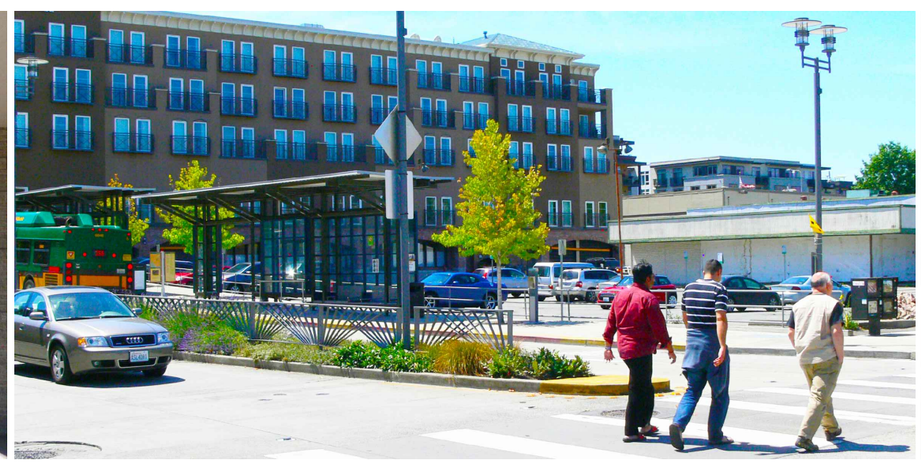
Conceptual Design Conference II

Park Lane Mixed-Use

Design Proposal Packet

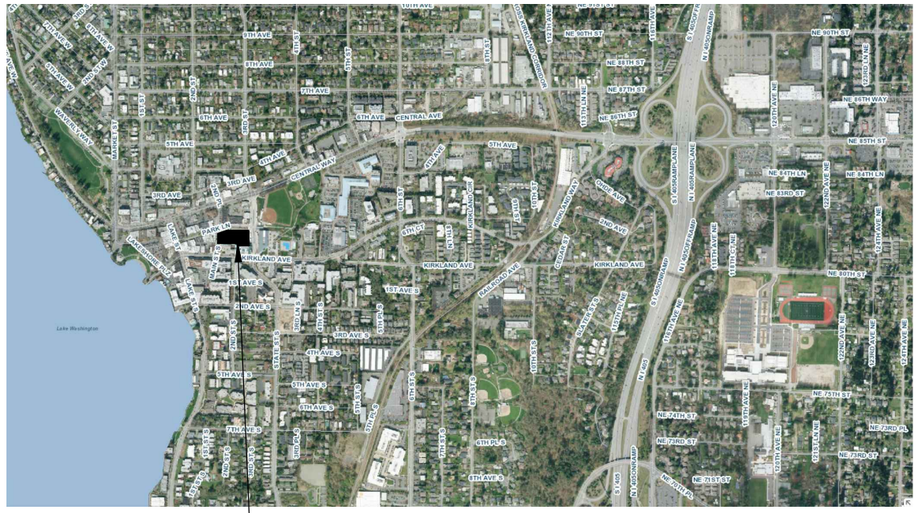
A Proposed Mixed-Use Residential Development
for Kirkland Main Street, LP



JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
Phone 206.766.8300
www.johnsonbraund.com

PROJECT INFORMATION

SITE ADDRESS: 151 3rd Street
Kirkland, WA 98033
PARCEL #: 1244500330
LOT AREA: 41,994 SF
ZONING: CBD 1B, Commercial
LOT COVERAGE: 100%
SUBJECT TO:
Pedestrian Oriented Business District Guidelines
SETBACKS: NONE AT GRADE
UPPER STORY (all floors above the second floor):
MAIN STREET: 10' AVERAGE
3rd STREET: 10' AVERAGE
PARK LANE: 20' AVERAGE
BLDG. MAX. HEIGHT: 55'



PROJECT SITE

VICINITY MAP

SHEET INDEX

1. PROJECT INFORMATION
2. DEVELOPMENT VISION/GOALS
3. DEVELOPER'S PROJECTS
4. ARCHITECT'S PROJECTS
5. SITE DATA
6. SITE CONTEXT
7. SITE ANALYSIS
8. STREET CONTEXT PHOTOS
9. NEIGHBORING BUILDING
10. SITE SURVEY & BUILDING HEIGHT
11. MAXIMUM BUILDING ENVELOPE
12. CONCEPT 1 - FLOOR PLANS
13. CONCEPT 1 - MASSING
14. CONCEPT 1 - MASSING
15. CONCEPT 1 - STREET VIEWS
16. SITE DEVELOPMENT CONSTRAINTS
17. LOBBY/RETAIL/PLAZA STUDY
18. CONCEPT 2 - FLOOR PLANS
19. CONCEPT 2 - MASSING
20. CONCEPT 2 - MASSING
21. CONCEPT 2 - STREET VIEWS
22. CONCEPT 3 - FLOOR PLANS
23. CONCEPT 3 - MASSING
24. CONCEPT 3 - MASSING
25. CONCEPT 3 - STREET VIEWS
26. SITE SECTION
27. SITE SECTION
28. PEDESTRIAN LEVEL PLAN
29. PEDESTRIAN PLAZA PLAN
30. SECOND LEVEL NORTH TERRACE
31. SECOND LEVEL SOUTH TERRACE
32. PLANT MATERIALS
33. DESIGN GUIDELINES
34. BOARD DIRECTION
35. PARK LANE VIEW CONCEPT 3 - PREFERRED
36. MAIN AND 3RD STREET VIEWS CONCEPT 3 - PREFERRED

PROJECT CONTACTS

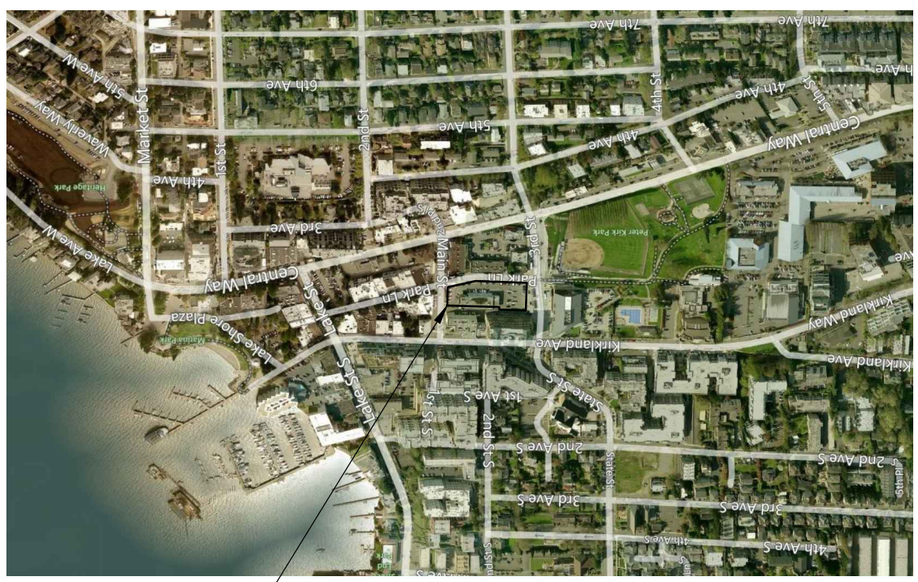
DEVELOPER:
Kirkland Main Street, LP
600 108th Ave NE, Suite 1010
Bellevue, WA 98004
Phone: 206.233.6184
Contact: Ed Segat

SURVEYOR & CIVIL:
Pace
11255 Kirkland Way, Suite 300
Kirkland, WA 98033
Phone: 425.827.2014
Contact: John Weed, P.E.

ARCHITECT:
Johnson Braund, Inc.
15200 52nd Avenue S, Suite 300
Seattle, WA 98188
Phone: 206.766.8300
Contact: Mark Stine, Architect

LANDSCAPE ARCHITECT:
The LA Studio, LLC
15200 52nd Avenue S, Suite 210
Seattle, WA 98188
Phone: 206.204.0507
Contact: Roby Snow, PLA, LEED AP

BIRD'S EYE VIEW



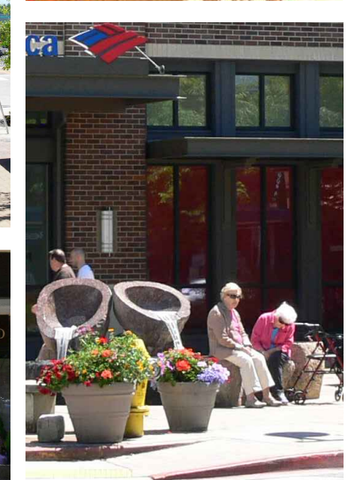
PROJECT SITE

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 5, SECTION 5, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, INKING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE MEANDER CORNER BETWEEN SECTIONS 5 AND 8, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;
THENCE NORTH 89°39'00" EAST 760.00 FEET;
THENCE NORTH 00°21'00" WEST 146.00 FEET TO THE INTERSECTION OF THE NORTHERLY LINE OF THE ALLEY AND THE WESTERLY LINE OF 3RD STREET AS SAID LINES WERE ESTABLISHED BY DEED TO THE CITY OF KIRKLAND, RECORDED UNDER RECORDING NUMBER 3883807, AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°39'00" WEST ALONG THE NORTHERLY LINE OF SAID ALLEY 100.00 FEET;
THENCE NORTH 00°21'00" WEST 22.00 FEET;
THENCE SOUTH 89°39'00" WEST PARALLEL WITH THE NORTHERLY LINE OF SAID ALLEY 200.68 FEET TO THE EASTERLY LINE OF 2ND STREET;
THENCE NORTH 00°21'00" WEST ALONG SAID EASTERLY LINE 105.13 FEET TO THE SOUTHEASTERLY LINE OF 1ST AVENUE AS CONVEYED TO THE CITY OF KIRKLAND BY SAID DEED;
THENCE NORTH 70°04'15" EAST ALONG SAID SOUTHEASTERLY LINE 95.52 FEET;
THENCE NORTH 89°39'00" EAST 210.986 FEET TO THE WESTERLY LINE OF SAID 3RD STREET;
THENCE SOUTH 00°21'00" EAST ALONG SAID WESTERLY LINE 160.00 FEET TO THE TRUE POINT OF BEGINNING;
(BEING KNOWN AS A PORTION OF BLOCK 106 OF BURKE & FARRAR'S KIRKLAND BUSINESS CENTER DIVISION NO. 26, ACCORDING TO THE UNRECORDED PLAT THEREOF).

DEVELOPMENT VISION / GOALS

- Create a mixed use residential community that becomes an integral part of the urban fabric of downtown Kirkland.
- Through proper planning, develop viable and sustainable retail spaces, which in turn will lead to an active and engaged pedestrian environment.
- Provide features that create human scale at the street level and will encourage an active street frontage.
- Develop an appropriate building massing so as to continue a similar scale as recent successful projects in the downtown core.
- Promote a superior built environment for downtown Kirkland through use of high quality materials such as masonry, fiber cement siding and metal canopies.
- Enhance the Park Lane pedestrian experience by way of including a public plaza which is to feature a water element, artist sculpture and public seating.



VIBRANT / ACTIVE PEDESTRIAN-ORIENTED DESIGN

DESIGN GUIDELINES - DOWNTOWN KIRKLAND GOALS

- Promote a sense of community identity by emphasizing Kirkland's natural assets, maintaining its human scale, and encouraging activities that make downtown the cultural, civic, and commercial heart of the community.
- Maintain a high-quality environment by ensuring that new construction and site development meet high standards.
- Orient to the pedestrian by providing weather protection, amenities, human scale elements, and activities that attract people to downtown.
- Increase a sense of continuity and order by coordinating site orientation, building scale, and streetscape elements of new development to better fit with neighboring buildings.
- Incorporate parks and natural features by establishing an integrated network of trails, parks, and open spaces and maintaining existing trees and incorporating landscaping into new development.
- Allow for diversity and growth through flexible guidelines that are adaptable to a variety of conditions and do not restrict new development.

JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
Phone 206.766.8300
www.johnsonbraund.com

KIRKLAND CENTRAL KIRKLAND, WA

BALLARD PLACE BALLARD, WA

THE GATSBY SEATTLE, WA

MONTEBELLO KIRKLAND, WA

KIRKLAND CENTRAL KIRKLAND, WA

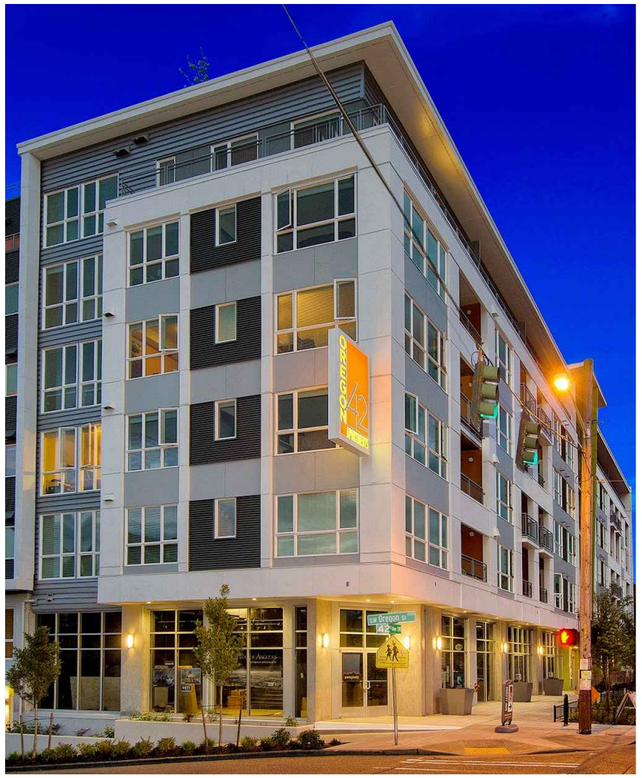
ASPEN CREEK KIRKLAND, WA

VILLAS KIRKLAND, WA

4th & CENTRAL, KIRKLAND, WA

JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
Phone 206.766.8300
www.johnsonbraund.com

CP PROJECT - BALLARD PLACE BALLARD, WA



OREGON 42 W. SEATTLE, WA

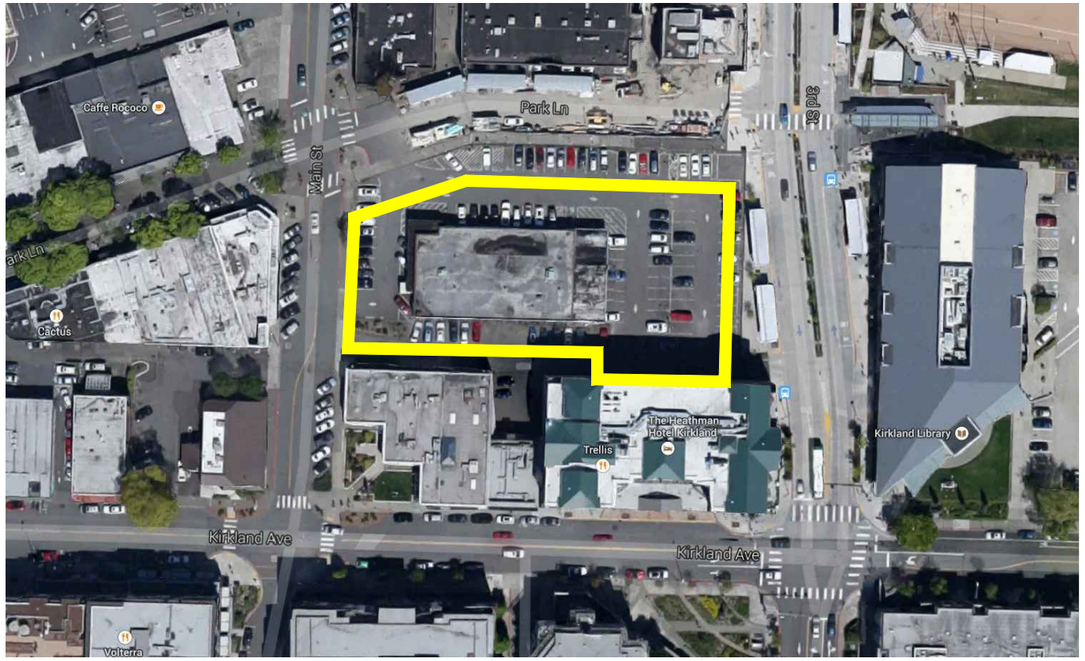
LINDEN PLACE SEATTLE, WA

LINDEN PLACE SEATTLE, WA

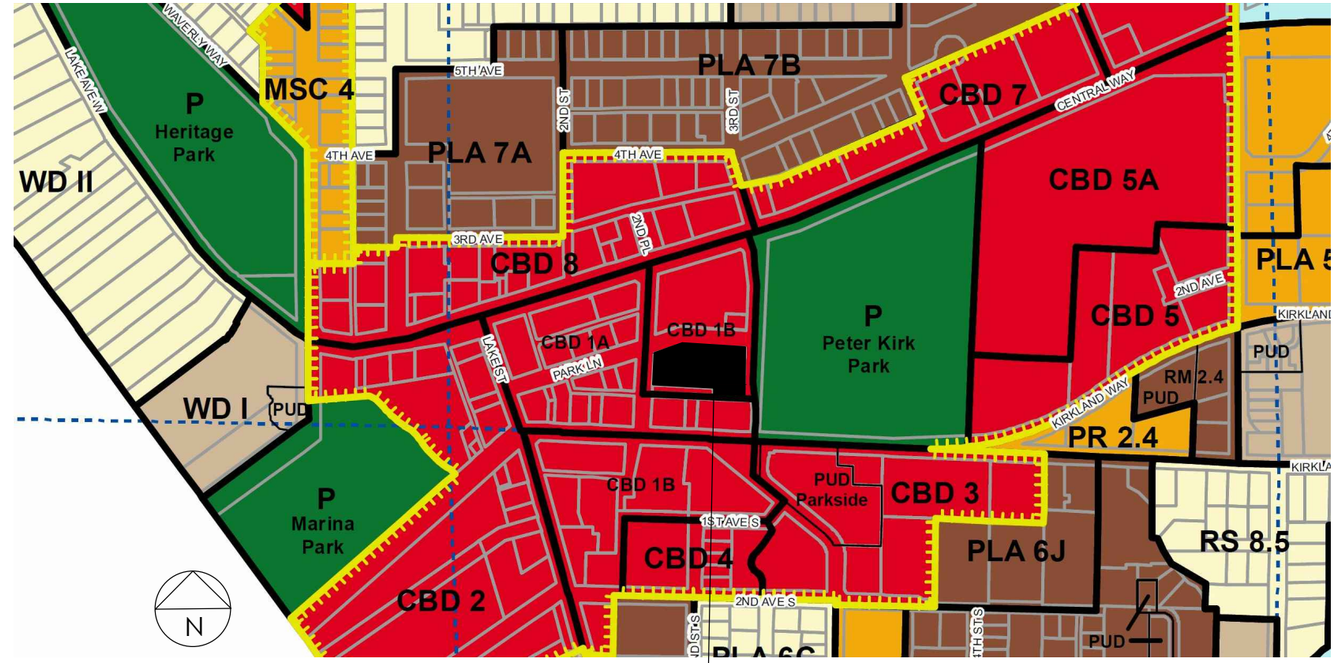
CP PROJECT - VIK CONDOMINIUMS BALLARD, WA

CP PROJECT - KIRKLAND CENTRAL KIRKLAND, WA

JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
www.johnsonbraund.com Phone 206.766.8300



SITE AERIAL MAP



PROJECT SITE

KIRKLAND ZONING MAP

EXISTING SITE

The site is located on the south side of Park Lane between 3rd Street and Main Street.
The site is 41,994 SF of contiguous land with an existing single story retail building and parking. The building is currently vacant. The parking is being used as a pay lot.

ZONING

The site is zoned CBD 1B

NEIGHBORHOOD

This site is located in the Kirkland Central Business District within walking distance and immediate vicinity of many of Kirkland's public amenities, restaurants and shops.

This site is directly adjacent to the transit station on 3rd Street. Peter Kirk Park and the Kirkland Library and public pool are to the east across 3rd Street. This is in a highly pedestrian oriented area. Park Lane which fronts the north boundary of the site is currently being redeveloped as a pedestrian oriented street. To the north are commercial buildings and Central Way. To the south are multi-story mixed-use residential buildings and the Heathman Hotel. To the west are numerous restaurants and shops.
Marina Park on Lake Washington is two blocks to the west providing lake access and marine oriented public amenities.

SOIL CONDITIONS

The site is in an area of high water table and sandy soils. Due to the nature of this combination of conditions the cost of excavation goes up exponentially with increased depth. Our proposal is to limit the depth and area of excavation as much as possible while still meeting the design review guidelines, zoning requirements and development objectives of the overall project.

ZONING CODE

SECTION 50.10.5 - UPPER STORY SETBACKS:

c. Third Street and Main Street: Within 40 feet of Third Street and Main Street, all stories above the second story shall maintain an average setback of at least 10 feet from the front property line.

d. All other streets: Within 40 feet of any front property line, other than Lake Street, Central Way, Third Street, or Main Street, all stories above the second story shall maintain an average setback of at least 20 feet from the front property line.

f. 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:

1. 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.
2. The public open space is located along the sidewalk frontage and is not covered by buildings.
3. 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.
4. The design and location is consistent with applicable design guidelines.

(THIS REDUCTION ONLY PROPOSED FOR "CONCEPT 1 - THE KEY" SCHEME)

g. The Design Review Board is authorized to allow rooftop garden structures within the setback area.

JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
Phone 206.766.8300
www.johnsonbraund.com

N

CONTEXT MAP

EXISTING CONDITIONS

The existing site contains a vacant one story retail building with surface parking on three sides. The only current use of the site is as a pay parking lot. There is no significant vegetation on the site.

The site is primarily flat but with a slight increase in elevation along Main Street and 3rd Street at the southwest and southeast property corners.

The property fronts along Main Street to the west, Park Lane to the north and 3rd Street to the east. The southern property boundary abuts a 22' wide private lot under separate ownership for the westerly 200' of the subject property. This separate lot abuts a 16' wide alley to the south. The remaining 100' of the subject property abuts the 16' wide alley and is directly across from the north face of the Heathman Hotel.

Park Lane is currently being redeveloped as a pedestrian friendly street with the ability to close the street to vehicle traffic during special events and provide storm water management to better protect Lake Washington from runoff.

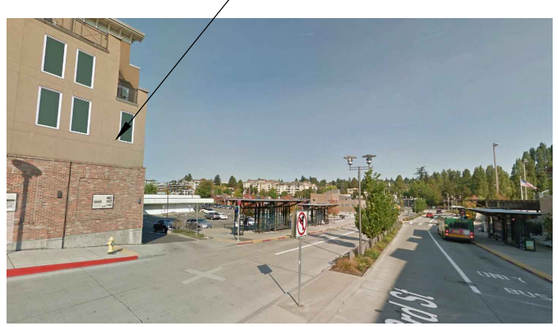
Existing uses in the immediate vicinity include; the Kirkland Transit Center, Kirkland Library and Peter Kirk Park to the east, The Heathman Hotel and residential mixed use to the south, commercial, retail and dining establishments to the south, west and north.

The existing structures to the north and west are primarily one and two story. The existing structures to the south are generally four to six levels high.

EXISTING VACANT STRUCTURE

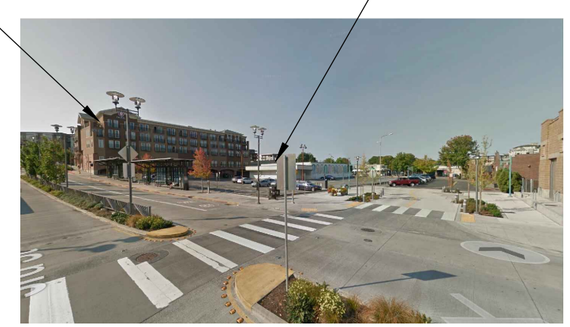
4 MAIN STREET & ALLEY

HEATHMAN HOTEL

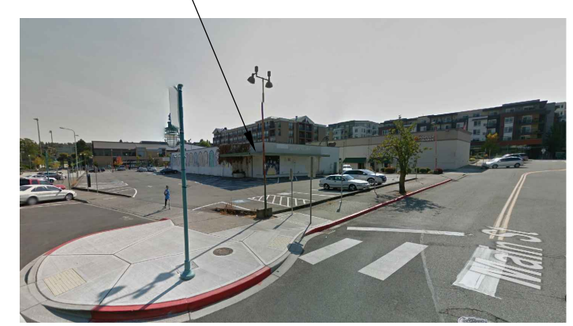


3 3RD STREET & ALLEY

EXISTING VACANT STRUCTURE

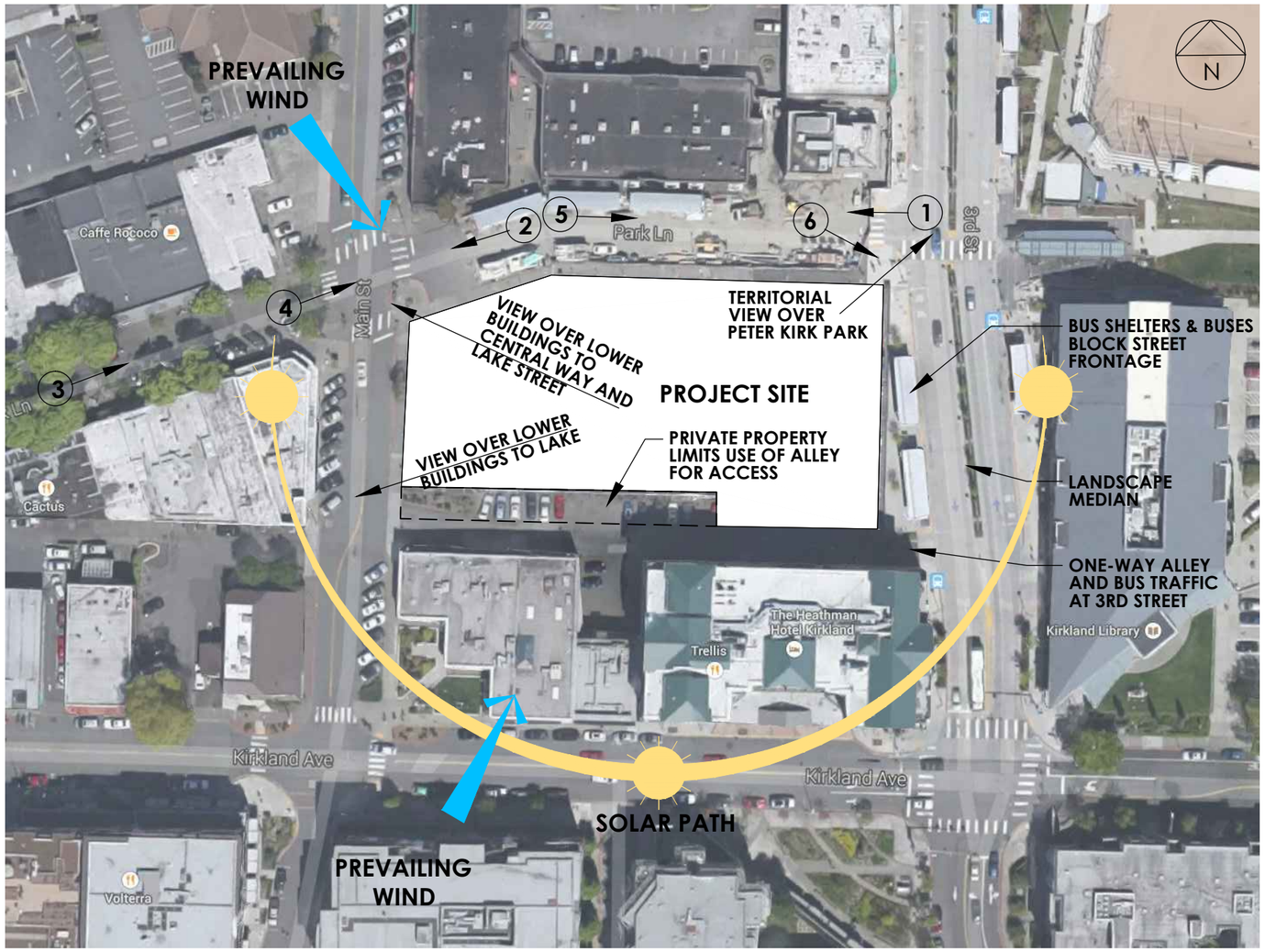


2 PARK LANE & 3RD STREET



1 PARK LANE & MAIN STREET

JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
Phone 206.766.8300
www.johnsonbraund.com



SITE

VIEW OPPORTUNITIES

To the north, west and southwest in the immediate vicinity there are primarily one and two story structures. These low structures allow views from the upper floors in these directions including Lake Washington to the west and southwest.

To the northeast is Peter Kirk Park which provides territorial views from the upper floors overlooking the park.

To the east is the Kirkland Library which is low enough to allow view from the upper two floors looking east to the park and southeast towards Kirkland Avenue.

The Heathman hotel is directly across the alley to the south along the east half of the property line. It is similar in height to the proposed project, blocking views from the portion of the site.

The 22' wide strip of property that abuts the southern property line limits the ability to provide openings and views due to the need for fire walls and/or fire separation to that separate property.

SITE ACCESS

The Kirkland transit center on 3rd Street abuts the site to the east. There is heavy bus traffic along this street in both directions. 3rd Street is also a north, south collector street for other vehicular traffic beyond the immediate vicinity to the Central Business District.

Park Lane, when complete, will provide a pedestrian focused link from the park, library and transit center to the shops and restaurants to the west in the Central Business District as well as Marina Park along Lake Washington.

The alley is only wide enough for one way traffic which would result in any additional alley traffic either turning in front of buses to enter the alley or exiting the alley onto 3rd where waiting buses will block the view of oncoming traffic.

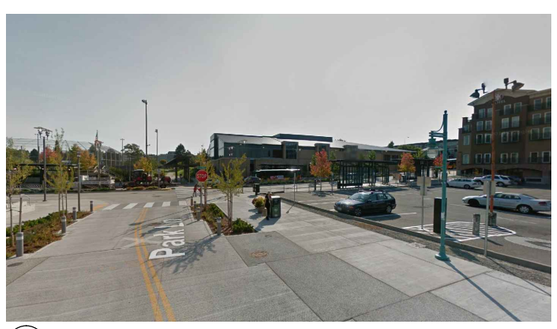
ENVIRONMENT

The project has street frontage facing west, north and east. Solar access is along the alley side of the site and in the afternoon along Main Street and morning along 3rd Street.

Prevailing winds are from the NW and S-SW.

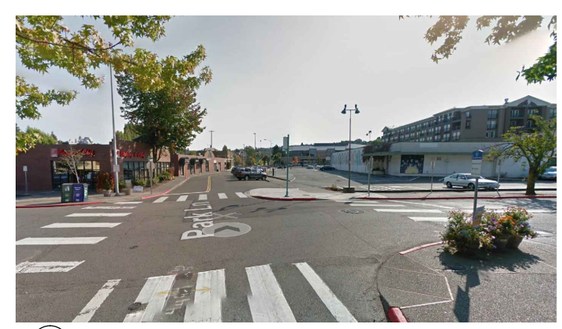
1 PARK LANE FROM 3rd STREET

2 PARK LANE TOWARDS MAIN STREET



6 PARK LANE & LIBRARY

5 PARK LANE MID BLOCK OF SITE



4 PARK LANE AT MAIN STREET

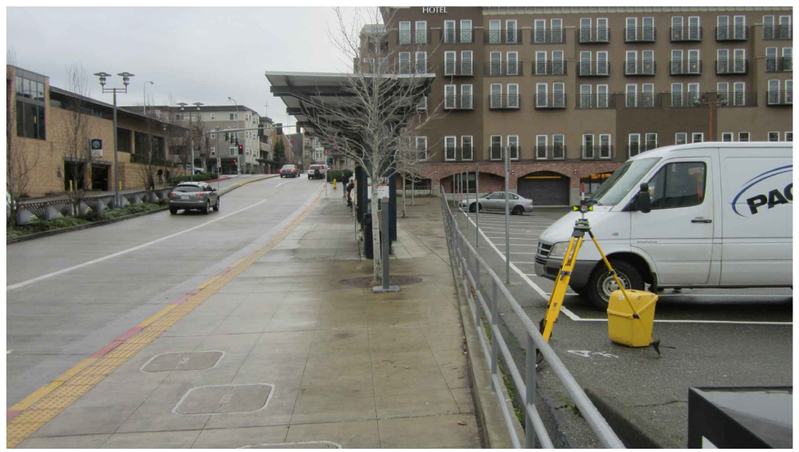
3 PARK LANE WEST OF SITE

ALLEY

EAST END OF ALLEY AT HOTEL and 3rd STREET

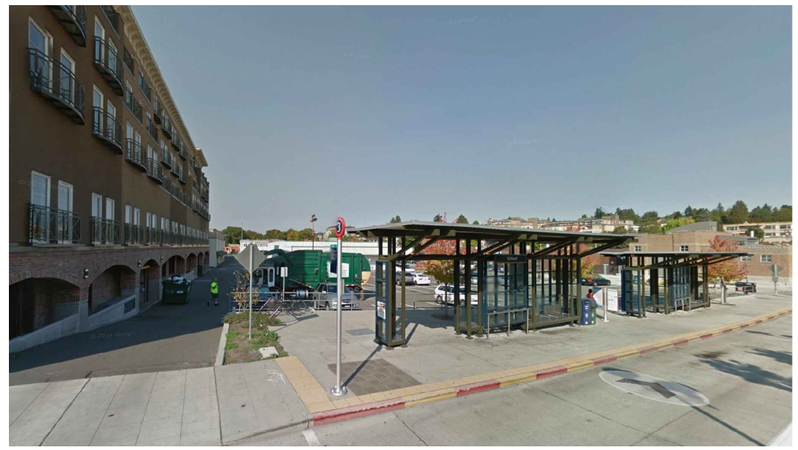
ALLEY ALONG HOTEL FACADE

LOOKING WEST DOWN ALLEY TOWARDS MAIN ST.



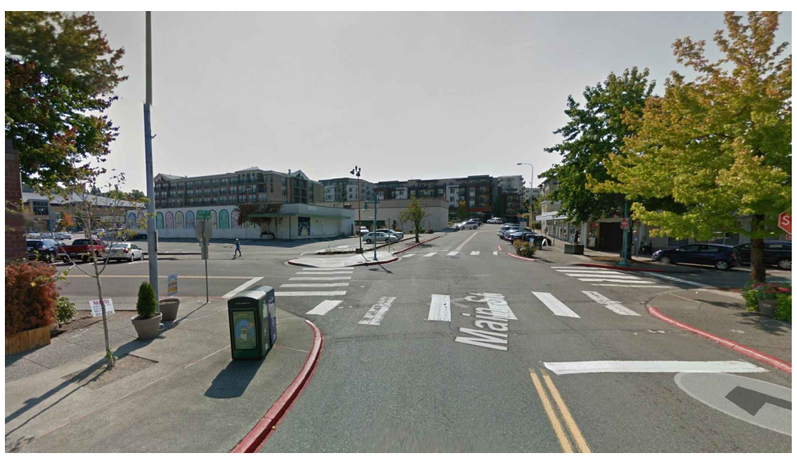
3rd STREET

TRANSIT CENTER ALONG EAST PROPERTY LINE



TRANSIT CENTER AT 3rd STREET

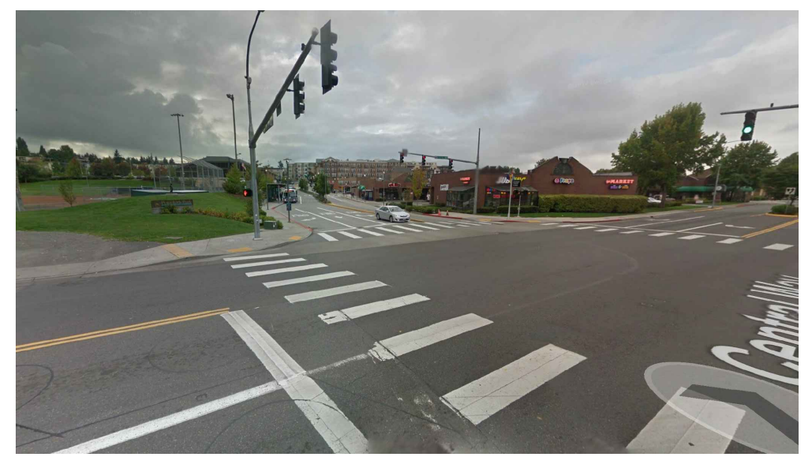
APPROACHING TRANSIT CENTER FROM NORTH



MAIN STREET

APPROACHING SITE FROM NORTH

APPROACHING FROM SOUTH



CENTRAL WAY

3RD STREET INTERSECTION

JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
Phone 206.766.8300
www.johnsonbraund.com

MERRILL GARDENS, ONE BLOCK SOUTH OF SITE

THE 101, ONE BLOCK SOUTHWEST OF SITE

BANK OF AMERICA PLAZA

THE HEATHMAN HOTEL, SOUTH FACADE

THE HEATHMAN HOTEL, NORTH FACADE FACACING SITE

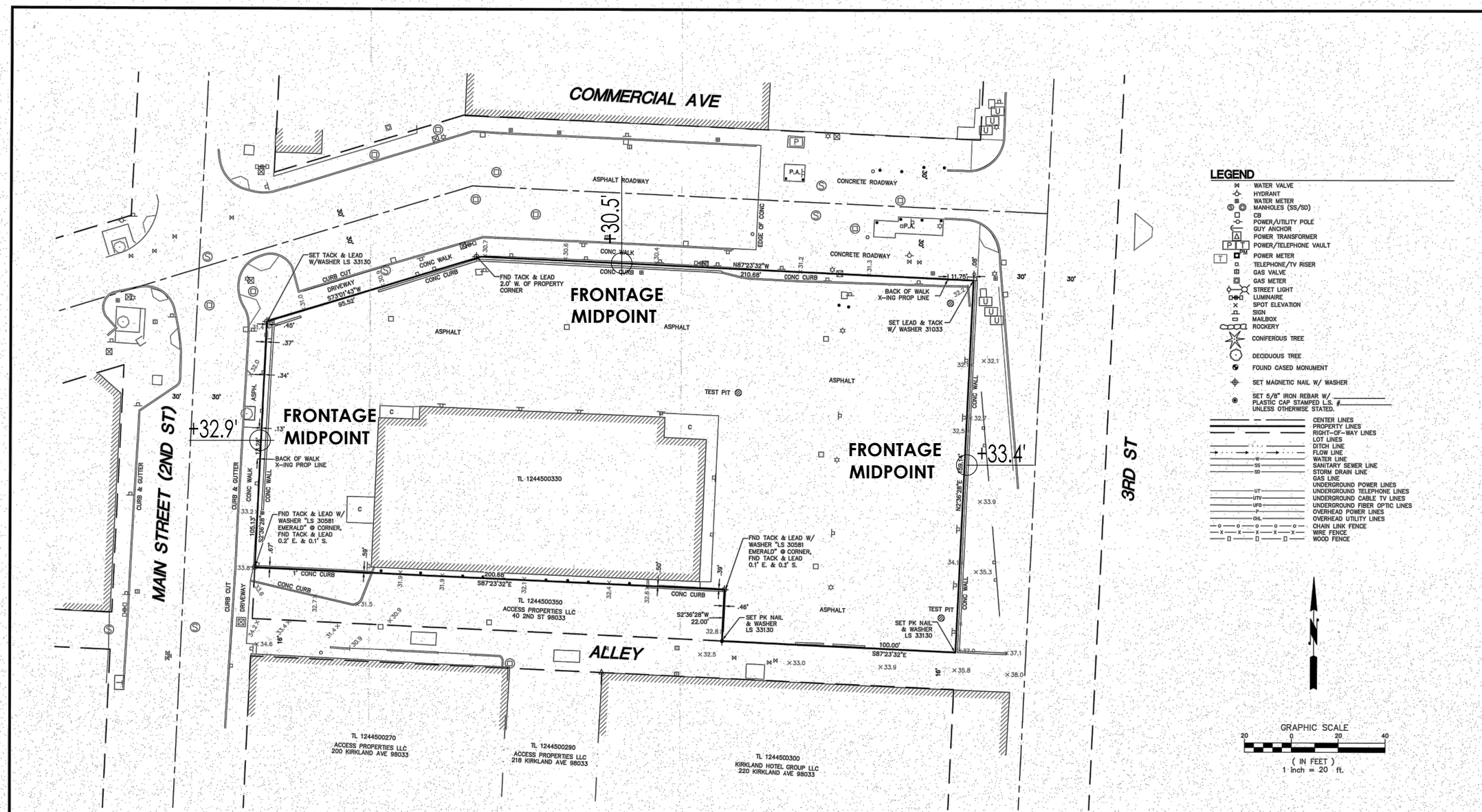
KIRKLAND CENTRAL, ONE BLOCK SOUTH OF SITE

KIRKLAND CENTRAL, ONE BLOCK SOUTH OF SITE

DESIGN CUES

- Similarly sized buildings 4 to 5 stories
- Scale reduced with vertical modulation; varied heights, parapet and cornice treatments
- Scale reduced with horizontal modulation and upper story setbacks; 1-2 story base at street, top floor step backs
- Upper level uses overlooking the street; terraces and balconies
- High quality materials/ Varied textures and colors

JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
Phone 206.766.8300
www.johnsonbraund.com



BASE ELEVATION CALCULATION

32.9+30.5+33.4 / 3 = +32.3'

HEIGHT LIMIT = 55'

MAX. HEIGHT = +87.3'

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

WILLIAM R. FRANKLINS — STATE OF WASHINGTON — 33130 — REGISTERED PROFESSIONAL LAND SURVEYOR — 6/24/15

CAD/CALC WRH				
DRAWN DMB				
PLAT CHK WRH				
SYM	REVISION	DATE	BY	APP'D

PACE — An Engineering Services Company

11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 | f. 425.827.5043
Civil | Structural | Planning | Survey
paceengrs.com

PARK LANE
113 3RD STREET
KIRKLAND, WA 98033

DATE	2008
SCALE	1" =
SURVEY TEAM	///
FIELD BOOK	& ELEC.
DWG FILE	:\FILE

A.L.T.A./A.C.S.M. LAND TITLE SURVEY
FOR
CONTINENTAL PROPERTIES

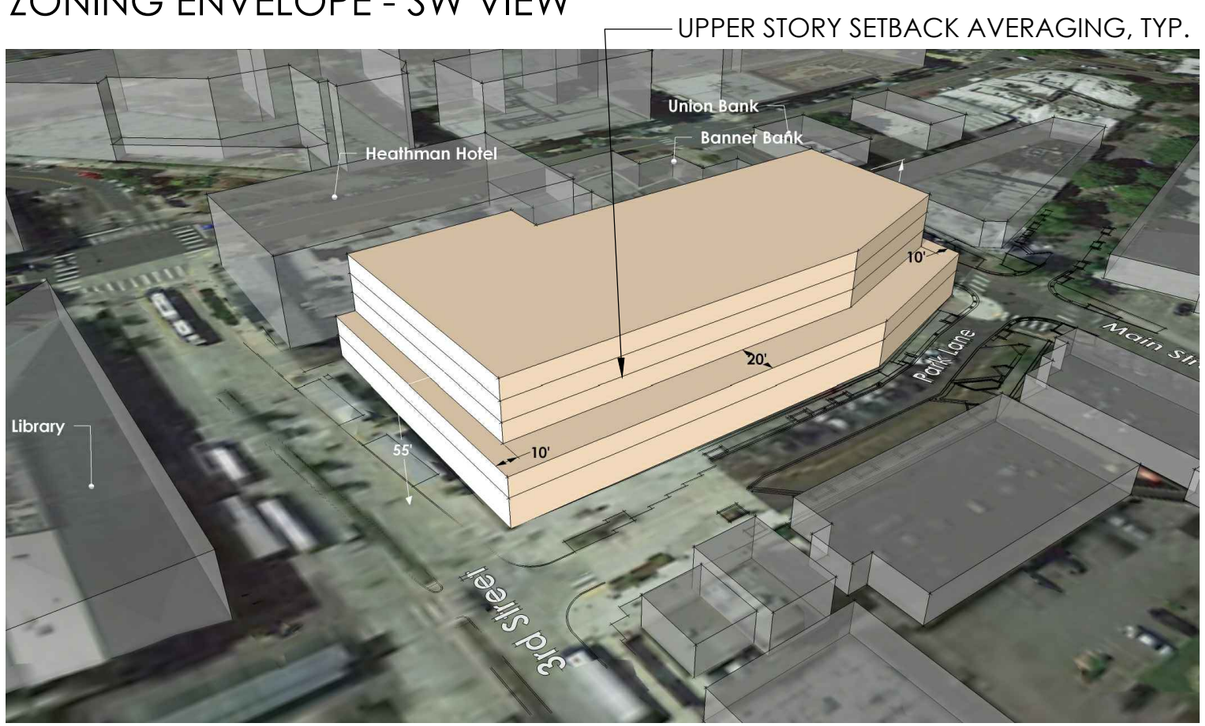
PROJECT NO. 14567.10

SHEET 1 OF 1

FILE NAME: P:\P14\14567.10 CONTINENTAL PARK LANE\CAD\SURVEY\C03 2014\REF5\14567-ALTA.DWG
LAYOUT TAB: SHT 2
SAVE DATE: 12/29/2014 9:50:19 PM
PLOT TIME: 12/29/2014
USER NAME: DERRY PAYNE
DWG NAME: 14567-30024.DWG

ZONING ENVELOPE - SW VIEW

ZONING ENVELOPE - NE STREETSCAPE



ZONING ENVELOPE - NE VIEW

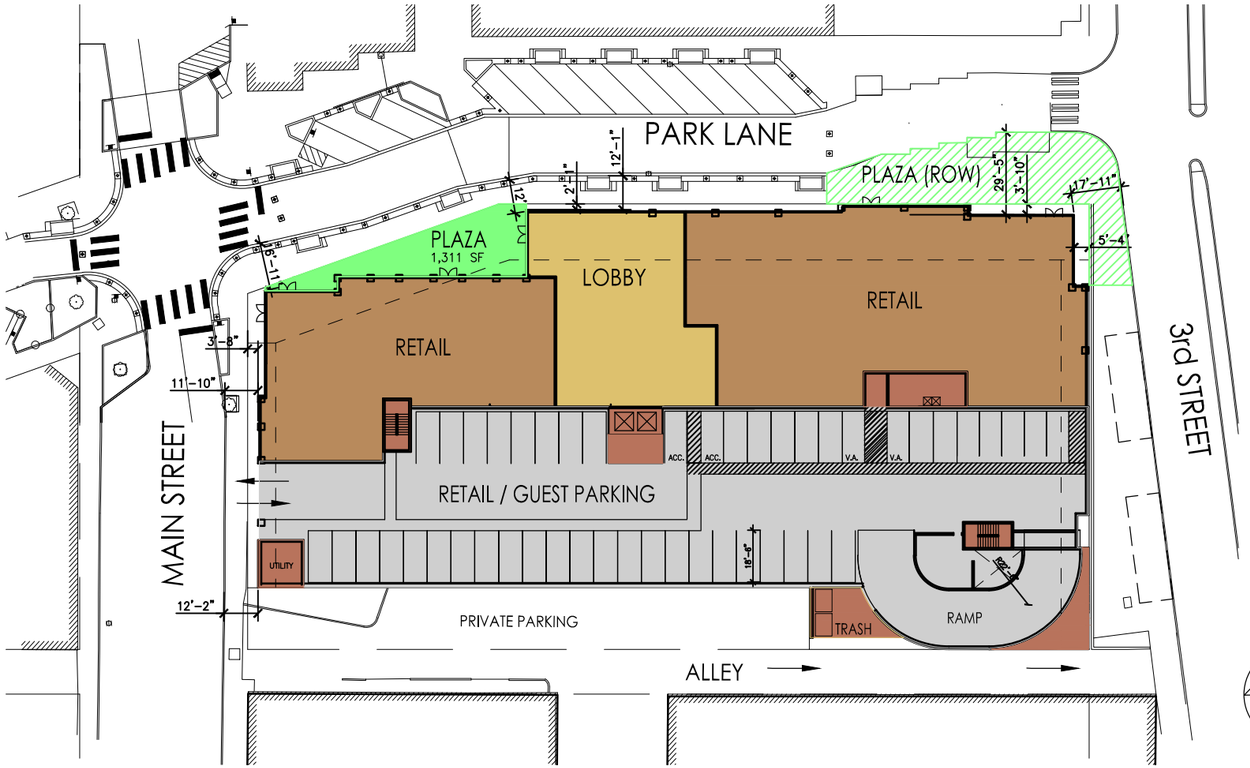
ZONING ENVELOPE - NW VIEW

JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
Phone 206.766.8300
www.johnsonbraund.com

CONCEPT DESIGN 1: THE 'KEY'

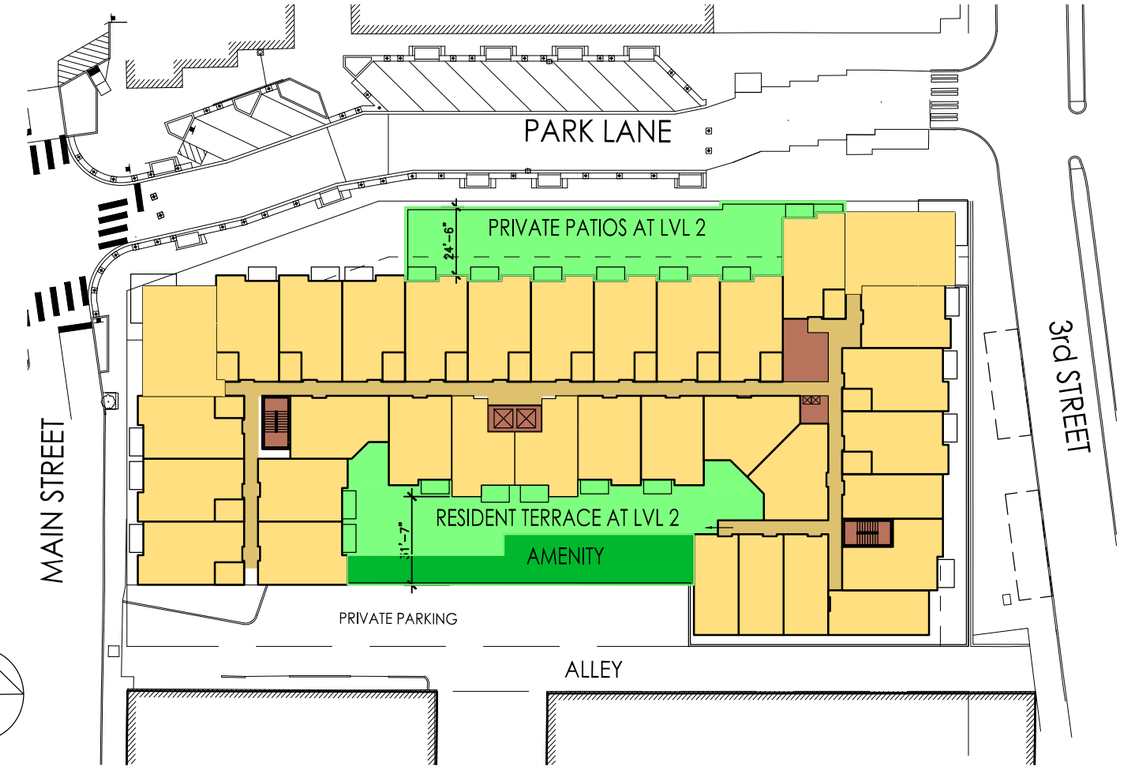
THIS SCHEME WAS PREVIOUSLY NOTED AS THE "PREFERRED" SCHEME IN FIRST CDC SUBMITTAL.
IT IS INCLUDED HERE AS A BASELINE FOR REQUESTED MODIFICATIONS / ADDITIONAL SCHEMES.

- "Key" shaped upper floor footprint with building massing pushed out to the corners to strengthen presence at the major intersections of 3rd Street/Park Lane and Main Street/Park Lane. Building corners are extended to the ground to emphasize the connection to the commercial uses.
- Open space plaza provided to allow for reduced upper level setbacks.



GROUND FLOOR PLAN

- Large, flexible ground floor retail spaces located at Main Street, Park Lane and 3rd Street.
- Open space plaza located at primary pedestrian hub at Main Street & Park Lane (Upper Level Setback reduction request). Plaza located near the major pedestrian activity / connections to the west.
- Residential lobby located centrally & adjacent to plaza to activate the open space throughout the day.
- Parking located on the main floor on the alley side with access from Main Street. All required parking contained in at-grade and 2 levels of below-grade parking structure.
- Parking located behind retail frontage. Parking screened from 3rd street w/ display windows, art features.



FLOOR 2 - TYPICAL RESIDENTIAL FLOOR

- Residential units w/ double loaded corridor configuration in "key shape."
- Maximize the number of units facing/overlooking Park Lane, Main & 3rd streets.
- Level two terrace open space provided overlooking Park Lane - private residential.
- Level two south facing courtyard includes both private terraces and residential amenity space. Amenity space located for morning solar access.

JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
www.johnsonbraund.com Phone 206.766.8300

CONCEPT DESIGN 1: THE 'KEY'

VIEW OF NORTHWEST CORNER

① OPEN SPACE

- Plaza at pedestrian activity hub of Main Street and Park Lane on private property
- Plaza at Transit Center at 3rd Street and Park Lane on public ROW

② BUILDING MODULATION

- Vertical - varied parapet heights
- Horizontal - upper level step backs at Main St. & Park Lane intersection

③ PEDESTRIAN ORIENTED ENVIRONMENT

- Retail uses along all street frontages
- Wide sidewalks / active open space
- Pedestrian canopies / furnishings
- Maximize Commercial Glazing / Transparency

④ UPPER STORY ACTIVITIES OVERLOOKING STREET

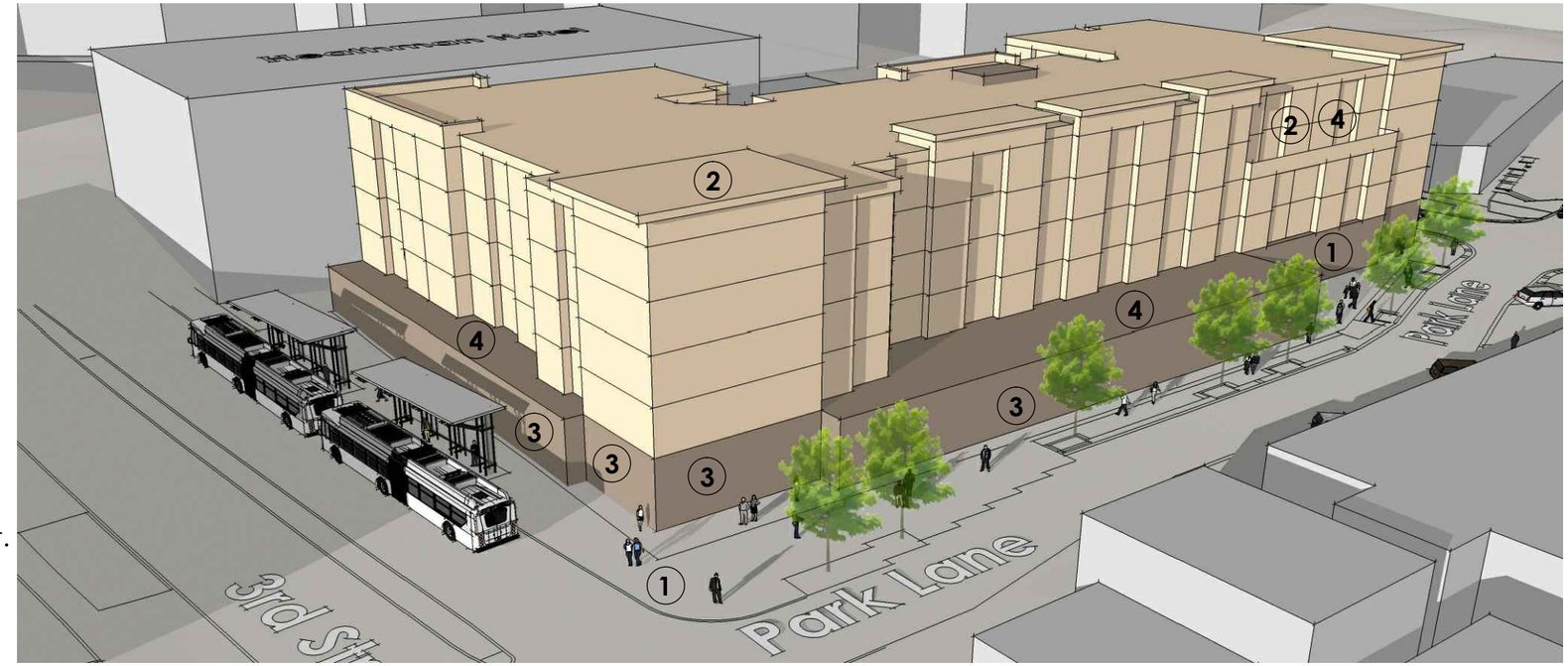
- Residential Amenity Terrace on alley - south exposure
- Private Terraces on Park Lane
- Variety of Balconies and Decks

JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
Phone 206.766.8300
www.johnsonbraund.com

CONCEPT DESIGN 1: THE 'KEY'

VIEW OF SOUTHWEST CORNER

- Prominent corner element at intersection of Park Lane & Main St.
- Upper level step back on Main Street and west end of Park Lane provides an appropriate 3-story pedestrian scale
- Large south facing residential amenity courtyard



VIEW OF NORTHEAST CORNER

- Prominent corner element at intersection of Park Lane & 3rd St.
- Corner setback on 3rd to widen existing plaza ROW
- Large north facing residential terraces along Park Lane

JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
www.johnsonbraund.com Phone 206.766.8300

CONCEPT DESIGN 1: THE 'KEY'

VIEW FROM PARK AND 3RD STREET

- Prominent corner element at intersection of Park Lane & 3rd Street
- Commercial corner anchors existing pedestrian plaza in ROW

VIEW FROM PARK AND MAIN STREET

- Prominent corner element at intersection of Park Lane & Main Street
- Open space plaza at intersection of Park Lane and Main Street provides pedestrian connection to activity hub to the west

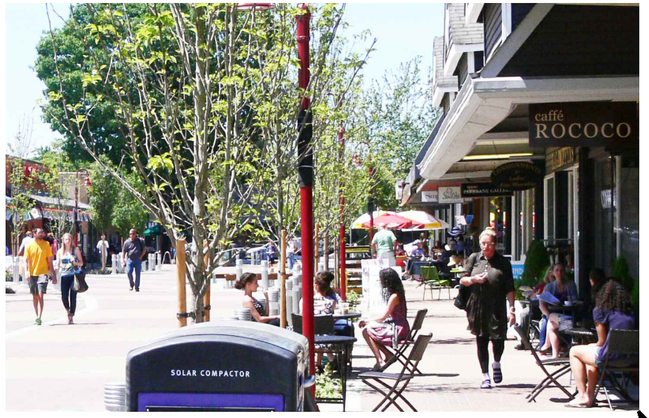
ADVANTAGES

- Strong building corner massing at both prominent intersections.
- Building corners engage the street level uses and provide a visual anchor for the structure
- Upper level step back on Main Street and west end of Park Lane provides an appropriate 3-story pedestrian scale
- Maximizes the number of units overlooking Park Lane

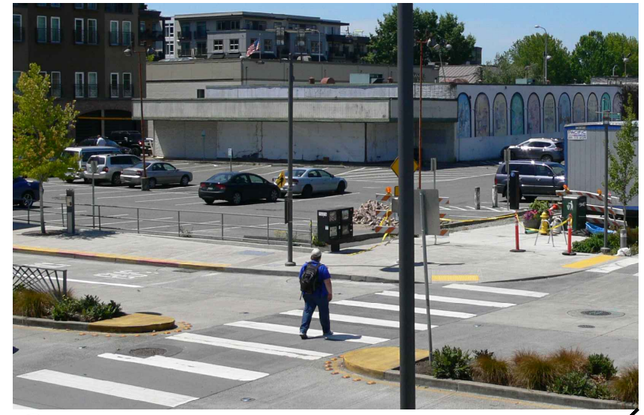
CHALLENGES As reviewed in previous CDC meeting

- Long building facade on Park Lane, Lack of variation / repetitive facade (DRB)
- "Abrupt" edge to Plaza at proposed residential Lobby (DRB)
- Lack of activity on terrace overlooking Park Lane & Plaza
- Lack of upper level step backs on Park Lane & 3rd Street (DRB)
- Blank walls at Alley/Main Street (DRB)
- Review impact of prominent corners on adjacent sites. (DRB)
- Requires DRB approval of open space trade-off for upper level setback reduction

JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
Phone 206.766.8300
www.johnsonbraund.com

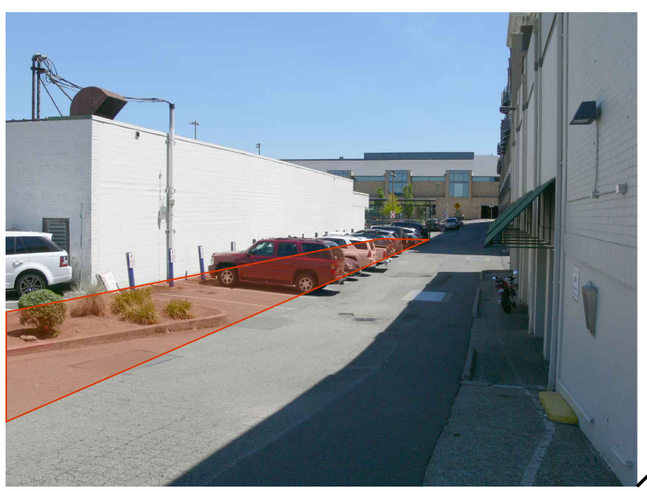


1 ACTIVITY HUB WEST OF SITE ON PARK LANE
Proposed project to draw from and enhance pedestrian activity located to the west

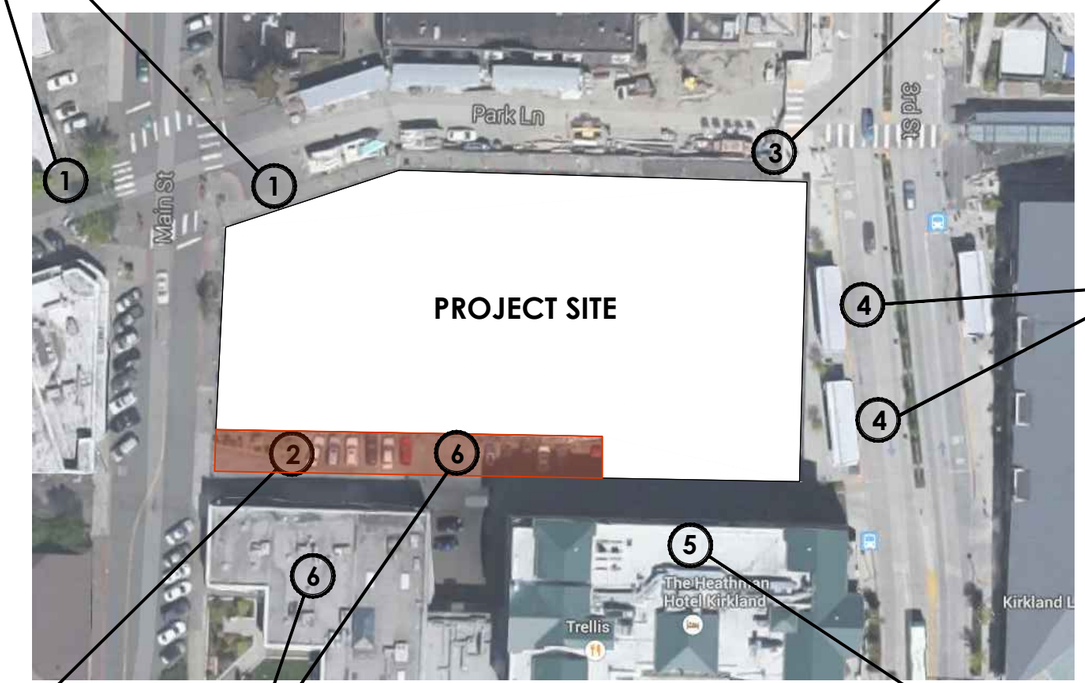


3 PARK AND 3RD CORNER
existing large paved area provides plaza space at the corner of the proposed development

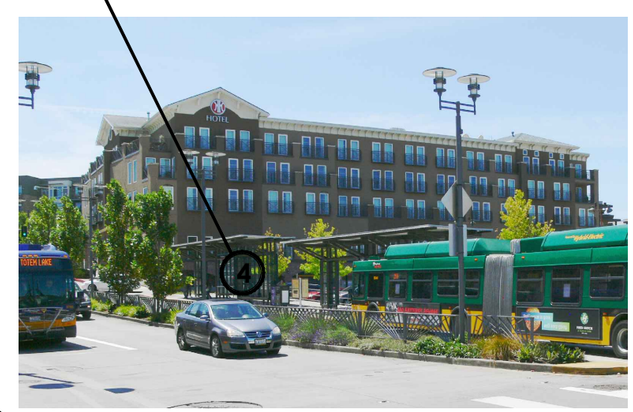
4 TRANSIT CENTER
generates noise and fumes from heavy bus and vehicular traffic along 3rd Street, blocks visibility of building facade.



2 22 FT. WIDE PRIVATE PROPERTY
located between the alley and the proposed development limits opportunities for glazing and outlook



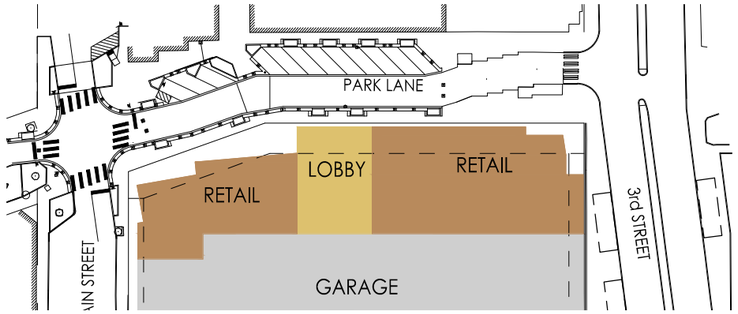
6 POTENTIAL FUTURE DEVELOPMENT
located across the alley to the south could block outlook and sun exposure of the proposed development.

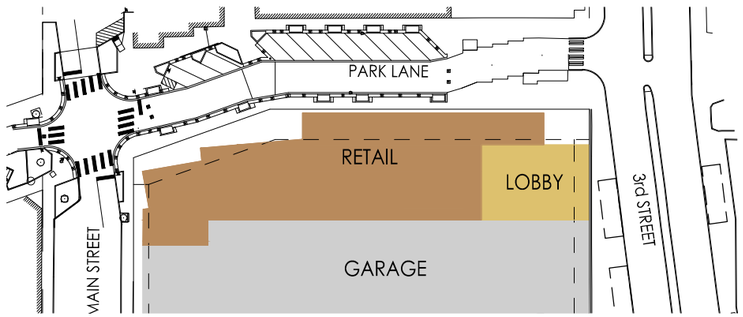


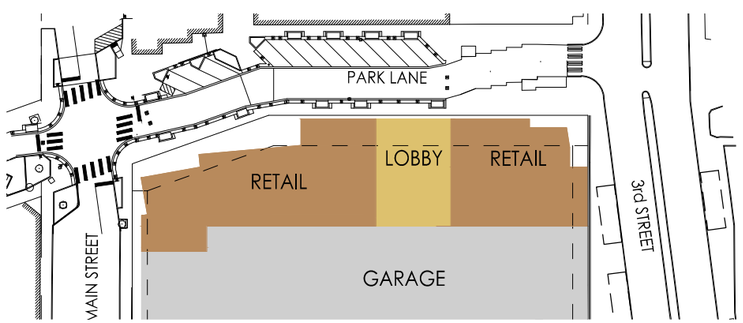
5 ADJACENT HOTEL WINDOW OVERLOOK
limits outlook and privacy to and from proposed project

LOBBY / RETAIL LOCATION

DESIGN GUIDELINE:
Special Consideration for non-retail lobbies in Central Business District 1A & 1B
"Lobbies for residential, hotel, and office uses may be allowed within the required retail storefront space provided that the street frontage of the lobby is limited relative to the property's overall retail frontage and that the storefront design of the lobby provides continuity to the retail character of the site and the overall street.







ASSUMPTIONS / GOALS:

- The corner of Main and Park is prime for retail frontage.
- Encourage the residents of the project to actively use Park Lane and the surrounding shops and restaurants.
- The corner of Park and 3rd is also prime retail frontage. Draws from Park Lane, library, transit center and pedestrian connections.

LOBBY LOCATION #1 - PREFERRED:

- Located mid block allows retail to fully occupy the corners
- Location at plaza activates the open space with use by the residents
- Outlook to the west draws residents towards shops and restaurants and provides evening daylighting during the summer months.

LOBBY LOCATION #2:

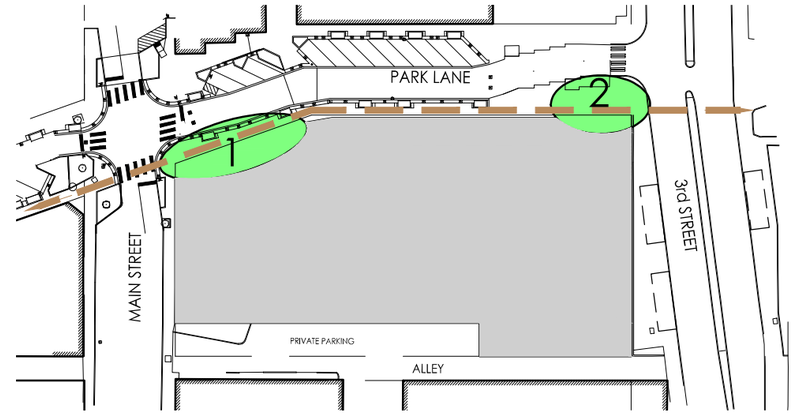
- Located along 3rd street maximizes retail frontage along Park Lane
- Eliminates desired retail on 3rd Street
- Residents are not a part of the activity on Park Lane
- Mid block retail is not as visible as corners.
- Bus shelters limit visibility of the entry and do not provide a welcoming approach to the building
- Bus noise and exhaust is not pedestrian friendly

LOBBY LOCATION #3:

- Lobby located mid block allows retail to occupy the corners
- Lobby entry parallel to the street does not present itself to the activity along Park Lane
- The lobby does not take advantage of places to gather at the open space
- Limits flexibility of retail space lease up

OPEN SPACE / PLAZA LOCATION

DESIGN GUIDELINE:
Pedestrian - Oriented Plazas
"Succesful pedestrian-oriented plazas are generally located in sunny areas along well-traveled pedestrian route. Plazas must provide plenty of sitting areas and amenities and give people a sense of enclosure and safety."



1. OPEN SPACE AT PARK AND MAIN STREET:

- Current street configuration provides usable open space at the corner that is easily enhanced.
- Oriented towards existing shops and restaurants along park lane
- Traffic along main is primarily local and light
- Along major pedestrian corridor
- Western exposure provides evening solar access during summer months

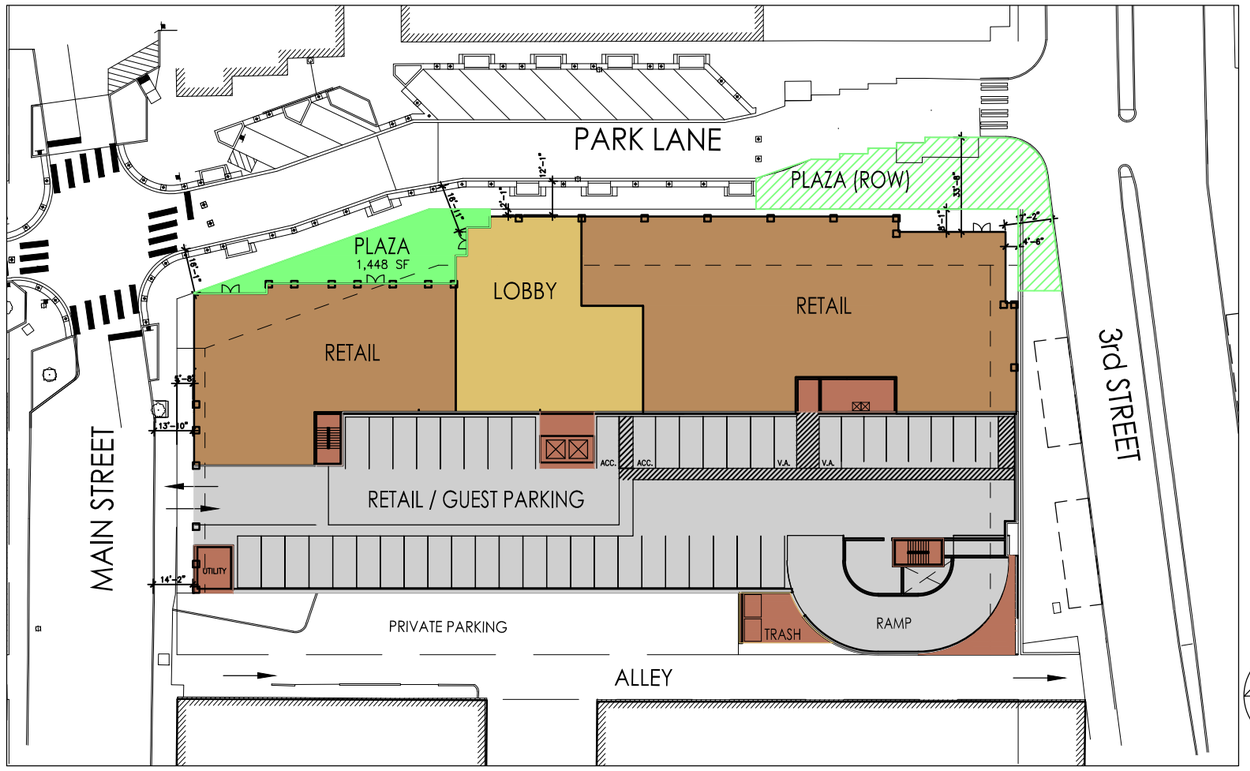
2. OPEN SPACE AT PARK AND 3RD STREET:

- Current street configuration already provides a large open space at park and 3rd
- Along a major pedestrian connector
- Bus noise and exhaust is not conducive to pedestrians gathering in the space
- Heavy traffic along 3rd street is also not conducive to pedestrians gathering

JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
Phone 206.766.8300
www.johnsonbraund.com

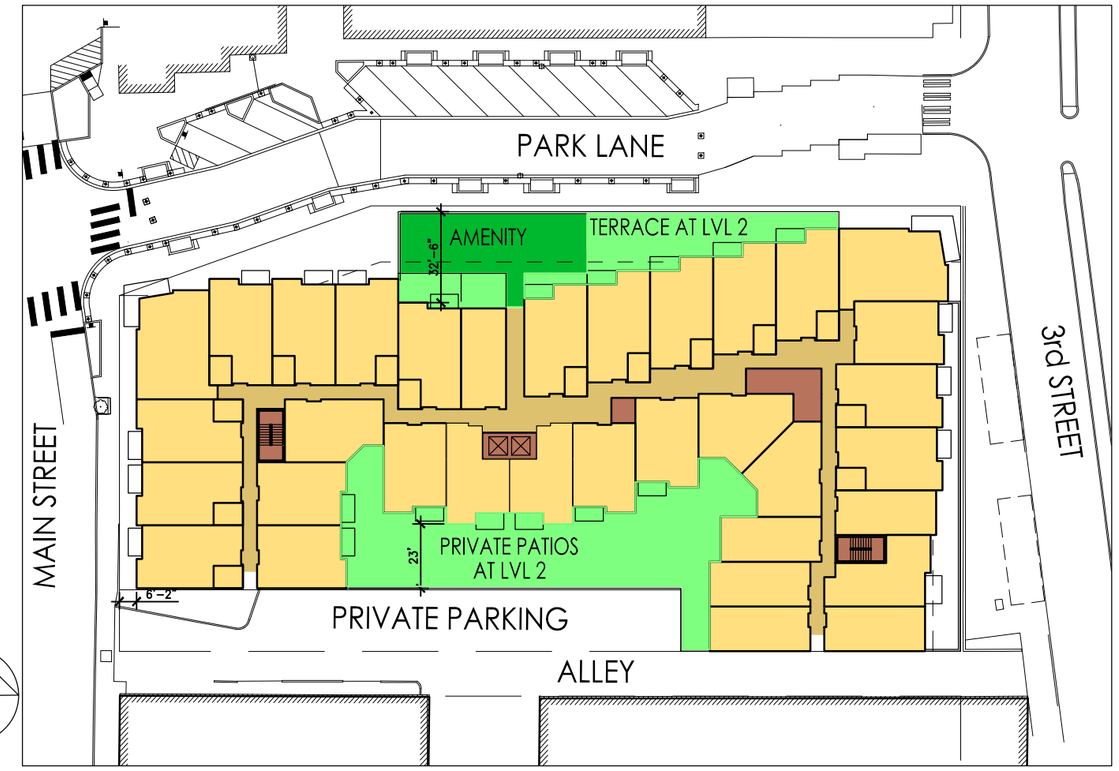
CONCEPT DESIGN 2: THE 'M'

- "M" shaped upper floor footprint with the length of the Park Lane facade massing pushed to the south to create a large level 2 terrace overlooking Park Lane & open space plaza. Residential amenity located on NW corner of terrace.
- Upper level step backs are provided on all 3 frontages. Open space trade-off for reduced setbacks in NOT required.
- Open space plaza not required, but provided as a key element for pedestrian connections & activities along Park Lane.



GROUND FLOOR PLAN

- Large, flexible ground floor retail spaces located at Main Street, Park Lane and 3rd Street.
- Open space plaza located at primary pedestrian hub at Main Street & Park Lane. Plaza located near the major pedestrian activity / connections to the west.
- Residential lobby located centrally & adjacent to plaza to activate the open space all day.
- Corner massing pulled back at 3rd / park intersection to enhance the existing ROW plaza.
- Parking located on the main floor on the alley side with access from Main Street. All required parking contained in at-grade and 2 levels of below-grade parking structure.
- Parking located behind retail frontage. Parking screened from 3rd street w/ display windows, art features.



FLOOR 2 - TYPICAL RESIDENTIAL FLOOR

- Residential units w/ double loaded corridor configuration in "M" shape.
- Length of Park Lane facade pushed to the south to allow for large amenity terrace overlooking street and plaza. Amenity area located for afternoon/evening solar access.
- Reduced terrace at south / alley side. Private residential patios.
- Upper level step backs provided at all street frontages.

JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
Phone 206.766.8300
www.johnsonbraund.com

CONCEPT DESIGN 2: THE 'M'

VIEW OF NORTHWEST CORNER

① OPEN SPACE

- Plaza at pedestrian activity hub of Main Street and Park Lane on private property
- Plaza at Transit Center at 3rd Street and Park Lane on public ROW

② BUILDING MODULATION

- Vertical - varied parapet heights
- Horizontal - upper level step backs at Main St. & Park Lane intersection

③ PEDESTRIAN ORIENTED ENVIRONMENT

- Retail uses along all street frontages
- Wide sidewalks / active open space
- Pedestrian canopies / furnishings
- Maximize Commercial Glazing / Transparency

④ UPPER STORY ACTIVITIES OVERLOOKING STREET

- Residential Amenity Terrace on alley - south exposure
- Private Terraces on Park Lane
- Variety of Balconies and Decks

JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
Phone 206.766.8300
www.johnsonbraund.com

CONCEPT DESIGN 2: THE 'M'

VIEW OF SOUTHWEST CORNER

- Corner element reduced in scale at intersection of Park Lane & Main Street
- Upper level step back on Main Street and west end of Park Lane provides an appropriate 3-story pedestrian scale
- South facing residential courtyard - private terraces

VIEW OF NORTHEAST CORNER

- Corner element reduced in scale at intersection of Park Lane & 3rd Street
- Corner setback on 3rd to widen existing plaza ROW
- Large north facing residential terraces along Park Lane
- Active amenity terrace overlooking Park Lane

JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
www.johnsonbraund.com Phone 206.766.8300

CONCEPT DESIGN 2: THE 'M'

VIEW FROM PARK AND 3RD STREET

- Reduced corner element at intersection of Park Lane & 3rd Street
- Commercial corner anchors existing pedestrian plaza in ROW
- Upper level step backs on 3rd. street

VIEW FROM PARK AND MAIN STREET

- Reduced corner element at intersection of Park Lane & Main Street
- Open space plaza at intersection of Park Lane and Main Street provides pedestrian connection to activity hub to the west

ADVANTAGES

- Varied building massing / modulation - horizontal & vertical.
- Length of Park Lane facade is reduced by stepping the building back.
- Step back at park Lane creates a large level two residential amenity / activity space that overlooks Park Lane and Plaza.
- Upper level step backs on all street frontages reduces the overall scale of the building for a better neighborhood fit.
- More open space provided at Plaza.

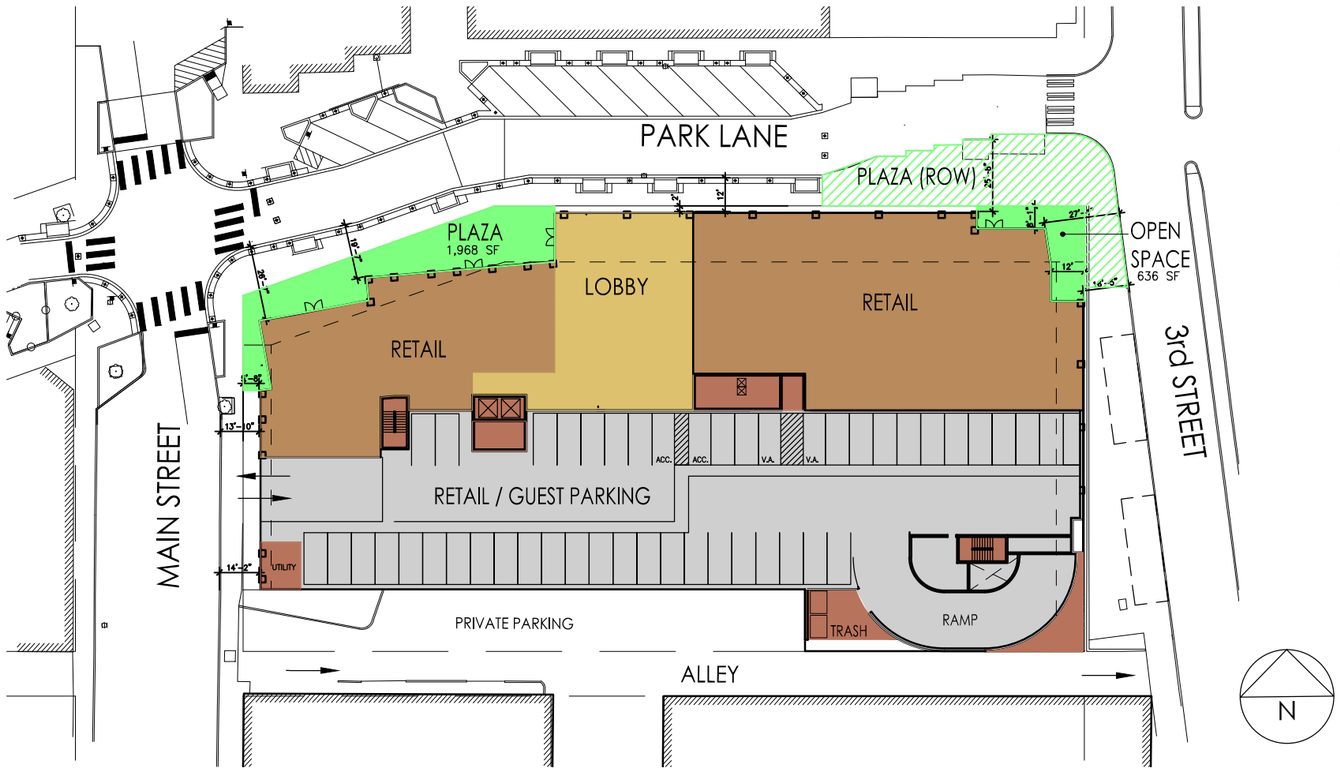
CHALLENGES

- Apparent length of Park Lane facade could be reduced by providing more variation / modulation.
- Corners reduce solar access to proposed street level open spaces.

JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
www.johnsonbraund.com Phone 206.766.8300

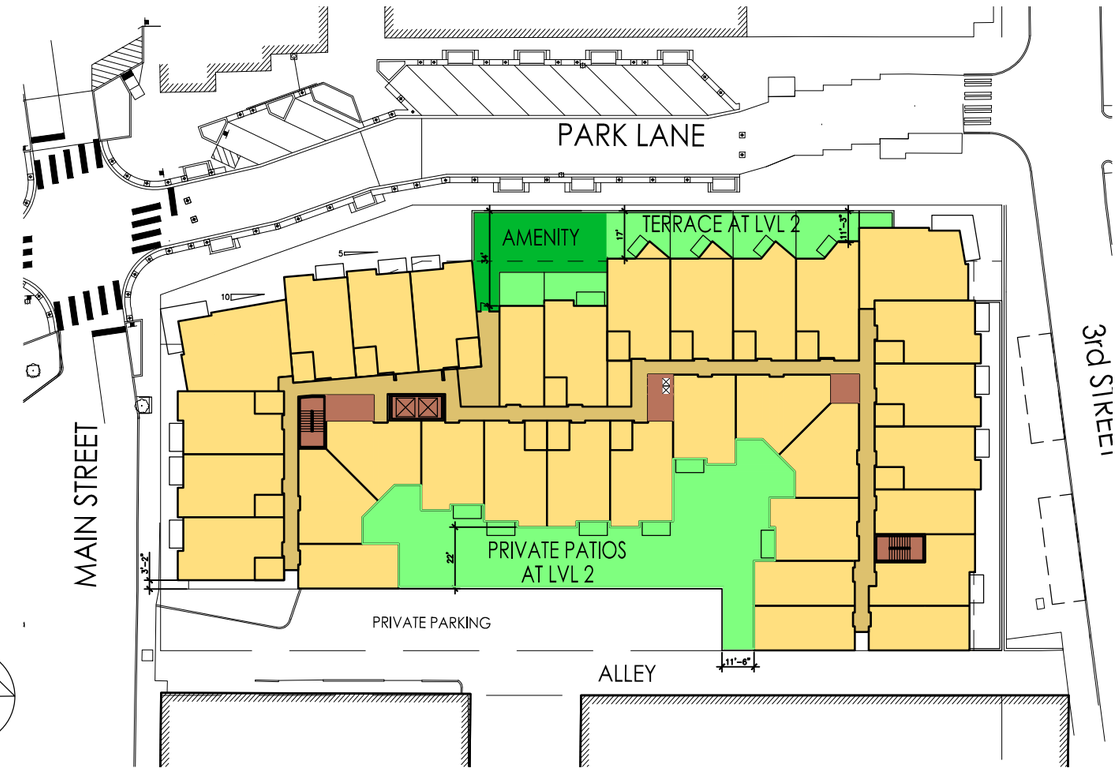
CONCEPT DESIGN 3: 'MULTI-BUILDING' - PREFERRED SCHEME

- Building massing is modulated to create a look and feel of "multiple buildings." Angled facades, deep and varied modulation treatments help to reduce the overall apparent scale of building.
- Upper level step backs are provided on all 3 frontages. Open space trade-off for reduced setbacks in NOT required.
- Open space plaza not required, but provided as a key element for pedestrian connections & activities along Park Lane.



GROUND FLOOR PLAN

- Large, flexible ground floor retail spaces located at Main Street, Park Lane and 3rd Street.
- Larger open space plaza located at primary pedestrian hub at Main Street & Park Lane. Plaza located near the major pedestrian activity / connections to the west.
- Residential lobby located centrally & adjacent to plaza to activate the open space all day.
- Corner massing pulled back more at 3rd / Park intersection to enhance the existing ROW plaza.
- Parking located on the main floor on the alley side with access from Main Street. All required parking contained in at-grade and 2 levels of below-grade parking structure.
- Parking located behind retail frontage. Parking screened from 3rd street w/ display windows, art features.



FLOOR 2 - TYPICAL RESIDENTIAL FLOOR

- Residential units w/ double loaded corridor configuration with deep and varied modulation. Corners pulled back, angled, reduced in scale.
- Angled facade on Park & Main, provides solar access to Plaza.
- Large amenity terrace overlooking street and plaza. Amenity area located for afternoon/evening solar access.
- Reduced terrace at south / alley side. Private residential patios.
- Upper level step backs provided at all street frontages.
- Residential levels setback from private property to allow windows on facade facing South across alley.

JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
www.johnsonbraund.com Phone 206.766.8300

CONCEPT DESIGN 3: 'MULTI-BUILDING' - PREFERRED SCHEME

① OPEN SPACE

- Plaza at pedestrian activity hub of Main Street and Park Lane on private property
- Plaza at Transit Center at 3rd Street and Park Lane on public ROW

② BUILDING MODULATION

- Vertical - varied parapet heights
- Horizontal - upper level step backs at Main St. & Park Lane intersection

③ PEDESTRIAN ORIENTED ENVIRONMENT

- Retail uses along all street frontages
- Wide sidewalks / active open space
- Pedestrian canopies / furnishings
- Maximize Commercial Glazing / Transparency

④ UPPER STORY ACTIVITIES OVERLOOKING STREET

- Residential Amenity Terrace on alley - south exposure
- Private Terraces on Park Lane
- Variety of Balconies and Decks

JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
www.johnsonbraund.com Phone 206.766.8300

CONCEPT DESIGN 3: 'MULTI-BUILDING' - PREFERRED SCHEME

VIEW OF SOUTHWEST CORNER

- Corner element reduced in scale at intersection of Park Lane & Main Street
- Angled corner opens up to plaza - solar access.
- Upper level step back on Main Street and west end of Park Lane provides an appropriate 3-story pedestrian scale
- South facing residential courtyard - private terraces

VIEW OF NORTHEAST CORNER

- Varied modulation along Park Lane to create distinct parts for "multiple building" concept
- Corner element reduced in scale at intersection of Park Lane & 3rd Street
- Deep corner setback on 3rd to widen existing plaza ROW
- Large north facing residential terraces along Park Lane
- Active amenity terrace overlooking Park Lane
- Display space for art and retail along facade behind bus shelters similar to storefront treatment.

JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
Phone 206.766.8300
www.johnsonbraund.com

CONCEPT DESIGN 3: 'MULTI-BUILDING'

VIEW FROM PARK AND 3RD STREET

- Reduced corner element at intersection of Park Lane & 3rd Street
- Deep recess and commercial corner anchors existing pedestrian plaza in ROW
- Upper level step backs on 3rd. street

VIEW FROM PARK AND MAIN STREET

- Angled corner facade at intersection of Park Lane & Main Street
- Open space plaza at intersection of Park Lane and Main Street provides pedestrian connection to activity hub to the west

ADVANTAGES

- Deep horizontal and varied vertical modulation creates distinct building facades
- Building appears to be a series of smaller connected buildings
- Building is a better in neighborhood context
- Angled facades soften the building's presence to the street and open the frontage to the west portion of Park Lane inviting pedestrians to the east end of the street.
- Angled building facade creates larger open space with more interest and solar access
- Larger open space at 3rd and Park, expands existing ROW plaza
- Active residential amenity terrace overlooking Park Lane.
- Fewer blank walls.

CHALLENGES

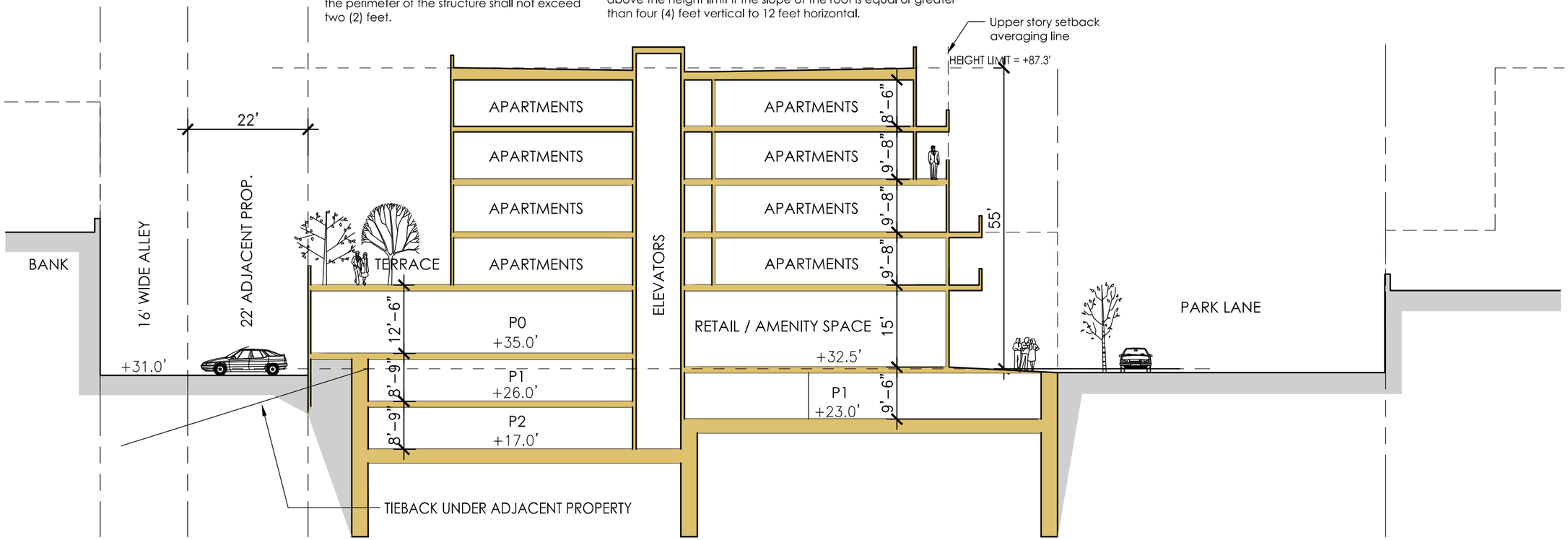
JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
www.johnsonbraund.com Phone 206.766.8300

KZC 50.62.3.A

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.

KZC 50.62.3.c

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.



SECTION NORTH-SOUTH AT OPEN SPACE

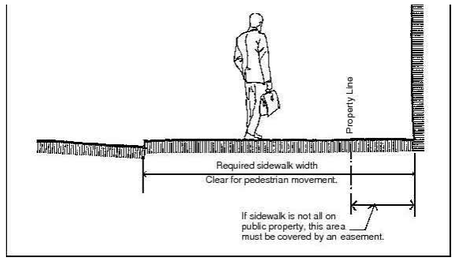
0 10' 20' 40'

SCALE: 1" = 20'-0"

JOHNSON BRAUND INC.

15200 52nd Ave. South
Suite 300
Seattle, WA 98188
Phone 206.766.8300

www.johnsonbraund.com

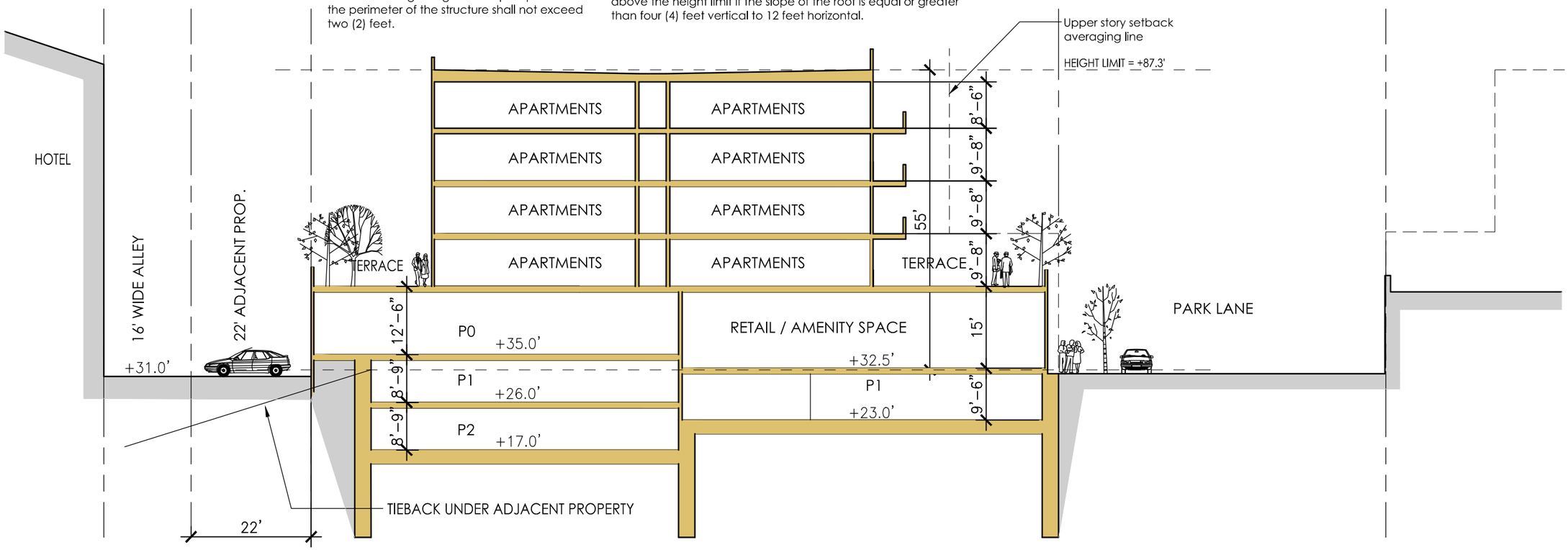


KZC 50.62.3.A

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.

KZC 50.62.3.c

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.



SECTION NORTH-SOUTH AT RESIDENTIAL TERRACE

0 10' 20' 40'

SCALE: 1" = 20'-0"

JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
Phone 206.766.8300
www.johnsonbraund.com

N

SCALE: 1" = 30'-0"

PEDESTRIAN-LEVEL PLAN

The project will provide:

- CONVENIENT PEDESTRIAN LINKS to the public sidewalk and public transportation.
- A LAYOUT THAT ENCOURAGES PEDESTRIAN INTERACTION between public (Park Lane) and private (pedestrian plaza) open space.
- USEABLE OUTDOOR PLAZA SPACE that is paved and accessible to all with seating, landscaping, art and water elements.
- MINIMUM 12-FOOT WIDE PUBLIC SIDEWALKS on three sides of the project.

PEDESTRIAN ORIENTED ELEMENTS:

A. Sidewalk Width - Movement Zone/Curb Zone/Storefront Activity Zone

- Main Street - West End of Site: The proposed sidewalk will be a minimum of 12 feet in width with a 13 foot average. One new street tree will be added into the "curb zone" area. No parking stalls are fronting this street edge.
- Park Lane - North Side of Site: The frontage on Park Lane will consist of colored, pervious pavers in the western 2/3 of the street and the existing concrete paving at the east end. The public sidewalk width will be a minimum of 12 feet.
- Third Street - East End of Site: This street was completed as part of the Transit Center improvements with a new and expended sidewalk, bus shelters and street trees.

B. Upper-Story Activities Overlooking the Street

- The second-level outdoor terrace on the south side of the building faces the alley and the Heathman Hotel. The space will include generous, paved, private patio spaces.
- The elevated terrace on the north side faces Park Lane. It is designed with a combination of semi-public uses and private terraces. The semi-public outdoor activity area is as large as the code will allow (with one Exit) and includes a lounge area with fire pit and a separate gathering area with barbeque, seating and umbrella tables. All terrace spaces will have access to the railing to "overlook" street activities below.

C. Pedestrian-Oriented Plazas

- The project will include a Pedestrian Plaza space located in a sunny exposure at the northwest corner of the building. This space will front the main residential lobby and two or three retail spaces. The paving will be a contrast to the adjacent Park Lane pavers to distinguish public and private spaces, but still encourage public access and use. The Plaza will be accessible and include seating and free-standing planters along with a special sculpture and water feature.

D. Pedestrian Connections

- This site has the benefit of being located directly adjacent to the new transit stop. Convenient and accessible connections will be made from all ground-level residential and retail spaces to the public sidewalk and then to the transit stop at the east end of the site.

N

SCALE: 1/8" = 1'-0"

UMBRELLA TABLE

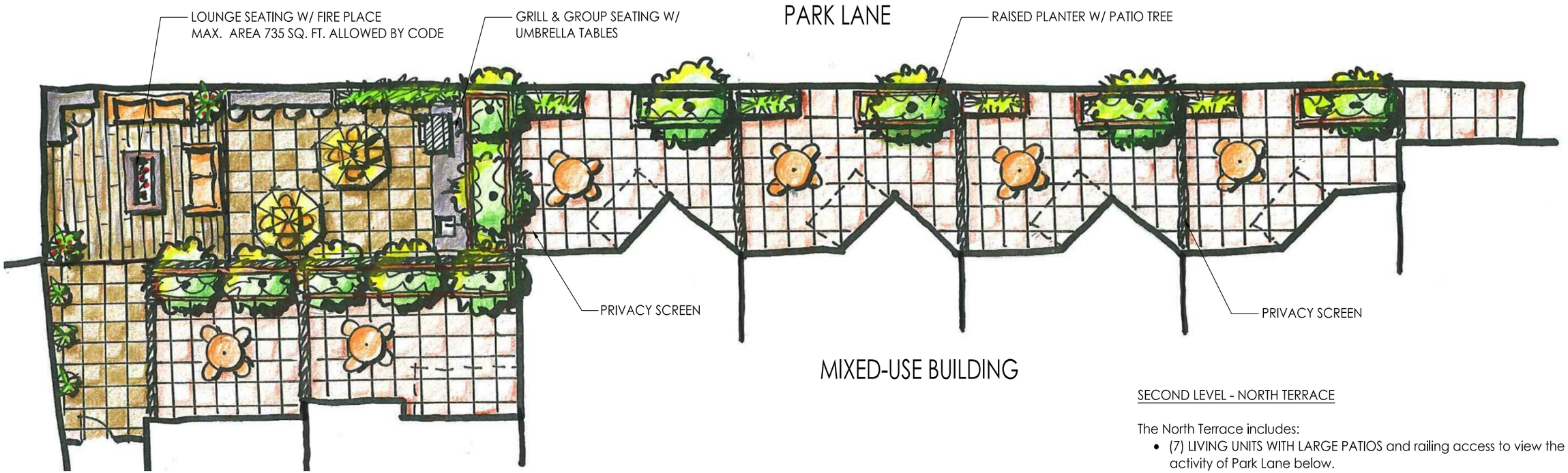
WATER FEATURE

SCULPTURE

PEDESTRIAN PLAZA

The Pedestrian Plaza is:

- NOT A REQUIRED ELEMENT, but will provide a welcoming pedestrian "node" and destination point for Park Lane pedestrians and ideal lobby location for the Park Lane Apartments.
- ACCESSIBLE to all and will include paved open space, free-standing benches, planters and seat walls.
- NOT JUST A WIDENED PORTION OF THE SIDEWALK, it will also contain a unique water feature/bronze sculpture that pays tribute to the former owner's deceased daughter.
- DEFINED WITH A UNIQUE PAVING PATTERN that distinguishes it from the adjacent Park Lane improvements but still encourages public access and use.



N

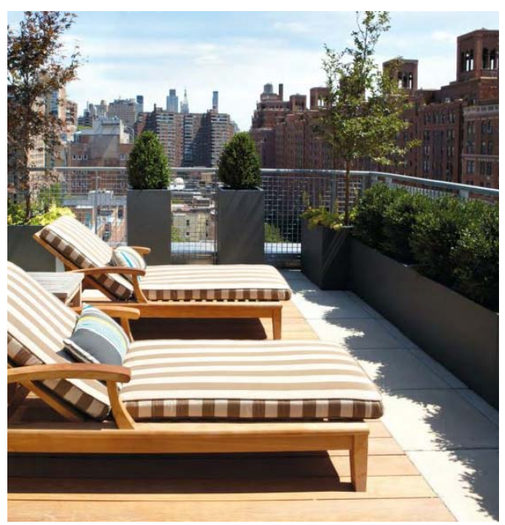
SCALE: 3/32" = 1'-0"

SECOND LEVEL - NORTH TERRACE

The North Terrace includes:

- (7) LIVING UNITS WITH LARGE PATIOS and railing access to view the activity of Park Lane below.
- A SEMI-PUBLIC GATHERING SPACE with seating and activity areas for the residents of the Park Lane Apartments and viewing opportunities of Park Lane below.
- RAISED PLANTERS AND PLANTING AT RAILING that can be seen from below.

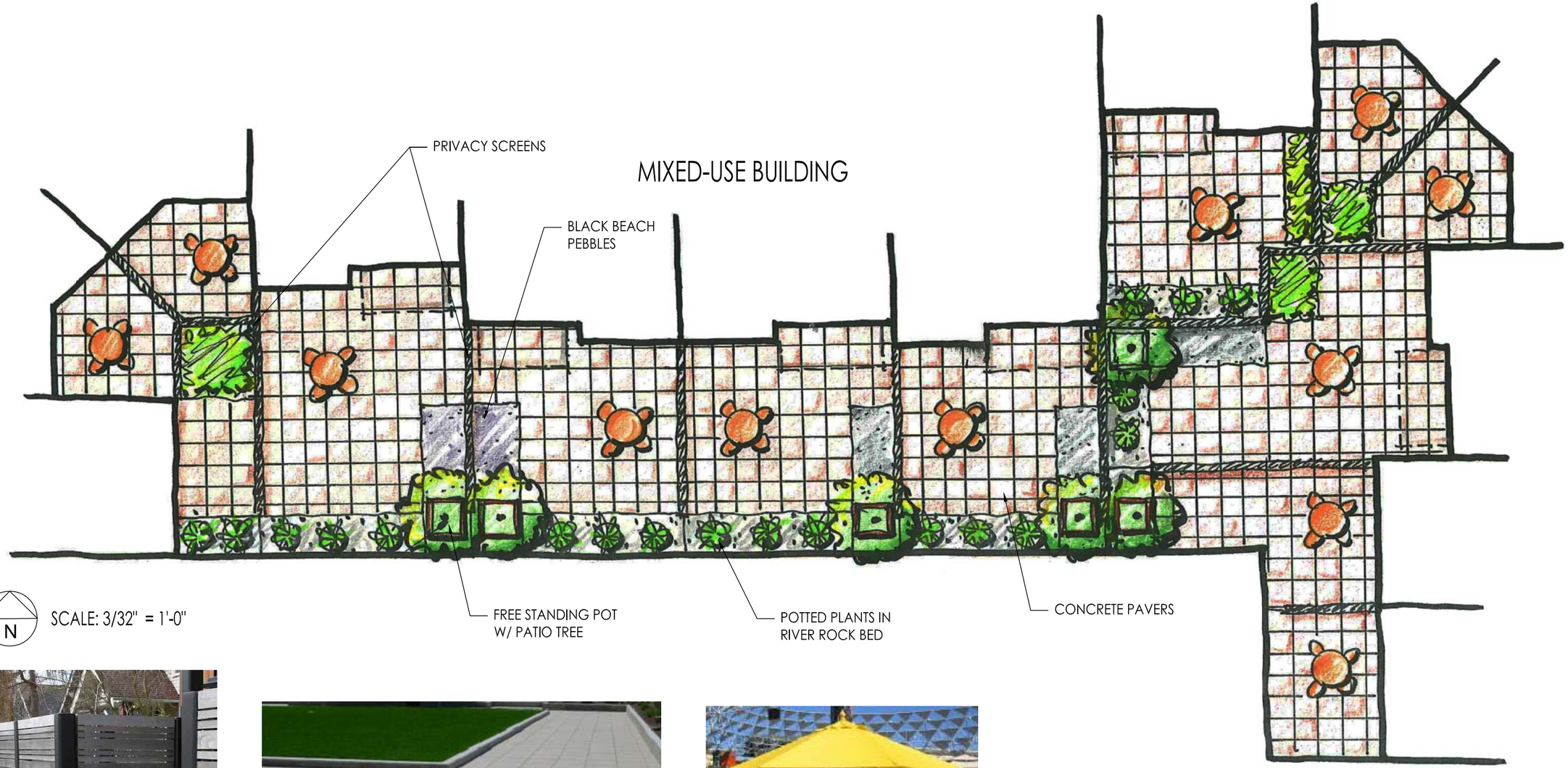
ACCENT PAVERS



TERRACE PLANTING

FIREPIT AND LOUNGE SEATING

GRILL



PRIVACY SCREEN

CONCRETE PAVERS

UMBRELLA TABLE

SECOND LEVEL - SOUTH TERRACE

The South Terrace includes:

- (13) LIVING UNITS WITH LARGE PATIOS and generally good solar exposure.
- UNITS THAT HAVE BEEN PULLED BACK FROM THE BUILDING EDGE to increase privacy and minimize exposure to the adjacent Heathman Hotel.
- RAISED PLANTERS AND PLANTING AT RAILING that can be seen from below and will increase privacy.

Dwarf Fountain Grass

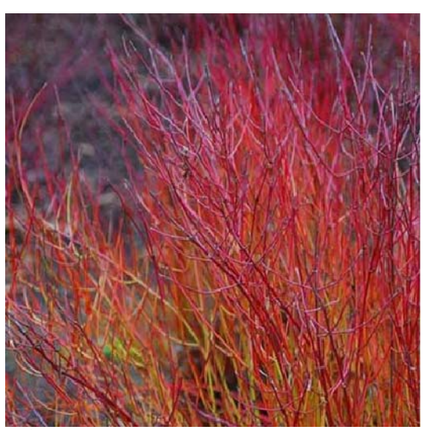
Cavatine Japanese Pieris

Rosemary

Mountain Hemlock

English Lavender

Compact Strawberry Tree


Kelsey Dogwood

Vine Maple

Salal

PLANT LIST

BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES	
ACER CIRCINATUM	VINE MAPLE
ACER JAPONICUM 'ACONITIFOLIUM'	FERNLEAF FULL MOON MAPLE
CORNUS KOUSA 'SATOMI'	SATOMI KOUSA DOGWOOD
HAMAMELIS X INTERMEDIA	WITCHHAZEL
EVERGREEN TREES	
CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI FALSE CYPRESS
TSUGA MERTENSIANA	MOUNTAIN HEMLOCK
SHRUBS	
ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE
AZALEA VAR.	EVERGREEN AZALEA
BERBERIS THUNBERGII 'GORUZAM'	GOLDEN RUBY BARBERRY
CALLUNA VULGARIS	HEATHER
CHAMAECYPARIS OBTUSA 'FILICOIDES COMPACTA'	COMPACT FERNSPRAY HINOKI CYPRESS
CLETHRA ALNIFOLIA	SUMMERSWEET
CORNUS SERICEA 'KELSEYI'	KELSEY DOGWOOD
LAVENDULA ANGUSTIFOLIA 'HIDCOTE SUPERIOR'	HIDCOTE SUPERIOR ENGLISH LAVENDER
NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO
PIERIS JAPONICA 'CAVATINE'	CAVATINE JAPANESE PIERIS
RHODODENDRON VAR.	RHODODENDRON HYBRIDS
RIBES SANGUINEUM	RED–FLOWERING CURRANT
ROSA X 'RADRAZZ'	KNOCKOUT ROSE
ROSMARINUS OFFICIANALIS	ROSEMARY
SARCOCOCCA RUSCIFOLIA	SWEETBOX
VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY
GROUNDCOVERS, FERNS, & VINES	
ARCTOSTAPHYLOS UVA–URSI	KINNIKINNICK
BLECHNUM SPICANT	DEER FERN
FRAGARIA CHILOENSIS	BEACH STRAWBERRY
MAHONIA REPENS	CREEPING OREGON GRAPE
POLYSTICHUM MUNITUM	SWORD FERN
RUBUS PENTALOBUS	CREEPING BRAMBLE
GRASSES & PERENNIALS	
ACORUS GRAMINEUS 'OGON'	VARIEGATED GRASSLEAF SWEETFLAG
CALAMAGROSTIS X ACUTIFOLIA 'OVERDAM'	VARIEGATED FEATHER REED GRASS
CAREX MORROWII 'ICE DANCE'	ICE DANCE SEDGE
EPIMEDIUM X PERRALCHICUM 'FROHNLEITEN'	FROHNLEITEN HYBRID EPIMEDIUM
HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILLY
LIRIOPE SPICATA	CREEPING LILY TURF
PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS

CONCEPT DESIGN 3 - PREFERRED

COMPREHENSIVE PLAN GOALS

1. Land Use: A critical mass of retail uses and services is essential to the economic vitality of the Downtown area.

- Concentrate retail and service businesses in the pedestrian core.
- Encourage a substantial increase in the amount of housing either within or adjacent to the core.

2. Public Open Spaces: An important component of the pedestrian environment

- Focal points for outdoor activity
- Provide refuge from automobiles
- Stimulate foot traffic / retail vitality

3. Urban Design: High Quality Pedestrian Environments

- Developments should combine modulations in building heights with modulations of facade widths to break large buildings into the appearance of smaller buildings.
- Reduction in massing above the second story
- Building streetscape should contribute to a lively attractive and safe pedestrian environment: large windows, multiple entries, canopies, plazas and public amenities.
- Enhance pedestrian routes; more interesting, functional convenient & safe.
- Overhead weather protection to improve the quality of pedestrian walkways year round.
- Pedestrian experience enhanced by minor public improvements: street furniture (benches, planters, fountains, sculptures, special paving, etc.)

DESIGN GUIDELINES

PEDESTRIAN ORIENTED ELEMENTS

a. Sidewalk widths

b. Pedestrian coverings

c. Pedestrian-Friendly Building Fronts

d. Glazing / transparency (75% facade length)

e. Residential Lobby (limited) at retail frontage

f. Upper-story activities overlooking the street

g. Pedestrian oriented plazas

h. Pedestrian connections

i. Blank walls on street fronts / perpendicular to street fronts

SCALE

j. Fenestration patterns

k. Architectural Elements: Decks, bay windows, arcade, porches, trellises, etc.

l. Building Modulation - Vertical

m. Building Modulation - Horizontal / Upper Story Step Backs

JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
www.johnsonbraund.com Phone 206.766.8300

CONCEPT DESIGN 3 - PREFERRED - RESPONSE TO DR BOARD DIRECTION

✓ Review Retail along frontage (behind entire bus shelter)

- Constrained by bus shelter / transit center proximity
- Commercial broker - not viable space
- Enhance area with storefront / display windows / art feature, plantings, etc.

✓ Greater Variation in Concepts

- Many options explored and weighed against site/development constraints
- 3 schemes provided are "viable" schemes for BOTH public and developer benefits

✓ Step back corners of building

- Corners reduced in scale/prominence
- Setback / angled to open up streetscape

✓ Articulate Park Lane Frontage to reduce scale

- "Multi-building" Concept

✓ Investigate semi-public terrace space at north side of building

- Preferred scheme locates active residential amenity terrace overlooking Park Lane and Plaza Open Space

✓ Residential lobby locations explored

- Studied impact of lobby location on retail spaces and open space adjacencies.

✓ Upper story step backs

- Upper level step backs are provided on all street facing facades at varied heights.

✓ Street plazas maintained as public amenity

- Large plaza provided on Park and Main
- Enhances existing plaza on Park & 3rd

JOHNSON BRAUND INC.
www.johnsonbraund.com
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
Phone 206.766.8300

VIEW FROM PARK AND MAIN STREET

JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
Phone 206.766.8300
www.johnsonbraund.com

VIEW FROM ACROSS MAIN STREET

VIEW FROM ACROSS 3RD STREET

JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
Phone 206.766.8300
www.johnsonbraund.com