



**CITY OF KIRKLAND**  
**Planning and Building Department**  
123 Fifth Avenue, Kirkland, WA 98033  
425.587.3600 ~ [www.kirklandwa.gov](http://www.kirklandwa.gov)

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## **MEMORANDUM**

**To:** Design Review Board  
**From:** Aoife Blake, Associate Planner  
**Date:** September 6, 2022  
**File No.:** DRV22-00466  
**Subject:** **SWYFT APARTMENTS  
DESIGN RESPONSE CONFERENCE**

### **I. MEETING GOALS**

At the September 19<sup>th</sup> Design Review Board (DRB) meeting, the DRB should continue the Swyft Apartments Design Response Conference from the August 4<sup>th</sup>, 2022 meeting and determine if the project is consistent with the design guidelines contained in the Design Guidelines for Pedestrian-Oriented Business Districts, as adopted by Kirkland Municipal Code (KMC) Section 3.30.040.

During the Design Response Conference, the DRB should provide feedback on the following items that were brought up by the DRB at the August 4<sup>th</sup>, 2022 meeting:

- Further treatment of the blank wall along 120<sup>th</sup> Avenue NE
- Explore more opportunities for street activation and pedestrian engagement along 120<sup>th</sup> Avenue NE
- Enhance the entrance at south-east corner of the building to make it more inviting
- Investigate a destination for the through-block connection from NE 128<sup>th</sup> Street to the Village at Totem Lake property
- Refine material concept for gate and railing at mid-block connection,
- Provide material examples of different paving options proposed with the landscape plan
- Provide a lighting plan with specific lighting types

### **II. PROPOSAL**

The subject property is located at 11919 NE 128<sup>th</sup> Street and 12707 120<sup>th</sup> Avenue NE (see Attachment 1). Marc Boettcher, with MSPG LLC, has applied for a Design Response Conference for a new mixed-use development on the subject property (see Attachment 2). The project consists of an 8 to 16-story mixed use building consisting of approximately 313 residential units, a ground floor residential lobby, 53,000 square feet of medical office space, and a parking garage. Parking will be provided in a parking structure that is partially below grade. Vehicular access is proposed from NE 128<sup>th</sup> Street and from 120<sup>th</sup> Avenue NE via an access easement on the Village at Totem Lake property to the south.

### III. **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.

In response to the DRB comments made at the Design Response Conferences meeting on August 4<sup>th</sup>, 2022, the applicant has submitted a revised design packet dated September 6, 2022 (see attachment 2). The list below summarizes the key points that the DRB discussed at the previous meeting.

#### 1. **Scale**

##### a. **DRB Discussion**

The DRB commended the applicant for creating a landmark building and supported the effective use of horizontal and vertical modulation techniques. The DRB requested the applicant to look at further treatment of blank walls, particularly along 120<sup>th</sup> Avenue NE.

##### b. **Supporting Design Guidelines**

The *Design Guidelines for Pedestrian Oriented Business Districts* contain the following statements that pertain to pedestrian-oriented elements:

- Blank walls should be avoided near sidewalks, parks, the Cross Kirkland Corridor and Eastside Rail Corridor, and pedestrian areas. Where unavoidable, blank walls should be treated with landscaping, art, or other architectural treatments.

##### c. **Staff Analysis:** *The applicant has provided updated plans that revise the approach to the blank wall along 120<sup>th</sup> Avenue NE (see pages 10-13, Attachment 2). Staff has reviewed the plans and has the following comments:*

- *At the August 4<sup>th</sup> meeting, the applicant proposed the garage wall along 120<sup>th</sup> Avenue NE be treated with board-form concrete, smooth stained concrete at regular intervals, steel cables to support vine growth, landscaping on podium top, lighting, and sculptural art accents.*
- *The applicant has revised the blank wall treatment to maintain the board form concrete and added a painted mural with some metal sculptures. The mural emerges from the mid-block connection northward along 120<sup>th</sup> Avenue NE and fades out towards NE 128<sup>th</sup> Street intersection.*

*The DRB should provide input on the following items:*

- *Does the mural on the garage wall adequately treat the blank wall?*
- *Have the concerns around the blank wall along the 120<sup>th</sup> Avenue NE façade been addressed?*

#### 2. **Pedestrian-oriented elements**

##### a. **DRB Discussion**

The DRB provided the following direction regarding pedestrian-oriented elements:

- Explore more opportunities for street activation and pedestrian engagement along 120<sup>th</sup> Avenue NE and the NE 128<sup>th</sup> Street entry plaza
- Enhance the entrance at south-east corner of the building to make it more inviting
- Investigate a destination for the through block connection from NE 128<sup>th</sup> Street to the Village at Totem Lake property

b. Supporting Design Guidelines

The *Design Guidelines for Pedestrian Oriented Business Districts* contain the following statements that pertain to pedestrian-oriented elements:

- All building fronts should have pedestrian-friendly features.
- 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. Planting trellises and architectural elements are encouraged in conjunction with decks and bay windows. Upper-story commercial activities are also encouraged.
- All building entries should be well lit. Building facades in pedestrian areas should provide lighting to walkways and sidewalks through building-mounted lights, canopy or awning-mounted lights, and display window lights. Encourage variety in the use of light fixtures to give visual variety from one building facade to the next. Back-lit or internally-lit translucent awnings should be prohibited.
- Successful pedestrian-oriented plazas are generally located in sunny areas along a well-traveled pedestrian route. Plazas must provide plenty of sitting areas and amenities and give people a sense of enclosure and safety.
- Kirkland should continue its tradition of encouraging public art pieces.
- The intrusive qualities of parking garages must be mitigated. In pedestrian areas, ground-level retail uses, or appropriate pedestrian spaces should be required. Also, extensive landscaping should be required near residential areas and in high visibility locations. On hillsides and near residential areas the stepping back or terracing of upper stories should be considered to reduce scale.

c. Staff Analysis

*The DRB expressed some concern about the pedestrian-oriented elements of the project, in particular:*

- NE 128<sup>th</sup> Street Entry Plaza: *The DRB requested the applicant look at ways to activate the space with street furniture or other opportunities. The applicant has revised the space (see page 4 of Attachment 2) to illustrate different paving materials, further seating arrangements, and lighting. This space meets the required size and dimensions for the public plaza required by KZC 55.09.040, special regulation 3.a.1.b*
- South-East Corner of Building: *The DRB requested the applicant look at refining the entrance at the south-east corner of the building*

*to make it more inviting and align with the scale of the rest of the building. The applicant has addressed these comments by changing landscape species to create an unobstructed visual connection to the interior, added an accent material (phenolic wood panel) and lighting to highlight the entry. The applicant has provided a side-by-side comparison of these changes (see page 8 & 9, Attachment 2).*

- *Through block connection (south-west of site): The DRB requested the applicant look at providing an end point for this through block connection. The purpose of this through block connection is to connect pedestrians from NE 128<sup>th</sup> Street to the Village at Totem Lake property. It is intended to link up with a pedestrian connection on the Village at Totem Lake property. Staff will notify the Village at Totem Lake of this connection requirement.*

*The DRB should provide input on the following items:*

- *Have the concerns around street activation and pedestrian engagement been adequately addressed?*
- *Is the public plaza at the primary pedestrian frontage of the building at NE 128<sup>th</sup> Street sufficient in terms of function and design?*
- *Have the concerns about the building entry at the south-east corner been addressed?*

## **2. Landscaping**

### **a. DRB Discussion**

The DRB provided the following direction regarding landscaping:

- Provide material examples of different paving options proposed with the landscape plan
- Provide a lighting plan with specific lighting types

### **b. Supporting Design Guidelines**

The *Design Guidelines* and *Zoning Regulations* contain the following guideline addressing the visual quality of landscapes:

- KZC Chapter 95 requires that a landscape plan be approved as part of the Design Review Process.
- The placement and amount of landscaping for new and existing development should be mandated through design standards. Special consideration should be given to the purpose and context of the proposed landscaping. The pedestrian/auto landscape requires strong plantings of a structural nature to act as buffers or screens.
- The pedestrian landscape should emphasize the subtle characteristics of the plant materials. The building landscape should use landscaping that complements the building's favorable qualities and screens its faults.

- Special Considerations in for the Totem Lake Business District Core:
  - Within TL 1, special landscaping elements such as gateways, arches, fountains, and sculptures should be incorporated, in order to create a lively streetscape and provide visual interest along the street edge. Where possible, existing mature landscaping should be retained and incorporated into new development to soften the impact of increased site coverage and preserve the green character of the area.

c. Staff Analysis

*Paving: The applicant is proposing several different finishes to the concrete paving for the project such as light and heavy sandblasting, light and heavy broom finishes (see pages 3-6, Attachment 2).*

*Lighting: The applicant has provided a detailed lighting plan (see page 7, attachment 2) that illustrates the type and location of lighting for the project on private property and in the right-of-way. Main entry points to the building and pedestrian areas appear well-lit.*

The DRB should provide input on the following items:

- Are there any changes needed to the landscape plan?

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

DRB Discussion: The Board supported the applicants color palette for the project and celebrated the use of color. The Board requested to see a design concept for the rail/gate at the mid-block connection that separates public and private open space

*Staff Analysis: The revised plans show a transparent glass guardrail with a metal panel gate with graphic bird cut outs at the entrance to the mid-block connection. The swift bird decal is imprinted on the glass and cut out of the gate connecting with the mural on 120<sup>th</sup> Avenue NE.*

**IV. KEY ZONING REGULATIONS**

The applicant's proposal is also subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, Fire and Building Code, and Public Works Standards. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 3, Development Standards, is provided to familiarize the applicant with some of these additional development regulations. These regulations and standards are not under the review authority of the DRB and will be reviewed for compliance as part of the building permit review for the project.

Development of the subject property is subject to the regulations for the TL 1A Zone (see Attachment 4). The applicant must demonstrate compliance with these regulations, and staff will review, as part of any building permit.

Below are some of the key zoning standards that apply to the development followed by staff comment in italics. They are important to point out as they require DRB consideration/approval:

- A. Open Space: Buildings greater than 30 feet above average building elevation shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments larger than 50 units shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size.

Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval.

*Staff Comment: The applicant is proposing to provide this public open space along NE 128th Street adjacent to the primary pedestrian entrance (see page 4, Attachment 2).*

*The space is approximately 1,936 square feet in area and has no dimension less than 15 feet. The building façade is set back 15 feet from the right-of-way easement line to create this publicly accessible space. The lobby has clear glass from floor to ceiling creating a visual connection from the open space to the interior. The space has a number of pedestrian-oriented elements including landscaping, overhead weather protection, seating, and lighting. The DRB should provide feedback on the applicant's design of this space.*

- B. Rooftop Amenity and Common Room: Kirkland Zoning Code (KZC) Section 115.122 specifies the height and size allowances for rooftop amenities and commons rooms that extend above the maximum height of the structure. KZC 115.112.7 establishes the DRB as the review authority for this modification due to the project's requirement for Design Review.
- i. KZC Sections 115.122.2 – 4 relate to operational standards, such as noise, lighting and access, of rooftop amenity spaces and common room. These standards will be conditioned with an approval of the space (see pages 32, 54, & 86, Attachment 2).
  - ii. KZC Sections 115.122.5 outlines the allowable height for rooftop amenities.
  - iii. KZC Sections 115.122.6 outlines the parameters for rooftop common rooms, such as:
    - (1) No portion of the subject property adjoins a low-density residential zone, and
    - (2) Applicant demonstrates that views from adjoining properties will not be significantly blocked; the location and orientation of the rooftop common room minimizes visibility from adjoining properties and streets; and all walls of the rooftop common room must contain transparent windows comprising at least 75 percent of the area of the facade between two (2) feet and seven (7) feet above floor level; and the rooftop common room is architecturally integrated with the building design, and
    - (3) The height of the rooftop common room shall not exceed 15 feet or the height of the story immediately below the rooftop common room, whichever is less; and

- (4) The area of the rooftop common room shall not exceed 500 square feet or 10 percent of building footprint, whichever is less, and
- (5) The rooftop common room is set back from any building edge at a distance equal to the height of tallest point of the room above the roof deck; and
- (6) One (1) of the following public benefit items is provided:
  - a) A landscaped and vegetated area, or an area designed and constructed as a green roof, equal to the square footage of the rooftop common room and showing the landscape plan requirements set forth in KZC 95.40(3), or
  - b) A street-level public plaza equal to the square footage of the rooftop common room, or
  - c) Public use of the rooftop common room, either as public access or as use of the rooftop common room as publicly accessible retail, restaurant, or similar space.

*Staff Comment: The applicant has proposed a design for a rooftop common room and amenity space (see pages 32, 54, & 86, Attachment 2). There are some discrepancies in the layout between the rendering of the rooftop and the plan layout on sheet 86. The applicant shall revise the plans for consistency and refine the proposed design to illustrate compliance with the height requirement of the rooftop amenities (particularly the grilling area).*

- C. Sidewalks: NE 128th Street is a designated a minor arterial and a major pedestrian sidewalk. Therefore, the sidewalk standards require a minimum 10-foot-wide sidewalk along the entire frontage of the subject property abutting NE 128th Street.

120th Avenue NE is a designated a collector type street and a pedestrian-oriented street. Therefore, the sidewalk standards require a minimum 10-foot-wide sidewalk along the entire frontage of the subject property abutting 120th Avenue NE.

*Staff Comment: The preliminary plans submitted by the applicant illustrates compliance with the sidewalk width and location standards. The applicant is required to demonstrate compliance with the City's right-of-way requirements with any development permit.*

## **V. STATE ENVIRONMENTAL POLICY ACT**

SEPA is the state law that requires an evaluation of a development proposal for environmental impacts. The applicant has submitted an Environmental Checklist and the City is currently reviewing the application. The DRB decision on the project will not be issued until after the SEPA determination has been issued.

## **VI. PUBLIC COMMENT**

No public comment has been received as of the date of this staff report.

**VII. 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.

**VIII. ATTACHMENTS**

1. Vicinity Map
2. Applicant Proposal/Plan set
3. Development Standards
4. TL1A Use Zone Chart





# City of Kirkland GIS



## Legend

- City Limits
- Grid
- QQ Grid
- Cross Kirkland Corridor
- Regional Rail Corridor
- Streets
- Parcels
- Lakes
- Schools
- Overlay Zones**
  - (EQ)
  - (HL)
  - (HP)
- Planned Unit Development
- Design District
- City Zoning**
  - Commercial
  - Industrial
  - Transit Oriented Development
  - Office
  - High Density Residential
  - Medium Density Residential
  - Low Density Residential
  - Institutions
  - Park/Open Space
- Olympic Pipeline Corridor

1: 3,777



## Notes

629.6 0 314.79 629.6 Feet

NAD\_1983\_StatePlane\_Washington\_North\_FIPS\_4601\_Feet

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# SWYFT APARTMENTS

DESIGN RESPONSE CONFERENCE

CITY OF KIRKLAND WASHINGTON | 09 06, 2022



**Gensler**

**SWIFT**COMPANY LLC

## DESIGN RESPONSE CONFERENCE // DRC Comments Recap

CDC Dates: March 7 and March 21, 2022  
Comments: April 7, 2022  
Permit No. DRV22-00064  
Option 3 was selected to move forward  
DRC1 meeting: August 4th, 2022

**The following were the requested items to follow up on with the DRB:**

**1. Hardscape:**

- Show scoring patterns;
- Show materials more clearly;

**2. Exterior Lighting:**

- More specific callouts for lighting types;
- Show lighting underneath loading dock;

**3. Gates:**

- Design intent for gates at courtyard and pass-through;

**4. 128th Entry:**

- Enlarged plan of the plaza to reflect specific activation of space - furniture, landscape...

**5. SE Entry:**

- Create a more generous, welcoming entry, similar to the 128th entry;

**6. SW Corner:**

- Discuss outcome of through-block connection: Jade's then Swyft's;
- Discuss connection expectations and safety concerns;

**7. 120th Through-Block Plaza:**

- Provide a there-there, a destination;
- Clarify limits to public accessibility;

**8. Upper 120th Façade Resolution:**

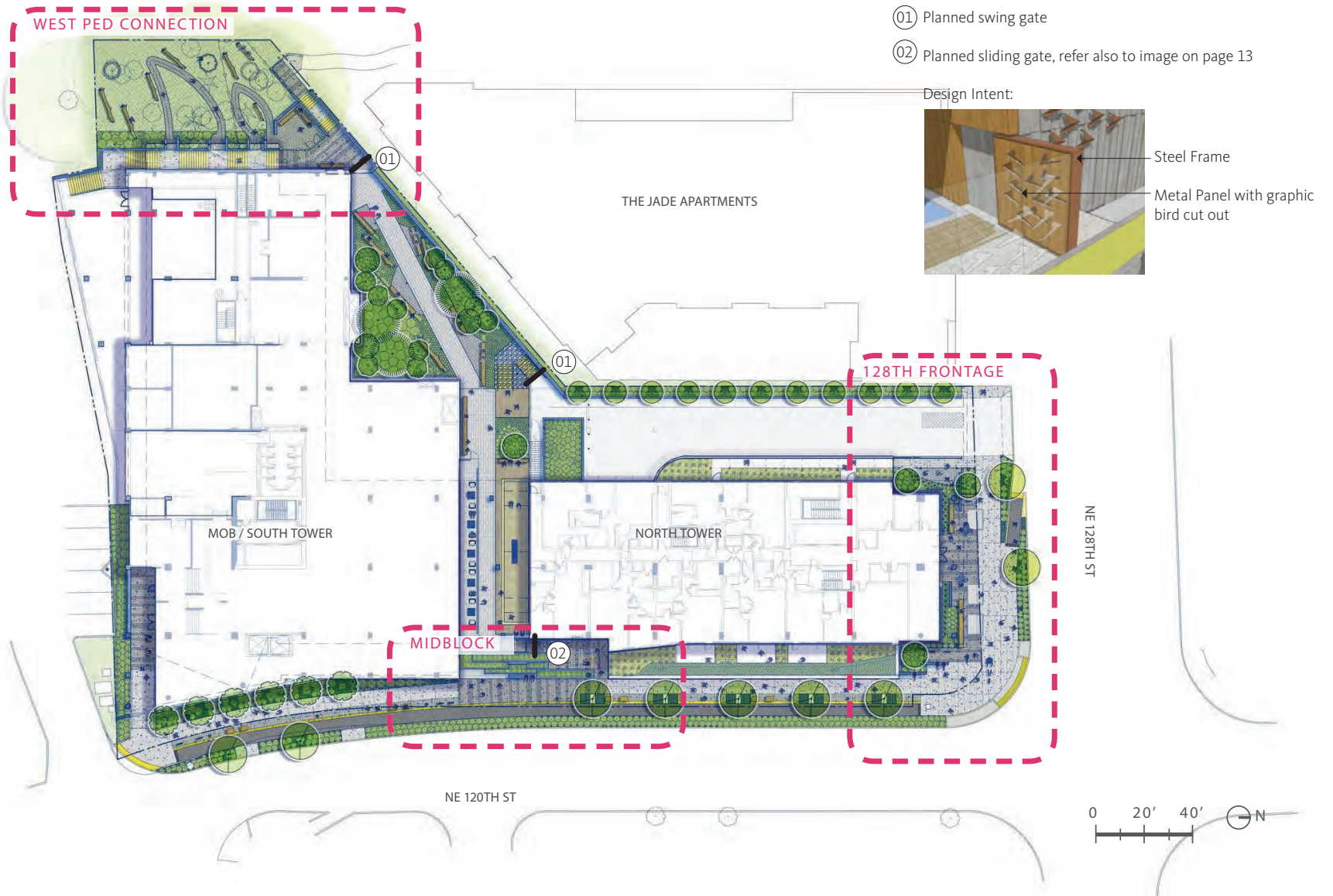
- Provide the art;
- Re-work to be more pedestrian friendly.

2022\_0804 DRC1 MEETING

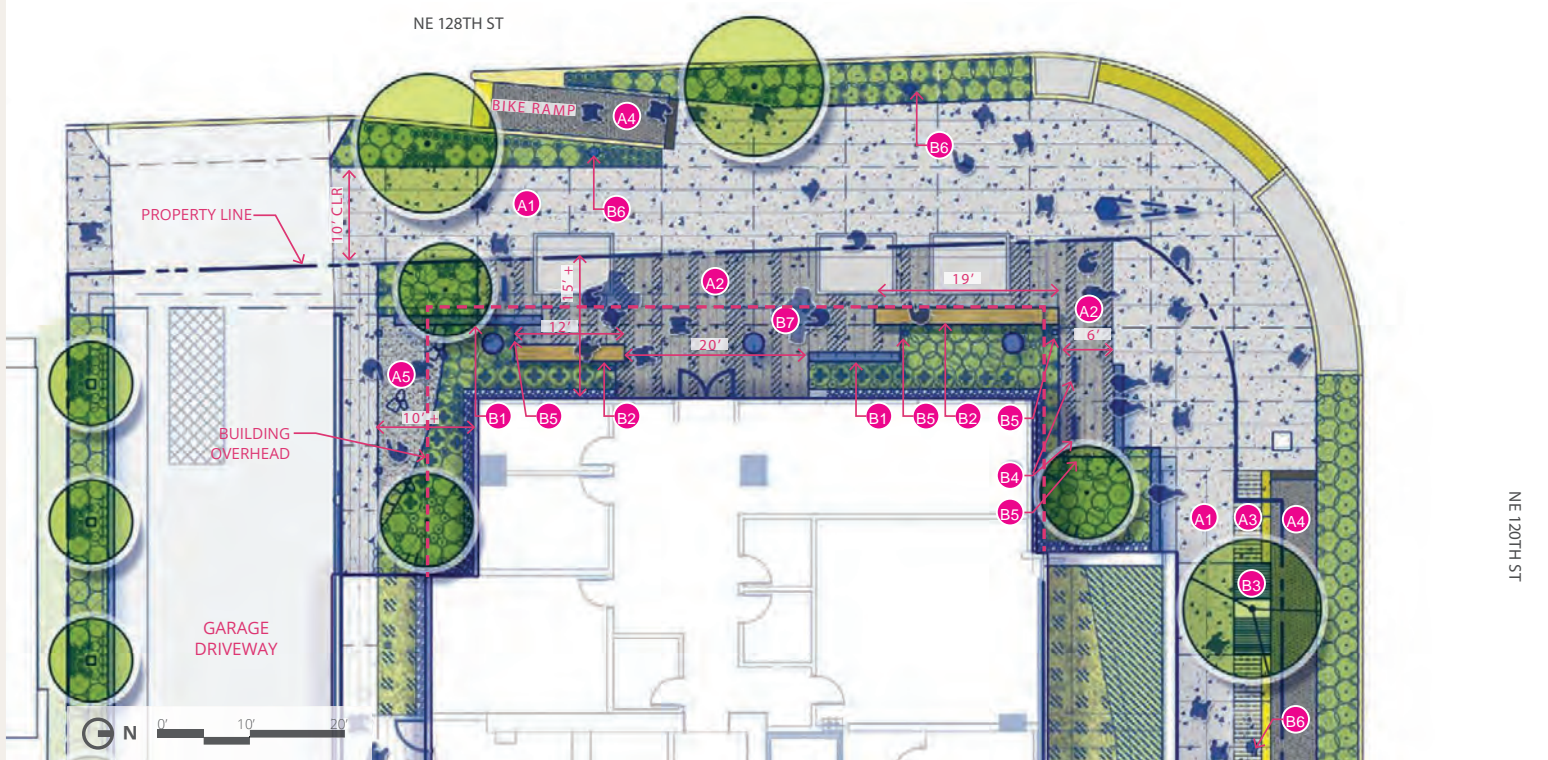




## DRC // OVERALL SITE PLAN



## DRC // STREETSCAPE MATERIALS - 128TH FRONTAGE



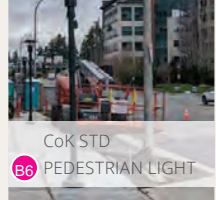
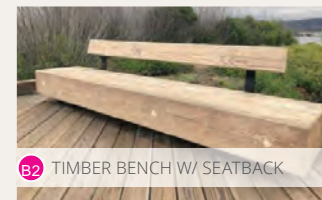
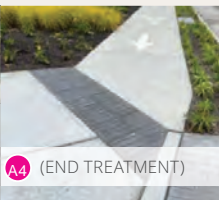
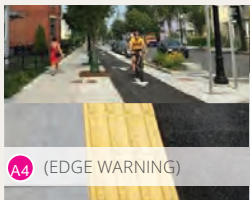
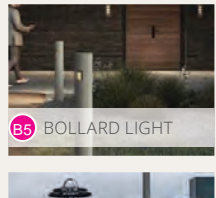
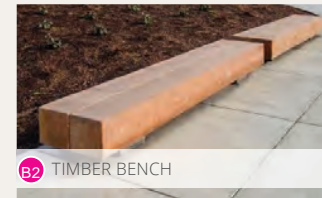
### Legend:

#### PAVING:

- A1** SIDEWALK - CIP CONC W/ SAW-CUT JOINTS (HEAVY BROOM FINISH)
- A2** BUILDING ENTRY SPECIAL FINISH - CIP CONC W/ SAW-CUT JOINTS (LIGHT/HEAVY SANDBLAST FINISH EQ, INTEGRAL COLOR, & MICA)
- A3** SIDEWALK AMENITY ZONE - CIP CONC W/ SAW-CUT JOINTS (LIGHT BROOM FINISH)
- A4** BIKE LANE - ASPHALT PAVING W/ TACTILE WARNING PERIMETER
- A5** CRUSHED ROCK PAVING

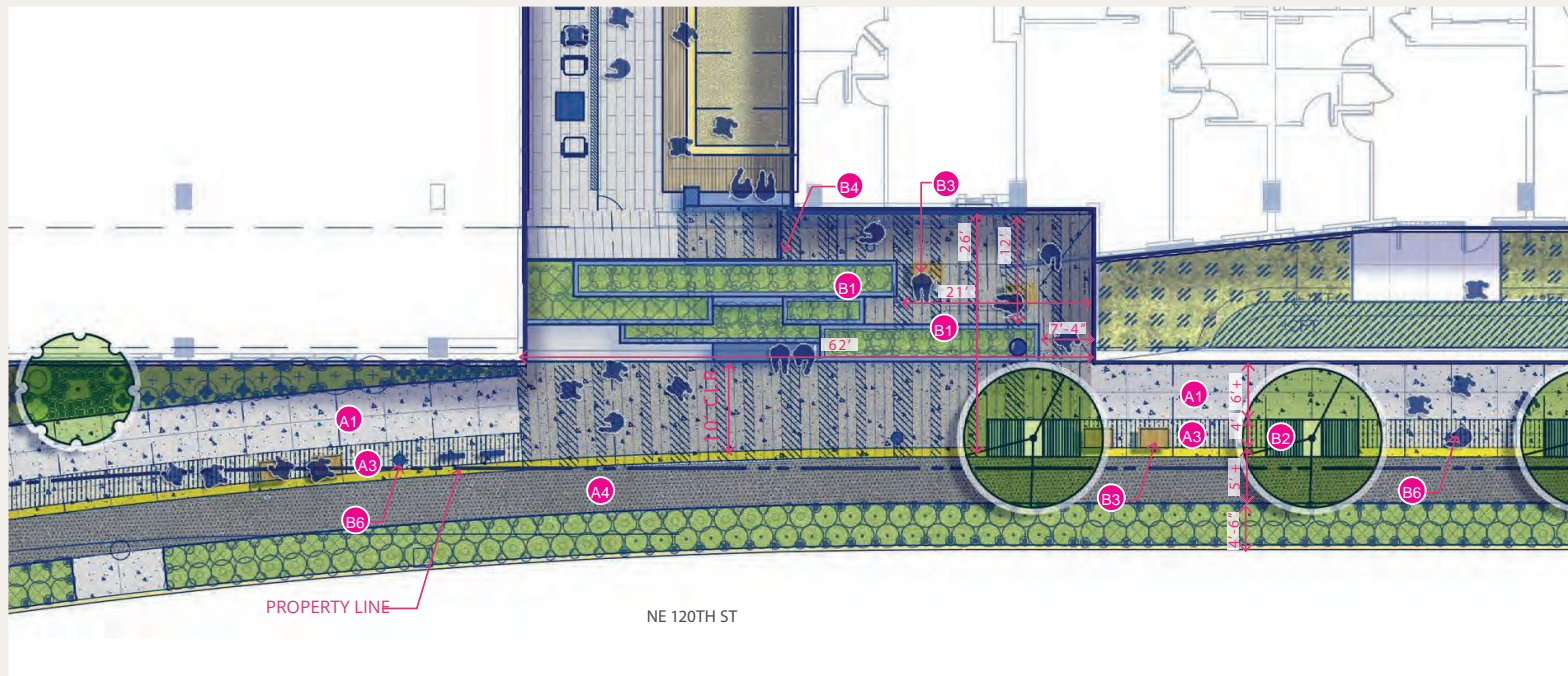
#### SITE FURNISHINGS:

- B1** CIP CONC SEATWALL
- B2** TIMBER BENCH
- B3** TREE GRATE
- B4** BIKE RACK
- B5** BOLLARD LIGHT
- B6** CoK STD LIGHT
- B7** FLEXIBLE PLAZA SPACE





# DRC // STREETSCAPE MATERIALS - 120TH MID BLOCK



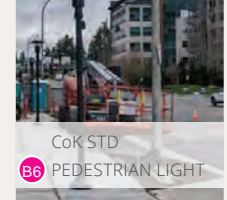
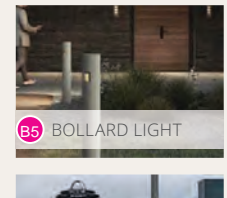
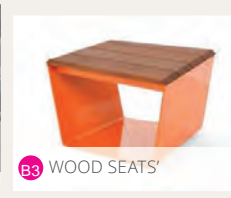
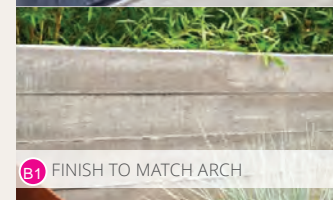
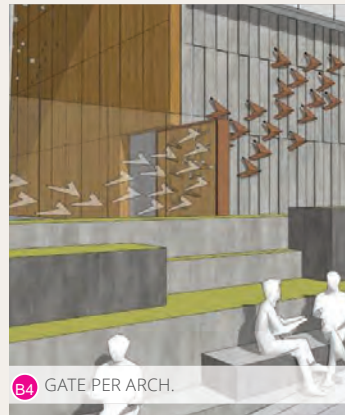
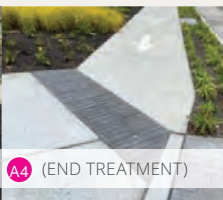
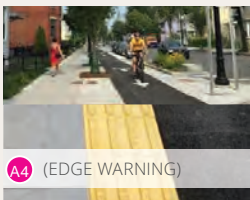
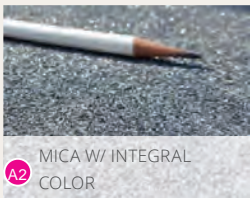
**Legend:**

**PAVING:**

- A1 SIDEWALK - CIP CONC W/ SAW-CUT JOINTS (HEAVY BROOM FINISH)
- A2 BUILDING ENTRY SPECIAL FINISH - CIP CONC W/ SAW-CUT JOINTS (HEAVY SANDBLAST FINISH, INTEGRAL COLOR, & SILICA CARBIDE)
- A3 SIDEWALK AMENITY ZONE - CIP CONC W/ SAW-CUT JOINTS (LIGHT BROOM FINISH)
- A4 BIKE LANE - ASPHALT PAVING W/ TACTILE WARNING PERIMETER

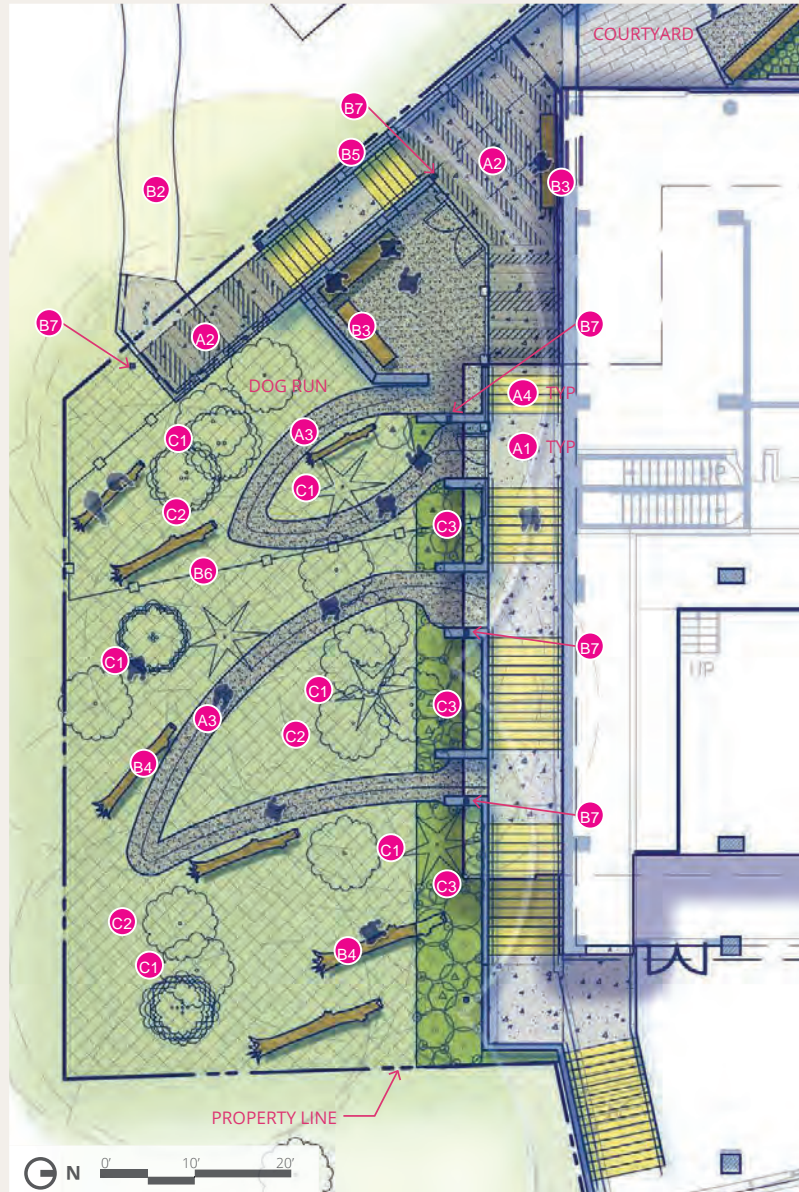
**SITE FURNISHINGS:**

- B1 CIP CONC SEATWALL
- B2 TREE GRATE
- B3 WOOD SEATS'
- B4 GATE PER ARCH.
- B5 BOLLARD LIGHT
- B6 CoK STD PEDESTRIAN LIGHT





## DRC // SW CORNER CONNECTION



### Legend:

#### PAVING:

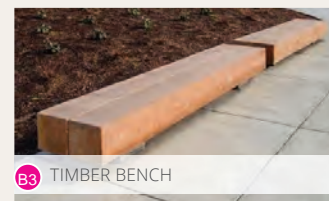
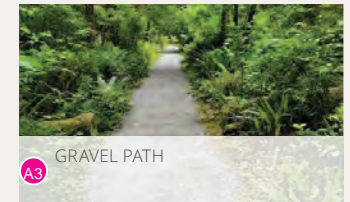
- A1 SIDEWALK - CIP CONC W/ SAW-CUT JOINTS (HEAVY BROOM FINISH)
- A2 BUILDING ENTRY SPECIAL FINISH - CIP CONC W/ SAW-CUT JOINTS (HEAVY SANDBLAST FINISH, INTEGRAL COLOR, & SILICA CARBIDE)
- A3 GRAVEL PATH
- A4 SITE STAIR

#### SITE FURNISHINGS:

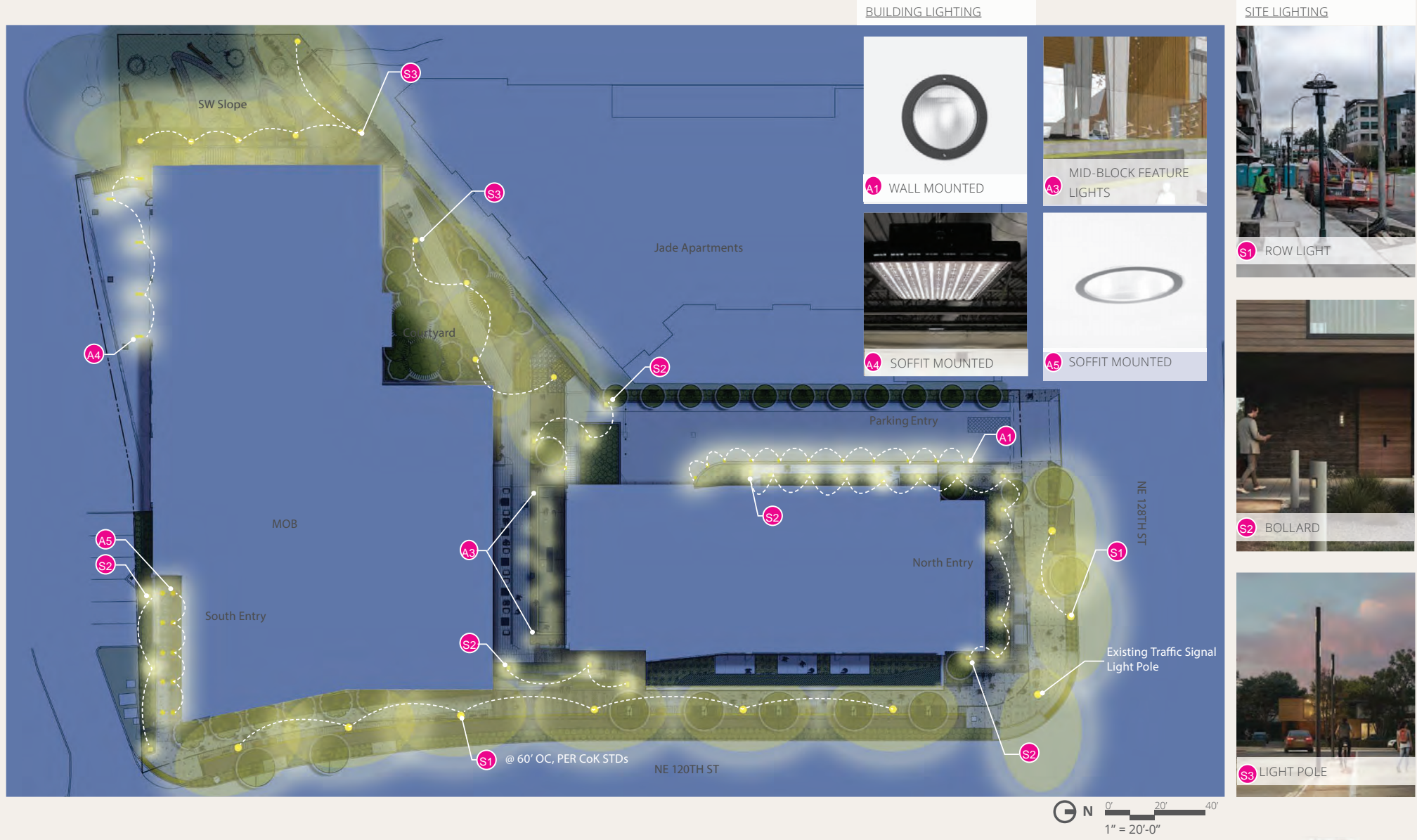
- B1 CIP CONC SITE WALL
- B2 EXIST PED CONNECTION
- B3 TIMBER BENCH
- B4 SALVAGE NURSE LOG
- B5 GUARDRAIL
- B6 DOGRUNFENCE-4'-2"HT.
- B7 SITE LIGHT POLE

#### LANDSCAPE:

- C1 EXISTING TREES (PRESERVE & PROTECT)
- C2 ARBORIST MULCH AT EXIST ROOTS
- C3 NATIVE SHRUB PLANTINGS



# DRC // SITE LIGHTING





## DRC // SE BUILDING ENTRY

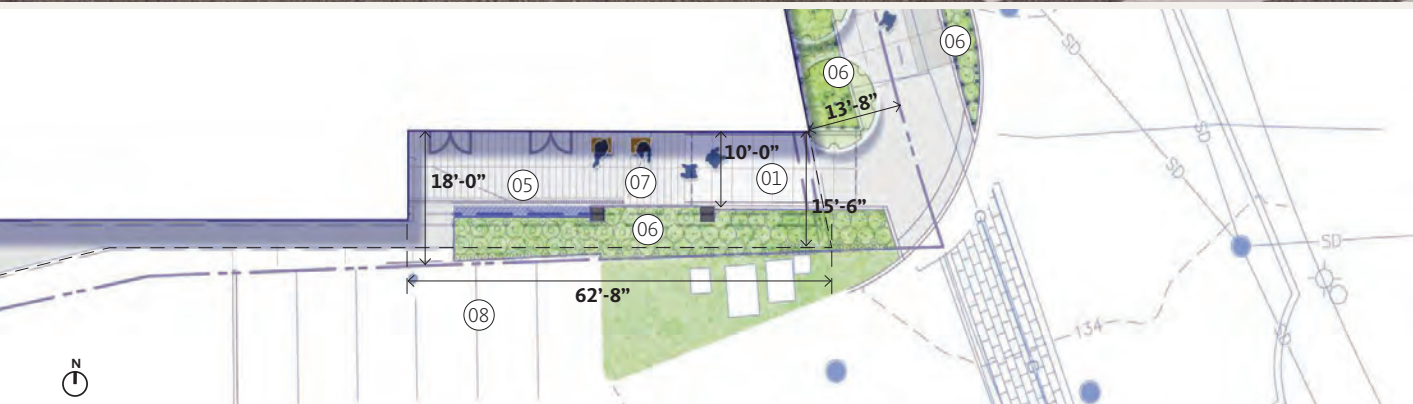


DRC 1



DRC 2

## DRC // SE BUILDING ENTRY



14 - South entry // Looking Northwest along 120th Avenue NE

### SUGGESTED DESIGN GUIDELINE TECHNIQUES TO USE

All building fronts should have pedestrian-friendly features and be well lit.

On pedestrian-oriented streets should be encouraged to have upper-story activities overlooking the street. Successful pedestrian-oriented plazas are generally located in sunny areas along a well-traveled pedestrian route. Plazas must provide plenty of sitting areas and amenities and give people a sense of enclosure and safety.

Where unavoidable, blank walls should be treated with landscaping, art, or other architectural treatments.

The intrusive qualities of parking garages must be mitigated. In pedestrian areas, ground-level retail uses, or appropriate pedestrian spaces should be required. Also, extensive landscaping should be required near residential areas and in high visibility locations.

On hillsides and near residential areas the stepping back or terracing of upper stories should be considered to reduce scale

- ① Facade set back to provide 15' deep pedestrian accessible area along building entry, creating larger public entry plaza
- ② Direct pedestrian access with overhead weather protection and integrated lighting for visibility and security
- ③ Structural columns exposed to provide scale and detail
- ④ Clear glass providing visual connection to interior
- ⑤ Pedestrian bench seating under cover as an amenity along major access
- ⑥ Landscaping to soften edges
- ⑦ Concrete paving with distinctive scoring and scale change on property to highlight entry
- ⑧ Convenience parking near entry
- ⑨ Frontage improvements as per the required Totem Lake roadway enhancements
- ⑩ Upper level material change to accentuate and highlight entry



## DRC // 120TH AVE FACADE AND MID BLOCK CONNECTION



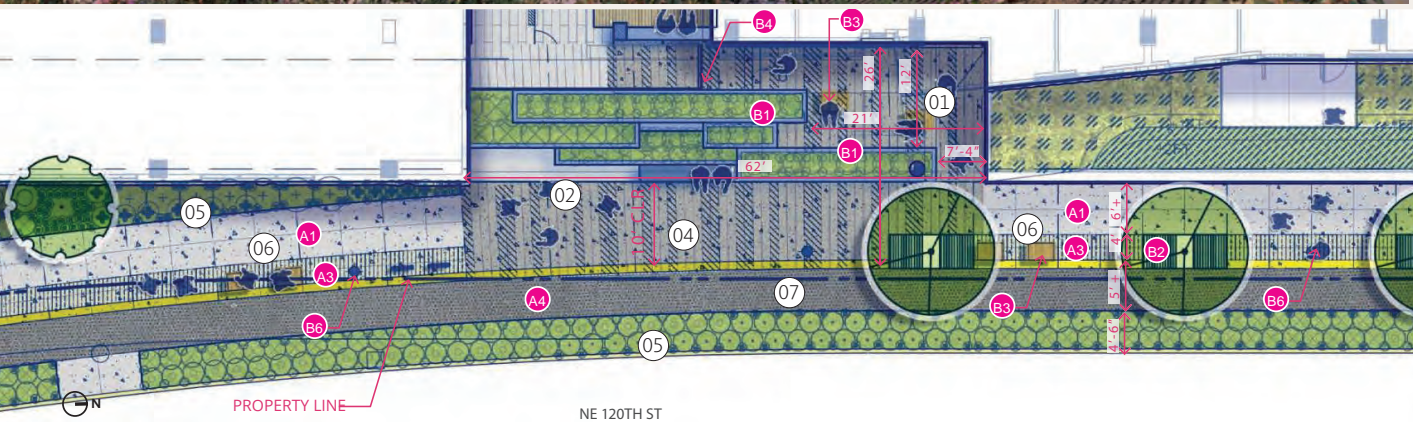
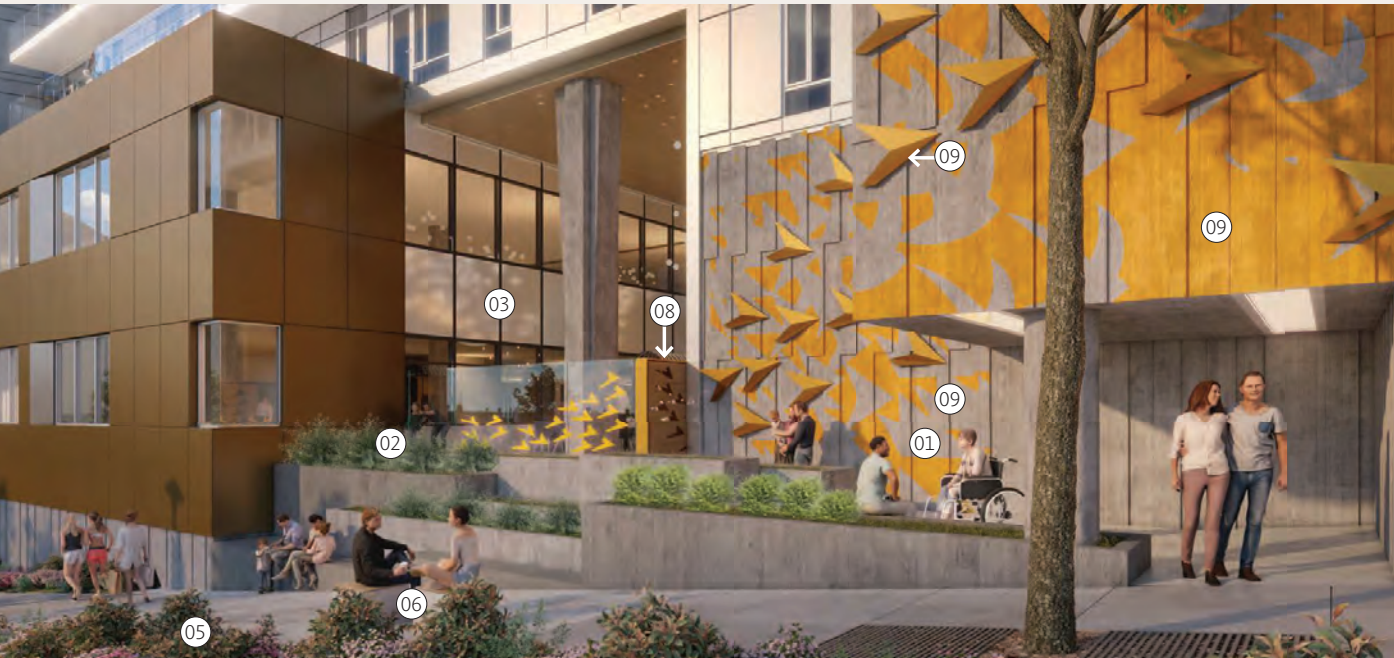


## DRC // 120TH AVE FACADE AND MID BLOCK CONNECTION





## DRC // 120TH AVE FACADE AND MID BLOCK CONNECTION



12 - Pass through // Looking Southwest along 120th Avenue NE

### SUGGESTED DESIGN GUIDELINE TECHNIQUES TO USE

All building fronts should have pedestrian-friendly features and be well lit.

On pedestrian-oriented streets should be encouraged to have upper-story activities overlooking the street. Successful pedestrian-oriented plazas are generally located in sunny areas along a well-traveled pedestrian route. Plazas must provide plenty of sitting areas and amenities and give people a sense of enclosure and safety.

Where unavoidable, blank walls should be treated with landscaping, art, or other architectural treatments.

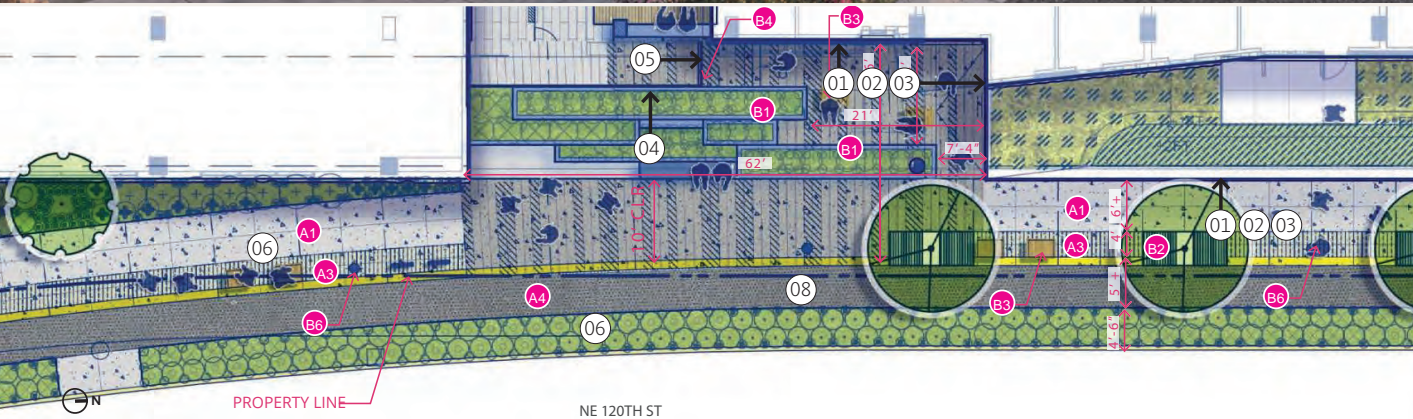
The intrusive qualities of parking garages must be mitigated. In pedestrian areas, ground-level retail uses, or appropriate pedestrian spaces should be required. Also, extensive landscaping should be required near residential areas and in high visibility locations.

On hillsides and near residential areas the stepping back or terracing of upper stories should be considered to reduce scale

- 01 Frontage carved away to provide small plaza as a flat, pedestrian friendly, respite, positioned mid way along hill climb as an area to pause and stop.
- 02 Articulated and terraced planters provide detail and reduce scale through a mixture of seating opportunities flanked by planters
- 03 Visual connection to commercial tenant space beyond engages pedestrians with building interior
- 04 Frontage improvements as per the required Totem Lake roadway enhancements
- 05 Continuous perimeter landscaped edge
- 06 Intermittent seating as street furniture
- 07 Integrated bike lane
- 08 Gate that includes the bird pattern cut out
- 09 Continuous painted mural with three dimensional graphic representation of the swift bird.



## DRC // 120TH AVE FACADE AND MID BLOCK CONNECTION



15 - 120th Sidewalk // Looking Northwest along 120th Avenue NE

### SUGGESTED DESIGN GUIDELINE TECHNIQUES TO USE

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On hillsides and near residential areas the stepping back or terracing of upper stories should be considered to reduce scale

- (01) Board-formed concrete wall providing material interest, texture and pop of color.
- (02) Continuous painted mural with graphic representation of the swift bird. Mural dissipates towards the upper north end.
- (03) Three dimensional graphic, sculptural metal birds attached to concrete wall an woven into mural. Birds fade out towards the upper northern end.
- (04) Graphic bird decal applied to glass guardrail
- (05) Gate that includes the bird pattern cut out
- (06) Continuous perimeter landscaped edge with Intermittent seating as street furniture
- (07) Murmuration light fixture in pass through
- (08) Dedicated bike lane

## D / **APPENDIX**



# ABOUT US

Art Gensler founded our firm in 1965. We are great designers today because we've spent more than half a century committed to thoughtfully informing design in 28 practice areas.

We have called Seattle home for over 20 years, growing steadily to more than 120 people strong. We have been fortunate to work on a great variety of projects all over the Pacific Northwest, ranging from tech and professional service firm offices, to social clubs, restaurants, shopping centers, hotels, and more. This gives us a holistic view of the area's fabric and the unique opportunity to shape the experience of those who live, work, and play here. Beyond the Seattle area, we bring a global perspective on future trends from our 6,200+ designers all over the world. Please refer to the relevant experience section (page 7) for a selection of recent projects.

49  
Offices  
worldwide  
(please see  
back page)

6,200+  
Employees

Abu Dhabi  
Atlanta  
Austin  
Baltimore  
Bangalore  
Bangkok  
Beijing  
Birmingham, UK  
Bogotá  
Boston  
Charlotte  
Chicago  
Dallas  
Denver  
Detroit  
Dubai

Houston  
Hong Kong  
La Crosse  
Las Vegas  
London  
Los Angeles  
Mexico City  
Miami  
Minneapolis  
Morristown  
Munich  
New York  
Newport Beach  
Oakland  
Philadelphia  
Phoenix

Portland  
Raleigh-Durham  
San Antonio  
San Diego  
San Francisco  
San José  
San Jose  
**Seattle**  
Shanghai  
Singapore  
Sydney  
Tampa  
Tokyo  
Toronto  
Washington DC





# RESEARCH FUELS OUR CREATIVITY

The status quo is not an option for us, nor for our clients. We view research as central to our ability to support clients, lead our industry, and properly fulfill our role as global citizens and designers. Taking calculated risk in search of solutions has been part of our firm's DNA since its founding. Our research program, the



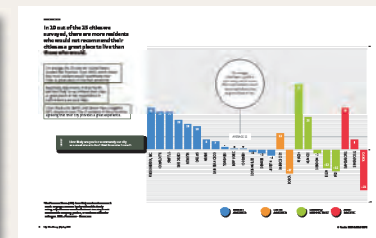
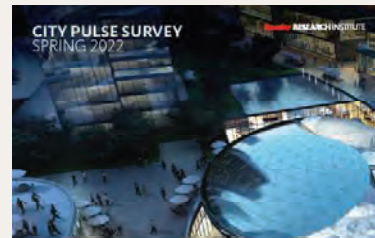
18%  
of annual  
profits  
invested in  
research



33  
ongoing  
research  
initiatives



250+  
Research Grant  
Awarded since 2009.



## City Pulse Survey 2022

How can we reimagine and encourage activity downtown? Gensler Research Institute's City Pulse Survey Spring 2022 takes a closer look at urban residents' evolving relationships with their downtowns and business districts as the COVID-19 pandemic continues to unfold. Click [HERE](#) to learn more.



**Blog: Trends Shaping the Future of Mixed Use and Retail Centers**

# CONCEPTUAL DESIGN RESPONSE // Index

## CDC2 COMMENTS RECAP

## COMPARISON

### A SCALE REFINEMENTS

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Courtyard Solar Study  
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    North Tower Mass and Scale  
    Center Mass and scale  
    South Tower Mass and Scale  
    Overall looking Northwest  
    North Tower Mass and Scale  
    North Tower Mass and Scale  
    North Tower Rooftop  
    South Tower Rooftop

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    Pass Through looking West  
    South Building Entry  
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South Tower: North Elevation  
Enlarged East Elevation at Hill Climb

### D APPENDIX

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Site Plan  
Tree Protection Plan  
Tree Index  
Arborist Report  
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Floor Plans at 1" = 20'  
Building Elevations at 1/8"=1'-0"  
Building Height Calculations and Rooftop Common Room Information  
  
3D Model (Provided during presentation)



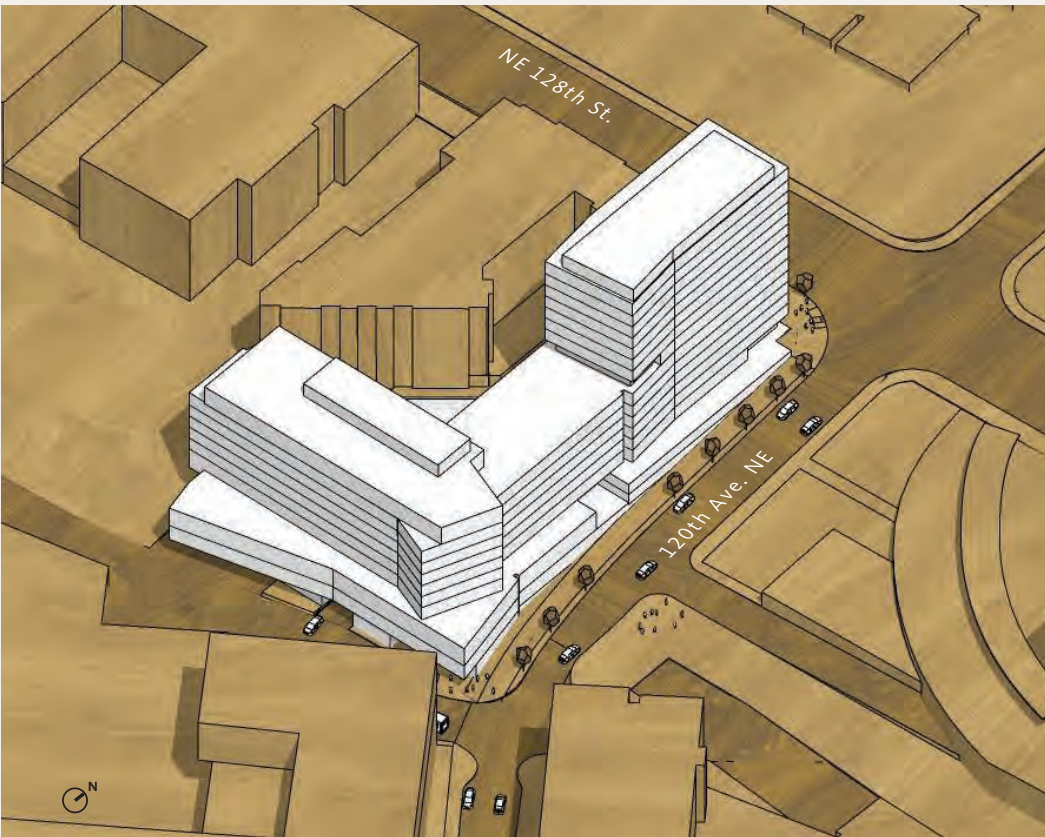
## DESIGN RESPONSE CONFERENCE // CDC2 Comments Recap





## DESIGN RESPONSE CONFERENCE // COMPARISON

2022\_0321 CDC2 MEETING

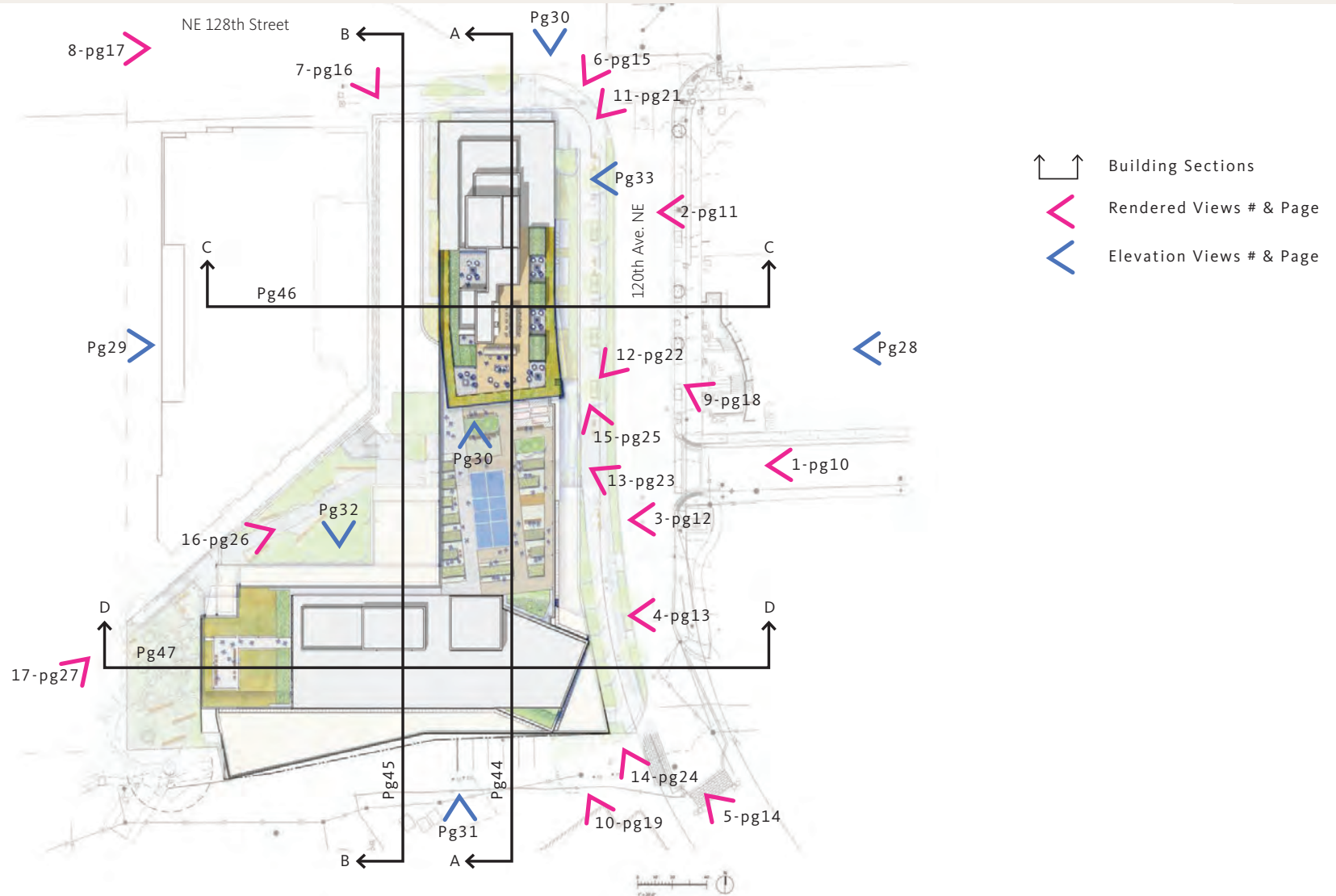


CURRENT



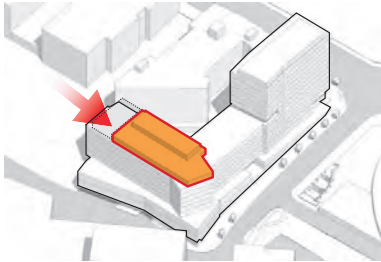
A / **SCALE**

## DRC // SCALE REFINEMENTS

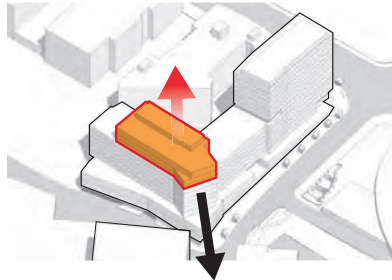


## DRC // SCALE REFINEMENTS

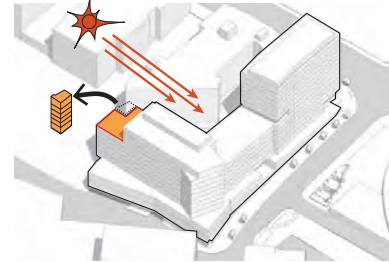
01



02

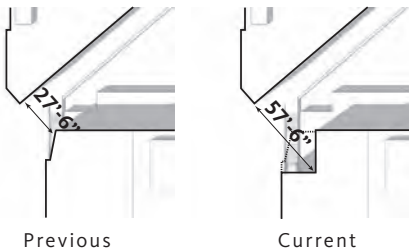


03

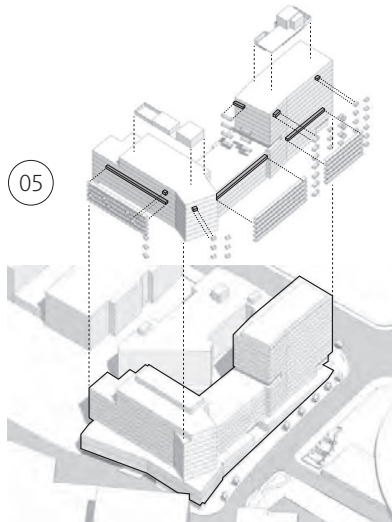


04

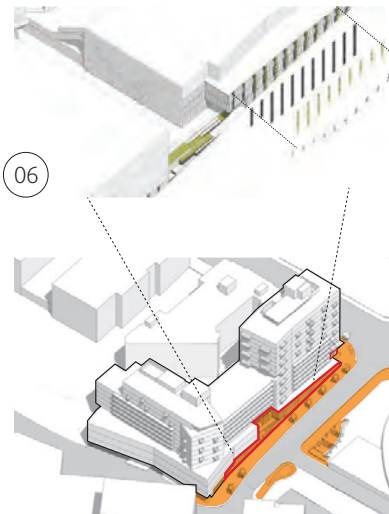
Building corner plan



05



06



### DRB COMMENT/REQUEST

DRB noted some issues around the suitability of the mass on the north side and around how to mitigate the mass of the building. They suggested more refinement is needed as the project design develops to break up the mass of the building. Encouragement to look at a "two-tower" massing concept for complimentary scale to adjoining neighborhood. The applicant was encouraged to explore design approaches in the SW corner of the building, suggesting narrower and greater height.

Request to further refine the South building to address light and privacy to the Jade and courtyard. DRB expressed concern in terms of light and privacy in relationship to the Jade wanted further exploration.

### RESPONSE

The design team has incorporated a "two-tower" scheme by making refinements to the southern mass through several design changes:

- 01 The upper levels were made more narrow, locking the volume into the SW corner and breaking up the upper level massing.
- 02 The tower was extruded upward by two levels to better compliment the adjoining neighborhood and provide a more fluid transition in height between the existing building on the South and the two proposed stepped tower masses.
- 03 Removed podium mass to increase distance at adjacent building,
- 04 Increased level of privacy and increasing solar penetration
- 05 Facade articulation applied to further break down buildings masses into distinct elements
- 06 Refinement of pedestrian frontage incorporating detail and art

