



**AEGIS LIVING** OF KIRKLAND

CONCEPTUAL DESIGN CONFERENCE #2  
AUGUST 21, 2017

Aegis Living

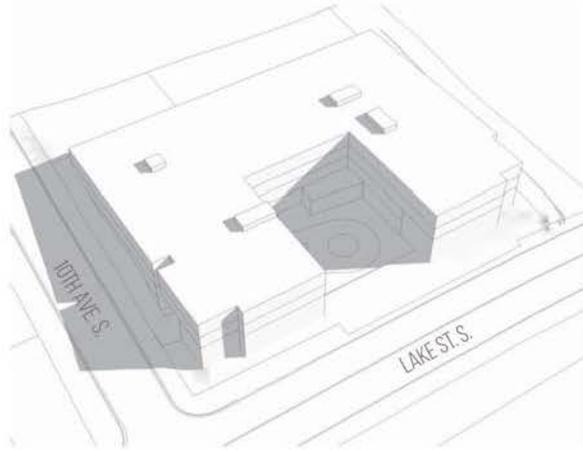




**OPTION 1**

**BOARD COMMENT:**

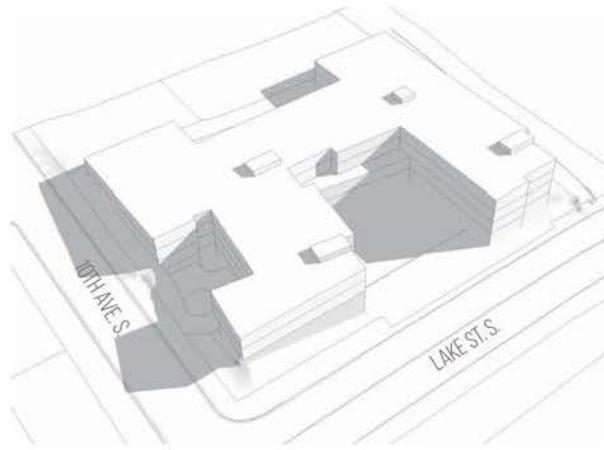
- RETAIL AT THE NW CORNER IS GOOD



**OPTION 2**

**BOARD COMMENT:**

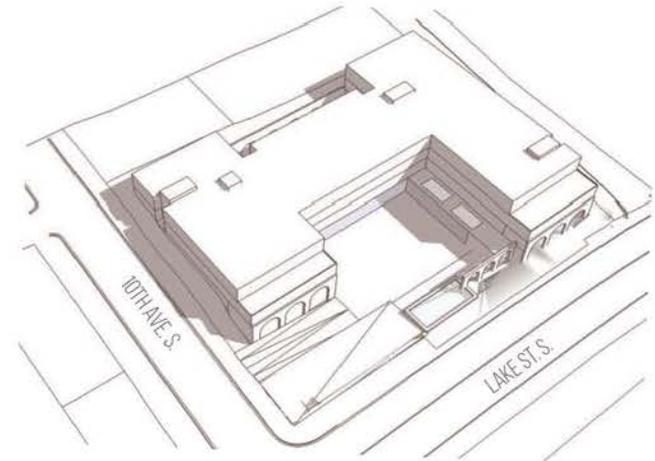
- RETAIL AT THE NW CORNER IS GOOD
- SEPARATION BETWEEN THE VEHICULAR ACCESS AND PEDESTRIAN ACCESS IS GOOD



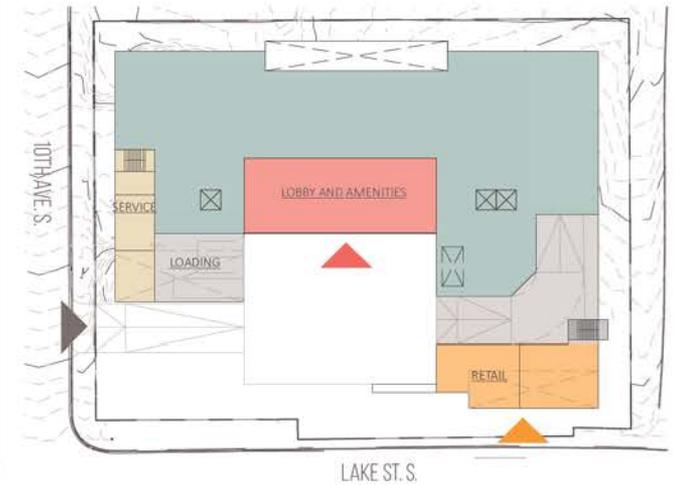
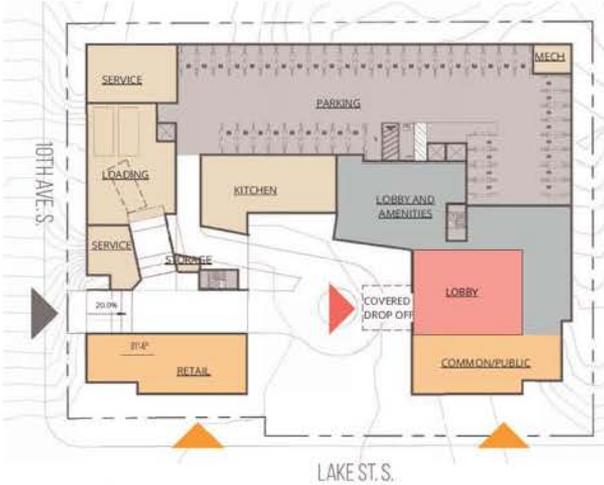
**OPTION 3**

**BOARD COMMENT:**

- STEP BACK MASSING IS GOOD



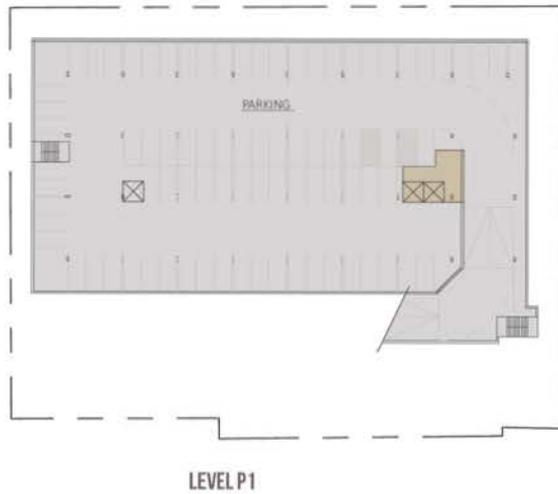
- ▶ RESIDENTIAL ENTRY
- ▶ RETAIL ENTRY
- ▶ VEHICULAR ENTRY



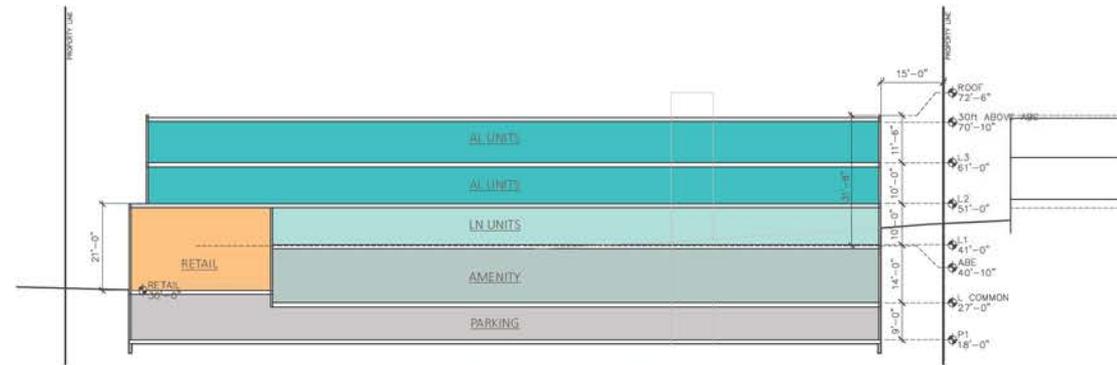
MASSING OPTION 3 - OPEN LANDSCAPE

**Pros:** Large open green space at the corner of the site to provide better transition to residential zones surrounding the site per neighborhood's desire.  
 Smaller perceived massing for pedestrians with rich/interesting landscape and possibly sculptures along the path.  
 Clear delineation between pedestrian and vehicular access.

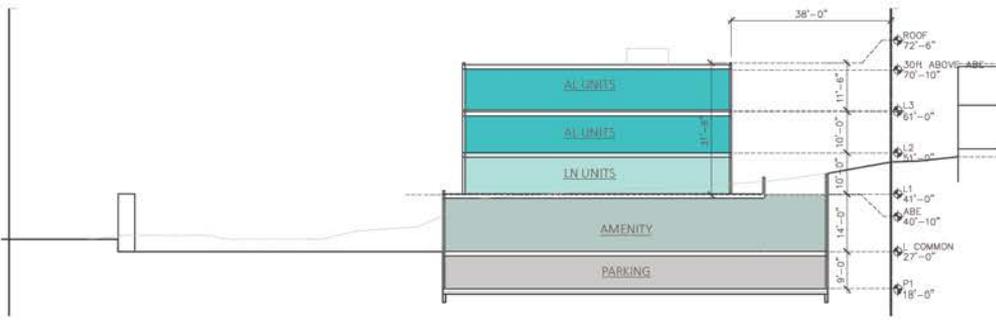
- ▶ RESIDENTIAL ENTRY
- ▶ RETAIL ENTRY
- ▶ VEHICULAR ENTRY



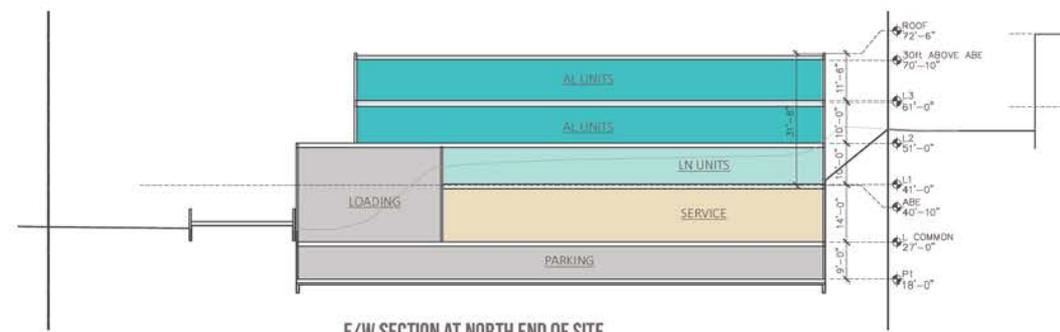
SECTION 2: MASSING OPTIONS  
 MASSING OPTION 3



E/W SECTION AT SOUTH END OF SITE



E/W SECTION AT MIDDLE OF SITE



E/W SECTION AT NORTH END OF SITE



VIEW FROM NW CORNER



VIEW FROM NW CORNER



INSPIRATION IMAGE OF THE OPEN SPACE



VIEW FROM SW CORNER



VIEW FROM NW CORNER



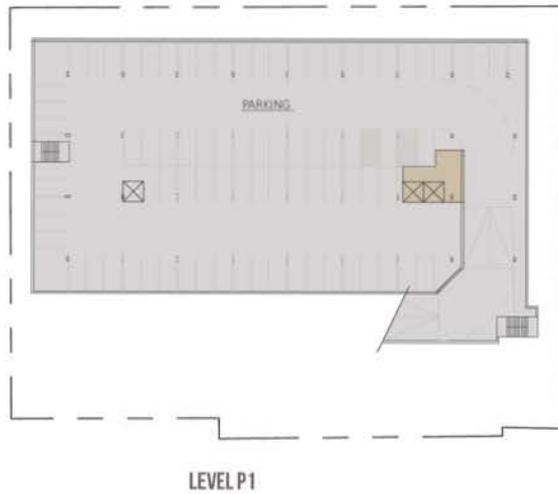


VIEW FROM SW CORNER

MASSING OPTION 3 A - PERGOLA

**Pros:** Large open green space at the corner of the site to provide better transition to residential zones surrounding the site per neighborhood's desire.  
 Smaller perceived massing for pedestrians with a pergola anchoring the main corner.  
 Clear delineation between pedestrian and vehicular access.

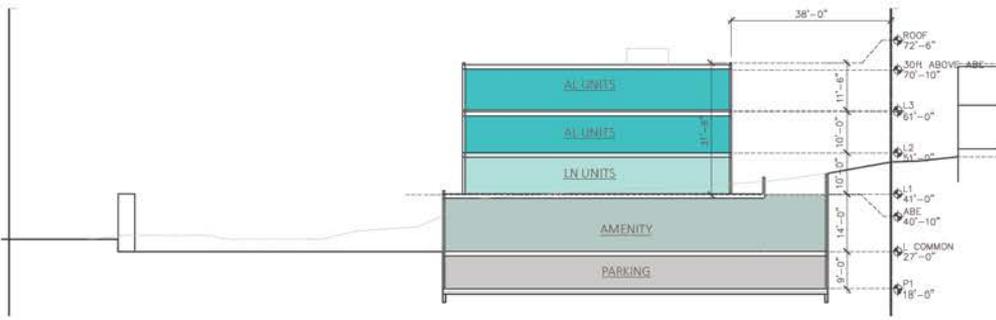
- ▶ RESIDENTIAL ENTRY
- ▶ RETAIL ENTRY
- ▶ VEHICULAR ENTRY



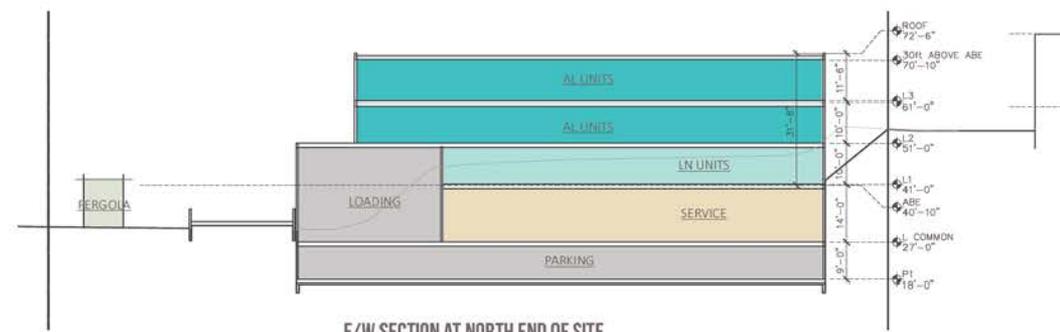
SECTION 2: MASSING OPTIONS  
 MASSING OPTION 3 A



E/W SECTION AT SOUTH END OF SITE



E/W SECTION AT MIDDLE OF SITE



E/W SECTION AT NORTH END OF SITE



VIEW FROM NW CORNER



VIEW FROM NW CORNER



INSPIRATION IMAGE OF THE PERGOLA



VIEW FROM SW CORNER



VIEW FROM NW CORNER



SECTION 2: MASSING OPTIONS  
MASSING OPTION 3 A



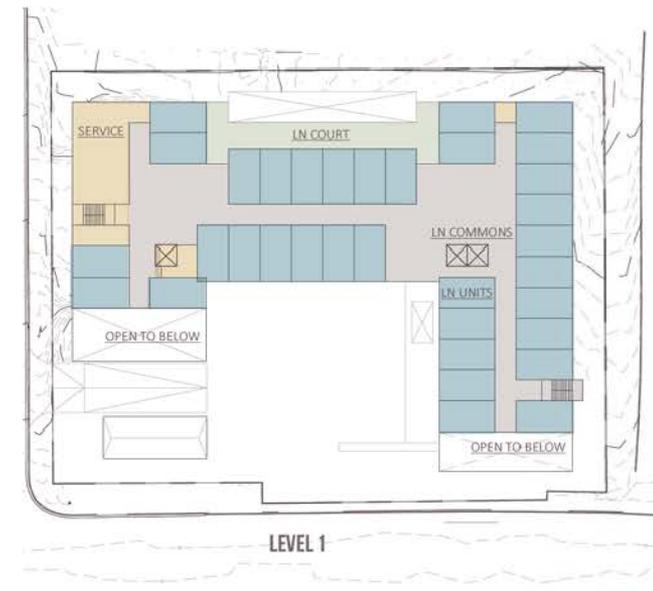
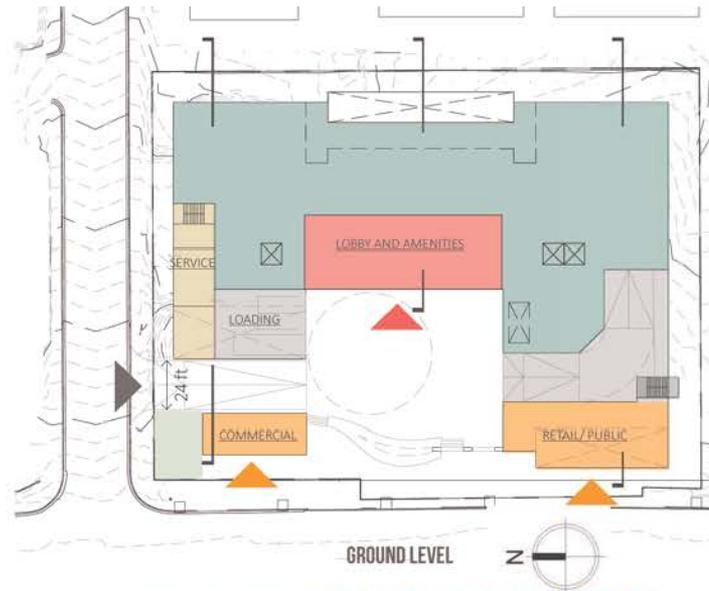
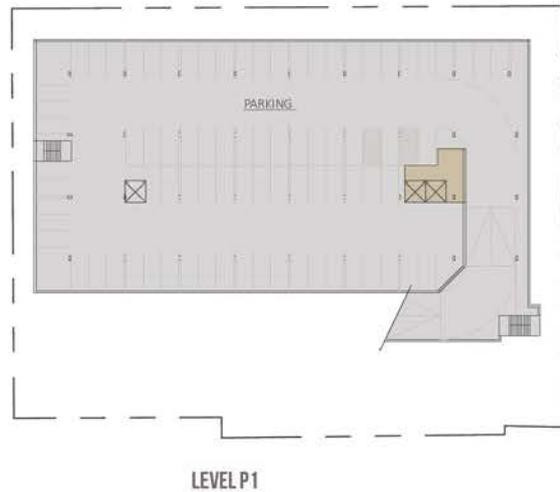
VIEW FROM SW CORN

AEGIS KIRKLAND | CONCEPTUAL DESIGN CONFERENCE #2

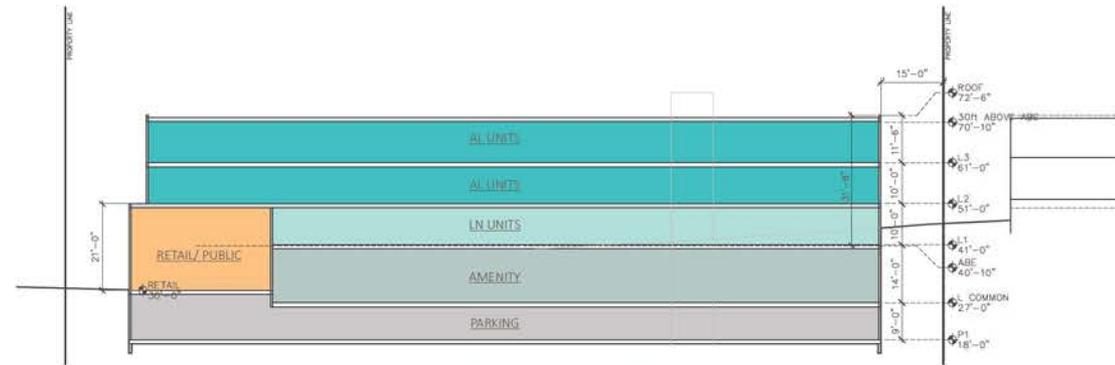
MASSING OPTION 3 B - STANDALONE RETAIL

**Pros:** 1 story standalone retail structure anchoring the main corner without imposing a large massing.  
 Retail/ public frontage along Lake St. S. is more than 50% of the entire facade.  
 Clear delineation between pedestrian and vehicular access.

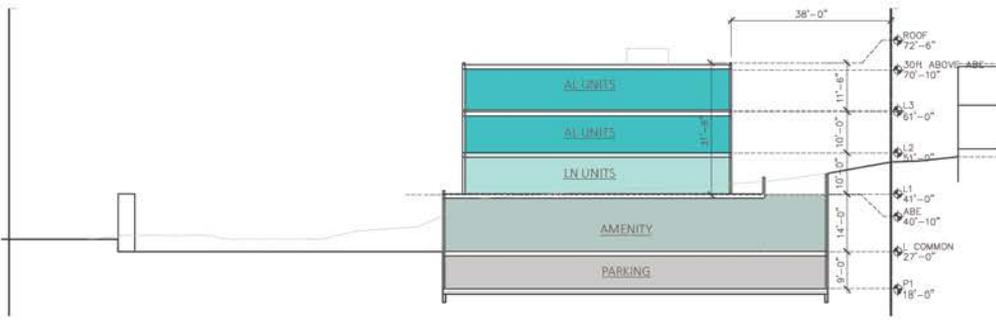
- ▶ RESIDENTIAL ENTRY
- ▶ RETAIL ENTRY
- ▶ VEHICULAR ENTRY



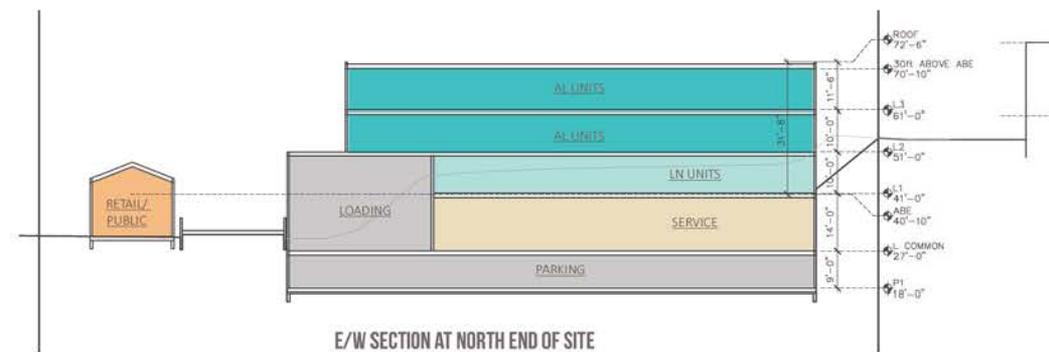
SECTION 2: MASSING OPTIONS  
 MASSING OPTION 3 B



E/W SECTION AT SOUTH END OF SITE



E/W SECTION AT MIDDLE OF SITE



E/W SECTION AT NORTH END OF SITE



VIEW FROM NW CORNER



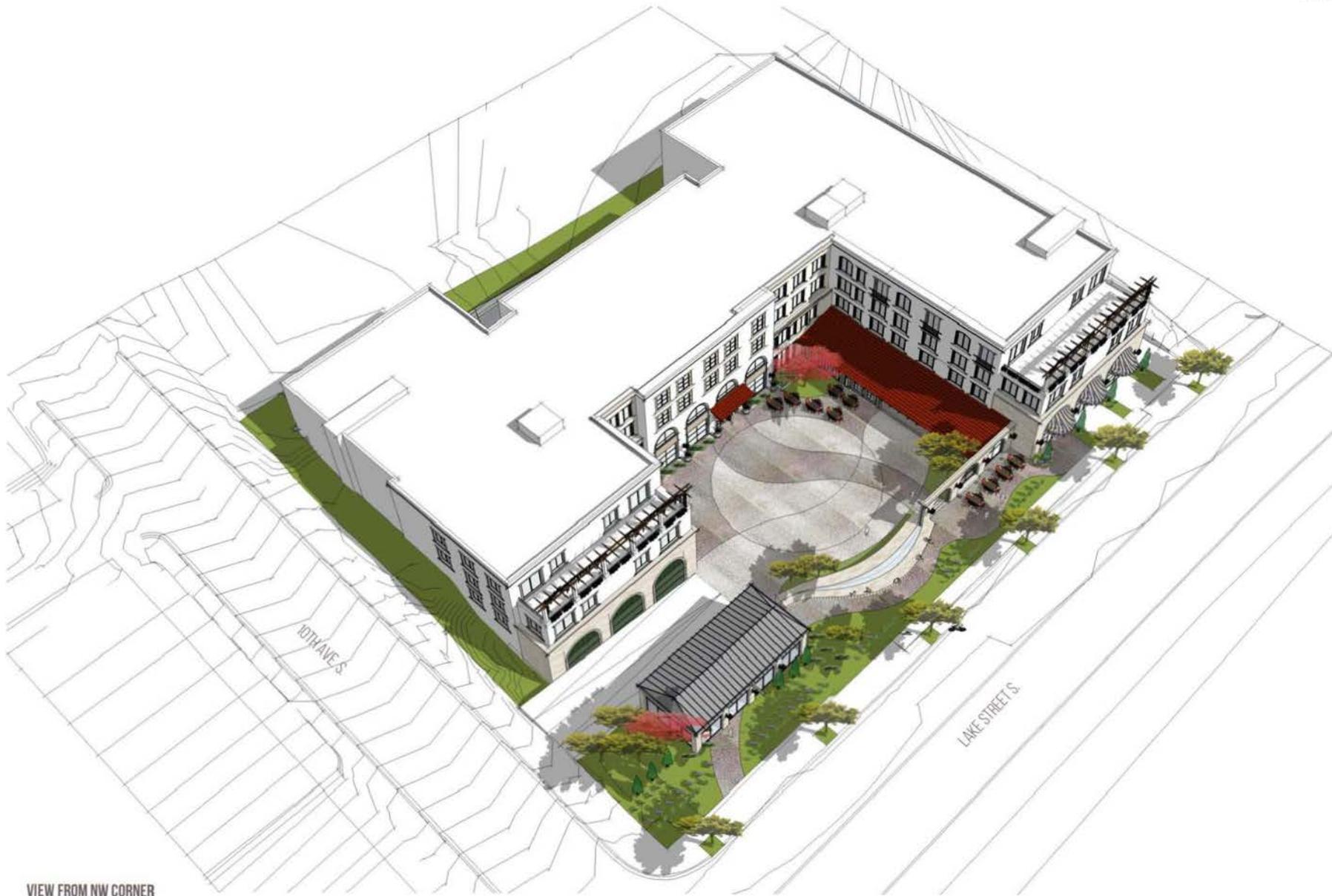
VIEW FROM NW CORNER



INSPIRATION IMAGE OF THE STANDALONE RETAIL



VIEW FROM SW CORNER



VIEW FROM NW CORNER





VIEW FROM SW CORNER



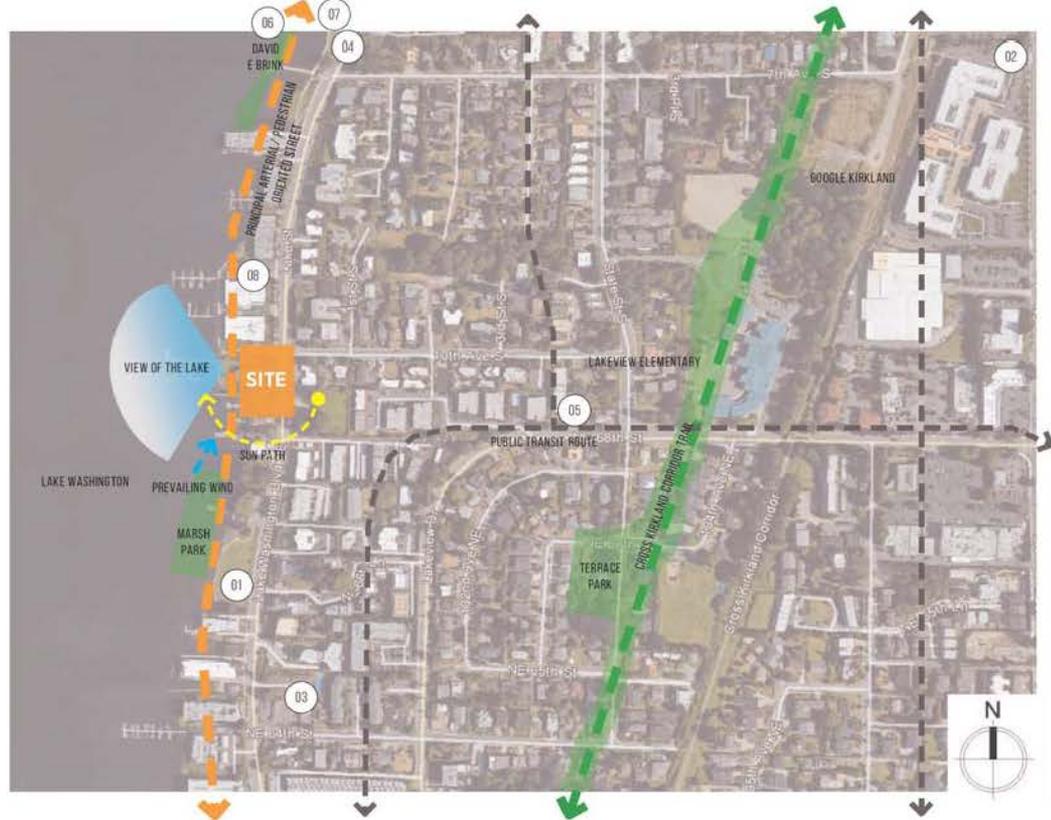
**SITE DESCRIPTION**

**Site Description:** Project site is located at 6700 Lake Washington Blvd and is zoned BN. The western portion of the site is located within the shoreline zone. The site slopes down to the west approximately 14 feet along the south property line and 22 feet along the north property line. A steep slope running approximately north/south contains a majority of the grade change.

**Neighborhood Character:** Adjacent neighborhood is a mix of multi-family and single-family housing up to three stories tall as well as parks fronting Lake Washington. No definitive character is present among existing buildings. Settler's Landing is across the street directly west of the site and Marsh Park is just to the south of the site.

**Site Access:** Vehicular access is from 10th Ave S. Pedestrian access is from Lake Washington Blvd NE







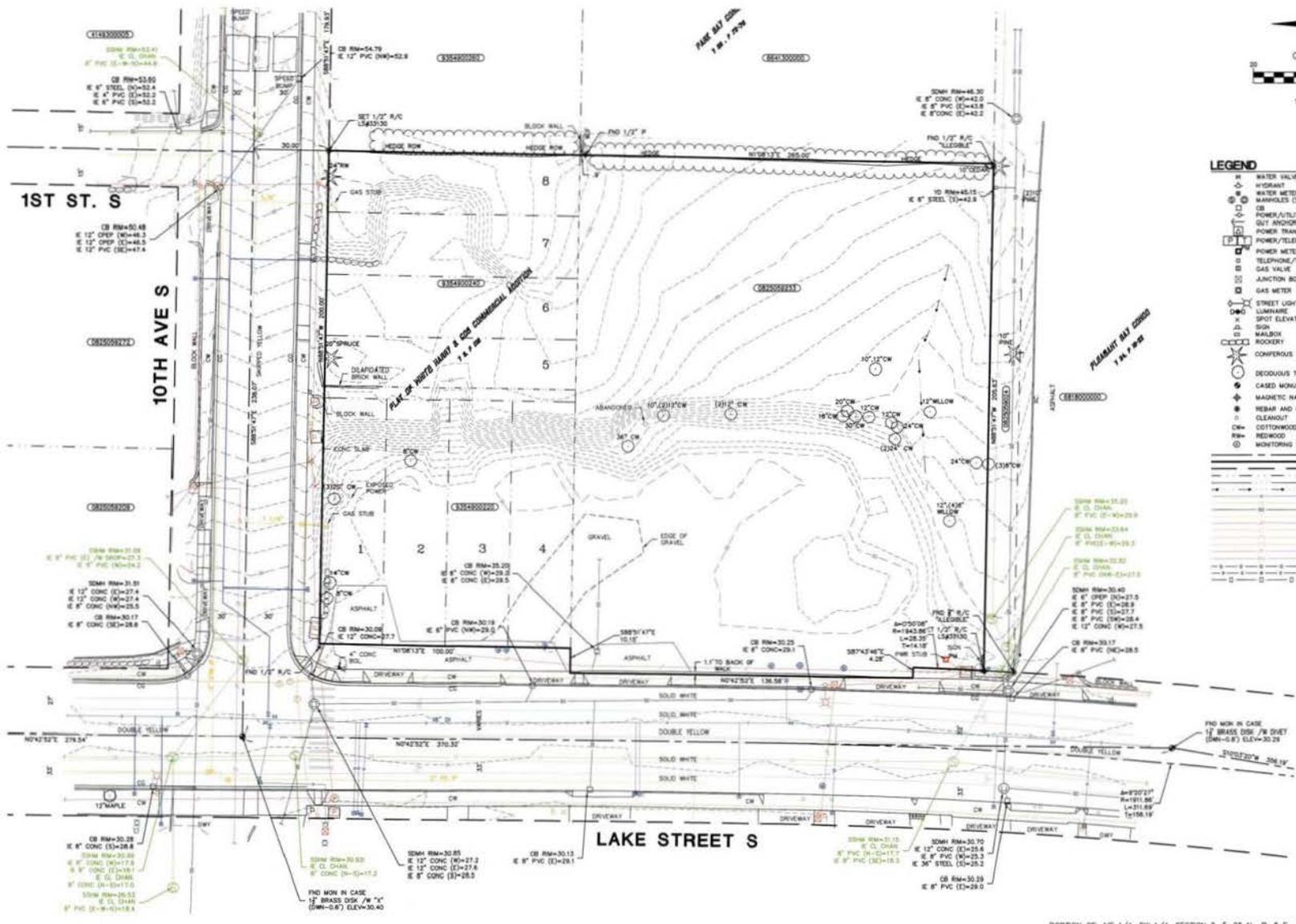
SITE VICINITY



SECTION 3: APPENDIX



- LEGEND**
- W WATER VALVE
  - WM WATER METER
  - M MANHOLE (55/70)
  - CU POWER/UTILITY POLE
  - UT UTILITY TRANSFORMER
  - PT POWER/TELEPHONE VAULT
  - PM POWER METER
  - TVR TELEPHONE/TV RISER
  - GV GAS VALVE
  - JB JUNCTION BOX
  - GM GAS METER
  - SL STREET LIGHT
  - LUM LUMINAIRE
  - SE SPOT ELEVATION
  - SO SIGN
  - MA MAILBOX
  - RO ROCKERY
  - CT CONIFEROUS TREE
  - DT DECIDUOUS TREE
  - CM CASIO MONUMENT
  - MH MAGNETIC NAIL W/ WASHER
  - HC HUB AND CAP
  - CL CLEANOUT
  - CO COTTONWOOD
  - RW REDWOOD
  - MO MONITORING WELL
- 
- CL CENTER LINES
  - PL PROPERTY LINES
  - RW RIGHT-OF-WAY LINES
  - LS LOT LINES
  - SL SLOPE LINE
  - FL FLOW LINE
  - WL WATER LINE
  - SLR SANITARY SEWER LINE
  - SDR STORM DRAIN LINE
  - GL GAS LINE
  - UL UNDERGROUND POWER LINES
  - UTL UNDERGROUND TELEPHONE LINES
  - UCL UNDERGROUND CABLE TV LINES
  - UOL UNDERGROUND FIBER OPTIC LINES
  - OL OVERHEAD POWER LINES
  - OTL OVERHEAD TELEPHONE LINES
  - DL CHAIN LINK FENCE
  - WF WIRE FENCE
  - MF MOUND FENCE



CAD/CALC	WRH								
DRAWN	DRS								
PLAT CHK	WRH								
SYW	REVISION	DATE	BY	APP'D					

**PACE**  
An Engineering Services Company

11255 Kirkland Way, Suite 300  
Kirkland, WA 98033  
p. 425.827.2044 | f. 425.827.5043  
Civil | Structural | Planning | Survey  
paceengr.com

**POTALA VILLAGE**  
6700 LAKE WASHINGTON BOULVARD  
KIRKLAND, WA 98033

DATE: 4/14/2017  
SCALE: 1" = 30'  
SURVEY TEAM: BL/SM  
FIELD BOOK: 740 & ELEC  
DWG FILE: 97086-425

PORTION OF: NE 1/4, SW 1/4, SECTION 8, T. 25 N., R. 5 E., W.M.

**ALTA./A.C.S.M. LAND TITLE SURVEY**  
FOR  
**AEGIS LIVING**

PROJECT NO.  
**17385.10**

SHEET **2** OF **2**



KZC SECTION	COMMENT
35.10.020	<p>BN Zone</p> <p>1. The following commercial frontage requirements shall apply:</p> <p>a) Street level floor of all buildings shall be limited to one or more of the following uses: Retail, Restaurant, or Tavern; Entertainment, Cultural, and / or Recreational Facility; or Office. These uses shall be oriented toward fronting arterial and collector streets and have a minimum depth of 20 feet and an average depth at least 30 feet. (As measured from the face of the building along the street.)</p> <p>b) The commercial floor shall be a minimum of 13 feet in height. In the BN zone, the height of the structure may exceed the maximum height of the structure by three feet for a three-story building with the required 13-foot commercial foot.</p> <p>c) Other uses allowed in this zone and parking shall not be located on the street level unless an intervening commercial frontage is provided between the street and those other uses or parking subject to the standards above. Lobbies for residential or assisted living used may be allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along the street.</p> <p><b>About 60% of the building fronting Lake Washington BLVD houses private amenity function but set back significantly from the street. Greater setback with rich landscape along the street help transition to residential zones around the site.</b></p>
35.20.010	Assisted Living Facility: Allowed by Design Review
35.30.010	<p>The minimum amount of lot area per dwelling unit in BN zone = 900 sf.</p> <p>Site area is 54,509/900 = 60 dwelling units</p> <p>Therefore 120 assisted living units allowed (for density purposes 2 assisted living units shall constitute 1 dwelling unit).</p> <p>Required Yards: "Same as the regulations for the ground floor use". Assume Restaurant or Tavern:</p> <p>Front: 0', Side: 10', Rear: 10'</p> <p>Maximum lot coverage = 80%</p> <p>Height: 30ft above ABE with 3ft addition for three story building if commercial has 13ft floor to floor</p> <p>Gross floor for Restaurant and Tavern may not exceed 4,000sf.</p>
35.40.010	<p>Landscape Category: Same as the regulations for the ground floor use. B.</p> <p>Per KZC Section 35.10.020.2. Where Landscape Category B is specified, the width of the required landscape strip shall be 10ft for properties within the Moss Bay neighborhood.</p> <p>Required parking spaces: 1.7 per independent unit, 1 per assisted living unit, Restaurant/Tavern: 1 per each 100 sf of gfa</p> <p><b>Parking Modification is in for review</b></p>
83	<p>Permitted Uses: Assisted Living</p> <p>Commercial Uses are permitted in this zone</p> <p>Minimum lot size: none</p> <p>Setback 25' or 15% of average parcel depth whichever is greater</p> <p>Max. lot coverage: 80%</p> <p>Height limit 41' above A.B.E</p>

KZC SECTION	COMMENT
105.20	<p>3. Guest Parking – For medium- and high-density residential uses, parking spaces in addition to the minimum required parking shall be required parking as follows:</p> <p>a. A minimum ten (10) percent of the total number of required parking spaces shall be provided for guest parking and located in a common area accessible by guests.</p>
105.32	Bicycle parking spaces shall be provided at a ratio of one (1) bicycle space for each 12 required motor vehicle parking spaces. Locate racks convenient for the users, generally within 50 ft of an exterior entrance of all uses. Bicycle racks shall be located in a visible, well lit, sheltered area and located to not impede vehicle parking or pedestrian movement.
115	<p>Miscellaneous Development Standards</p> <p>115.45 Garbage and Recycling receptacles must be screened from streets and adjacent properties</p> <p>115.47 Loading and service areas must be located so they are not visible from any street or pedestrian walkway.</p> <p>115.120 Allowable height and size for rooftop appurtenances; Four feet above allowable structure height if the area of all appurtenances and screening does not exceed 10% of the total area of the building footprint. Rooftop Appurtenances: HVAC equipment, mechanical or elevator equipment and penthouses, roof access stair enclosure and similar equipment or appurtenances</p>

ZONING ENVELOPE



## DESIGN GUIDELINES FOR PEDESTRIAN-ORIENTED BUSINESS DISTRICT

### PEDESTRIAN-ORIENTED ELEMENTS

Making pedestrian circulation more convenient and attractive than vehicular circulation.

**Sidewalk Width:** New buildings on pedestrian-oriented streets (Lake Street S) should be set back to provide at least 10ft of sidewalk.

A curb zone with parallel parking should be between 4'6" and 5'6" of width.



**Pedestrian-Oriented Plazas:** Locate the plaza in sunny areas along a well-traveled pedestrian route. Provide plenty of sitting areas and amenities and give people a sense of enclosure and safety.



**Pedestrian Coverings:** Awnings or canopies should be required on facades facing pedestrian-oriented sidewalks.

**Pedestrian-Friendly Building Fronts:** At least 75% of the ground level storefront surface should be provided between 2' and 6' above the sidewalk.

Sitting areas for restaurants and merchandise displays should allow at least a 10ft wide pavement strip for walking. Planters can define the sitting area and regulate pedestrian flow.



**Upper-Story Activities Overlooking the Street:** All buildings on pedestrian-oriented streets should be encouraged to have upper-story activities overlooking the street, as well as balconies and roof decks with direct access from living spaces. Upper-story commercial activities are also encouraged.



### PUBLIC IMPROVEMENTS AND SITE FEATURES

**Pedestrian Paths and Amenities:** Pedestrian paths should be safe, enjoyable, and interesting.

Encourage public art pieces.



### PARKING LOT LOCATION AND DESIGN

**Parking Locations and Entrances:** Minimize the number of driveways by restricting curb cuts and by combining parking lot entrances and parking areas. Encourage side and rear yard parking areas.

### BUILDING MATERIAL, COLOR, AND DETAIL

**Ornament and Applied Art:** Ornaments and applied art should be integrated with the structures and the site environment.

**Street Corners:** Building should be designed to architecturally enhance building corners.

### SCALE

**Fenestration Patterns:** Ground floor uses should have large windows to increase pedestrian interest.

**Architectural Elements:** Architectural building elements such as arcades, balconies, landscaping, and etc. should be encouraged.



**Building Modulation - Vertical:** Vertical building modulation should be used to add variety and to reduce the perceived scale.



**Special Consideration for Neighborhood Business Districts:** Facades over 120ft in length should incorporate vertical definition including substantial modulation of the exterior wall carried through all floors above the ground floor combined with changes in color and material. Above the ground floor, buildings should utilize upper story setbacks to create receding building forms as building height increases.

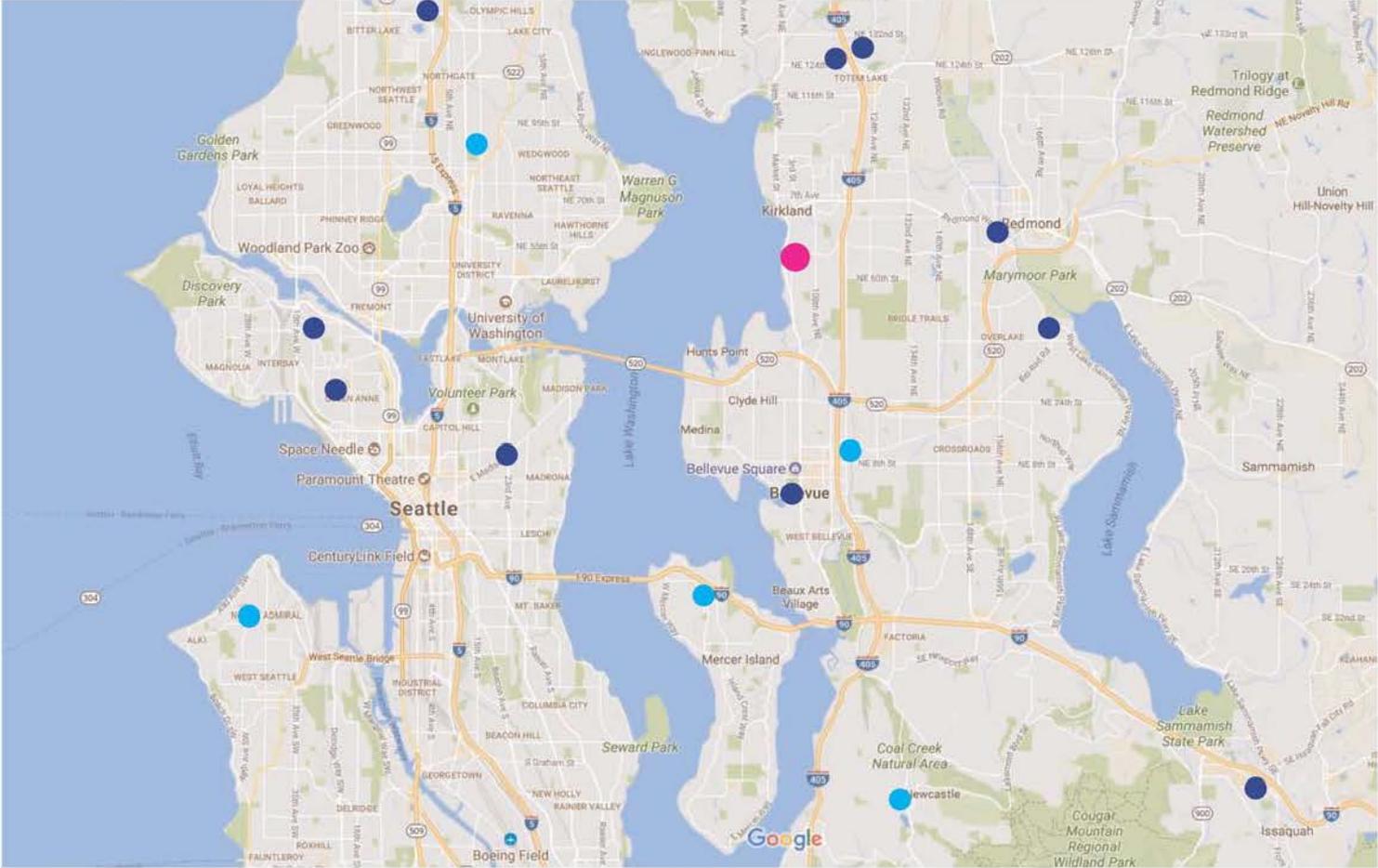
# Aegis Living

**COMMUNITIES**

- AGIS OF BELLEVUE
  - AGIS OF ISSAQUAH
  - AGIS OF KIRKLAND
  - AGIS LODGE
  - AGIS ON MADISON
  - AGIS ON GALER
  - AGIS AT RODGERS PARK
  - AGIS OF REDMOND
  - AGIS AT MARYMOOR
  - AGIS OF SHORELINE
  - AGIS AT CALLAHAN HOUSE
  - AGIS OF KENT
  - AGIS OF LYNNWOOD
- BELLEVUE
  - ISSAQUAH
  - KIRKLAND
  - KIRKLAND
  - SEATTLE
  - SEATTLE
  - SEATTLE
  - REDMOND
  - REDMOND
  - SHORELINE
  - SHORELINE
  - KENT
  - LYNNWOOD

**UPCOMING COMMUNITIES**

- AGIS GARDENS
  - AGIS AT RAVENNA
  - AGIS OF WEST SEATTLE
  - AGIS OF MERCER ISLAND
  - AGIS OVERLAKE
- NEWCASTLE
  - SEATTLE
  - SEATTLE
  - MERCER ISLAND
  - BELLEVUE







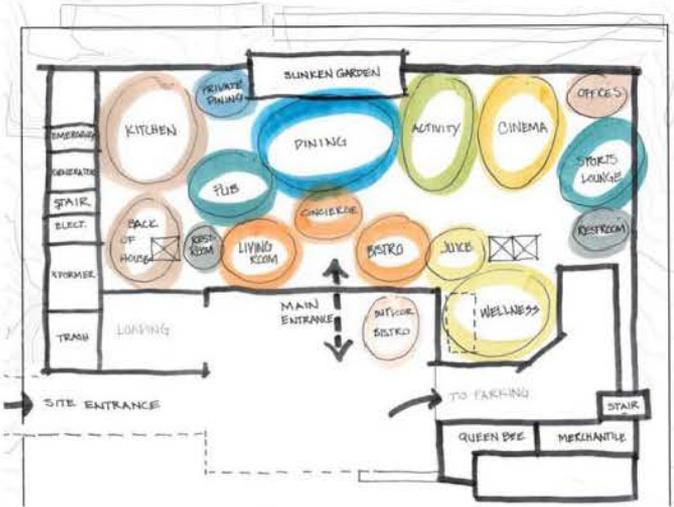
**UNIT MATRIX:**

LN UNITS: 34  
 AL STUDIOS: 47  
 AL 1 BEDROOM: 21  
 AL 2 BEDROOM: 4

**TOTAL: 106 UNITS**

**LIST OF AMENITIES:**

- WELLNESS
- FITNESS
- YOGA
- SALON
- MASSAGE
- DINING
- BISTRO
- JUICE BAR
- PUB
- CINEMA
- ACTIVITY
- SPORTS LOUNGE
- LOBBY
- LIVING ROOM



PRELIMINARY AMENITIES DIAGRAM



ACTIVITY



DINING



PRIVATE DINING



LIVING ROOM



CINEMA

MASSING OPTION 1

**Pros:** More retail/ common function along Lake Street S. (apprx. 60% of the entire street front)  
Driveway hidden from Lake Street S.  
Large center courtyard

**Cons:** Large perceived massing for pedestrians.  
No step back on the upper levels  
Only 10ft setback along East property line with no additional relief

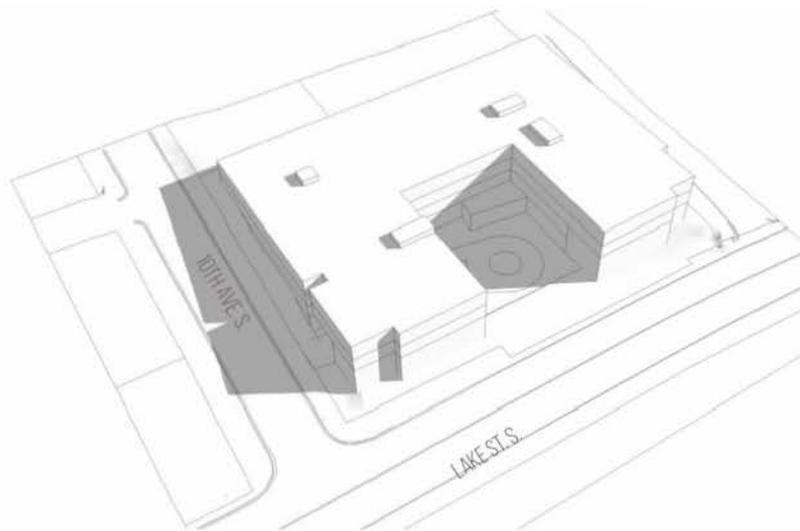
-  Pedestrian Access
-  Vehicular Access



LEVEL 1



LEVEL 2 & 3

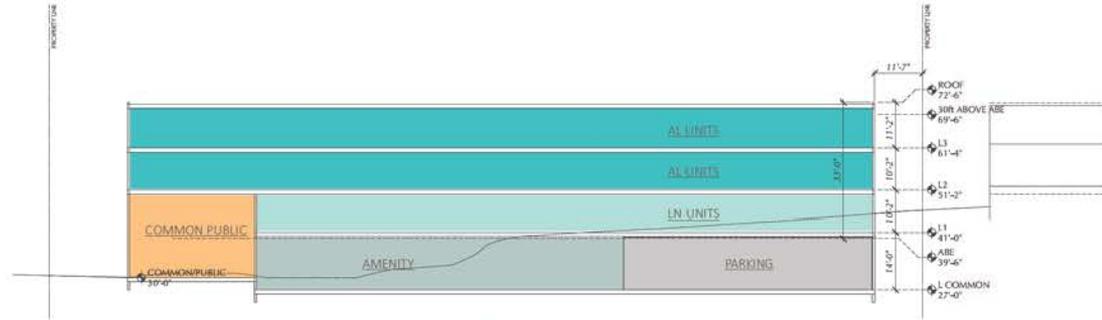


AERIAL VIEW FROM NW CORNER

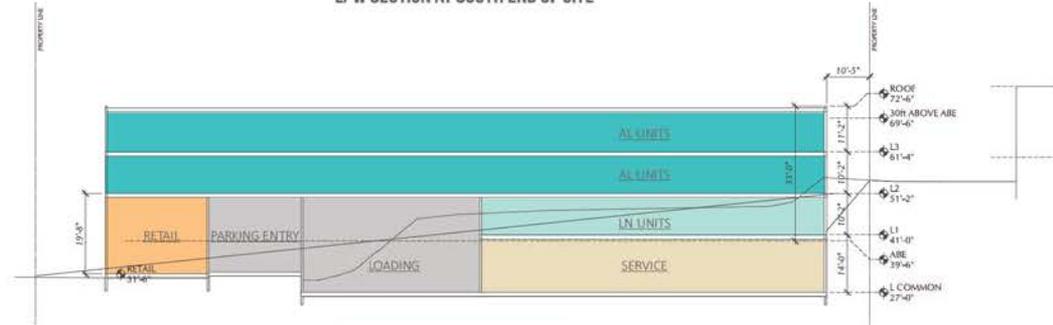


GROUND LEVEL

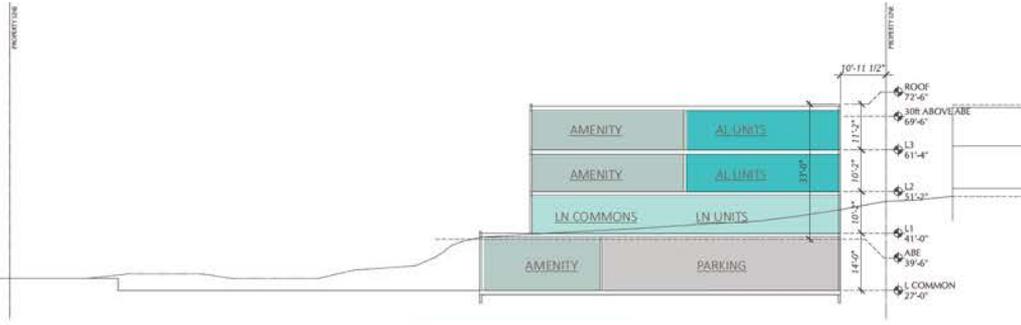
SECTION 3: APPENDIX  
MASSING OPTION 1



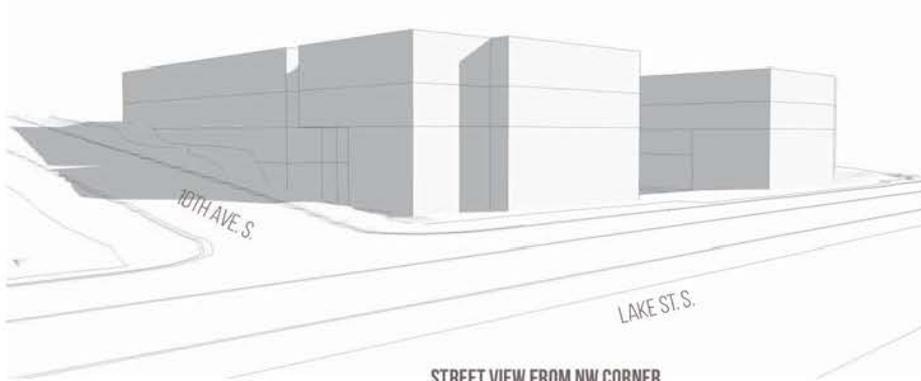
E/W SECTION AT SOUTH END OF SITE



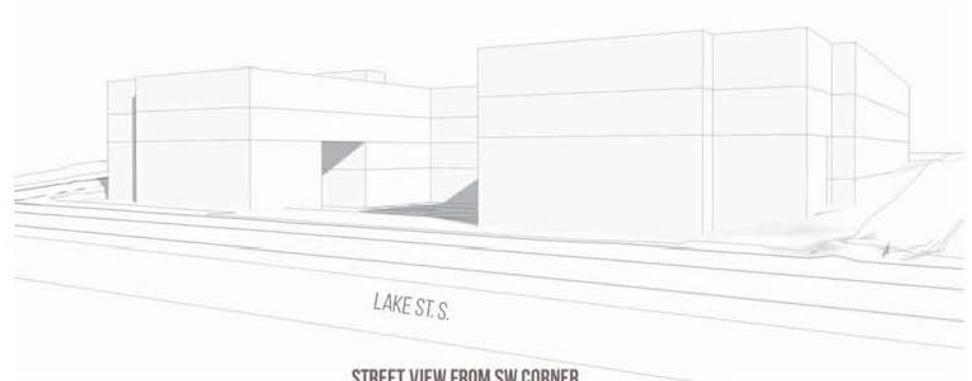
E/W SECTION AT NORTH END OF SITE



E/W SECTION AT MIDDLE OF SITE



STREET VIEW FROM NW CORNER



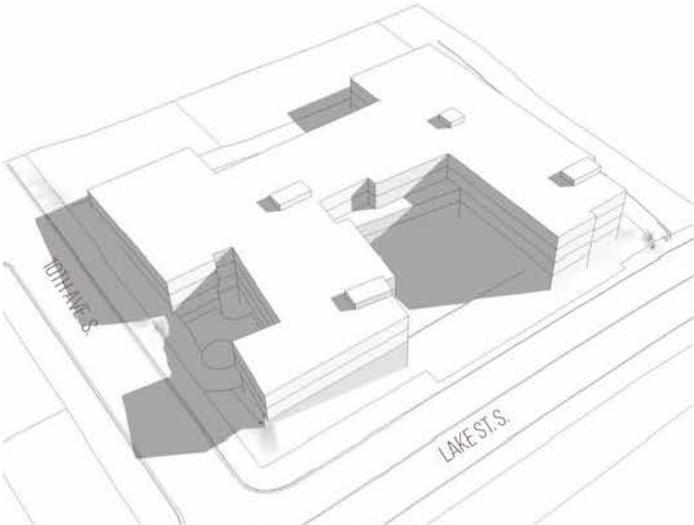
STREET VIEW FROM SW CORNER

MASSING OPTION 2

**Pros:** More retail/ common function along Lake Street S. (apprx. 62% of the entire street front)  
Minimal driveway and drop off area  
Large center courtyard  
Deep setback along East property line

**Cons:** Large perceived massing for pedestrians.  
No step back on the upper levels

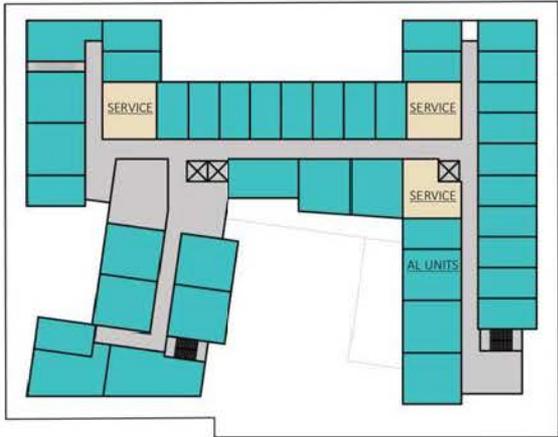
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-  Vehicular Access



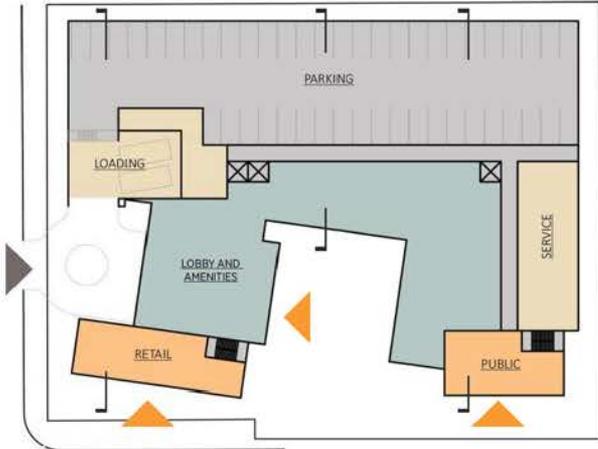
AERIAL VIEW FROM NW CORNER



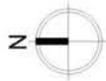
LEVEL 2



LEVEL 3

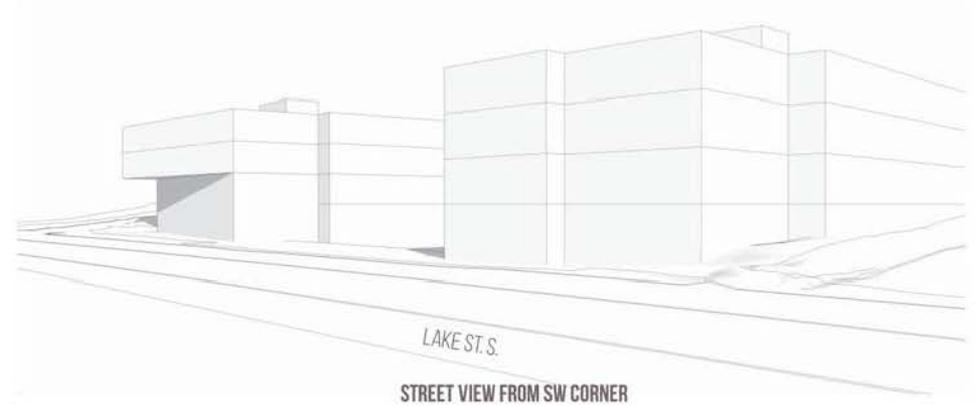
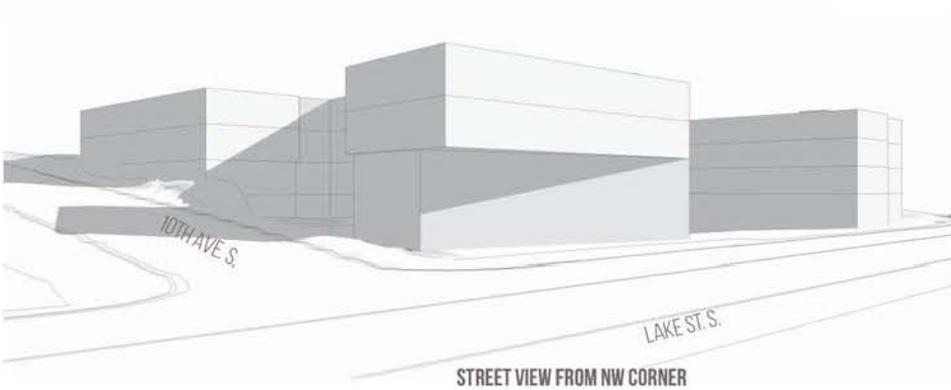
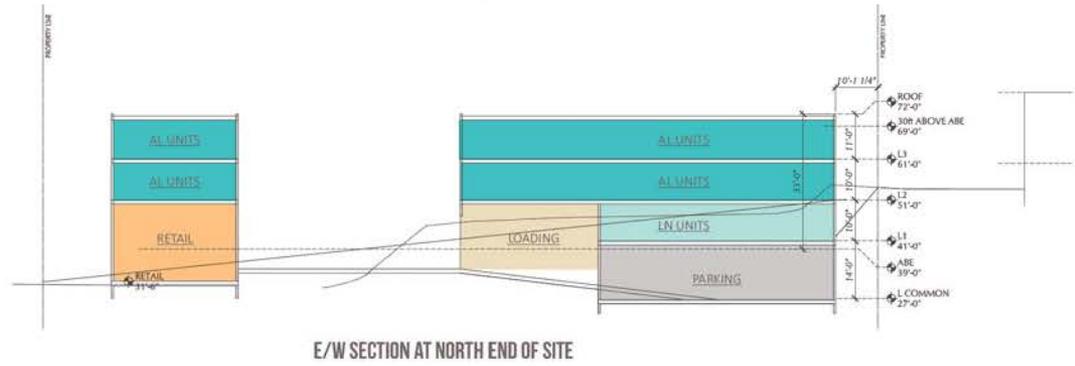
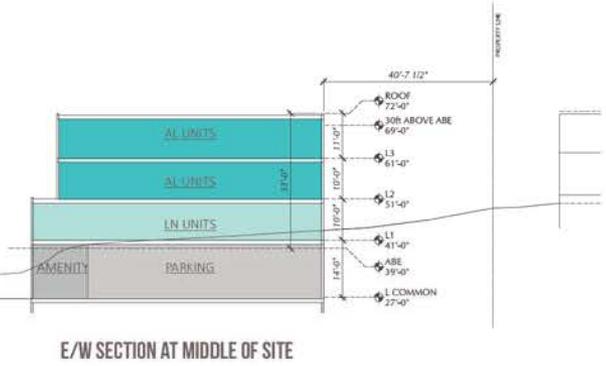
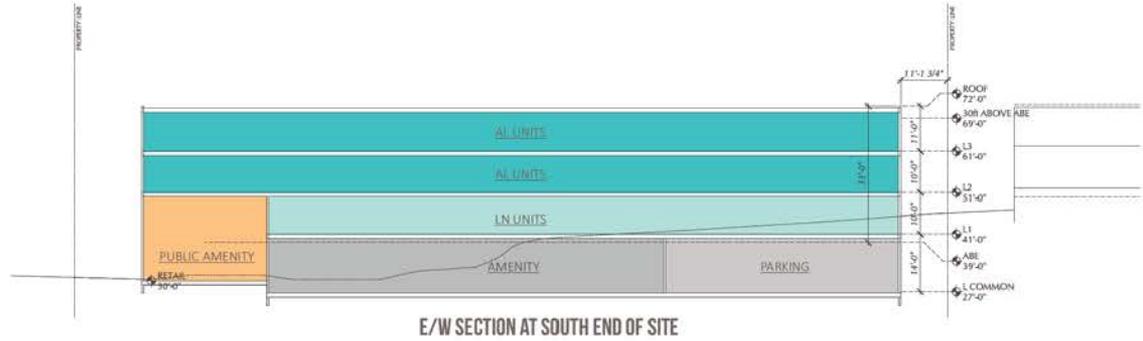


GROUND LEVEL



LEVEL 1

SECTION 3: APPENDIX  
MASSING OPTION 2

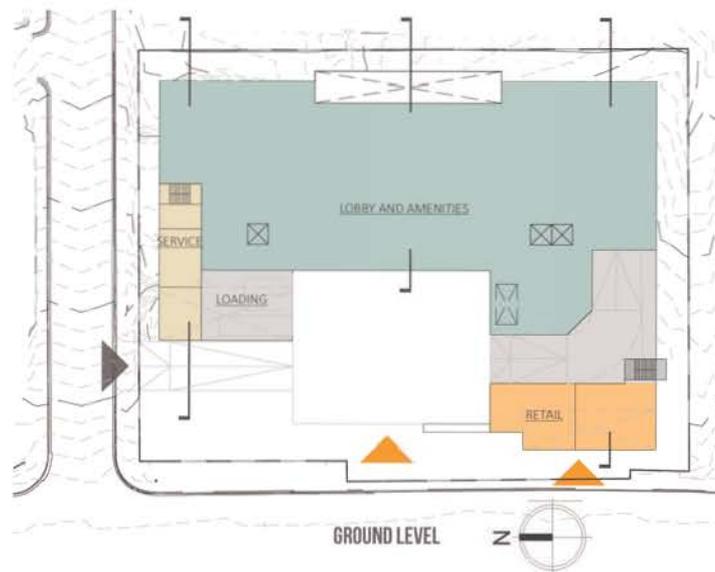
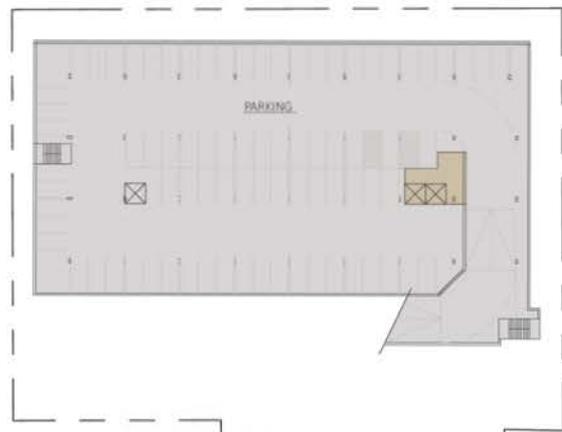
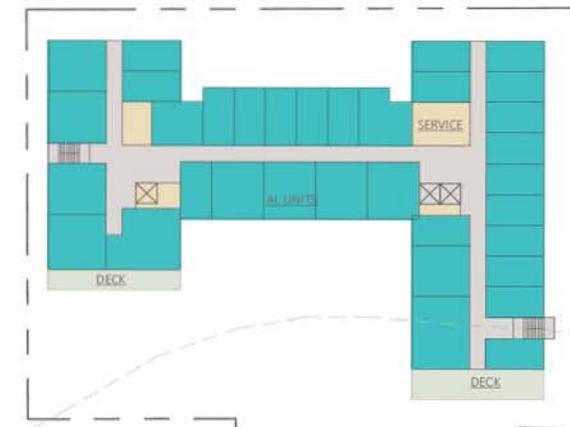
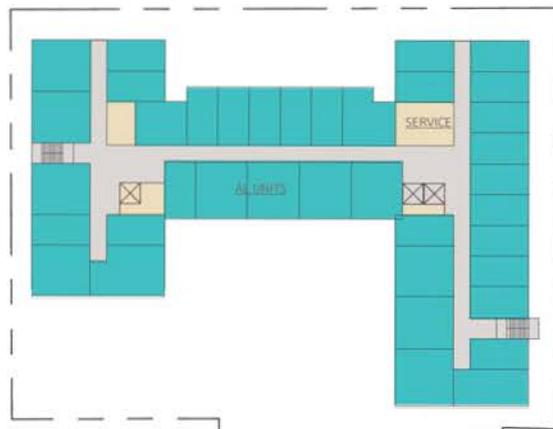


MASSING OPTION 3 - PREFERRED

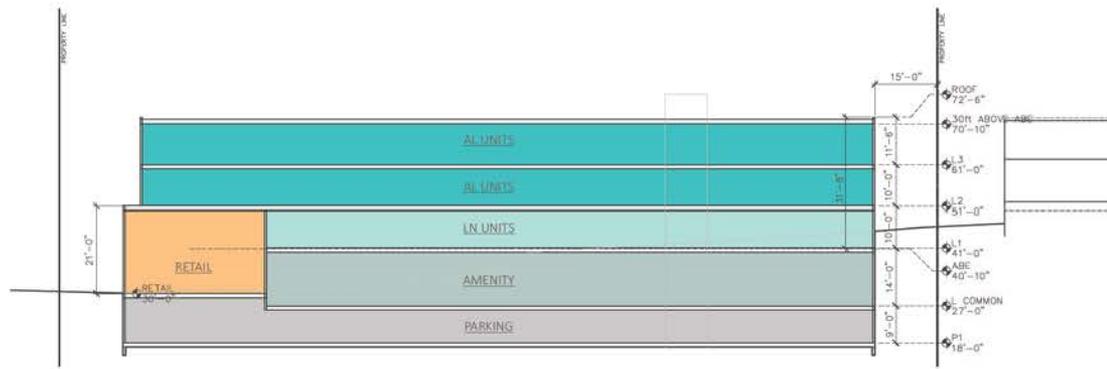
**Pros:** Large open green space at the corner of the site to provide better transition to residential zones surrounding the site  
 Smaller perceived massing for pedestrians with rich/interesting landscape along the path  
 Upper level setbacks  
 15ft setback along East property line with deeper setback in the middle

**Cons:** Less retail frontage along Lake Street S. (apprx. 40% of the entire street front)

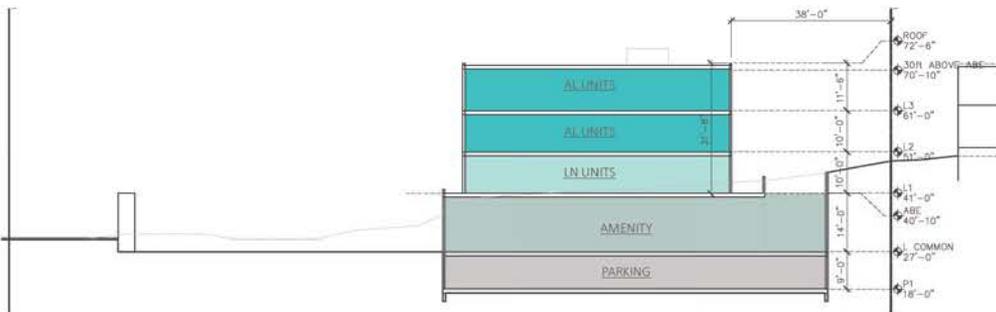
-  Pedestrian Access
-  Vehicular Access



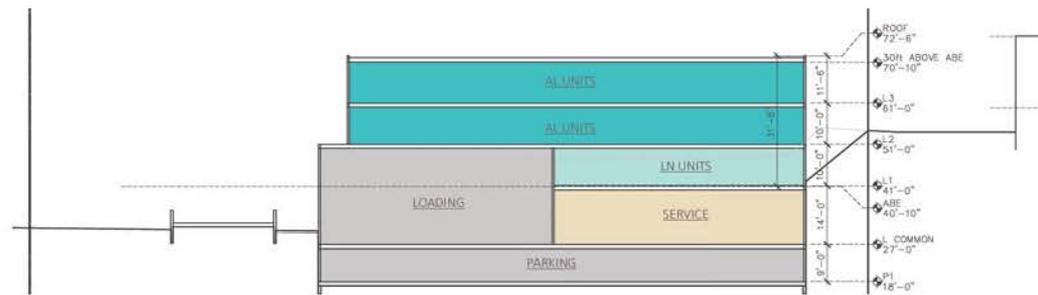
SECTION 3: APPENDIX  
 MASSING OPTION 3 - PREFERRED



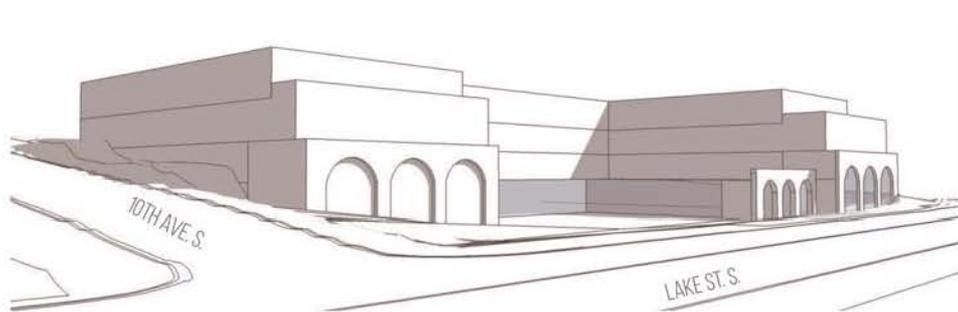
E/W SECTION AT SOUTH END OF SITE



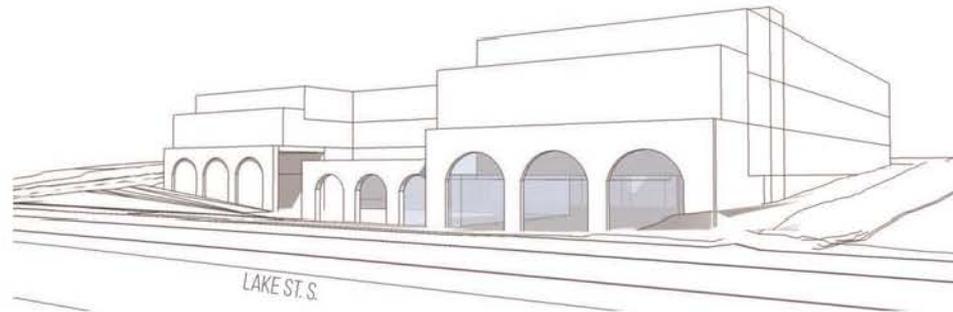
E/W SECTION AT MIDDLE OF SITE



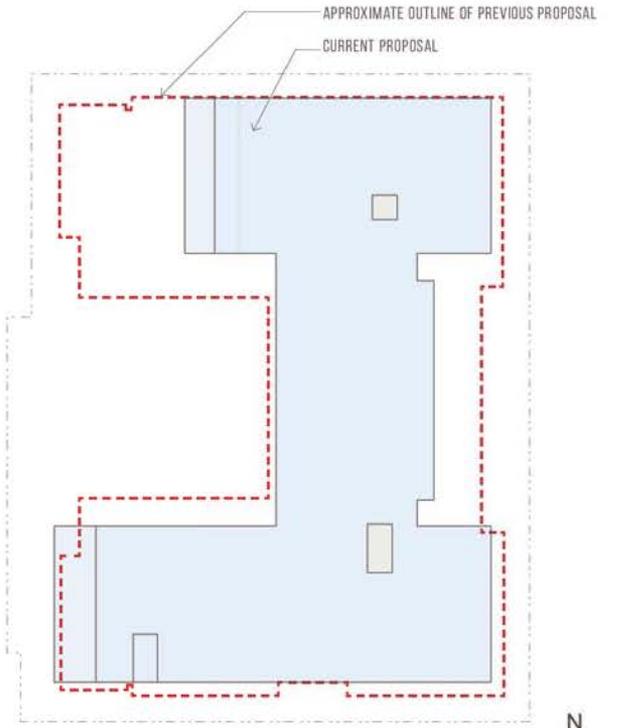
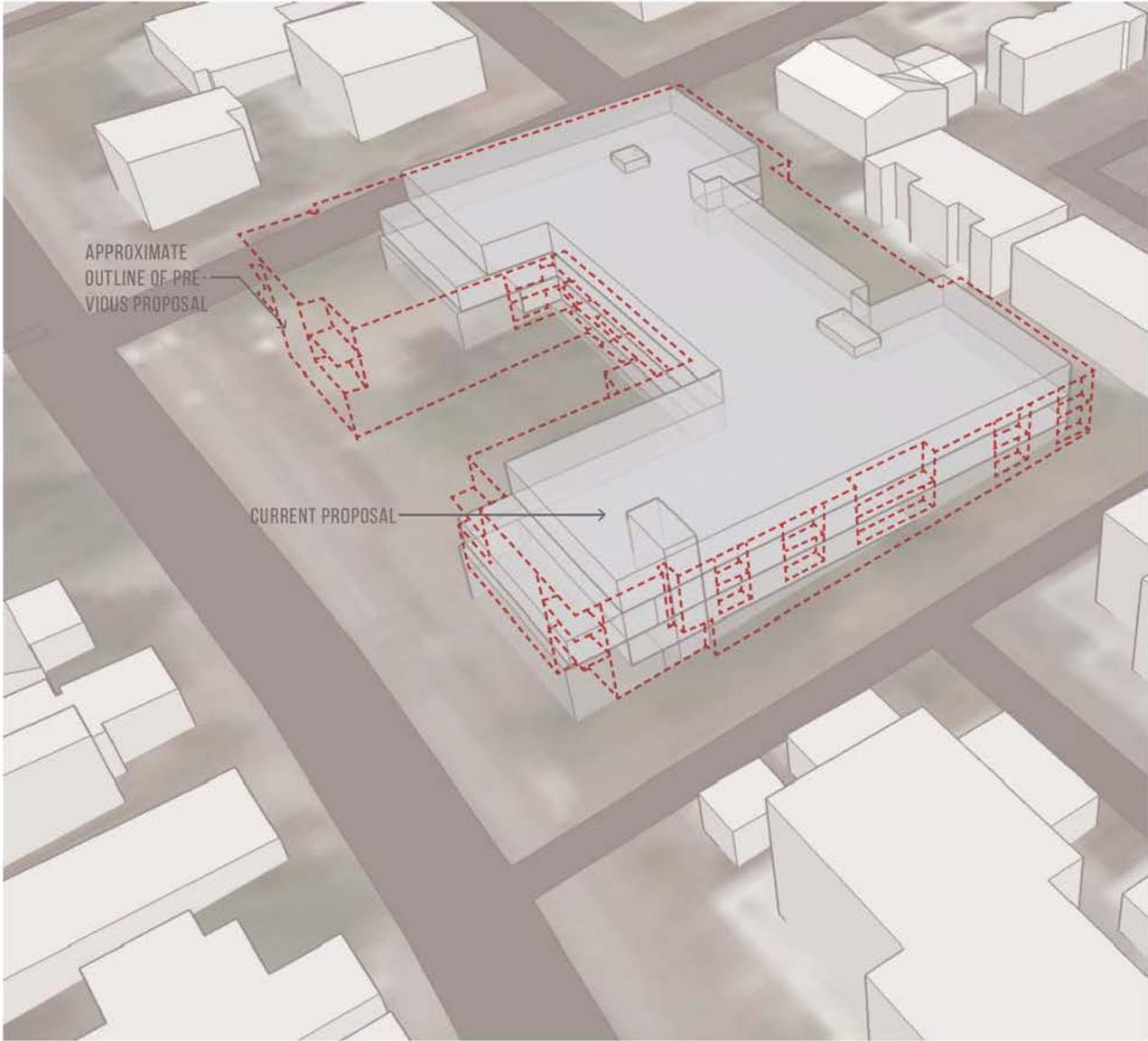
E/W SECTION AT NORTH END OF SITE



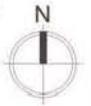
STREET VIEW FROM NW CORNER

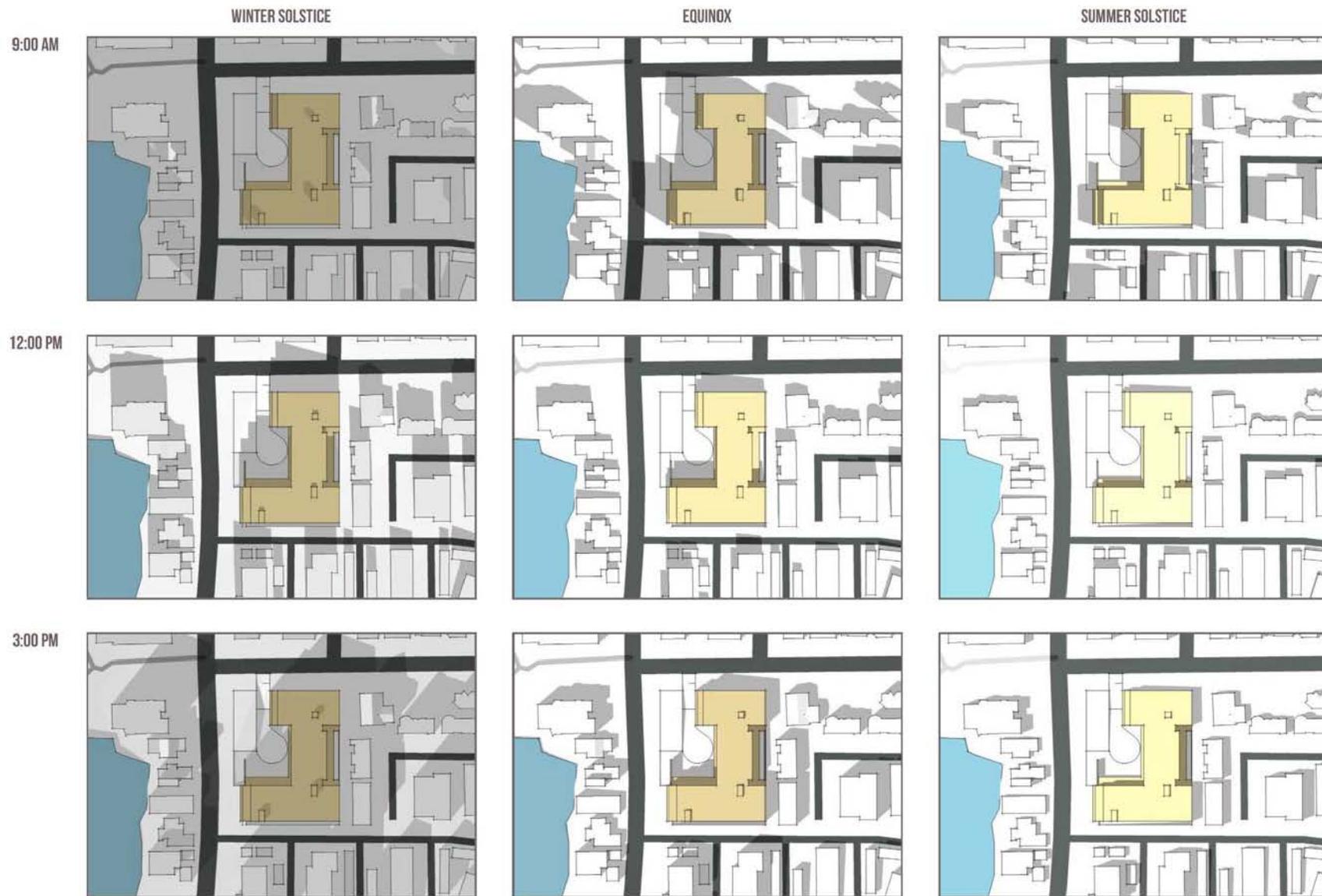


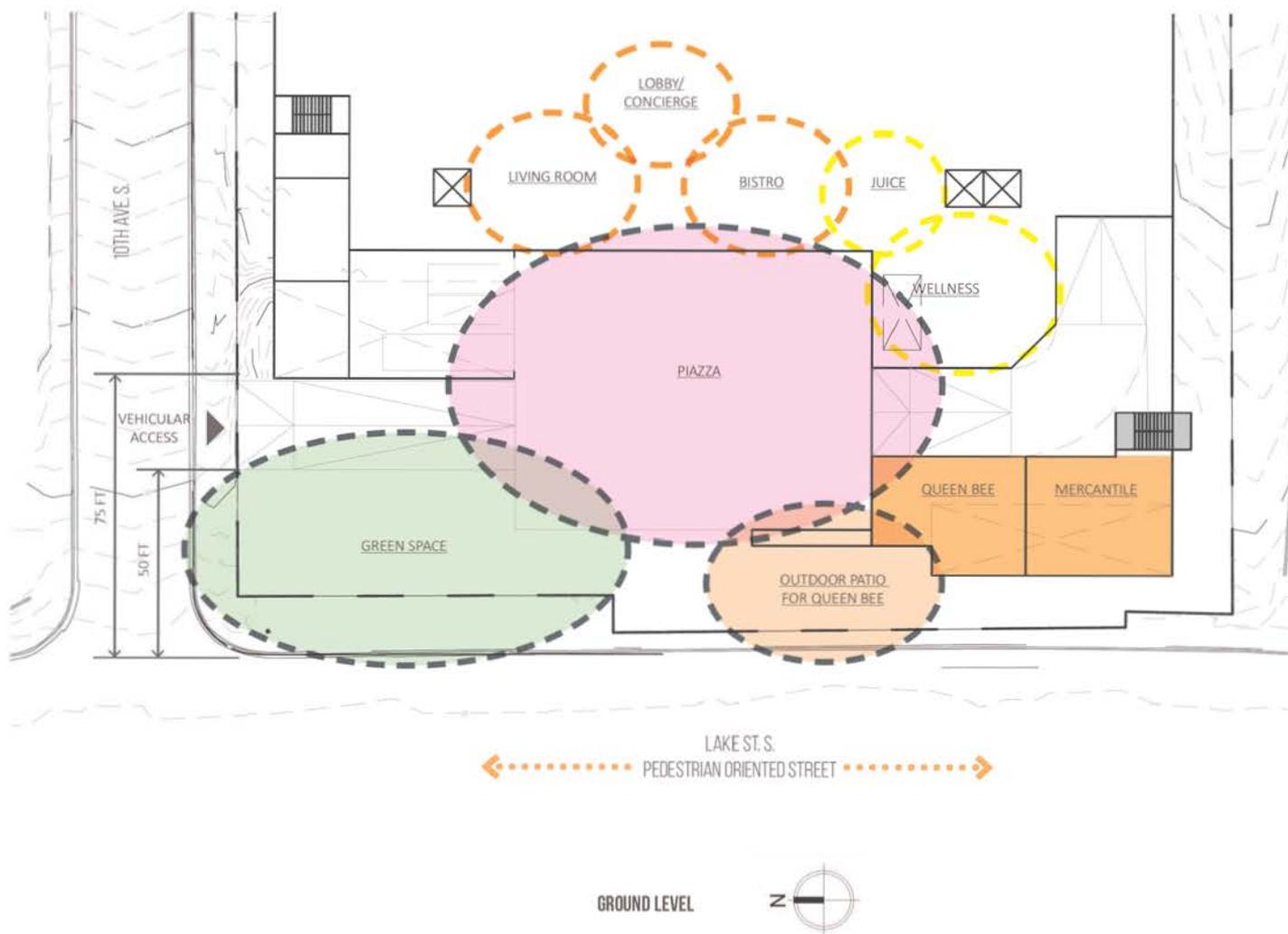
STREET VIEW FROM SW CORNER



ROOF PLAN



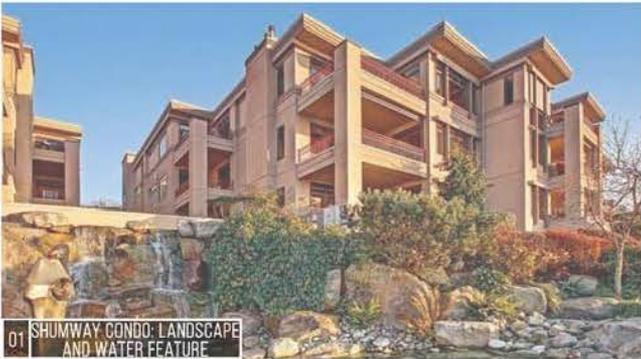




**PARKING REQUIREMENTS:**

- RESTAURANT/ TAVERN: 1/100GSF REQUIRED
- QUEEN BEE (1200 SF): 12 STALLS
- RETAIL: 1/300GSF REQUIRED
- MERCANTILE (1200 SF): 4 STALLS
- ASSISTED LIVING UNITS: 1/UNIT REQUIRED
- AL UNITS (106 UNITS): 106 STALLS

**TOTAL: 122 STALLS REQUIRED**



01 SHUMWAY CONDO: LANDSCAPE AND WATER FEATURE



02 EVEREST ESTATE CONDO: ARCHED OPENINGS



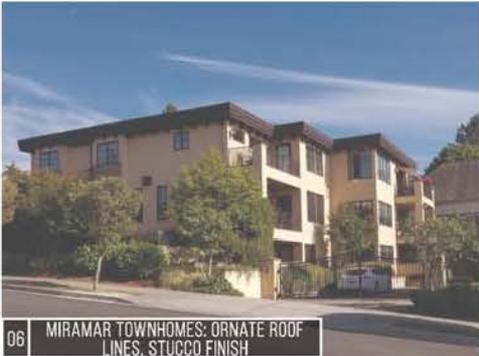
03 SINGLE FAMILY NEAR BY: ARCHED OPENINGS, ORNAMENTAL BALCONY



04 VILLAGIO APARTMENT: ARCHED OPENINGS, ITALIAN THEME



05 SINGLE FAMILY NEAR BY: ARCHED OPENINGS, STUCCO FINISH



06 MIRAMAR TOWNHOMES: ORNATE ROOF LINES, STUCCO FINISH

DESIGN CUES FROM NEAR BY BUILDINGS

**Coastal Italian:** is the style of the building that the proposed building is pursuing. There are some variations of this style within the vicinity. This style consists of incorporation of natural features on the ground floor, arched openings, light colored stucco, upper level setbacks with balconies that faces the view.

