



MEMORANDUM

To: Design Review Board
From: Tony Leavitt, Associate Planner
Date: May 9, 2013
File No.: DRV12-01513
Subject: **324 CENTRAL WAY MIXED USE PROJECT DESIGN RESPONSE CONFERENCE (CONTINUED FROM APRIL 15, 2013)**

I. MEETING GOALS

At the May 20, 2013 Design Review Board (DRB) meeting, the DRB should continue the 324 Central Way Project Design Response Conference from April 15, 2013 and determine if the project is consistent with the design guidelines contained in Design Guidelines for Pedestrian Oriented Business Districts, as adopted in Kirkland Municipal Code (KMC) Section 3.30.040.

During the Design Response Conference, the DRB should provide feedback on the following topics:

- Public Space Design: Design of the Southeast Plaza
- Building Scale: Redesign of the Center Tower Roof Form, Treatment of the West Wall, and Residential Width Reduction
- Garbage Collection Location
- Final Landscaping Plan
- Materials, Colors, and Details: Use of additional colors and materials and the proposed garage door
- Requested Minor Setback Variation

II. PROPOSAL

The subject property is located at 324 Central Way (see Attachment 1). Studio Meng Strazzara, representing the property owner 4th and Central LP, has applied for a Design Response Conference for a new mixed-use development on the subject property. The project contains approximately 76 residential units and 9,730 square feet of ground floor retail space (see Attachment 2). Parking will be provided in a below-grade parking structure. Vehicular access is from Central Way.

The applicant is also requesting approval of a minor variation to the required 20' upper story setback along Central Way and 4th Street (see Attachment 3, Addressed in Section V.C below).

III. SITE

The subject property currently contains a gas station, car wash, and coffee stand. The site slopes downward from east to west, but has a significant upward slope along the north property line. The property has street frontage along Central Way to the south and 4th Street to the east. Central Way is a designated Pedestrian Oriented Street.

The following list summarizes the zoning designation, uses, and allowed heights of properties adjacent to the subject property (see Attachment 5):

North: PLA 7B. Single and multi-family, Office. Maximum height is 30’.

East: CBD 7. Shell Gas Station. Maximum height is 41’.

South: Park/Public Use. Peter Kirk Park.

West: CBD 7. Wendy’s Restaurant. Maximum height is 41’.

IV. CONCEPTUAL DESIGN CONFERENCE

A Conceptual Design Conference was held on January 14, 2013. The DRB provided direction to the applicant in preparation for the Design Response Conference. At the meeting, the DRB discussed:

- A. How the design guidelines affect or pertain to the proposed development.
- B. Which guidelines applied to the proposed development; and
- C. The application materials that are needed for the Design Response Conference.

V. DESIGN RESPONSE CONFERENCE

The Design Review Board reviews projects for consistency with design guidelines for pedestrian-oriented business districts, as adopted in Kirkland Municipal Code Chapter 3.30. In addition to the standard guidelines contained in the *Design Guidelines for Pedestrian-Oriented Business Districts*, the following information summarizes key guidelines which apply specifically to the project or project area. See also Section VI for information regarding zoning regulations and how they affect the proposed development.

A. Pedestrian-Oriented Design Guidelines

1. General

The following is a list of key design issues and/or design techniques that should be addressed with this project as identified in the design guidelines.

- Building Scale
 - Vertical and horizontal modulation
 - Architectural scale
- Pedestrian-Orientation
 - Plazas
 - Pedestrian friendly building fronts
 - Blank wall treatment
- Landscaping
- Building material, color, and detail

See the adopted Design Guidelines for Pedestrian-Oriented Business Districts for complete text and explanations.

2. Special Considerations for Downtown Kirkland

In addition to the standard guidelines contained in the *Design Guidelines for Pedestrian-Oriented Business Districts*, the following list summarizes some of the key guidelines which apply specifically to the project or project area.

- Most of the business core of Kirkland is already developed with fairly narrow sidewalks. New development should provide sidewalks at the recommended width. Providing wider sidewalks throughout downtown is a long-term endeavor.
- Retail frontages in the Central Business District should have a 15' story height to ensure diverse retail tenants and enhance the pedestrian experience. Where these taller retail stories are required, special attention to storefront detailing is necessary to provide a visual connection between pedestrian and retail activity.
- A strong street tree planting scheme is especially important in downtown because of the variety of scale and architecture encouraged in private development. Major entries into Kirkland, especially along Central Way, Kirkland Avenue, Lake Street, and Market Street, should be unified by a strong street tree program.
- Parking lot location and design is critical on busy entry streets such as Market Street, Central Way, Lake Street, Kirkland Avenue, and in the congested core area where pedestrian activities are emphasized. The *Downtown Plan* calls for limiting the number of vehicle curb cuts.
- Pedestrian features should be differentiated from vehicular features; thus fenestration detailing, cornices, friezes, and smaller art concepts should be concentrated in Design Districts 1 and 2, while landscaping and larger architectural features should be concentrated in Design Districts 3, 5, 7, and 8.
- Large-scale developments, particularly east of the core area, should stress continuity in streetscape on the lower two floors. Setback facades and varied forms should be used above the second stories.
- The Downtown Plan's mandate for high-quality development should also be reflected in sign design.
- No internally lit plastic-faced or can signs should be permitted.
- All signs in the downtown should be pedestrian-oriented.

B. Compliance with Design Guidelines

The following information briefly summarizes the DRB's discussion and direction given to the applicant at the April 15th Design Response Conference.

1. Scale

a. DRB Discussion

The DRB requested that the applicant address the following items:

- Because the southeast plaza area is considered by the board to be related to the requested minor setback variation, it should be opened up by removing barriers that could make the area appear as private space.
- Redesign the center tower roof form so it does not feel out of place with the overall building design. The Board suggested

elimination of the angle brackets and the use of materials and colors to achieve the desired effect.

- Additional treatment of the west wall to minimize visual impact on neighboring property.
- Reduce the width of the proposed residential use on the ground floor. The Board is concerned from a design standpoint while staff will review the proposal for compliance with retail requirements of the Zoning Code.

b. Supporting Design Guidelines

The *Design Guidelines for Pedestrian Oriented Business Districts* contain the following policy statements that address the use of these techniques:

- All building fronts should have pedestrian-friendly features.
- Lobbies for residential, hotel, and office uses may be allowed within the required retail storefront space provided that the street frontage of the lobby is limited relative to the property's overall retail frontage and that the storefront design of the lobby provides continuity to the retail character of the site and the overall street.
- Successful pedestrian-oriented plazas are generally located in sunny areas along a well-traveled pedestrian route. Plazas must provide plenty of sitting areas and amenities and give people a sense of enclosure and safety.
- Blank walls should be avoided near sidewalks, parks, and pedestrian areas. Where unavoidable, blank walls should be treated with landscaping, art, or other architectural treatments.
- Architectural building elements such as arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, and courtyards should be encouraged.
- Special Consideration for the CBD - Pedestrian features should be differentiated from vehicular features; thus fenestration detailing, cornices, friezes, and smaller art concepts should be concentrated in Design Districts 1 and 2, while landscaping and larger architectural features should be concentrated in Design Districts 3, 5, 7, and 8.

c. Staff Analysis

The applicant has provided a summary of their response to the DRB's direction (see Attachment 4). The applicant has responded with the following design changes:

- *Eliminated the planters at the southwest corner to open up the public space and facilitate access (see Attachment 2, Sheet A1). The paving pattern from the plaza to the west has also been extended into the space.*
- *Redesigned the center tower roof form (see Attachment 2, Sheet A4)*
- *Provided additional cladding details for the treatment of the west façade (see Attachment 2, Sheet A5).*
- *Redesigned the residential lobby entrance, replaced the exercise room with additional retail space, and redesigned the plaza in front of the new retail space (see Attachment 2, Sheet A2).*

The DRB should provide feedback on the proposed design changes and if the changes adequately address the requested items.

2. Garbage Collection Location

a. DRB Discussion

The Board requested that the applicant further evaluate the feasibility of garbage collection along Central Way.

b. Staff Analysis

After consulting with the City's Public Works Department and Waste Management, the applicant is proposing that garbage collection take place in the alley (see Attachment 2, Sheets A19 and A24).

3. Open Space and Landscaping

a. DRB Discussion

The Board requested a detailed landscaping plan.

b. Supporting Design Guidelines

- KZC Chapter 95 requires that a landscape plan be approved as part of the Design Review Process.
- The placement and amount of landscaping for new and existing development should be mandated through design standards. Special consideration should be given to the purpose and context of the proposed landscaping. The pedestrian/auto landscape requires strong plantings of a structural nature to act as buffers or screens.
- The pedestrian landscape should emphasize the subtle characteristics of the plant materials. The building landscape should use landscaping that complements the building's favorable qualities and screens its faults.
- Special Consideration for the CBD - A strong street tree planting scheme is especially important in downtown because of the variety of scale and architecture encouraged in private development. Major entries into Kirkland, especially along Central Way, Kirkland Avenue, Lake Street, and Market Street, should be unified by a strong street tree program.

c. Staff Analysis

The applicant has provided detail landscaping plans (see Attachment 2, Sheets A9-A14).

Landscaping should be placed in areas to help mitigate building massing and enhance the pedestrian experience along the project frontages. Other opportunities for landscaping should include areas to enhance the public spaces including the southeast corner of the site and the entry areas.

The DRB should determine if any changes to the landscape plan are needed.

4. Building Materials, Color, and Details

a. DRB Discussion

The Board requested that the applicant incorporate additional colors or materials to break up the perceived monochromatic color scheme. Additionally the applicant was asked to provide more details about the proposed parking structure garage door.

b. Staff Analysis

The applicant has incorporated a new dark bronze accent color (see Attachment 2, Sheet A3) and provided details for the garage door (see Attachment 2, Sheet A6).

The garage door location will require additional review through the permitting stage. Public Works will likely have queuing concerns and Planning will need to review accessibility of required retail parking. It is likely that the area will be an opening and the door will be internal to the garage to separate retail and residential parking.

The DRB should provide feedback on the new accent color and proposed garage door.

C. Minor Variations

a. Applicant Request

KZC Section 142.37.1.a allows an applicant to request minor variations to the minimum required setback in the CBD zone. The DRB may grant a minor variation only if it finds that the following are met (KZC Section 142.37.4):

- The request results in superior design and fulfills the policy basis for the applicable design regulations and design guidelines;
- The departure will not have any substantial detrimental effect on nearby properties and the City or the neighborhood.

A 20' setback is required along Central Way and 4th Street. Ground floor retail space may have a zero-foot setback. The applicant has requested the following minor variations:

- 10 foot encroachments on the Levels L2 thru L5 (see Attachment 2, Sheets A18 thru A20) along Central Way and 5 foot encroachments along 4th Street.
- Average 15' setback along both Central Way and 17.5' along 4th Street.
- Approximately 4,527 square feet of total setback encroachment. A majority of this encroachment square footage occurs along the Central Way setback.

The applicant's response to the minor setback variation criteria above can be found in Attachment 3.

b. Staff Analysis

At the April 15 Meeting, the Board directed the applicant to further develop the public spaces and retail frontage to address the approval criteria.

The DRB should determine if the requested variation is deemed "minor" and will result in a superior design than if the building complied with the required setback.

VI. KEY ZONING REGULATIONS

The applicant's proposal is also subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, Fire and Building Code, and Public Works Standards. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 6, Development Standards, is provided to familiarize the applicant with some of these additional development regulations. These regulations and standards are not under the review authority of the DRB and will be reviewed for compliance as part of the building permit review for the project.

In terms of zoning, development on the subject property is subject to the regulations in CBD 7 (see Attachment 7) as well as other applicable KZC sections. The following regulations are important to point out as they form the basis of any new development on the site. Below are some of the key zoning standards that apply to the development followed by staff comment in italics.

- A. Permitted Uses: Permitted uses in this zone include, but are not limited to retail, restaurants, office, and stacked dwelling units. Office and residential uses may not be located on the ground floor of a structure unless there is an intervening retail use.

Staff Comment: The applicant is proposing ground floor retail along Central Way and 4th Street. The applicant has revised the plans to reduce the size of lobby for the residential use and eliminated the proposed workout room. The upper stories will consist of only residential uses. The majority of the parking for the project is proposed in a below-grade parking structure.

- B. Setbacks: A minimum 20' front yard setback is required. One-story street level retail shall have a zero foot setback. There are no required setbacks for the side or rear property lines.

Staff Comment: A 20' front yard setback is required along Central Way with the exception of one-story retail. In addition, a 20' front yard setback is also required along the portion of the north property line adjacent to 4th Avenue. The applicant has requested a minor variation to the setback requirement pursuant to KZC Section 142.37. See Section V.C above.

- C. Height: CBD 7 allows a maximum height of 41' measured above the average building elevation. In addition, KZC Section 50.62.2 requires that the minimum ground floor height is 15' for retail, restaurant, and other ground floor uses.

Additional height is allowed for peaked roofs and/or parapets. For structures with a peaked roof, the peak may extend five (5) feet above the height limit if the slope of the roof is greater than three (3) feet vertical to 12 feet horizontal and eight (8) feet above the height limit if the slope of the roof is equal or greater than four (4) feet vertical to 12 feet horizontal. Decorative parapets may exceed the height limit by a maximum of four feet, provided that the average height of the parapet around the perimeter of the structure shall not exceed two feet.

Additional allowances for height in regards to rooftop appurtenances are found in KZC Section 115.120.

Staff Comment: The applicant must demonstrate compliance with the City's height requirements as part of any building permit. The proposed rooftop deck railings and landscaping are not allowed to exceed the applicable height limit. Based on the height information shown on Sheet A22, the illustrated roof decks and railings may not be feasible.

- D. Lot Coverage: CBD 7 zoning regulations allow 80% lot coverage. If a minimum zero-foot front yard setback is provided for one-story retail uses, then the lot coverage for the property shall be 100%.
- E. Parking: Retail uses must provide one parking space for each 350 square feet of gross floor area. Stacked dwelling units must provide a minimum of one parking stall per bedroom or studio unit and an average of at least 1.3 parking stalls per unit for the development. Guest parking shall be provided at a rate of 0.1 stalls per bedroom or studio unit with a minimum of two guest parking stalls.
- Staff Comment: The applicant must demonstrate compliance with the City's parking requirements as part of any building permit.*
- F. Landscaping & Tree Retention. Based on the proposed uses on the subject property and the adjoining multi-family development to the north, a 15'-wide landscape buffer is required along the north property line planted pursuant to standards found in KZC Section 95.42.
- Staff Comment: A landscape plan and Tree Retention Plan was submitted with the Design Response Conference application. Existing significant trees are located within the required landscape buffer, but they are not viable due to construction impacts. The applicant is proposing private patios that extend 5 feet into the landscape buffer. In order to allow these patios, the applicant will need to approval of a buffer modification pursuant to KZC Section 95.46.1.*
- G. Sidewalks. Central Way is a designated as a Pedestrian Oriented Street. Therefore the sidewalk standards require a minimum 10' wide sidewalk along the entire frontage of the subject property abutting Central Way. An 8' wide sidewalk is required along 4th Street as it is a Major Pedestrian Sidewalk. The final sidewalk configuration should be approved through the design review process.

VII. STATE ENVIRONMENTAL POLICY ACT

SEPA is the state law that requires an evaluation of a development proposal for environmental impacts. The issue most frequently addressed through SEPA is traffic. Design Review is not a project action and thus SEPA review is not required at the time of Design Review. SEPA review will be required prior to the issuance of any building permit for the project.

VIII. PUBLIC COMMENT

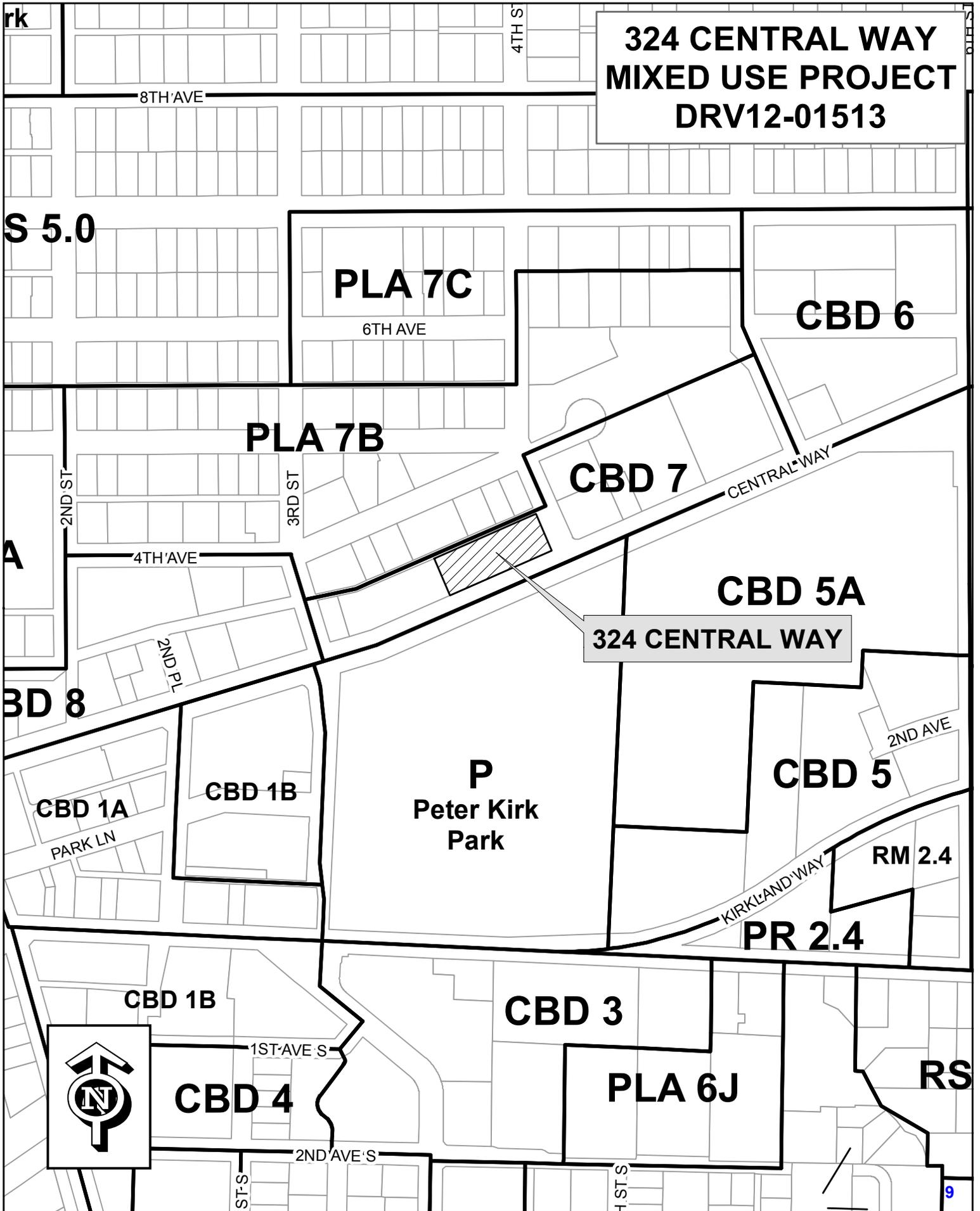
Prior to the finalization and distribution of this staff memo, no public comment was received.

IX. SUBSEQUENT MODIFICATIONS

Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

X. ATTACHMENTS

1. Vicinity Map
2. Development Plans
3. April 15th Design Response Letter
4. Departure Request Letter
5. Zoning Map
6. Development Standards
7. CBD 7 Use Zone Chart



Design Response Conference #2

May 20th, 2013

324 Central Way, Kirkland WA 98033

A Proposed Apartment Development
for Continental Properties, LLC.

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Design Response Conference
324 CENTRAL WAY

5/20/13

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PROJECT INFORMATION

ADDRESS:	324 CENTRAL WAY 98033	BLDG. MAX. HT.:	41'-0"
PARCEL #:	390010-1275	BASE PLANE:	48'-0"
		MAX. HEIGHT PLANE:	89'-0"
ZONING:	CBD7 (CENTRAL BUSINESS)	FRONT SETBACK:	20'-0" (0'-0" WITH RETAIL)
LAND USE:	C (COMMERCIAL)	SIDE SETBACK:	0'-0"
FAR:	NO REQUIREMENTS	REAR SETBACK:	0'-0"
LOT SIZE:	27,458.75 SF	RETAIL SETBACK:	0'-0"
LOT COVERAGE:	80% (100% WITH RETAIL)		

LEGAL DESCRIPTION

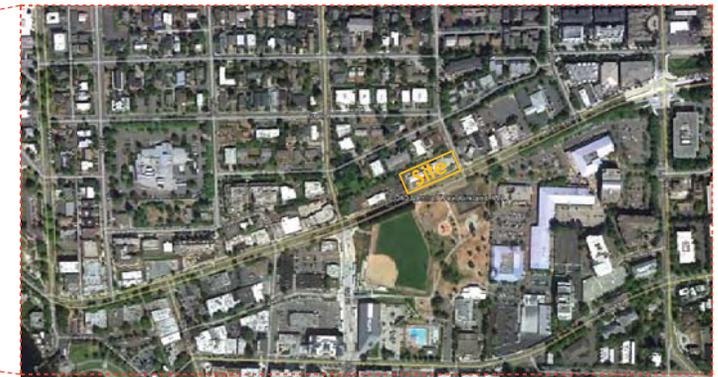
390010-1275:
(324 Central Way)

LOTS 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 AND 34, BLOCK 95, KIRKLAND TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21 OF PLATS, PAGE 42, IN KING COUNTY, WASHINGTON.

VICINITY MAP



SITE MAP



TITLE PAGE

DESIGN RESPONSE CONFERENCE- 324 CENTRAL WAY

T1

05/20/13

studio
MENG STRAZZARA

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DESIGN RESPONSE ITEM #1: PUBLIC SPACES

3.) Public spaces development



Public Space Overview



Southeast Corner Looking Northwest

- MULTI-CONCRETE PODIUM LEVELS
- PROJECTED METAL AWNING
- LARGE STOREFRONT
- BRICK VENEER
- LANDSCAPING PLANTING
- OPEN PLAZA



Southeast Corner Looking Northeast

DRB CONCEPTUAL DESIGN RESPONSE
 DESIGN RESPONSE CONFERENCE- 324 CENTRAL WAY

A1
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DESIGN RESPONSE ITEM #1: PUBLIC SPACES

3.) Public spaces development



- MODERN BUILDING SIGNAGE
- RECESSED ENTRANCE BAY
- OPEN PLAZA
- PROFESSIONAL LANDSCAPING WATER FEATURE
- STREET TREES
- BRICK VENEER



Residential Entry Looking Northwest

Residential Entry Looking Northeast



- OUTDOOR SEATING AREA
- METAL & GLASS RAILING
- LARGE STOREFRONT
- DECORATIVE EXT. LIGHT



Mid Retail Looking Northwest

Mid Retail Looking Northeast

DRB CONCEPTUAL DESIGN RESPONSE
DESIGN RESPONSE CONFERENCE- 324 CENTRAL WAY

A2
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DESIGN RESPONSE ITEM #2: ADDITIONAL COLOR



Looking Northeast



Looking Northwest

NEW DARK BRONZE ACCENT COLOR ADDED TO FURTHER SEPARATE BUILDING MASS & TIE IN DARK BRONZE COLUMN, AWNING COLOR



Looking Northeast



Looking Northwest

NEW DARK BRONZE ACCENT COLOR ADDED TO FURTHER SEPARATE BUILDING MASS & TIE IN DARK BRONZE COLUMN, AWNING COLOR

ITEM #1 COLOR & MATERIAL
DESIGN RESPONSE CONFERENCE- 324 CENTRAL WAY

A3
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DESIGN RESPONSE ITEM #3: CENTER TOWER ROOF FORM



LARGE OVERHANG
AT CENTER TOWER

MODERN CUTOUT TO
ALLOW SUNLIGHT & CAST
INTERESTING SHADOW

CONTINUOUS METAL
ROOF CAP TO UNIFY ROOF
FEATURE ALL AROUND
BUILDING



Center Tower Roof Form Looking Northeast

Center Tower Roof Form Looking Northwest



South Elevation

ITEM #1: COLOR & MATERIAL
DESIGN RESPONSE CONFERENCE- 324 CENTRAL WAY

A4
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DESIGN RESPONSE ITEM #4: WEST FACADE DETAIL



Looking Northeast



Fiber Cement Panel Reveal



Brick Reveal



Concrete Reveal

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ITEM #1 COLOR & MATERIAL
DESIGN RESPONSE CONFERENCE- 324 CENTRAL WAY

A5
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DESIGN RESPONSE ITEM #5: GARAGE DOOR DETAIL



Open Grill Metal Garage Door

Garage Location at Center Tower

ITEM #1: COLOR & MATERIAL
DESIGN RESPONSE CONFERENCE- 324 CENTRAL WAY

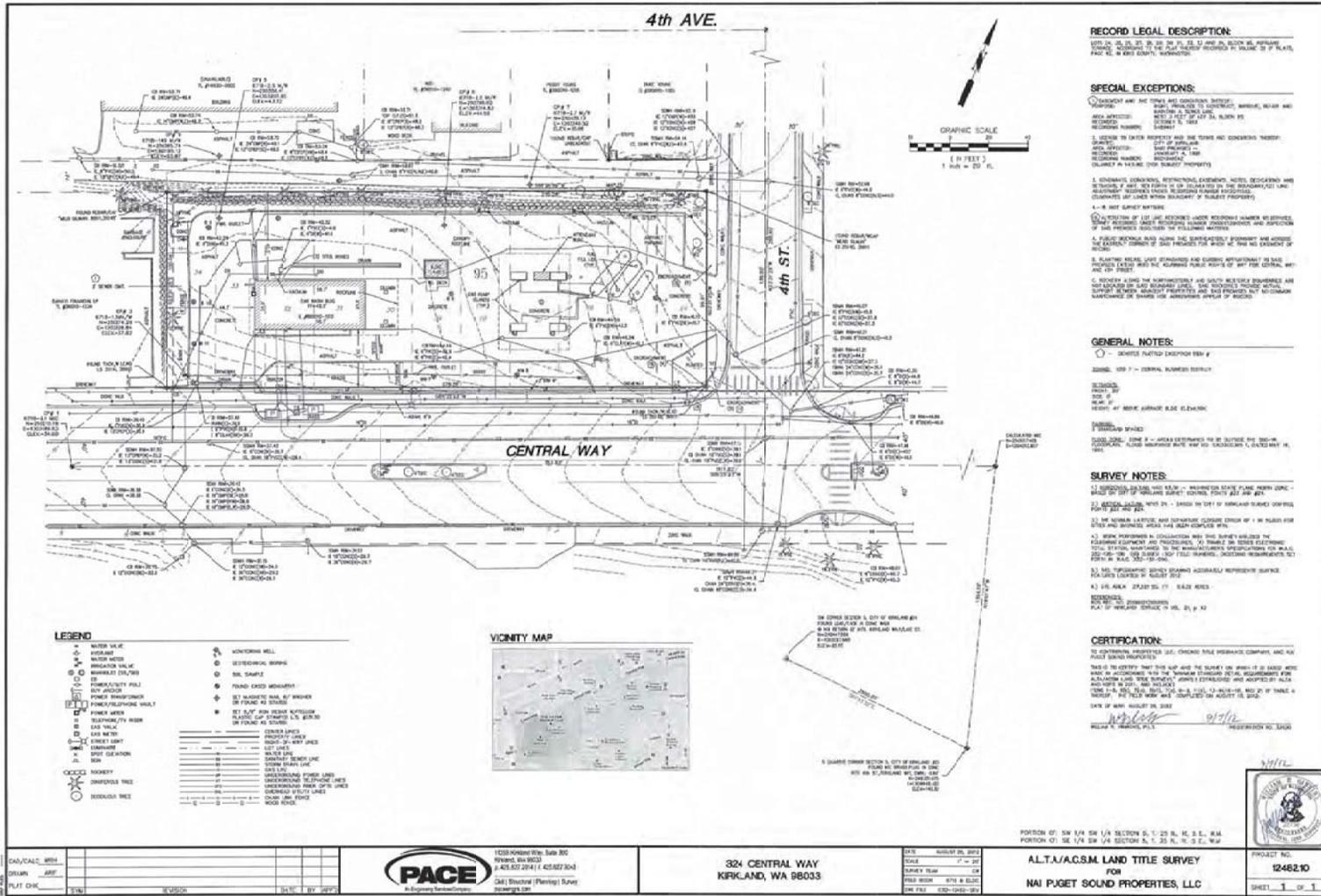
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SURVEY PLAN



RECORD LEGAL DESCRIPTION:
 PORTION OF SW 1/4 SW 1/4 SECTION 5, T-25 N, R-2 E, S-4 M, ALTA ACRES, KIRKLAND, WASHINGTON TO BE PLatted BY AND IN ACCORDANCE WITH THE CITY OF KIRKLAND, WASHINGTON, TO BE PLatted IN BLOCK 33 OF PLAT, PAC 02, AS SHOWN THEREON.

SPECIAL EXCEPTIONS:
 1. EXISTING AND THE TOWN AND CONVEYANCE...
 2. THE TOWN AND CONVEYANCE...
 3. THE TOWN AND CONVEYANCE...
 4. THE TOWN AND CONVEYANCE...
 5. THE TOWN AND CONVEYANCE...
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 9. THE TOWN AND CONVEYANCE...
 10. THE TOWN AND CONVEYANCE...

GENERAL NOTES:
 1. IDENTIFIED PLATTED EXCEPTED FROM...
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 3. IDENTIFIED EXCEPTED FROM...
 4. IDENTIFIED EXCEPTED FROM...
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 9. IDENTIFIED EXCEPTED FROM...
 10. IDENTIFIED EXCEPTED FROM...

SURVEY NOTES:
 1. THE SURVEY WAS MADE...
 2. THE SURVEY WAS MADE...
 3. THE SURVEY WAS MADE...
 4. THE SURVEY WAS MADE...
 5. THE SURVEY WAS MADE...
 6. THE SURVEY WAS MADE...
 7. THE SURVEY WAS MADE...
 8. THE SURVEY WAS MADE...
 9. THE SURVEY WAS MADE...
 10. THE SURVEY WAS MADE...

CERTIFICATION:
 I, THE SURVEYOR, HEREBY CERTIFY THAT THE SURVEY WAS MADE...
 I, THE SURVEYOR, HEREBY CERTIFY THAT THE SURVEY WAS MADE...
 I, THE SURVEYOR, HEREBY CERTIFY THAT THE SURVEY WAS MADE...
 I, THE SURVEYOR, HEREBY CERTIFY THAT THE SURVEY WAS MADE...
 I, THE SURVEYOR, HEREBY CERTIFY THAT THE SURVEY WAS MADE...



DATE: 05/20/13	SCALE: 1" = 20'	PROJECT NO.: 12-462-10
DRAWN BY: JMM	SURVEY TEAM: JMM	SHEET: 1 OF 1
PLAT CHK: JMM	DATE: 05/20/13	



12333 1st Ave, Suite 302
 Kirkland, WA 98033
 Tel: 425.827.2941 | Fax: 425.827.2943
 2411 Division (Parking) Tunnel
 Seattle, WA

324 CENTRAL WAY
 KIRKLAND, WA 98033

PORTION OF SW 1/4 SW 1/4 SECTION 5, T-25 N, R-2 E, S-4 M, ALTA ACRES, KIRKLAND, WASHINGTON TO BE PLatted BY AND IN ACCORDANCE WITH THE CITY OF KIRKLAND, WASHINGTON, TO BE PLatted IN BLOCK 33 OF PLAT, PAC 02, AS SHOWN THEREON.

SURVEY PLAN

DESIGN RESPONSE CONFERENCE- 324 CENTRAL WAY

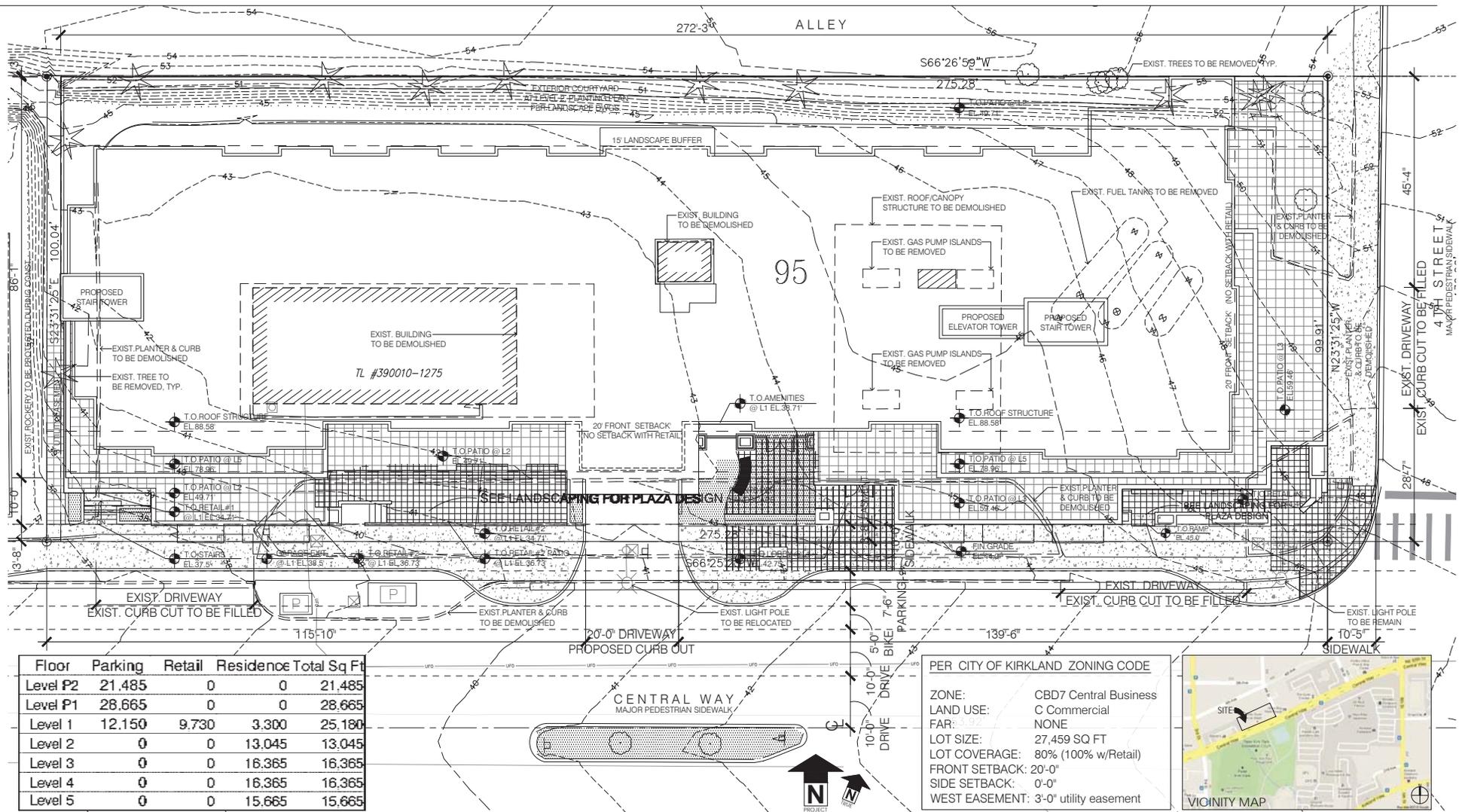
A7

05/20/13

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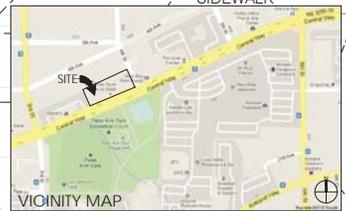
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Floor	Parking	Retail	Residence	Total Sq Ft
Level P2	21,485	0	0	21,485
Level P1	28,665	0	0	28,665
Level 1	12,150	9,730	3,300	25,180
Level 2	0	0	13,045	13,045
Level 3	0	0	16,365	16,365
Level 4	0	0	16,365	16,365
Level 5	0	0	15,665	15,665

PER CITY OF KIRKLAND ZONING CODE

ZONE: CBD7 Central Business
 LAND USE: C Commercial
 FAR: 3.92
 LOT SIZE: 27,459 SQ FT
 LOT COVERAGE: 80% (100% w/Retail)
 FRONT SETBACK: 20'-0"
 SIDE SETBACK: 0'-0"
 WEST EASEMENT: 3'-0" utility easement



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SITE PLAN
 DESIGN RESPONSE CONFERENCE- 324 CENTRAL WAY

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PROPOSED LANDSCAPE SCHEDULE

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL_NAME	COMMON_NAME	CONT	CAL	SIZE
	ACER CIRCINATUM	VINE MAPLE	B & B	MULTI-STEM	6'-8" HT
	ACER TRUNCATUM 'PACIFIC SUNSET' TM	PACIFIC SUNSET MAPLE	2 1/2" CAL		
	MAGNOLIA KOBUS	KOBUS MAGNOLIA	B & B	2.5" CAL	
	STYRAX JAPONICUS	JAPANESE SNOWBELL	B & B	2" CAL	
EVERGREEN TREES	BOTANICAL_NAME	COMMON_NAME	CONT	CAL	SIZE
	PINUS CONTORTA	SHORE PINE	B & B		8'-10' HT.
SHRUBS	BOTANICAL_NAME	COMMON_NAME	CONT	MIN_HT/SPREAD	O.C. SPCG
	AZALEA X 'KAREN' EVERGREEN	AZALEA	3 GAL	18" - 21" MIN HT	
	CALLUNA VULGARIS 'FIREFLY'	HEATHER	1 GAL		
	CORNUS SANGUINEA 'WINTER FLAME'	WINTER FLAME BLOODTWIG DOGWOOD	3 GAL		
	DRYOPTERIS ERYTHROSORA 'BRILLIANCE'	AUTUMN FERN	2 GAL		
	LONICERA NITIDA 'RED TIPS'	RED TIPS BOX HONEYSUCKLE	2 GAL		
	MAHONIA AQUIFOLIUM 'ORANGE FLAME' EVERGREEN	OREGON GRAPE	5 GAL		
	MAHONIA REPENS EVERGREEN	CREEPING MAHONIA	2 GAL		24"
	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	3 GAL		
	NANDINA DOMESTICA EVERGREEN	HEAVENLY BAMBOO	3 GAL		
	SYMPHORICARPOS ALBUS 'MAGIC BERRY'	COMPACT SNOWBERRY	3 GAL		
	VIBURNUM DAVIDII	DAVID VIBURNUM	3 GAL		
ANNUALS/PERENNIALS	BOTANICAL_NAME	COMMON_NAME	CONT	MIN_HT/SPREAD	O.C. SPCG
	ALLIUM GIGANTEUM	GIANT ALLIUM	1 GAL		
	GERANIUM SANGUINEUM	BLOOD RED GERANIUM	4"POT		
	HEMEROCALLIS X 'RED'	RED DAYLILY	1 GAL		
	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 GAL		
	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	2 GAL		
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	2 GAL		
	SEDUM ACRE 'AUTUMN JOY'	GOLDMOSS STONECROP	1 GAL		

GRASSES



GROUND COVERS



BOTANICAL_NAME	COMMON_NAME	CONT	MIN_HT/SPREAD	O.C. SPCG
CALAMAGROSIS X ACUTIFLORA 'OVERDAM'	OVERDAM FEATHER REED GRASS	2 GAL		
CAREX TESTACEA	BROWN SEDGE	1 GAL		
IMPERATA CYLINDRICA 'RED BARON'	JAPANESE BLOOD GRASS	1 GAL		
PENNISETUM ALOPECUROIDES 'HAMELN'	HAMLN DWARF FOUNTAIN GRASS	2 GAL		AS SHOWN
BOTANICAL_NAME	COMMON_NAME	CONT	SPCG	AP_RT
4 TRAY DECID & EVERGREEN SEDUM	EXTENSIVE GREEN ROOF TRAY	TRAY SYSTEM		
FRAGARIA CHILOENSIS	BEACH STRAWBERRY	4"POT @ 18" OC		



KOBUS MAGNOLIA



JAPANESE SNOWBELL



VINE MAPLE



FIREFLY HEATHER



ORANGE FLAME
MAGNOLIA



CREEPING MAHONIA

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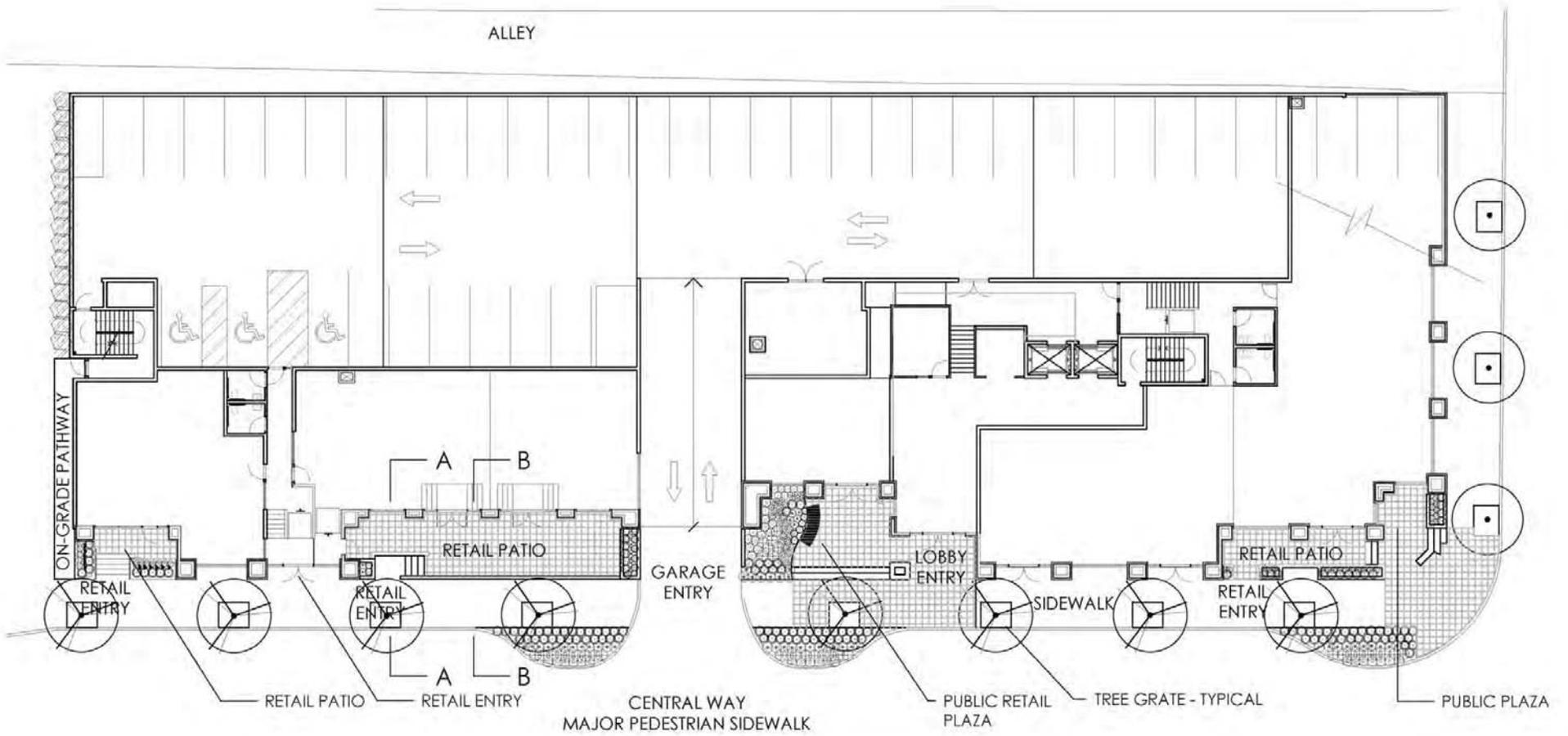
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PROPOSED LANDSCAPE SCHEDULE
DESIGN RESPONSE CONFERENCE- 324 CENTRAL WAY

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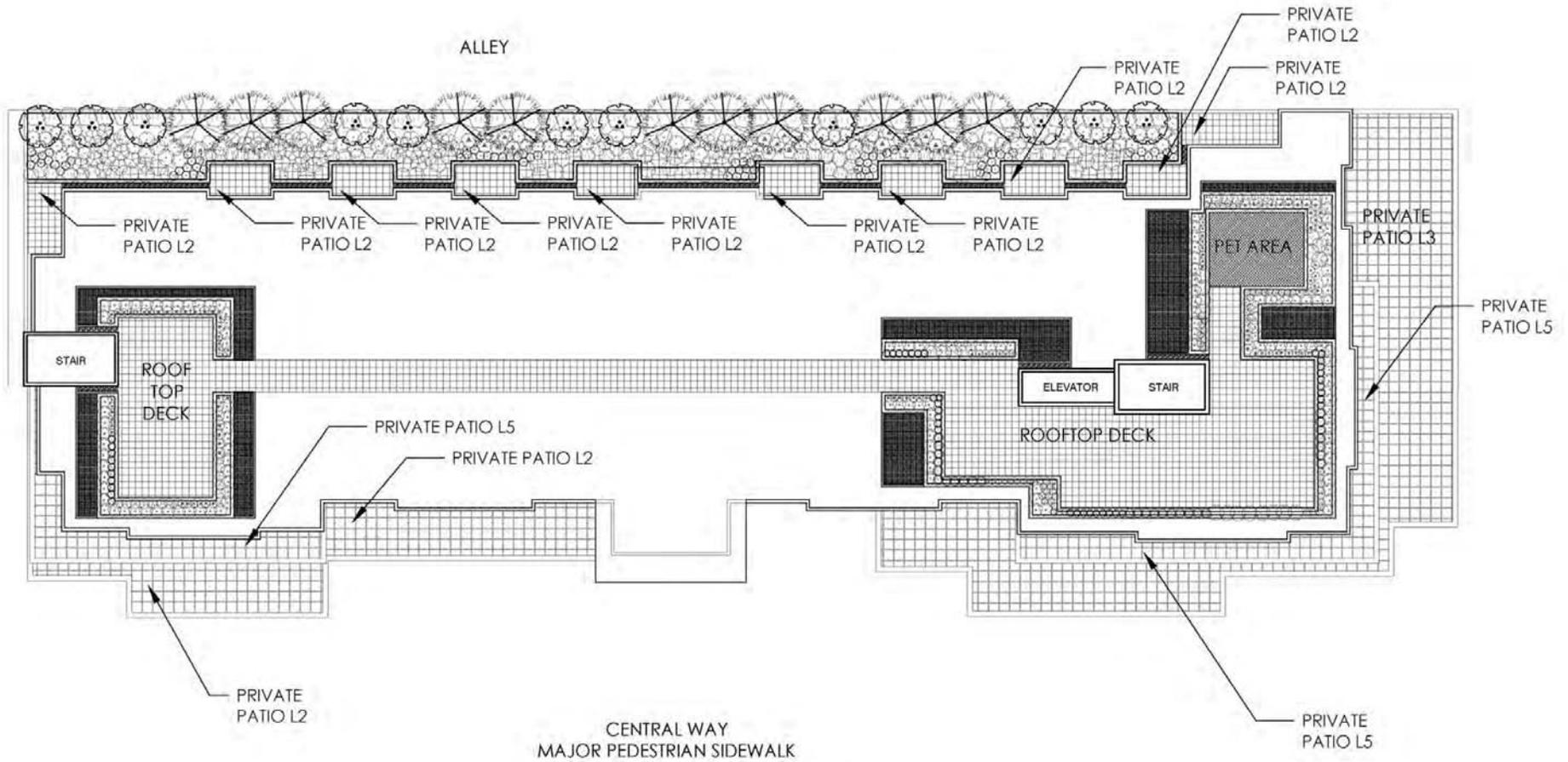
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PROPOSED LANDSCAPE PLAN - SITE
 DESIGN RESPONSE CONFERENCE- 324 CENTRAL WAY

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Scale: 1"=20' PROPOSED LANDSCAPE PLAN - L2 & ROOF



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PROPOSED LANDSCAPE PLAN
 DESIGN RESPONSE CONFERENCE- 324 CENTRAL WAY

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DESIGN DETAILS (LANDSCAPING)



RETAIL AREA #1 - PATIO

- RETAIL #1 ENTRANCE
- RETAIL PATIO
- PLANTING AREA
- SIDEWALK



RETAIL AREA #2 - PATIO

- RETAIL #2 ENTRANCES
- GLASS GUARDRAIL
- RETAIL PATIO



LOBBY/AMENITY - FOUNTAIN

- LOBBY ENTRANCE
- BENCH
- PUBLIC PLAZA
- SIDEWALK



RETAIL AREA #3 - PATIO

- RETAIL ENTRANCE
- SIDEWALK BENCH
- PUBLIC PLAZA
- RAISED PLANTER
- SIDEWALK

DESIGN DETAILS (LANDSCAPING)



PRIVATE PATIO AREA - NORTH

- BUFFER TREE
- METAL FENCING
- BUFFER SHRUB
- PRIVATE PATIO



ROOF DECK AREA - EAST

- ELEVATOR
- PEDESTAL PAVERS
- METAL GUARDRAIL
- RESIDENT GATHERING AREA
- WOOD RAISED PLANTER



ALLEY AREA BUFFERING

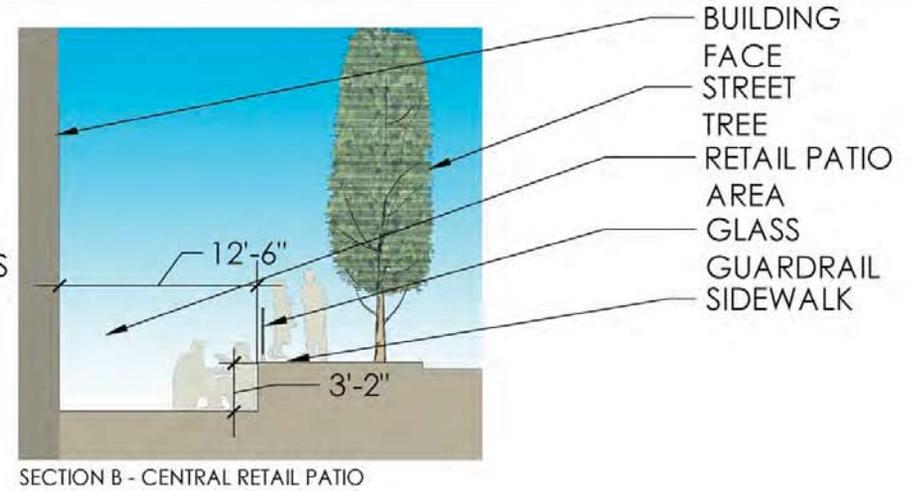
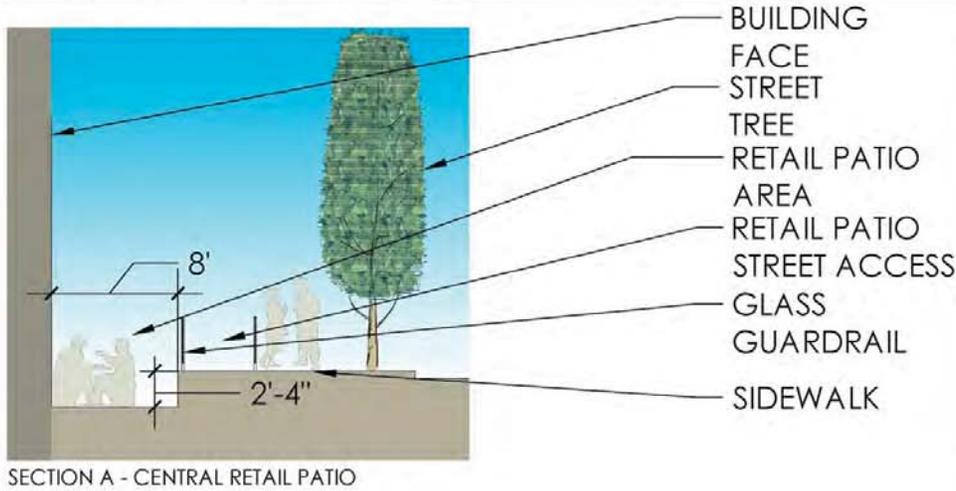
- BUFFER TREE
- METAL FENCING
- EXPOSED CONCRETE FENCE FOOTING
- ALLEY SURFACE



ROOF DECK AREA - WEST

- METAL GUARDRAIL
- WOOD RAISED PLANTER
- RESIDENT GATHERING AREA
- PEDESTAL PAVERS

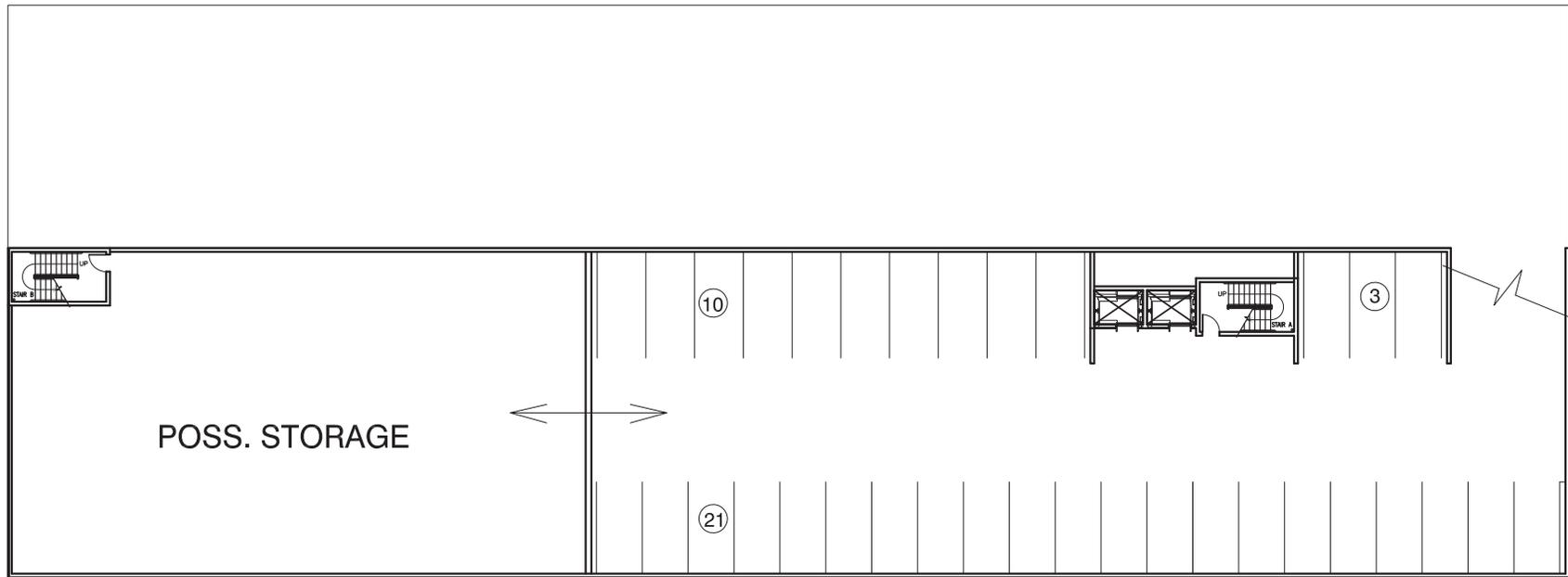
DESIGN DETAILS (LANDSCAPING)



- BUILDING FACE
- STREET TREE
- RETAIL PATIO AREA
- RETAIL PATIO STREET ACCESS
- GLASS GUARDRAIL
- SIDEWALK

- BUILDING FACE
- STREET TREE
- RETAIL PATIO AREA
- GLASS GUARDRAIL
- SIDEWALK

FLOOR PLAN: LEVEL P2



Level P2 Scale: 1"=20'



PARKING SUMMARY	
REQUIRED PARKING - RESIDENTIAL 76 UNITS X 1.3 AVERAGE/UNIT = 99 SPACES MIN.	
[92 BEDROOMS X 1/BEDROOM = 92 SPACES + 92 X .1/BEDROOM = 10 (GUEST SPACES)] = 102 SPACES	→ PROVIDED: 102 SPACES
REQUIRED PARKING - RETAIL 9730 SQUARE FEET/350 = 28 SPACES MIN.	→ PROVIDED: 28 SPACES

FLOOR PLAN: LEVEL P2
DESIGN RESPONSE CONFERENCE- 324 CENTRAL WAY

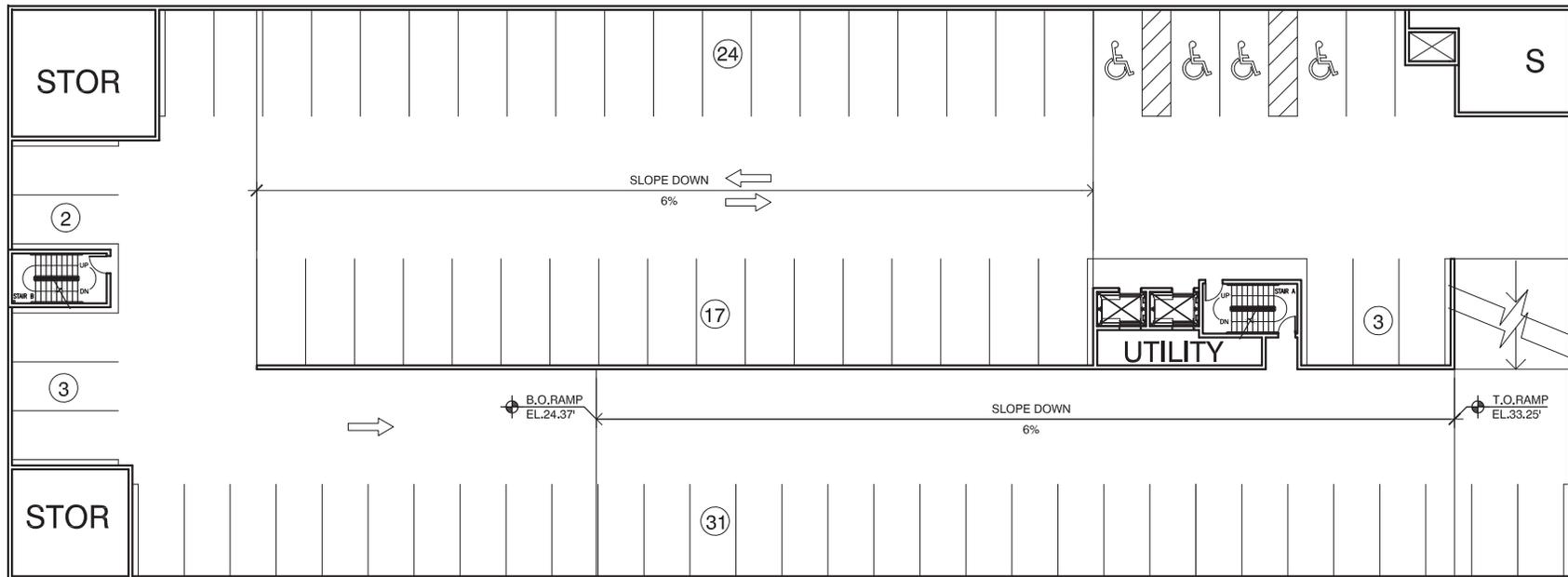
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FLOOR ;PLAN: LEVEL P1



Level P1 Scale: 1"=20'



FLOOR PLAN: LEVEL P1
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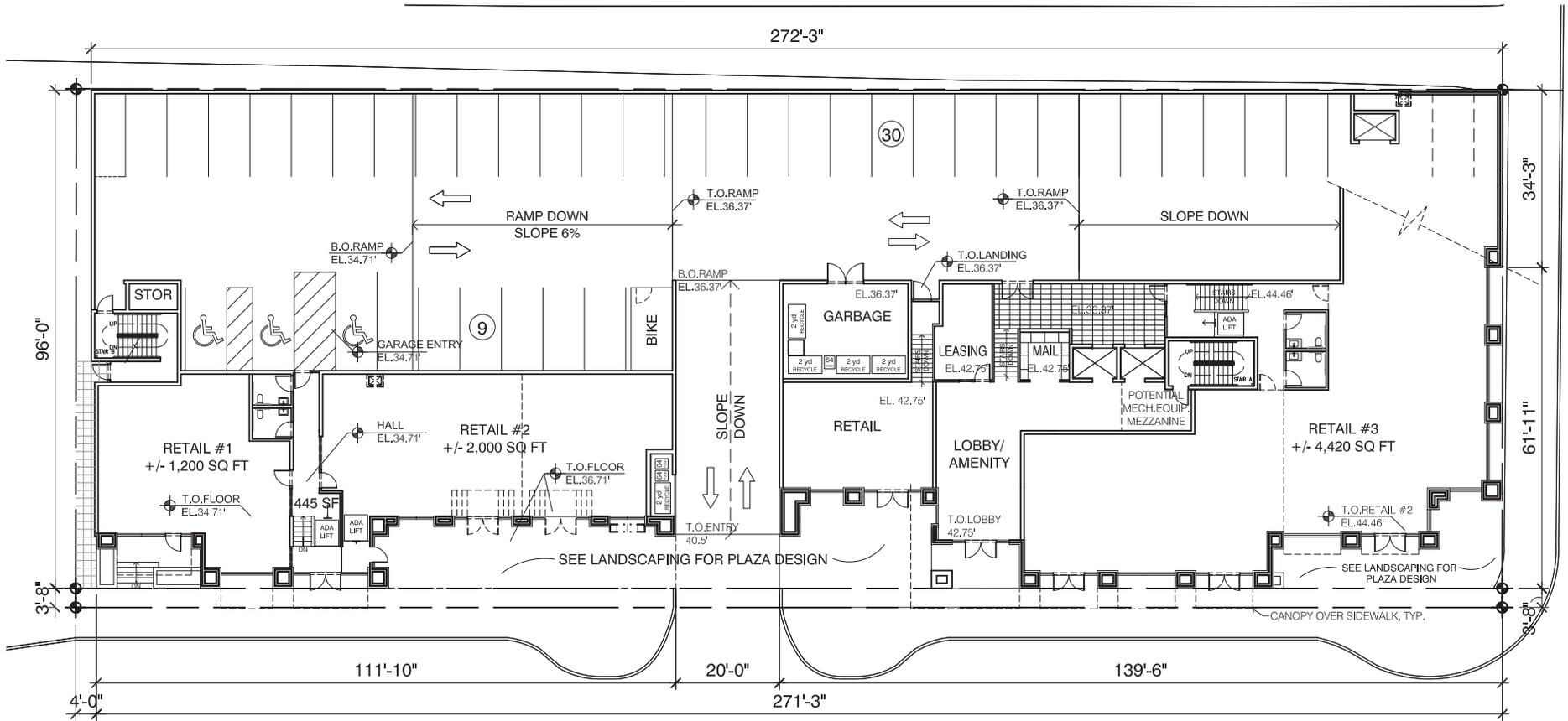
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FLOOR PLAN: LEVEL L1



Level L1 Scale: 1"=20'

Floor	Parking	Retail	Residence	Total Sq Ft
Level 1	12,150	7,970	3,300	23,420

FLOOR PLAN: LEVEL L1
 DESIGN RESPONSE CONFERENCE- 324 CENTRAL WAY

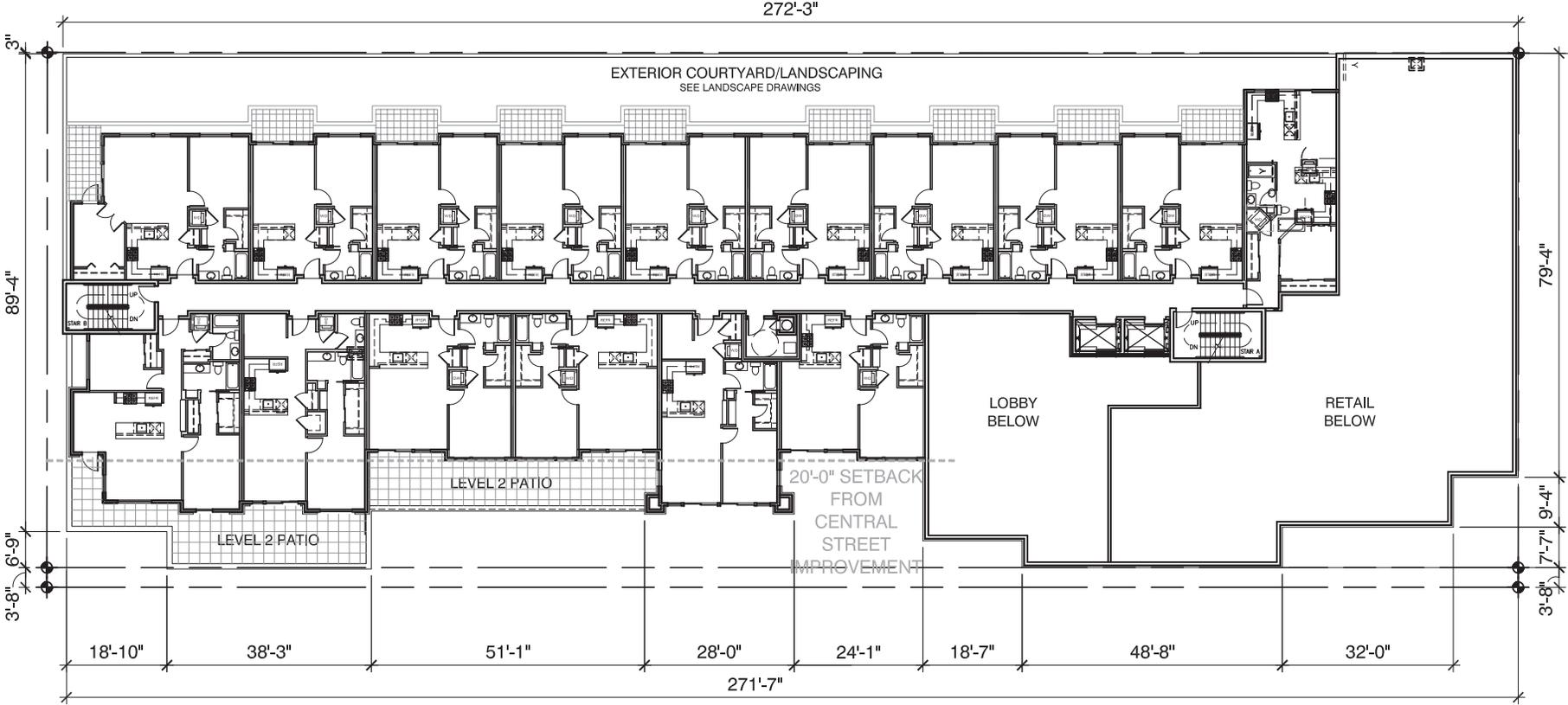
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FLOOR PLAN: LEVEL L2



Level L2 Scale: 1"=20'

Floor	Parking	Retail	Residence	Total Sq Ft
Level 2	0	0	13,045	13,045



FLOOR PLAN: LEVEL L2

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