

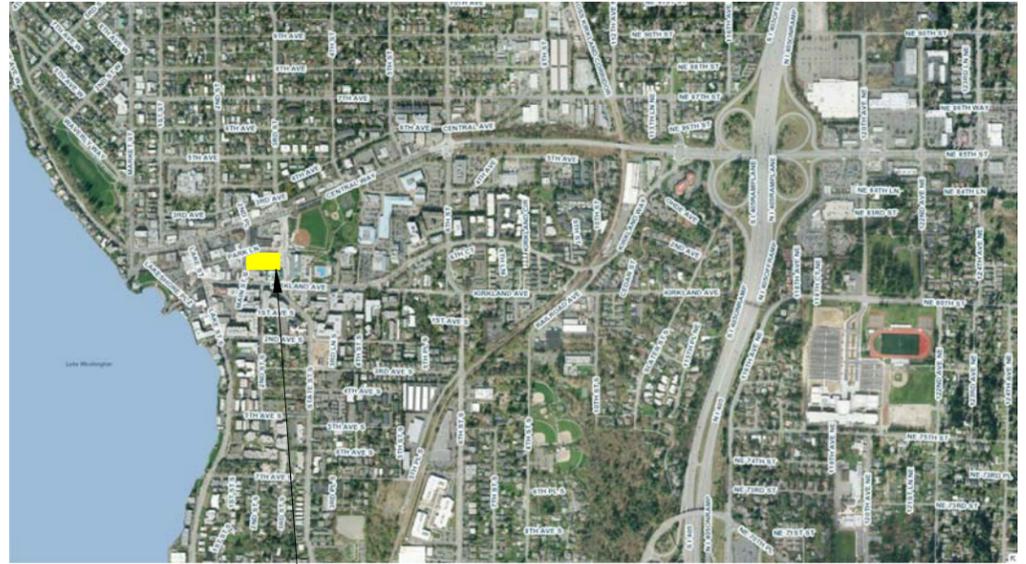
Design Response Conference
Park Lane Mixed-Use
Design Proposal Packet

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



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

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

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AREA SUMMARY					
FLOOR	PARKING	RETAIL	RESIDENTIAL	RES. AMENITY	OPEN SPACE
1	15947 SF	13246 SF		3811 SF	1682 SF
2			29339 SF	849 SF	
3			29381 SF		
4			28619 SF		
5			27585 SF		
P1	34173 SF				
P2	15726 SF				

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 5, SECTION 5, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING 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).

PARK LANE MIXED USE

KIRKLAND, WA



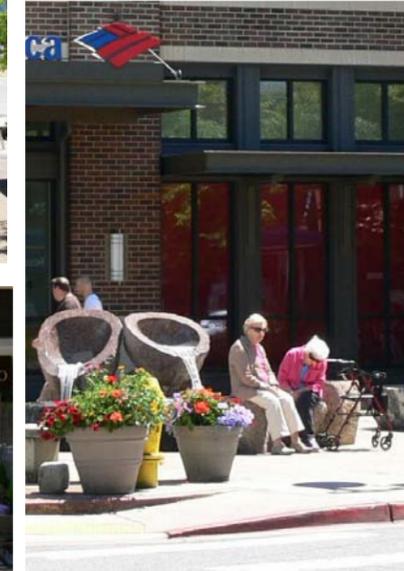
JOHNSON BRAUND INC.
 15200 52nd Ave. South
 Suite 300
 Seattle, WA 98188

PROJECT INFORMATION

07/31/15

DEVELOPMENT VISION / GOALS

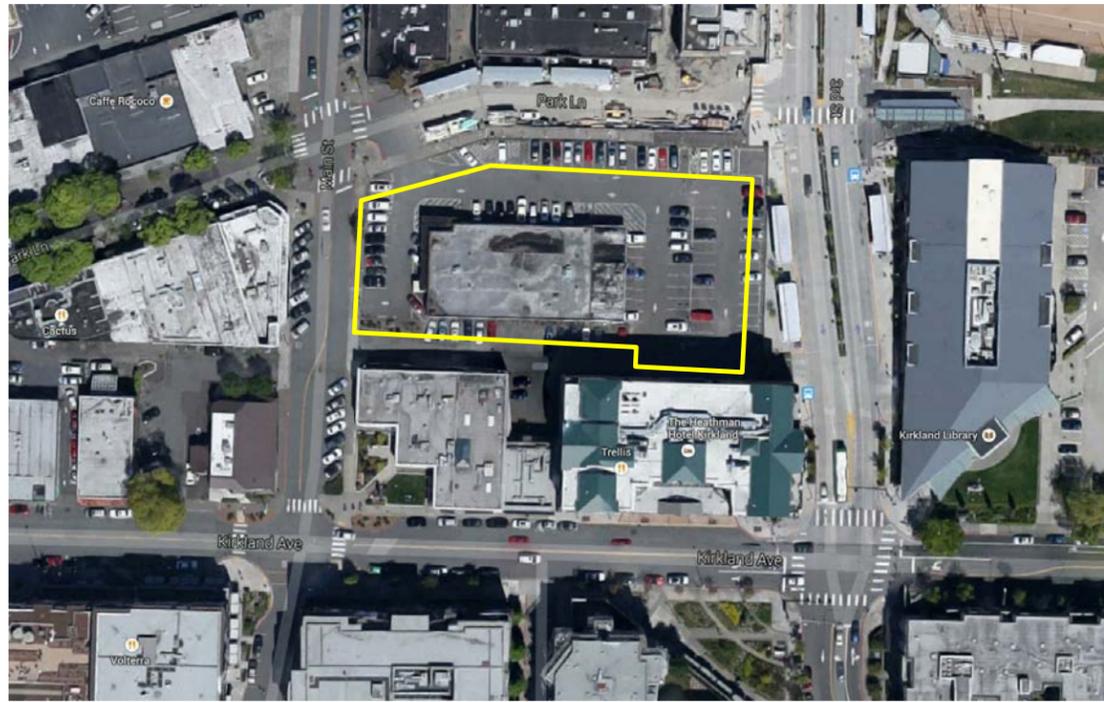
- Create a mixed use residential community that becomes an integral part of the urban fabric of downtown Kirkland.
- Through proper planning, develop viable and sustainable retail spaces, which in turn will lead to an active and engaged pedestrian environment.
- Provide features that create human scale 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.



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.





SITE AERIAL 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

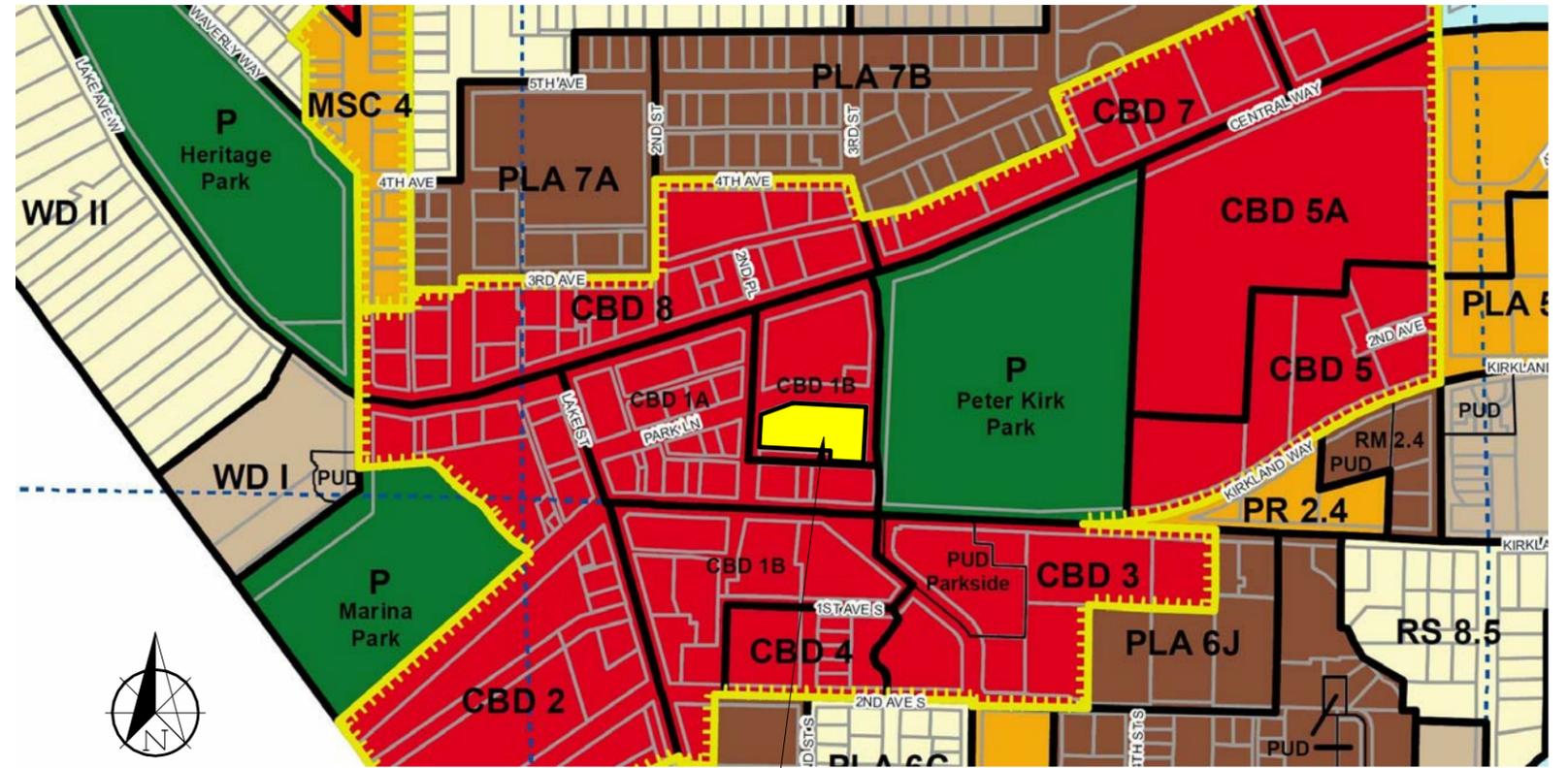
This site is located in the Kirkland Central Business District within walking distance and immediate vicinity of many of Kirkland's public amenities, restaurants and shops.

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.



PROJECT SITE

KIRKLAND ZONING MAP

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



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 FACING 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



KIRKLAND CENTRAL, ONE BLOCK SOUTH OF SITE

PARK LANE MIXED USE

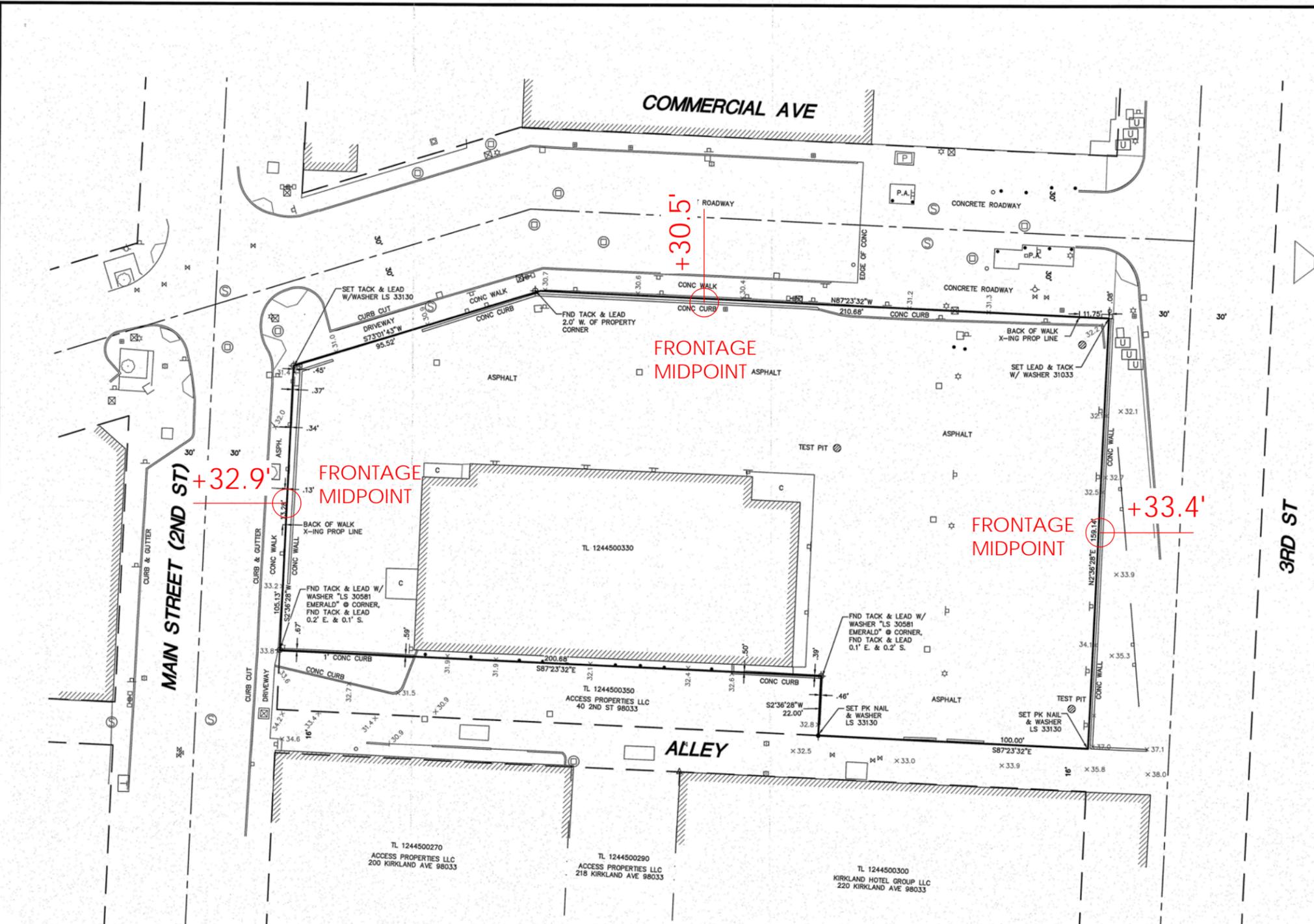
KIRKLAND, WA



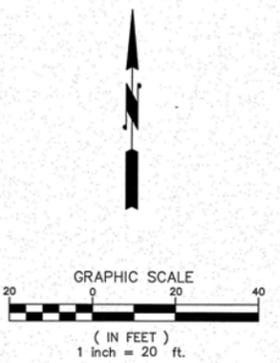
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15200 52nd Ave. South
Suite 300
Seattle, WA 98188

NEIGHBORING BUILDINGS

07/31/15



- LEGEND**
- WATER VALVE
 - HYDRANT
 - WATER METER
 - MANHOLES (SS/SD)
 - CB POWER/UTILITY POLE
 - GUY ANCHOR
 - POWER TRANSFORMER
 - POWER/TELEPHONE VAULT
 - POWER METER
 - TELEPHONE/TV RISER
 - GAS VALVE
 - GAS METER
 - STREET LIGHT
 - LUMINAIRE
 - SPOT ELEVATION
 - MAILBOX
 - ROCKERY
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - FOUND CASED MONUMENT
 - SET MAGNETIC NAIL W/ WASHER
 - SET 5/8" IRON REBAR W/ PLASTIC CAP STAMPED L.S. UNLESS OTHERWISE STATED.
- CENTER LINES
 - PROPERTY LINES
 - RIGHT-OF-WAY LINES
 - LOT LINES
 - DITCH LINES
 - FLOW LINE
 - WATER LINE
 - SANITARY SEWER LINE
 - STORM DRAIN LINE
 - GAS LINE
 - UNDERGROUND POWER LINES
 - UNDERGROUND TELEPHONE LINES
 - UNDERGROUND CABLE TV LINES
 - UNDERGROUND FIBER OPTIC LINES
 - OVERHEAD POWER LINES
 - OVERHEAD UTILITY LINES
 - CHAIN LINK FENCE
 - WIRE FENCE
 - WOOD FENCE



BASE ELEVATION CALCULATION
 $32.9 + 30.5 + 33.4 / 3 = +32.3'$
 HEIGHT LIMIT = 55'
 MAX. HEIGHT = +87.3'

FILE NAME: S:\14567\14567 TO CONTINENTAL PARK LANE\CAD\SURVEY\CAD 251\VERTS\14567-ACTA.DWG
 LAYOUT TAB: 011 2
 SAVE TIME: 12/29/2014 11:01:19 PM
 USER NAME: DMB
 USER ID: 200
 SURVEY DATE: 12/29/2014
 SURVEY TIME: 11:01:19 AM

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
paceenrs.com

PARK LANE
113 3RD STREET
KIRKLAND, WA 98033

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

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

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

PROJECT NO.
14567.10

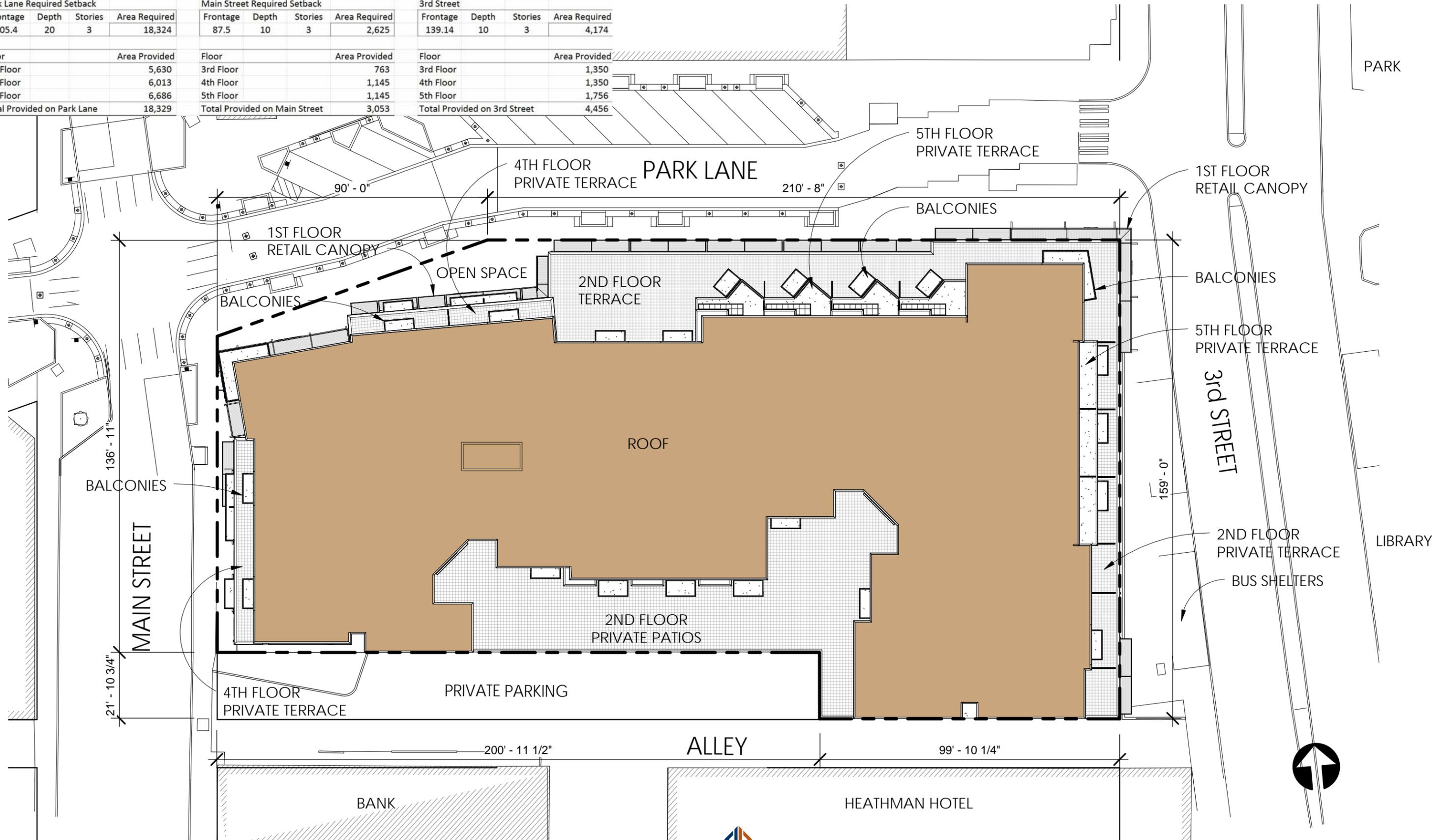
SHEET **1** OF **1**

- Additional development of the Park Lane Corners at Main and 3rd Streets.
 - o The canopy at the Main Street corner has been revised and is now distinct from the canopies along the street frontage. It is higher and has additional elements that mimic the style of the bus shelter and park canopies.
 - o The first floor podium has been extended to the corner at 3rd Street and an open colonnade is provided at the corner retail use. The canopy has been raised and additional elements including knee braces have been added that mimic the style of the adjacent bus shelter and park canopies.
- Additional work on the retail and residential lobby relationship including various layout options. Include detailed floor plans for all levels.
 - o Detail floor plans are included for all levels. The proposed extent of the lobby and its relationship to the retail use is detailed on the main floor plan.
 - o The Lobby frontage has been reduced and adjacent retail frontage increased along Park Lane to the 30 foot depth required by the land use code.
- Elevations showing the treatment (including materials, openings, etc) of the southwest and southeast facades along the alley.
 - o Elevations are included of all the facades. These show color and materials as well as openings proposed along the facades near the ends of the alley.
 - o Additional renderings are also provided with and without foreground elements showing the proposed treatment of these area of the façade.
- A sun study that shows the sun exposure of around the structure for various seasons.
 - o Rendered views are provided for sunrise, mid-day and sunset for the summer and winter solstice and the equinox. Additional views are provided of the south courtyard at various times of the day.
- A model showing the views and upper story step backs.
 - o Detail views of upper story step backs, second floor terrace and angled unit facades are provided.

- Detailed plans for the second story terraces including landscaping and privacy screening.
 - o The landscaping and privacy screening is provided in more detail on the plans and detailed renderings of these area are provided.
- Perspective drawings that do not include the landscaping. Include a perspective from the NE Corner (3rd and Park) looking south towards the library and the Heathman Hotel.
 - o Several views have been rendered twice, with an without landscaping elements for clarity. A view as been rendered looking south from 3rd Street and near Central Way.
- Perspective drawings from any upper story terraces.
 - o Renderings are provided from the upper story terrace looking down at the open space and streetscape below.
- Balcony details including the use of varying styles and materials.
 - o Terrace balconies include a combination of solid and glass railings
- Detailed plans for the plazas including hardscape materials, landscaping and the sculpture design.
 - o See the plans provided by LA Studio.
- Additional development of the plant palette.
 - o See the plans provided by LA Studio.
- Renderings that show neighboring properties.
 - o More detail of the adjacent Heathman Hotel has been added and a composite view from the library is included.

Upper Level Setback Calculations (SF)

Park Lane Required Setback				Main Street Required Setback				3rd Street			
Frontage	Depth	Stories	Area Required	Frontage	Depth	Stories	Area Required	Frontage	Depth	Stories	Area Required
305.4	20	3	18,324	87.5	10	3	2,625	139.14	10	3	4,174
Floor			Area Provided	Floor			Area Provided	Floor			Area Provided
3rd Floor			5,630	3rd Floor			763	3rd Floor			1,350
4th Floor			6,013	4th Floor			1,145	4th Floor			1,350
5th Floor			6,686	5th Floor			1,145	5th Floor			1,756
Total Provided on Park Lane			18,329	Total Provided on Main Street			3,053	Total Provided on 3rd Street			4,456



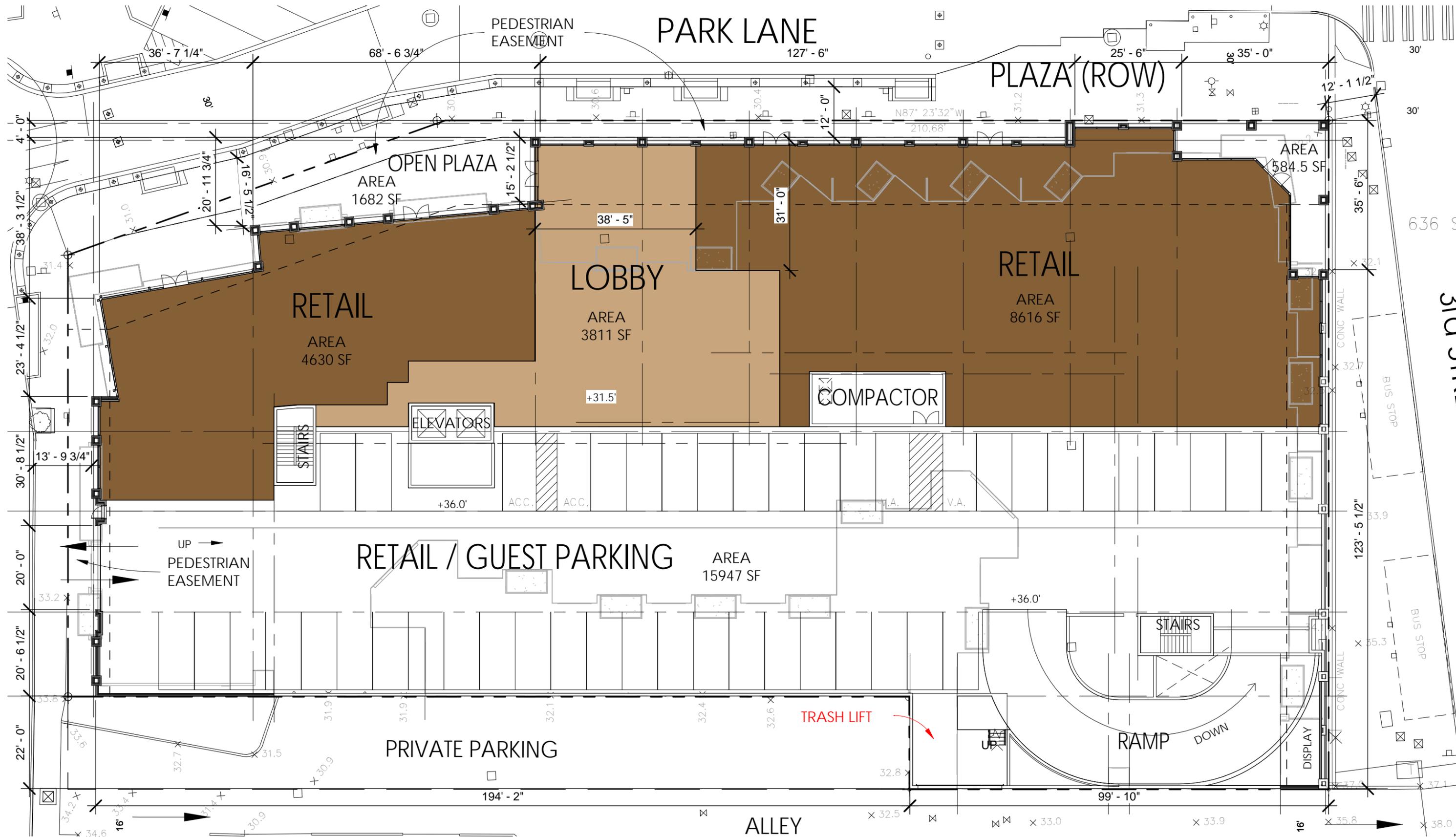
PARK LANE MIXED USE

KIRKLAND, WA

JOHNSON BRAUND INC.
 15200 52nd Ave. South
 Suite 300
 Seattle, WA 98188

SITE PLAN

07/31/15



PRESENTATION - LEVEL 1

3/64" = 1'-0"

PARK LANE MIXED USE

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LEVEL 1 FLOOR PLAN

07/31/15

PARK LANE

EAST TERRACES - PRIVATE



PARK LANE MIXED USE

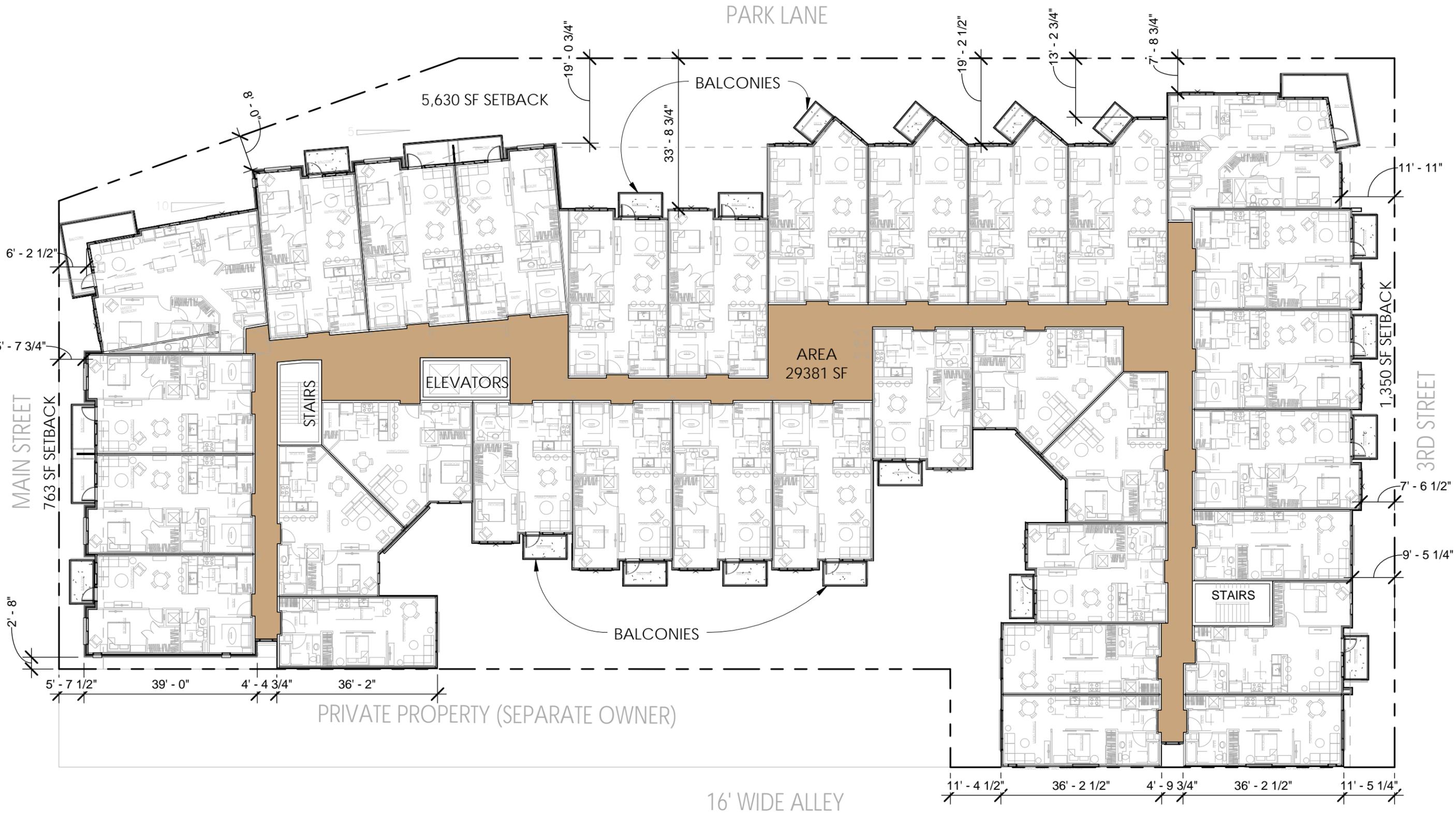
KIRKLAND, WA



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LEVEL 2 FLOOR PLAN

07/31/15



PARK LANE MIXED USE

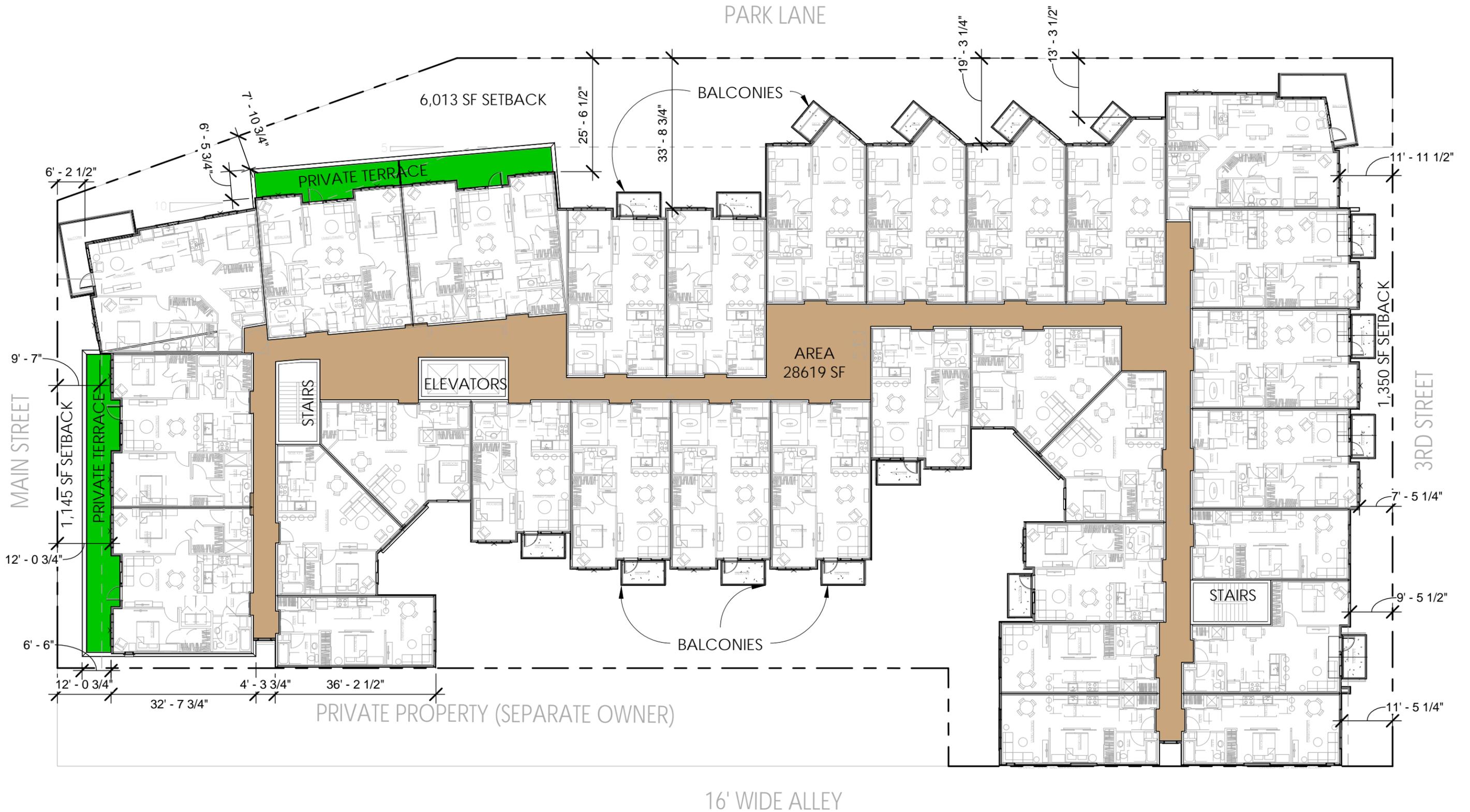
KIRKLAND, WA



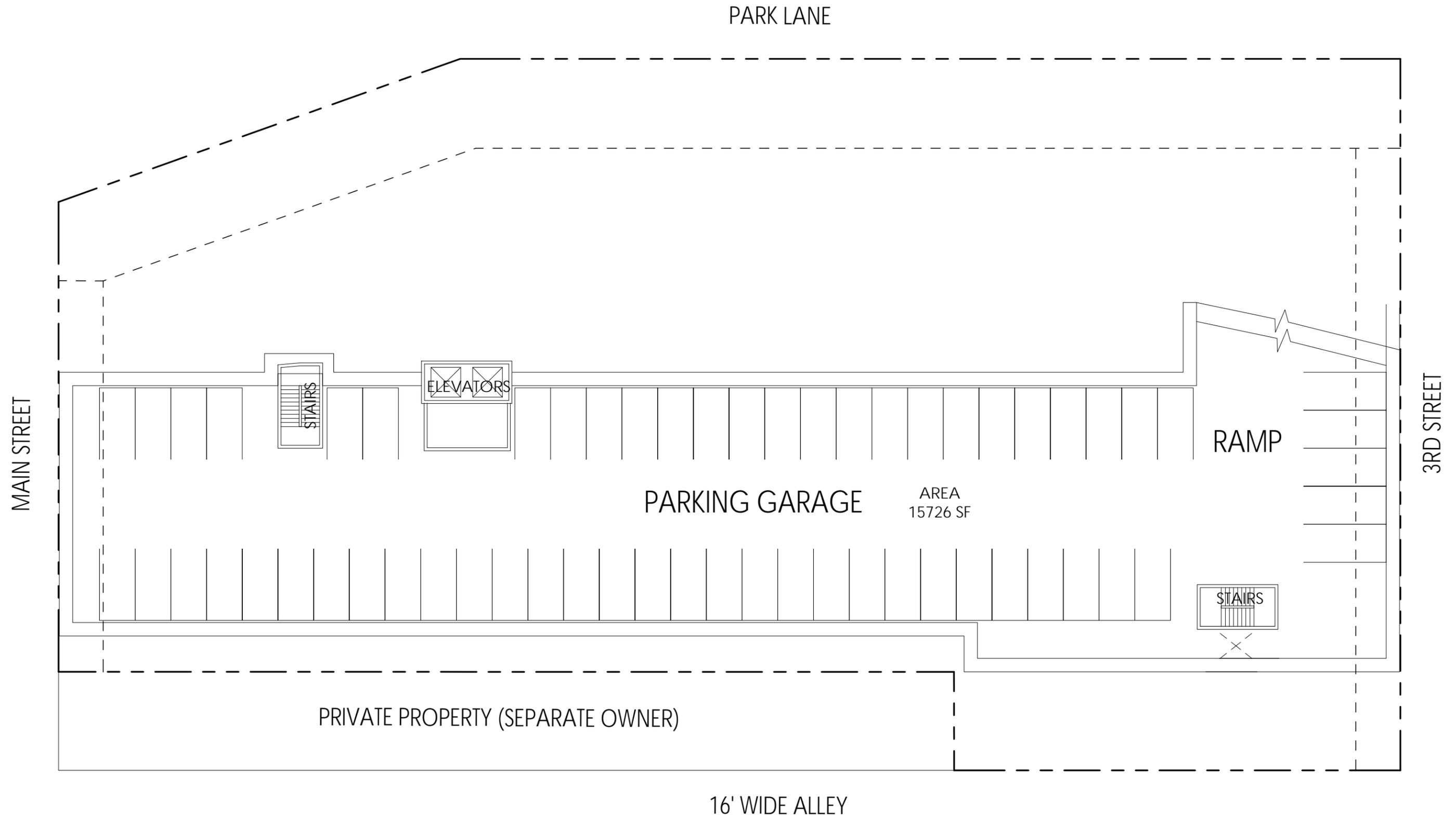
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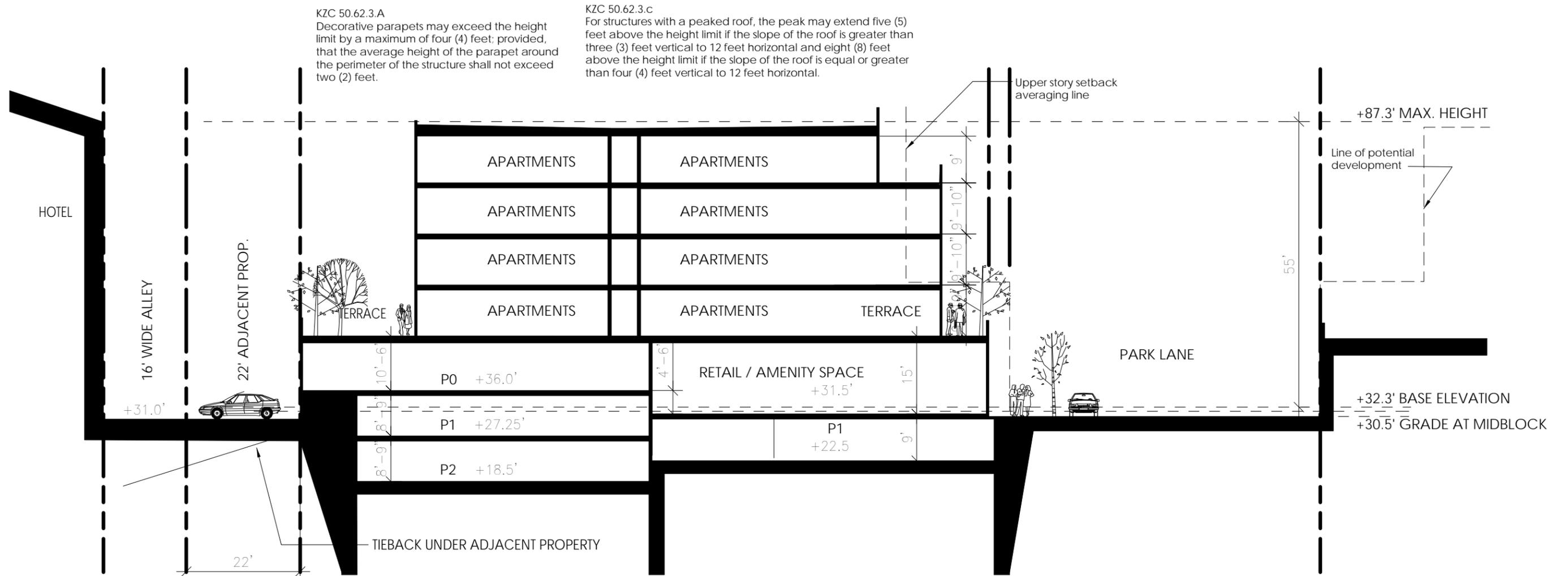
LEVEL 3 FLOOR PLAN

07/31/15







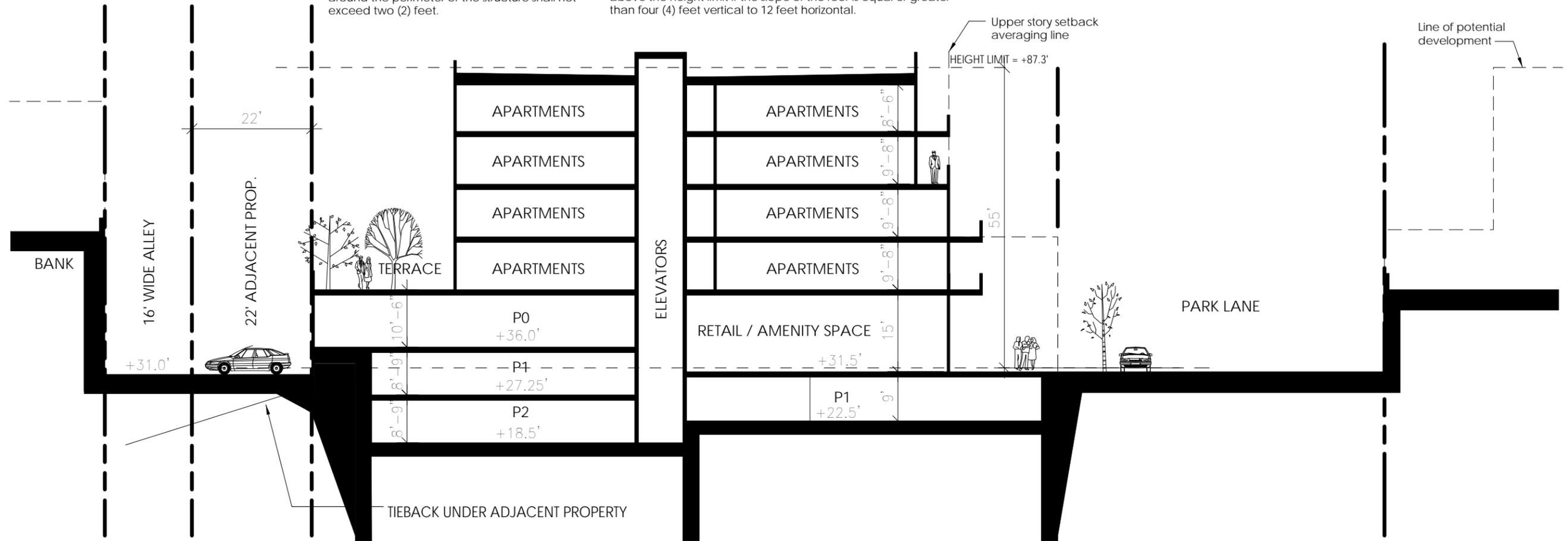


SECTION NORTH-SOUTH AT RESIDENTIAL TERRACE

1 **PARK LANE SECTION 1**
1" = 20'-0"

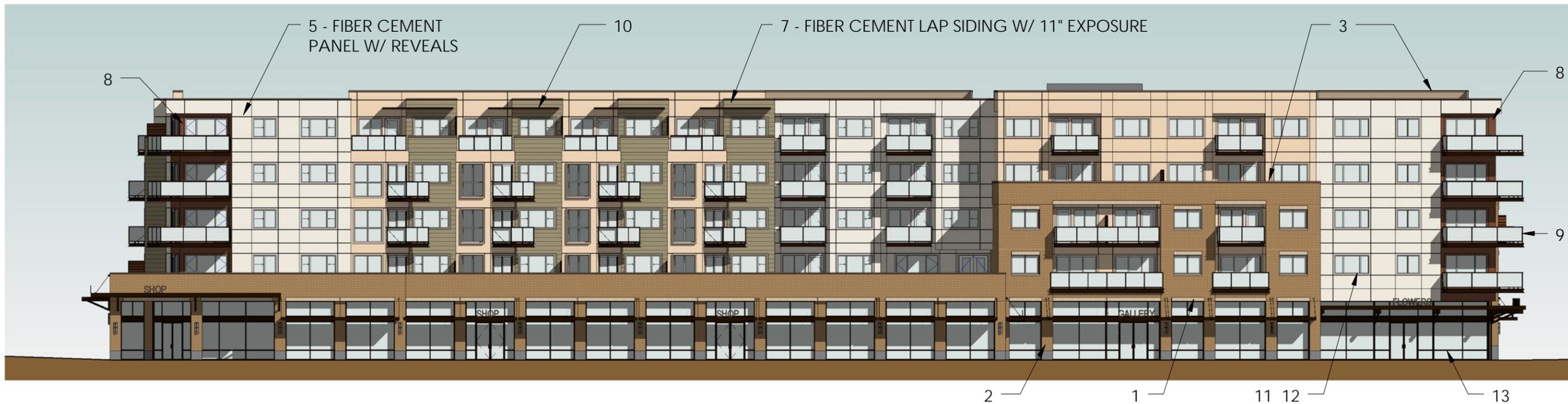
KZC 50.62.3.A
 Decorative parapets may exceed the height limit by a maximum of four (4) feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two (2) feet.

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

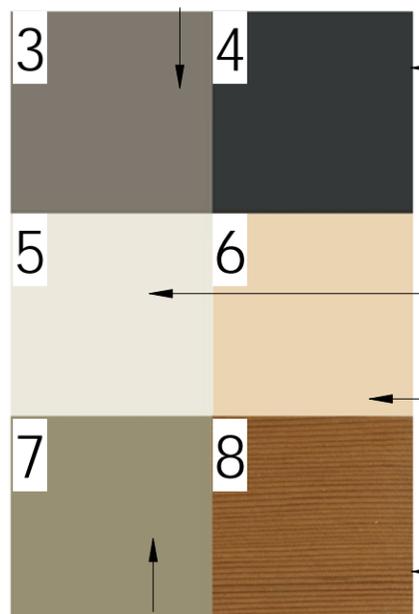
1 **PARK LANE SECTION 2**
 1" = 20'-0"



1 PRESENTATION - NORTH ELEVATION
3/64" = 1'-0"

MISSION TEXTURE SOLDIER COURSE = SEATTLE CREAM

SIERRA TAN COPING & FLASHING



DARK BRONZE BALCONIES & CANOPY

SW 7002 DOWNY

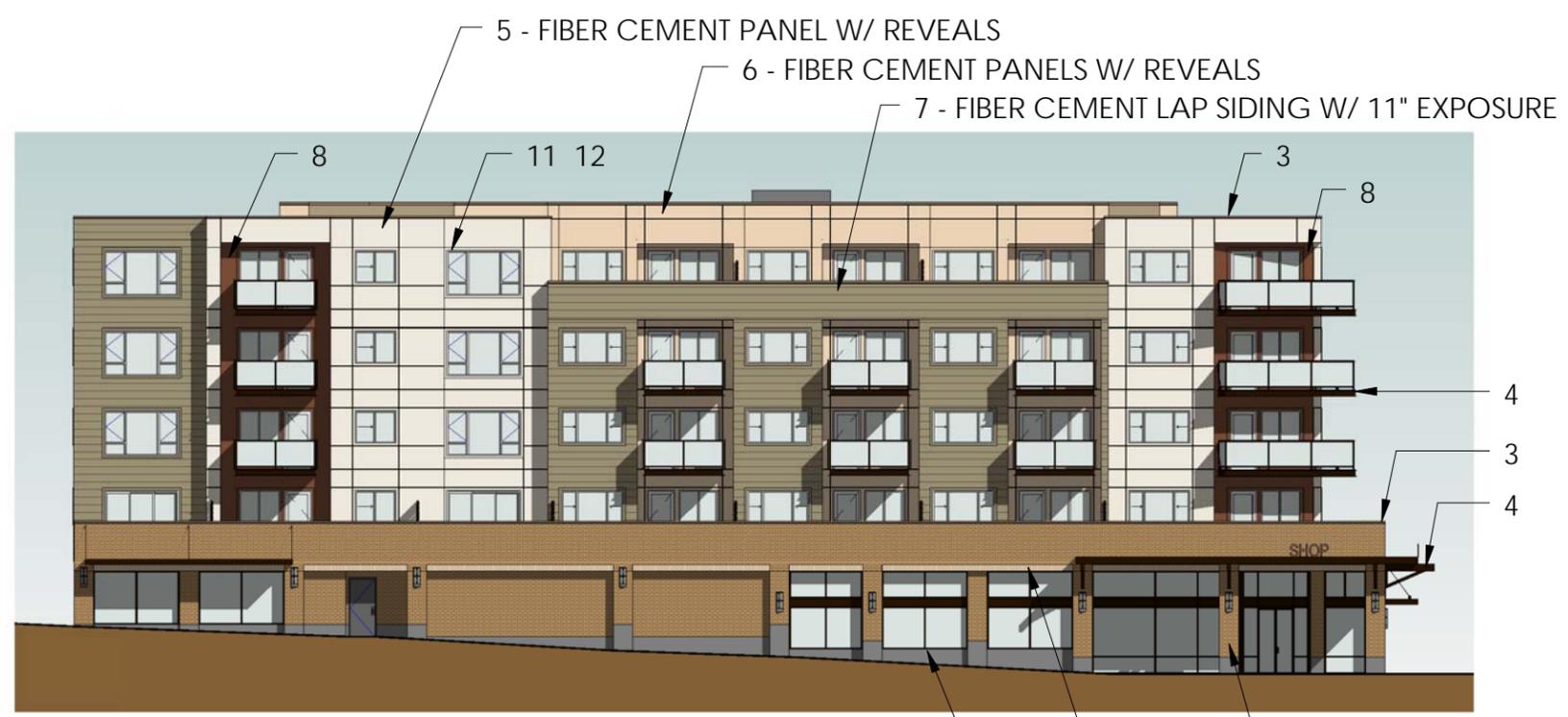
SW 7722 TRAVERTINE

WOOD PANEL

MISSION TEXTURE BRICK = GOLDENROD

SW 6158 SAWDUST

- 9 DARK BRONZE RAILING W/ GLASS PANELS
- 10 DARK BRONZE SHADE CANOPIES
- 11 FIBER CEMENT TRIM COLOR TO MATCH SIDING
- 12 WHITE VINYL & FIBERGLASS DOORS & WINDOWS
- 13 DARK BRONZE STOREFRONT



2 PRESENTATION - EAST ELEVATION
3/64" = 1'-0"

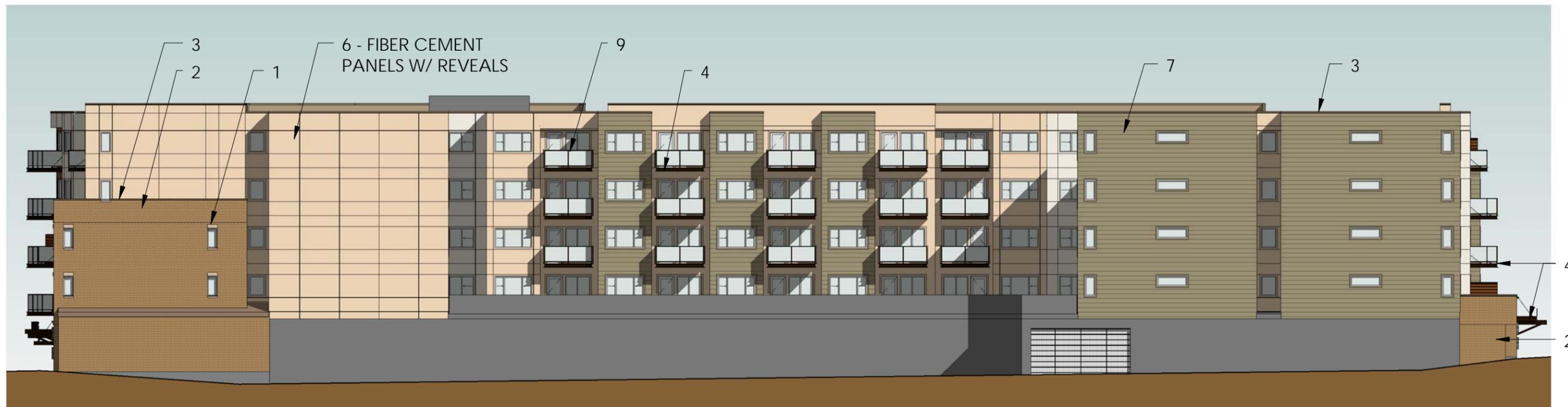
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KIRKLAND, WA

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NORTH & EAST ELEVATION

07/31/15



MISSION TEXTURE SOLDIER COURSE = SEATTLE CREAM

SIERRA TAN COPING & FLASHING



DARK BRONZE BALCONIES & CANOPY

SW 7002 DOWNY

SW 7722 TRAVERTINE

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- 12 WHITE VINYL & FIBERGLASS DOORS & WINDOWS
- 13 DARK BRONZE STOREFRONT

1 PRESENTATION - SOUTH ELEVATION

3/64" = 1'-0"



2 PRESENTATION - WEST ELEVATION

3/64" = 1'-0"

PARK LANE MIXED USE

KIRKLAND, WA



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 Suite 300
 Seattle, WA 98188

SOUTH & WEST ELEVATION

07/31/15



1 JUNE 21 - 5:15 AM



2 JUNE 21 - 12:00 PM



3 JUNE 21 - 7:00 PM



4 SEPTEMBER 23 - 8:00 AM



5 SEPTEMBER 23 - 12:00 PM



6 SEPTEMBER 23 - 4:00 PM



7 DECEMBER 23 - 9:00 AM



8 DECEMBER 23 - 12:00 PM



9 DECEMBER 23 - 3:00 PM



STREETVIEW LOOKING SE FROM PARK LANE AND MAIN STREET

PARK LANE MIXED USE

KIRKLAND, WA



JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188

PERSPECTIVE VIEWS

07/31/15



OVERVIEW- AERIAL LOOKING SE FROM PARK LANE AND MAIN STREET



STREETVIEW- LOOKING EAST ON PARK LANE ACROSS MAIN ST



STREETVIEW- LOOKING EAST ON PARK LANE ACROSS MAIN ST



OVERVIEW-AERIAL LOOKING NE FROM MAIN STREET AND ALLEY



AERIAL- LOOKING NE FROM MAIN STREET TOWARDS SOUTH FACADE



AERIAL- SOUTH TERRACE IN ALLEY



STREETVIEW- LOOKING NW ACROSS 3RD STREET FROM LIBRARY



STREETVIEW- LOOKING NW ACROSS 3RD STREET FROM LIBRARY



STREETVIEW- LOOKING NW ACROSS 3RD STREET FROM LIBRARY



LOOKING SW FROM PARK LANE AND 3RD STREET



OVERVIEW - AERIAL LOOKING SW FROM PARK LANE AND 3RD STREET



LOOKING SW FROM PARK LANE AND 3RD STREET



STREET VIEW - LOOKING TOWARDS PARK LANE FROM 3RD STREET



STREETVIEW LOOKING SOUTH ON 3RD AT BUS STATION



OVERALL - AERIAL LOOKING NORTH TERRACE ON PARK LANE



STREETVIEW- LOOKING SOUTH AT GALLERY ACROSS PARK LANE



STREETVIEW- LOOKING SOUTH AT GALLERY ACROSS PARK LANE



STREETVIEW- LOOKING WEST TOWARDS 3RD STREET



BALCONY VIEW- LOOKING EAST TOWARDS PARK LANE



BALCONY VIEW- LOOKING EAST TOWARDS PARK LANE



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 expanded 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"

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.



UMBRELLA TABLE



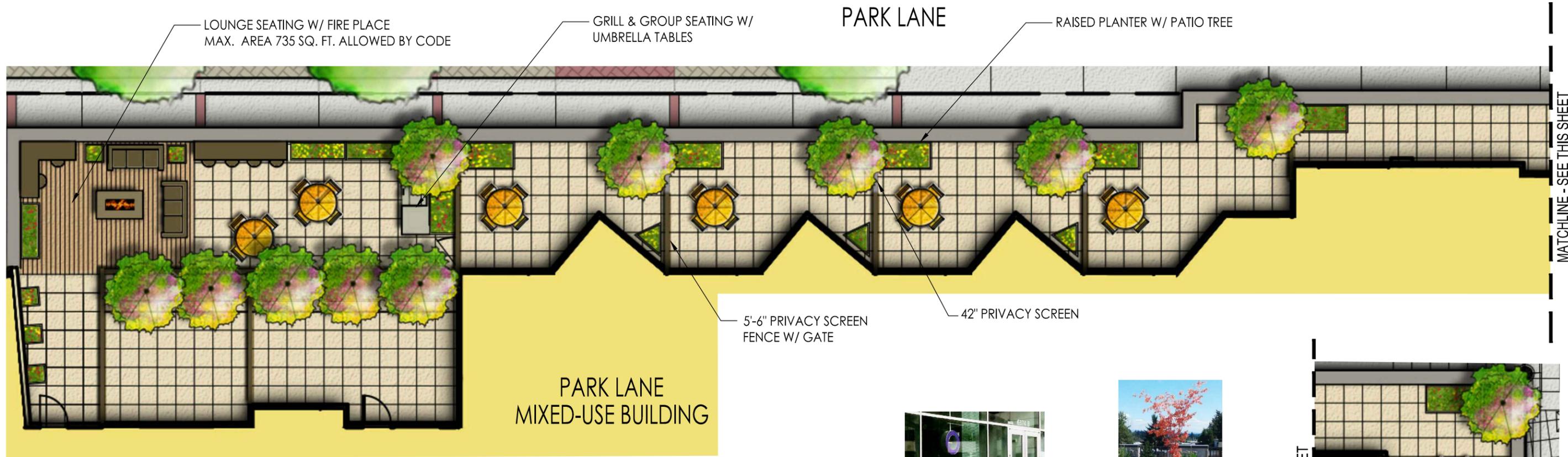
WATER FEATURE



SCULPTURE



POTS



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



TERRACE PLANTING



GRILL



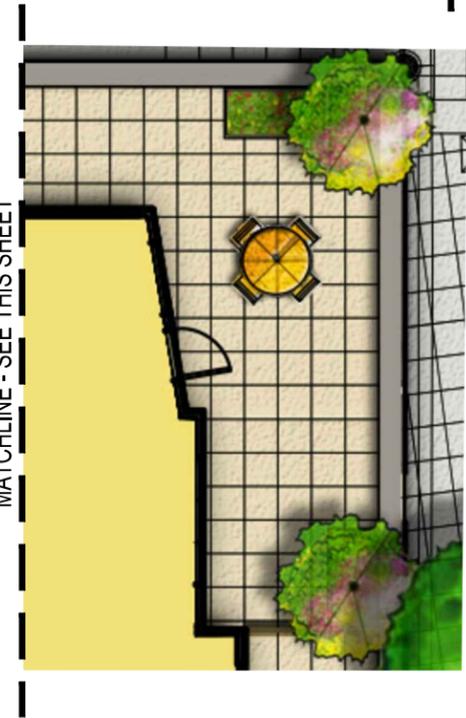
FIREPIT AND LOUNGE SEATING



POTS



ACCENT PAVERS



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.

PARK LANE MIXED-USE BUILDING



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



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 from adjacent properties.



Dwarf Fountain Grass



Cavatine Japanese Pieris



New Zealand Flax



Sweet Potato / Coleus



Fireworks Fountain Grass



Kelsey Dogwood



Japanese Forest Grass



English Lavender



Vine Maple



Coreopsis

PLANT LIST

BOTANICAL NAME

DECIDUOUS TREES

ACER CIRCINATUM
ACER JAPONICUM 'ACONITIFOLIUM'
CORNUS KOUSA 'SATOMI'
HAMAMELIS X INTERMEDIA

EVERGREEN TREES

CHAMAECYPARIS OBTUSA 'GRACILIS'
TSUGA MERTENSIANA

SHRUBS

ARBUTUS UNEDO 'COMPACTA'
AZALEA VAR.
BERBERIS THUNBERGII 'GORUZAM'
CALLUNA VULGARIS
CEANOTHUS SP
CHAMAECYPARIS OBTUSA 'FILICOIDES COMPACTA'
CLETHRA ALNIFOLIA
CORNUS SERICEA 'KELSEY'
LAVENDULA ANGUSTIFOLIA 'HIDCOTE SUPERIOR'
NANDINA DOMESTICA 'GULF STREAM'
PIERIS JAPONICA 'CAVATINE'
RHODODENDRON VAR.
RIBES SANGUINEUM
ROSA X 'RADRAZZ'
ROSMARINUS OFFICINALIS
SARCOCOCCA RUSCIFOLIA
VACCINIUM OVATUM

GROUNDCOVERS, FERNS, & VINES

ARCTOSTAPHYLOS UVA-URSI
BLECHNUM SPICANT
FRAGARIA CHILOENSIS
MAHONIA REPENS
POLYSTICHUM MUNITUM
RUBUS PENTALOBUS

GRASSES & PERENNIALS

ACORUS GRAMINEUS 'OGON'
BLECHNUM SPICANT
CALAMAGROSTIS X ACUTIFOLIA 'OVERDAM'
CAREX MORROWII 'ICE DANCE'
COLEUS SP.
COREOPSIS VERTICILLATA 'ZAGREB'
EPIMEDIUM X PERRALCHICUM 'FROHNLEITEN'
HAKONECHLOA MACRA 'AUREOLA'
HEMEROCALLIS 'STELLA D'ORO'
HEUCHERA SP.
IPOMOEA BATATAS 'MARGARITA'
LIRIOPE SPICATA
OPHIPOGON PLANISCAPUS 'NIGRESCENS'
PENNISETUM ALOPECUROIDES 'HAMELN'
PENNISETUM SETACEUM 'FIREWORKS'
PHORMIUM TENAX SP.

COMMON NAME

VINE MAPLE
FERNLEAF FULL MOON MAPLE
SATOMI KOUSA
DOGWOOD
WITCHHAZEL

SLENDER HINOKI
FALSE CYPRESS
MOUNTAIN HEMLOCK

COMPACT STRAWBERRY TREE
EVERGREEN AZALEA
GOLDEN RUBY BARBERRY
HEATHER
CALIFORNIA LILAC
COMPACT FERNSPRAY HINOKI CYPRESS
SUMMERSWEET
KELSEY DOGWOOD
HIDCOTE SUPERIOR ENGLISH LAVENDER
GULF STREAM HEAVENLY BAMBOO
CAVATINE JAPANESE PIERIS
RHODODENDRON HYBRIDS
RED-FLOWERING CURRANT
KNOCKOUT ROSE
ROSEMARY
SWEETBOX
EVERGREEN HUCKLEBERRY

KINNIKINNICK
DEER FERN
BEACH STRAWBERRY
CREEPING OREGON GRAPE
SWORD FERN
CREEPING BRAMBLE

VARIEGATED GRASSLEAF SWEETFLAG
DEER FERN
VARIEGATED FEATHER REED GRASS
ICE DANCE SEDGE
COLEUS
THREADLEAF COREOPSIS
FROHNLEITEN HYBRID EPIMEDIUM
JAPANESE FOREST GRASS
STELLA D'ORO DAYLILLY
CORAL BELLS
ORNAMENTAL SWEET POTATO
CREEPING LILY TURF
BLACK MONDO GRASS
DWARF FOUNTAIN GRASS
FIREWORKS FOUNTAIN GRASS
NEW ZEALAND FLAX



PARK LANE MIXED USE

KIRKLAND, WA



JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188

OVERAL AERIAL VIEW

07/31/15