



CITY OF KIRKLAND
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
(425) 587-3600 ~ www.kirklandwa.gov

**CITY OF KIRKLAND
NOTICE OF DECISION**

July 30, 2020

Permit application: [DRV19-00461](#)

Location: [112 Lake Street S](#)

Applicant: Thomas Hemba, Encore Architects

Project description: 5-story mixed use commercial and residential building with below grade parking

This project was approved with conditions by the Design Review Board on June 16, 2020.

A threshold determination under the State Environmental Policy Act (SEPA) was made for this project on July 23, 2020. A Determination of Mitigate Determination of Non-significance was issued.

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

HOW TO APPEAL:

Only the applicant or those persons who previously submitted written or oral testimony or comments to the Design Review Board are entitled to appeal this decision. Only those persons who file an appeal, the applicant, and the Design Review Board Chair (or designee) may participate in the appeal hearing. The appeal must be in the form of a letter of appeal and must be delivered, along with any fees set by ordinance, to the Planning and Building Department by 5:00 pm, August 12, 2020. For information about how to appeal, contact the Planning Department at (425) 587-3600. An appeal of this project decision would be heard by the Hearing Examiner.

COMMENT TO CITY COUNCIL:

If you do not file an appeal, but would like to express concerns about policies or regulations used in making this decision or about the decision making process, you may submit comments to citycouncil@kirklandwa.gov. Expressing your concerns in this way will not affect the decision on this application, but will enable the City Council to consider changes to policies, regulations or procedures that could affect future applications.

For additional information on this project, please contact **Scott Guter**, City of Kirkland Planning and Building Department at (425) 587-3247. More information is also available at www.mybuildingpermit.com.



CITY OF KIRKLAND
Planning and Building Department
123 5th Avenue, Kirkland, WA 98033
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DESIGN REVIEW BOARD DECISION

DATE: June 16, 2020
FILE NUMBER: DRV19-00461
PROJECT NAME: 112 LAKE STREET SOUTH MIXED USE PROJECT
APPLICANT: Thomas Hembra with Encore Architects
PROJECT PLANNER: Scott Guter, AICP, Senior Planner

I. SUMMARY OF DECISION

Thomas Hembra with Encore Architects, representing Kirkland Lake Street LP, applied for design review for the 112 Lake Street South Mixed-Use project at 112 and 150 Lake Street South (see Attachment 1). The applicant is proposing to construct a new 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 (14,599 square feet including existing retail), 142 residential units, and 287 parking stalls. The existing 2-story mixed-use commercial 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.

Modifications to several code requirements were also requested by the applicant, which included a reduction to the upper-story setback from the property line adjacent to Lake Street South pursuant to provisions of Kirkland Zoning Code (KZC) Section 50.10.5. The applicant also requested approval for deck and canopy overhangs to extend into the right-of-way and to add a rooftop amenity area to the project. These items are shown on pages 97-99 of Attachment 2 and are discussed further in Section III.A.

On December 2, 2019, the Design Review Board (DRB) approved the project as shown on the plans in Attachment 2 subject to the following conditions:

- A.** This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 4, Development Standards, intended to familiarize the applicant with some of the additional development regulations. This attachment does not include all of the additional regulations.
- B.** As part of the application for a building permit, the applicant shall submit plans demonstrating compliance with the project plans approved by the DRB (see Attachment 2).

- C. Prior to final inspection of the primary building permit for the project by the Planning Official, the applicant shall record a public open space easement for public use of the plaza (see DRB Conclusion Section III.A.1.b).
- D. Prior to implementing the rooftop amenity space shown as Option A the applicant shall comply with any forthcoming ordinance provisions (see DRB Conclusion Section III.A.3.b).
- E. Subsequent Changes

If changes to the DRB approved plans are being proposed, the applicant shall submit a summary of all proposed changes. The summary shall include:

1. Callouts of the proposed changes on the permit drawings.
2. The associated DRB approved plan drawings for comparison purposes.
3. A written response addressing the modification criteria in Kirkland Zoning Code (KZC) Section 142.50.
4. A design review modification fee if applicable.

Based on the above information, a determination will be made by the Planning Official as to the appropriate modification review process pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

- E. Prior to final inspection of a building permit by the Planning Official, the applicant shall:
 1. Submit a letter stating that they have evaluated the project to ensure it is consistent with the plans approved through Design Board Review and no modifications have been made that were not previously approved by the City.
 2. Record a public open space easement for public use of the plaza (see Staff's Conclusion Section III.A.1.b).

II. DESIGN RESPONSE CONFERENCE MEETINGS

A. Background Summary

Conceptual Design Conference: A Conceptual Design Conference was held on July 15, 2019 on the proposed project. At the meeting, the DRB provided direction to the applicant in preparation for the Design Response Conference.

Design Response Conferences: The DRB held two Design Response Conference meetings for the project. The staff report and applicant response to the DRB's recommendations for each meeting can be found listed by meeting date at this online web address:

https://www.kirklandwa.gov/depart/planning/Boards_and_Commissions/DRB_Meeting_Information.htm

Below is a summary of the Board's discussions at the two Design Response Conference meetings for the project:

1. October 7, 2019: The DRB reviewed the plans submitted by Encore Architects. Staff provided an overview of the Zoning Code and Comprehensive Plan policies for the CBD 1B zone and the key design issues for the project in staff memo dated September 24, 2019 based on consistency with the applicable design guidelines and feedback given at the Conceptual Design Conference.

After deliberation, the Board requested that the applicant return for a second meeting to respond to the following recommendations:

- Commercial Street Frontage: The applicant should provide additional options for the parapet rhythm for Retail C and further develop the upper story decking operation and design.
- Rooftop Elements: The applicant should further develop the roof design and show the DRB what is going on the roof and how it will be treated through design and materials. Applicant should consider how the rooftop treatment impacts residents of the adjacent buildings.
- Plaza: 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.
- Pedestrian Coverings: The applicant should present more details on the canopy design, dimensions, overall coverage of the storefront facades, and treatments.
- Blank Walls: The applicant should present to the DRB the final proposed alley design and address any blank wall if needed.
- Pedestrian-Friendly Building Fronts: The applicant should identify how the building design along both Lake Street South and Main Street South contribute to the pedestrian friendliness of the street and address any safety concerns between pedestrian and vehicular traffic.
- Pedestrian Pathways and Amenities: The applicant should detail the street design features along the sidewalks.
- Color and Detail: The applicant offer some additional color options to address the DRB and public concern about the dark appearance of color along the east and north elevations. The applicant should provide a broader contrast between storefront colors and further develop the design with more granular treatment. The applicant should offer an alternative to Color H presented at this meeting.

2. December 2, 2019. The applicant presented revised plans addressing the DRB comments at the previous meeting. The DRB discussed the changes proposed by the applicant and at the conclusion of the meeting voted to approve the project with conditions. See Section III below for further information regarding the DRB's discussion and conclusions.

B. Public Comment

During the Design Response Conference meetings, oral comment from the public was received. All written comments are contained in the City's official file. Below is a summary of the general public comment themes that emerged through the design review process. The neighboring residents expressed concerns about:

- The project's height, upper story setbacks, selection of materials, and location of rooftop structures and its impacts on surrounding property views.
- How the project's appearance will fit in with the surrounding buildings and within downtown.
- The additional building mass and its effect on Lake Street South, given the applicant's proposed upper-story setback reduction.
- The lack of privacy due to the orientation of the proposed residential balconies facing surrounding residential properties.
- The location, access, and operation of the project's garbage receptacles.
- The amount of commercial use occupying sidewalks and the public plaza.

III. DESIGN REVIEW BOARD DISCUSSION AND CONCLUSIONS

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. With the recommended conditions of approval, the DRB concludes that the proposed project is consistent with applicable design guidelines.

Below is a summary of key issues and conclusions reached by the Design Review Board during the design review process. For more background on these issues and evaluation of zoning requirements and Design Guidelines, see the staff memorandums from the design response conferences contained in the official file or online at:

https://www.kirklandwa.gov/depart/planning/Boards_and_Commissions/DRB_Meeting_Information.htm

A. MODIFICATIONS

During the Design Response Conferences the applicant proposed an upper story setback reduction, decks and canopies that extend over the City sidewalk, and a rooftop amenity space (see pages 97-99, Attachment 2). This section provides an overview of the proposed design modifications discussed by the DRB.

1. Upper Story Setback Reduction

Kirkland Zoning Code section KZC 50.10.5.f provides a mechanism for obtaining approval to reduce the required upper story setback by no more than five feet. The DRB is authorized to allow a reduction of the required upper story setback subject to the following requirements:

- 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.
 - The public open space is located along the sidewalk frontage and is not covered by buildings.
 - 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.
 - The design and location is consistent with applicable design guidelines.
- a. DRB Discussion: Staff informed the DRB that the CBD 1B zone has an upper story setback requirement of 30' from Lake Street South:

The applicant is requesting a five 5'-0" upper story setback reduction for a total of 1,769 square feet of building encroachment. The encroachment is a combination of enclosed building space and balcony area (see page 31, Attachment 2). The applicant is proposing to offset this encroachment with 4,316 square feet of public plaza (see page 30, Attachment 2). The proposed public plaza is open air and not covered by building. The applicant also responded to the DRB's October 11, 2019 plaza comments which is discussed in Section III.C.1 below.

- b. DRB Conclusion: The Board found the proposed setback reduction meets the provisions of KZC 50.10.5.f and granted the proposed upper story setback reduction. See Section III.C.1 for DRB Discussion and Conclusion the plaza's design.

Prior to final inspection of the primary building permit for the project by the Planning Official, the applicant should record a public open space easement for public use of the plaza.

2. Decks & Canopies Over Sidewalk

The CBD-1B zone requires a minimum zero-foot required yard for the proposed uses. Pursuant to KZC 105.19 overhead weather protection (canopies) are required along 80 percent of the building adjacent to the sidewalk of a pedestrian-oriented street. For the new portion of building frontage, the applicant has supplied the required amount of overhead weather protection (see Attachment 3). Both of the encroaching decks and canopies over the City's sidewalk are regulated under International Building Code Chapter 32 – Encroachments Into The Public Right-Of-Way. The applicant should verify that the proposed encroachments meet building code requirements (see Attachment 4).

In response to the DRB's comments, the applicant provided more details on the canopy design, dimensions, overall coverage of the storefront facades, and treatments.

- a. DRB Discussion: The Board accepted the applicant's response and had no further comments on the proposed decks and canopies.
- b. DRB Conclusion: The Board concluded that the design is consistent with applicable design guidelines and approved the proposed decks and canopies.

3. Rooftop Amenity Space

Kirkland Zoning Code Section 50.62 provides the building height provisions within the CBD. The applicant has provided a height analysis for the proposed building without the rooftop amenity space (see Attachment 3). The proposed rooftop amenity space (Option A) is not allowed to exceed the maximum building height limit under current zoning code. The City Council is in the process of reviewing amendments to the zoning code that would allow rooftop amenities in excess of the maximum height limit. The applicant's rooftop amenity space was presented to the Board for design review consideration in case future zoning regulations would allow for rooftop amenity space.

- a. DRB Discussion: Staff informed the DRB of the current state of the proposed zoning code amendments. The applicant responded to the Board's comments to further develop the roof design and materials and consider how the rooftop treatment may impact residents of the adjacent buildings. The applicant presented two options. Option A was the preferred option if new code allowing rooftop amenities will be adopted. Option B shows a rooftop plan compliant with existing code. Both options further refine the design and include the locations, features, materials of all rooftop elements, and showed how the amenity space may impact residents of the adjacent buildings (see pages 62-64, Attachment 2).

The Board supported the location of the rooftop amenity space being located more towards the Lake Street side of the building's roof and away from the neighboring residential buildings and had no further comments for the applicant.

- b. DRB Conclusion: The Board approved both designs (Option A and B) for the rooftop amenity space and acknowledged that compliance with any new rooftop amenity regulations would still be required with the building permit for the project.

Prior to implementing the rooftop amenity space shown as Option A the applicant should comply with any forthcoming ordinance provisions.

B. SCALE

1. Commercial Street Frontage

- a. DRB Discussion: During the Design Response Conferences, the DRB discussed the proposed commercial street frontage along Lake Street South. The DRB asked the applicant to address the "sameness" of the storefront design by applying an eclectic retail street frontage design. The DRB also noted that the storefronts should be developed to account for its anticipated commercial uses and general pedestrian movement.

In response to the DRB's comments, the applicant updated the brick detailing, clarified the color, and revised the parapet design for Retail C (see pages 11-12 of Attachment 2). The updated storefront includes brick coursing and the addition of wall sconces. The applicant made clear the differentiation of colors between Retail C and D. The updated parapet design includes a corbelled brick treatment and elevated accents at storefront entrances. Pedestrian friendly features including planters, and retail level brick treatments were applied. The applicant also provided more detail on restaurant seating and noted that the storefront will be operable allowing for it to be opened during nice weather. The applicant also provided more detail on the patio level above the Retail B, C, and D (see pages 38 and 68 of Attachment 2). This includes patio areas for units adjacent to the rooftop over Retail B, C and D and a common patio area above Retail C.

Staff pointed out that the applicant should provide more details on the pedestrian connection from the townhomes to Main Street South where there may be some safety concerns. Additionally, staff asked what screening will be provided to protect the townhome residents from headlights from parked cars. The DRB agreed that the applicant should address staff's observations.

The applicant responded to Staff's observations on the pedestrian circulation from the townhomes on Main Street South by providing additional details such as street level guardrails and sight distance triangles from alley on pages 49 and 93 of Attachment 2.

- a. DRB Conclusions: The DRB concluded that the design is consistent with applicable design guidelines and approved the applicant's updated storefront and parapet design for Retail C, and the design of the patio levels above Retail B, C and D.

2. Upper Floor Modulation

- a. DRB Discussion: At the Design Response Conferences, 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, parapet modulation, deck size and treatment, color and material palette, and window patterning.

The Board was in support of the applicant's design approach utilizing bay modulation, large balconies, grouped window patterning, and varied parapet heights along the project's upper stories but requested that the applicant revise the color palette to not include Extra White. See Section III.E below for further discussion revisions to the project's color palette.

- b. DRB Conclusions: The DRB concluded that the design is consistent with applicable design guidelines and approved the design of the project's upper stories.

3. Rooftop Elements

- a. DRB Discussion: During the Design Response Conferences, the DRB and public expressed concern over the rooftop mechanical elements and roofing materials since adjacent buildings overlook the subject property.

The applicant revised the project's roof level and provided a roof plan (see pages 58-69, Attachment 2). The applicant inserted an analysis of the average parapet height, rooftop appurtenances and screening, and provided two rooftop options for the DRB to review. Option A includes a rooftop amenity area and is discussed in Section III.A.C.

- b. DRB Conclusions: The DRB approved the applicant's rooftop design options with the acknowledgement that Option A requires a zoning code amendment to be implemented.

C. PEDESTRIAN-ORIENTED ELEMENTS SCALE

1. Plaza

- a. DRB Discussion: During the Design Response Conferences, the DRB discussed the proposed public plaza and directed the applicant to identify how the plaza would be used. The Board ask for refinements to the plaza's design and identify how it will be used by the public. The Board also asked the applicant to identify the function of areas (or zones) within the plaza, i.e. key elements of a plaza, landmarks, zones, and edges.

In response, the applicant provided an updated plaza plan by showing the pedestrian circulation within the plaza, the functions of plaza areas from the active main plaza closer to Lake Street South to the passive parts of the plaza near the residential units. The applicant also showed the commercial relationship to the plaza by showing the amount of outdoor seating and removable rope barrier. (see pages 18-29 and 33-37, Attachment 2).

- b. DRB Conclusions: The DRB concluded that the design is consistent with applicable design guidelines and approved the applicant's plaza design.

2. Pedestrian Coverings

- a. DRB Discussion: During the Design Response Conferences, the DRB had some questions about the size and treatment of the proposed canopies and asked the applicant to provide more details on the storefront canopies. In response the applicant provided information on the canopy design, treatment, and dimensions (see pages 15-17 of Attachment 2).
- b. DRB Conclusions: The DRB concluded that the design is consistent with applicable design guidelines and approved the applicant's revised canopy design, treatments, and dimensions.

3. Blank Walls

- a. DRB Discussion: During the Design Response Conferences the DRB was confused with what was occurring in the alley. In response the applicant finalized the loading area configuration and presented to the DRB the final proposed alley design (see page 42 of Attachment 2).
- b. DRB Conclusions: The DRB concluded that the design is consistent with applicable design guidelines and approved the alley elevation's materials, colors, and details.

D. PUBLIC IMPROVEMENTS AND SITE FEATURES

1. Pedestrian Pathways and Amenities

- a. DRB Discussion: During the Design Response Conferences, the DRB asked for more details on the features proposed within the sidewalks surrounding the project. In response, the applicant's plans detail the proposed pedestrian features, i.e. street tree, tree grates, outdoor seating, planter locations, landscaping, guard rails, etc. along Lake Street South and Main Street South (see pages 24, 32 and 49-50 of Attachment 2).
- b. DRB Conclusions: The DRB concluded that the design is consistent with applicable design guidelines and approved the proposed landscape and hardscape features for the project.

E. BUILDING MATERIALS, COLOR, AND DETAILS

1. Color and Detail

- a. DRB Discussion: During the Design Response Conferences the DRB had several comments about the proposed materials and colors palette:
 - East & North Elevations: The DRB was 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 color range between Retail B and C was similar in color and there should be a broader color distinction between the two storefronts. The DRB asked the applicant to continue to develop the storefront color design.
 - 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 a “softer” option for the DRB to consider.
 - In response, the applicant revised the colors on the plan’s material palette pages (see pages 88-92 of Attachment 2). Both east and north building materials were updated with a lighter color palette (see pages 41-49 of Attachment 2). Page 10 clearly differentiates the proposed color of Retail C from Retail B. The applicant also provided more granular details to material treatment of Retail C discussed in Section III.B.1. The upper stories color palette was revised on page 39 replacing the Extra White color with a softer shade of white called Greek Villa. The DRB were in support of the applicant’s material and color revisions.
- b. DRB Conclusions: The DRB concluded that the design is consistent with applicable design guidelines and approved the proposed material and color palette for the project.

IV. DEVELOPMENT REVIEW COMMITTEE

Comments and requirements placed on the project by City departments are found on the Development Standards, Attachment 4.

V. 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.

VI. APPEALS OF DESIGN REVIEW BOARD DECISIONS AND LAPSE OF APPROVAL

A. APPEALS

Section 142.40 of the Zoning Code allows the Design Review Board's decision to be appealed to the Hearing Examiner by the applicant or any person who submitted written or oral comments to the Design Review Board. The appeal must be in the form of a letter of appeal and must be delivered, along with any fees set by ordinance, to the Planning and Building Department by 5:00 p.m., August 13, 2020, fourteen (14) calendar days following the postmarked date of distribution of the Design Review Board's decision.

Only those issues under the authority of the Design Review Board as established by Kirkland Zoning Code 142.35(2) are subject to appeal.

B. LAPSE OF APPROVAL (KZC 142.55)

The applicant must begin construction or submit to the City a complete building permit application for the development activity, use of land or other actions approved under this chapter within five (5) years (August 13, 2025) after the final approval of the City of Kirkland on the matter, or the decision becomes void.

The applicant must substantially complete construction for the development activity, use of land or other actions approved under this chapter and complete the applicable conditions listed on the notice of decision within seven (7) years (August 13, 2027) after the final approval on the matter or the decision becomes void.

VII. ATTACHMENTS

1. Vicinity Map
2. Applicant Proposal dated December 2, 2019
3. Land Use Code Summary & Diagrams dated November 20, 2019
4. Development Standards

VIII. PARTIES

A list of parties that have submitted written or oral comments to the DRB is contained in the official file.

IX. APPROVAL

Tim Olsen, Chair
Design Review Board

Date: _____

The applicant must begin construction or submit to the City a complete building permit application for the development activity, use of land or other actions approved under this chapter within five (5) years after the final approval of the City of Kirkland on the matter, or the decision becomes void.

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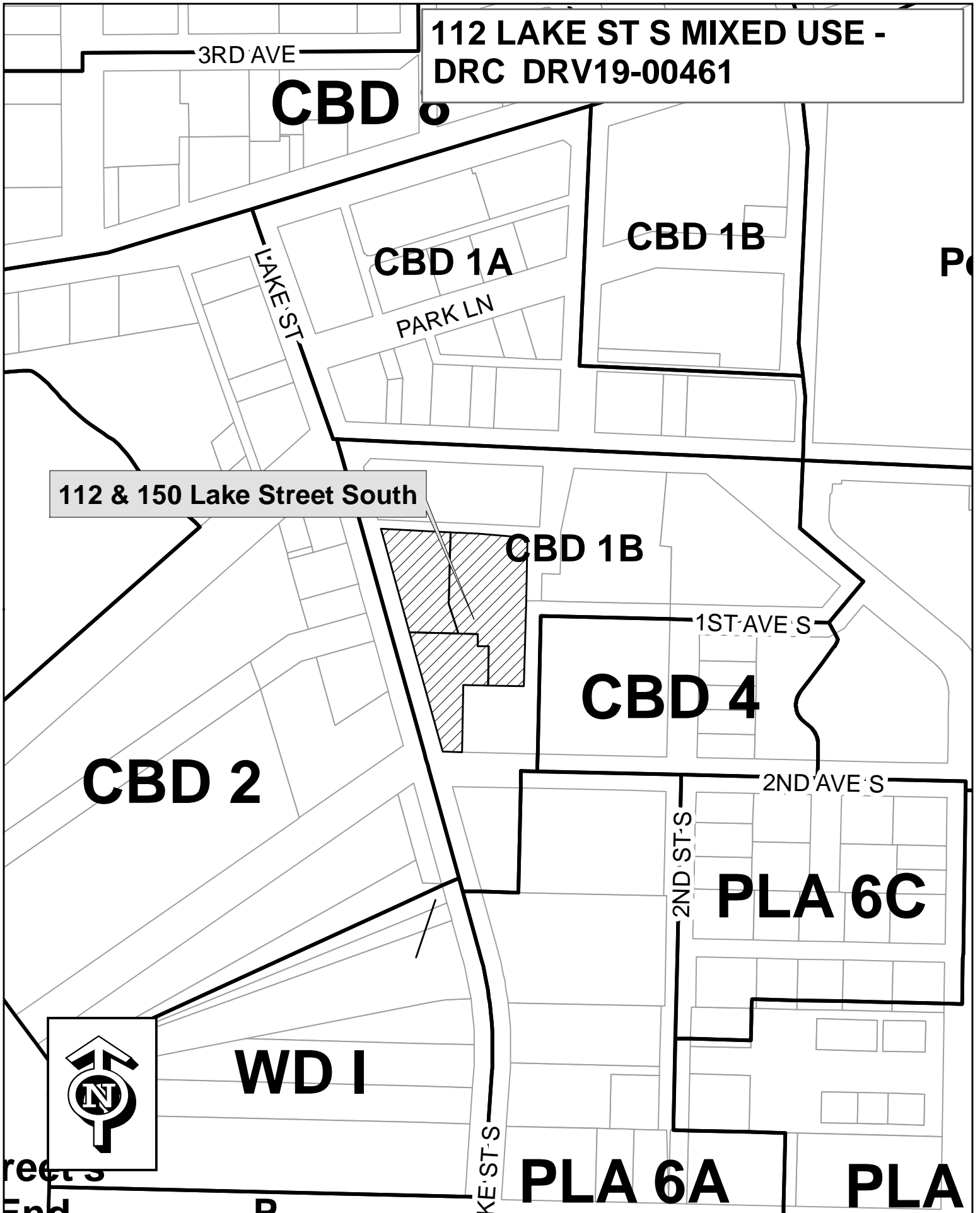
A list of parties that have submitted written or oral comments to the DRB is contained in the official file.

IX. APPROVAL



Tim Olson, Chair
Design Review Board

Date: 6-16-2020





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.)

ENCORE
architects

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TEAM VISION

DRC I REVIEW

Design Response Comments

DRC II REVIEW RESPONSES

1. Commercial Street Frontage
2. Plaza
3. Upper Stories
4. Materials, Colors, and Details
5. Roof Elements
6. Outdoor Roof Deck

APPENDIX

Zoning Code Analysis Summary

Plaza / Lake Street Setback Reduction Calculation

Parapet Calculation

Main Street Setback Calculation Site Context

Shadow Study

Context & Background

Floor Plans

Elevations

DRC I Presentation Slides

Material Boards

PROJECT TEAM

Continental Properties LLC

600 108th Ave NE
Bellevue, WA 98004

Encore Architects

1402 3rd Avenue, Suite 1000
Seattle, WA 98101

Blueline Group

25 Central Way
Kirkland, WA 98033

PACE Engineers, Inc

11255 Kirkland Way Suite 300
Kirkland, WA 98033

COMMUNITY-ORIENTED



WELCOMING
PUBLIC
PRESENCE



RELATES TO
NEIGHBORHOOD
CONTEXT



DRC I REVIEW

DRC I REVIEW COMMENTS | OVERALL AXONOMETRIC

1. Commercial Street Frontage

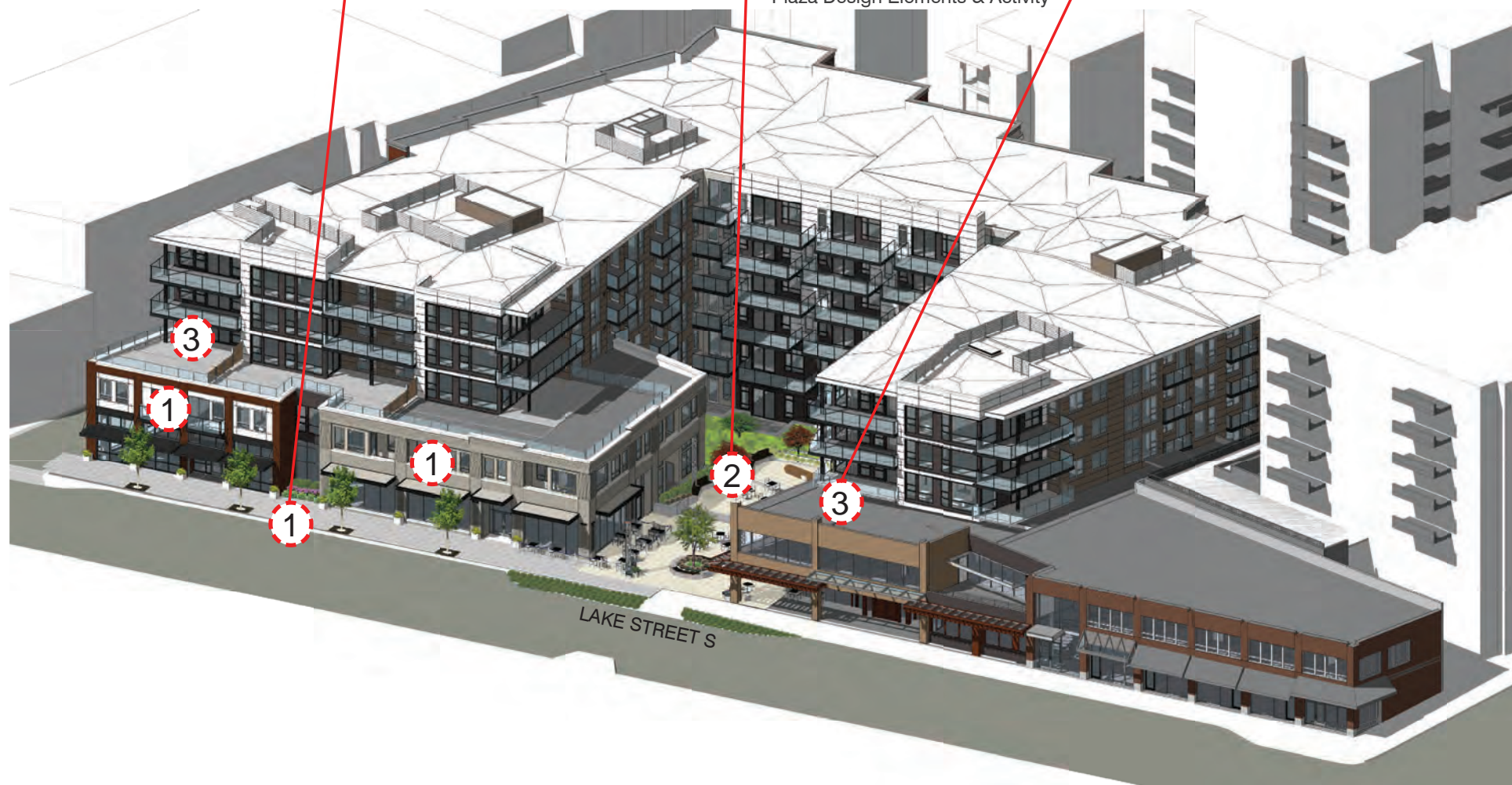
Retail B and C colors
Retail C parapet rhythm
Sidewalk Frontage

2. Plaza

Plaza Introduction
Retail Frontage Along Plaza
Plaza Area Calculations
Plaza Design Elements & Activity

3. Upper Stories

Level 3 Patios
Upper Story Color Palette



DRC I REVIEW COMMENTS | OVERALL AXONOMETRIC

4. Materials, Colors, and Details

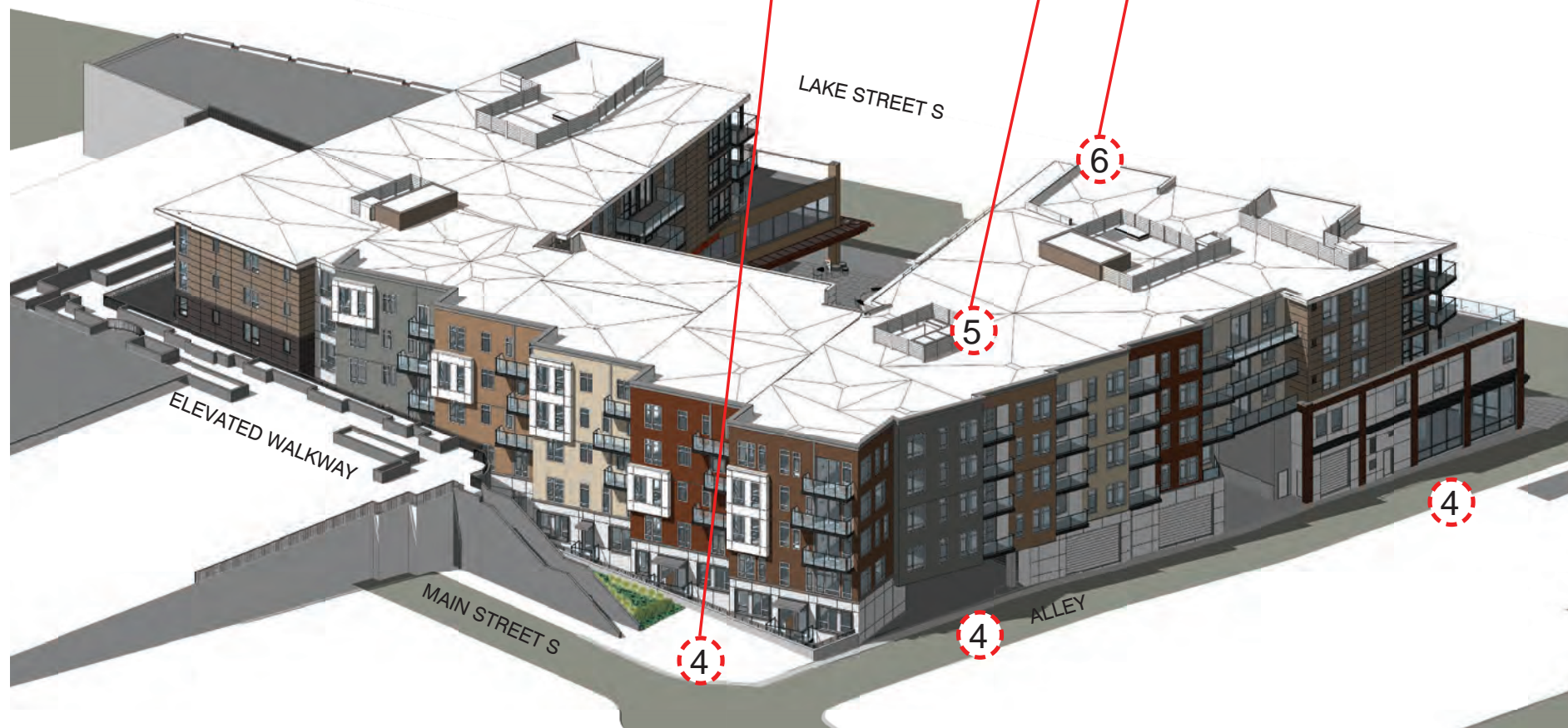
- Alley Elevation
- Main Street Color Palette
- Street Level Units
- Views from Neighboring Properties

5. Roof Elements

- Parapet Height Calculation
- Mechanical Equipment Layout & Screening
- Roof Color

6. Outdoor Roof Deck

- Option A: Roof
- Option B: Level 3

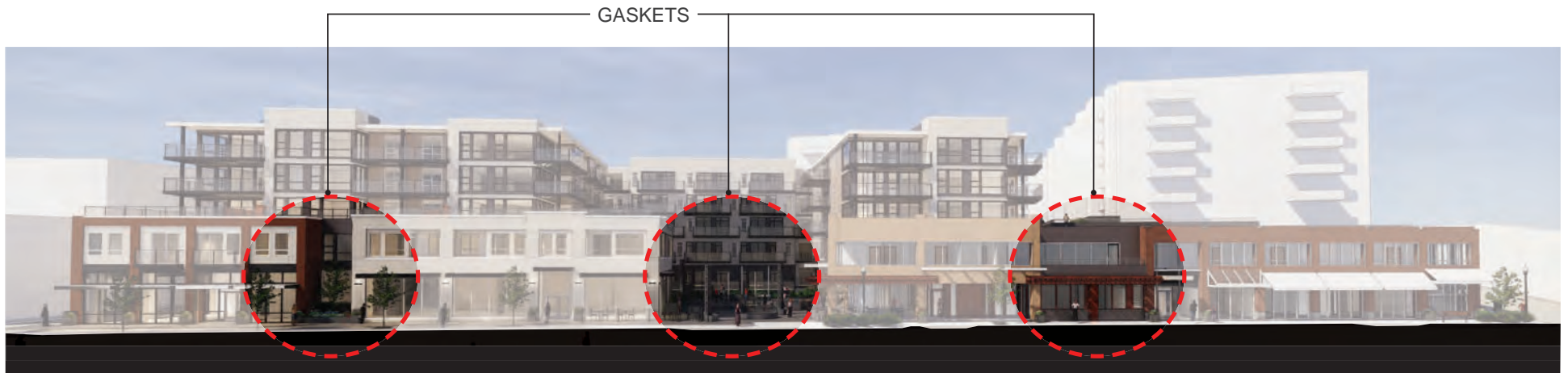


DRC I REVIEW RESPONSE

DRC I REVIEW RESPONSE | RENDERING



1. COMMERCIAL STREET FRONTAGE | RETAIL STREET FRONTAGE



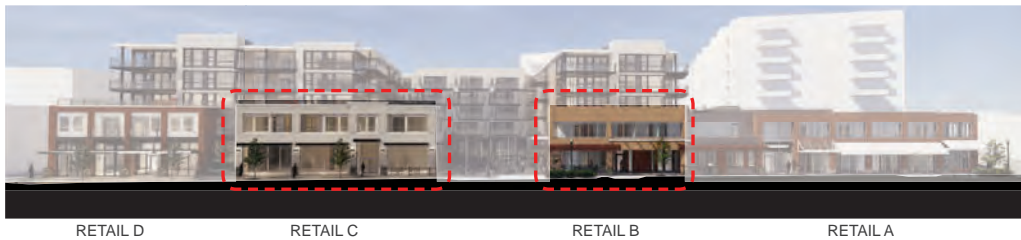
RETAIL D

RETAIL C

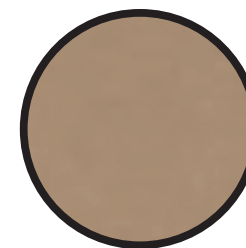
RETAIL B

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

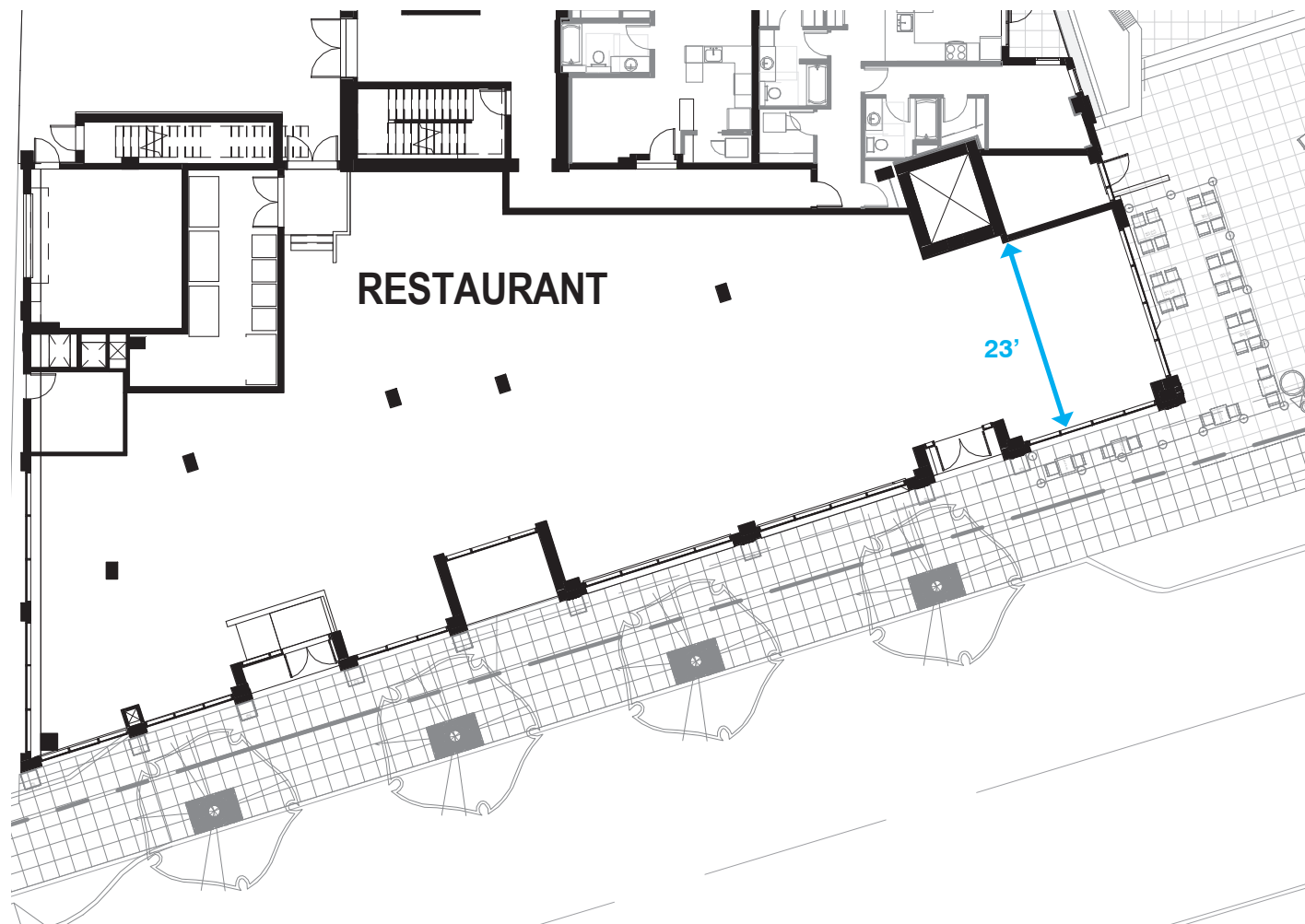
1. COMMERCIAL STREET FRONTAGE | RETAIL C PARAPET



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 FRONTAGE | SIDEWALK FRONTAGE - RETAIL C



PARAPET
CORBEL



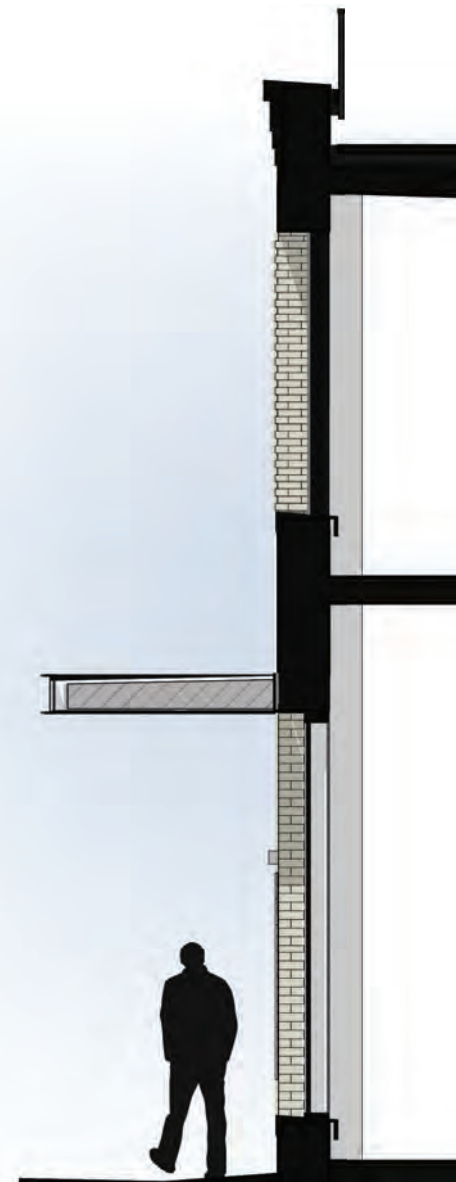
UPPER LEVEL
HORIZONTAL FIELD



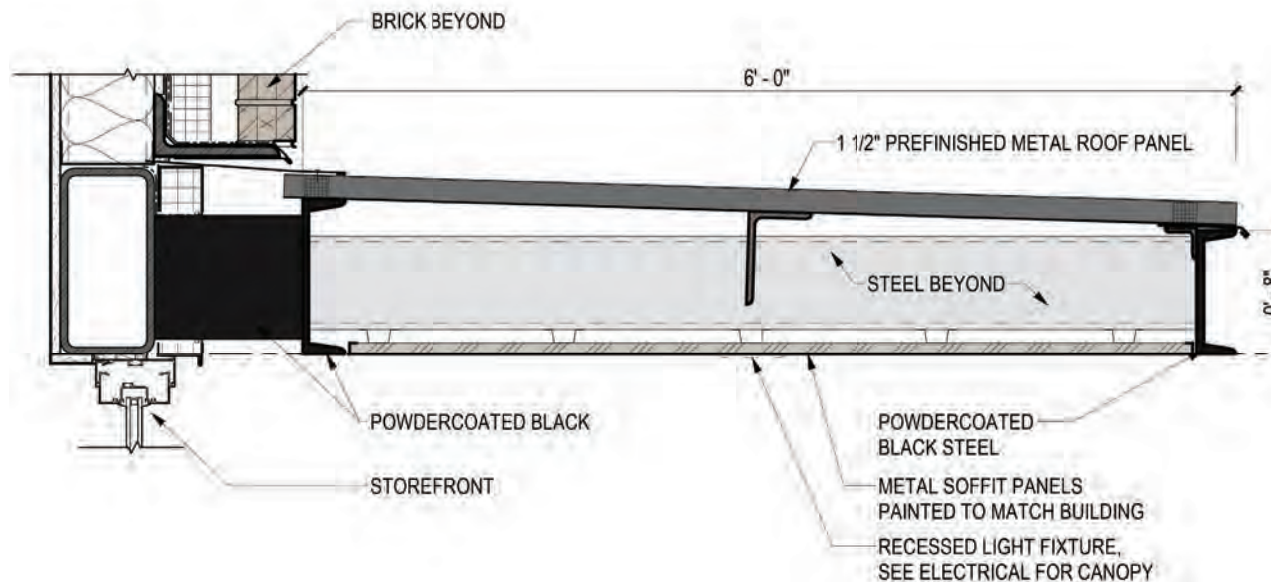
STREET LEVEL
VERTICAL ACCENT



MATERIAL & COLOR
BRICK - ASPEN



1. COMMERCIAL STREET FRONTAGE | SIDEWALK FRONTAGE - RETAIL C

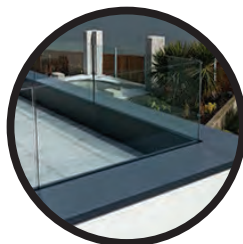


10 CANOPIES, BALCONIES & RAILINGS

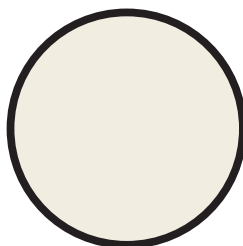


4 UNDERSIDE OF RETAIL C METAL, PAINTED LIGHT ADOBE TO MATCH BUILDING BRICK

1. COMMERCIAL STREET FRONTAGE | SIDEWALK FRONTAGE - RETAIL D



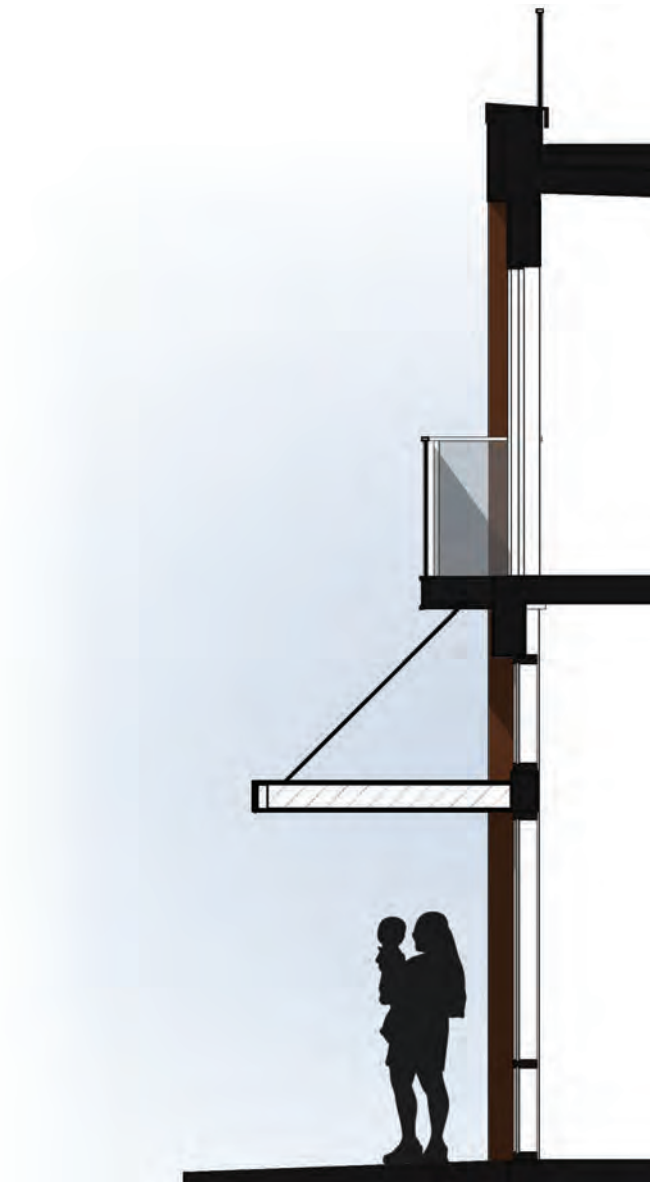
PARAPET



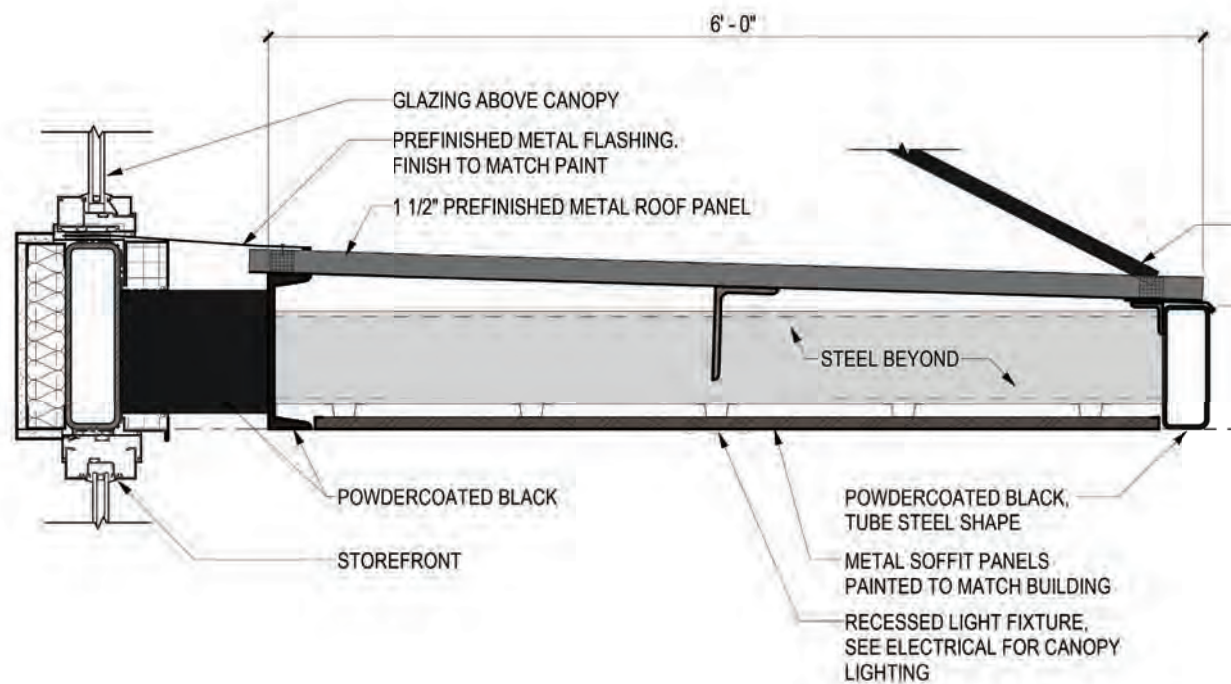
UPPER LEVEL
RESIDENTIAL LEVEL



MATERIAL & COLOR
SW 6104 STUCCO



1. COMMERCIAL STREET FRONTAGE | SIDEWALK FRONTAGE - RETAIL D



10 CANOPIES, BALCONIES & RAILINGS



6 UNDERSIDE OF RETAIL D ARCHITECTURAL BRONZE

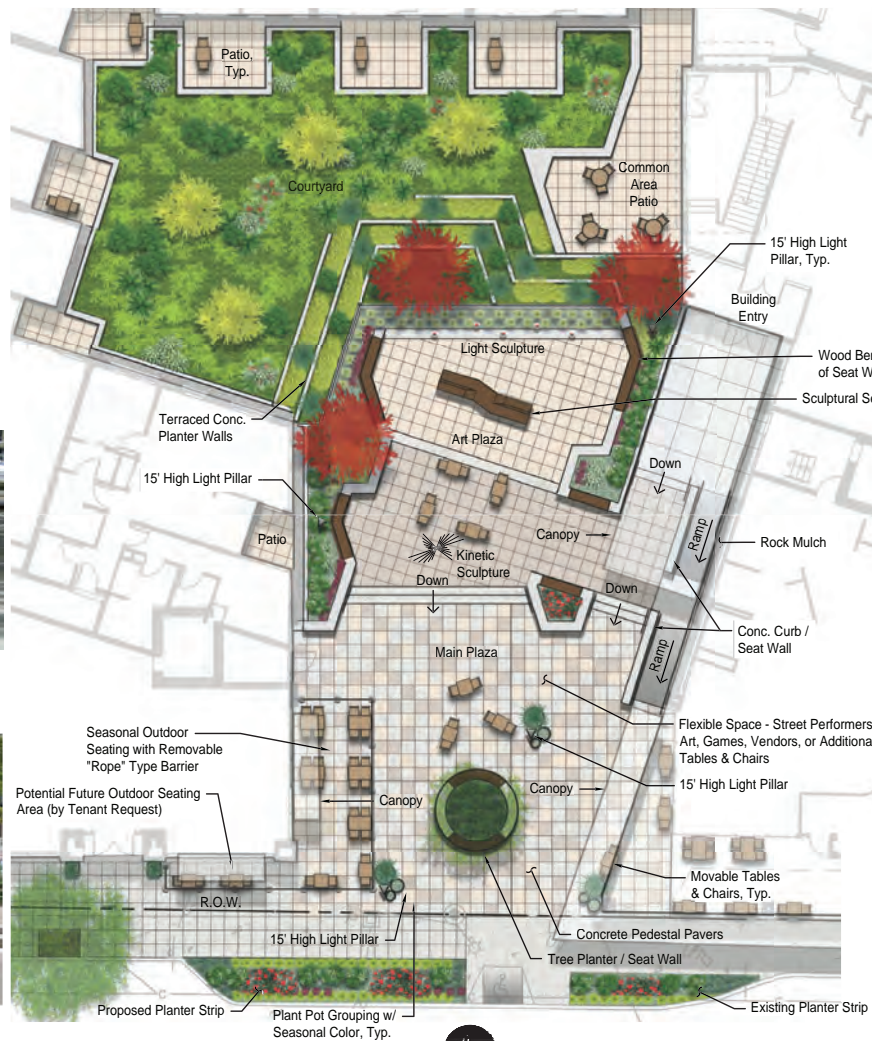
1. COMMERCIAL STREET FRONTAGE | SEATING AND PAVING



Seat Walls & Stair Seating



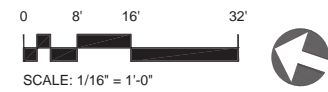
Movable Table & Chair Seating



Sculptural Seating



Paver Color & Pattern



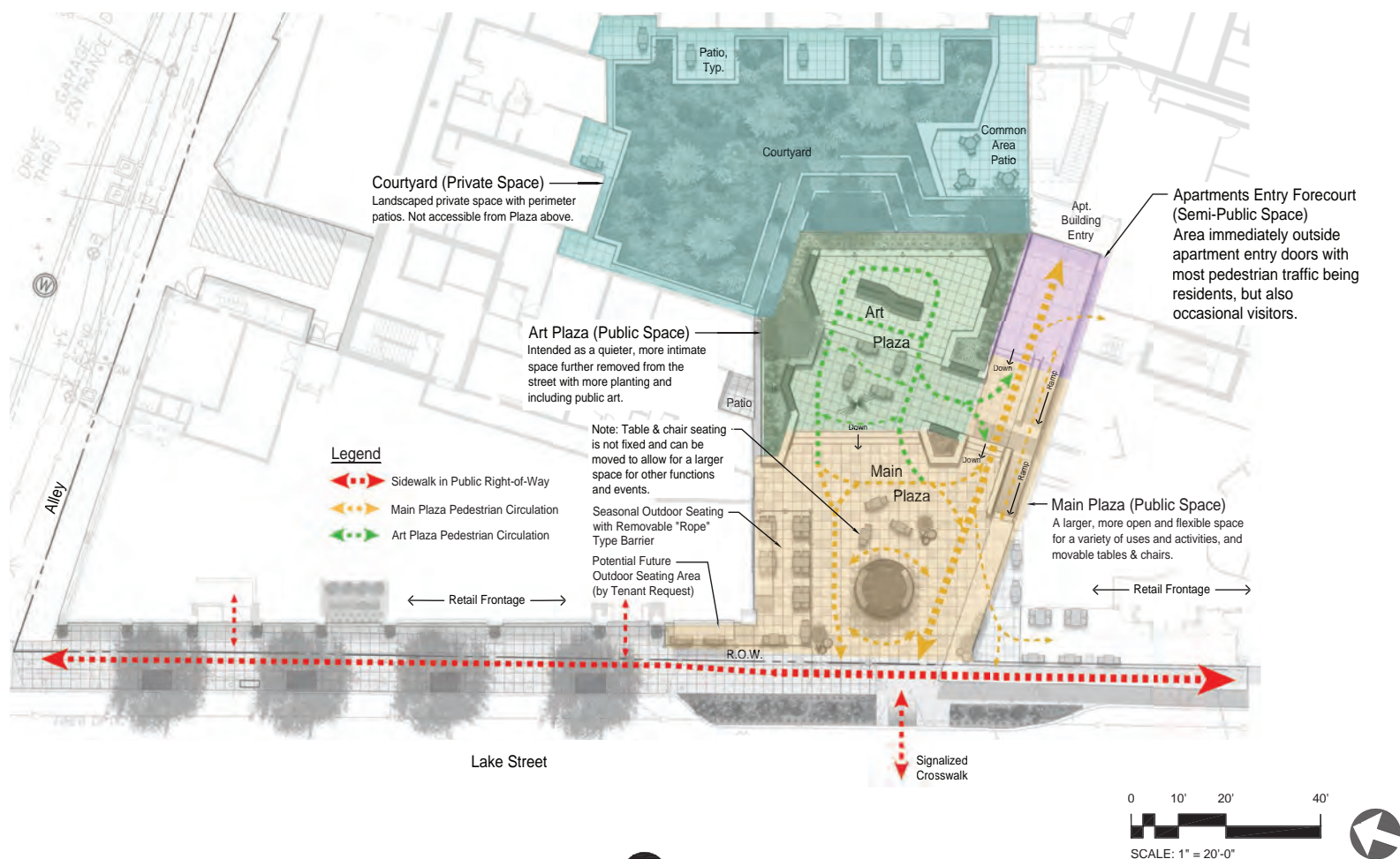
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Plaza & Courtyard Concept Plan - Seating & Paving

DATE: 12-02-2019

1. COMMERCIAL STREET FRONTAGE | PEDESTRIAN CIRCULATION DIAGRAM



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Plaza & Courtyard Pedestrian Circulation Diagram

DATE: 12-02-2019

1. COMMERCIAL STREET FRONTAGE | ACTIVITIES



Public Art



Games



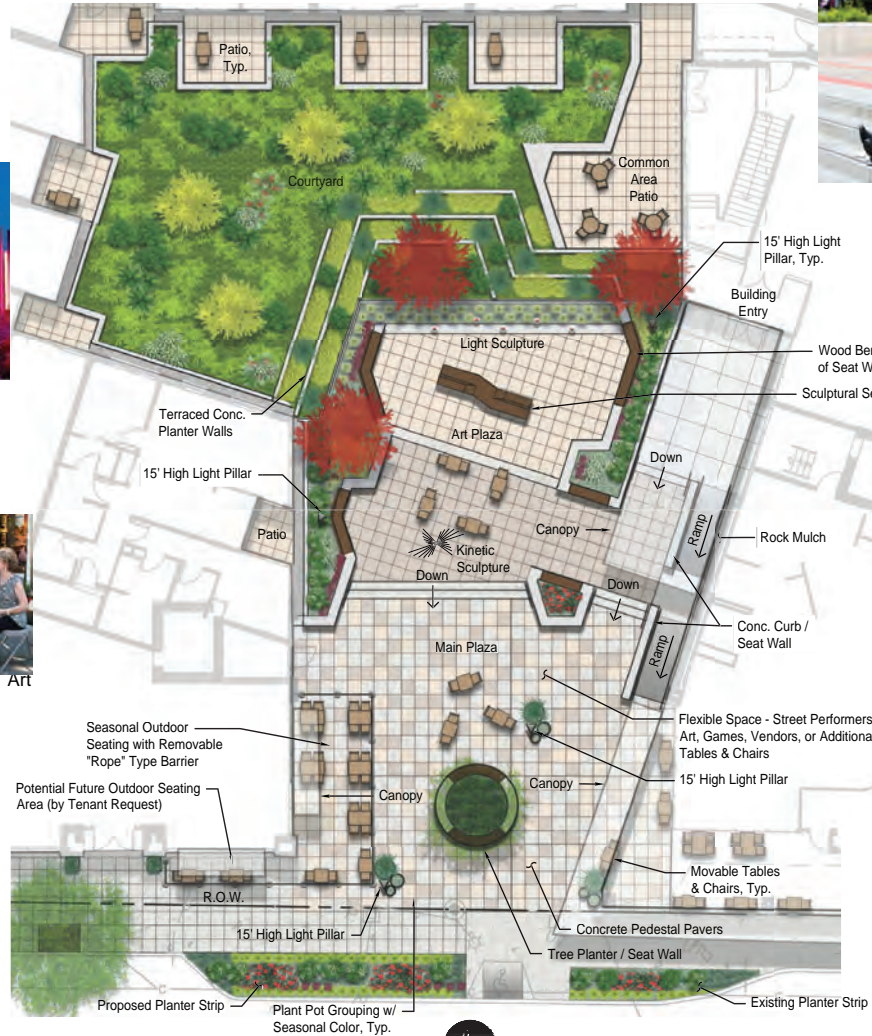
Art



Street Performance



Flexible Activity Space for Special Events



Socializing, Eating & Drinking



Reading & Working



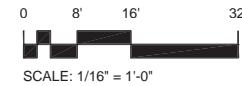
Climbing & Play



Sunning



People Watching



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Plaza & Courtyard Concept Plan - Activities

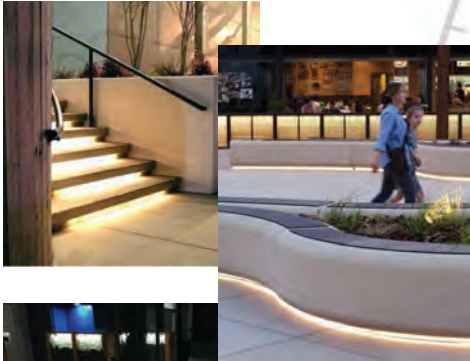
DATE: 12-02-2019

1. COMMERCIAL STREET FRONTAGE | LIGHTING



Light Pillars

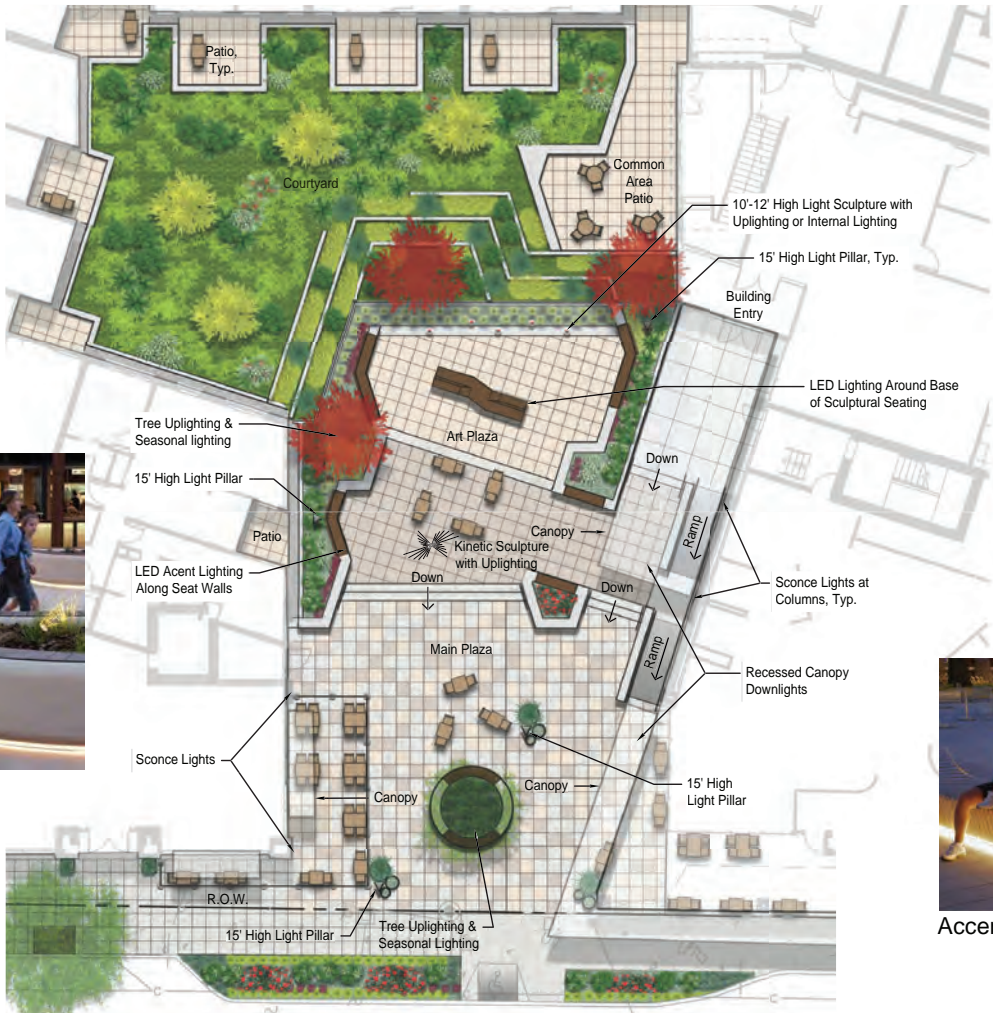
Light Sculpture



LED Accent Lighting Along Walls and Stairs



LED Accent Lighting Along Walls and Stairs



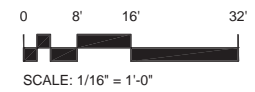
Tree Uplighting



Seasonal Tree Lighting



Accent Lighting at Sculptural Seating



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Plaza & Courtyard Concept Plan - Lighting

DATE: 12-02-2019

1. COMMERCIAL STREET FRONTAGE | LANDSCAPE PLAN

Courtyard

The Courtyard landscape concept is lush, layered, shade and moisture-tolerant plantings with more ornamental plantings around patios with just a few strategically placed small ornamental trees to preserve valuable sunlight access. Includes bright foliage (e.g. Acorus, Evercolor Sedge, Japanese Forest Grass) and stem color (e.g. Arctic Flame Dogwood) accents to brighten the shady site throughout the year. The ground slopes up gently to terraced planters with more formal planting to provide a gradual and gracious transition to the hardscape plaza above.

Raised Planters Around Patios:

- Small-Medium Evergreen Shade Tolerant Shrubs
- Fatsia japonica /
 - Leucothoe fontanesiana 'Zelbid' / Scarletta Fetterbush
 - Rhododendron var.
 - Sarcococca confusa / Sweetbox
 - Viburnum davidii / David's Viburnum
 - Vaccinium ovatum / Evergreen Huckleberry

Groundcovers and Perennials:

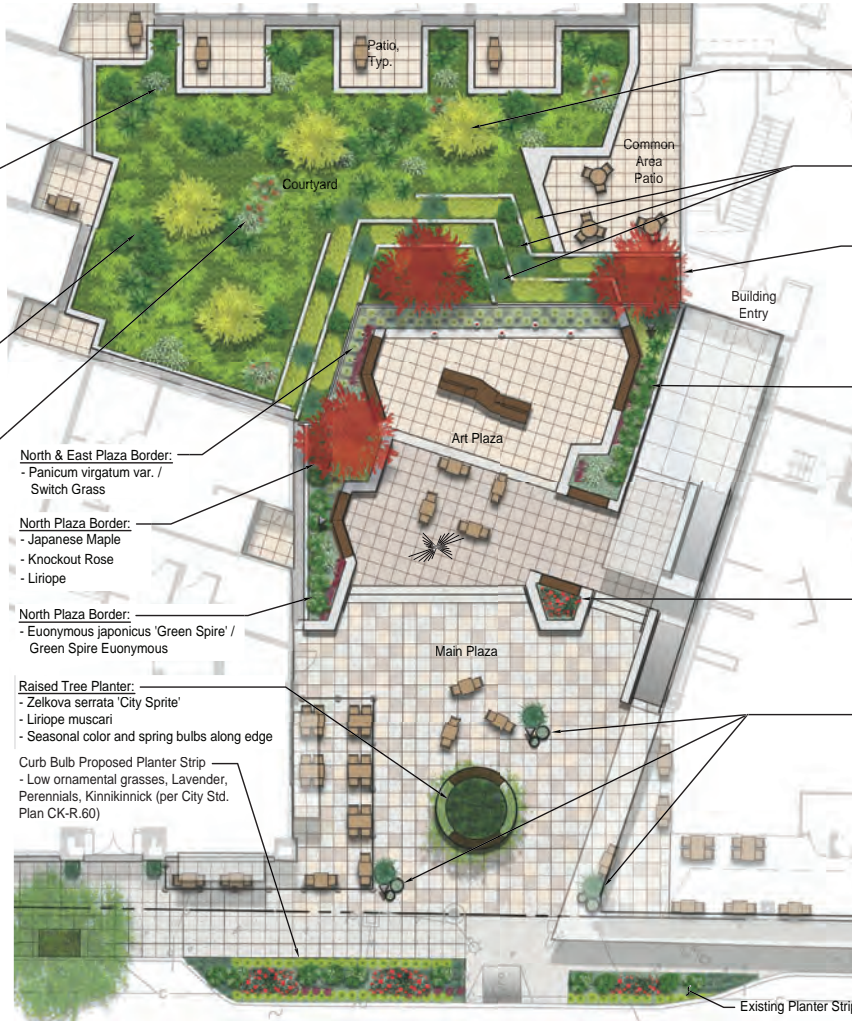
- Acanthus, Astilbe, Ferns, Hellebore, Hosta
- Acorus gramineus 'Ogon' / Golden Variegated Sweetflag
- Carex elata 'Aurea' / Bowle's Golden Sedge
- Carex oshimensis var. / Evercolor Sedge

Groundcover Massing, Typ.:

- Epimedium x perralchicum
- Ferns

Med.-Large Shade Tolerant Shrubs, Typ.:

- Aucuba japonica 'Serratifolia' / Sawtoothed Japanese Aucuba
- Cornus sericea 'Farrow' / Arctic Fire Red-Osier Dogwood
- Corylopsis spicata 'Aurea' / Golden Winter Hazel
- Hydrangea quercifolia / Oakleaf Hydrangea
- Ilex crenata 'Convexa' / Convex Leaf Japanese Holly
- Mahonia 'Charity' / Charity Mahonia
- Pieris japonica var. / Lily-of-the-Valley Shrub
- Vaccinium ovatum / Evergreen Huckleberry



- Small Deciduous Ornamental Tree, Typ.:**
- Acer palmatum var. / Japanese Maple
 - Amelanchier sp. / Serviceberry
 - Cercis canadensis / Eastern Redbud

- Terraced Planters:**
- Hakonechloa macroa / Japanese Forest Grass
 - Phormium tenax var. / Zew Zealand Flax
 - Low annual or perennial color accents

- Small Accent Trees:**
- Japanese Maple

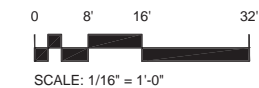
- Entry Raised Planter:**
- Dwarf Rhododendron
 - Heuchera var. / Coral Bells
 - Fern
 - Carex oshimensis var. / Evercolor Sedge

- Raised Planter:**
- Small-Medium Shrubs
 - Liriope muscari
 - Seasonal color and spring bulbs along edge

- Pots:**
- Phormium tenax var. / Dwarf New Zealand Flax
 - Ornamental container plant mix
 - 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 both sunny and shady areas due to the south wing of the building with 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 'JFS-KW1' /
City Sprite Zelkova



Leucothoe fontanesiana 'Zebild' /
Scarletta Fetterbush



Dwarf Rhododendron



Euonymus japonica 'Green Spire' /
Green Spire Euonymus



Knockout Rose



Panicum virgatum / Switch Grass



Phormium tenax / Dwarf New Zealand Flax



Heuchera / Coral Bells



Liriope muscari / Big Blue Lily Turf

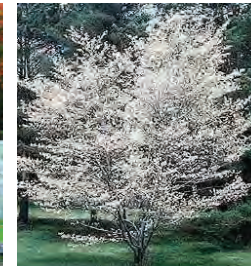
Courtyard Plant Materials



Cercis canadensis / Eastern Redbud



Acer palmatum var. / Japanese Maple var.



Amelanchier sp. / Serviceberry



Hydrangea quercifolia /
Oakleaf Hydrangea



Mahonia 'Charity'



Corylopsis spicata 'Aurea' /
Golden Winter Hazel



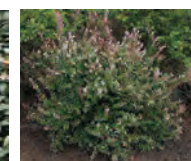
Aucuba japonica 'Serratifolia' /
Sawtoothed Japanese Aucuba



Epimedium x perralchicum /
Hybrid Epimedium



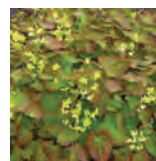
Viburnum Davidii



Vaccinium ovatum /
Evergreen Huckleberry



Arctic Fire
Red-twig Dogwood



Hybrid Epimedium



Hosta & Astilbe



Ferns



Carex elata 'Aurea' /
Bowle's Golden Sedge



Hakonachloa macra /
Japanese Forest Grass

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Plaza & Courtyard Plant Materials

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