



1008 Lake Street Design Response Conference

CITY OF KIRKLAND FILE NO. DRV14-02047
Legal Address:
1006 LAKE STREET S. KIRKLAND WA 98033
6/16/2015



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Project Introduction



PACKAGE INDEX

2	PROJECT INFORMATION
3-7	CONTEXT
8-9	CONCEPTUAL DESIGN SUMMARY
10-27	DRB CONCEPTUAL DESIGN CONFERENCE RESPONSE
28-35	DESIGN DEVELOPMENT

PROJECT CONTACTS

- ARCHITECT:
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REF PROJECT #2015.083
- OWNER:
DARGEY DEVELOPMENT
500 108TH AVE NE SUITE 2020, BELLEVUE WA 98033

SITE LOCATION

Legal Address: 1006 Lake Street S, and 21 10th Avenue S
Kirkland WA 98033

- Parcel: 9354900220; 9354900240; 0825059233
- Zoning: Neighborhood District ("BN") - 2009 Kirkland Comprehensive Plan - Figure MB-2: Moss Bay Area Land Use Map
- Lot Size: 54,509 SF
- Lot Coverage: 66%

PROJECT HISTORY

March 9, 2015 - Conceptual Design Conference
File No. DRV14-020147

ALLOWABLE HEIGHT

Commercial floor to ceiling: 16'
Maximum structure: 30' above average building elevations for BN zone (KZC 40.10) + 3'

PROPOSED DEVELOPMENT SIZE

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

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

VISION

This project is a new, visionary concept of modern living that will support the development of the Lake Washington waterfront in the City of Kirkland. The project serves as a community catalyst by creating an integrated pedestrian plaza with inviting design features along Lake Washington Boulevard. Lake Street will build a serene and vibrant environment for residents, neighbors and retailers alike. It is this connection to the community, that we seek to express, by using timeless, simple and modern material and colors to allow this project to blend-in and enhance the existing surrounding.

DEVELOPMENT OBJECTIVES

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

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

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

1. RETAIL USES:

- Approx. 7,000 SF of Commercial Retail space, with Services and Parking access on street level

2. RESIDENTIAL USES:

- 58 residential units, (a mix of 1 Bedroom, 2 Bedroom, and 3 Bedrooms units)
- Residential Lobby on street level
- Indoor amenity space on street level
-

3. DEVELOPMENT GOALS

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

4. CONSTRUCTION TYPE

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

GOAL 1

Provide a larger public plaza with easy and visible access to improve pedestrian experience.

GOAL 2

Provide a parking entry hidden from view and Lake Street S. The new parking entry is located off 10th Avenue S.

GOAL 3

Provide retail per new BN zoning, with 16' floor to ceiling and average depth of 30'. The Retail storefront will be framed by a continuous canopy at 10 feet above sidewalk to provide amicable atmosphere for pedestrians.

SITE DESCRIPTION AND OPPORTUNITIES

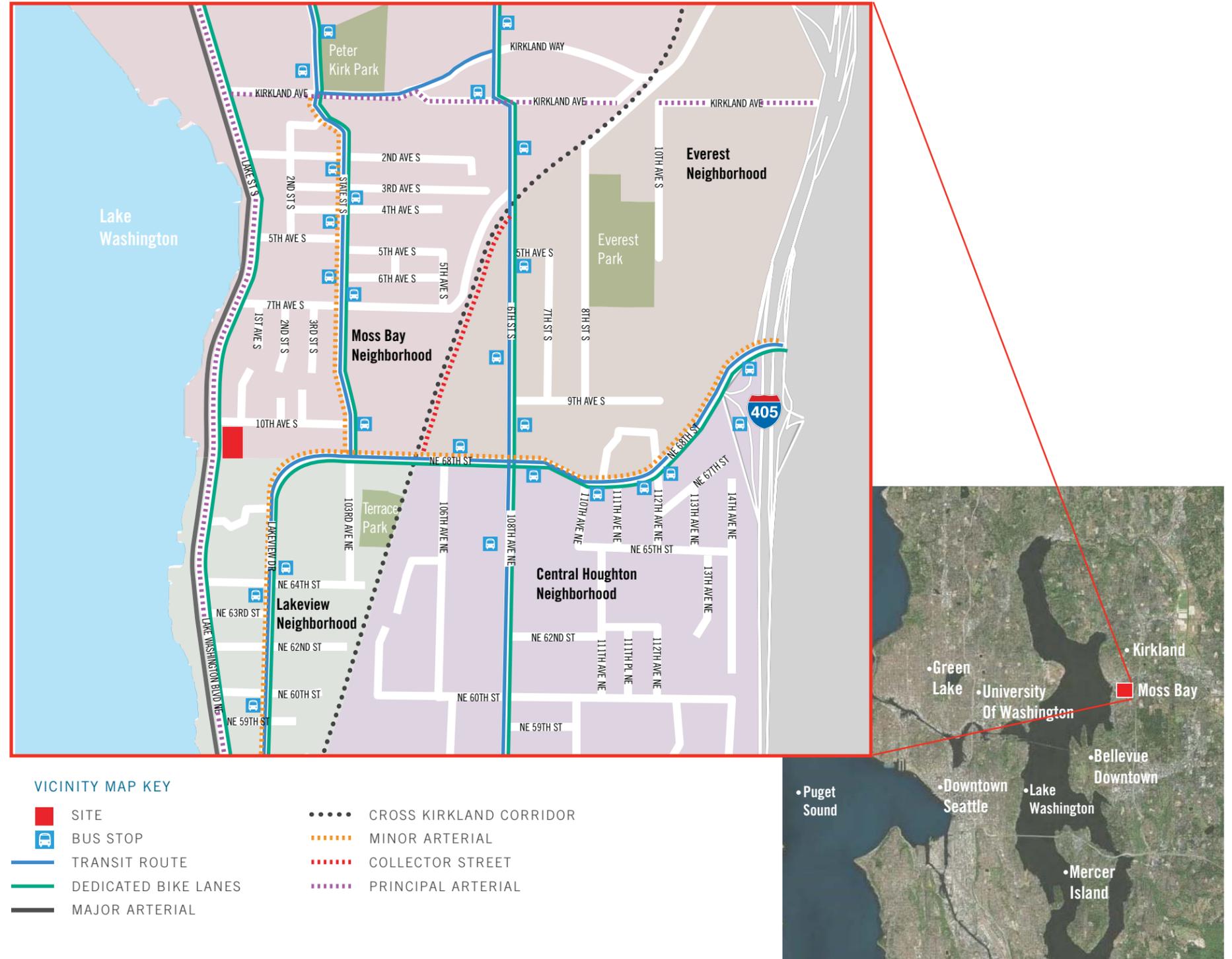
This site is located about half a mile south of downtown Kirkland. With Lake Washington to the west, this is an opportunity to integrate a mixed-use environment into the neighborhood, creating a pedestrian destination for Kirkland’s beachfront community.

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

Lake Street South is a ‘principal arterial’ that becomes Lake Washington Boulevard at the site’s southwest corner. It connects downtown Kirkland to Evergreen Point Bridge (520), providing Moss Bay community and adjacent communities immediate vehicular access and at the same time it has views of the Seattle skyline across Lake Washington.

10th Ave South is a neighborhood street; it connects State St. South to Lake Street South/waterfront.

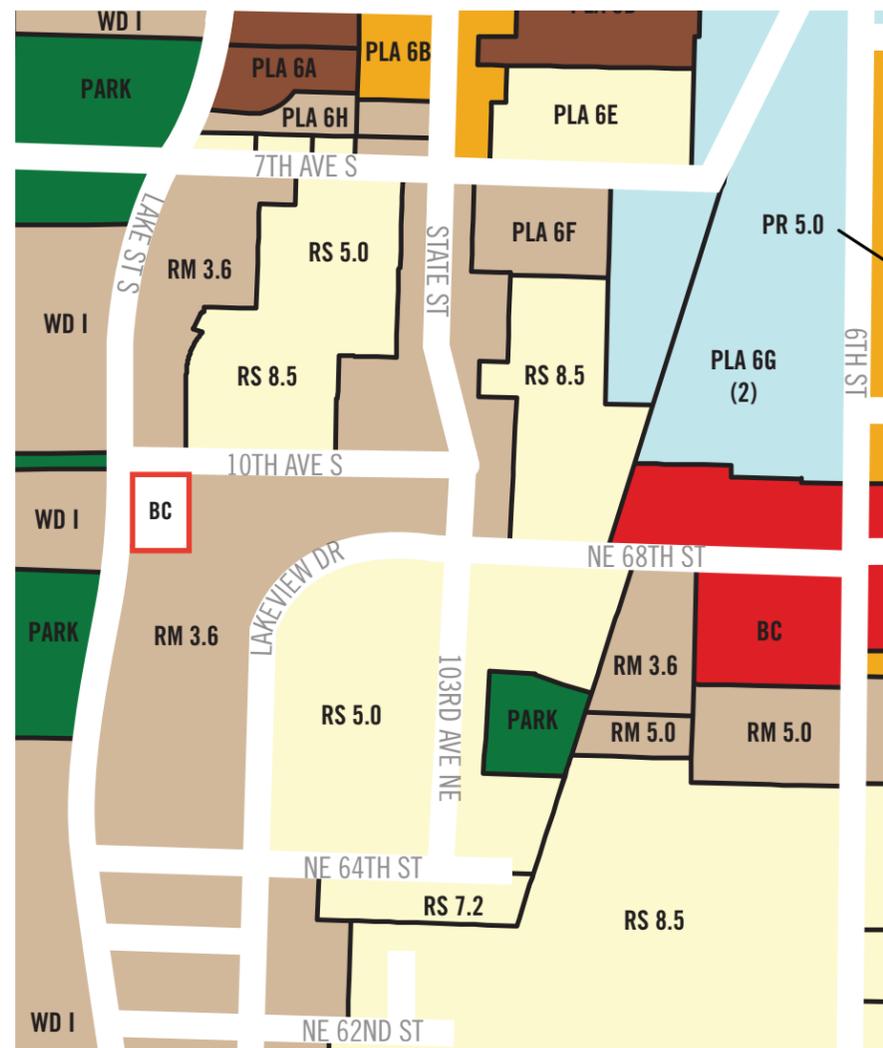
This mixed-use development will support the growth of the City of Kirkland and will serve as a buffer and transitional node for the quieter community east of Lake Washington from the busy Lake Street South. The new retail development along with the vibrant and generous plazas on Lake Street will improve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





NATURAL FEATURES MAP

- SITE
- OPEN STREAM
- LAKE WASHINGTON
- SHORELINES OF STATEWIDE SIGNIFICANCE
- PARK AND OPEN SPACE



ZONING MAP

- SITE / COMMERCIAL
- COMMERCIAL
- INDUSTRIAL
- OFFICE
- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- PARK/OPEN SPACE

ZONING ANALYSIS

TOTAL SITE AREA: 54,509 SF
 ZONE: Business Neighborhood ("BN")
 ZONE AREA: 54,509 SF
 PERMITTED USE: Retail & Residential Uses

MAX. ALLOWABLE HEIGHT LIMIT: 30'-0" above ABE ("average base elevation"). Additional 3' permitted for 3-story building.

SETBACKS: 0'-0" Front; 10'-0" Side & Rear

LOT COVERAGE: 66%
 LANDSCAPE: Category B

KIRKLAND SHORELINE OVERLAY

ZONE: Urban Mixed ("UM")
 ZONE AREA: 54,509 SF
 PERMITTED USE: Retail/Office/ MF Residential
 Req. Substantial Development Permit

SHORELINE SETBACK: 25'-0" or 15'-0" of Lot Depth from Water
 HEIGHT: 35'-0" above A.B.E.

LOT COVERAGE: 80% max.

6 CONTEXT



1



2



3

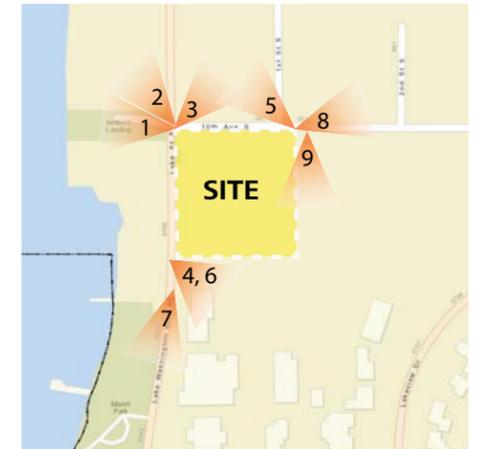


PHOTO KEY PLAN



4



5



6



7



8



9



PHOTO KEY PLAN

1



2



3



THE 'U' SHAPE CONCEPT

This option is the DRB's preferred option that was presented at the Conceptual Design Conference on March 9, 2015. The concept takes advantage of the site slope by nesting the building into the hillside. Additionally, this option respects the existing Shoreline Permit prescription while providing a larger at-grade plaza. The overall footprint is within the general range of the design parameters reviewed in the Environmental Impact Statement (EIS). The site density is maximized with a minimal footprint and the project scope is reduced with 3 stories above grade.

DRB PRIORITIES

A. SCALE:

- 1 Study Modulation of all elevations of building.
- 2 Reduce the feeling of bulk with meaningful modulation.
- 3 Reduce 19' commercial floor to reflect pedestrian scale of area.
- 4 Explore rooftop modulation.

B. ACCESS:

- 1 Support access off of 10th Avenue South.

C. BUFFER AND LANDSCAPING:

- 1 Support central courtyard and U shaped building.
- 2 Study shading at courtyard and appearance of back wall.
- 3 Provide information on landscape buffer to the east and tree retention.

D. REQUIRED ITEMS:

- 1 Sketch Up model with adjoining development dropped in. Model should have ability to turn the tree layer off and navigate around property to show pedestrian level view.
- 2 A pedestrian eye view from Lake Street South.
- 3 Elevations for all facades.
- 4 Full Survey.
- 5 ABE Calculation.

OVERALL VIEW ALONG LAKE STREET



BIRD'S EYE VIEW ALONG LAKE STREET



BIRD'S EYE VIEW OF COURTYARD



BIRD'S EYE VIEW FROM NE CORNER



BIRD'S EYE VIEW FROM NW CORNER



DESIGN PROS:

- One building story less than other design options.
- Option allows for largest mid-block plaza.
- Larger view access across the site.
- Smaller building footprint and massing.
- Plaza is flat, not sloped toward retail.

DESIGN CONS:

- Asymmetrical retail spaces.

A. SCALE

DRB DIRECTION A1

Study Modulation of all elevations of building.

DRB DIRECTION A2

Reduce the feeling of bulk with meaningful modulation.

DRB DIRECTION A3

Reduce 19' commercial floor to reflect pedestrian scale of area.

DRB DIRECTION A4

Explore rooftop modulation.



DRB RESPONSE A1

Building façade maximum length is reduced from 125'-0" per zoning code allowance. The average façade length is 60'-0", with one exception at 102'-0".

DRB RESPONSE A2

Building bulk is reduced by application of 'punches' to recess the building façade 5' to 8' back on all facades to increase visual interest and reduce the 'solid feel' of massive walls.

DRB RESPONSE A3

Commercial floor to ceiling height is reduced to 16'-0", in addition a continuous canopy will be installed at 10'-0" above sidewalk to create an amicable pedestrian atmosphere.

DRB RESPONSE A4

Rooftop modulation is applied with façade modulation at intervals where the parapet is stepped down.

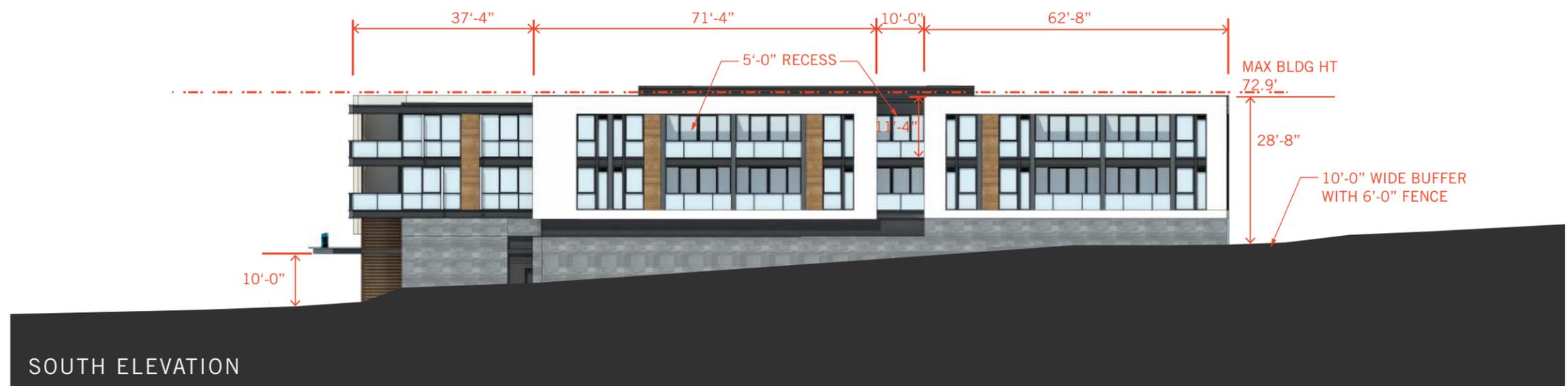


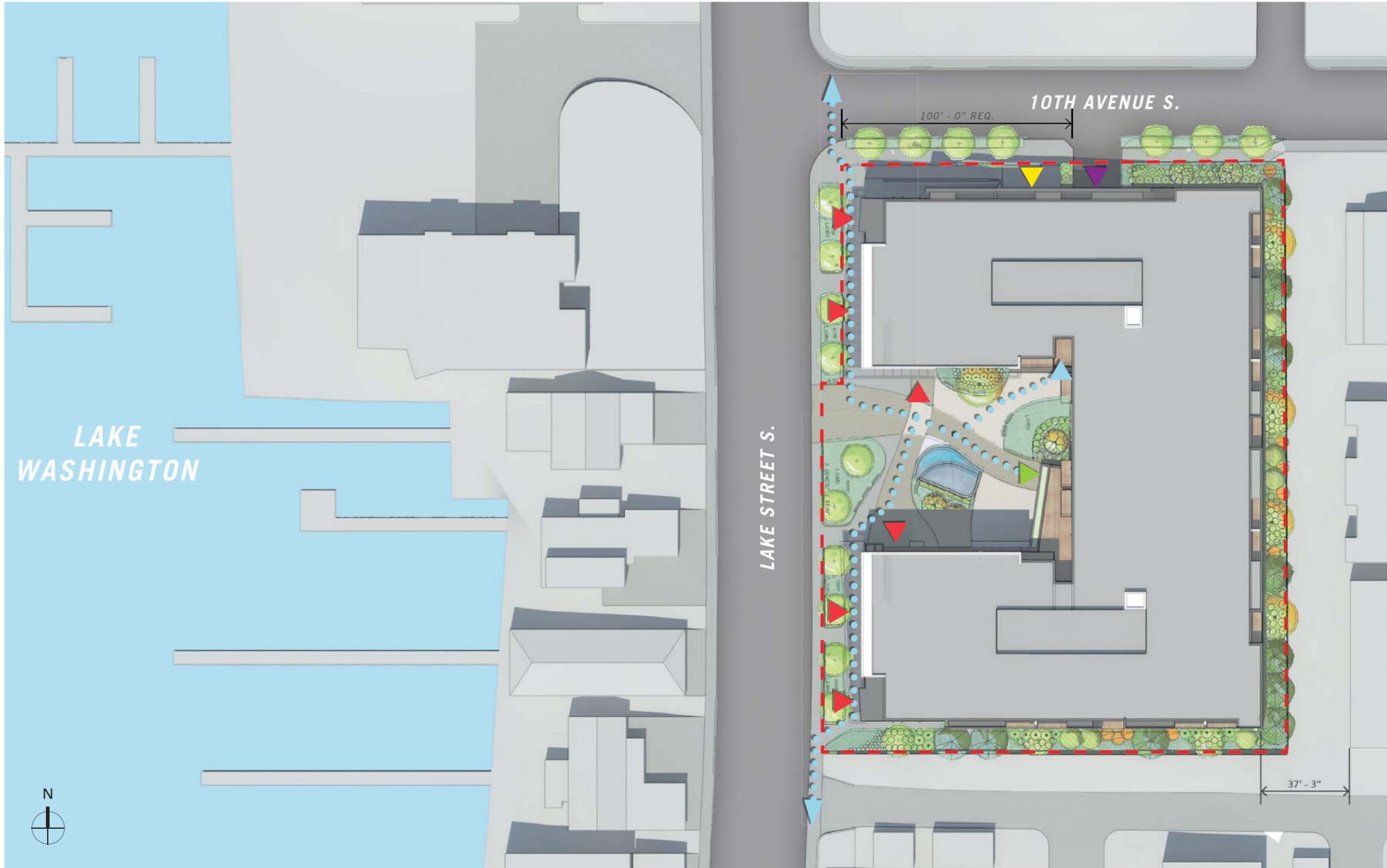
ILLUSTRATION OF ADJACENCY



ACCESS DIAGRAM

DRB DIRECTION B1
 Support vehicular access off of 10th Avenue South.

DRB RESPONSE B1
 Vehicular access is located at 100'-0" from 10th Ave S and Lake Street curb as prescribed by Public Works.



- SITE ACCESS**
- ▶ RETAIL ENTRY
 - ▶ PARKING ENTRY
 - ▶ PEDESTRIAN ENTRY
 - ▶ TRASH ACCESS
 - ▶ RESIDENTIAL ENTRY
 - PEDESTRIAN PATH

PROPOSED LANDSCAPE PLAN

DRB DIRECTION C1

Support central courtyard and U-shaped building.

DRB DIRECTION C2

Study shading at courtyard and appearance of back wall.

DRB DIRECTION C3

Provide information on landscape buffer to the east and tree retention.

DRB RESPONSE C1

Central courtyard design development included a two-level water feature and the blank wall facing Lake Street will be a green wall with plantings.

DRB RESPONSE C2

Landscape design and plant selection will grow under building shade.

DRB RESPONSE C3

Plant selection at buffer is provided.



LANDSCAPING SCHEDULE

**NW 1/4, SW 1/4, SEC.8, T.25N., R.5E., W.M.
KING COUNTY, WASHINGTON**

TREES



Pyrus callereana/
Capital Pear



Calocedrus decurrens/
Incense Cedar



Styrax japonicus/
Snowdrop Tree



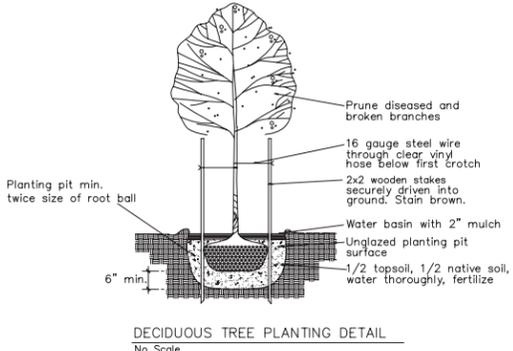
Acer Palmatum 'Sangu Kaku'/
Coral Bark Maple



Umbellularia californica/
California Laurel



Cercidiphyllum japonicum
Var. Magnificum/
Katsura Tree



DECIDUOUS TREE PLANTING DETAIL
No Scale

SHRUBS



Rhododendron Unique



Raphiolepis indica/
India Hawthorn



Forsythia Intermedia/
Forsythia



Skimmia japonica/
Skimmia - Male



Skimmia japonica/
Skimmia - Female



Viburnum davidii/
David's Viburnum



Rhus typhina/
Staghorn Sumac



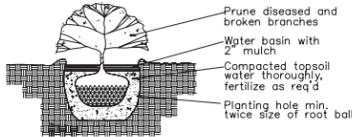
Pieris japonica/
Lily of the Valley



Mahonia nervosa/
Oregon Grape



Phyllostachys nigra/
Black Bamboo



SHRUB PLANTING DETAIL
No Scale

GROUND COVER



Vinca Minor/
Myrtle



Arctostaphylos uva ursi/
Kinnikinnick



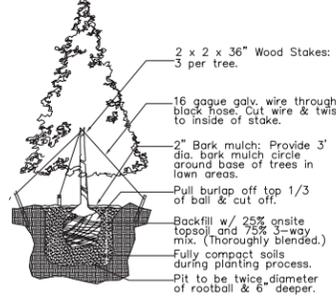
Gaultheria shallon/
Salal



Blechnum spicant/
Deer Fern



Adiantum pedatum/
Maidenhair Fern



EVERGREEN TREE PLANTING DETAIL
No Scale

REV. NO.	DESCRIPTION	INITIALS	DATE

IECO
INSIGHT ENGINEERING CO.
P.O. BOX - 1478
EVERETT, WA 98206
(425) 303-9363 (425) 303-9362 FAX
INFO@INSIGHTENGINEERING.NET

SITE ADDRESS: 300 LAKE STREET S.
EVERETT, WA 98203

TAX ACCOUNT NO.'S: 9354900220, 9354900240, 0825059033

FILE # 10-0062

NW 1/4 SW 1/4, SEC.8, T.25N., R.5E., W.M.

DWG FILENAME: 100000-PH.LANDS DESIGNED BY: DATE: SCALE: JOB NO.:
LAUREY TORIASON 05-10-2015 N.T.S. 10-000

**PLANT PHOTOS/
PLANTING DETAILS**

SHEET
L2.0

STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

LAUREY TORIASON
CERTIFICATE NO. 305

DRB DIRECTION D1

Sketch Up model with adjoining development dropped in. Model should have ability to turn the tree layer off and navigate around property to show pedestrian level view.

DRB DIRECTION D2

A pedestrian eye view from Lake Street South.

DRB DIRECTION D3

Elevations for all facades.

DRB DIRECTION D4

Full Survey.

DRB DIRECTION D RESPONSE

Required Items:

Provided as shown.

AERIAL VIEW OF COURTYARD



COURTYARD PEDESTRIAN LEVEL VIEW (FACING SOUTHEAST)



COURTYARD PEDESTRIAN LEVEL VIEW (FACING NORTHEAST)



DRB DIRECTION D1

Sketch Up model with adjoining development dropped in. Model should have ability to turn the tree layer off and navigate around property to show pedestrian level view.

DRB DIRECTION D2

A pedestrian eye view from Lake Street South.

DRB DIRECTION D3

Elevations for all facades.

DRB DIRECTION D4

Full Survey.

DRB DIRECTION D RESPONSE

Required Items:

Provided as shown.

PEDESTRIAN LEVEL VIEW (FACING EAST) @ LAKE STREET



PEDESTRIAN LEVEL VIEW (FACING SOUTH) @ LAKE STREET



PEDESTRIAN LEVEL VIEW (FACING NORTH) @ LAKE STREET



DRB DIRECTION D1

Sketch Up model with adjoining development dropped in. Model should have ability to turn the tree layer off and navigate around property to show pedestrian level view.

DRB DIRECTION D2

A pedestrian eye view from Lake Street South.

DRB DIRECTION D3

Elevations for all facades.

DRB DIRECTION D4

Full Survey.

DRB DIRECTION D RESPONSE

Required Items:

Provided as shown.

AERIAL VIEW (FROM SOUTHWEST)



NORTH PEDESTRIAN LEVEL VIEW (FACING WEST FROM ACROSS 10TH)



SOUTH PEDESTRIAN LEVEL VIEW (FACING WEST)



SOUTH PEDESTRIAN LEVEL VIEW (FACING EAST)



NORTH PEDESTRIAN LEVEL VIEW (FACING WEST)



NORTH PEDESTRIAN LEVEL VIEW (FACING EAST)



NORTH ELEVATION



WEST ELEVATION



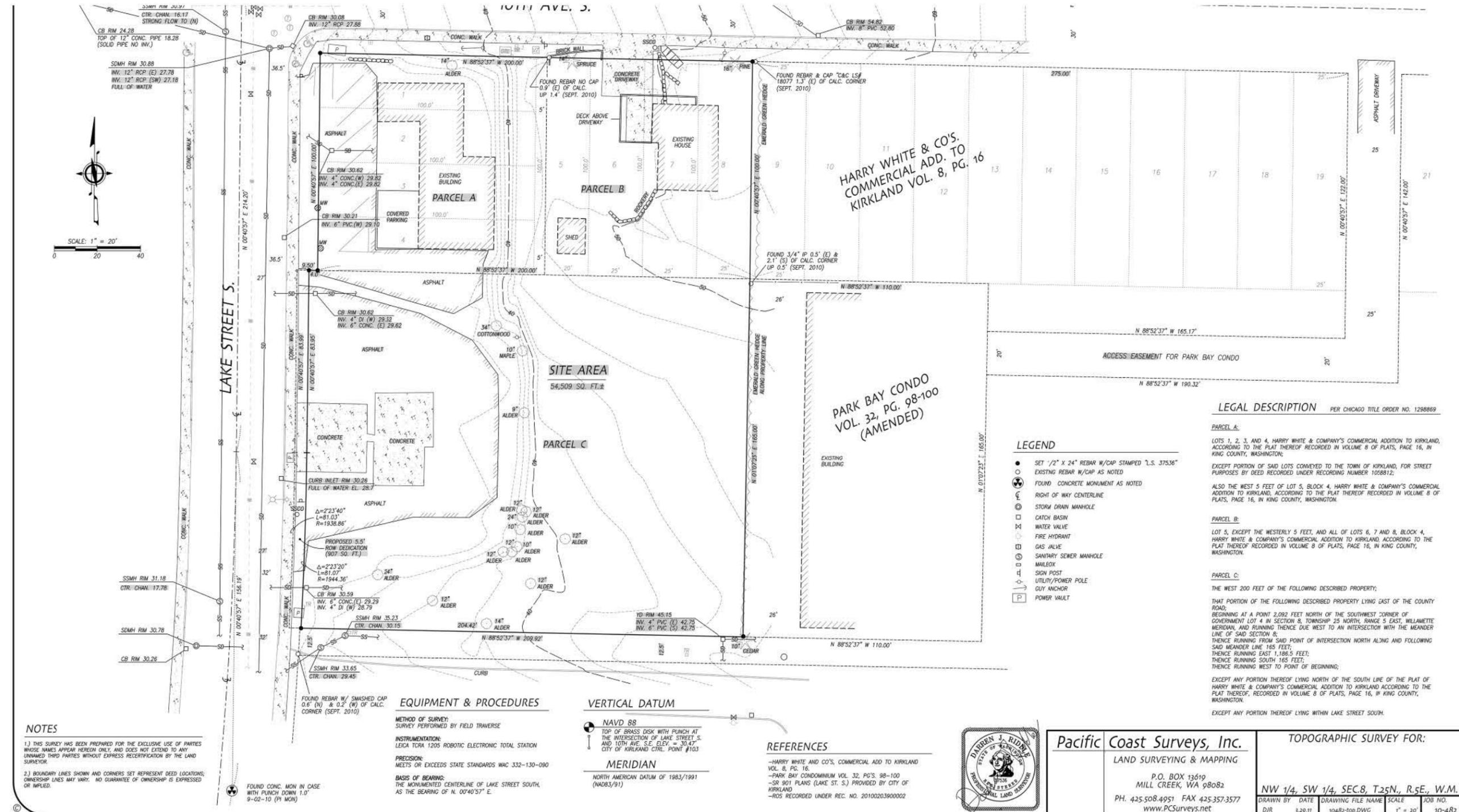
SOUTH ELEVATION



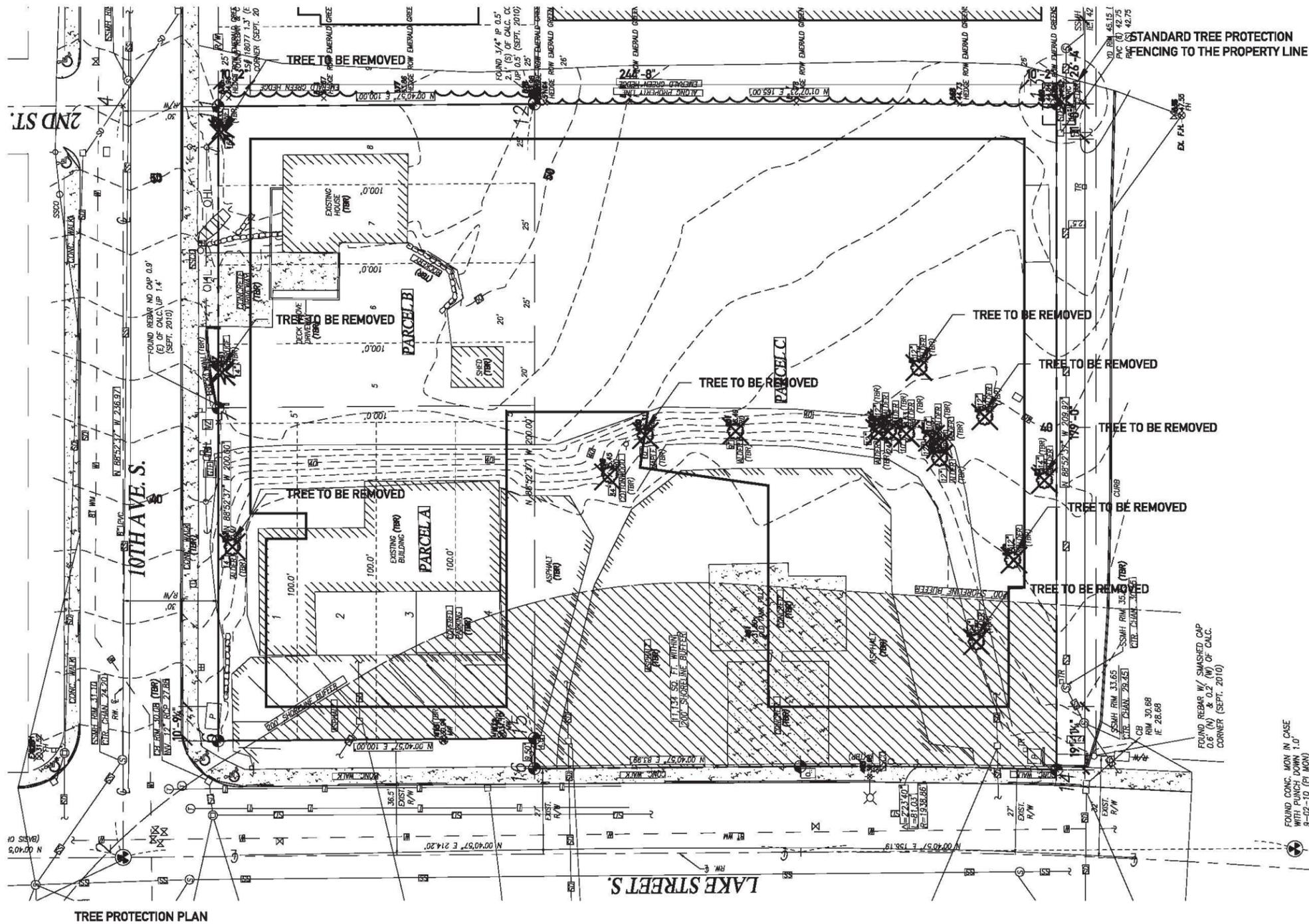
EAST ELEVATION



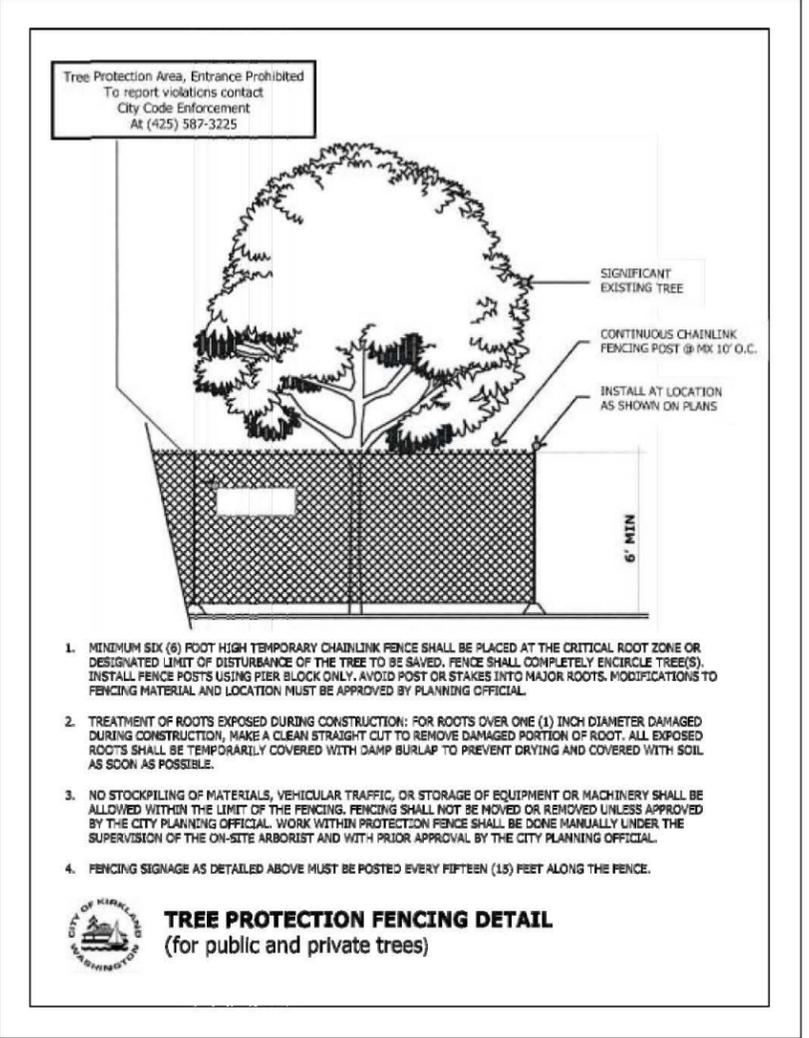
D4. FULL SITE SURVEY



D4. TREE PLAN



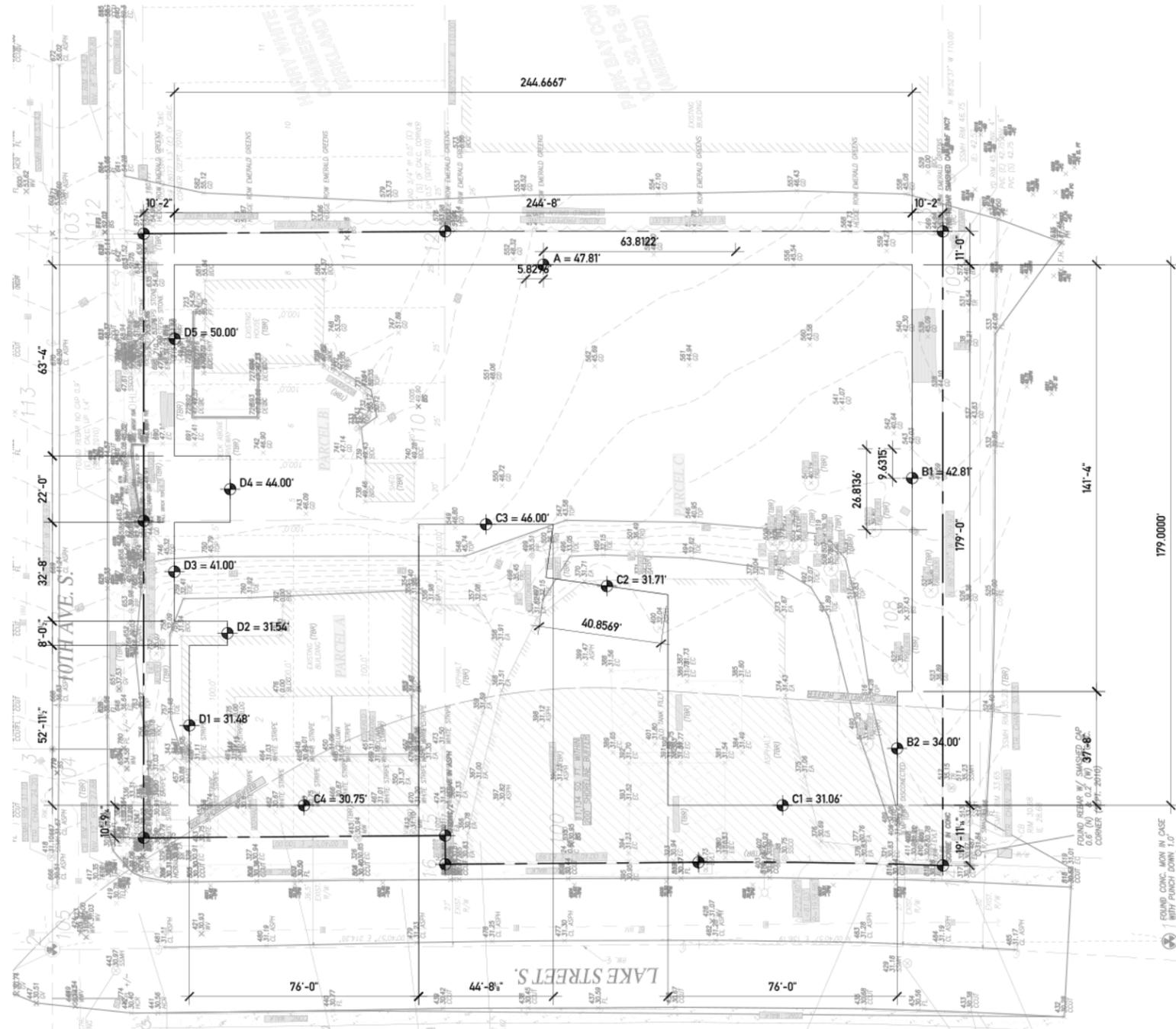
STANDARD TREE PROTECTION FENCING TO THE PROPERTY LINE



TREE PROTECTION PLAN

TREE PROTECTION FENCING DETAIL
(for public and private trees)

D5. AVERAGE BUILDING ELEVATION CALCULATION DIAGRAM

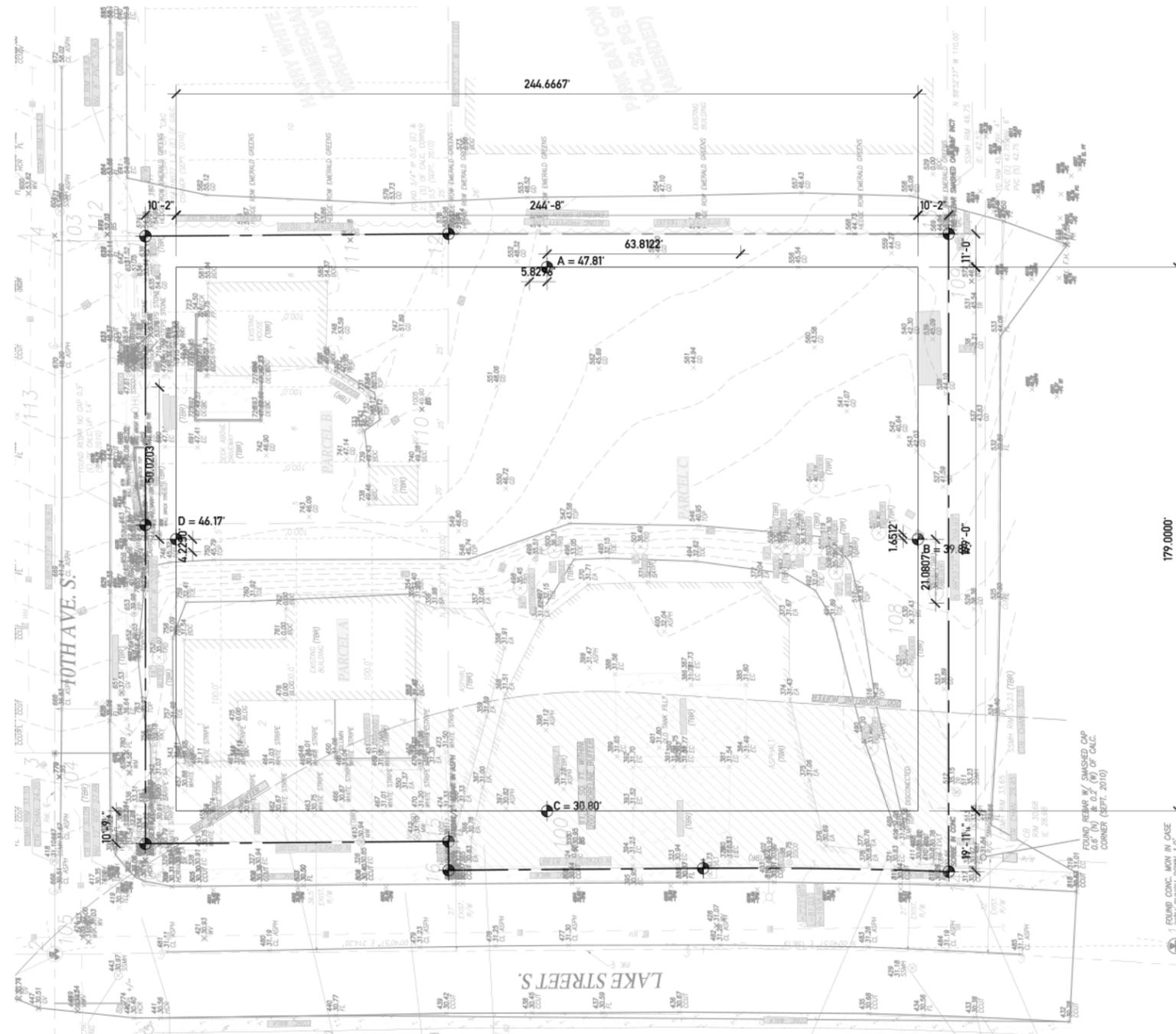


AVERAGE GRADE CALCULATION

A = 47.81'	B1 = 42.81'	B2 = 34.00'	C1 = 31.06'	C2 = 31.71'
a = 244.67'	b = 141.33'	b2 = 37.66'	c1 = 76.00'	c2 = 40.83'
C3 = 46.00'	C4 = 30.75'	D1 = 31.48'	D2 = 31.54'	D3 = 41.00'
c3 = 44.83'	c4 = 76.00'	d1 = 52.95'	d2 = 8.00'	d3 = 32.66'
D4 = 44.00'	D5 = 50.00'			
d4 = 22.00'	d5 = 63.33'			

$$\begin{aligned}
 \text{AVERAGE GRADE} &= \frac{(Axa) + (Bxb) + (Cxc) + (DXd)}{(a+b+c+d)} \\
 &= \frac{(47.81 \times 244.67) + (42.81 \times 141.33) + (34.00 \times 37.66) + (31.06 \times 76.00) + (31.71 \times 40.83) + (46.00 \times 44.83) + (30.75 \times 76.00) + (31.48 \times 52.95) + (31.54 \times 8.00) + (41.00 \times 32.66) + (44.00 \times 22.00) + (50.00 \times 63.33)}{840.26} \\
 &= \frac{11697.67 + 6050.33 + 1280.44 + 2360.56 + 1294.72 + 2062.18 + 2337 + 1666.86 + 252.32 + 1339.06 + 968 + 3166.5}{840.26} \\
 &= 34475.64 / 840.26 \\
 &= 41.03'
 \end{aligned}$$

D5. AVERAGE BUILDING ELEVATION CALCULATION DIAGRAM



AVERAGE GRADE CALCULATION

A = 47.81' B = 39.84' C = 30.80' D = 46.17'
 a = 244.67' b = 179' c = 244.67' d = 179'

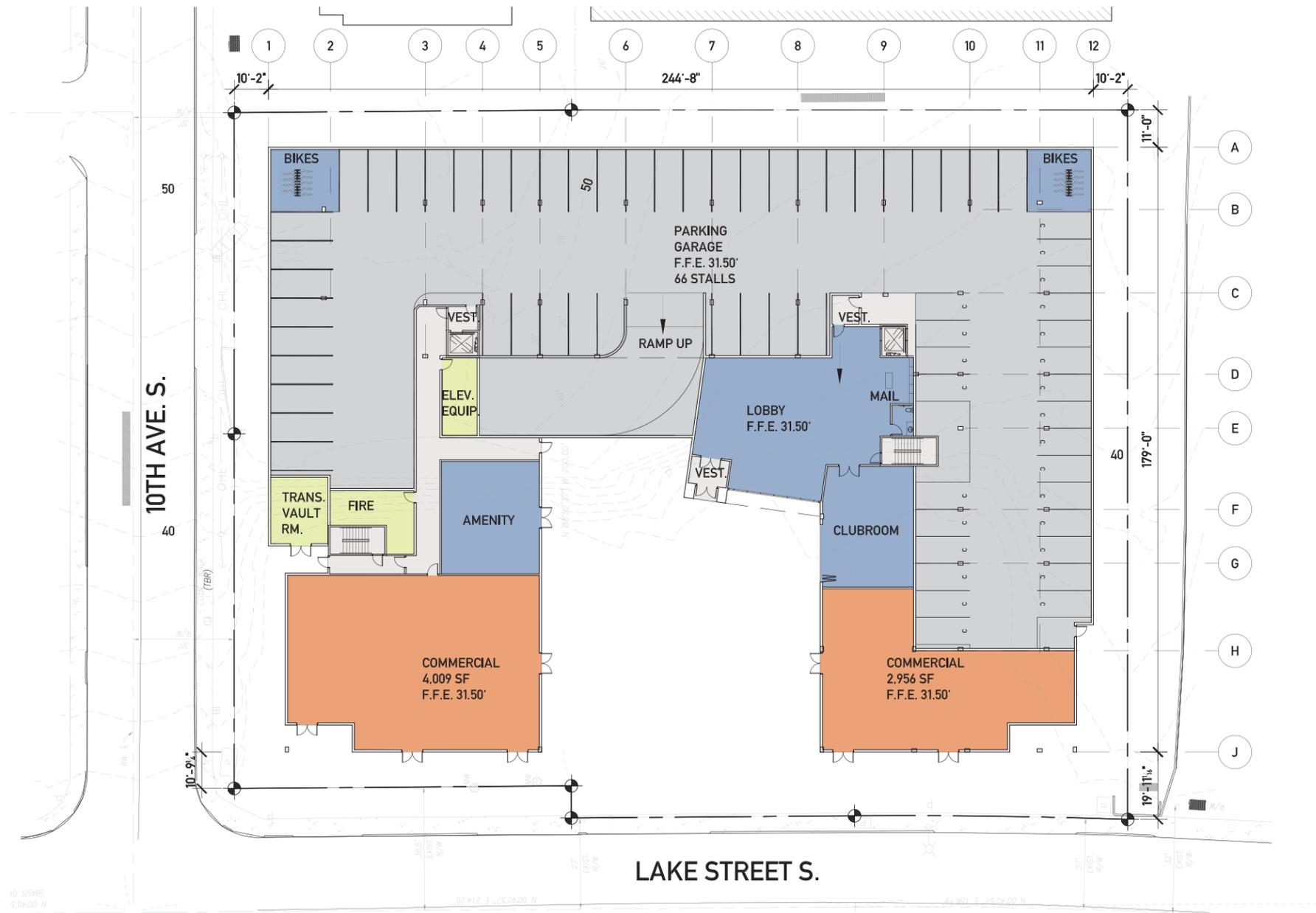
$$\begin{aligned}
 \text{AVERAGE GRADE} &= \frac{(Axa) + (Bxb) + (Cxc) + (DXd)}{(a+b+c+d)} \\
 &= \frac{(47.81' \times 244.67') + (39.84' \times 179') + (30.80' \times 244.67') + (46.17' \times 179')}{(244.67' + 179' + 244.67' + 179')} \\
 &= \frac{11697.67 + 7131.36 + 7535.84 + 8264.43}{847.34} \\
 &= \frac{34629.33}{847.34} \\
 &= 40.86'
 \end{aligned}$$

179.0000'

FOUND CONC. MARK IN CASE WITH PUNCH DOWN 1.0' 9-02-10 (PI MON)



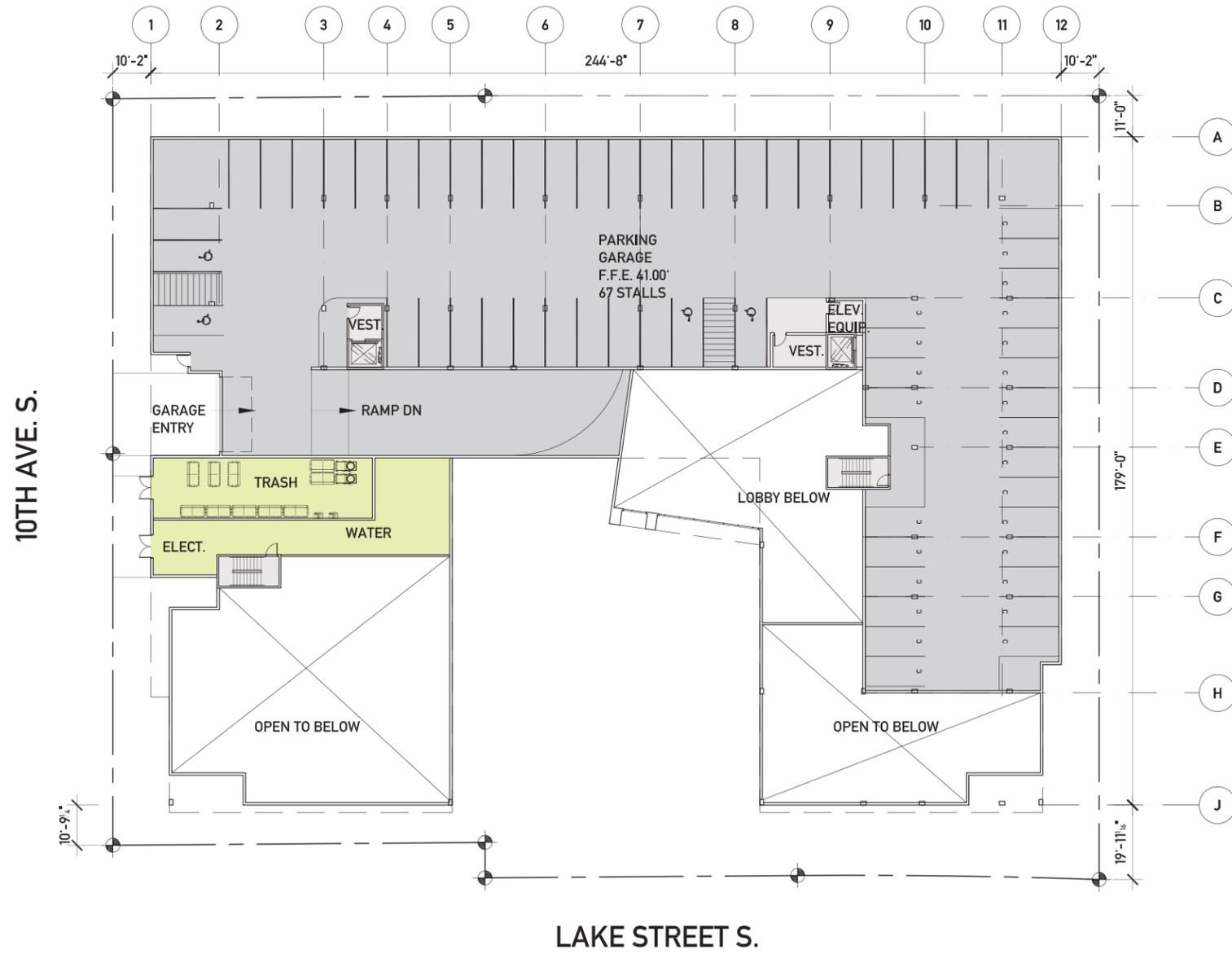
LEVEL 1 (PARKING) FLOOR PLAN



PLAN KEY

- PARKING
- COMMERCIAL
- RESIDENTIAL AMENITY
- BACK OF HOUSE / UTILITY

LEVEL 1 MEZZANINE (PARKING) FLOOR PLAN



PLAN KEY

- PARKING
- RESIDENTIAL AMENITY
- BACK OF HOUSE / UTILITY

LEVEL 2 FLOOR PLAN



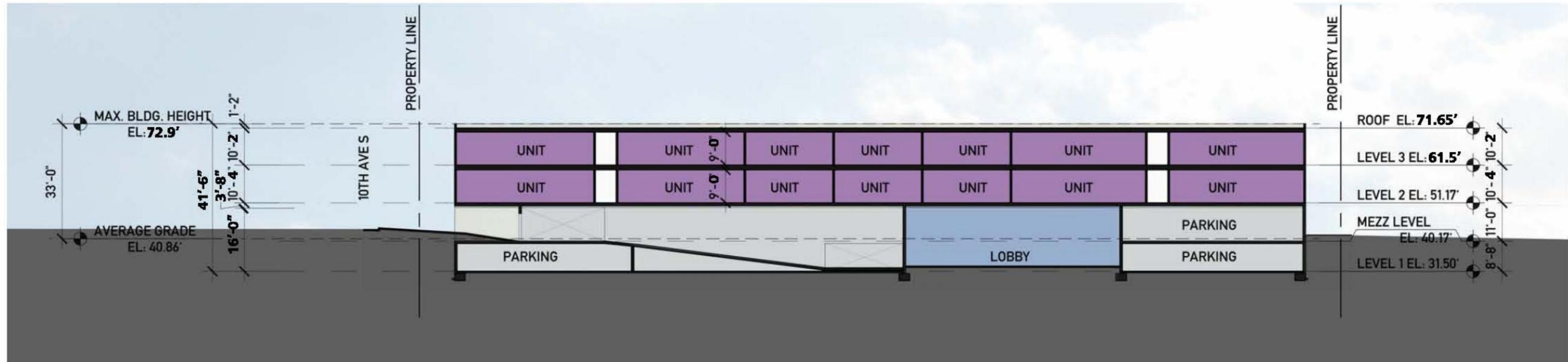
LEVEL 3 FLOOR PLAN



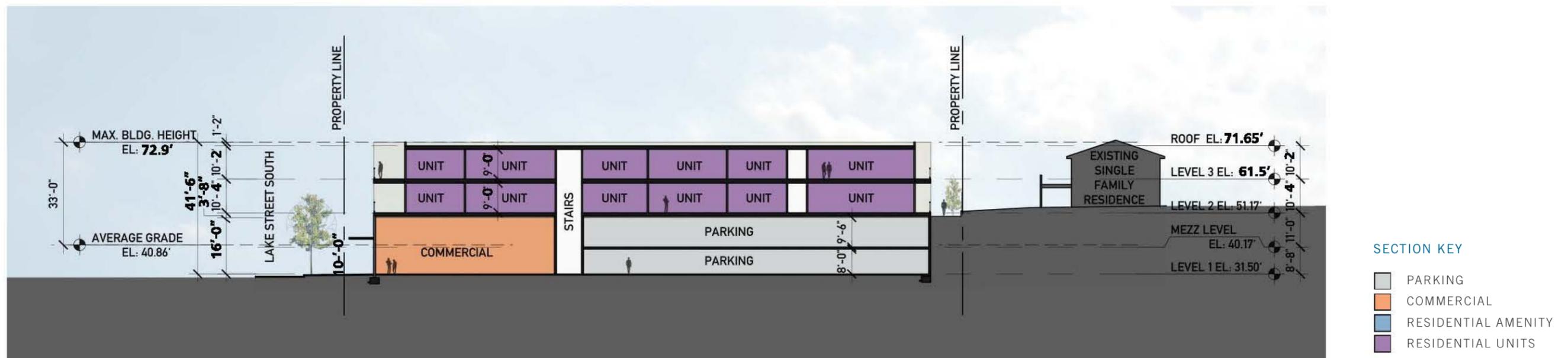
PLAN KEY

- RESIDENTIAL UNITS
- BACK OF HOUSE / UTILITY

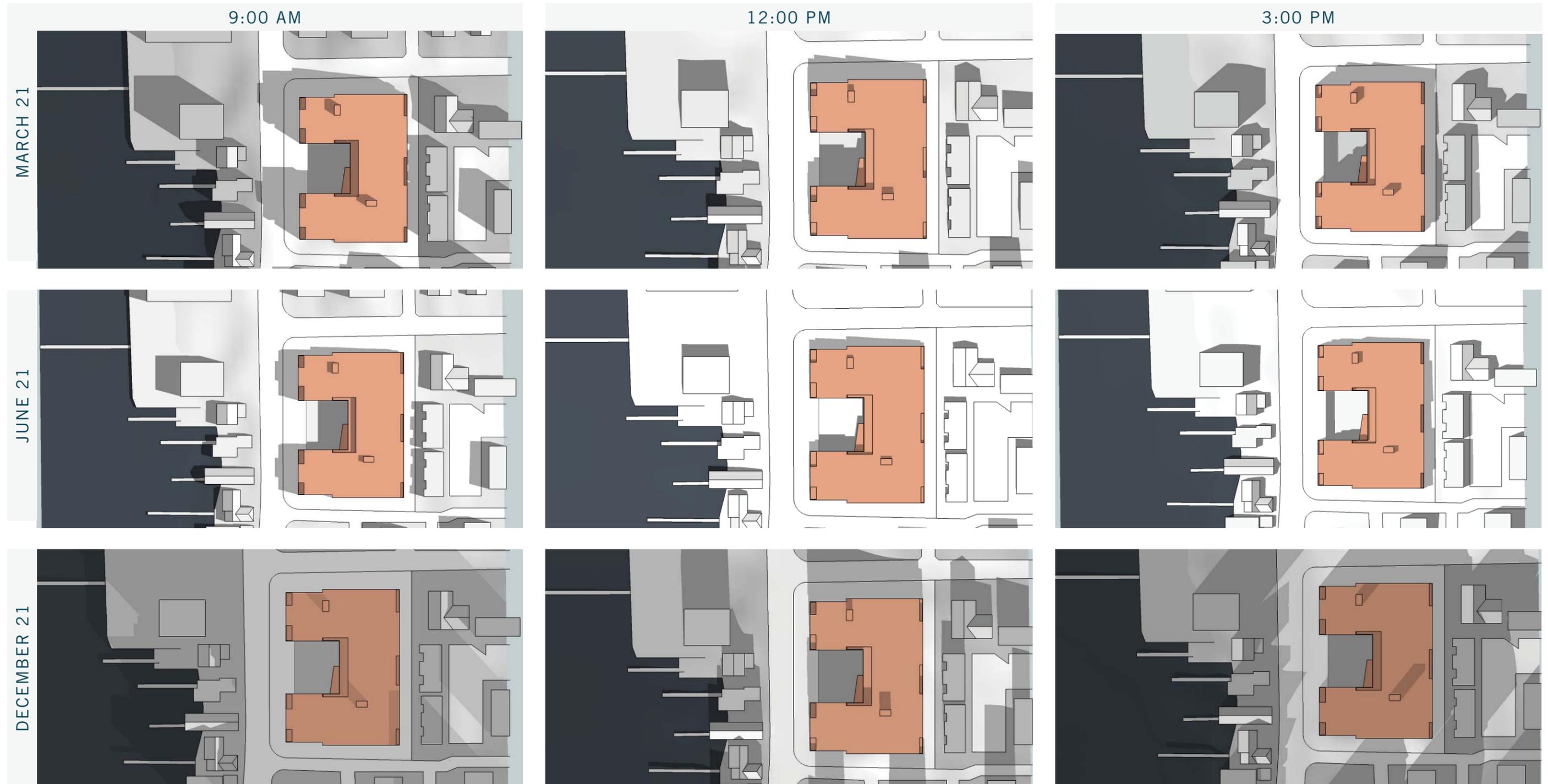
SECTION 1: NORTH-SOUTH



SECTION 2: EAST-WEST



Envelope Sun and Shading Study



Exterior Materials

REF. IMAGE



1
SWISSPEARL AMBER



2
SLATE



3
PRODEMA DEEP BROWN

Exterior Composition

PRIMARY ELEMENTS



A SHROUD ELEMENT



B BASE FACADE



C STONE BASE

SECONDARY ELEMENTS



D LAKE STREET BALCONIES



E RETAIL STOREFRONT



F RETAIL CANOPY

OVERALL COMPOSITION

