



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?

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:
 - 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:
 - 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.
- See Special Consideration for Building Massing in Central Business District 1 (CBD 1A & 1B) and the Houghton/Everest Neighborhood Center – Upper Story Step Backs in the Design Guidelines on pages 27 – 29 for further 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

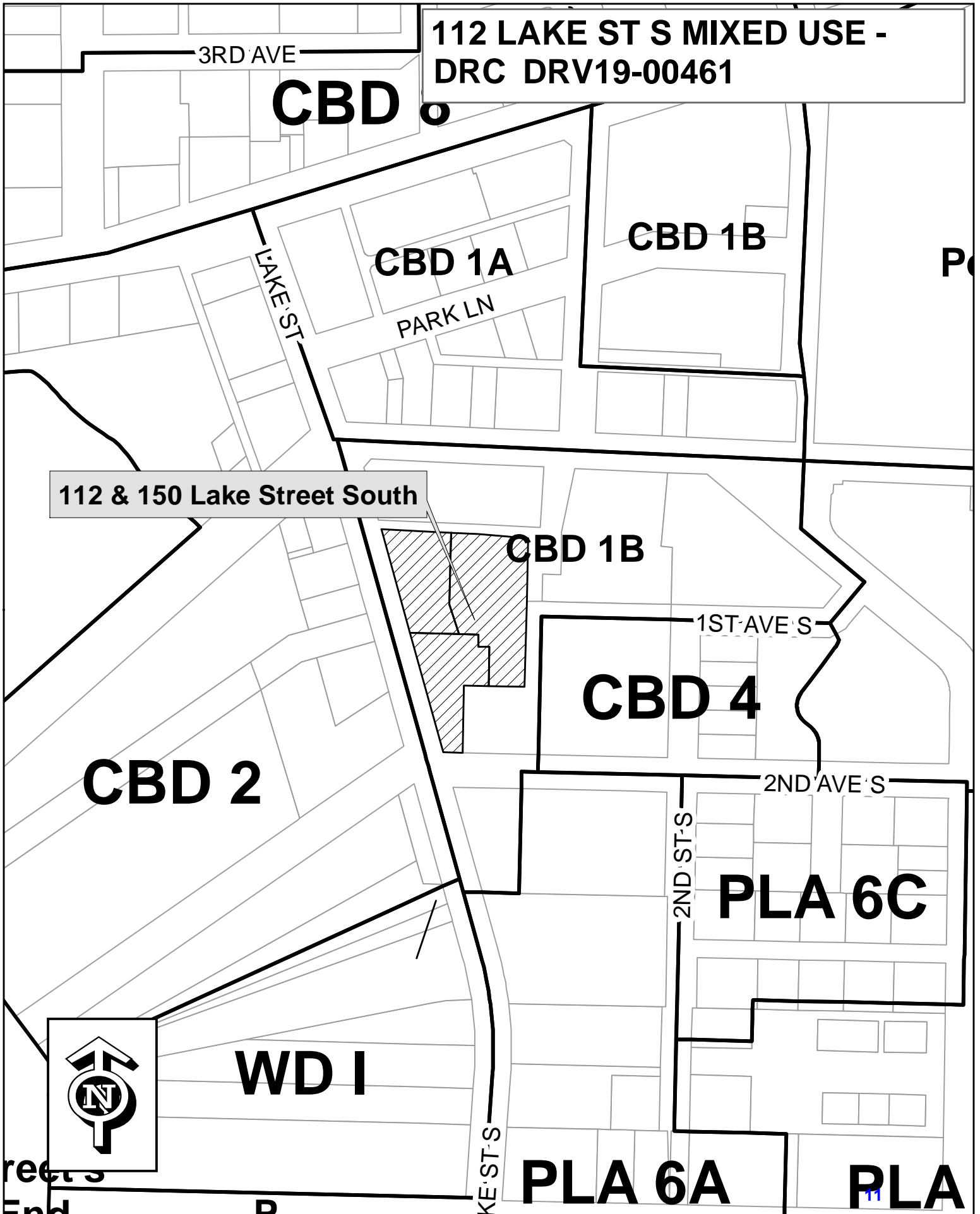
Prior to the finalization and distribution of this staff memo no public comments were received.

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.)

ENCORE
architects

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Design Response Comments

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- 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

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COMMUNITY-ORIENTED



WELCOMING
PUBLIC
PRESENCE

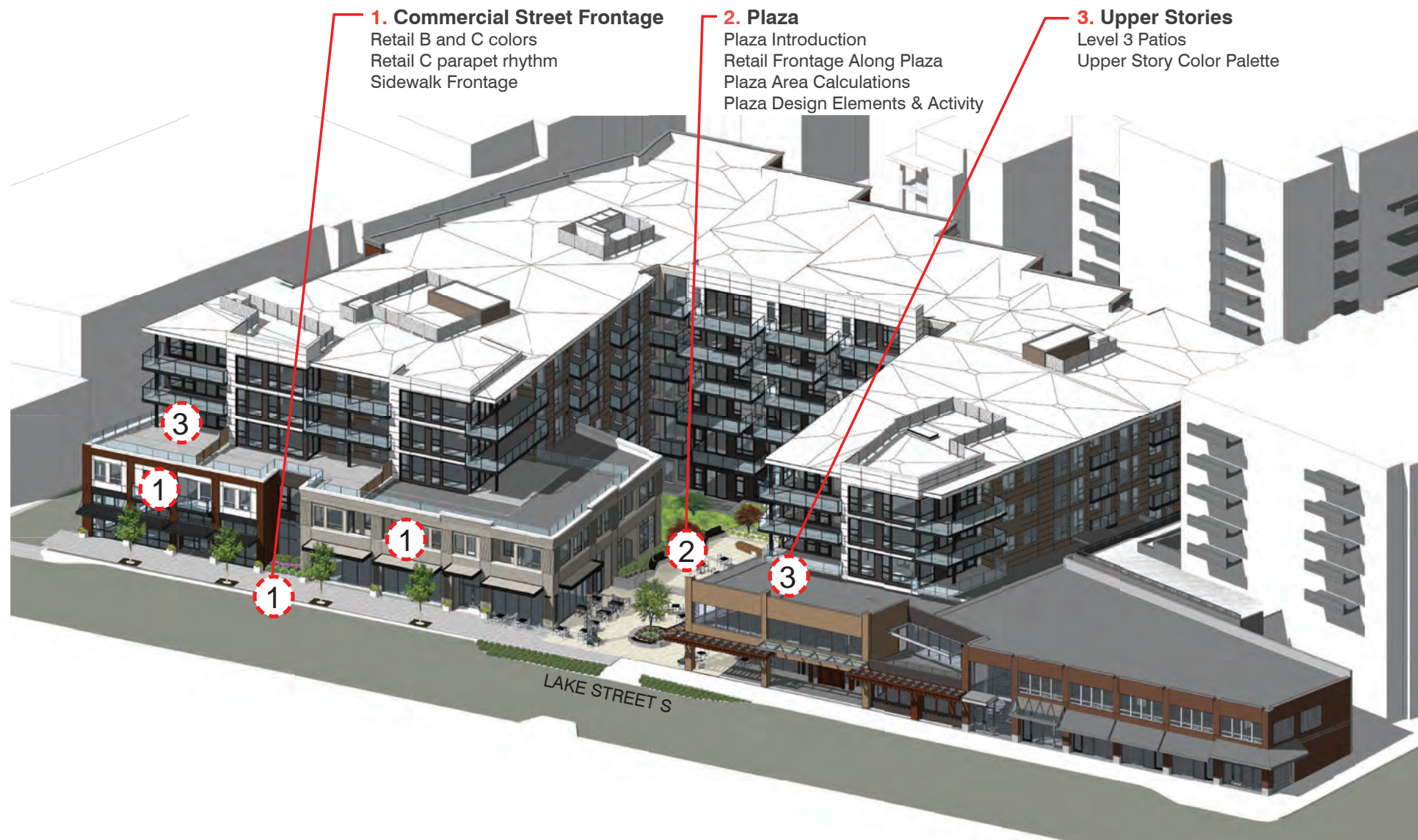


RELATES TO
NEIGHBORHOOD
CONTEXT



DRC I REVIEW

DRC I REVIEW COMMENTS | OVERALL AXONOMETRIC



DRC I REVIEW COMMENTS | OVERALL AXONOMETRIC

4. Materials, Colors, and Details

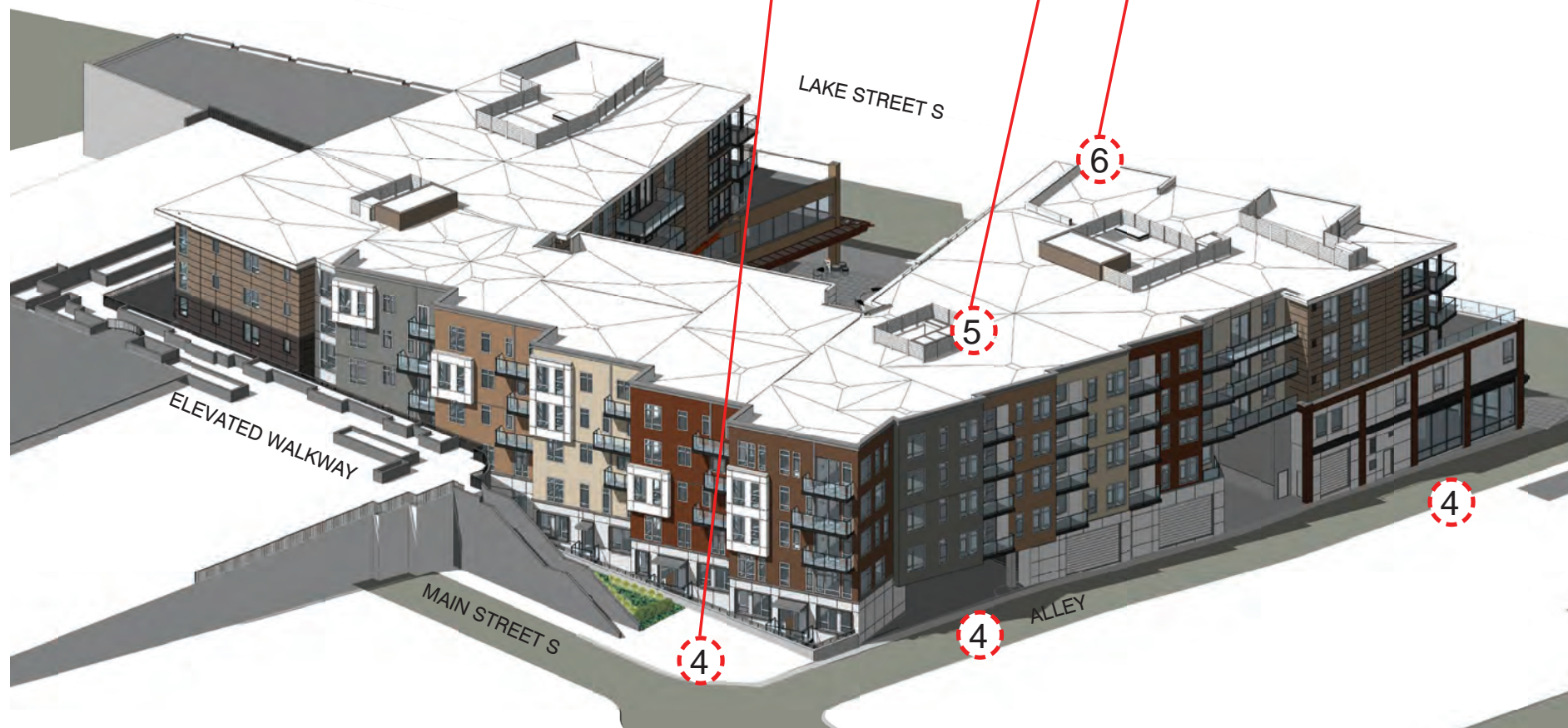
Alley Elevation
Main Street Color Palette
Street Level Units
Views from Neighboring Properties

5. Roof Elements

Parapet Height Calculation
Mechanical Equipment
Layout & Screening
Roof Color

6. Outdoor Roof Deck

Option A: Roof
Option B: Level 3

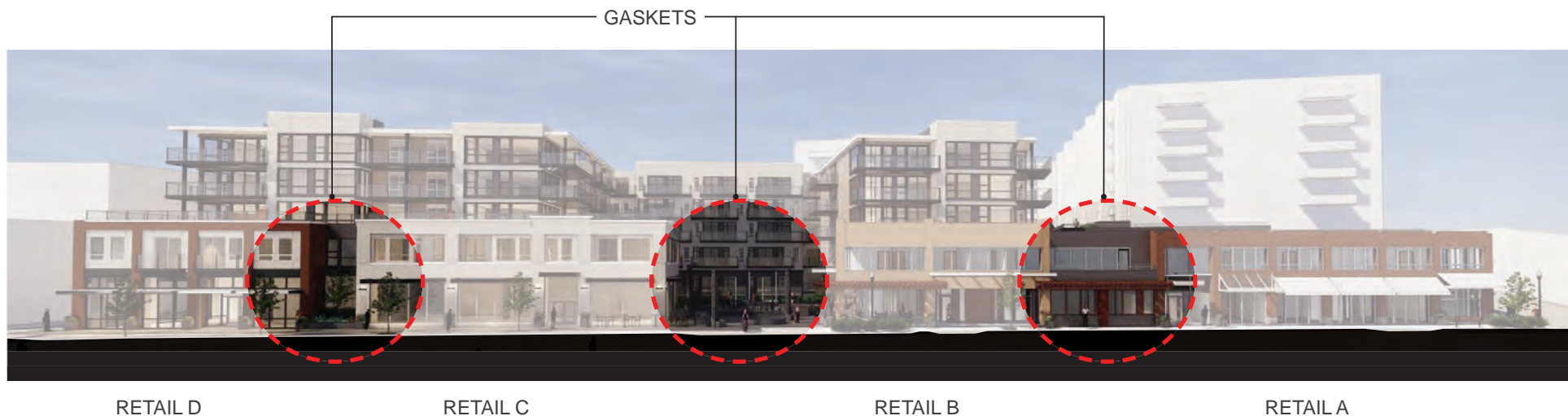
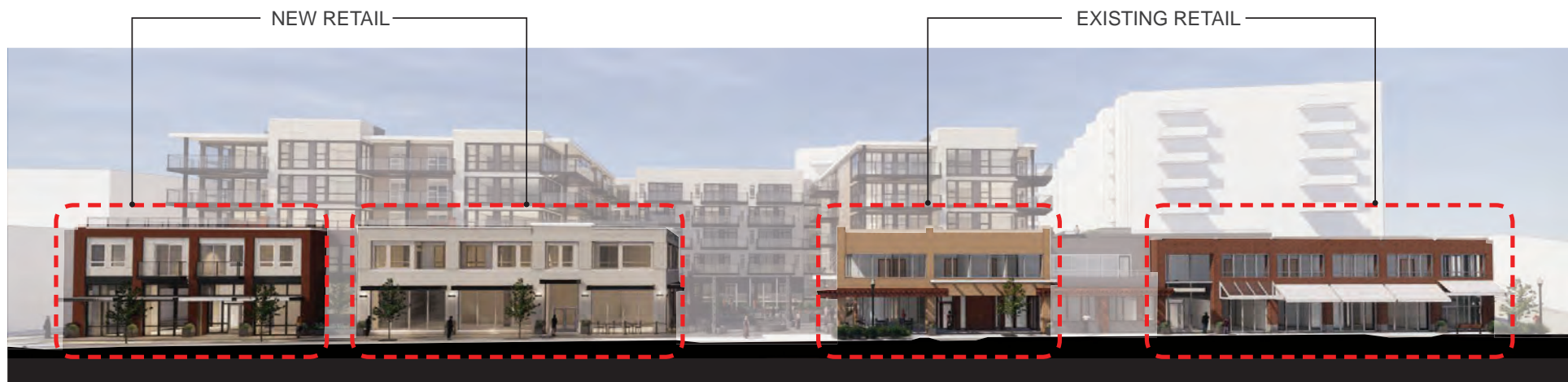


DRC I REVIEW RESPONSE

DRC I REVIEW RESPONSE | RENDERING



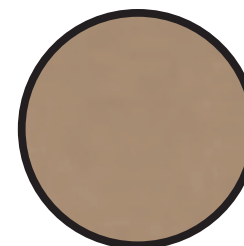
1. COMMERCIAL STREET FRONTAGE | RETAIL STREET FRONTAGE



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



MATERIAL & COLOR
RETAIL D
BRICK - ASPEN



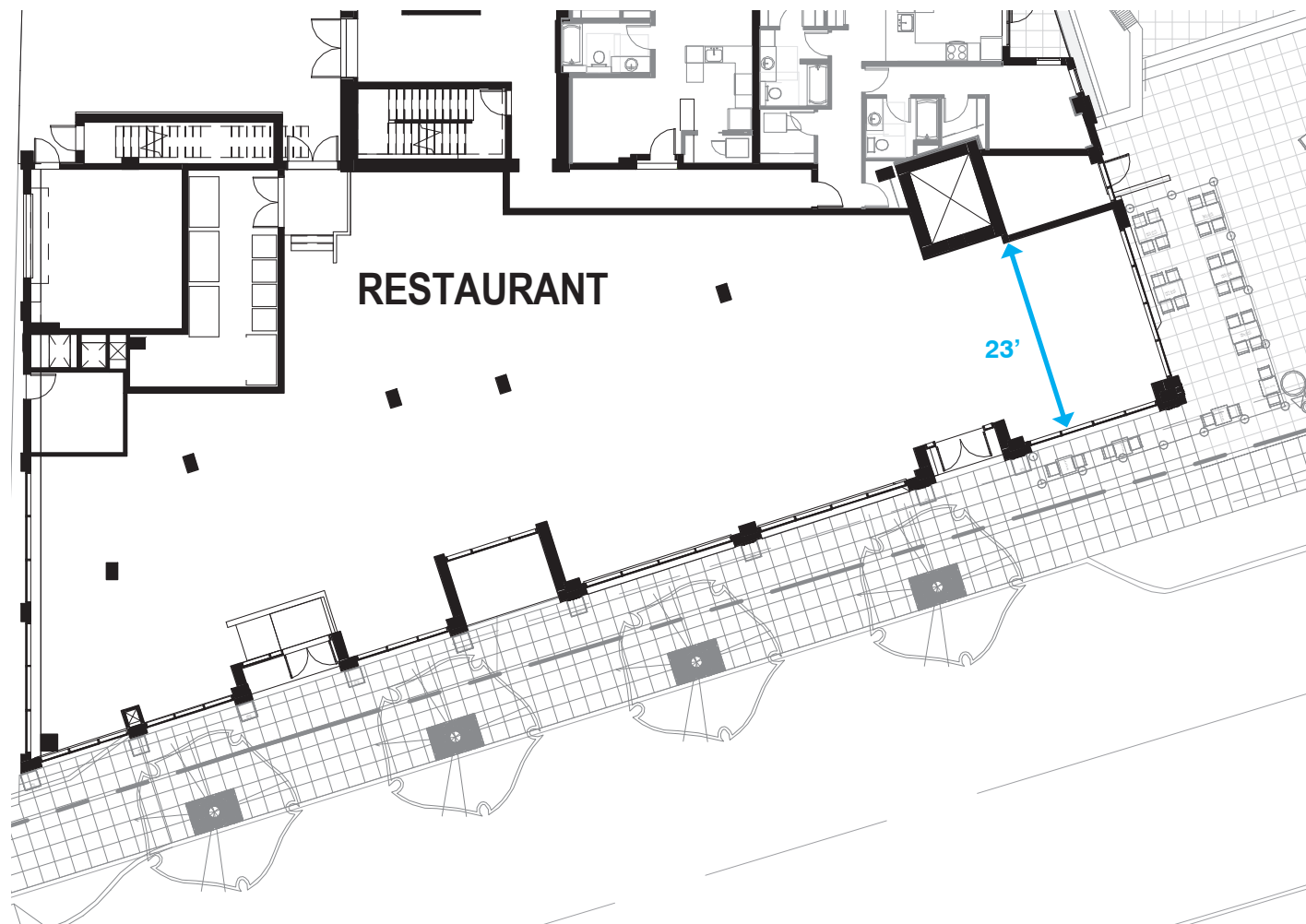
MATERIAL & COLOR
RETAIL C
EXISTING STUCCO

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



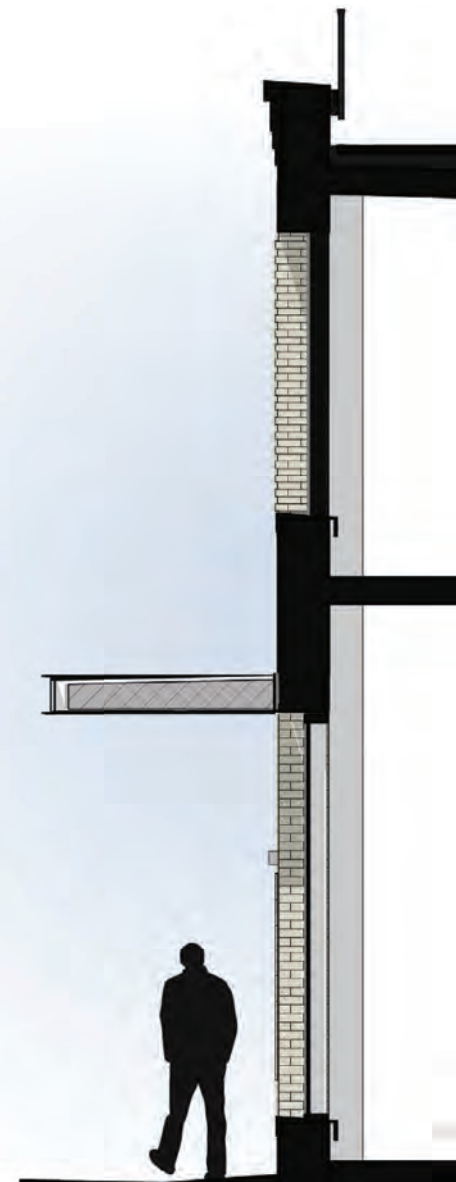
UPPER LEVEL
HORIZONTAL FIELD



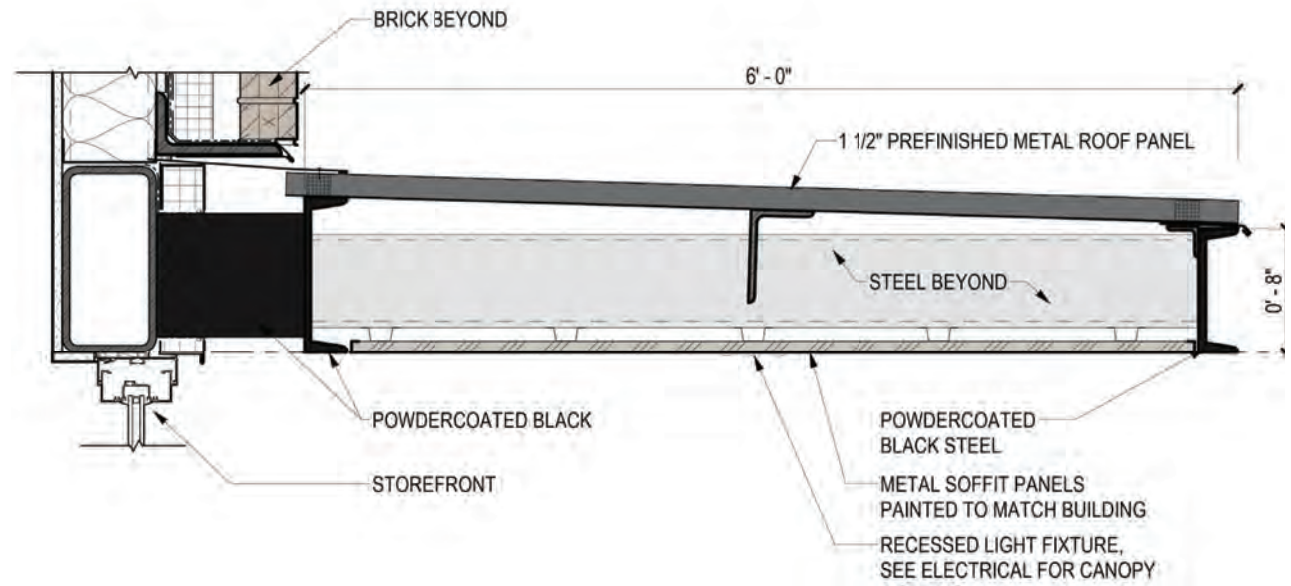
STREET LEVEL
VERTICAL ACCENT



MATERIAL & COLOR
BRICK - ASPEN



1. COMMERCIAL STREET FRONTAGE | SIDEWALK FRONTAGE - RETAIL C

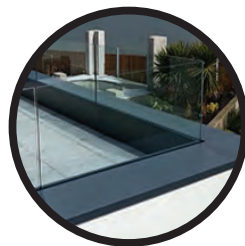


10 CANOPIES, BALCONIES & RAILINGS

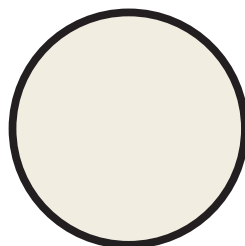


4 UNDERSIDE OF RETAIL C METAL, PAINTED LIGHT ADOBE TO MATCH BUILDING BRICK

1. COMMERCIAL STREET FRONTAGE | SIDEWALK FRONTAGE - RETAIL D



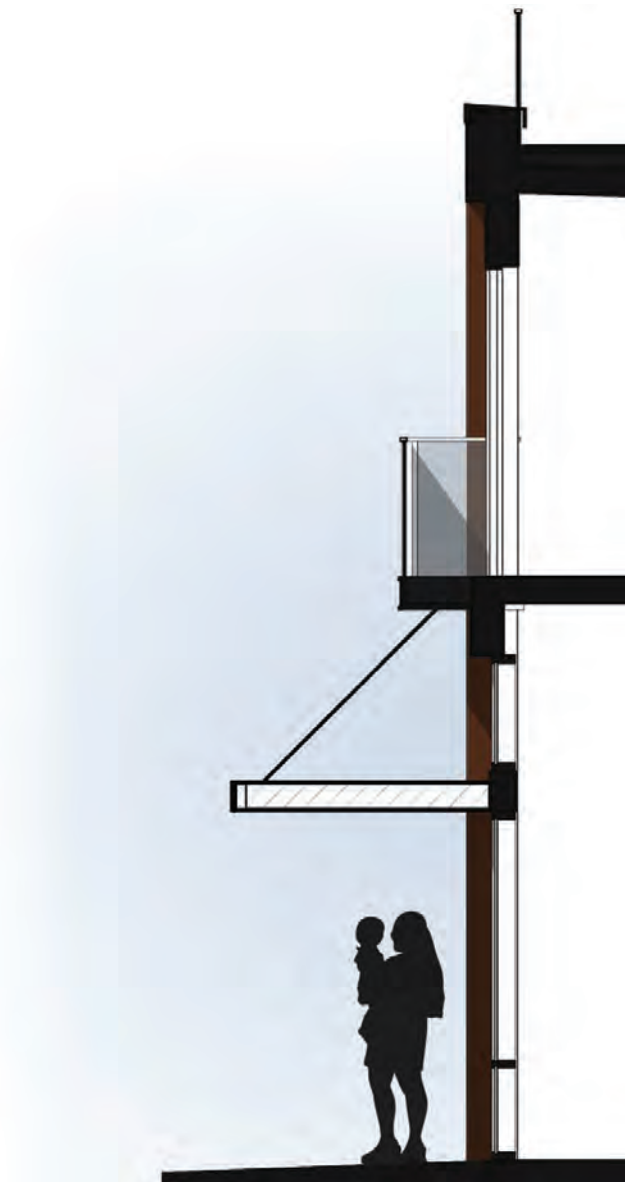
PARAPET



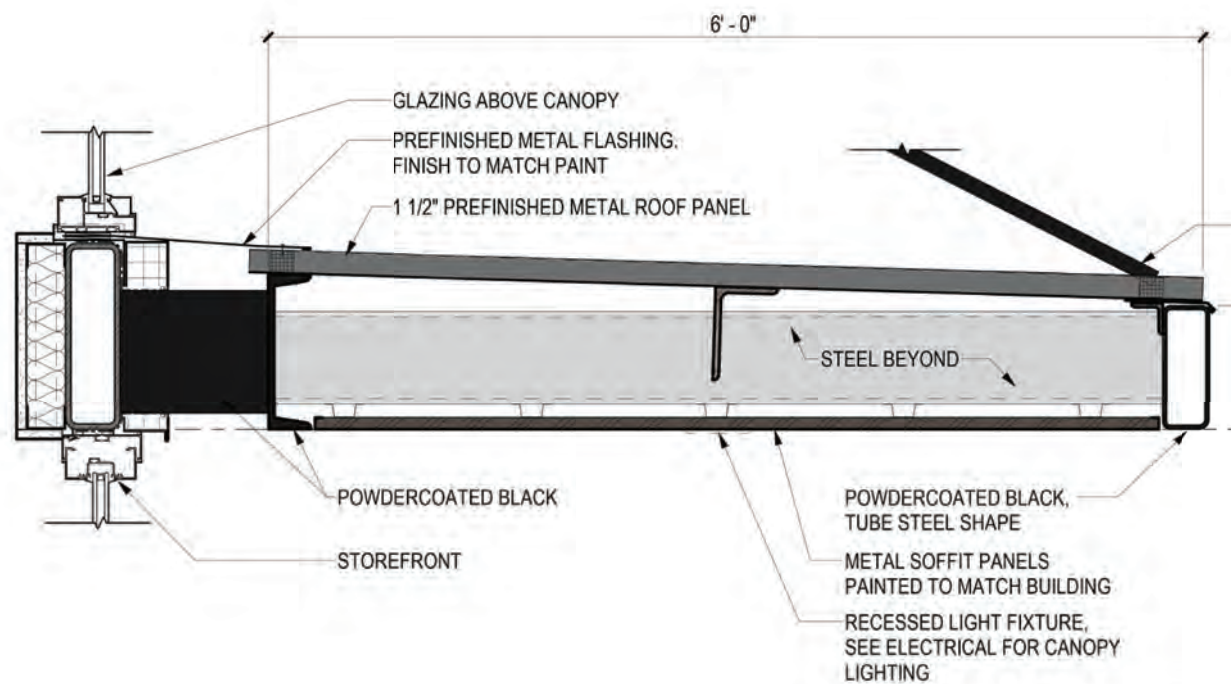
UPPER LEVEL
RESIDENTIAL LEVEL



MATERIAL & COLOR
SW 6104 STUCCO



1. COMMERCIAL STREET FRONTAGE | SIDEWALK FRONTAGE - RETAIL D



10 CANOPIES, BALCONIES & RAILINGS



6 UNDERSIDE OF RETAIL D ARCHITECTURAL BRONZE

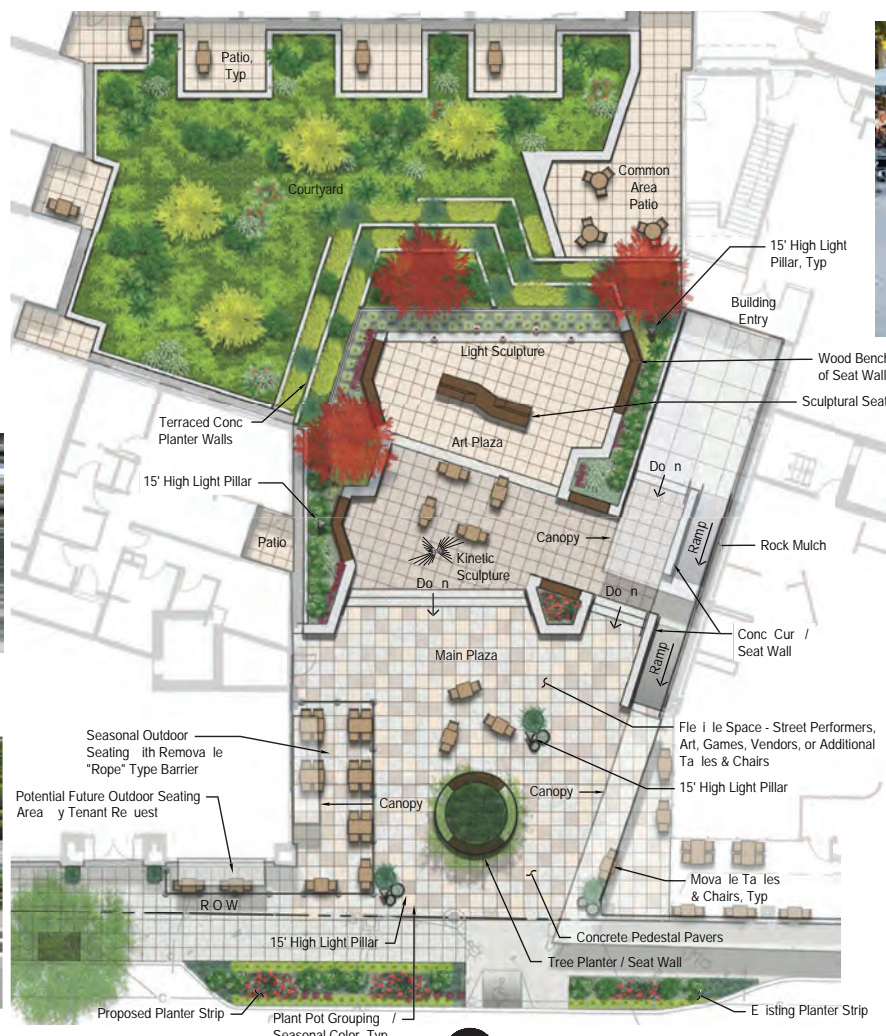
1. COMMERCIAL STREET FRONTAGE | SEATING AND PAVING



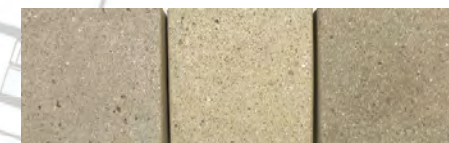
Seat Walls & Stair Seating



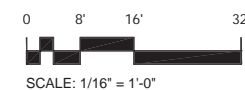
Movable Table & Chair Seating



Sculptural Seating



Paver Color & Pattern



112 Lake Street - Kirkland, WA

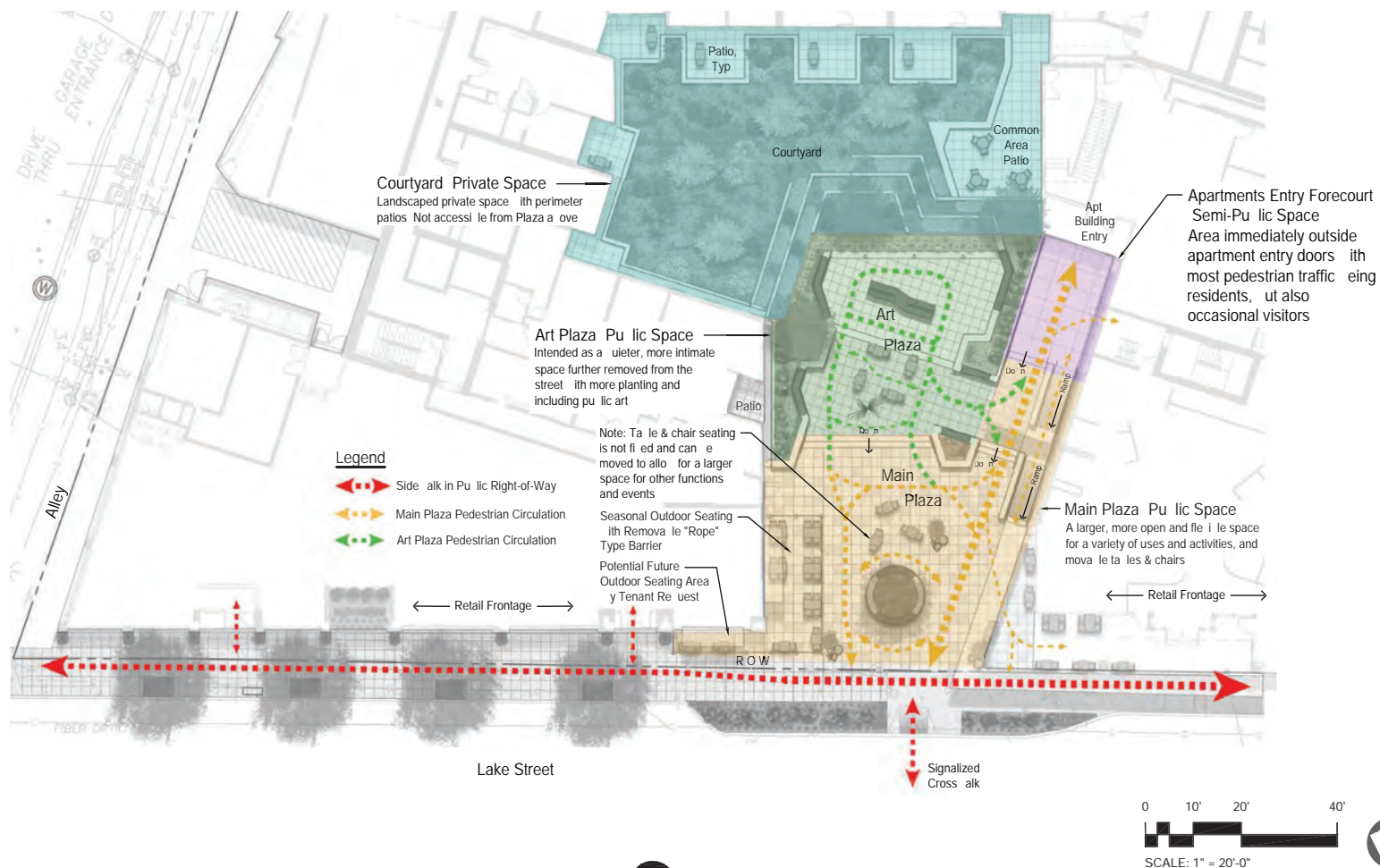
Continental Properties



Plaza & Courtyard Concept Plan - Seating & Paving

DATE: 12-02-2019

1. COMMERCIAL STREET FRONTAGE | PEDESTRIAN CIRCULATION DIAGRAM



112 Lake Street - Kirkland, WA
Continental Properties



Plaza & Courtyard Pedestrian Circulation Diagram

DATE: 12-02-2019

1. COMMERCIAL STREET FRONTAGE | ACTIVITIES



Public Art



Games



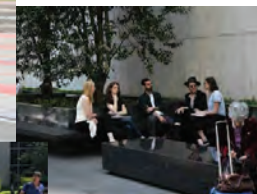
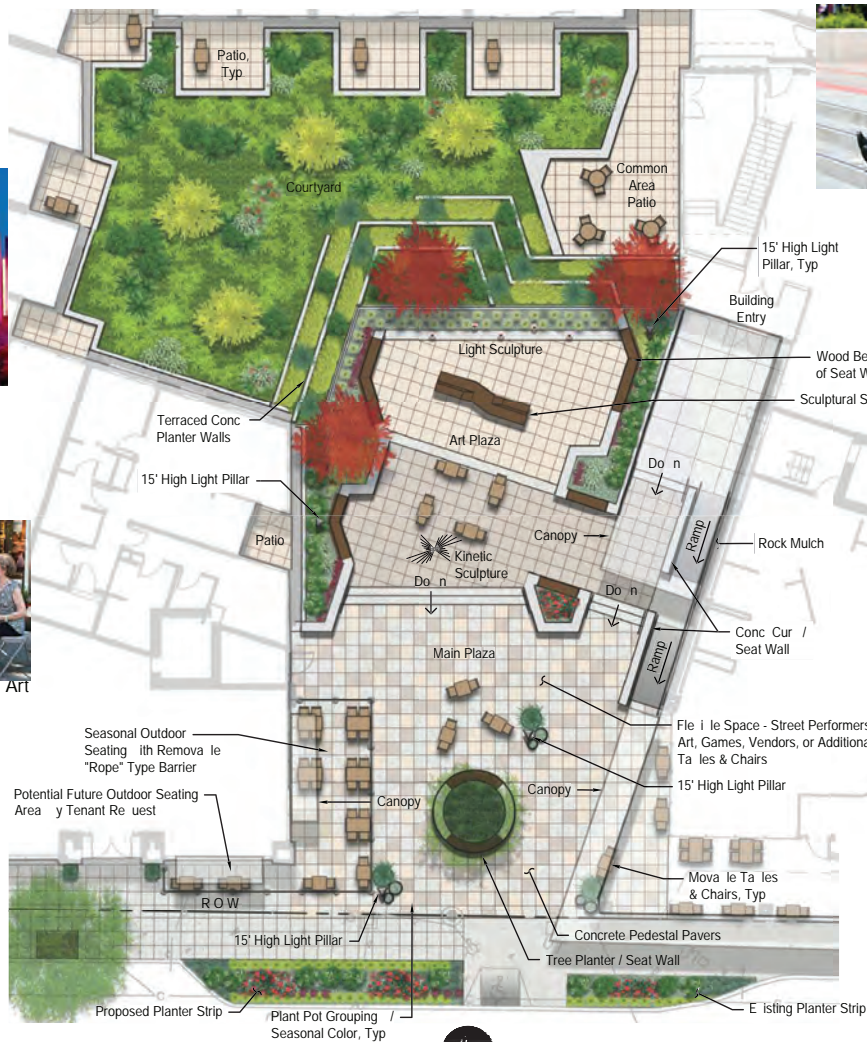
Art



Street Performance



Flexible Activity Space for Special Events



Socializing, Eating & Drinking



Reading & Working



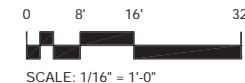
Climbing & Play



Sunning



People Watching



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Continental Properties



Plaza & Courtyard Concept Plan - Activities

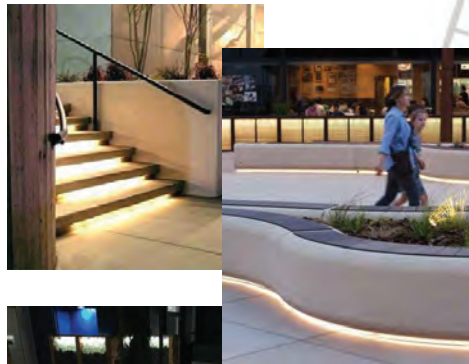
DATE: 12-02-2019

1. COMMERCIAL STREET FRONTAGE | LIGHTING

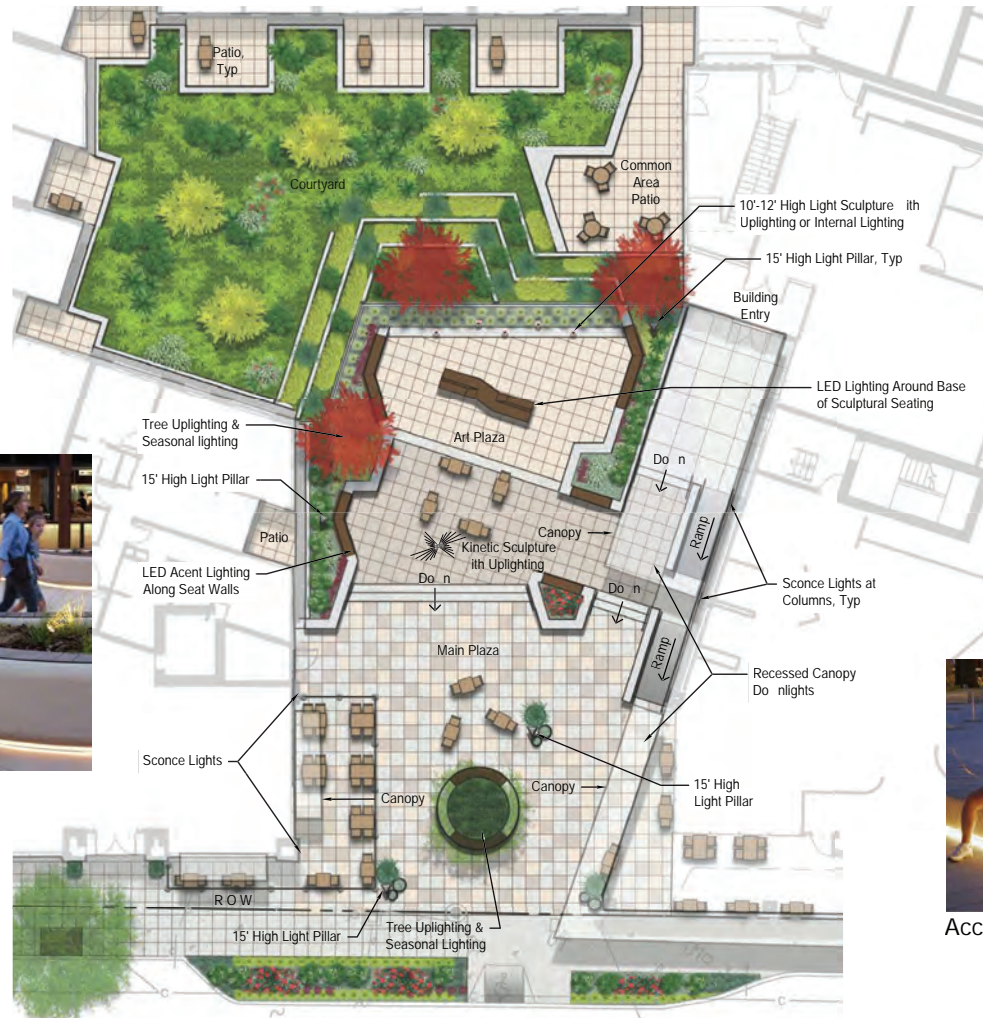


Light Pillars

Light Sculpture



LED Accent Lighting Along Walls and Stairs



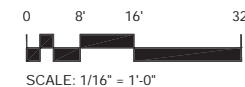
Tree Uplighting



Seasonal Tree Lighting



Accent Lighting at Sculptural Seating



112 Lake Street - Kirkland, WA
Continental Properties



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 right 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 'Zeal' / Scarletta Fetterbush
- Rhododendron var.
- Sarcococca confusa / Sweet Oleander
- Vinum davidii / David's Vine
- Vaccinium ovatum / Evergreen Huckleberry

Groundcovers and Perennials:

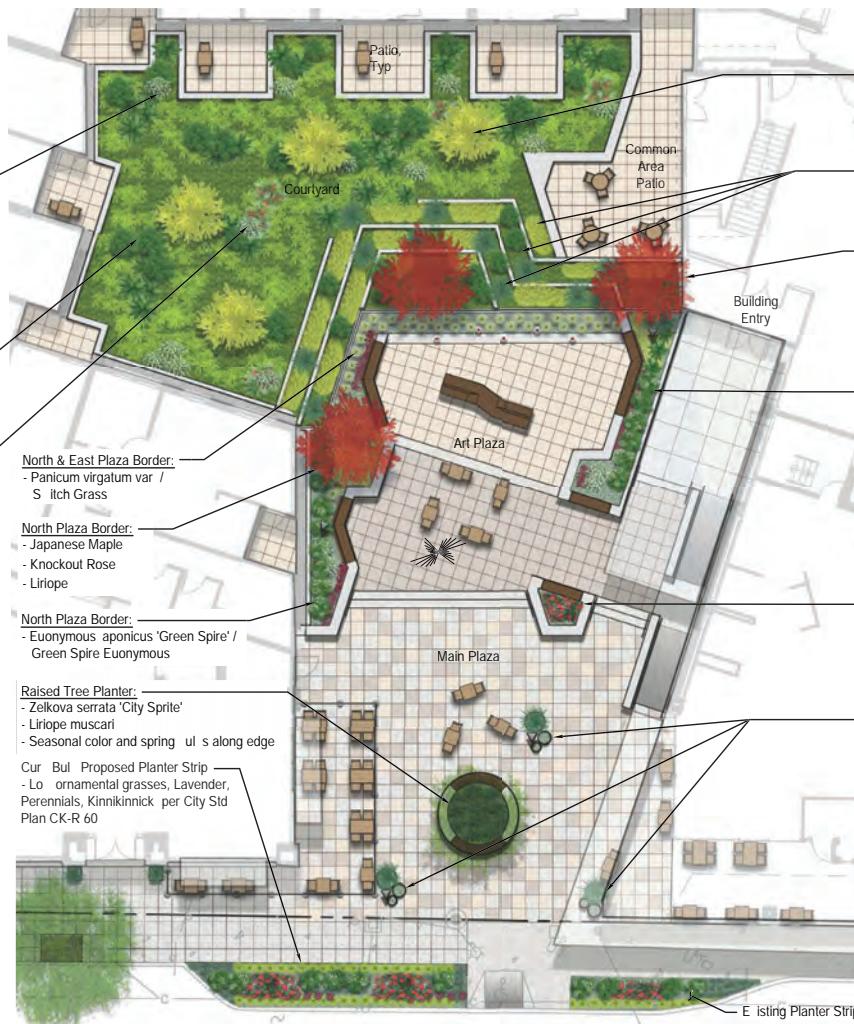
- Acanthus, Astilbe, Ferns, Hellebore, Hosta
- Acorus gramineus 'Ogon' / Golden Variegated Sweetflag
- Carex elata 'Aurea' / Boreal Golden Sedge
- Carex oshimensis var. / Evercolor Sedge

Groundcover Massing, Type:

- Epimedium pinnatifidum
- Ferns

Med-Large Shade Tolerant Shrubs, Type:

- Aucuba japonica 'Serratifolia' / Serrated Japanese Aucuba
- Cornus sericea 'Farro' / 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, Type:

- Acer palmatum var. / Japanese Maple
- Amelanchier sp. / Serviceberry
- Cercis canadensis / Eastern Redbud

Terraced Planters:

- Hakonechloa macra / Japanese Forest Grass
- Phormium tenax var. / Zebrina
- 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:

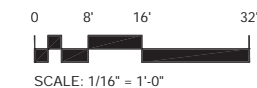
- Small-Medium Shrubs
- Liriope muscari
- Seasonal color and spring bulbs along edge

Pots:

- Phormium tenax var. / Dwarf Zebrina
- 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 shading of the building with plants selected accordingly.



112 Lake Street - Kirkland, WA

Continental Properties



Plaza & Courtyard Landscape Plan

DATE: 12-02-2019

1. COMMERCIAL STREET FRONTAGE | PLANT MATERIALS

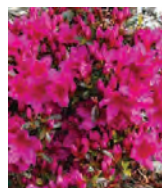
Plaza Plant Materials



Zelkova serrata 'JFS-KW1' /
City Sprite Zelkova



Leucothoe fontanesiana 'Zealid' /
Scarletta Fetterush



Dwarf Rhododendron



Euonymus japonica 'Green Spire' /
Green Spire Euonymus



Knockout Rose



Panicum virgatum / Switch Grass



Phormium tenax / Dwarf New Zealand Flax



Heuchera / Coral Bells

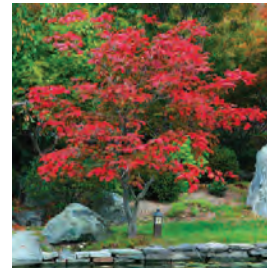


Liriope muscari / Big Blue Lily Turf

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 pinnatifidum /
Hybrid Epimedium



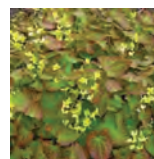
Viburnum Davidii



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

112 Lake Street - Kirkland, WA

Continental Properties



Plaza & Courtyard Plant Materials

DATE: 12-02-2019

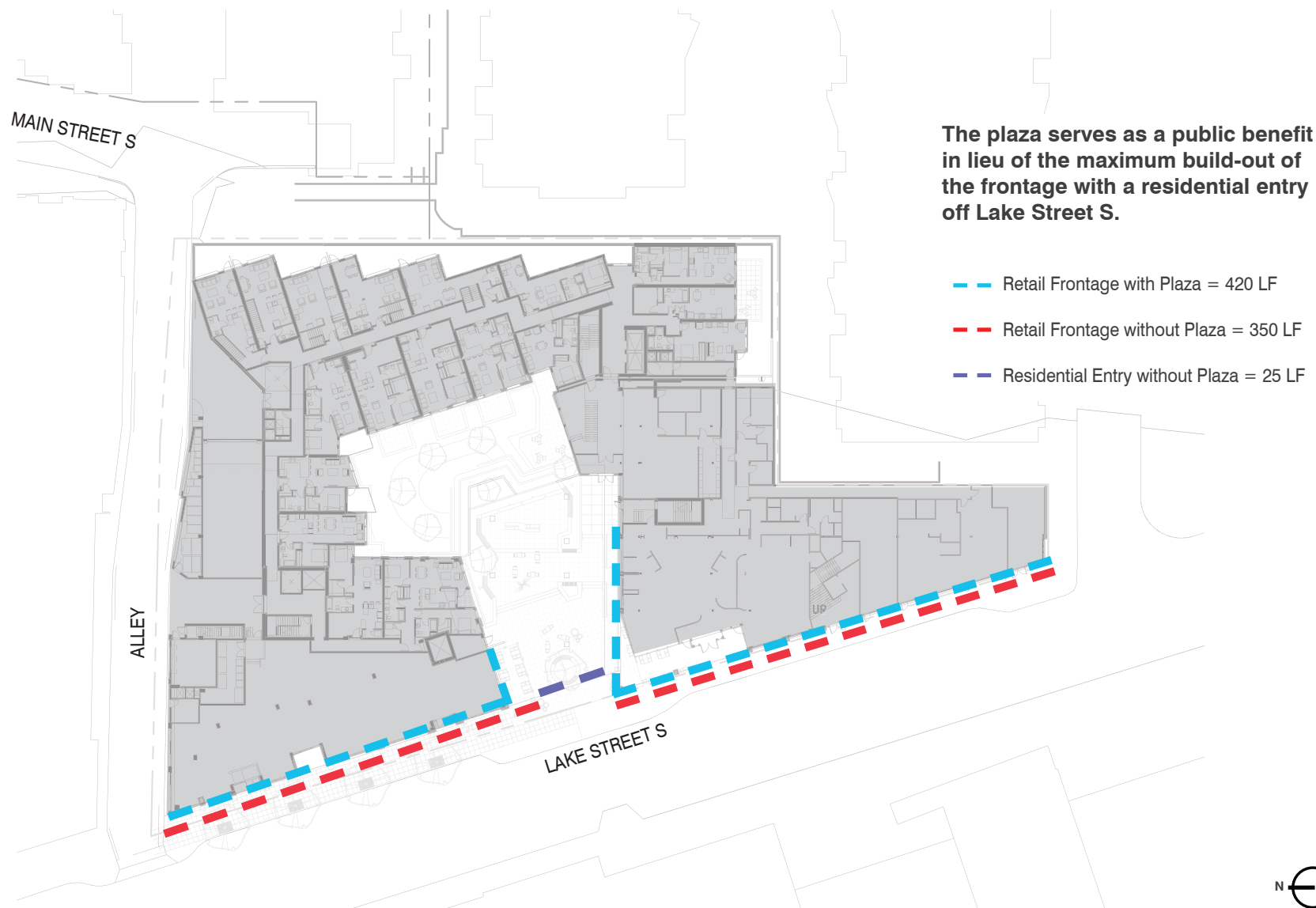
2. PLAZA | AXON



2. PLAZA | SECTION THROUGH SUNKEN COURTYARD AND PLAZA



2. PLAZA | RETAIL FRONTAGE SITE PLAN



2. PLAZA | RETAIL FRONTAGE

The plaza increases the amount of retail frontage.

RETAIL FRONTAGE WITH PLAZA



RETAIL FRONTAGE WITHOUT PLAZA



RESIDENTIAL FRONTAGE WITHOUT PLAZA

