

TEAM

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KEY DISCUSSION ISSUES

DIRECTION RECEIVED FROM DECEMBER 17TH DESIGN RESPONSE CONFERENCE

- A. Further study of Alternative No. 1 – the U-shaped scheme.
 - Review effects of loss of square footage
 - Review retail level
 - Review office levels
 - Review program impacts
 - Review Preferred Alternative

- B. Clarify the sidewalk widths and necessary easements to provide minimum 10 foot sidewalk width from existing curb to face of building.
 - Review additional setbacks and easements required by Pedestrian Zone requirements
 - Review Façade A
 - Review Façade B – Hector's
 - Review Façade C-D-E – Retail Core
 - Review Façade F – Status of Building

- C. Confirm sight triangles at alley.
 - Review Public Works & Transportation Department requirements

- D. Revise the massing to diminish the bulk of the building along the Lake Street Frontage.
 - Review Key Comprehensive Plan Policies
 - Review Pedestrian Oriented Design Guidelines
 - Review Design Regulations of the Zoning Code – Chapter 92

- E. Other Design Topics
 - Materials Boards
 - Landscape Design

**ALTERNATIVE MASSING MODELS
For Design Response Conference**

The Concept Design Conference comments included a request for additional study of massing models. A context model will be built for the Design Response Conference meeting with options for massing. These 3D sketches offer two alternatives for discussion:

Alternative No. 1 - The U-Shaped Courtyard Scheme:

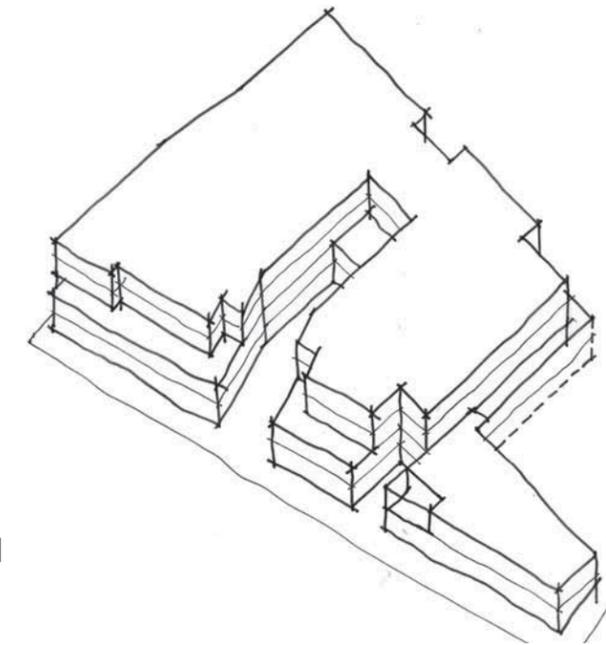
This option places a courtyard in the middle of the long façade on Lake Street.

Pros:

- Stepping back above two stories and modulating the façade creates individual building fronts separated by open space. (but eliminates 4 building storefront design)
- Creates a more open public accessed plaza that cuts into the site.

Cons:

- Eliminates the four separate and different building identities that create the early village feel similar to that of other blocks in Kirkland waterfront district and other waterfront villages (i.e. Sausalito, CA)
- Functionally this creates a less efficient core and circulation pattern reducing rentable area (more vertical stair cores due to dead-end corridors)
- Reduces the amount of office space oriented toward views of the Lake Washington
- Diminishes retail level flexibility for larger tenant interest and for small high quality retailers (reduced from approximately 600 lineal ft to 230 lineal ft (60% reduction))
- Reduces retail level storefront area



Alternative No. 1

Alternative Plan Study I

- Loss of retail frontage
 - appeals to larger tenants
- Creates (2) buildings with difficult circulation
- More appropriate for residential 5 story development
- Loss of Office area is substantial



Preferred Massing Studies

Preferred Alternative – The Culinary Court Scheme

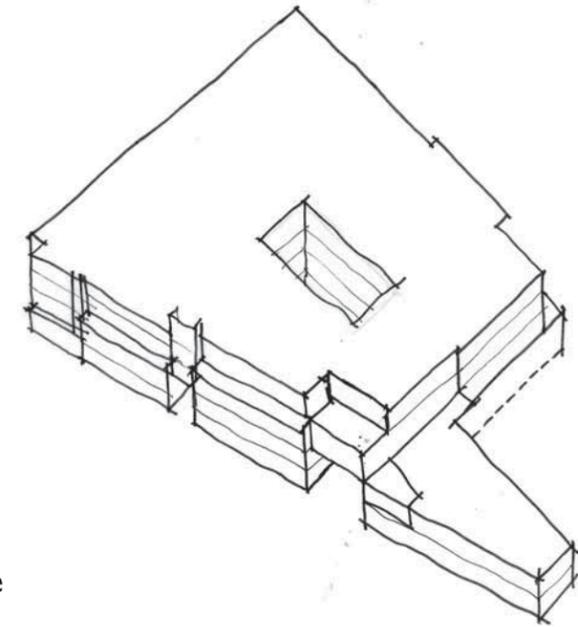
This option places the courtyard in the middle of the site with public access through a pedestrian meander.

Pros:

- More office areas oriented toward the views of Lake Washington and overlooking Lake Street activities
- More continuous retail and restaurant along Lake Street offering a variety of shop fronts and pedestrian amenities
- Office depth is more ideal for daylighting opportunities
- Greatly increases the amount of retail/restaurant frontage both on the public way and within the pedestrian meander
- More flexibility for retail tenants
- More flexibility for office tenants

Cons:

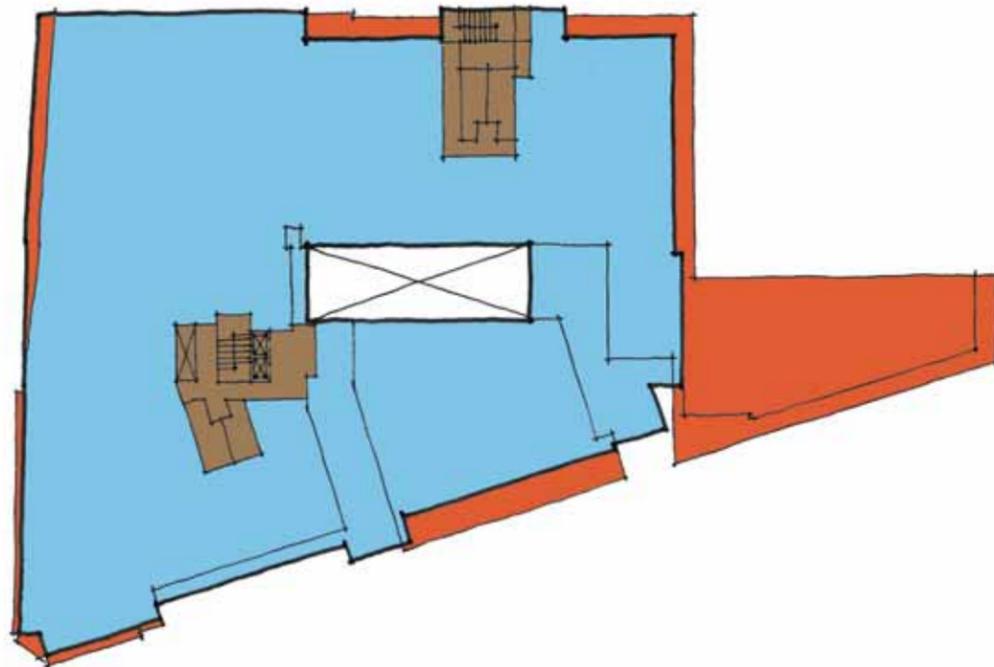
- More bulk and mass on street frontage requires more design attention to setbacks and design of facades
- Public access to pedestrian meander is split



Preferred Alternative

Preferred Plan Study

- Creates 3600sf of outdoor seating
- Creates over 900lf of retail frontage
- Cohesive office floor plates more desirable
- Best for back of house layout





view southeast from lake street - before



view southeast- before



view southeast from lake street - after



view southeast- before



view northeast towards hectors- before



view southeast- before



view northeast towards hectors- before



view southeast- after



view northeast towards hectors- before



view east- before



view northeast towards hectors- after



view east- after



view northeast- before



view northeast- after

FAÇADE D

PREFERRED OPTION:

- 3 story façade at street helps to break up continuous line of 2 story elements
- Proportions and openings have nice balance
- Deep corner returns reveal reading of building depth
- Large recesses flanking each side help frame façade

OPTION A: 2 STORY ALTERNATIVE:

- Create 2 story façade at street
- Step back at levels 3 & 4

OPTION B: 3 STORY WITH RECESSED 4TH FLOOR ALTERNATIVE

- Keep 3 story façade at street
- Push level four wall further away from street
- Reducing bulk and giving a 3 story only feel



Facade D- Preferred



Facade D- Option A



Facade D- Option B

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