MEMORANDUM

To: Design Review Board
From: Scott Guter, AICP, Senior Planner
Date: November 25, 2019
File No.: DRV19-00461
Subject: 112 LAKE ST S MIXED USE DESIGN RESPONSE CONFERENCE

I. MEETING GOALS

At the December 2, 2019 Design Review Board (DRB) meeting, the DRB should continue the 112 Lake Street South Mixed-Use Design Response Conference from October 7, 2019 and determine if the project is consistent with the design guidelines contained in the 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 items that were brought up by the DRB at the October 7, 2019 meeting and have yet to be resolved.

II. PROPOSAL

The subject property is located at 112 and 150 Lake Street South (see Attachment 1). Thomas Hemba with Encore Architects has applied for a Design Response Conference for a 5-story mixed-use commercial and residential building with below grade parking (see Attachment 2). The project will contain approximately 5,500 square feet of new retail (14,316 square feet including existing retail), 142 residential units, and 287 parking stalls. The existing 2-story mixed-use commercial, office building at 150 Lake Street South is to remain. Vehicular access to the property is proposed from the alley adjacent to the north property line.

III. SITE

The subject property contains two 2-story commercial buildings at 112 and 150 Lake Street South. The building located at 112 Lake Street South (Hectors) will be removed. The building at 150 Lake Street South (Milagro) will be renovated and incorporated into the project. The site slopes from an elevation of 39 feet at its northeast corner a distance of 373 feet downward to the southwest to an elevation of 30 feet at Lake Street South (approximately 2% slope). The property has street frontage along Lake Street South and Main Street South. These streets are designated as a ‘principal arterial’ and ‘neighborhood access street’ respectively.

The following list summarizes the zoning designation, uses, and allowed heights of properties adjacent to the subject property:

North: CBD 1B: Maximum height is 55’ above each abutting right-of-way.

South: CBD 1B & CBD 4: Maximum height is 55’ above each abutting right-of-way in CBD 1B, and 54’ above Average Building Elevation (ABE) or existing grade in CBD 4.

East: CBD 1B: Maximum height is 55’ above each abutting right-of-way.
West: **CBD 2**: Maximum height is 28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.

### IV. 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 (see https://www.kirklandwa.gov/depart/planning/Online_Resources/Design_Guidelines.htm). In addition to the standard guidelines contained in the *Design Guidelines for Pedestrian-Oriented Business Districts*.

In response to the DRB comments made at the Design Response Conference meeting on October 7, 2019, the applicant revised the drawings (see pages 7-69, Attachment 2). The list below summarizes the key points discussed at the previous meeting.

#### 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 and special considerations that apply specifically to the project or project area.

   - **Building Modulation Horizontal**: 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.
   - **Fenestration Patterns**: Breaking larger window areas into smaller units to achieve a more intimate scale is most important in Design Districts 1, 2, 4, 8, and the southwest portion of 3 where new buildings should fit with older structures that have traditional-styled windows. Architectural Elements Decks, Bay Windows, Arcades, Porches.
   - **Decks, Bay Windows, Arcades, Porches**: 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.
• **Glazing:** Building frontages along pedestrian-oriented streets in the Central Business District should be configured to have a 15’ story height to ensure suitability for 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.

• **Sidewalk Width:** 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.

• **Street Trees:** 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. Lake Street and other pedestrian-oriented streets with narrow sidewalks: Flowering pear trees might be a good option since they have tight narrow shapes, attractive flowers, and dark green foliage. Photinia standards might be another option since they are small and have bright red evergreen foliage.

• **Parking Location:** 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.

• **Parking Garage:** Garages built on Downtown Kirkland’s perimeter slopes, near residential areas, or near the waterfront can fit less obtrusively into the landscape when terraced. Treatment of the facade of the parking structure can be just as effective in mitigating the visual impacts of parking garages as pedestrian-oriented businesses, plazas, or landscaped setbacks at the ground level.

• **Natural Features:** A primary goal stated in the Downtown Plan’s Vision Statement is to “clarify Downtown’s natural physical setting.” Besides its excellent waterfront, Downtown Kirkland’s most important natural feature is its bowl-shaped topography which provides views down from the heights and views from the downtown of the wooded hillsides surrounding the district. The valley topography also helps to define the downtown’s edges and facilitates the transition from largely commercial activities in the valley floor to the mostly residential areas in the uplands. Although Peter Kirk Park is a man-made open space, it too provides a naturalizing function.

• **Signs:** 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. Scale**

• **Commercial Street Frontage.**

At the October 7, 2019 Design Response Conference the applicant presented their response to the DRB’s storefront comments about the “sameness” of the storefront design by applying an eclectic retail street frontage design.

**DRB Discussion:** The DRB was in general support of the direction the applicant has taken but wanted the applicant to work on the parapet rhythm of Retail C. They also wanted more information on how the decking above the storefronts will operate and be treated.
Staff Analysis: In response to the DRB comments the applicant has updated the parapet for Retail C (see pages 11-12 of Attachment 2). The applicant has provided more detail on the patio level above the Retail C and D (see pages 38, 62, 65, and 67-68 of Attachment 2) for applicant’s response. Has the applicant addressed the DRB’s concerns over Retail C’s parapet rhythm? What is the DRB’s feedback on the patios above the retail? How does guardrail shown on page 38 be affect the parapet rhythm? Does the DRB have a preferred option of the two outdoor rooftop decks proposed?

- Upper Floor Modulation
  
  At the October 7, 2019 Design Response Conference the applicant responded to the DRB’s comments about the bulkiness and the predominantly horizontal nature of the residential upper stories along Lake Street South by providing more detail on the bay modulation, its subsequent parapet modulation, deck size and treatment, color and material palette, and window patterning.

  DRB Discussion: The Board was in support of the applicant’s design approach of the upper stories.

- Rooftop Elements
  
  DRB Discussion: During the meeting several members of the DRB and public expressed concern of the rooftop mechanical elements and roofing materials since adjacent buildings overlook the subject property.

  Staff Analysis: The applicant has revised the project’s lower and upper roof levels and provided a roof plan for both (see pages 38, and 58-69, Attachment 2). The applicant has also inserted an analysis of the average parapet height, rooftop appurtenances and screening, and provided two rooftop amenity options for the DRB to review.

  The applicant has also supplied two rooftop amenity options. Option A locates the amenity on the rooftop above the 5-story and may only be allowed if code amendments are passed by City Council. Option B locates the amenity above Retail C and beyond the upper story height setback and is allowed by current code.

  The applicant's analysis shows the project meeting the average parapet height and the rooftop appurtenance area. The DRB should note that the rooftop mechanical screening detail shown on page 61 does not meet zoning standards of KZC 115.120.3.b that requires all screening to be solid enclosure. Additionally, the applicant has not provided how the rooftop appurtenances meet the height requirements which only allow the appurtenances and its screening to exceed the height limit by 4-feet. The applicant will need to revise this screening to meet code requirements and provide the heights of the proposed rooftop appurtenances and its screening. Does the DRB have any additional feedback for the applicant on the materials and design of the rooftops?

  The Does the DRB have any feedback to the applicant regarding the proposed rooftop amenity options?

C. Pedestrian-Oriented Elements

- Plaza
  
  At the October 7, 2019 Design Response Conference the applicant further developed the proposed plaza design in response to the Boards request to find a way activate the public plaza. The applicant provided additional details on the sunken residential plaza’s design.
**DRB Discussion:** The DRB found that while the plaza appears fairly open they did not understand how it will function and be used as a public space. The DRB noted that the proposed plaza lacks a point or purpose and currently functions like a dead end. The applicant should enliven the plaza through incorporation of public art and its commercial uses to draw the public into the space. The DRB also would also like the applicant to define the plaza area used for commercial use and what is open to the general public.

The applicant needs to identify how the plaza will be used. Refine the design and identify the function of areas (or zones) within the plaza, i.e. key elements of a plaza, landmark, zones, edges.

**Staff Analysis:** The applicant has provided updated the plaza plan by providing more details on the pedestrian circulation, functions of areas within the plaza, and the commercial relationship to the plaza (see pages 18-29 and 33-37, Attachment 2). The design guidelines require at least 50 percent of the total frontage of building walls facing a plaza should be occupied by retail uses, street vendors, or other pedestrian-oriented uses. The applicant shows that there is 55 percent retail frontage along the plaza’s edge (see Sheet G2.02 of Attachment 4). Staff questions the success of the eastern portion of the retail edge along the north edge of the plaza as it is interrupted by the residential access ramp.

Does the DRB support the applicant’s revisions to the plaza. How successful is the retail frontage within the plaza? Does the DRB have have any additional feedback for the applicant?

- **Pedestrian Coverings**

**DRB Discussion:** At the October 7, 2019 Design Response Conference there was some questions as to size and treatment of the proposed canopies.

**Staff Analysis:** In response the applicant has provided a canopy design and coverage details (see pages 15-17, Attachment 2 and sheet G2.02, Attachment 4). Per KZC 105.18.3.c. overhead weather protection must cover at least five (5) feet of the width and the color, material and configuration of all overhead weather protection is part of the Design Review decision. The Pedestrian Coverings section of the design guidelines recommends the widths of canopies and awning depend on their function. The applicant has provided 6-foot canopies for new Retail C and D frontage. Is the provided width of canopy adequate for restaurant use? Does the DRB have any additional feedback on the materials, design and configuration of the proposed canopies?

- **Blank Walls**

**DRB Discussion:** At the October 7, 2019 Design Response Conference the DRB was a little confused with what was occurring in the alley. The applicant indicated that the design is being further refined based on loading area requirements.

**Staff Analysis:** The applicant shows the alley design on North Elevation (see page 42, Attachment 2). At the of this staff report the Transportation Engineer’s review of the garage location is not complete and may be subject to change. However, the revised elevation does show several opportunities for the DRB to provide feedback on potential blank wall treatments. What direction does the DRB have regarding blank wall treatment within the alley for the applicant?

- **Pedestrian-Friendly Building Fronts**
**DRB Discussion:** At the October 7, 2019 Design Response Conference the DRB noted that the storefronts along Lake Street South should be designed for its anticipated commercial uses and general pedestrian movement.

Staff also pointed out that the applicant should provide more details on the pedestrian connection from the townhomes type units to Main Street South. There may be some safety concerns. Additionally, staff asked what screening will be provided to protect the townhome residents from headlights of the parked cars. The applicant stated that this was being developed. The DRB agreed that the applicant should address staff's observations.

**Staff Analysis:** In response the applicant has updated the street frontage design (see pages 8-17 and 49-50, Attachment 2). The applicant has expressed the anticipated uses along Retail C and D is restaurant. The applicant has also removed the pedestrian connection from the townhome type units along Main Street South.

Has the applicant provided an appropriate design for this intended use? Should additional pedestrian-friendly design such as wall recesses and niches be provided? Does the DRB have any additional feedback for the applicant?

**D. Public Improvements and Site Features**

- **Pedestrian Pathways and Amenities**

  **DRB Discussion:** At the October 7, 2019 Design Response Conference the DRB was unclear about what features are being presented along the sidewalk and requested more details.

  **Staff Analysis:** The applicant has provided the sidewalk design and average sidewalk width (see pages 24 & 32, Attachment 2 and sheet G2.02, Attachment 4). The proposed sidewalk exceeds the average sidewalk depth of 13 feet by providing an average of 14 feet of sidewalk along the new retail. Staff notes that the applicant only shows sidewalk café seating encroaching Lake Street South near the plaza edge (see page 32 of Attachment 2). Staff anticipates that future sidewalk cafes will likely occur in more areas along the street that what is shown.

  Given the proposed restaurant uses along the street does the current configuration of street tree locations, tree grates, and plant pot abutting the building provide the needed pathway and amenities for Lake Street South? Should additional amenities be provided? Does the DRB have any additional feedback on the sidewalk configuration?

**E. Building Materials, Color, and Details**

- **Color and Detail**

  At the October 7, 2019 Design Response Conference the applicant provided a color and material palette at the meeting and responded to the DRB’s request to strategically apply material treatment as one means to address upper floors excessive horizontal appearance.

  **DRB Discussion:** The Board had several questions and concerns regarding the presented palette.

  - **East & West Elevations:** The DRB and public were concerned about how dark the materials are along the east and north facades and wanted the applicant to bring in lighter colors along the north and east façade.

  - **Storefronts:** The Retail B and C facades are similar in color and there should be a broader color distinction between the two storefronts. The applicant should continue to develop the storefront design with more
granular treatment with the brick and avoid storefronts with aluminum and glass that reach all the way to the ground.

- **Upper Story:** The DRB voiced concern about the extra-white color (Color H) on the upper levels. It could draw attention away from the street and not fit into the neighborhood. The bright colors should be reserved for trim and accent features. The applicant should offer another “softer” option for the DRB to consider.

**Staff Analysis:**

In response to the DRB comments applicant has updated the project’s materials, colors, and details (see pages 9-17, 38-57, Attachment 2). The applicant has lighted the color palette, further refined the retail façade material and colors, and muted upper story color. Staff has no issues with the revised design and materials. Does the DRB have any additional feedback for the applicant?

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**V. KEY ZONING REGULATIONS**

Zoning regulations for uses in the CBD 1B zone are found in the use-zone chart (see Attachment 3). The applicant has provided a zoning summary and diagrams (see Attachment 4). The following regulations are important to point out as they form the basis of any new development on the site.

**A. Permitted Uses:** Permitted uses in this zone include, but are not limited to retail, restaurants, office, and stacked or attached dwelling units.

**Staff Comment:** The applicant is proposing approximately 5,500 square feet of new retail (14,316 square feet including existing retail) and 142 units of stacked dwelling units. The proposal is consistent with the permitted uses for the CBD 1B zone.

**B. Street Level Floor:** 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 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.

**Staff Comment:** This requirement is not required along Main Street South through Interpretation 17-3 issued by the Planning Director pursuant to KZC 170.40. The applicant provided the depth for street level retail along Lake Street South on page 13 of Attachment 2. The final street level floor configuration will need to be reviewed by Planning Department and approved as part of the Design Response Conference decision. The retail floor plan has been adjusted to meet the minimum depth requirements.

**C. Height:** The CBD 1B zone allows a maximum height of 55’ feet above each abutting right-of-way. The maximum height of structure shall be measured at the midpoint of the frontage of the subject property on the abutting right-of-way. The minimum ground floor story height for retail; restaurant and tavern; entertainment, cultural, and/or recreational facility uses shall be 15 feet.

KZC section(s) 50.62 allow(s) the following exceptions to this height:
• Decorative parapets may exceed the height limit by a maximum of four (4) feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two (2) feet.

• 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.

• The height of rooftop appurtenances and related screening shall not exceed the maximum applicable height limitation beyond the height exceptions established in KZC 115.120.4.a.. In addition, the appurtenances and screening shall be integrated into the design of the parapet or peaked roof form. The height of rooftop appurtenances and the height of related screening may not be modified through KZC 115.120

Staff Comment: The applicant has identified the height maximum for the building on page 79 of Attachment 2 and sheet G2.01 of Attachment 4). As proposed the building is at the height maximum; however, the proposed appurtenance heights have not been identified. The applicant will need to identify the proposed rooftop appurtenance heights with the building permit.

D. Upper Story Setback: 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.

• 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.

• Main Street: Within 40 feet of Main Street, all stories above the second story shall maintain an average setback of at least 10 feet from the front property line.

• The required upper story setbacks for all floors above the second story shall be calculated as Total Upper Story Setback Area as follows:
  o 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).

• 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:
  o 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.
  o The public open space is located along the sidewalk frontage and is not covered by buildings.
  o 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.
o The design and location is consistent with applicable design guidelines.


- The Design Review Board is authorized to allow rooftop garden structures within the setback area.

**Staff Comment:** The applicant has provided upper story setbacks calculations and diagrams for both Lake Street South and Main Street South (see pages 30-31, Attachment 2 and sheet G2.02, Attachment 4). The applicant is proposing an upper story setback reduction to accommodate for residential floor area and balconies. The proposed reduction would require a minimum 2,697 square feet of public open space. The applicant is proposing 4,316 square feet of public open space. Note that Staff is not clear as to how much (if any) of the area will be dedicated as right-of-way, but the proposal does far exceed the requirement. The applicant will be required to place the proposed plaza in a public open space easement prior to certificate of occupancy.

**E. Parking:** The project is required to comply with the following parking standards:

- Residential
  - 1.2 stalls per studio unit
  - 1.3 stalls per 1 bedroom unit
  - 1.6 stalls per 2 bedroom unit
  - 1.8 stalls per 3 or more bedroom unit
  - Guest Parking: A minimum 10% of the total number of required parking spaces shall be provided for guest parking and located in a common area accessible by guests. If the required number of guest parking spaces results in a fraction, the applicant shall provide the number of spaces equal to the next higher whole number.

- Commercial:
  - Restaurant: One per each 125 sq. ft. of gross floor area.
  - Retail: One per each 350 sq. ft. of gross floor area.
  - Office: One per each 350 sq. ft. of gross floor area.

- Certain Floor Area Exempt from Parking Requirements:
  - Regardless of use, the owner need not increase the number of parking spaces for any floor area that existed prior to May 12, 2002; provided, that the owner may not decrease the number of parking stalls on the subject property below the number of stalls that was required by any previous development permit.

**Staff Comment:** The applicant will be required to demonstrate compliance with applicable City parking requirements prior to issuance of the building permit.

**F. Sidewalks:** Where public improvements are required by Chapter 110 KZC, sidewalks on pedestrian-oriented streets within CBD 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.

Staff Comment: The applicant has provided the sidewalk design and average sidewalk width (see pages 24 & 32, Attachment 2 and sheet G2.02, Attachment 4). The final sidewalk configuration will need to be reviewed by Public Works and approved as part of the Design Response Conference decision.

G. Overhead Weather Protection: KZC Section 105.18.3 requires that the project provide pedestrian overhead weather protection along at least 80 percent of the frontage of the subject property. The overhead weather protection may be composed of awnings, marquees, canopies, building overhangs, covered porches, recessed entries or other similar features. The overhead weather protection must cover at least five (5) feet of the width of the adjacent walkway and must be at least eight (8) feet above the ground immediately below it.

If development is subject to Design Review, the City will specifically review and approve the color, material and configuration of all overhead weather protection and the material and configuration of all pedestrian walkways as part of the Design Review decision.

Staff Comments: The applicant has provided the required amount of overhead weather protection for the new storefront retail (see Attachment 4). The final amount of overhead weather protection will need to be reviewed by the Planning Department and its configuration approved as part of the Design Response Conference decision.

VI. STATE ENVIRONMENTAL POLICY ACT

SEPA is the state law that requires an evaluation of a development proposal for environmental impacts. The applicant has submitted for SEPA. As of the date of this memo staff is currently reviewing the applicant’s SEPA documents. A SEPA determination must be issued prior to issuing the DRB decision.

VII. PUBLIC COMMENT

Prior to the finalization and distribution of this staff memo no public comments were received.

VIII. 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.

IX. ATTACHMENTS

1. Vicinity Map
2. Applicant Proposal
3. CBD 1B Zoning Regulations
4. Technical Drawings
DESIGN REVIEW
CONFERENCE II

112 LAKE STREET S | KIRKLAND, WA
DECEMBER 2, 2019 | DRV19-00461

PROJECT INFO

Zoning            CBD 1B, Commercial
New Retail        5500 sf (Approx.)
Residential Units 142 (Approx.)
Parking Stalls     287 (Approx.)
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COMMUNITY-ORIENTED

WELCOMING PUBLIC PRESENCE

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NEW RETAIL

EXISTING RETAIL

GASKETS

RETAIL D  RETAIL C  RETAIL B  RETAIL A
1. COMMERCIAL STREET FRONTAGE | RETAIL B AND RETAIL C PALETTE DIFFERENTIATION

MATERIAL & COLOR
RETAIL D
BRICK - ASPEN

MATERIAL & COLOR
RETAIL C
EXISTING STUCCO
1. COMMERCIAL STREET FRONTAGE | RETAIL C PARAPET
1. COMMERCIAL STREET FRONTAGE | RETAIL C PARAPET
1. COMMERCIAL STREET FRONTAGE | RETAIL C DEPTH

1. Retail C Depth

Retail depth has been increased to exceed the minimum 20' depth requirement by revising the circulation routing previously restricting the retail depth.
1. COMMERCIAL STREET FRONAGE | SIDEWALK FRONAGE - RETAIL C

- PARAPET CORBEL
- UPPER LEVEL HORIZONTAL FIELD
- STREET LEVEL VERTICAL ACCENT
- MATERIAL & COLOR BRICK - ASPEN
1. COMMERCIAL STREET FRONTAGE | SIDEWALK FRONTAGE - RETAIL C

- Canopies, Balconies & Railings
- Underside of Retail C metal, painted light adobe to match building brick

- Powdercoated black steel
- Powdercoated black metal soffit panels painted to match building
- Recessed light fixture, see electrical for canopy
- 1 1/2" prefinished metal roof panel
- Brick beyond

- Storefront
- Steel beyond

- 6'-0"
1. COMMERCIAL STREET FRONTAGE | SIDEWALK FRONTAGE - RETAIL D

PARAPET

UPPER LEVEL
RESIDENTIAL LEVEL

MATERIAL & COLOR
SW 6104 STUCCO
1. COMMERCIAL STREET FRONTAGE | SIDEWALK FRONTAGE - RETAIL D

10: CANOPIES, BALCONIES & RAILINGS

6: UNDERSIDE OF RETAIL D ARCHITECTURAL BRONZE
1. COMMERCIAL STREET FRONTAGE | SEATING AND PAVING

- Seat Walls & Stair Seating
- Movable Table & Chair Seating

112 Lake Street - Kirkland, WA
Continental Properties
1. COMMERCIAL STREET FRONTAGE | PEDESTRIAN CIRCULATION DIAGRAM

Legend:
- Side walk in Public Right-of-Way
- Main Plaza Pedestrian Circulation
- Art Plaza Pedestrian Circulation

Courtyard Private Space
- Landscaped private space
- Ith perimeter pavers
- Not accessible from Plaza or one

Art Plaza Public Space
- Intended as a quieter, more intimate space
- Further removed from the street
- Ith more plantings and including public art

Note: Table & chair seating
- Is not fixed and can be moved to allow
- For a larger space for other functions and events

Seasonal Outdoor Seating
- Ith removable "ropes" to create barriers

Potential Future Outdoor Seating Area
- Y Tenant use

Main Plaza Public Space
- A larger, more open space
- For a variety of uses and activities
- Most pedestrian traffic, including residents, ut also occasional visitors

Apartments Entry Forecourt
- Semi-Public Space
- Area immediately outside apartment entry doors
- Ith most pedestrian traffic, including residents, ut also occasional visitors

Sheet alk in Public Right-of-Way

Outdoor Seating
- For a variety of uses and activities

Potential Future Outdoor Seating Area
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Retail Frontage

Lake Street

Plaza & Courtyard Pedestrian Circulation Diagram

112 Lake Street - Kirkland, WA
Continental Properties

DATE: 12-02-2019
1. COMMERCIAL STREET FRONTAGE | ACTIVITIES

112 Lake Street - Kirkland, WA
Continental Properties

PUBLIC ART
Games
Street Performance
Fle i le Activity Space for Special Events

Socializing, Eating & Drinking
Reading & Working
Climbing & Play
People Watching
Sunning

SCALE: 1/16" = 1'-0"
1. COMMERCIAL STREET FRONTAGE | LIGHTING

- Light Sculpture
- Light Pillars
- LED Accent Lighting Along Walls and Stairs

112 Lake Street - Kirkland, WA
Continental Properties
1. COMMERCIAL STREET FRONTAGE | LANDSCAPE PLAN

Courtyard
The Courtyard landscape concept is lush, layered, shade and moisture-tolerant plantings. 8th or more ornamental plantings around patios. 8th a fixed, strategically placed small ornamental trees to preserve value & sunlit access. Includes right-planting in e.g. Acer, Evercolor Sedge, / Japanese Forest Grass and stem color e.g. Arctic Fire Dogwood accents to brighten the shady site throughout the year. The ground slopes up gently to terraced plantings. 8th or more formal planting to provide a gradual and gracious transition to the hard surface plaza area.

Rear Raised Planters:
- Small Medium Evergreen Shade Tolerant Shrubs
  - Fatsia japonica / Japanese Fatsia
  - Buxus sempervirens / Boxwood
  - Taxus x media / Japanese Yew
  - Viburnum plicatum / Evergreen Huckleberry
  - Hydrangea macrophylla / Oakleaf Hydrangea
  - Aucuba japonica / Japanese Aucuba
  - Acanthus, Astilbe, Ferns, Hellebores, Hosta

Groundcover Massing, Typ:
- Ornamental grasses, Lavender, Perennials, Kirkland's  plant list

North & East Plaza Border:
- Panicle Hyssop / Selfhealing Grass
  - Cornus kousa / Dogwood
  - Liriope
ground cover massing, Typ:
- Aucuba japonica / Japanese Aucuba
  - Cornus kousa / Dogwood
  - Liriope
  - Carex oshimensis var / Evercolor Sedge
  - Phormium tenax / Daffodil

North Plaza Border:
- Elymus x sp. var / St. Arses Grass
- Japanese Maple
- Knockout Rose
- Liriope

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Raised Tree Planter:
- Zelkovia serrata / City Spire
- Liriope muscari
- Seasonal color and spring / planting along edge

Cur Bul Proposed Planter Strip
- Ornamental container plant list
- Seasonal Color

Plaza
The Plaza landscape concept is for an inviting urban pedestrian green space offering a pleasant relaxing place to sit in the sun or shade and enjoy a variety of colors and textures in the planting. The plaza includes off-sunny and shady areas due to the south-facing building. Plants selected accordingly.

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PLAZA & COURTYARD LANDSCAPE PLAN
DATE: 12-02-2019
1. COMMERCIAL STREET FRONTAGE | PLANT MATERIALS

**Plaza Plant Materials**

- *Zelkova serrata* 'FS-KW1' / City Sprite Zelkova
- *Phormium tenax* / Darf New Zealand Flax
- *Panicum virgatum* / Switchgrass
- *Heuchera* / Coral Bells / Coral Bells
- *Liriope muscari* / Big Blue Lily Turf
- *Knockout Rose*
- *Zelkova serrata* 'JFS-KW1' / City Sprite Zelkova

**Courtyard Plant Materials**

- *Ceris canadensis* / Eastern Redbud
- *Acer palmatum var. japonica* / Japanese Maple
- *Amelanchier sp.* / Serviceberry
- *Hydrangea serrata* / Oakleaf Hydrangea
- *Mahonia 'Charity'*
- *Corylopsis spicata* 'Aurea' / Golden Winter Hazel
- *Aucuba japonica* 'Serratifolia' / SaTeethed Japanese Aucuba
- *Epimedium perralchicum* / Hydrangea
- *Vi. umum Davidii*
- *Vaccinium ovatum* / Evergreen Huckleberry
- *Arctic Fire Red* / 1g Dogwood
- *Hydrangea serrata* / Oakleaf Hydrangea
- *Hosta & Astilbe*
- *Ferns*
- *Carex elata* 'Aurea' / Bo's Golden Sedge
- *Hakonechloa macra* / Japanese Forest Grass
2. PLAZA | SECTION THROUGH SUNKEN COURTYARD AND PLAZA
The plaza serves as a public benefit in lieu of the maximum build-out of the frontage with a residential entry off Lake Street S.

- Retail Frontage with Plaza = 420 LF
- Retail Frontage without Plaza = 350 LF
- Residential Entry without Plaza = 25 LF
The plaza increases the amount of retail frontage.

**RETAIL FRONTAGE WITH PLAZA**

**RETAIL FRONTAGE WITHOUT PLAZA**

**RESIDENTIAL FRONTAGE WITHOUT PLAZA**