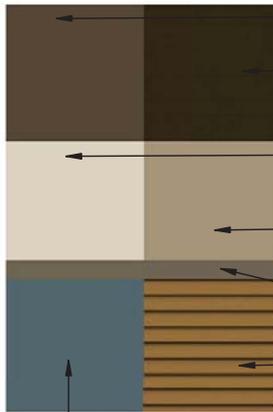




1 "AFTER" - SOUTH ELEVATION  
3/64" = 1'-0"



MISSION TEXTURE BRICK  
BROWN BRICK BLEND



- SW 7041 VAN DYKE BROWN CORNICE TRIM
- MEDIUM BRONZE BALCONIES, CANOPIES & COPING
- HARDI-PANEL W/ REVEALS SW 7531 CANVAS TAN
- HARDI-PANEL W/ REVEALS SW 2867 COLONIAL REVIVAL STONE
- SW 7040 SMOKEHOUSE FIBER CEMENT WINDOW TRIM
- "WOODTONE" FIBER CEMENT MOUNTAIN CEDAR NARROW LAPPED SIDING
- SW 0032 NEEDLEPOINT NAVY WIDE LAPPED FIBER CEMENT SIDING

- MEDIUM BRONZE RAILING W/ GLASS PANELS (& MESH PANELS AT SELECT LOCATIONS).
- MEDIUM BRONZE CANOPIES
- FIBER CEMENT WINDOW & DOOR TRIM COLOR : SMOKEHOUSE
- "TAN" VINYL & FIBERGLASS DOORS & WINDOWS
- MEDIUM BRONZE STOREFRONT



2 "AFTER" - WEST ELEVATION  
3/64" = 1'-0"

PARK LANE MIXED USE

KIRKLAND, WA

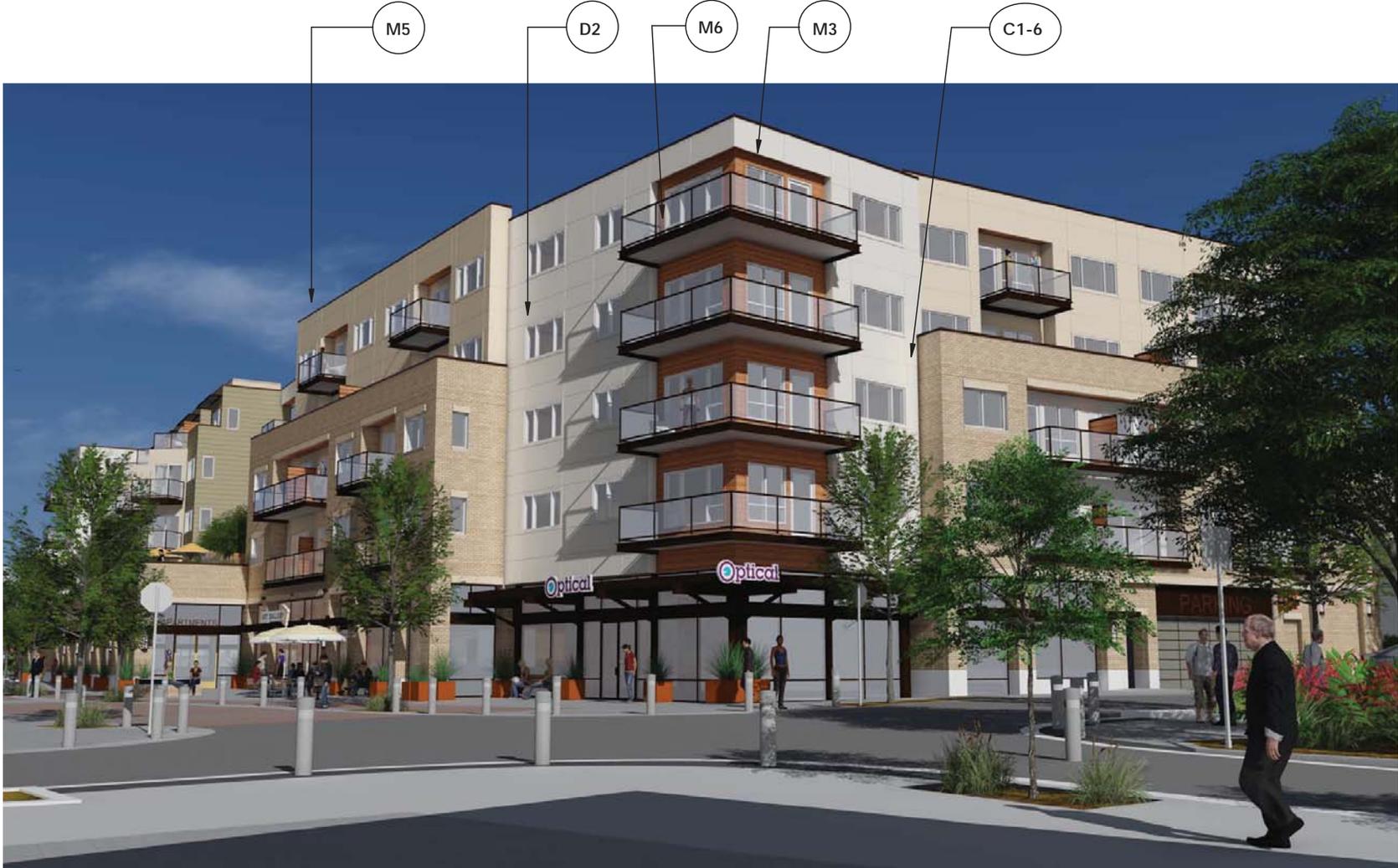


"AFTER" SOUTH & WEST ELEVATIONS

MEETING DATE: 10/19/2015

19.2

**DESIGN REVIEW BOARD COMMENTS**



**C - COLOR / FINISHES**

C1-C6

**M- MASSING**

**M3:** SIGNIFICANT CORNERS ON MAIN & PARK LANE FEEL HEAVY. REVIEW MASSING AT CORNERS TO REDUCE VISUAL WEIGHT AND "FLAT" EXPANSES OF WALL.

**M5:** REVIEW HOW BUILDING MEETS THE SKY. SIMPLE CORNICE FLASHING SHOWN DOES NOT PROVIDE ENOUGH DETAIL, VARIETY OR INTEREST, ESPECIALLY FOR "MULTI-BUILDING" CONCEPT.

**M6:** MIXED OPINIONS ON CORNER BALCONIES. CONCERN EXPRESSED ABOUT VISUAL WEIGHT OF THIS DETAIL. REVIEW MASSING / DETAIL.

**D- DETAILING**

**D2:** REVIEW WINDOW SIZES FOR VARIETY & INTEREST AND TO REDUCE APPEARANCE OF "FLAT" WALLS.

"BEFORE" - CORNER OF PARK LANE AND MAIN STREET

## DESIGN REVIEW RESPONSE

### C - COLOR / FINISHES

REVISED COLOR & MATERIALS PALETTE PROVIDES MORE WARMTH, CONTRAST, COLOR & TEXTURE FOR VISUAL INTEREST & SCALE OF BUILDING.

### M- MASSING

**M3:** MASSING OF CORNER HAS BEEN REVISED TO PROVIDE MORE ARTICULATION. LARGE EXPANSES OF "FLAT" WALLS HAVE BEEN ELIMINATED THROUGH USE OF MATERIAL, COLOR AND TEXTURE ("WOODTONE" FIBER CEMENT LAPPED SIDING), LARGER WINDOW SIZES AND DARK ACCENT WINDOW TRIMS. CORNER MATERIAL HAS BEEN EXTENDED DOWN TO VISUALLY CONNECT WITH STREETSCAPE. SEE SHT. 31 FOR CORNER CANOPY DETAIL.

**M5:** ARTICULATION OF PARAPET HEIGHTS AND CORNICE DETAILING HAVE BEEN ADDED TO PROVIDE MORE INTEREST & VARIETY AS THE BUILDING MEETS THE SKY. STEEL FABRICATED "SUNSHADES" HAVE BEEN PROVIDED AT SELECT LOCATIONS TO ADD DEPTH & INTEREST WITHOUT ADDING "MASS" TO THE BUILDING.

**M6:** CORNER BALCONIES HAVE BEEN REDUCED IN DEPTH BY 12". DARK METAL COLOR HAS BEEN LIGHTENED TO SOFTEN MASSING.

### D- DETAILING

**D2:** WINDOW SIZES HAVE BEEN INCREASED AT KEY LOCATIONS. DARK COLOR WINDOW TRIM HAS BEEN ADDED THROUGHOUT TO REDUCE THE APPEARANCE OF "FLAT" OF WALLS.



"AFTER" - CORNER OF PARK LANE AND MAIN STREET

PARK LANE MIXED USE

KIRKLAND, WA

JOHNSON  BRAUND INC.  
15200 52ND AVE S, SEATTLE, WA 98188

"AFTER" PERSPECTIVE VIEWS

MEETING DATE: 10/19/2015

20.2

## DESIGN REVIEW BOARD COMMENTS

### C - COLOR / FINISHES

C1-6

### L- LANDSCAPE

- L1: PLAZA DESIGN/LANDSCAPE IS "FLAT" & "LIFELESS." REVIEW ADDING MORE PLANTINGS. APPRECIATE THE "WARMTH" OF THE UPPER LEVEL TERRACES & COURTYARD. WOULD LIKE THIS FEELING TO BE CONTINUED DOWN TO THE PUBLIC AREAS.
- L4: REVIEW HARDSCAPE AT PLAZA, CONSIDER EXTENDING PARK LANE PAVERS INTO THIS AREA.

## DESIGN REVIEW RESPONSE

### C - COLOR / FINISHES

C1-6: REVISED BRICK COLOR PALETTE & DETAILING ADDS WARMTH, TEXTURE AND SCALE TO PLAZA. BRICK COLOR SELECTION TO INCLUDE A BLEND OF (3) SHADES OF BROWN-TONE BRICK FOR TEXTURE. SEE DETAIL SHEETS 33-35 FOR PROPOSED BRICK DETAILING.

### L- LANDSCAPE SEE LANDSCAPE SHEETS FOR ADDITIONAL RESPONSE / DETAIL

- L1: PLAZA DESIGN HAS BEEN REVISED TO ADD VARIETY & INTEREST WITH CONCRETE PLANTERS & SEAT WALLS IN ADDITION TO PLANTER POTS & SITE FURNISHINGS.
- L4: PLAZA HARDSCAPE HAS BEEN REVISED TO ADD A UNIQUE PAVING PATTERN UTILIZING SIMILAR COLOR & TEXTURE FROM PARK LANE WHILE DISTINGUISHING IT AS A SEPARATE SPACE FROM THE RIGHT-OF-WAY.



"BEFORE" PLAZA VIEW - LOOKING EAST



"AFTER" PLAZA VIEW - LOOKING EAST

## DESIGN REVIEW BOARD COMMENTS

### C - COLOR / FINISHES

C1-6

### M- MASSING

M4: LOBBY ENTRY IS STILL AN "ABRUPT" END TO PLAZA. REVIEW HOW TO SOFTEN THIS EDGE.

### L- LANDSCAPE

L1: PLAZA DESIGN/LANDSCAPE IS "FLAT" & "LIFELESS." REVIEW ADDING MORE PLANTINGS. APPRECIATE THE "WARMTH" OF THE UPPER LEVEL TERRACES & COURTYARD. WOULD LIKE THIS FEELING TO BE CONTINUED DOWN TO THE PUBLIC AREAS.

L4: REVIEW HARDSCAPE AT PLAZA, CONSIDER EXTENDING PARK LANE PAVERS INTO THIS AREA.



"BEFORE" PLAZA / WATER FEATURE VIEW

## DESIGN REVIEW RESPONSE

### C - COLOR / FINISHES

C1-6: REVISED BRICK COLOR PALETTE & DETAILING ADDS WARMTH, TEXTURE AND SCALE TO PLAZA. BRICK COLOR SELECTION TO INCLUDE A BLEND OF (3) SHADES OF BROWN-TONE BRICK FOR TEXTURE. SEE DETAIL SHEETS 33-35 FOR PROPOSED BRICK DETAILING.

### M- MASSING

M4: THE LOBBY ENTRY WALL HAS BEEN ANGLED BACK TO OPEN UP AND SOFTEN THE END OF THE PLAZA. THE ANGLED WALL RELATES TO THE MULTIPLE ANGLES OF PARK LANE AND THE ANGLED MASSING OF THE UNIT BAYS ABOVE. BRICK PARAPET WALL & CORNICE DETAILING AND VARIATION IN CANOPY HEIGHT & DETAILING PROVIDES VISUAL INTEREST & DEPTH.

L- LANDSCAPE SEE LANDSCAPE SHEETS FOR ADDITIONAL RESPONSE / DETAIL

L1: PLAZA DESIGN HAS BEEN REVISED TO ADD VARIETY & INTEREST WITH CONCRETE PLANTERS & SEAT WALLS IN ADDITION TO PLANTER POTS & SITE FURNISHINGS.

L4: PLAZA HARDSCAPE HAS BEEN REVISED TO ADD A UNIQUE PAVING PATTERN UTILIZING SIMILAR COLOR & TEXTURE FROM PARK LANE WHILE DISTINGUISHING IT AS A SEPARATE SPACE FROM THE RIGHT-OF-WAY.



"AFTER" PLAZA / WATER FEATURE VIEW

PARK LANE MIXED USE

KIRKLAND, WA

JOHNSON  BRAUND INC.  
15200 52ND AVE S, SEATTLE, WA 98188

"BEFORE & AFTER" PERSPECTIVE VIEWS

MEETING DATE: 10/19/2015

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**DESIGN REVIEW BOARD COMMENTS**



**C - COLOR / FINISHES**

C1-6

**M- MASSING**

**M1:** DO NOT LIKE PROPOSED ARCADE AT NE CORNER. APPEARS TOO HEAVY. LARGE TERRACE FOR UNIT ABOVE, GIVE MORE TO PUBLIC REALM.

**M2:** PARK LANE COMMERCIAL FRONTAGE IS VERY LONG AND UNBROKEN. REVIEW DETAILING OF PARAPET WALL AND STOREFRONTS TO PROVIDE VARIETY & INTEREST. REMOVE ARCADE TO SHORTEN LENGTH OF WALL.

**M3:** SIGNIFICANT CORNERS ON 3RD & PARK LANE & MAIN & PARK LANE FEEL HEAVY. REVIEW MASSING AT CORNERS TO REDUCE VISUAL WEIGHT AND "FLAT" EXPANSES OF WALL.

**M5:** REVIEW HOW BUILDING MEETS THE SKY. SIMPLE CORNICE FLASHING SHOWN DOES NOT PROVIDE ENOUGH DETAIL, VARIETY OR INTEREST, ESPECIALLY FOR "MULTI-BUILDING" CONCEPT.

"BEFORE" - OVERALL VIEW PARK LANE FRONTAGE

PARK LANE MIXED USE

KIRKLAND, WA



"BEFORE" PERSPECTIVE VIEW

MEETING DATE: 10/19/2015

**23.1**

## DESIGN REVIEW RESPONSE

### C - COLOR / FINISHES

**C1-6:** REVISED COLOR PALETTE PROVIDES GREATER CONTRAST & COLOR AND HELPS TO DISTINGUISH THE "PARTS" OF THE "MULTI-BUILDING" CONCEPT. ADDED "WARMTH", DETAIL AND TEXTURE HELPS TO MITIGATE THE OVERALL SCALE OF THE BUILDING.

### M - MASSING

**M1:** ARCADE HAS BEEN REMOVED. COMMERCIAL FRONTAGE IS SETBACK TO ALIGN WITH BUILDING ABOVE TO EXTEND EXISTING R.O.W. PLAZA AROUND CORNER.

**M2:** PARK LANE COMMERCIAL FRONTAGE HAS BEEN SHORTENED WITH REMOVAL OF THE ARCADE. VARIATION IN BRICK PARAPET HEIGHTS & BRICK DETAILING AS WELL AS VARIATION IN CANOPY HEIGHTS AND DETAILING ALONG STOREFRONTS ADDS INTEREST AND PEDESTRIAN SCALE.

**M3:** MASSING, MATERIALS, COLOR AND DETAIL OF SIGNIFICANT CORNERS ON 3RD /PARK LANE AND MAIN/PARK LANE HAVE BEEN REVISED TO REDUCE THE "FLATNESS" OF THE CORNERS AND TO ADD RICHNESS & TEXTURE.

**M5:** ARTICULATION OF PARAPET HEIGHTS AND CORNICE DETAILING HAVE BEEN ADDED TO PROVIDE MORE INTEREST & VARIETY AS THE BUILDING MEETS THE SKY. STEEL FABRICATED "SUNSHADES" HAVE BEEN PROVIDED AT SELECT LOCATIONS TO ADD DEPTH & INTEREST WITHOUT ADDING "MASS" TO THE BUILDING.



"AFTER" - OVERALL VIEW PARK LANE FRONTAGE

PARK LANE MIXED USE

KIRKLAND, WA

JOHNSON  BRAUND INC.  
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"AFTER" PERSPECTIVE VIEW

MEETING DATE: 10/19/2015

23.2

## DESIGN REVIEW BOARD COMMENTS

### C - COLOR / FINISHES

C1-6

### M- MASSING

M2: PARK LANE COMMERCIAL FRONTAGE IS VERY LONG AND UNBROKEN. REVIEW DETAILING OF PARAPET WALL AND STOREFRONTS TO PROVIDE VARIETY & INTEREST. REMOVE ARCADE TO SHORTEN LENGTH OF WALL.



"BEFORE" - PARK LANE COMMERCIAL FRONTAGE

## DESIGN REVIEW RESPONSE

### C - COLOR / FINISHES

C1-6: REVISED BRICK COLOR PALETTE & DETAILING ADDS WARMTH, TEXTURE AND SCALE TO STREETScape. BRICK COLOR SELECTION TO INCLUDE A BLEND OF (3) SHADES OF BROWN-TONE BRICK FOR TEXTURE. SEE DETAIL SHEETS 33-35 FOR PROPOSED BRICK DETAILING.

DEEP BLUE LAPPED SIDING ABOVE PARK LANE FRONTAGE ADDS VIBRANCY AND CONTRAST TO THIS FRONTAGE.

### M- MASSING

M2: LONG BRICK PARAPET WALL HAS BEEN "BROKEN" BY VARIED HEIGHTS & DETAIL. "HIGH" BRICK PARAPETS ARE LOCATED ABOVE PROPOSED COMMERCIAL ENTRIES. "LOW" BRICK & MESH GUARDRAIL PARAPETS ARE PROVIDED OVER TYPICAL STOREFRONTS. MESH GUARDRAILS REDUCE THE MASS OF THE WALL TO PROVIDE GLIMPSES INTO TERRACES ABOVE AND TO ALLOW PLANTINGS TO PEEK THROUGH. SEE SHEET 33 FOR ADDITIONAL DETAIL.

TWO TYPES OF CANOPIES HAVE BEEN ADDED ALONG THE PARK LANE FRONTAGE: CANOPIES HAVE BEEN RAISED AT THE HIGH PARAPET / COMMERCIAL ENTRIES WITH BRACKETED SUPPORT BELOW. TYPICAL HEIGHT CANOPIES WITH ROD & CLEVIS SUPPORT ARE LOCATED AT THE LOW PARAPETS & TYPICAL STORE FRONTAGE. SEE SHEET 32 FOR ADDITIONAL DETAIL.



"AFTER" - PARK LANE COMMERCIAL FRONTAGE

PARK LANE MIXED USE

KIRKLAND, WA

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"BEFORE & AFTER" PERSPECTIVE VIEWS

MEETING DATE: 10/19/2015

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## DESIGN REVIEW BOARD COMMENTS

### C - COLOR / FINISHES

C1-6

### M- MASSING

M2: PARK LANE COMMERCIAL FRONTAGE IS VERY LONG AND UNBROKEN. REVIEW DETAILING OF PARAPET WALL AND STOREFRONTS TO PROVIDE VARIETY & INTEREST. REMOVE ARCADE TO SHORTEN LENGTH OF WALL.

## DESIGN REVIEW RESPONSE

### C - COLOR / FINISHES

C1-6: REVISED BRICK COLOR PALETTE & DETAILING ADDS WARMTH, TEXTURE AND SCALE TO STREETScape.

"WOODTONE" FIBER CEMENT LAPPED SIDING AT CORNER EXTENDS DOWN TO ENGAGE STREETScape AND PROVIDES RICHNESS AND WARMTH.

### M- MASSING

M2: THE ARCADE HAS BEEN REMOVED TO REDUCE THE VISUAL WEIGHT OF THE CORNER AND TO SHORTEN THE LENGTH OF THE PARAPET WALL ALONG THE PARK LANE FRONTAGE. IN PLACE OF THE COVERED ARCADE, A CANOPY STRUCTURE HAS BEEN PROVIDED FOR COVERED PEDESTRIAN WEATHER PROTECTION AND SCALE. SEE SHEET 31 FOR ADDITIONAL DETAIL.

VARIATION IN CANOPY HEIGHTS & SUPPORT, SOFFIT MATERIAL, SIGNAGE AND SITE FURNISHINGS WILL PROVIDE PEDESTRIAN INTEREST ALONG THE COMMERCIAL STREETScape.



"BEFORE" - PARK LANE COMMERCIAL FRONTAGE



"AFTER" - PARK LANE COMMERCIAL FRONTAGE

PARK LANE MIXED USE

KIRKLAND, WA

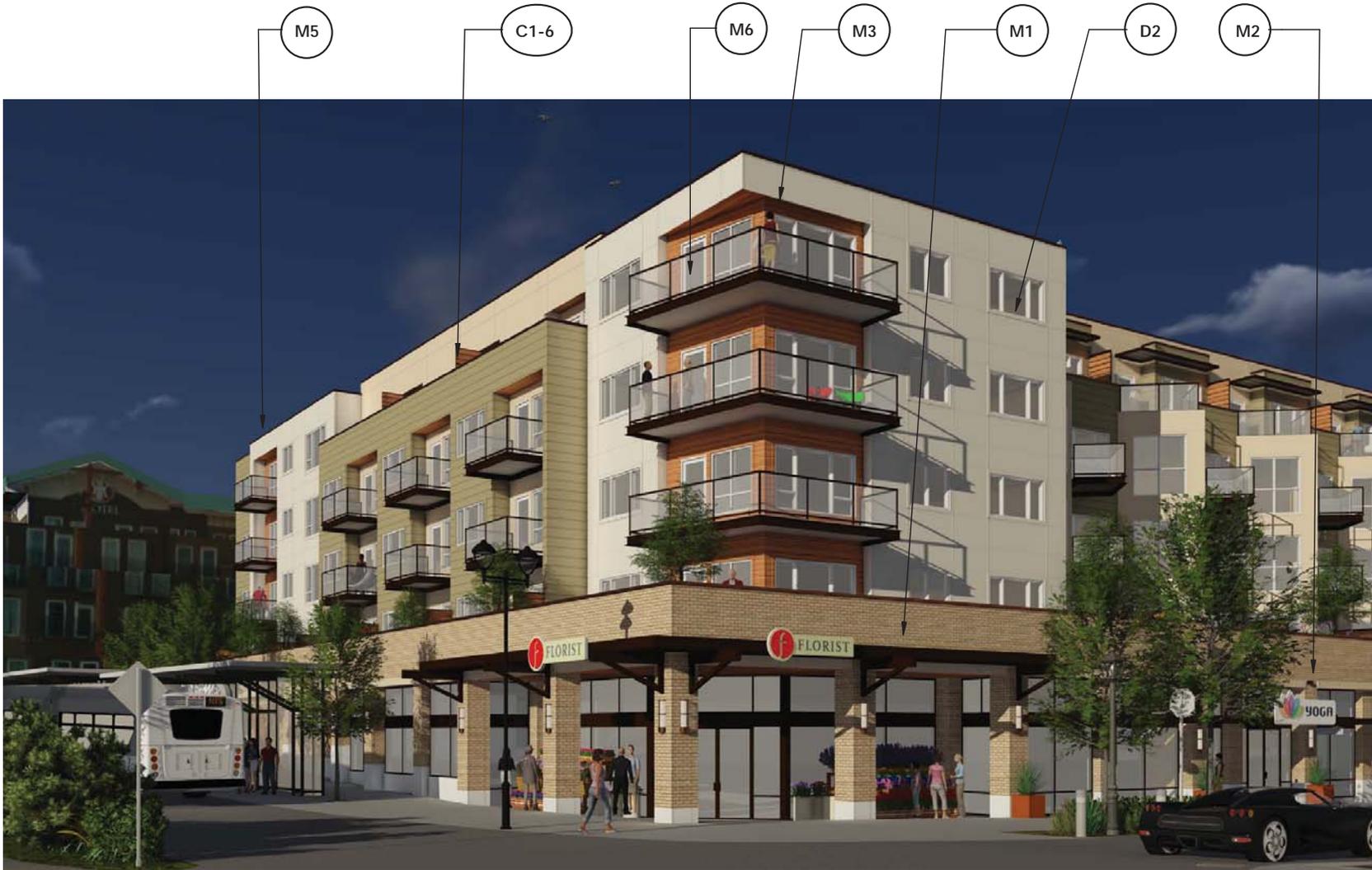
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"BEFORE & AFTER" PERSPECTIVE VIEWS

MEETING DATE: 10/19/2015

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**DESIGN REVIEW BOARD COMMENTS**



**C - COLOR / FINISHES**

**C1-C6**

**M- MASSING**

**M1:** DO NOT LIKE PROPOSED ARCADE AT NE CORNER. APPEARS TOO HEAVY. LARGE TERRACE FOR UNIT ABOVE, GIVE MORE TO PUBLIC REALM.

**M2:** PARK LANE COMMERCIAL FRONTAGE IS VERY LONG AND UNBROKEN. REVIEW DETAILING OF PARAPET WALL AND STOREFRONTS TO PROVIDE VARIETY & INTEREST. REMOVE ARCADE TO SHORTEN LENGTH OF WALL.

**M3:** SIGNIFICANT CORNERS ON MAIN & PARK LANE FEEL HEAVY. REVIEW MASSING AT CORNERS TO REDUCE VISUAL WEIGHT AND "FLAT" EXPANSES OF WALL.

**M5:** REVIEW HOW BUILDING MEETS THE SKY. SIMPLE CORNICE FLASHING SHOWN DOES NOT PROVIDE ENOUGH DETAIL, VARIETY OR INTEREST, ESPECIALLY FOR "MULTI-BUILDING" CONCEPT.

**M6:** MIXED OPINIONS ON CORNER BALCONIES. CONCERN EXPRESSED ABOUT VISUAL WEIGHT OF THIS DETAIL. REVIEW MASSING / DETAIL.

**D- DETAILING**

**D2:** REVIEW WINDOW SIZES FOR VARIETY & INTEREST AND TO REDUCE AMOUNT OF FLAT WALLS.

"BEFORE" - CORNER OF PARK LANE AND 3RD STREET

## DESIGN REVIEW RESPONSE

### C - COLOR / FINISHES

**C1-C6:** "WOODTONE" FIBER CEMENT LAPPED SIDING ADDS THE WARMTH AND QUALITY OF WOOD AT THIS SIGNIFICANT CORNER. THE DEEP BLUE LAPPED SIDING COMPLIMENTS & CONTRASTS THE WARM NATURAL TONES.

### M - MASSING

**M1:** ARCADE HAS BEEN REMOVED. COMMERCIAL FRONTAGE IS SETBACK TO ALIGN WITH BUILDING ABOVE. SEE SHT. 31 FOR CORNER CANOPY DETAIL.

**M2:** PARK LANE COMMERCIAL FRONTAGE HAS BEEN SHORTENED WITH REMOVAL OF THE ARCADE.

**M3:** MASSING, MATERIALS, COLOR AND DETAIL OF SIGNIFICANT CORNER HAVE BEEN REVISED TO REDUCE THE "FLATNESS" OF THE CORNERS AND TO ADD RICHNESS & TEXTURE.

**M5:** ARTICULATION OF PARAPET HEIGHTS AND CORNICE DETAILING HAVE BEEN ADDED TO PROVIDE MORE INTEREST & VARIETY AS THE BUILDING MEETS THE SKY. STEEL FABRICATED "SUNSHADES" HAVE BEEN PROVIDED AT SELECT LOCATIONS TO ADD DEPTH & INTEREST WITHOUT ADDING "MASS" TO THE BUILDING.

**M6:** CORNER BALCONIES HAVE BEEN REDUCED IN DEPTH BY 12". DARK METAL COLOR HAS BEEN LIGHTENED TO SOFTEN MASSING.

### D - DETAILING

**D2:** WINDOW SIZES HAVE BEEN INCREASED AT KEY LOCATIONS. DARK COLOR WINDOW TRIM HAS BEEN ADDED THROUGHOUT TO REDUCE THE "FLATNESS" OF WALLS.



"AFTER" - CORNER OF PARK LANE AND 3RD STREET

PARK LANE MIXED USE

KIRKLAND, WA

JOHNSON  BRAUND INC.  
15200 52ND AVE S, SEATTLE, WA 98188

"AFTER" PERSPECTIVE VIEW

MEETING DATE: 10/19/2015

26.2

**DESIGN REVIEW BOARD COMMENTS**



**C - COLOR / FINISHES**

C1-C6

**M- MASSING**

**M2:** REVIEW DETAILING OF PARAPET WALL TO PROVIDE VARIETY & INTEREST. REMOVE ARCADE TO SHORTEN LENGTH OF WALL.

**M5:** REVIEW HOW BUILDING MEETS THE SKY. SIMPLE CORNICE FLASHING SHOWN DOES NOT PROVIDE ENOUGH DETAIL, VARIETY OR INTEREST, ESPECIALLY FOR "MULTI-BUILDING" CONCEPT.

**M6:** MIXED OPINIONS ON CORNER BALCONIES. CONCERN EXPRESSED ABOUT VISUAL WEIGHT OF THIS DETAIL. REVIEW MASSING / DETAIL.

**D- DETAILING**

**D1:** BLANK WALLS ON SOUTH ELEVATION (ALLEY). MAXIMIZE THE AREAS WHERE THERE CAN BE WINDOWS. INCREASE NUMBER OF WINDOWS &/OR SIZE OF WINDOWS.

**D2:** REVIEW WINDOW SIZES FOR VARIETY & INTEREST AND TO REDUCE APPEARANCE OF "FLAT" WALLS.

**L- LANDSCAPE - SEE L SHEETS**

**L2:** AREA BEHIND BUS SHELTER IS PROPOSED TO HAVE PUBLIC ART. WOULD LIKE TO SEE MORE LANDSCAPING & "LIFE" HERE INSTEAD. REVIEW HOW TO ADD LANDSCAPING ALONG THIS EDGE.

"BEFORE" - 3RD STREET FRONTAGE (VIEWED FROM LIBRARY)

## DESIGN REVIEW RESPONSE

### C - COLOR / FINISHES

**C1-C6:** DEEP BLUE LAPPED SIDING PROVIDES ACCENT COLOR AND CONTRAST TO NATURAL CREAMS, TANS & "WOODTONE" AND IS COMPLIMENTARY TO THE BROWNS & GOLDEN COLOR OF ADJACENT HOTEL & LIBRARY.

### M- MASSING

**M2:** PARAPET WALL HAS BEEN SHORTENED WITH REMOVAL OF ARCADE. BRICK DETAILING HAS BEEN ADDED. SEE SHT. 34

**M5:** ARTICULATION OF PARAPET HEIGHTS AND CORNICE DETAILING HAVE BEEN ADDED TO PROVIDE MORE INTEREST & VARIETY AS THE BUILDING MEETS THE SKY. SEE SHT. 36 & 37 FOR DETAIL. STEEL FABRICATED "SUNSHADES" HAVE BEEN PROVIDED AT SELECT LOCATIONS TO ADD DEPTH & INTEREST WITHOUT ADDING "MASS" TO THE BUILDING.

**M6:** CORNER BALCONIES HAVE BEEN REDUCED IN DEPTH BY 12". DARK METAL COLOR HAS BEEN LIGHTENED TO SOFTEN MASSING.

### D- DETAILING

**D1:** WINDOWS HAVE BEEN ADDED TO END UNITS AT ALLEY. HORIZONTAL TRANSITION OF SIDING MATERIAL FURTHER HELPS TO REDUCE SCALE OF BLANK WALLS.

**D2:** WINDOW SIZES HAVE BEEN INCREASED AT KEY LOCATIONS. DARK COLOR WINDOW TRIM HAS BEEN ADDED THROUGHOUT TO REDUCE THE "FLATNESS" OF WALLS.

### L- LANDSCAPE - SEE L SHEETS

**L2:** RECESSED HAVE BEEN CREATED TO ALLOW FOR THE ADDITION OF LANDSCAPING MATERIALS ON 3RD. - SEE SHT. 34 FOR DETAIL.



"AFTER" - 3RD STREET FRONTAGE (VIEWED FROM LIBRARY)

PARK LANE MIXED USE

KIRKLAND, WA

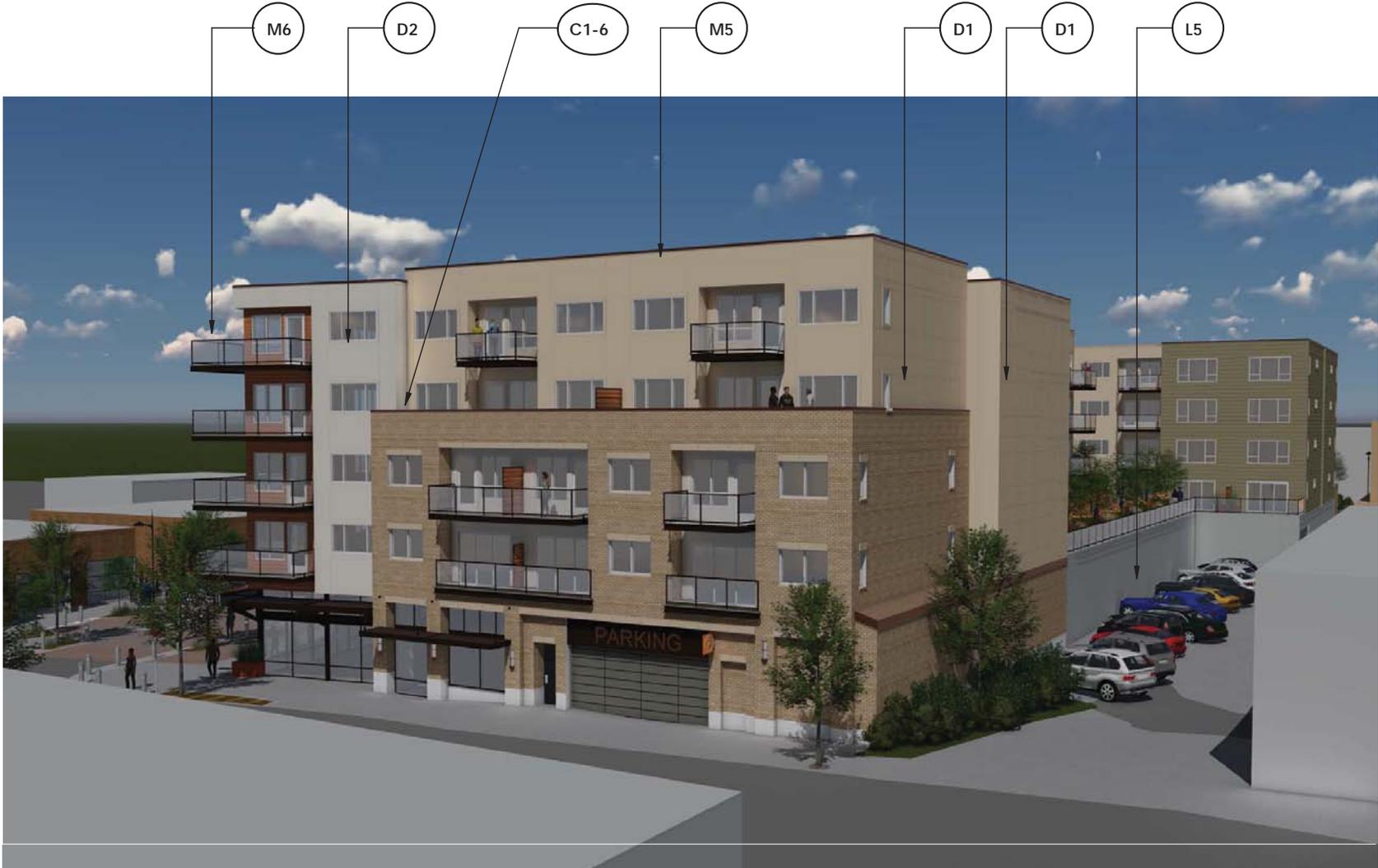
JOHNSON  BRAUND INC.  
15200 52ND AVE S, SEATTLE, WA 98188

"AFTER" PERSPECTIVE VIEW

MEETING DATE: 10/19/2015

27.2

**DESIGN REVIEW BOARD COMMENTS**



- C - COLOR / FINISHES**  
C1-C6
- M- MASSING**  
M5: REVIEW HOW BUILDING MEETS THE SKY. SIMPLE CORNICE FLASHING SHOWN DOES NOT PROVIDE ENOUGH DETAIL, VARIETY OR INTEREST, ESPECIALLY FOR "MULTI-BUILDING" CONCEPT.  
M6: MIXED OPINIONS ON CORNER BALCONIES. CONCERN EXPRESSED ABOUT VISUAL WEIGHT OF THIS DETAIL. REVIEW MASSING / DETAIL.
- D- DETAILING**  
D1: BLANK WALLS ON SOUTH ELEVATION (ALLEY). MAXIMIZE THE AREAS WHERE THERE CAN BE WINDOWS. INCREASE NUMBER OF WINDOWS &/OR SIZE OF WINDOWS. PROVIDE MORE DETAIL / COLOR, TEXTURE, RELIEF AT THE BLANK WALL THAT CANNOT HAVE ANY WINDOWS DUE TO PROPERTY LINE CONDITION.  
D2: REVIEW WINDOW SIZES FOR VARIETY & INTEREST AND TO REDUCE APPEARANCE OF "FLAT" WALLS.
- L- LANDSCAPE - SEE L SHEETS**  
L5: REVIEW OPPORTUNITIES TO SOFTEN BLANK WALLS WITH PLANTINGS, I.E. ALLEY GARAGE WALL.

"BEFORE" - MAIN STREET AND ALLEY FRONTAGE

## DESIGN REVIEW RESPONSE

### C - COLOR / FINISHES

**C1-C6:** WARM BROWN-TONE BLENDED BRICK WITH DETAILING CREATES AN APPROPRIATE "MAIN STREET" FEEL. ADDITION OF "WOODTONE" SIDING AT UPPER LEVEL RECESSES ADDS ACCENT COLOR & TEXTURE.

### M- MASSING

**M5:** ARTICULATION OF PARAPET HEIGHTS AND CORNICE DETAILING HAVE BEEN ADDED TO PROVIDE MORE INTEREST & VARIETY AS THE BUILDING MEETS THE SKY. SEE SHT. 36 & 37 FOR DETAIL. STEEL FABRICATED "SUNSHADES" HAVE BEEN PROVIDED AT SELECT LOCATIONS TO ADD DEPTH & INTEREST WITHOUT ADDING "MASS" TO THE BUILDING.

**M6:** CORNER BALCONIES HAVE BEEN REDUCED IN DEPTH BY 12". DARK METAL COLOR HAS BEEN LIGHTENED TO SOFTEN MASSING.

### D- DETAILING

**D1:** WINDOWS HAVE BEEN ADDED TO END UNITS AT ALLEY. HORIZONTAL TRANSITION OF SIDING MATERIAL ADDS TEXTURE AND COLOR TO REDUCE SCALE OF BLANK WALLS.

**D2:** WINDOW SIZES HAVE BEEN INCREASED AT KEY LOCATIONS. DARK COLOR WINDOW TRIM HAS BEEN ADDED THROUGHOUT TO REDUCE THE "FLATNESS" OF WALLS.

### L- LANDSCAPE - SEE L SHEETS

**L5:** COURTYARD RAILING HAS BEEN SETBACK FROM GARAGE WALL TO ALLOW FOR PLANTINGS TO SPILL OVER GARAGE WALL. HORIZONTAL & VERTICAL REVEALS HAVE BEEN ADDED TO GARAGE WALLS. SEE SHT. 38 FOR DETAIL.



"AFTER" - MAIN STREET AND ALLEY FRONTAGE

PARK LANE MIXED USE

KIRKLAND, WA

JOHNSON  BRAUND INC.  
15200 52ND AVE S, SEATTLE, WA 98188

"AFTER" PERSPECTIVE VIEW

MEETING DATE: 10/19/2015

28.2

## DESIGN REVIEW BOARD COMMENTS

### C - COLOR / FINISHES

C1-6

### M- MASSING

M2: REVIEW DETAILING OF PARAPET WALL TO PROVIDE VARIETY & INTEREST. REMOVE ARCADE TO SHORTEN LENGTH OF WALL.

### L- LANDSCAPE

L2: AREA BEHIND BUS SHELTER IS PROPOSED TO HAVE PUBLIC ART. WOULD LIKE TO SEE MORE LANDSCAPING & "LIFE" HERE INSTEAD. REVIEW HOW TO ADD LANDSCAPING ALONG THIS EDGE.



"BEFORE" - 3RD STREET FRONTAGE BEHIND BUS SHELTERS

## DESIGN REVIEW RESPONSE

### C - COLOR / FINISHES

C1-6: REVISED COLOR PALETTE ADDS VIBRANCY & "COMPLIMENTARY COLOR " TO THE EXISTING 3RD AVENUE STREETSCAPE. HEATHMAN HOTEL: BROWNS & LIBRARY: GOLDS.

### M- MASSING

M2: DETAILING, TEXTURE AND DEPTH ADDED AT BRICK PARAPET WALL TO PROVIDE VARIETY & INTEREST. VARIED PARAPET HEIGHT AND TYPE AT CORNER. SEE SHEET 33 & 34 FOR DETAIL.

### L- LANDSCAPE

L2: "DISPLAY BOX" STOREFRONT WINDOWS & CANOPY HAVE BEEN REMOVED. BRICK WALL HAS BEEN SHIFTED BACK TO ALLOW FOR LARGE PLANTING BED AT CORNER. BRICK RECESSED PANELS ALLOW FOR SHALLOW PLANTING BEDS FOR PLANTING ALONG LENGTH OF 3RD STREET FRONTAGE. SEE LANDSCAPE SHEETS AND SHT. 34 FOR DETAIL.



"AFTER" - 3RD STREET FRONTAGE BEHIND BUS SHELTERS

PARK LANE MIXED USE

KIRKLAND, WA



"BEFORE & AFTER" PERSPECTIVE VIEWS

MEETING DATE: 10/19/2015

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## DESIGN REVIEW BOARD COMMENTS

### C - COLOR / FINISHES

C1-6

### M- MASSING

M5: REVIEW HOW BUILDING MEETS THE SKY. SIMPLE CORNICE FLASHING SHOWN DOES NOT PROVIDE ENOUGH DETAIL, VARIETY OR INTEREST, ESPECIALLY FOR "MULTI-BUILDING" CONCEPT.

### L- LANDSCAPE

L5: REVIEW OPPORTUNITIES TO SOFTEN BLANK WALLS WITH PLANTINGS, I.E. ALLEY GARAGE WALL.



"BEFORE" - ALLEY / GARAGE WALL

## DESIGN REVIEW RESPONSE

### C - COLOR / FINISHES

C1-6: REVISED COLOR PALETTE ADDS VIBRANCY & COLOR TO THE SOUTH COURTYARD.

### M- MASSING

M5: PARAPET HEIGHTS ARE VARIED IN HEIGHT TO BREAK UP ROOF LINE AND REDUCE OVERALL SCALE OF BUILDING AS IT MEETS THE SKY. CORNICE DETAILING HAS BEEN ADDED. SEE SHEET 37 FOR DETAIL.

### L- LANDSCAPE

L5: COURTYARD RAILING HAS BEEN SETBACK TO CREATE PLANTING BED AND TO ALLOW PLANTS TO SPILL OVER AND TRAIL DOWN BLANK CONCRETE WALL. GUARDRAIL HAS BEEN REVISED FROM GLASS PANEL TO MESH TO ALLOW PLANTS TO SPILL THROUGH. (NOTE BALCONY RAILS AT CY UNITS HAVE ALSO BEEN REVISED TO MATCH)

BLANK CONCRETE WALL HAS BEEN SOFTENED WITH THE ADDITION OF HORIZONTAL AND VERTICAL REVEAL LINES.



"AFTER" - ALLEY / GARAGE WALL

PARK LANE MIXED USE

KIRKLAND, WA

JOHNSON  BRAUND INC.  
15200 52ND AVE S, SEATTLE, WA 98188

"BEFORE & AFTER" PERSPECTIVE VIEWS

MEETING DATE: 10/19/2015

30



CANTILEVERED CORNER BALCONY - SEE SHT. 36

RAISED CORNER CANOPY  
 - BRACKETED SUPPORT MEMBERS W/ SCONCE UPLIGHTS  
 - 10" CHANNEL  
 - "WOODTONE" SOFFIT W/ RECESSED LIGHTS  
 - CANOPY MOUNTED SIGNAGE  
 (MEDIUM BRONZE)

"WOODTONE" LAPPED SIDING EXTENDS FROM ABOVE TO CONCRETE PLINTH BELOW. MEDIUM BRONZE OUTSIDE CORNER TRIM.

NW CORNER OF PARK LANE & MAIN STREET

CANTILEVERED CORNER BALCONY - SEE SHT. 36

TWO TIER RAISED CORNER CANOPY  
 - BRACKETED SUPPORT MEMBERS W/ SCONCE UPLIGHTS  
 - 10" CHANNEL  
 - "WOODTONE" SOFFIT W/ RECESSED LIGHTS  
 - CANOPY MOUNTED SIGNAGE  
 (MEDIUM BRONZE)

"WOODTONE" LAPPED SIDING EXTENDS FROM ABOVE TO CONCRETE PLINTH BELOW. MEDIUM BRONZE OUTSIDE CORNER TRIM.

NE CORNER OF PARK LANE & THIRD STREET



PARK LANE MIXED USE

KIRKLAND, WA

JOHNSON BRAUND INC.  
 15200 52ND AVE S, SEATTLE, WA 98188

CORNER CANOPY / FRONTAGE DETAILS

MEETING DATE: 10/19/2015

LOW PARAPET WALL W/ METAL MESH  
GUARDRAIL

TYPICAL CANOPY  
- 8" CHANNEL W/ METAL DECKING  
- TIEBACK ROD & CLEVIS SUPPORT  
- FIT BETWEEN BRICK PILASTERS  
(MEDIUM BRONZE)

BRICK COLUMN W/ CONCRETE BASE, & PRE-  
CAST CAP



CONCEPT SCONCE LIGHT

PLANTERS ALONG FRONTAGE PER PLAN



HIGH BRICK PARAPET OVER COMMERCIAL  
ENTRIES. SEE SHEET 33 FOR DETAIL.

COMMERCIAL SIGNAGE MOUNTED ABOVE  
CANOPY (LARGE)

RAISED CANOPY W/ STEEL BRACKETED  
SUPPORT AT PROPOSED ENTRIES  
- 8" CHANNEL  
- WOOD SOFFIT & RECESSED LIGHTING  
(MEDIUM BRONZE)

BLADE SIGNAGE SUSPENDED BELOW CANOPY  
(PEDESTRIAN SCALE)

TYPICAL MEDIUM BRONZE ALUMINUM  
STOREFRONT SYSTEM

RECESSED DOOR ALCOVE AT PROPOSED  
ENTRY LOCATIONS

PARK LANE STREETScape / COMMERCIAL FRONTAGE DETAILS

PRE-CAST CONCRETE COLUMN  
CAP (TAN)

BRICK END COURSING (DARK  
TONE BRICK)

METAL MESH (2X2) GUARDRAIL  
@ 42" AFF  
(MOUNTED TO BACKSIDE OF CURB)

LIGHT TONE BROWN BRICK  
COLOR BLEND

TYPICAL CANOPY ROD  
& CLEVIS SUPPORT &  
ATTACHMENT



METAL CAP FLASHING (MEDIUM  
BRONZE)

BRICK SOLIDER COURSING  
(MEDIUM TONE BRICK)

BRICK END COURSING (DARK  
TONE BRICK)

"HIGH" PARAPET WALL  
@ 42" AFF

PRE-CAST CONCRETE LINTEL (TAN)  
ALTERNATE: FOAM SHAPE W/  
SMOOTH STUCCO FINISH

BRICK PARAPET CAP DETAILS

TYPICAL BRICK PARAPET  
DETAILING - SEE SHT. 33

PRE-CAST CONCRETE LINTEL (TAN)  
ALTERNATE FOAM SHAPE W/ SMOOTH  
STUCCO FINISH

SCONCE LIGHT

"WOODTONE" SOFFIT W/  
LED STRIP ACCENT LIGHT

CABLE SYSTEM FOR CLIMBING VINES -  
REFERENCE LANDSCAPE SHEETS FOR  
DETAIL

18" RECESS FOR PLANTING BED -  
REFERENCE LANDSCAPE SHEETS FOR  
DETAIL



3RD STREET FRONTAGE - DETAIL



5/4 X 4 HARDIE TRIM  
DARK ACCENT COLOR, TYPICAL AT  
PAINTED CONDITIONS

VINYL WINDOWS - "TAN"  
COLOR, TYPICAL

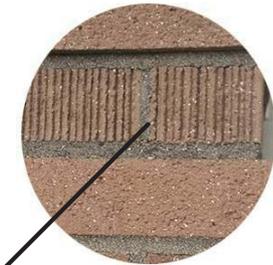
TYPICAL BRICK PARAPET DETAILING - SEE SHT. 33

PRE-CAST CONCRETE LINTEL (TAN)  
ALTERNATE FOAM SHAPE W/ SMOOTH STUCCO FINISH

PRE-CAST CONCRETE SILL (TAN)  
ALTERNATE FOAM SHAPE W/ SMOOTH STUCCO FINISH

BRICK SOLIDER COURSING (MEDIUM TONE BRICK)  
ABOVE WINDOW LINTELS, TYP.

BRICK END COURSING (DARK TONE BRICK)  
BELOW WINDOW SILLS, TYP.



EXAMPLE BRICK DETAIL  
COMBED END BRICK  
COURSING (RECESSED)

TYPICAL "WOODTONE" SOFFIT AT RECESSES

TYPICAL CANTILEVERED DECK  
8" CHANNELS WITH  
TIE ROD & CLEVIS END SUPPORT  
(MEDIUM BRONZE W/ TAN COLOR  
UNDERSIDE DECKING)  
SIMPLE GLASS RAIL



SUNSCREEN WRAPS CORNER (NE & NW)  
8" CHANNEL EDGE W/ 2" ANGLE MEMBERS  
(MEDIUM BRONZE)

CANTILEVERED DECK WRAPS CORNER (NE  
& NW)  
8" CHANNEL EDGE  
TIE ROD & CLEVIS END SUPPORT W/  
EXPRESSED STRUCTURE UNDERSIDE  
(TAN COLOR UNDERSIDE DECKING)

3RD STREET BALCONIES

"EYEBROW" SUNSCREENS AT  
LOCATIONS SHOWN  
4" CHANNEL EDGE W/ 2" ANGLES  
(MEDIUM BRONZE)

CANTILEVERED DECK  
8" CHANNELS WITH  
TIE ROD & CLEVIS END SUPPORT  
(MEDIUM BRONZE W/ TAN COLOR  
UNDERSIDE DECKING)  
SIMPLE 2X2 MESH RAILING AT  
LOCATIONS SHOWN



PARK LANE & MAIN STREET BALCONIES

L-SHAPED "EYEBROW"  
SUNSCREENS AT LOCATIONS  
SHOWN  
4" CHANNEL EDGE W/ 2"  
ANGLES  
(MEDIUM BRONZE)

PARAPET WALL & CAP  
GUARDRAIL CONDITION

SIMPLE GLASS RAIL  
GUARDRAIL CONDITION



PARK LANE BALCONIES

PARK LANE MIXED USE

KIRKLAND, WA

BALCONY & SUNSCREEN DETAILS

MEETING DATE: 10/19/2015

TAMLYN (OR SIM.)  
 PANEL REVEAL TRIM -  
 HORIZONTAL & VERTICAL (PAINT  
 TO MATCH)

5/4 X 4 SMOOTH HARDIE TRIM  
 AT WINDOWS, TYPICAL (DARK  
 COLOR)

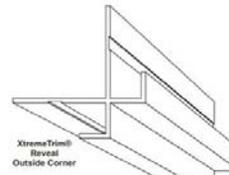
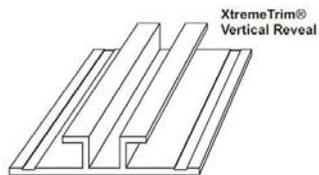
TAMLYN (OR SIM.)  
 OUTSIDE CORNER AT PANEL AND  
 LAPPED SIDING LOCATIONS  
 (PAINT TO MATCH, BRONZE AT  
 "WOODTONE" SIDING)



TWO-STEP CORNICE TRIM AT "HIGH" PARAPET  
 LOCATIONS  
 -HARDIE-TRIM PAINTED (MEDIUM BRONZE)  
 -5/4 X 6 PROFILE STACKED ABOVE 5/4 X 10 PROFILE  
 -METAL COPING CAP FLASHING

CORNICE TRIM AT "MEDIUM" HEIGHT  
 PARAPET LOCATIONS  
 -HARDIE-TRIM PAINTED (MEDIUM BRONZE)  
 -5/4 X 8 PROFILE  
 -METAL COPING CAP FLASHING

CORNICE TRIM AT "LOW" PARAPET LOCATIONS  
 -HARDIE-TRIM PAINTED (MEDIUM BRONZE)  
 -5/4 X 6 PROFILE  
 -METAL COPING CAP FLASHING



2X2 METAL MESH  
GUARDRAIL AT  
CANTILEVERED BALCONY  
SOUTH COURTYARD  
LOCATIONS

"WOODTONE" FIBER CEMENT  
PRIVACY PANEL SCREENS - SEE  
LANDSCAPE FOR DETAIL



2X2 METAL MESH GUARDRAIL  
AT 42" AFF  
-RAILING SETBACK FROM  
GARAGE WALL TO ALLOW  
FOR PLANTER - SEE  
LANDSCAPE FOR DETAIL

PLANTINGS TO CASCADE  
DOWN CONCRETE GARAGE  
WALL - SEE LANDSCAPE FOR  
DETAIL

EXPOSED CONCRETE WALL  
- PATCHED & SACKED  
-HORIZONTAL & VERTICAL  
REVEAL JOINTS  
-GRAFFITI RESIST COATING

SOUTH COURTYARD / ALLEY WALL- DETAIL



1 JUNE 21 - 5:15 AM



2 JUNE 21 - 12:00 PM



3 JUNE 21 - 7:00 PM



4 SEPTEMBER 23 - 8:00 AM



5 SEPTEMBER 23 - 12:00 PM



6 SEPTEMBER 23 - 4:00 PM



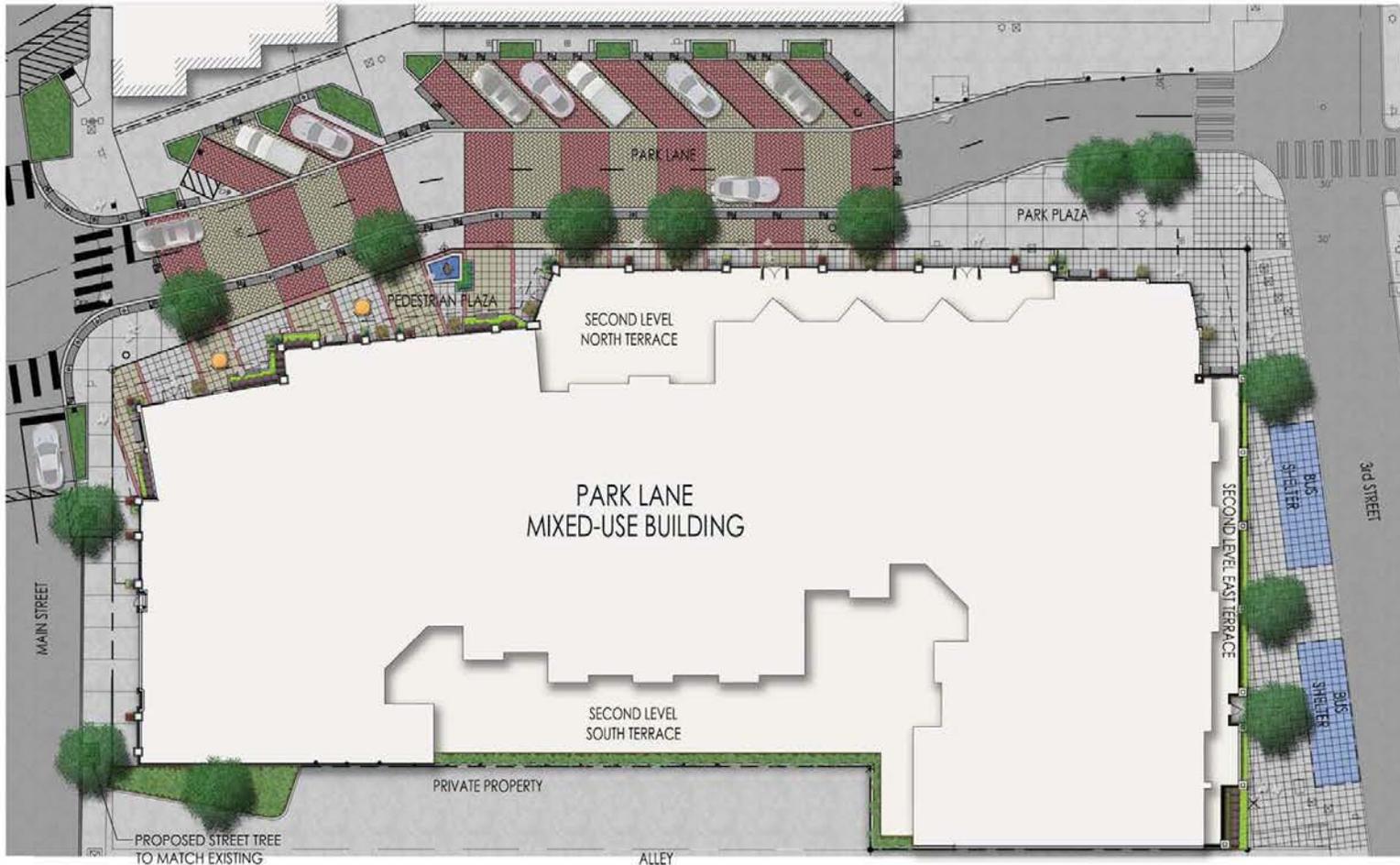
7 DECEMBER 23 - 9:00 AM



8 DECEMBER 23 - 12:00 PM



9 DECEMBER 23 - 3:00 PM



SCALE: 1" = 30'-0"

**PEDESTRIAN-LEVEL PLAN**

The project will provide:

- CONVENIENT PEDESTRIAN LINKS to the public sidewalk and public transportation.
- A LAYOUT THAT ENCOURAGES PEDESTRIAN INTERACTION between public (Park Lane) and private (pedestrian plaza) open space.
- USEABLE OUTDOOR PLAZA SPACE that is paved and accessible to all with seating, landscaping, art and water elements.
- MINIMUM 12-FOOT WIDE PUBLIC SIDEWALKS on three sides of the project.

**RESPONSE TO 9/9/15 DESIGN REVIEW BOARD COMMENTS:**

**Comment #1:** "Likes the podium-level patios - bring that warmth to the main floor/plaza".

Response:

1. Extended pavers (and color) into the Plaza;
2. Added more and larger (free-standing) planters;
3. Incorporated larger pots for more extensive landscaping;
4. Added small trees and increased the number of evergreens;
5. Incorporated built-in concrete planters in Plaza;
6. Benches and umbrella tables.

**Comment #2:** "(Apartment) lobby entrance is still flat and is a stop to the courtyard. Either address it with landscaping or do something....."

Response:

1. Extended pavers (and color) into the Plaza;
2. Incorporated larger pots and built-in concrete planters;
3. Added a built-in planter at the water feature;

**Comment #3:** "Very harsh area behind bus shelters - use landscaping along the building instead of artwork - let's see something that softens the building, it is too hard".

Response:

1. Provided a planter niche with cable trellis and vine - (3) blank walls;
2. Provided a corner planter (4'feet deep) with planting, cable trellis and vine.

**Comment #4:** "Some areas can't be seen, but simple things like Boston Ivy trailing over the huge wall....."

Response:

1. South terrace - moved railing to the north - added planter at top of wall with spilling/trailing vines;

**Comment #5:** General concern over the lack of landscaping and lack of interest in plant selections.

Response:

1. Added larger, free-standing pots and built-in planters in main (NW) Plaza;
2. Added pots and benches at NE Plaza;
3. Added small trees and increased the number of evergreens;

**Comment #6:** Provide proposed products for planters, site furnishings, etc.

1. Freestanding Pots - Old Town Fiberglass - various sized squares and rectangles;
2. Benches - with back and without
3. 2' x 2' pedestal pavers (field) and 1' x 4' strip pavers (banding)





N SCALE: 1/8" = 1'-0"

**PEDESTRIAN PLAZA**

- The Pedestrian Plaza is:
- NOT A REQUIRED ELEMENT, but will provide a welcoming pedestrian "node" and destination point for Park Lane pedestrians and ideal lobby location for the Park Lane Apartments.
  - ACCESSIBLE to all and will include paved open space, free-standing benches, planters and seat walls.
  - NOT JUST A WIDENED PORTION OF THE SIDEWALK, it will also contain a unique water feature/bronze sculpture that pays tribute to the former owner's deceased daughter.
  - DEFINED WITH A UNIQUE PAVING PATTERN that distinguishes it from the adjacent Park Lane improvements but still encourages public access and use.



UMBRELLA TABLE



WATER FEATURE



PLANTER POT



SCULPTURE



BENCH

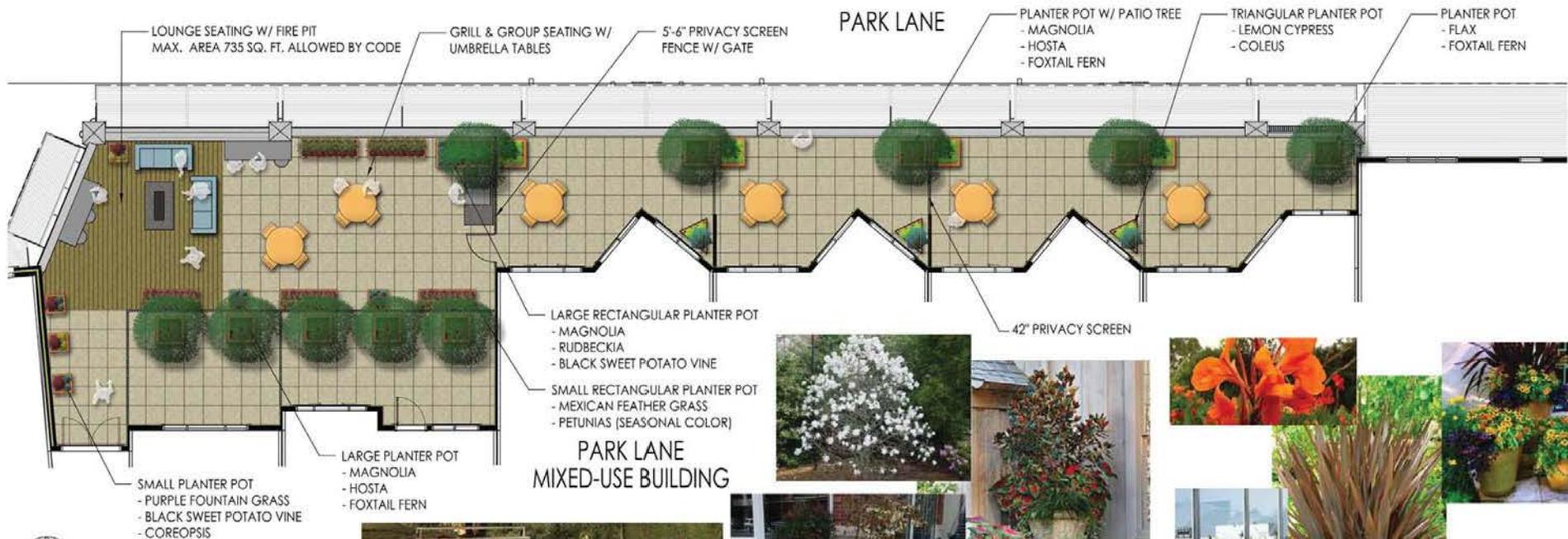


Park Lane Mixed Use - Design Review Response, Kirkland, WA

**PEDESTRIAN PLAZA**

DATE: 10/5/2015

L2



SCALE: 3/32" = 1'-0"



TERRACE PLANTING



GRILL



FIREPIT AND LOUNGE SEATING



POTS



ACCENT PAVERS



**SECOND LEVEL - NORTH TERRACE**

- The North Terrace includes:
- (7) LIVING UNITS WITH LARGE PATIOS and railing access to view the activity of Park Lane below.
  - A SEMI-PUBLIC GATHERING SPACE with seating and activity areas for the residents of the Park Lane Apartments and viewing opportunities of Park Lane below.
  - RAISED PLANTERS AND PLANTING AT RAILING that can be seen from below.



Park Lane Mixed Use - Design Review Response, Kirkland, WA

SECOND LEVEL - NORTH TERRACE

DATE: 10/5/2015

L3

## PARK LANE MIXED-USE BUILDING



SCALE: 3/32" = 1'-0"



PRIVACY SCREEN



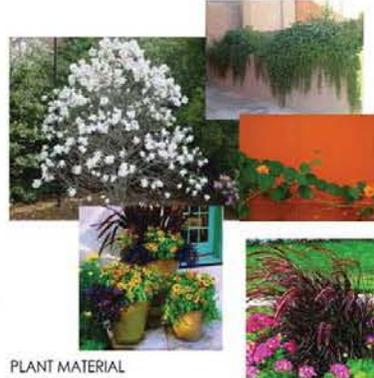
OLD TOWN FIBERGLASS POTS



CONCRETE PAVERS



UMBRELLA TABLE



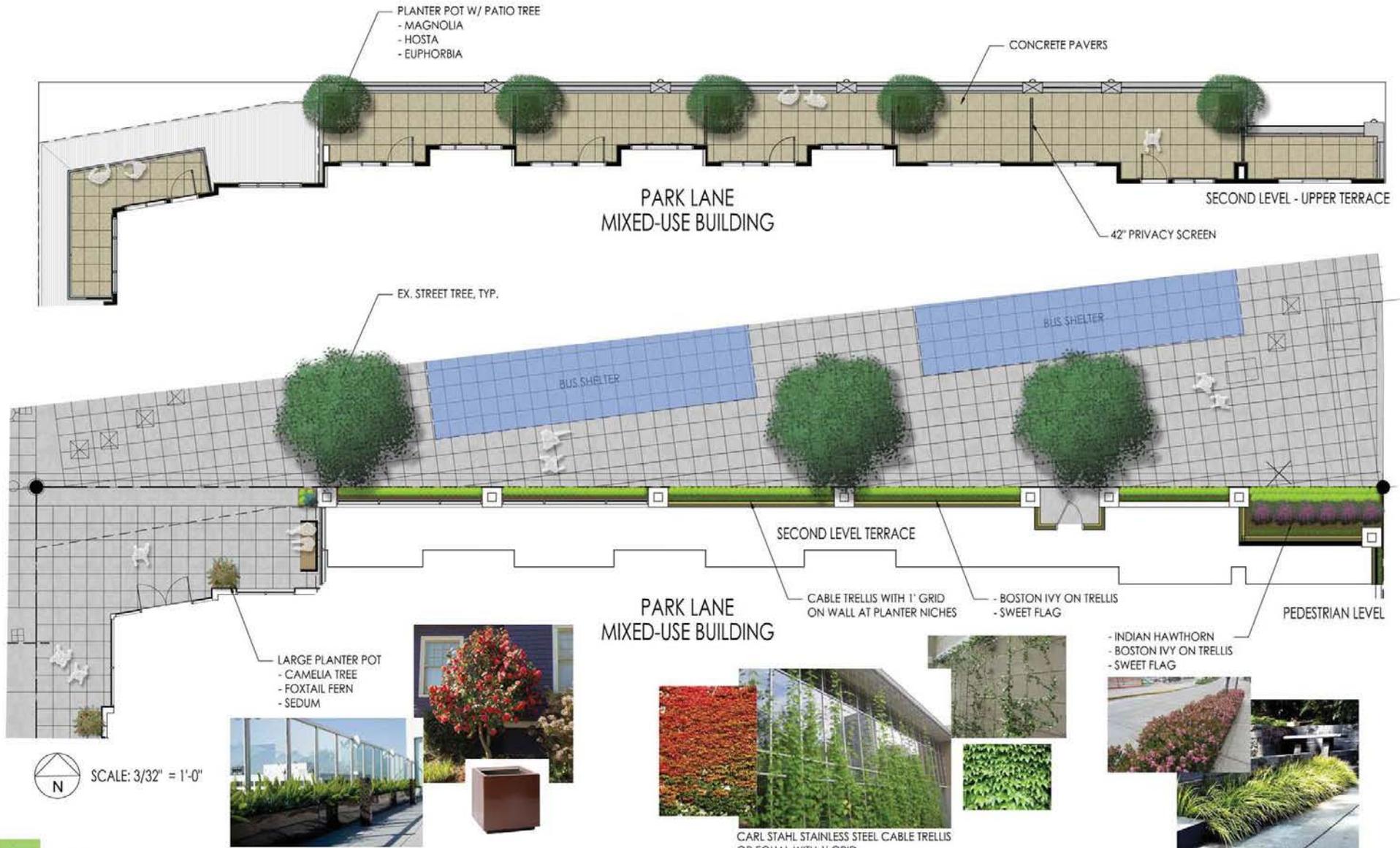
PLANT MATERIAL

RAIL PLANTING AREA  
- TRAILING ROSEMARY

### SECOND LEVEL - SOUTH TERRACE

The South Terrace includes:

- (13) LIVING UNITS WITH LARGE PATIOS and generally good solar exposure.
- UNITS THAT HAVE BEEN PULLED BACK FROM THE BUILDING EDGE to increase privacy and minimize exposure to the adjacent Heathman Hotel.
- RAISED PLANTERS AND PLANTING AT RAILING that can be seen from below and will increase privacy from adjacent properties.



SCALE: 3/32" = 1'-0"



Park Lane Mixed Use - Design Review Response, Kirkland, WA

EAST PEDESTRIAN LEVEL PLAN & SECOND LEVEL TERRACE

DATE: 10/5/2015

L5



Little Gem Magnolia



Camellia Tree



Lemon Cypress



Sweet Flag



Coreopsis



Cyclamen



Horsetail



Euphorbia



Hosta



Mexican Feather Grass



Black Mondo Grass



Purple Fountain Grass



New Zealand Flax



Indian Hawthorn



Creeping Rosemary



Rudbeckia



Sedum



Foxtail Fern



Coleus



Sweet Potato Vine



Nasturtium



Boston Ivy



Petunia

## PLANT LIST

### BOTANICAL NAME

### COMMON NAME

#### EVERGREEN TREES

CAMELLIA SASANQUA  
CUPRESSUS MACROCARPA "GOLDCREST"  
MAGNOLIA GRANDIFLORA "LITTLE GEM"

CAMELLIA  
LEMON CYPRESS  
LITTLE GEM MAGNOLIA

#### SHRUBS, GRASSES, & PERENNIALS

ACORUS GRAMINEUS 'OGON'  
COREOPSIS SP.  
CYCLAMEN SP.  
EQUISETUM HYEMALE  
EUPHORBIA SP.  
HOSTA SP.  
NASSELLA TENUISSIMA  
OPHIPOGON PLANISCAPUS  
PENNISETUM SETACEUM 'RUBRUM'  
PHORMIUM TENAX  
RHAPHIOLEPIS INDICA  
ROSEMARINUS OFFICINALIS PROSTRATUS  
RUDBECKIA SP.  
SEDUM SP.

GOLDEN DWARF SWEET FLAG  
COREOPSIS  
CYCLAMEN  
HORSETAIL  
EUPHORBIA  
HOSTA  
MEXICAN FEATHER GRASS  
BLACK MONDO GRASS  
PURPLE FOUNTAIN GRASS  
NEW ZEALAND FLAX  
INDIAN HAWTHORN  
CREEPING ROSEMARY  
RUDBECKIA  
SEDUM

#### VINES & SEASONAL COLOR

ASPARAGUS DENSIFLORUS 'MYERS'  
COLEUS SP.  
IPOMOEA BATATAS SP.  
NASTURTIUM SP.  
PARTHENOCISSUS TRICUSPIDATA  
PETUNIAS SP.

FOXTAIL FERN  
COLEUS  
SWEET POTATO VINE  
NASTURTIUM  
BOSTON IVY  
PETUNIA



Maglin 6' Bench - MLB 7008 With Back  
Color: Ipe  
Maglin Furniture Systems, LTD.  
www.maglin.com  
(800) 714-5506



Sitecraft 6' Bench - Flush with Top of Planter Wall  
Color: Ipe  
Sitecraft.com  
(800) 937-0203



Standard Square  
Standard Rectangle  
Color: Ochre  
Old Town Fiberglass  
www.oldtownfiberglass.com  
(714) 633-3732



PARK LANE MIXED USE

KIRKLAND, WA



PARK LANE AERIAL VIEW

MEETING DATE: 10/19/2015

END





**CITY OF KIRKLAND**  
**Planning and Building Department**  
**123 Fifth Avenue, Kirkland, WA 98033**  
**425.587-3225 ~ [www.kirklandwa.gov](http://www.kirklandwa.gov)**

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## **DEVELOPMENT STANDARDS LIST**

### **FILE: PARK LANE MIXED USE PROJECT, DRV15-01554**

#### **ZONING CODE STANDARDS**

**85.25.1 Geotechnical Report Recommendations.** The geotechnical recommendations contained in the report shall be implemented.

**85.25.3 Geotechnical Professional On-Site.** A qualified geotechnical professional shall be present on site during land surface modification and foundation installation activities.

**95.51.2.a Required Landscaping.** All required landscaping shall be maintained throughout the life of the development. The applicant shall submit an agreement to the city to be recorded with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall provide a final as-built landscape plan and an agreement to maintain and replace all landscaping that is required by the City.

**95.50 Tree Installation Standards.** All supplemental trees to be planted shall conform to the Kirkland Plant List. All installation standards shall conform to Kirkland Zoning Code Section 95.45.

**95.52 Prohibited Vegetation.** Plants listed as prohibited in the Kirkland Plant List shall not be planted in the City.

**100.25 Sign Permits.** Separate sign permit(s) are required. In JBD and CBD cabinet signs are prohibited.

**105.32 Bicycle Parking.** All uses, except single family dwelling units and duplex structures with 6 or more vehicle parking spaces must provide covered bicycle parking within 50 feet of an entrance to the building at a ratio of one bicycle space for each twelve motor vehicle parking spaces. Check with Planner to determine the number of bike racks required and location.

**105.18.2 Overhead Weather Protection Standards.** Overhead weather protection must be provided along any portion of the building adjacent to a pedestrian walkway or sidewalk; over the primary exterior entrance to all buildings. May be composed of awnings, marquees, canopies or building overhangs; must cover at least 5' of the width of the adjacent walkway; and must be at least 8 feet above the ground immediately below it. In design districts, translucent awnings may not be backlit; see section for the percent of property frontage or building facade.

**105.58 Parking Lot Locations in Design Districts.** See section for standards unique to each district.

**105.65 Compact Parking Stalls.** Up to 50% of the number of parking spaces may be designated for compact cars.

**105.60.2 Parking Area Driveways.** Driveways which are not driving aisles within a parking area shall be a minimum width of 20 feet.

**105.60.3 Wheelstops.** Parking areas must be constructed so that car wheels are kept at least 2' from pedestrian and landscape areas.

**105.60.4 Parking Lot Walkways.** All parking lots which contain more than 25 stalls must include pedestrian walkways through the parking lot to the main building entrance or a central location. Lots with more than 25,000 sq. ft. of paved area must provide pedestrian routes for

every 3 aisles to the main entrance.

**110.52 Sidewalks and Public Improvements in Design Districts.** See section, Plate 34 and public works approved plans manual for sidewalk standards and decorative lighting design applicable to design districts.

**110.60.5 Street Trees.** All trees planted in the right-of-way must be approved as to species by the City. All trees must be two inches in diameter at the time of planting as measured using the standards of the American Association of Nurserymen with a canopy that starts at least six feet above finished grade and does not obstruct any adjoining sidewalks or driving lanes.

**115.25 Work Hours.** It is a violation of this Code to engage in any development activity or to operate any heavy equipment before 7:00 am. or after 8:00 pm Monday through Friday, or before 9:00 am or after 6:00 pm Saturday. No development activity or use of heavy equipment may occur on Sundays or on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas Day. The applicant will be required to comply with these regulations and any violation of this section will result in enforcement action, unless written permission is obtained from the Planning official.

**115.45 Garbage and Recycling Placement and Screening.** For uses other than detached dwelling units, duplexes, moorage facilities, parks, and construction sites, all garbage receptacles and dumpsters must be setback from property lines, located outside landscape buffers, and screened from view from the street, adjacent properties and pedestrian walkways or parks by a solid sight-obscuring enclosure.

**115.47 Service Bay Locations.** All uses, except single family dwellings and multifamily structures, must locate service bays away from pedestrian areas. If not feasible must screen from view.

**115.75.2 Fill Material.** All materials used as fill must be non-dissolving and non-decomposing. Fill material must not contain organic or inorganic material that would be detrimental to the water quality, or existing habitat, or create any other significant adverse impacts to the environment.

**115.95 Noise Standards.** The City of Kirkland adopts by reference the Maximum Environmental Noise Levels established pursuant to the Noise Control Act of 1974, RCW 70.107. See Chapter 173-60 WAC. Any noise, which injures, endangers the comfort, repose, health or safety of persons, or in any way renders persons insecure in life, or in the use of property is a violation of this Code.

**115.115.3.p HVAC and Similar Equipment:** These may be placed no closer than five feet of a side or rear property line, and shall not be located within a required front yard; provided, that HVAC equipment may be located in a storage shed approved pursuant to subsection (3)(m) of this section or a garage approved pursuant to subsection (3)(o)(2) of this section. All HVAC equipment shall be baffled, shielded, enclosed, or placed on the property in a manner that will ensure compliance with the noise provisions of KZC 115.95.

**115.120 Rooftop Appurtenance Screening.** New or replacement appurtenances on existing buildings shall be surrounded by a solid screening enclosure equal in height to the appurtenance. New construction shall screen rooftop appurtenances by incorporating them in to the roof form.

**115.135 Sight Distance at Intersection.** Areas around all intersections, including the entrance of driveways onto streets, must be kept clear of sight obstruction as described in this section.

***Prior to issuance of a grading or building permit:***

**85.25.1 Geotechnical Report Recommendations.** A written acknowledgment must be added to the face of the plans signed by the architect, engineer, and/or designer that he/she has reviewed the geotechnical recommendations and incorporated these recommendations into the plans.

**85.45 Liability.** The applicant shall enter into an agreement with the City, which runs with the property, in a form acceptable to the City Attorney, indemnifying the City for any damage resulting from development activity on the subject property which is related to the physical condition of the property.

**27.06.030 Park Impact Fees.** New residential units are required to pay park impact fees prior to issuance of a building permit. Please see KMC 27.06 for the current rate. Exemptions and/or credits may apply pursuant to KMC 27.06.050 and KMC 27.06.060. If a property contains an existing unit to be removed, a "credit" for that unit shall apply to the first building permit of the subdivision.

***Prior to occupancy:***

**85.25.3 Geotechnical Professional On-Site.** The geotechnical engineer shall submit a final report certifying substantial compliance with the geotechnical recommendations and geotechnical related permit requirements.

**95.51.2.a Required Landscaping.** All required landscaping shall be maintained throughout the life of the development. The applicant shall submit an agreement to the city to be recorded with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall provide a final as-built landscape plan and an agreement to maintain and replace all landscaping that is required by the City

**110.60.5 Landscape Maintenance Agreement.** The owner of the subject property shall sign a landscape maintenance agreement, in a form acceptable to the City Attorney, to run with the subject property to maintain landscaping within the landscape strip and landscape island portions of the right-of-way. It is a violation to pave or cover the landscape strip with impervious material or to park motor vehicles on this strip.

# DEVELOPMENT STANDARDS

## DRV15-01554



### BUILDING DEPARTMENT

#### BUILDING DEPARTMENT COMMENTS

Contact Tanya Elder @ 425-587-3614

1. A geotechnical report will be required at the time of building permit application.
2. This project site is located in Wind Exposure Category C and shall be designed accordingly.
3. If the Roof Deck/Terrace is to serve occupants of the building, it is required to be accessible, and therefore it shall have an accessible route to it (elevator).
4. If an elevator is provided to the Roof Deck/Terrace, ensure that the elevator will not conflict with Land Use height regulations.
5. If the Roof Deck/Terrace is to be covered, an A-3 occupancy may create an additional story (which would not be allowed in a Type V-A building).
6. Excavation shall not encroach upon adjacent properties without explicit authorization from the adjacent property owner. If shoring is required to protect adjacent properties, shoring plans must be included with the building permit application.
7. Buildings must comply with the International Building and Mechanical Codes and the Uniform Plumbing Code as adopted and amended by the State of Washington and the City of Kirkland. Kirkland currently has adopted the 2012 editions. (Use this link to access Washington State Amendments). We anticipate adopting the 2015 codes in July of 2016.
8. Buildings must comply with International Energy Conservation Code as adopted and amended by the State of Washington. Kirkland currently has adopted the 2012 edition. We anticipate adopting the 2015 code in July of 2016.
9. Kirkland reviews, issues and inspects all electrical permits in the city.
10. Accessible units and accessible parking spaces are required. Keep in mind that any accessible van stalls, including their access aisles and vehicular routes, shall have the minimum required vertical clearance of 98".

### FIRE DEPARTMENT

#### FIRE DEPARTMENT COMMENTS

Contact: Grace Steuart at 425-587-3660; or [gsteuart@kirklandwa.gov](mailto:gsteuart@kirklandwa.gov)

The following conditions are the same as were presented to the applicants at the preapplication conference PRE15-00633.

#### ACCESS

The fire department has no specific requirements for additional access to the site. The proposed project has access from 3 rights of way, and the 4th side is approximately 300 feet in length.

#### FIRE FLOW

Fire flow in the area meets requirements.

This is an approximately 120,000 square foot building (above the parking garage), fully sprinklered, Type V-A construction (as proposed at the pre-application conference). Existing fire flows in the area are adequate.

#### HYDRANTS

One additional hydrant is required in the vicinity of the southwest corner of Main Street and the alley.

All hydrants serving the property shall be equipped with 5" Storz fittings.

## SPRINKLERS

A sprinkler system is required to be installed throughout the building. A separate permit is required from the Fire Department prior to installation. Submit three sets of plans, specifications and calculations for approval; or submit electronically. All plans shall be designed and stamped by a person holding a State of Washington Certificate of Competency Level III certification. The system, including the underground supply line, shall be installed by a state licensed sprinkler contractor. REF RCW 18.60 State of Washington.

## UNDERGROUND

A sprinkler system is required to be installed throughout the building. The system, including the underground supply line, shall be installed by a state licensed sprinkler contractor with the appropriate level of certification (note: it is not acceptable for the civil contractor to install the underground under the "supervision" of a sprinkler contractor; the installer of the underground must hold the appropriate certification)

## STANDPIPES

A standpipe is required. Submit three sets of plans for approval; or electronically. The plans shall include isometric elevation drawing of the entire standpipe system including location of any isolation valves.

Note: Per the IFC and IBC, standpipes shall be operational when the progress of construction is not more than 35 feet in height above the lowest level of fire department access. The standpipe shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.

## FIRE ALARM

A fire alarm system is required to be installed throughout the building. A separate permit is required from the Fire Department prior to installation. Submit three sets of plans and specifications for approval; or the permit may be applied for electronically at MyBuildingPermit.com. The system shall comply with Washington State Barrier Free requirements regarding installation of visual devices and pull stations. The specific requirements for the system can be found in Kirkland Operating Policy 10.

## FIRE EXTINGUISHERS

Portable fire extinguishers are required per Section 906 of the IFC. Extinguishers shall be mounted or in cabinets so that the top of the extinguisher is no more than 5 feet above the finished floor.

Travel distance to a fire extinguisher shall not exceed 75 feet as measured along the route of travel.

## BUILDING RADIO COVERAGE

All new buildings shall have approved radio coverage for emergency responders within the building installed in accordance with Section 510 of the IFC and with applicable provisions of NFPA 72, National Fire Alarm Signaling Code.

Exceptions:

Buildings and area of buildings that have minimum radio coverage signal strength levels of the King County Regional 800 MHz Radio System within the building in accordance with Section 510.4.1

So, this is not a requirement for a radio system, per se, just that there must be adequate signal strength throughout all parts of the building, including the parking garage.

## **PUBLIC WORKS DEPARTMENT**

## PUBLIC WORKS CONDITIONS

Public Works Staff Contacts

Land Use and Pre-Submittal Process:

Building and Land Surface Modification (Grading) Permit Process:

John Burkhalter, Development Engineer Supervisor

Phone: 425-587-3846 Fax: 425-587-3807

E-mail: jburkhalter@kirklandwa.gov

Building and Land Surface Modification (Grading) Permit Process:

Philip Vartanian, Development Engineer

Phone: 425-587-3856 Fax: 425-587-3807

E-mail: pvartanian@kirklandwa.gov

Building and Land Surface Modification (Grading) Permit Process:

Dan Carmody, Development Engineer

Phone: 425-587-3842 Fax: 425-587-3807

E-mail: dcarmody@kirklandwa.gov

General Conditions:

1. All public improvements associated with this project including street and utility improvements, must meet the City of Kirkland Public Works Pre-Approved Plans and Policies Manual. A Public Works Pre-Approved Plans and Policies manual can be purchased from the Public Works Department, or it may be retrieved from the Public Works Department's page at the City of Kirkland's web site at [www.kirklandwa.gov](http://www.kirklandwa.gov).

2. This project will be subject to Public Works Permit and Connection Fees. It is the applicant's responsibility to contact the Public Works Department by phone or in person to determine the fees. The fees can also be reviewed on the City of Kirkland web site at [www.kirklandwa.gov](http://www.kirklandwa.gov). The applicant should anticipate the following fees:

- o Water, Sewer, and Surface Water Connection Fees (paid with the issuance of a Building Permit)
- o Side Sewer Inspection Fee (paid with the issuance of a Building Permit)
- o Water Meter Fee (paid with the issuance of a Building Permit)
- o Right-of-way Fee
- o Review and Inspection Fee (for utilities and street improvements).
- o Building Permits associated with this proposed project will be subject to the traffic, park, and school impact fees per Chapter 27 of the Kirkland Municipal Code. The impact fees shall be paid prior to issuance of the Building Permit(s). Any existing buildings within this project which are demolished will receive a Traffic Impact Fee credit, Park Impact Fee Credit and School Impact Fee Credit. This credit will be applied to the first Building Permits that are applied for within the project. The credit amount for each demolished building will be equal to the most currently adopted Fee schedule.

3. All street and utility improvements shall be permitted by obtaining a Land Surface Modification (LSM) Permit.

4. Prior to submittal of a Building or Zoning Permit, the applicant must apply for a Concurrency Test Notice. Contact Thang Nguyen, Transportation Engineer, at 425-587-3869 for more information. A separate Concurrency Permit will be created.

5. After Concurrency has passed a certificate will be issued that will read as follows: CERTIFICATE OF CONCURRENCY: This project has been reviewed and approved for water, sewer, and traffic concurrency. Any water and sewer mitigating conditions are listed within the conditions below. Any traffic mitigating conditions will be found in an attached memorandum from the Public Works Traffic Engineering Analyst to the Planning Department Project Planner. Upon issuance of this permit, this project shall have a valid Certificate of Concurrency and concurrency vesting until the permit expires. This condition shall constitute issuance of a Certificate of Concurrency pursuant to chapter 25.12 of the Kirkland Municipal Code.

6. All civil engineering plans which are submitted in conjunction with a building, grading, or right-of-way permit must conform to the Public Works Policy titled ENGINEERING PLAN REQUIREMENTS. This policy is contained in the Public Works Pre-Approved Plans and Policies manual.

7. All street improvements and underground utility improvements (storm, sewer, and water) must be designed by a Washington State Licensed Engineer; all drawings shall bear the engineers stamp.
8. All plans submitted in conjunction with a building, grading or right-of-way permit must have elevations which are based on the King County datum only (NAVD 88).
9. A completeness check meeting is required prior to submittal of any Building Permit applications.
10. Prior to issuance of any commercial or multifamily Building Permit, the applicant shall provide a plan for garbage storage and pickup. The plan shall conform to Policy G-9 in the Public Works Pre-approved Plans and be approved by Waste Management and the City.
11. The required tree plan shall include any significant tree in the public right-of-way along the property frontage.

Sanitary Sewer Conditions:

1. The existing sanitary sewer main within the public right-of-way along the front of the property is adequate to serve all the lots within the proposed project.
2. Provide a 6-inch minimum side sewer stub to each lot. Likely the project will require an 8-inch stub which will need to tie-in to a manhole on the existing 12-inch main; either an existing manhole or set a new manhole.
3. All side sewer stubs serving the property shall be PVC type pipe per Public Works Pre-approved Plans Sanitary Sewer Design Criteria. Any side sewer not meeting this standard shall be removed and replaced.
4. Any businesses serving food or drink are required to have grease interceptor on the waste line prior to discharge to the City sewer system. The interceptor shall be sized per the Uniform Plumbing Code (minimum) and be located on-site.

Water System Conditions:

1. The existing water main in the public right-of-way along the front of the subject property is adequate to serve the domestic needs of the proposed development.
2. The Fire Department may require upgrades to the water system to meet fire flow requirements based on the size and type of construction of the Project, or may require additional hydrants.
3. Provide water services per City of Kirkland standard plans. The water size is determined when the Building Permit is submitted and is sized per the Uniform Plumbing Code.
4. The existing water service shall be abandoned unless otherwise approved by the Development Engineer or Construction Inspector.
5. In mixed-use projects each use shall have a separate water meter, i.e., the retail use shall have a separate water meter from residential use. Irrigation shall be provide by a separate meter.

Surface Water Conditions:

1. Provide temporary and permanent storm water control per the 2009 King County Surface Water Design Manual and the Kirkland Addendum (Policy D-10). See Policies D-2 and D-3 in the PW Pre-Approved Plans for drainage review information, or contact city of Kirkland Surface Water staff at (425) 587-3800 for help in determining drainage review requirements. Summarized below are the levels of drainage review based on site and project characteristics:

- Full Drainage Review

- A full drainage review is required for any proposed project, new or redevelopment, that will:
- Adds 5,000ft<sup>2</sup> or more of new impervious surface area or 10,000ft<sup>2</sup> or more of new plus replaced impervious surface area,
- Propose 7,000ft<sup>2</sup> or more of new pervious surface or,
- Be a redevelopment project on a single or multiple parcel site in which the total of new plus replaced impervious surface area is 5,000ft<sup>2</sup> or more and whose valuation of proposed improvements (including interior improvements but excluding required mitigation and frontage improvements) exceeds 50% of the assessed value of the existing site improvements.

2. This project is in a Level 1/Potential Direct Discharge Area, and is required to comply with core drainage requirements in the 2009 King County Surface Water Design Manual.

To qualify for direct discharge, the applicant must demonstrate (at a minimum):

- The conveyance system between the project site and Lake Washington will be comprised of manmade conveyance elements and will be within public right-of-way or a public or private drainage easement, AND
- The conveyance system will have adequate capacity per Core Requirement #4, Conveyance System, for the entire contributing drainage area, assuming build-out conditions to current zoning for the equivalent area portion and existing conditions for the remaining area; or,
- This project may qualify for an exception to flow control if the target surfaces will generate no more than a 0.1 cfs increase in the existing site conditions 100-year peak flow.

3. Evaluate the feasibility and applicability of dispersion, infiltration, and other stormwater low impact development facilities on-site (per section 5.2 in the 2009 King County Surface Water Design Manual). If feasible, stormwater low impact development facilities are required. See PW Pre-Approved Plan Policy L-1 or L-2 (depending on drainage review) for more information on this requirement.

4. Amended soil per Ecology BMP T5.13 is recommended for all landscaped areas.

5. Provide a level one off-site analysis (based on the King County Surface Water Design Manual, core requirement #2).

6. It doesn't appear that any work within an existing ditch will be required, however the developer has been given notice that the Army Corps of Engineers (COE) has asserted jurisdiction over upland ditches draining to streams. Either an existing Nationwide COE permit or an Individual COE permit may be necessary for work within ditches, depending on the project activities.

Applicants should obtain the applicable COE permit; information about COE permits can be found at: U.S. Army Corps of Engineers, Seattle District Regulatory Branch

<http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits.aspx>

Specific questions can be directed to: Seattle District, Corps of Engineers, Regulatory Branch, CENWS-OD-RG, Post Office Box 3755, Seattle, WA 98124-3755, Phone: (206) 764-3495

7. Provide an erosion control report and plan with the Building Permit. The plan shall be in accordance with the 2009 King County Surface Water Design Manual.

8. Construction drainage control shall be maintained by the developer and will be subject to periodic inspections. During the period from May 1 and September 30, all denuded soils must be covered within 7 days; between October 1 and April 30, all denuded soils must be covered within 12 hours. Additional erosion control measures may be required based on site and weather conditions. Exposed soils shall be stabilized at the end of the workday prior to a weekend, holiday, or predicted rain event.

9. Provide collection and conveyance of right-of-way storm drainage. Re-route existing storm through the site to Main Street along the curb and tie-into storm along Park Lane.

10. Provide a plan and profile design for the storm sewer system.

Street and Pedestrian Improvement Conditions:

1. The subject property abuts Park Lane, 3rd Street S and Main Street. These streets are Neighborhood Access type streets with the exception of 3rd St S which is an Arterial. Zoning Code sections 110.10 and 110.25 require the applicant to make half-street improvements in rights-of-way abutting the subject property. Section 110.30-110.50 establishes that this street must be improved with the following:

A. Park Lane

- Repair any damage to frontage improvements related to the construction of the Project.
- Widen sidewalk to 12 feet from edge of bollards.
- Dedicate ROW or provide Public Pedestrian Easement to encompass the new improvements.
- Provide pedestrian lighting if not already installed.

B. 3rd St. S – Repair any damage related to construction of the Project.

C. Main Street frontage improvements

- Remove and replace existing curb.
- Provide a 12 foot wide sidewalk from back of curb with street trees 30 ft. on-center in 4x6 tree wells (no tree grates). Dedicate ROW as necessary to encompass the improvements or provide a Public Pedestrian Easement to encompass the new improvements.
- Provide pedestrian street lighting every 60 feet on-center (2 lights) per City of Kirkland standard details.

2. When three or more utility trench crossings occur within 150 lineal ft. of street length or where utility trenches parallel the street centerline, the street shall be overlaid with new asphalt or the existing asphalt shall be removed and replaced.

- Existing streets with 4-inches or more of existing asphalt shall receive a 2-inch (minimum thickness) asphalt overlay. Grinding of the existing asphalt to blend in the overlay will be required along all match lines.
- Existing streets with 3-inches or less of existing asphalt shall have the existing asphalt removed and replaced with an asphalt thickness equal or greater than the existing asphalt provided however that no asphalt shall be less than 2-inches thick and the subgrade shall be compacted to 95% density.

3. Per the Public Works Driveway Policy the following shall be met. This will be evaluated with the Traffic Study and should include a site distance analysis of the parking garage entrance and exit.

4. For Multi-family projects, the garage access serving more than 1 unit shall be at least 20 ft. wide.

5. All street and driveway intersections shall not have any visual obstructions within the sight distance triangle. See Public Works Pre-approved Policy R.13 for the sight distance criteria and specifications.

6. Install "NO PARKING ANYTIME" signs along Main Street.

7. It shall be the responsibility of the applicant to relocate any above-ground or below-ground utilities which conflict with the project associated street or utility improvements.

8. New street lights may be required per Puget Power design and Public Works approval. Contact the INTO Light Division at PSE for a lighting analysis. This is to verify existing lighting is adequate.

9. A striping plan for the street must be submitted with the building or grading permit.



CHAPTER 50 - CENTRAL BUSINESS DISTRICT (CBD) ZONES

50.05 User Guide – CBD 1 zones.

The charts in KZC [50.12](#) contain the basic zoning regulations that apply in the CBD 1 zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 50.10



Section 50.10 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter [1](#) KZC to determine what other provisions of this code may apply to the subject property.
2. The maximum height of structure shall be measured at the midpoint of the frontage of the subject property on the abutting right-of-way, excluding First Avenue South. See KZC [50.62](#) for additional building height provisions.
3. The street level floor of all buildings shall be limited to one or more of the following uses: Retail; Restaurant or Tavern; Banking and Related Financial Services; Entertainment, Cultural and/or Recreational Facility; Parks; Government Facility; or Community Facility. The street level floor of buildings south of Second Avenue South may also include Office Use. The required uses shall have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building on the abutting right-of-way, not including alleys and similar service access streets). Buildings proposed and built after April 1, 2009, and buildings that existed prior to April 1, 2009, which are at least 10 feet below the maximum height of structure, shall have a minimum depth of 10 feet and an average depth of at least 20 feet containing the required uses listed above.  
The Design Review Board (or Planning Director if not subject to D.R.) may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the retail frontage will maximize visual interest. Lobbies for residential, hotel, and office uses may be allowed within this space subject to applicable design guidelines.
4. Where public improvements are required by Chapter [110](#) KZC, sidewalks on pedestrian-oriented streets within CBD 1A and 1B shall be as follows:  
Sidewalks shall be a minimum width of 12 feet. The average width of the sidewalk along the entire frontage of the subject property abutting each pedestrian-oriented street shall be 13 feet. The sidewalk configuration shall be approved through D.R.  
(GENERAL REGULATIONS CONTINUED ON NEXT PAGE)  
  
(GENERAL REGULATIONS CONTINUED FROM PREVIOUS PAGE)
5. Upper story setback requirements are listed below. For purposes of the following regulations, the term "setback" shall refer to the horizontal distance between the property line and any exterior wall of the building. The measurements shall be taken from the property line abutting the street prior to any potential right-of-way dedication.
  - a. **Lake Street:** No portion of a building within 30 feet of Lake Street may exceed a height of 28 feet above Lake Street except as provided in KZC [50.62](#).
  - b. **Central Way:** No portion of a building within 30 feet of Central Way may exceed a height of 41 feet above Central Way except as provided in KZC [50.62](#).
  - c. **Third Street and Main Street:** Within 40 feet of Third Street and Main Street, all stories above the second story shall maintain an average setback of at least 10 feet from the front property line.
  - d. **All other streets:** Within 40 feet of any front property line, other than Lake Street, Central Way, Third Street, or Main Street, all stories above the second story shall maintain an average setback of at least 20 feet from the front property line.
  - e. The required upper story setbacks for all floors above the second story shall be calculated as Total Upper Story Setback Area as follows:  
Total Upper Story Setback Area = (Linear feet of front property line(s), not including portions of the site without buildings that are set aside for vehicular areas) x (Required average setback) x (Number of stories proposed above the second story). See Plate [35](#).
  - f. The Design Review Board is authorized to allow a reduction of the required upper story setback by no more than five feet subject to the following:
    - 1) Each square foot of additional building area proposed within the setback is offset with an additional square foot of public open space (excluding area required for sidewalk dedication) at the street level.
    - 2) The public open space is located along the sidewalk frontage and is not covered by buildings.
    - 3) For purposes of calculating the offsetting square footage, along Central Way, the open space area at the second and third stories located directly above the proposed ground level public open space is included. Along all other streets, the open space area at the second story located directly above the proposed ground level public open space is included.
    - 4) The design and location is consistent with applicable design guidelines.
  - g. The Design Review Board is authorized to allow rooftop garden structures within the setback area.
6. May also be regulated under the Shoreline Master Program; refer to Chapter [83](#) KZC

Section 50.12

Zone  
CBD-1A,  
1B

USE ZONE CHART

**DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS**

Section 50.12	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Restaurant or Tavern	D.R., Chapter 142 KZC	None	0'	0'	0'	100%	CBD 1A – 45' above each abutting right-of-way. CBD 1B – 55' above each abutting right-of-way.	D	E	One per each 125 sq. ft. of gross floor area. See KZC 50.60.	1. Drive-in or drive-through facilities are prohibited.
.020	Any Retail Establishment, other than those specifically listed, limited or prohibited in this zone, selling goods or providing services, excluding banking and related financial services										One per each 350 sq. ft. of gross floor area. See KZC 50.60.	1. The following uses are not permitted in this zone: a. Vehicle service stations. b. The sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers; provided, that motorcycle sales, service, or rental is permitted if conducted indoors. c. Drive-in facilities and drive-through facilities. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled manufactured goods are directly related to and dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.

Section 50.12	 REGULATIONS 	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
			Front	Side	Rear							
.025	Banking and Related Financial Services See Spec. Reg. 2.	D.R., Chapter 142 KZC	None	0'	0'	0'	100%	CBD 1A – 45' above each abutting right-of-way. CBD 1B – 55' above each abutting right-of-way.	D	E	One per each 350 sq. ft. of gross floor area. See KZC 50.60.	1. Drive-through facilities are permitted as an accessory use only if: <ol style="list-style-type: none"> <li>The drive-through facility is not located on a property that abuts either Park Lane or Lake Street.</li> <li>The drive-through facility existed prior to January 1, 2004, OR the drive-through facility will replace a drive-through facility which existed in CBD 1A or 1B on January 1, 2004, and which drive-through facility:                             <ol style="list-style-type: none"> <li>Was demolished to allow redevelopment of the site on which the primary use was located; and</li> <li>Will serve the same business served by the replaced facility, even if that business moves to a new location; and</li> <li>Does not result in a net increase in the number of drive-through lanes serving the primary use; and</li> </ol> </li> <li>The Public Works Department determines that vehicle stacking will not impede pedestrian or vehicular movement within the right-of-way, and that the facility will not impede vehicle or pedestrian visibility as vehicles enter the sidewalk zone; and</li> <li>The vehicular access lanes will not be located between the street and the buildings and the configuration of the facility and lanes is generally perpendicular to the street; and</li> <li>Any replacement drive-through facility is reviewed and approved pursuant to Chapter 142 KZC for compliance with the following criteria:                             <ol style="list-style-type: none"> <li>The design of the vehicular access for any new drive-through facility is compatible with pedestrian walkways and parking access.</li> <li>Disruption of pedestrian travel and continuity of pedestrian-oriented retail is limited by minimizing the width of the facility and associated curb-cuts.</li> </ol> </li> </ol> 2. Unless this use existed on the subject property prior to January 1, 2004, Banking and Financial Services may not be located within the 30-foot depth (as established by General Regulation 3) on the street level floor of a building fronting on Park Lane and Lake Street.

Section 50.12

Zone  
CBD-1A,  
1B

USE ZONE CHART

**DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS**

Section 50.12	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.030	Hotel or Motel	D.R., Chapter 142 KZC	None	0'	0'	0'	100%	CBD 1A – 45' above each abutting right-of-way. CBD 1B – 55' above each abutting right-of-way.	D	E	One for each room. See Spec. Reg. 2 and KZC 50.60.	1. The following uses are not permitted in this zone: <ol style="list-style-type: none"> <li>Vehicle service stations.</li> <li>Vehicle and/or boat sale, repair, service or rental.</li> <li>Drive-in facilities and drive-through facilities.</li> </ol> 2. The parking requirement for hotel or motel use does not include parking requirements for ancillary meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis.
.040	Entertainment, Cultural and/or Recreational Facility									B	See KZC 50.60 and 105.25.	
.060	Private Club or Lodge								D	One per each 350 sq. ft. of gross floor area. See KZC 50.60.		
.070	Office Use											
.080	Stacked or Attached Dwelling Units								A	1.7 per unit. See KZC 50.60.		

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 50.12	 USE  REGULATIONS	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.085	Residential Suites	D.R., Chapter 142 KZC	None	0'	0'	0'	100%	CBD 1A – 45' above each abutting right-of-way. CBD 1B – 55' above each abutting right-of-way.	D	A	See Spec. Reg. 1.	1. For parking managed pursuant to Special Regulation 2, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee. Otherwise parking shall be provided at a rate of one per living unit plus one per on-site employee and modifications to decrease the requirement are prohibited. See KZC 50.60. 2. The required parking shall be 0.5 per living unit where the parking is managed as follows and the property owner agrees to the following in a form approved by the City and recorded with King County: <ol style="list-style-type: none"> <li>a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars.</li> <li>b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum, the TMP shall include the following requirements:                             <ol style="list-style-type: none"> <li>1) Charge for on-site parking, unbundled from the rent, for tenants who have cars.</li> <li>2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars.</li> <li>3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges.</li> <li>4) Adequate secured and sheltered bicycle parking to meet anticipated demand.</li> <li>5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City.</li> <li>6) At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and detailed report of initial resident parking demand and alternative commute travel. The report format shall be reviewed and approved by the City.</li> </ol> </li> </ol>

REGULATIONS CONTINUED ON NEXT PAGE

Section 50.12

Zone  
CBD-1A,  
1B

USE ZONE CHART

Section 50.12		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
Front	Side	Rear										
.085	Residential Suites (continued)											<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>7) Following the initial survey, the property owner shall submit a biennial survey of residents prepared and conducted by a licensed transportation engineer or other qualified professional documenting on-site and potential off-site parking utilization and alternative commute travel. The Planning Director may increase or decrease the frequency of the survey based on the documented success of the TMP.</p> <p>8) Acknowledgement by the property owner that it shall be a violation of this code for the actual parking demand for the project to exceed the available supply of required parking or to fail to comply with the provisions of the TMP or reporting requirements.</p> <p>c. After one year of project occupancy, the Planning Official may allow a decrease in the required number of spaces if the number of spaces proposed is documented by an adequate and thorough parking demand and utilization study of the property. The study shall be prepared by a licensed transportation engineer or other qualified professional, and shall analyze the operational characteristics of the use which justify a parking reduction. The scope of the study shall be prepared by the transportation engineer and approved by the City traffic engineer. The study shall provide at least two days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City traffic engineer.</p> <p>3. All residential suites and all required parking within a project shall be under common ownership and management.</p> <p>4. Development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified.</p> <p>5. Developments containing this use shall provide common living area available to all residential suite residents. Common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, storage, stairwells, mailrooms, and hallways shall not be counted as common living area. The minimum amount of common living area for each project shall be 250 square feet plus an additional 20 square feet per living unit.</p>

Section 50.12

Zone  
CBD-1A,  
1B

USE ZONE CHART

Section 50.12	 REGULATIONS 	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)		
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure	
Front	Side	Rear	Lot Coverage	Height of Structure									
.090	School, Day-Care Center or Mini School or Day-Care Center	D.R., Chapter 142 KZC.	None	0'	0'	0'	100%	CBD 1A – 45' above each abutting right-of-way. CBD 1B – 55' above each abutting right-of-way.	D	B	See KZC 50.60 and 105.25.	1. A six-foot-high fence is required along all property lines adjacent to outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.	
.100	Assisted Living Facility								A	1.7 per independent unit. 1 per assisted living unit. See KZC 50.60.			1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility: a. One parking stall shall be provided for each bed.
.110	Public Utility, Government Facility, or Community Facility								D See Special Reg. 1.	B			
.120	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.											