiate between commercial and residential	In coordination with the structural engineer, the commercial space is set back from the upper level facade, along with the canopies, the resulting design creates an inviting pedestrian space. The residential window pattern is further developed with a reduced amount of glazing which is different from the commercial storefront in scale and material use.	Page 16
2	Work on landscape design - study courtyard, water feature, green wall, fence options, provide more variety in plant pallet for a more dynamic design/varied color pallet	The courtyard has been redesigned to match the contemporary architectural language. The new landscape design presented has been coordinated with Kirkland transportation department for planting and landscaping in public ROW. The new courtyard design provides more pervious areas while maintaining openness to passersby and is more dynamic with a highly varied plant pallet.	Page 17
3	Propose more open fence type (no more 50% of fence can be open for req. land use buffers)	Fence has been modified in pattern to provide more open experience.	Page 22
4	Show perspectives with accurate plant size when planted	Seasonal plantings, water feature and public seating are used to zone the plaza from public zone, semi-public zone to private zone.	Page 17, 22
5	Study commercial elevations - provide perspectives at ground level	Additional details have been provided in renderings with installed lights, canopy details and location of commercial entries.	Page 22, 23
6	Bring material samples (provide large pieces of various materials)	Refer to digital and physical material boards.	Page 31
7	Propose ways to break up the roof	We have lowered the floor to floor height in residential portion 6" each to allow for 12" more difference between the frames and general roof. Together with more modulation and revised front facades, there is more variation in the roof profile.	Page 30
8	Revisit the concept of the white "picture frame" features (proposed design is too repetitive/symmetrical and makes project appear larger than it is)	The white "picture frames" are revised to an open shape that fits with the design language and scale. We have revised the color of the frames and changed window pattern within the frames in the courtyard.	Page 30
9	Propose ways to make the building seem more like two separate buildings	The back courtyard elevation remains predominantly dark with wood texture elements in contrast to lighter colored wings to represent a connector like element between two buildings rather than one continuous facade.	Page 30
10	Modulate east wall - too long	Design revised East Facade reducing the previous large block from 103'-6" to two smaller blocks as shown.	Page 30
11	Explore shifting east wall of plaza forward and staggering east elevation	Shifting the East courtyard wall would decrease the size of the courtyard and would conflict with the amount of required pervious surface outlined by the EIS report and conflict with the allowable amount of lot coverage.	Page 30
12	Provide wall sections through building as it climbs 10th Ave. S	Wall Sections on 10th Ave South.	Page 34
13	Show how cantilever will work (wall sections)	Wall Sections at the cantilever on Lake Street	Page 34
14	Review if proposed amount of glazing is allowed (energy modeling)	We have both reduced the amount of residential glazing as well as conducted a preliminary component energy calculation. We are planning to increase the roof, wall and slab insulation factor, and together with the use of high efficiency windows, this project will meet the requirements of energy code.	Page 31
15	Study step back of upper floors at corners	Design proposed a step-down (2ft) at the corner and has been changed to an Open Shape rather than the Picture Frame.	Page 30
16	Study possibility of moving driveway closer to Lake St. S to reduce height of ground floor commercial (can be moved to within 50 ft. of Lake St. S per Public Works review)	Relocation of drive-way entrance is not feasible with public-works requirements and would create a traffic and safety hazard with inadequate stacking and visibility to see incoming traffic. In addition it would create difficult internal maneuvering within the parking garage.	Page 24
17	Review required right-of-way improvements with Public Works Department	Review of ROW requirements and improvements with Public Works Department was incorporated into the latest landscape design and will continue as the project progresses into the next design phase.	Page 24
18	Make drawings (particularly the landscape plan) more readable	Refer to landscape design drawings.	Page 18-21

DRC 1: The "U"-Shape Concept

DESIGN CONCEPT

This development option was presented at the Conceptual Design Conference on August 24, 2015. The concept takes advantage of the site slope by nesting the building into the hillside. Additionally, this option respects the existing Shoreline Permit prescription while providing a larger at-grade plaza. The overall footprint is within the general range of the design parameters reviewed in the Environmental Impact Statement (EIS). The site density is maximized with a minimal footprint and the project scope is reduced with 3 stories above grade.

DRB PRIORITIES

- A. SCALE:
 - 1 Study Modulation of all elevations of building.
 - 2 Reduce the feeling of bulk with meaningful modulation.
 - 3 Reduce 19' commercial floor to reflect pedestrian scale of area.
 - 4 Explore rooftop modulation.
- B. ACCESS:
 - 1. Support access off of 10th Avenue South.
- C. BUFFER AND LANDSCAPING:
 - 1. Support central courtyard and U shaped building.
 - 2. Study shading at courtyard and appearance of back wall.
 - 3. Provide information on landscape buffer to the east and tree retention.
- D. REQUIRED ITEMS:
 - 1. Sketch Up model with adjoining development dropped in. Model should have ability to turn the tree layer off and navigate around property to show pedestrian level view.
 - 2. A pedestrian eye view from Lake Street South.
 - 3. Elevations for all facades.
 - 4. Full Survey.
 - 5. ABE Calculation.



OVERALL VIEW ALONG LAKE STREET



BIRD'S EYE VIEW ALONG LAKE STREET

DRC 1: Design Features

DESIGN ANALYSIS | PROS (+) & CONS (-)



+ Plaza is flat, not sloped toward commercial

+ This option allows for largest mid-block plaza

- Symmetrical Commercial Base

+ Smaller building footprint and massing



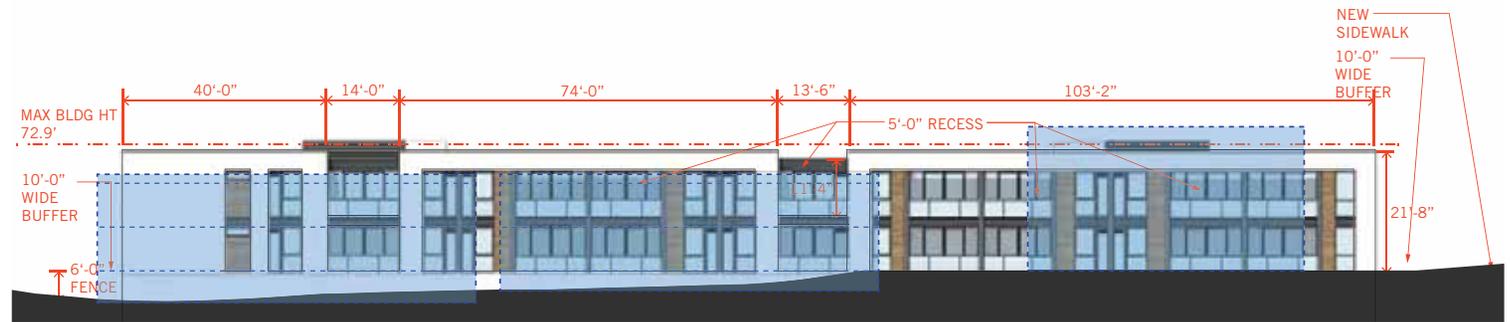
+ Larger view access across from site

+ One building story less than other design options

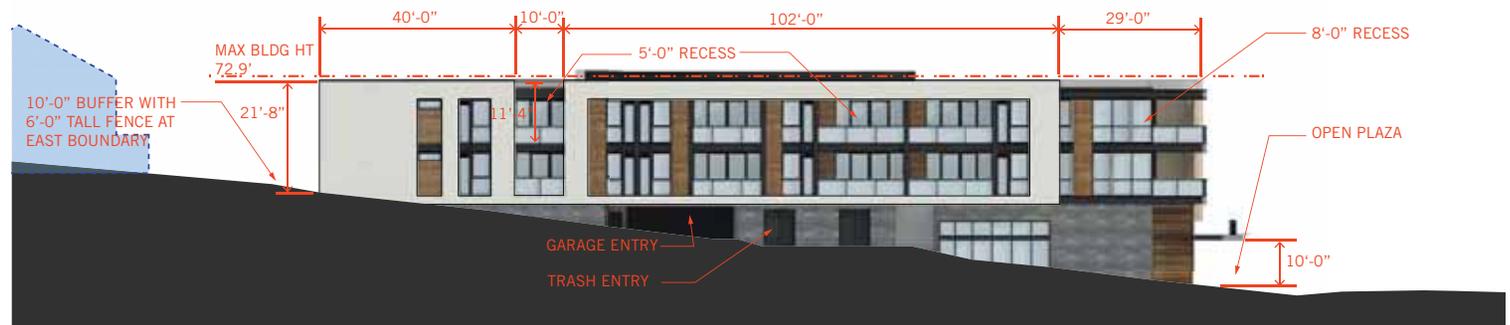
DRC1: Modulation Study

RESPONSE 1	
A1	Study Modulation of all elevations of building.
A2	Reduce the feeling of bulk with meaningful modulation.
A3	Reduce 19' commercial floor to reflect pedestrian scale of area.
A4	Explore rooftop modulation.

DRB2: EAST ELEVATION



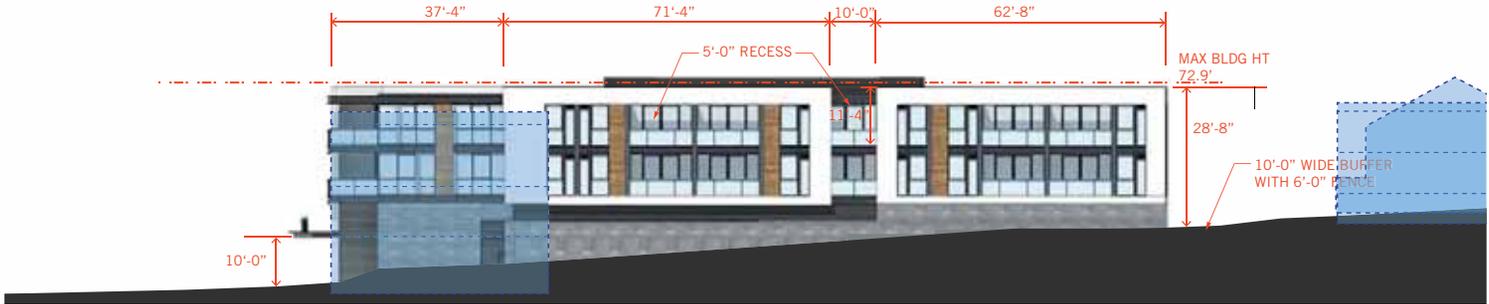
DRB2: NORTH ELEVATION



DRC1: Modulation Study

RESPONSE 1	
A1	Building facade maximum length is reduced from 125'-0" per zoning code allowance. The average facade length is 60'-0", with one exception at 102'-0".
A2	Building bulk is reduced by application of 'punches' to recess the building facade 5' to 8' back on all facades to increase visual interest and reduce the 'solid feel' of massive walls.
A3	Commercial floor to ceiling height is reduced to 16'-0", in addition a continuous canopy will be installed at 10'-0" above sidewalk to create an amicable pedestrian atmosphere.
A4	Rooftop modulation is applied with facade modulation at intervals where the parapet is stepped down.

DRB2: SOUTH ELEVATION



DRB2: WEST ELEVATION



DESIGN
RECOMMENDATION
CONFERENCE 2



DRC 2: DESIGN RESPONSE

Overview of Design Response

DRB DIRECTIONS

The board provided direction on various aspects of the design, including a number of requests to address the massing and overall composition of the building. The resulting design is highly responsive to the board's direction and incorporated substantive revision in consideration of the board's comments.

DRC1: OLD DESIGN



The Board requested study on step back of upper floors at corners.

The Board requested study on white "picture frames" feature to reduce massive appearance.

The Board requested fenestration patterns/ differentiate between commercial and residential

The Board requested dynamic landscape design to match building style and varied color and plant pallet.

Overview of Design Response

DRC2: NEW DESIGN



+ New landscape design

+ Setback, canopies and varied soffit heights to differentiate commercial from upper level residential.

+ 2' lower than previous design

+ The corners are stepped down to reduce scale.

+ The white "picture frames" are revised to an OPEN SHAPE that fits with the design language.

DRC 2: DESIGN RESPONSE

Design Response

RESPONSE 2	
1	In coordination with the structural engineer, the commercial space is set back from the upper level facade, along with the canopies, the resulting design creates an inviting pedestrian space. The residential window pattern is further developed with a reduced amount of glazing which is different from the commercial storefront in scale and material use.



COMMERCIAL SPACE SETBACK FROM UPPER LEVEL FACADE



COMMERCIAL STOREFRONT

Design Response

RESPONSE 2	
2	The courtyard has been redesigned to match the contemporary architectural language. The new landscape design presented has been coordinated with Kirkland transportation department for planting and landscaping in public ROW. The new courtyard design provides more pervious areas while maintaining openness to passersby and is more dynamic with a highly varied plant pallet.
4	Seasonal plantings, water feature and public seating are used to zone the plaza from public zone, semi-public zone to private zone.
18	Refer to landscape design drawings.



COURTYARD PERSPECTIVE

Design Response: Landscape

RESPONSE 2	
18	Refer to landscape design drawings.



Design Response: Landscape

RESPONSE 2	
18	Refer to landscape design drawings.

PLANTS

SECTOR	BOTANICAL NAME	COMMON NAME	
TREES	MAGNOLIA KOBUS	KOBUS MAGNOLIA	
	STRALY JAPONICUS	JAPANESE SNOWBELL	
	ACER CIRCINATUM	VINE MAPLE	
	CRATAEGUS « LAVALLEI	LAVALLE HAWTHORN	
	AMELANCHIER « GRANDIS 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	
	ACER PALMATUM	JAPANESE MAPLE	
	PINUS CONFORTA	SHORE PINE	
	PHYLLOSTACHYS BAMBUSOIDES	TIMBER BAMBOO	
	SHRUBS AND GROUNDCOVER		
	STREET PLANTING		
	GALLIHERIA SHALON*	SALAL	
	OPHIOPOGON P. NIGRESCENS**	BLACK MONDO GRASS	
	LIRIOPE SPICATA	LILY TURF	
ISLAND MIX			
	SSS MISCANTHUS SINENSIS 'LITTLE KITEN'	LITTLE KITEN HAIRD GRASS	
	SSS ALLIUM SPHAKICEPHALON	DRUMSTICK ALLIUM	
	SSS ICHNACIA PURPUREA	PURPLE CONEFLOWER	
TALL MIX			
	SARCOCODON RUSCIFOLIA**	FRAGRANT SWEET BOX	
	CAMELLIA SASANGUA 'JEAN MAY'	JEAN MAY CAMELLIA	
	VACCINIUM OVATUM	EVERGREEN HICKBERRY	
	VACCINIUM CORYMBOSUM	NORTHERN HIGHLAND BLUEBERRY	
	RHODODENDRON 'KEN JANICK'	KEN JANICK RHODODENDRON	
LOW MIX			
	SSS GALLIHERIA SHALON*	SALAL	
	SSS POLYSTICHUM MUNITUM*	SWORD FERN	
	SSS MAHONIA NERVOSA*	CASCADE OREGON GRAPE	
LAWN			



Magnolia kobus
Kobus Magnolia



Stralys japonicus
Japanese Snowbell



Acer circinatum
Vine Maple



Crataegus « lavallei
Lavalle Hawthorn



Amelanchier « Autumn Brilliance »
« Autumn Brilliance » Amelanchier



Acer palmatum
Japanese Maple



Pinus confortia
Shore Pine



Phyllostachys bambusoides
Timber Bamboo



Island Mix:
Miscanthus 'Little Kittens', etc.



Tall (semi-native) Mix Shrub:
Vaccinium ovatum, etc.



Low (mostly native) Mix:
Salal, Swordfern, Mahonia, etc.



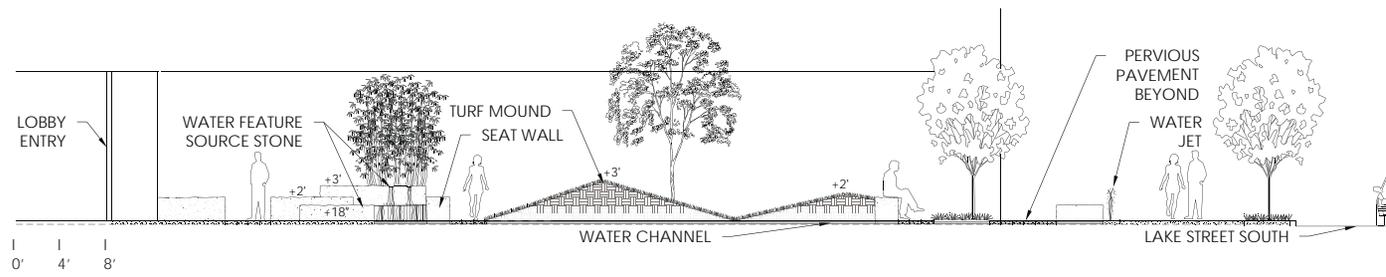
Street Mix: Liriope, Black Mondo
Grass, Salal, etc.

Design Response: Landscape

RESPONSE 2
18 Refer to landscape design drawings.

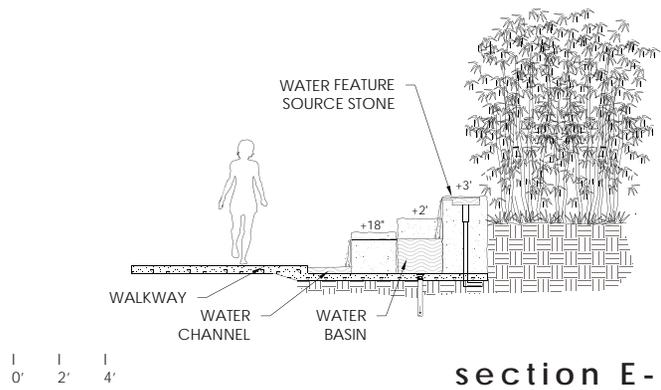
COURTYARD

section E-W



WATER FEATURE

section E-W



Stone and Water Feature: waterfall, channel, jets

Design Response: Landscape

RESPONSE 2	
18	Refer to landscape design drawings.

COURTYARD



1 Broad sidewalks, trees



2 Landscape Islands



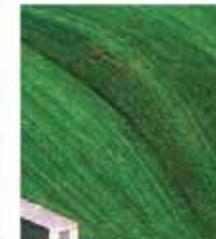
3 Stone bands + landscape



4 Permeable Pavers



5 Paving Lights



6 Crinkled Lawn



7 Yoga/Tai Chi Lawn



8 Terrace and Fire



9 Bamboo Grove

DRC 2: DESIGN RESPONSE

Design Response

RESPONSE 2	
3	Fence has been modified in pattern to provide more open experience.
4	Seasonal plantings, water feature and public seating are used to zone the plaza from public zone, semi-public zone to private zone.
5	Additional details have been provided in renderings with installed lights, canopy details and location of commercial entries.



EYE LEVEL VIEW FROM NE, ALONG 10TH AVE

Design Response

RESPONSE 2	
5	Additional details have been provided in renderings with installed lights, canopy details and location of commercial entries.



EYE LEVEL VIEW FROM NW, ALONG 10TH AVE



EYE LEVEL VIEW FROM NW ALONG LAKE ST.



EYE LEVEL VIEW FROM SW ALONG LAKE ST.

Design Response

RESPONSE 2	
16	Relocation of drive-way entrance is not feasible with public-works requirements and would create a traffic and safety hazard with inadequate stacking and visibility to see incoming traffic. In addition it would create difficult internal maneuvering within the parking garage.
17	Review of ROW requirements and improvements with Public Works Department was incorporated into the latest landscape design and will continue as the project progresses into the next design phase.



AERIAL VIEW FROM NW

Design Response
ADDITIONAL VIEWS



EYE LEVEL PERSPECTIVE FROM NE

Design Response
ADDITIONAL VIEWS



VIEW OF THE PLAZA

Design Response
ADDITIONAL VIEWS



EYE LEVEL VIEW FROM NW



SE VIEW FROM ADJACENT PROPERTY

Design Response
ADDITIONAL VIEWS



AERIAL VIEW FROM NE

Design Response
ADDITIONAL VIEWS



COURTYARD PERSPECTIVE FROM SW



STREET LEVEL VIEW

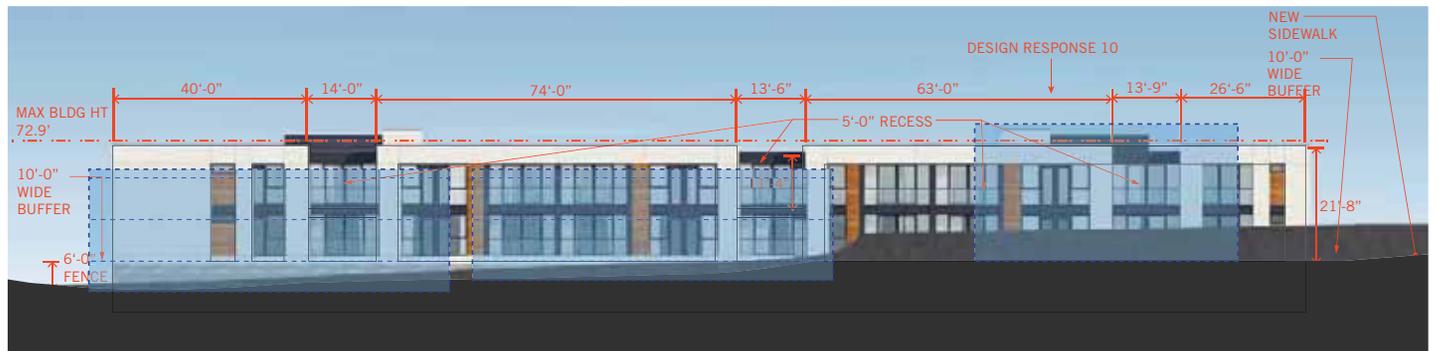
DRC 2: DESIGN RESPONSE

Design Response: Modulation

RESPONSE 2	
7	We have lowered the floor to floor height in residential portion 6" each to allow for 12" more difference between the frames and general roof. Together with more modulation and revised front facades, there is more variation in the roof profile.
8	The white "picture frames" are revised to an open shape that fits with the design language and scale. We have revised the color of the frames and changed window pattern within the frames in the courtyard.
9	The back courtyard elevation remains predominantly dark with wood texture elements in contrast to lighter colored wings to represent a connector like element between two buildings rather than one continuous facade.
15	Design proposed a step-down (2ft) at the corner and has been changed to an Open Shape rather than the Picture Frame.
10	Design revised East Facade reducing the previous large block from 103'-6" to two smaller blocks as shown.
11	Shifting the East courtyard wall would decrease the size of the courtyard and would conflict with the amount of required pervious surface outlined by the EIS report and conflict with the allowable amount of lot coverage.



AERIAL VIEW FROM NW



NEW EAST ELEVATION

Design Response: Physical Material Board

RESPONSE 2	
6	Refer to digital and physical material boards.
14	We have both reduced the amount of residential glazing as well as conducted preliminary component energy calculation. We are planning to increase the roof, wall and slab insulation factor, and together with the use of high efficiency windows, will meet requirements of energy code.

EXTERIOR MATERIALS

FC1 - FIBER CEMENT PANEL
Vendor/Supplier: Swisspearl
Model: CARAT ONYX 7091
Use: Outer Field Color

FC2 - FIBER CEMENT PANEL
Vendor/Supplier: Swisspearl
Model: CARAT AZURITE 7043
Use: Balcony Divider/Accent

WD1 - COMPOSITE PANEL
Vendor/Supplier: Prodema/Spec Systems
Model: ProDEX RUSTIK
Use: Vertical Accent

MTL1 - METAL PANEL
Vendor/Supplier: Alucobond/KPS
Model: Graphite Mica PVDF 3/Gloss 30
Use: Inner Field Color

PT1 - PAINT
Vendor/Supplier: Sherwin Williams/Kynar
Model: SW Color Paint to match MTL1, w/ Kynar 500 coating
Use: Balcony metalwork, Alum. Window Cladding, Storefront

ST1 - SLATE
Vendor/Supplier: META Marble & Granite
Model: Indian Black Natural
Use: Podium Base

GL1 - VISION GLASS
Vendor/Supplier: Viracon
Model: VE1-2, Insulated, Clear
Use: Commercial Storefront

GL2 - CANOPY GLASS
Vendor/Supplier: Viracon
Model: TBD, w/ 50% dot 5065
Use: Canopy

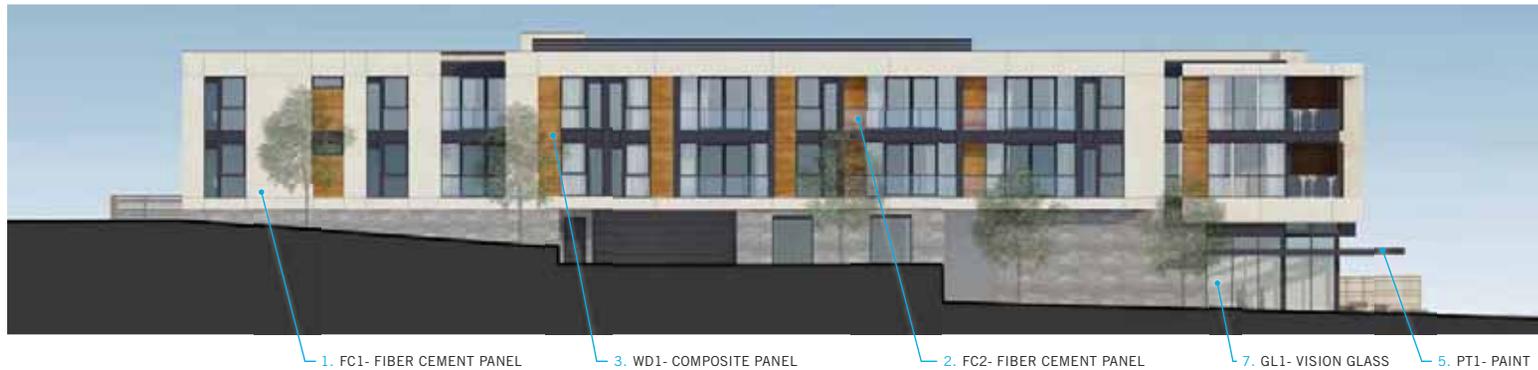


Design Response: Updated Elevations

WEST ELEVATION



NORTH ELEVATION

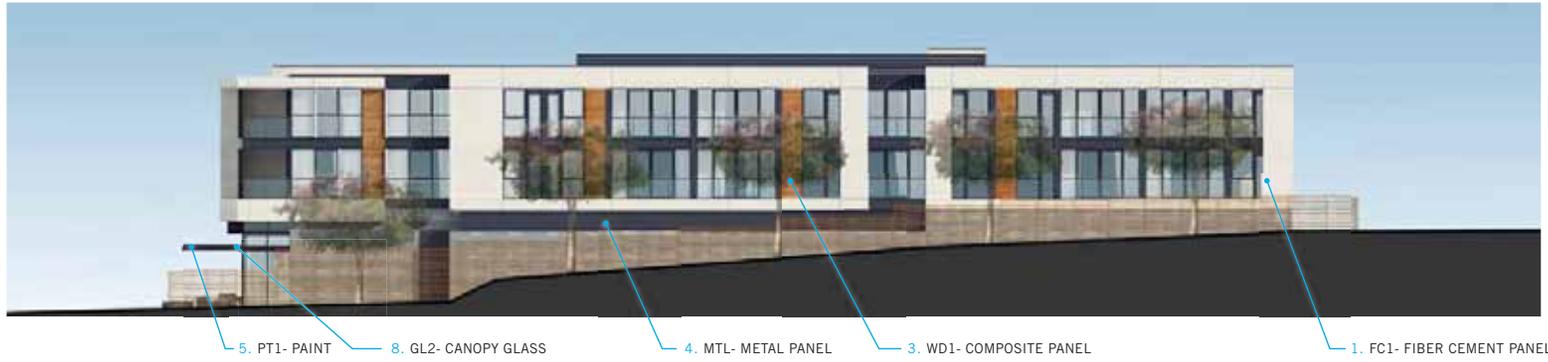


EXTERIOR MATERIALS



Design Response: Updated Elevations

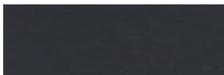
SOUTH ELEVATION



EAST ELEVATION



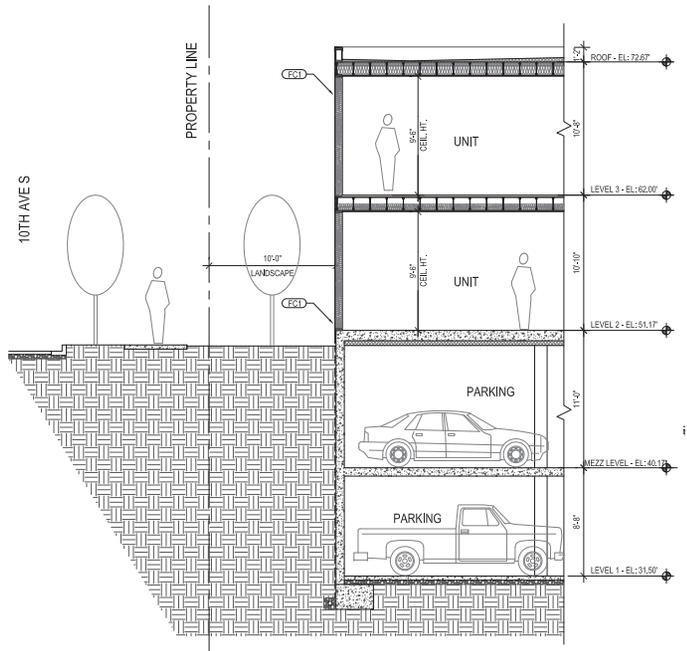
EXTERIOR MATERIALS

-  1. FC1- FIBER CEMENT PANEL
-  2. FC2- FIBER CEMENT PANEL
-  3. WD1- COMPOSITE PANEL
-  4. MTL- METAL PANEL
-  5. PT1- PAINT
-  6. STL- SLATE
-  7. GL1- VISION GLASS
-  8. GL2- CANOPY GLASS

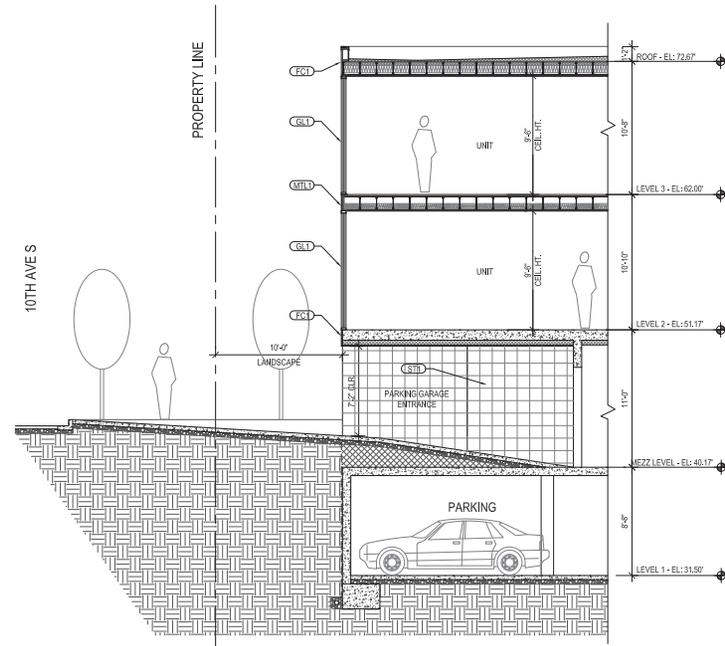
DRC 2: DESIGN RESPONSE

Design Response: Wall Sections

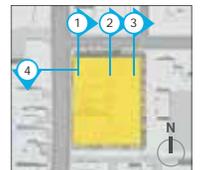
RESPONSE 2	
12	Wall Sections on 10th Ave South.
13	Wall Sections at the cantilever on Lake Street



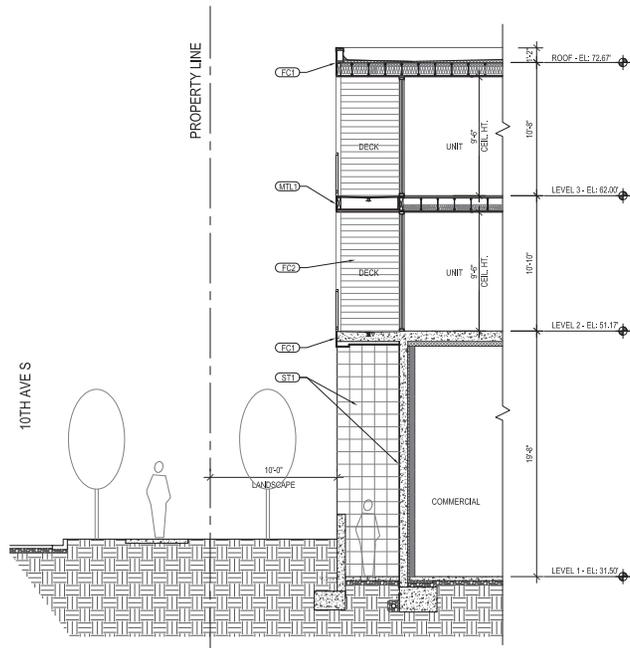
SECTION 1



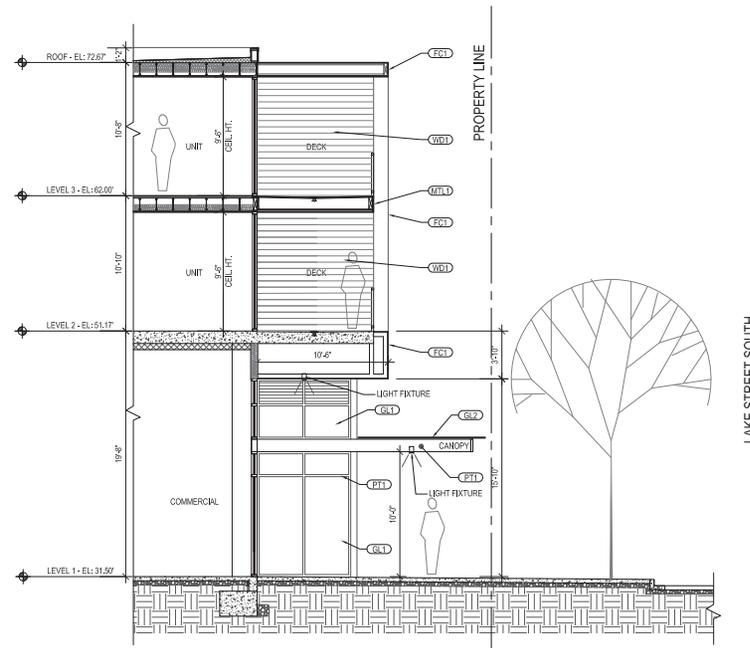
SECTION 2



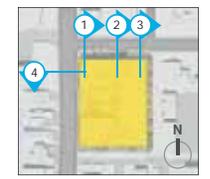
Design Response: Wall Sections



SECTION 3



SECTION 4

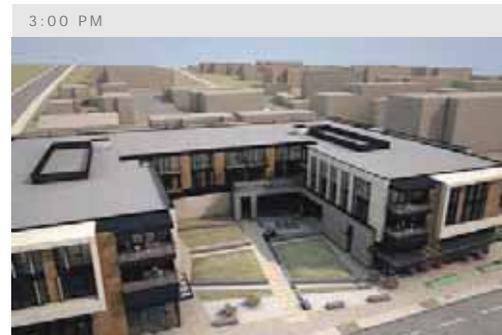


Site Plan

- KEY**
- ▼ Parking Entry
 - MF Multi-Family
 - SF Single Family
 - - - Property Line



Shadow Study





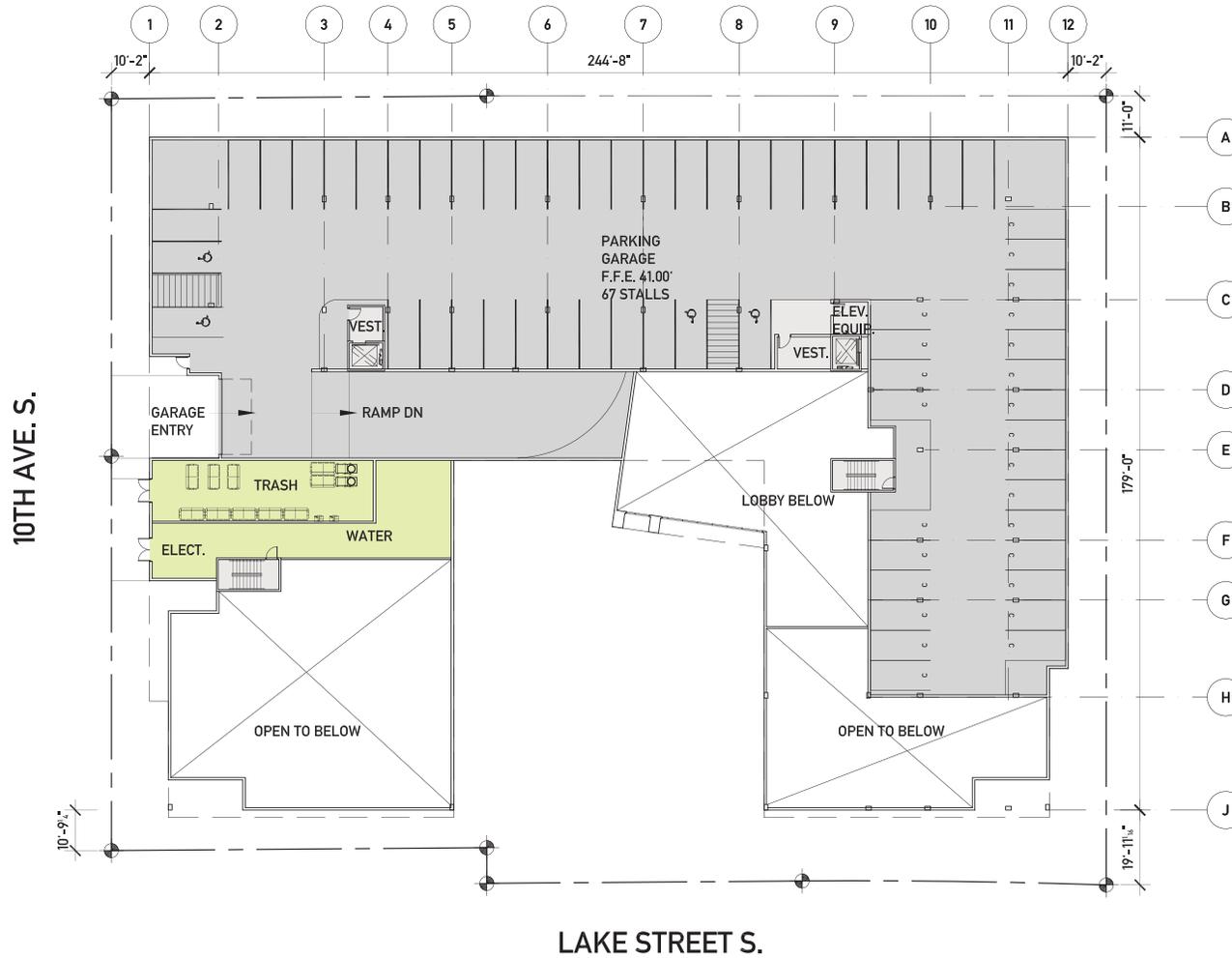
REFERENCE

REFERENCE

Floor Plans

LEVEL 1 MEZZANINE (PARKING)

- KEY
- Parking
 - Residential Amenity
 - Back of House / Utility



Floor Plans

LEVEL 1 PARKING

KEY

- Parking
- Commercial
- Residential Amenity
- Back of House / Utility



REFERENCE

Floor Plans

LEVEL 2

KEY

- Residential Units
- Back of House / Utility



Floor Plans

LEVEL 3

KEY

- Residential Units
- Back of House / Utility



REFERENCE

Context & Urban Design Analysis

SITE DESCRIPTION AND OPPORTUNITIES

This site is located about half a mile south of downtown Kirkland. With Lake Washington to the west, this is an opportunity to integrate a mixed-use environment into the neighborhood, creating a pedestrian destination for Kirkland's beach front community.

The site is currently vacant. The south bound easement has matured landscaping installed by adjacent property owners, providing access to their on-grade parking lots. The immediate neighboring properties are RM (Multifamily Residential) and WD (Waterfront District).

Lake Street South is a 'principal arterial' that becomes Lake Washington Boulevard at the site's southwest corner. It connects downtown Kirkland to Evergreen Point Bridge (520), providing Moss Bay community and adjacent communities immediate vehicular access and at the same time it has views of the Seattle skyline across Lake Washington. 10th Ave South is a neighborhood street; it connects State St. South to Lake Street South/waterfront.

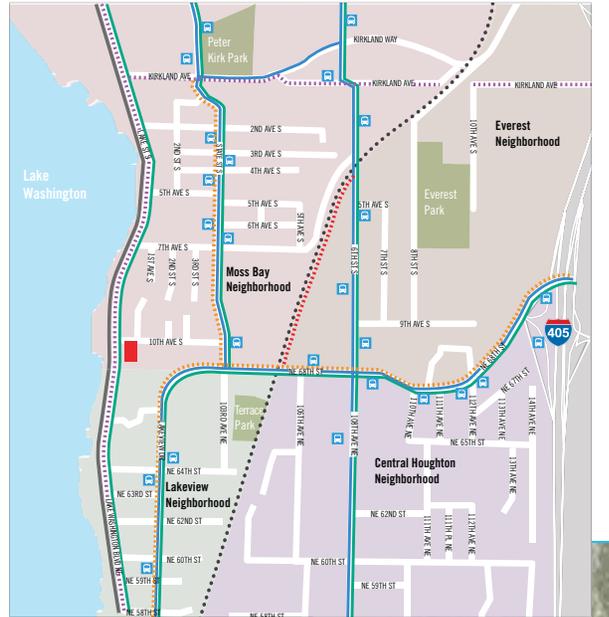
This mixed-use development will support the growth of the City of Kirkland and will serve as a buffer and transitional node for the quieter community east of Lake Washington from the busy Lake Street South. The new commercial development along with the vibrant and generous plazas on Lake Street will improve and support the existing pedestrian experience along Lake Washington.

ZONING ANALYSIS

- Total site area: 54,509 sf
- Zone: business neighborhood ("BN")
- Zone area: 54,509 sf
- Permitted use: commercial & residential uses
- Max. Allowable height limit: 30'-0" above A.B.E. ("Average Base Elevation"). Additional 3' permitted for 3-story building.
- Setbacks: 0'-0" front; 10'-0" side & rear
- Lot coverage: 66%

KIRKLAND SHORELINE OVERLAY

- Zone: urban mixed ("UM")
- Zone area: 54,509 sf
- Permitted use: commercial/office/ mf residential, req. Substantial development permit
- Shoreline setback: 25'-0" or 15'-0" of lot depth from water
- Height: 35'-0" above A.B.E.
- Lot coverage: 80% max



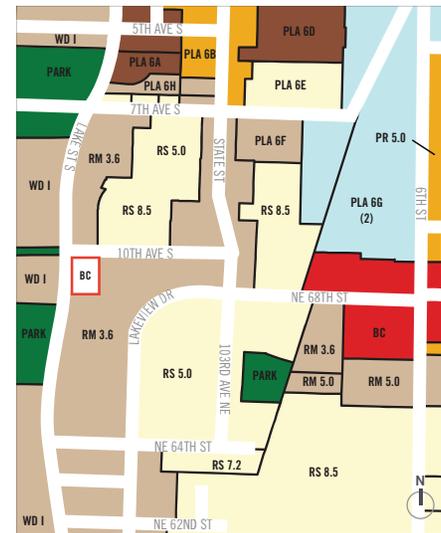
VICINITY MAP KEY

- Site
- Bus Stop
- Transit Route
- Dedicated Bike Lane
- Major Arterial
- Cross Kirkland Corridor
- Minor Arterial
- Collector Street
- Principal Arterial



NATURAL FEATURES

- Site
- Open Stream
- Lake Washington
- Shorelines of State Signif.
- Park & Open Space



ZONING MAP

- Site / Commercial
- Commercial
- Industrial
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Park / Open Space

Site Vicinity Photos



1 LAKE STREET S, LOOKING WEST AWAY FROM SITE



2 LAKE STREET S, LOOKING WEST AWAY FROM SITE



3 LAKE STREET S, LOOKING WEST AWAY FROM SITE



4 LAKE STREET S, LOOKING NORTH AND EAST TOWARDS THE SITE



MAP KEY

- Site
- View



5 LAKE STREET S, LOOKING NORTH AND EAST TOWARDS THE SITE



6 LAKE STREET S, LOOKING NORTH AND EAST TOWARDS THE SITE



7 LAKE STREET S, LOOKING NORTH AND EAST TOWARDS THE SITE

REFERENCE

Site Streetscapes



1 10TH AVE S STREET VIEW, LOOKING NORTH | Two multifamily projects are located from across the site

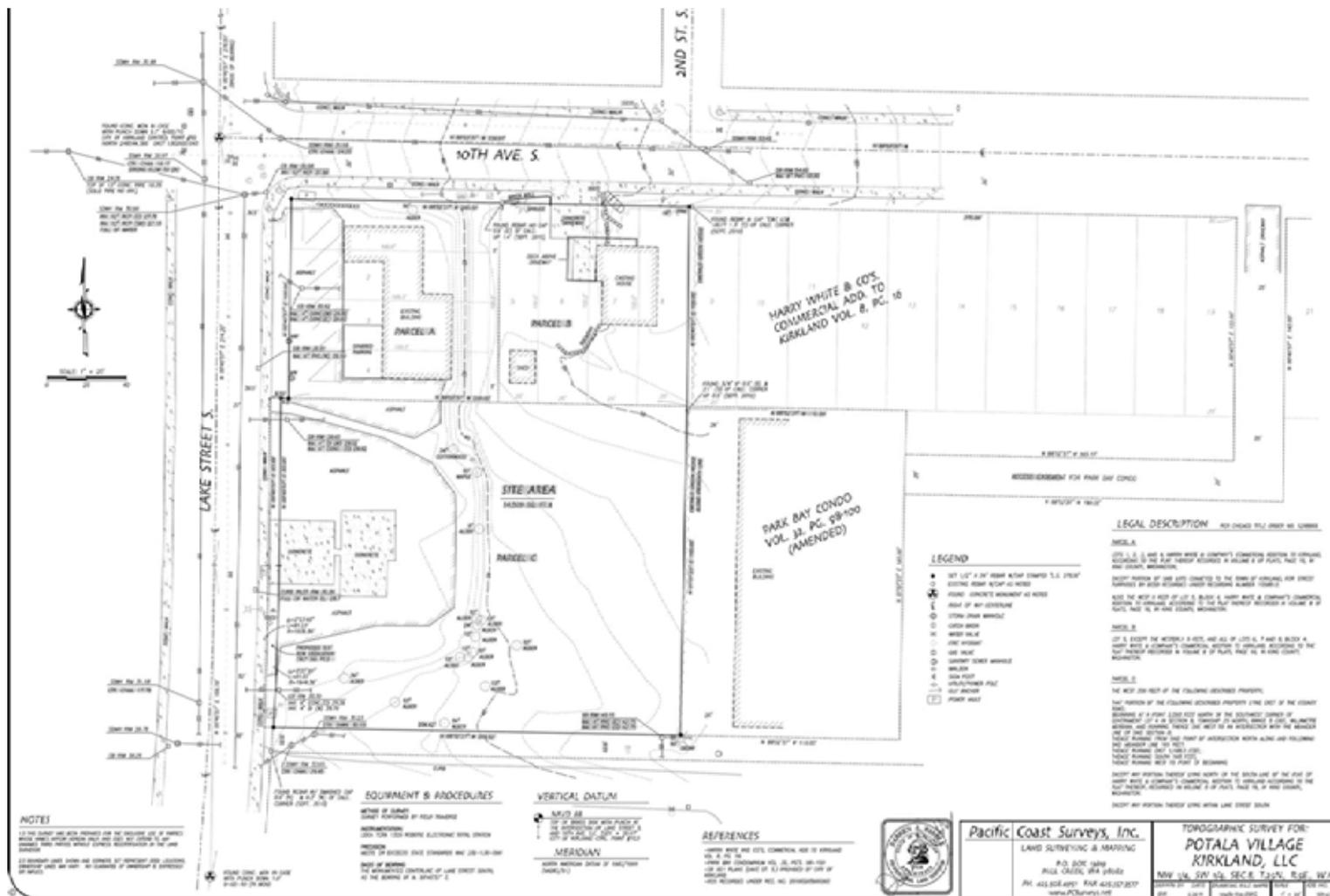


2 PRIVATE DRIVE STREET VIEW, LOOKING NORTH AT SITE | South edge of the site



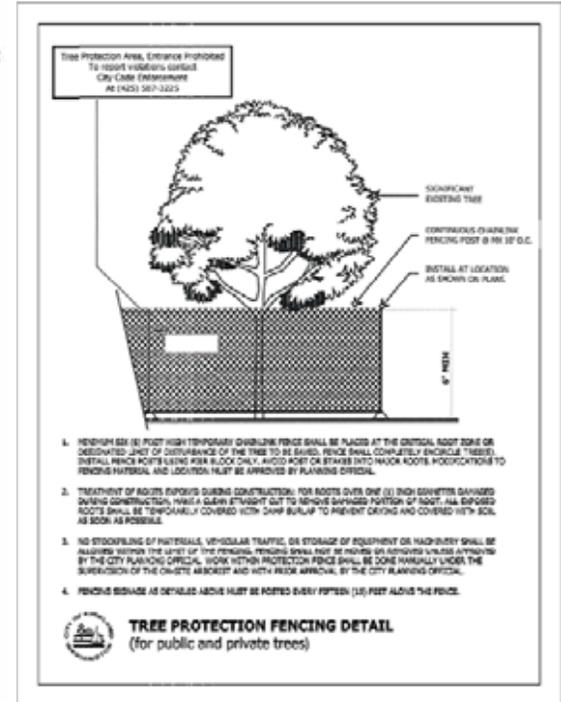
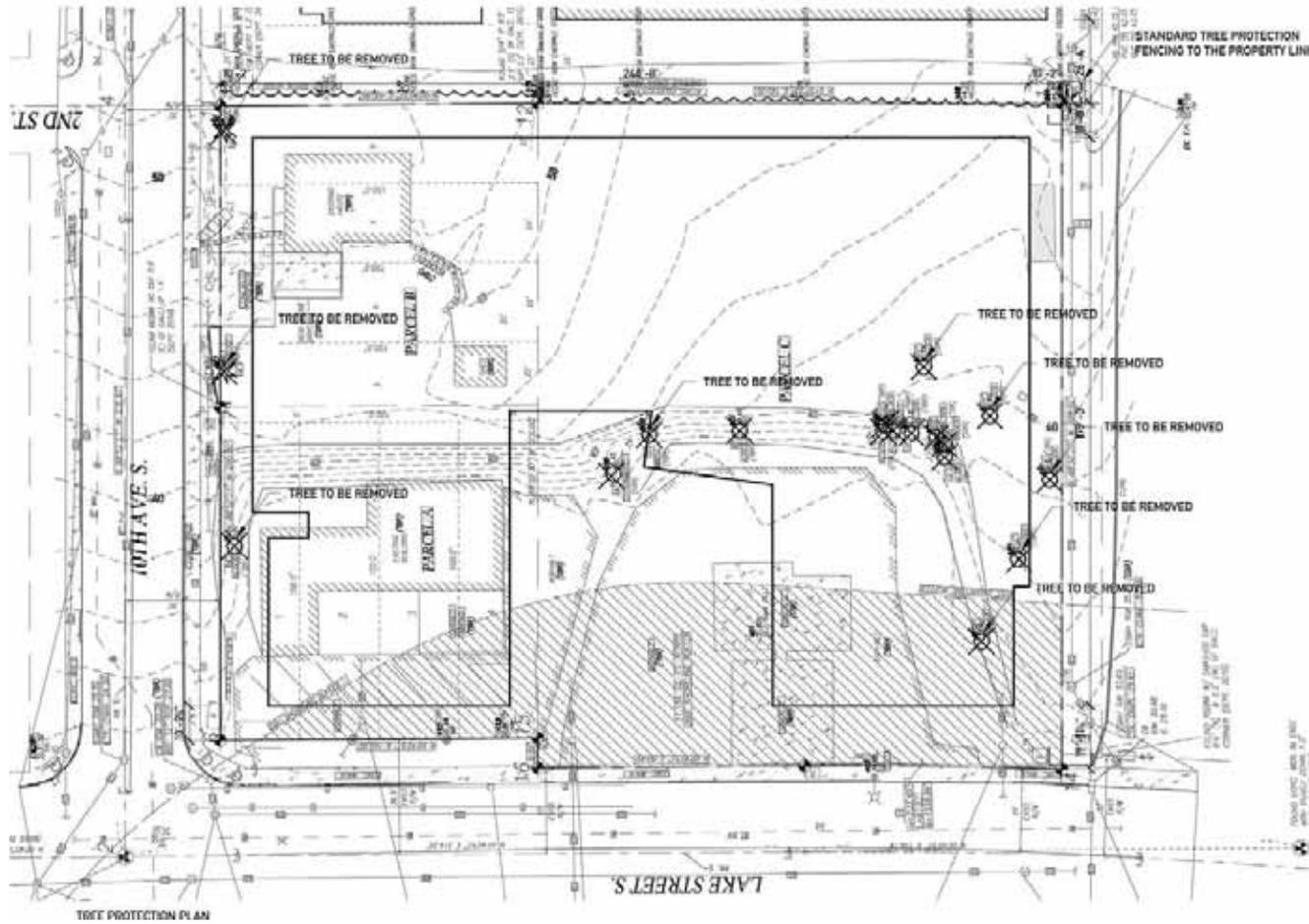
3 PRIVATE DRIVE STREET VIEW, LOOKING SOUTH | Two multifamily structures; Building A is 61' feet from the site and Building B is 35' feet away from the site

D4. Full Site Survey



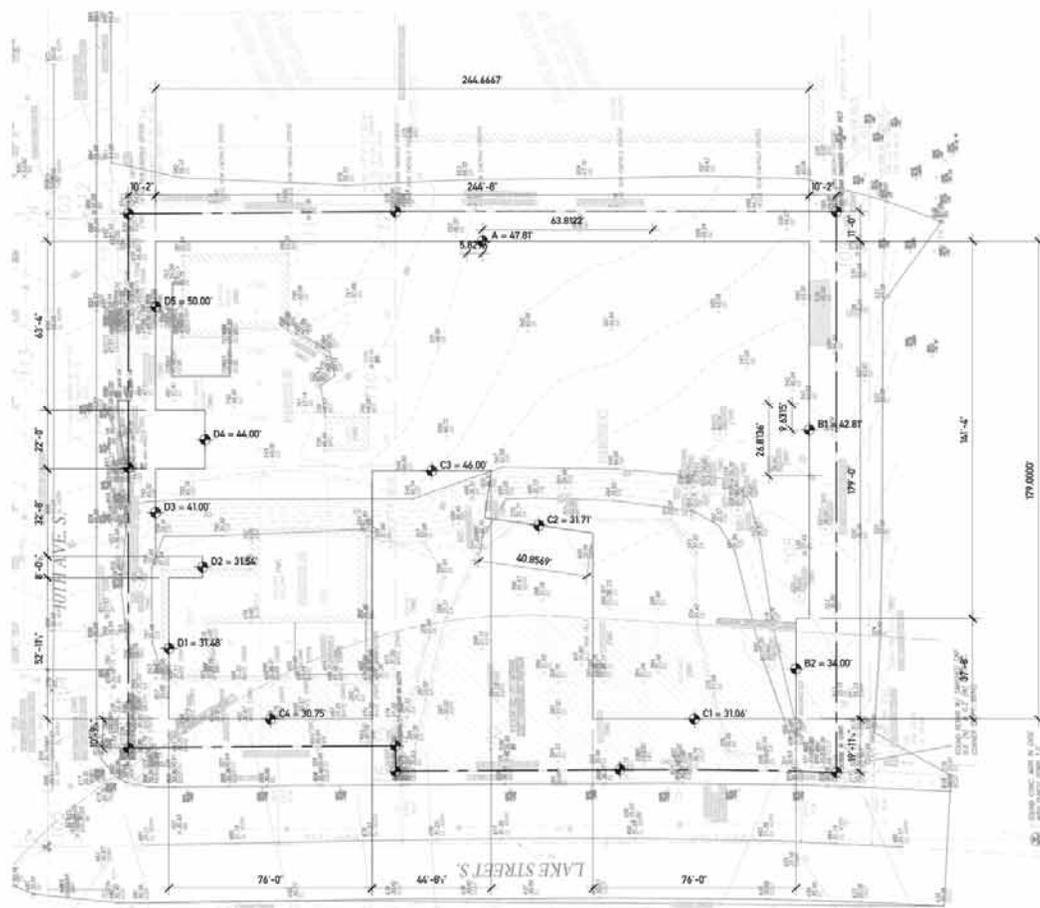
REFERENCE

D4. Tree Plan



TREE PROTECTION PLAN

ABE | D5. Average Building Elevation Calculation Diagram



AVERAGE GRADE CALCULATION

A = 47.81' B1 = 42.81' B2 = 34.00' C1 = 31.04' C2 = 31.71'
 a = 244.67' b = 141.33' b2 = 37.66' c1 = 76.00' c2 = 40.83'
 C3 = 44.83' C4 = 30.75' D1 = 31.48' D2 = 31.54' D3 = 41.00'
 c3 = 64.83' c4 = 76.00' d1 = 52.95' d2 = 8.00' d3 = 32.66'

D4 = 44.00' D5 = 50.00'
 d4 = 22.00' d5 = 63.33'

AVERAGE GRADE = (A)(a) + (B)(b) + (C)(c) + (D)(d)

$$\begin{aligned}
 &= (47.81 \times 244.67) + (42.81 \times 141.33) + (34.00 \times 37.66) + (31.04 \times 76.00) + (31.71 \times 40.83) + (44.00 \times 44.83) \\
 &\quad + (30.75 \times 76.00) + (31.48 \times 52.95) + (31.54 \times 8.00) + (41.00 \times 32.66) + (44.00 \times 22.00) + (50.00 \times 63.33) \\
 &= 11697.67 + 6050.33 + 1280.44 + 2360.56 + 1294.72 + 2062.58 + 2337.16 + 1664.86 + 252.32 + 1339.06 + 968 + 3166.5 \\
 &= 34475.64 \\
 &= 34026 \\
 &= 4103
 \end{aligned}$$

REFERENCE

D5. Average Building Elevation Calculation Diagram

