312 Central Way
Design Response Package #2
Date: July 16th, 2018
DRB File #: DRV18-00317
Contents

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Project Information

Property Address
312 Central Way
Kirkland, WA 98101

Project Legal Description
LOTS 35 THROUGH 46, INCLUSIVE, BLOCK 95, KIRKLAND TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21 OF PLATS PAGE 42, IN KING COUNTY, WASHINGTON.

Plat Block: 95
Plat Lot: 35 THRU 46

Tax Parcel Number: 390010-1330

Kirkland Permit Number
PRE17-00719

Owner
Henbart LLC

Development Manager
Anthony Jansen, Project Manager
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Architect
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Contact: Gary Barber, AIA, Project Manager
206.224.3335
gary.barber@graphitedesigngroup.com
www.graphitedesigngroup.com
Design Review Board Comments

GROUND PLANE AND LANDSCAPE:

TREE IMPACT:
Show driplines of existing trees and construction impacts to the trees.

BUILDING DESIGN:

THIRD STREET FACADE:
Address the treatment of "Blank Wall" along Third Street. Increased glazing, use of trellis are options.

THIRD AND CENTRAL CORNER:
Study Third and Central corner treatment including size, scale, and ground level transparency.

MATERIAL STUDY:
Provide renderings that clearly show materials, textures and colors. Ensure that building's colors do not make the building look "homogenous."

ROOF TOP SCHEMES:
Include more detailed 3D information depicting the extent of the roof landscape as well as mechanical equipment and solar panels. Also provide more detailed 3D and sectional information depicting the impact difference between the preferred and compliant roof top schemes.

SUPPORTING INFORMATION:

ROOF CAP & GLAZING:
Provide roof cap details to demonstrate the project's intent. Provide wall sections depicting the extent of exterior window glazing.

SPOT ELEVATIONS:
Provide spot elevations for all sides of the building showing the relationship of building finished floor levels to exterior levels.

SETBACK ENCROACHMENT:
Recalculate the encroachments (including balconies) into the required setback yards for the minor variation request.
Renderings | Main Entry and Central Hub

Preferred Roof Design
Design Response | Ground Plane and Landscape

**TREE IMPACT**

**Review Board Comments:**
- Show driplines of existing trees and construction impacts to the trees.

**Applicant Design Response:**
1. Mass of building extent
2. Extent of shoring for parking garage and construction
3. Total of 23 existing trees to be removed
4. Total of 37 trees to be planted
5. Existing trees block view corridor. Proposed design opens views for adjacent properties

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Existing Site Plan with Construction Extents Overlay

Existing Trees Overlayered with Building Design
View from Alley Looking South
THIRD STREET FACADE

Review Board Comments:
Address the treatment of "Blank Wall" along Third Street. Increased glazing, use of trellis as option.

Applicant Design Response:
1. Retail glazing at corner extended further back
2. Trellis green wall along 3rd street
3. Meandering sidewalk with flanking landscaping
4. North residential facade pushed back to landscape buffer setback
5. West residential facade pulled closer to property line
THIRD AND CENTRAL CORNER

Review Board Comments:
Study Third and Central corner treatment including size, scale, and ground level transparancy.

Applicant Design Response:
1. Extruded element nestled more into 3rd Street facade
2. Decreased thickness of extrusion and reduced contrast in color
3. Retail overhang aligned with exterior wall instead of protruding out
Review Board Comments:
Provide renderings that clearly show materials, textures and colors. Ensure that building's colors do not make the building look “homogenous.”

Applicant Design Response:
1. Dark concrete panels with varied hues and textures
2. Light concrete panel
3. Metal accents
4. Metal canopy at podium
5. Wood soffits under canopies to provide visual warmth
6. Perforated metal privacy screens
Review Board Comments:
Provide renderings that clearly show materials, textures and colors. Ensure that building's colors do not make the building look "homogenous."

Applicant Design Response:
1. Board form concrete
2. Light concrete panels with varied hues and textures
3. Concrete panel dark accent
4. Light concrete panel
5. Metal canopies and balconies
6. Wood soffits under canopies to provide visual warmth
7. Perforated metal privacy screen
**ROOF TOP SCHEME - INTERIM**

**Review Board Comments:**
Include more detailed 3D information depicting the extent of the roof landscape as well as mechanical equipment and solar panels. Also provide more detailed 3D and sectional information depicting the impact difference between the preferred and compliant roof top schemes.

**Applicant Design Response:**
1. Green roof with various planting in weaving pattern.
2. Tall planting to provide visual and aural privacy.
3. Solar panels
4. Pet relief area
5. Vestibule for vertical circulation.
ROOF TOP SCHEME - PREFERRED

Review Board Comments:
Include more detailed 3D information depicting the extent of the roof landscape as well as mechanical equipment and solar panels. Also provide more detailed 3D and sectional information depicting the impact difference between the preferred and compliant/interim roof top schemes.

Applicant Design Response:
1. Green roof with various planting in weaving pattern.
2. Tall planting to provide visual and aural privacy.
3. Solar panels
4. Pet relief area
5. Vestibule for vertical circulation.
7. Residents’ amenity space
**Review Board Comments:**

Provide roof cap details to demonstrate the project’s intent.
Provide wall sections depicting the extent of the exterior window glazing.

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**Typ. West Side Window**

**Typ. East Side Window**

**Typ. Parapet Coping**
Review Board Comments:
Provide spot elevations for all sides of the building showing the relationship of building finished floor levels to exterior levels.
### Design Response | Supporting Information

### Setback Encroachment

**Review Board Comments:**
Recalculate the encroachments (including balconies) into the required setback yards for the minor variation request.

#### 3rd & Central Area Totals

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>Bldg Behind Setback</td>
<td>675 s.f.</td>
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<tr>
<td>Bldg Beyond Setback</td>
<td>2,279 s.f.</td>
</tr>
<tr>
<td>Balcony Beyond Setback</td>
<td>2,175 s.f.</td>
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<tr>
<td>Increased Setback</td>
<td>1,837 s.f.</td>
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</table>

**Note:**
Code allows for 0' setback at Ground Level along Central Way and 3rd Street.

**Net Building Area:**
Inside Setbacks 233 s.f.

**Net Building + Balcony Area:**
Outside Setbacks 1,942 s.f.
Design Response | Building Design

NORTH FACADE UPDATES

1. Facade aligns with landscape buffer setback.
2. Bay windows protrude no more than 18” into landscape buffer, making up no more than 25% of linear facade length.
3. Canopies provide articulation to bay windows, conforming to code XX.
4. Facade remains behind landscape buffer setback.
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Plans | Level 2

Level 2 Gross Area

- Residential: 17,215
- Amenity: 2,445
- Circulation: 1,719

Scale: 1" = 30'-0" (at 11"x17")

- Residential
- Residential Amenity
- Retail
- Amenity 2
- Circulation
- Parking
- MEP/BOH
- Terrace
- Green Roof
Level P1 Gross Area

<table>
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<tr>
<th>Category</th>
<th>Area</th>
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<tbody>
<tr>
<td>Circulation</td>
<td>600</td>
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<tr>
<td>Parking/Service</td>
<td>31,119</td>
</tr>
<tr>
<td>Approx. Stall Count</td>
<td>73</td>
</tr>
</tbody>
</table>

Scale: 1" = 30'-0" (at 11"x17")

- Residential
- Residential Amenity
- Retail
- Amenity 2
- Circulation
- Parking
- MEP/ICM
- Terrace
- Green Roof
Plans | Parking Level P2

Level P2 Gross Area

- Circulation: 410
- Parking/Service: 31,309
- Approx. Stall Count: 75

scale: 1" = 30’-0” (at 11”x17”)

- Residential
- Residential Amenity
- Retail
- Amenity 2
- Circulation
- Parking
- MEP/IDC
- Terrace
- Green Roof
Plans | Parking Level P3

Level P3 Gross Area

- Circulation: 410
- Parking/Service: 27,497
- Approx. Stall Count: 50

Scale: 1" = 30'-0" (at 11" x 17")

- Residential
- Residential Amenity
- Retail
- Amenity 2
- Circulation
- Parking
- MEP/ROH
- Terrace
- Green Roof
Elevations

For material key, see page A-35.

Southern Elevation: Central Way

Northern Elevation: Alley

scale: 1" = 20'-0" (at 11"x17")
Elevations

For material key, see page A-35.

Eastern Elevation: Sideyard

Western Elevation: 3rd Street

scale: 1" = 20'-0" (at 11" x 17")
See pages 33-34 for elevations with material locations.
<table>
<thead>
<tr>
<th>Standard</th>
<th>Request</th>
<th>Proposed</th>
<th>Rationale</th>
<th>Applicable Design Guidelines</th>
<th>Reference</th>
</tr>
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<tbody>
<tr>
<td>142.37 Design Departure and Minor Variations</td>
<td>Upper Story Setback Modification (along Central Way) per KZC 142.37</td>
<td>Minor projections of upper residential floor walls and balcony elements beyond 20' setback line above the first-floor level</td>
<td>This proposal seeks to – • Provide a high degree of horizontal modulation over the entire building façade, to reduce the perceived mass of the development, consistent with City design guidelines. • First floor building frontage is held back to accommodate minimum sidewalk widths desired under City design guidelines; owner is also providing additional frontage setbacks to create visual interest and enhance pedestrian activity on the Central Way corridor. • Provide both horizontal and vertical articulation for a building frontage that exceeds 300 linear feet by: o Minor offsetting of residential levels on floors beyond the 20' setback limit to provide horizontal variation, bringing the massing down to more human scale, both from the street level as well as the units themselves. o Breaking the overall building frontage by the inclusion of a &quot;hub&quot; stairway at the main building entry (roughly at the mid-point of the site); façade projections adjacent to either side of this element further reinforces the individual design nature of each sub- façade. • Minor incursions of this proposed departure will not produce detrimental impacts on nearby properties (retail, mixed-use and downtown park) where this departure is located. Overall impact of this departure will add to the &quot;texture&quot; of the façade in this important transition between the downtown area architecture and properties to the east of 3rd Street.</td>
<td>Design Guidelines for Pedestrian-Oriented Business Districts: Page 26 – &quot;Guideline: Horizontal building modulation may be used to reduce the perceived mass of a building and to provide continuity at the ground level of large building complexes. Building design should incorporate strong pedestrian-oriented elements at the ground level and distinctive roof treatments.&quot;</td>
<td>See Diagrams A-23, A-28, A-25, A-46 and A-47</td>
</tr>
</tbody>
</table>