

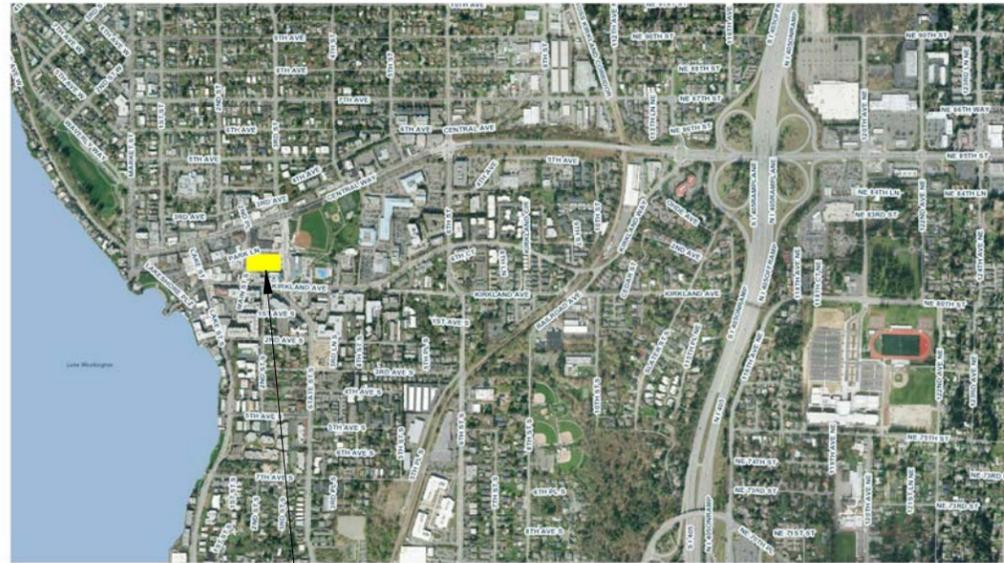
Design Response Conference II
Park Lane Mixed-Use
Design Proposal Packet

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 SITE BIRD'S EYE VIEW

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

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).

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-	
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Number	Name
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25	PERSPECTIVE VIEWS
26.1	"BEFORE" PERSPECTIVE VIEW
26.2	"AFTER" PERSPECTIVE VIEW
27.1	"BEFORE" PERSPECTIVE VIEWS
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C	COLOR PALETTES
C1	COLOR PALETTE CONCEPT IMAGES
END	PARK LANE AERIAL VIEW
L1	PEDESTRIAN-LEVEL PLAN
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L3	SECOND LEVEL - NORTH TERRACE
L4	SECOND LEVEL - SOUTH TERRACE
L5	PLANT MATERIALS

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				

PARK LANE MIXED USE

KIRKLAND, WA



PROJECT INFORMATION

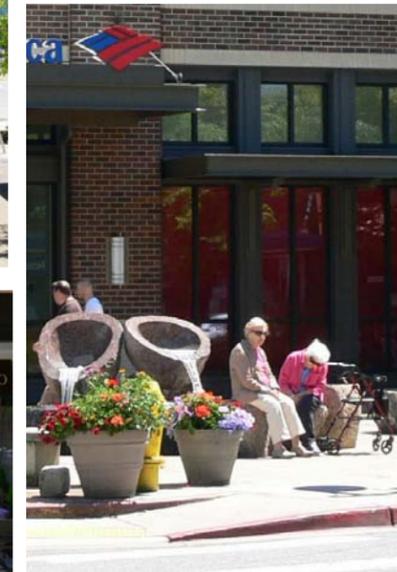
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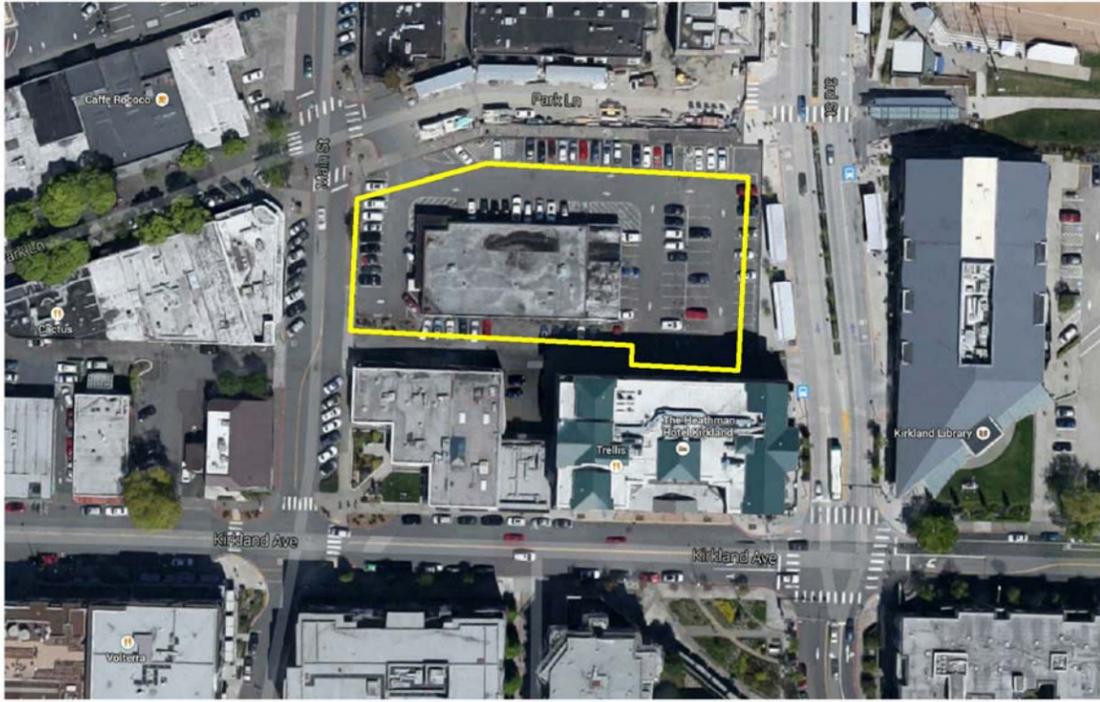
DEVELOPMENT VISION / GOALS

- 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



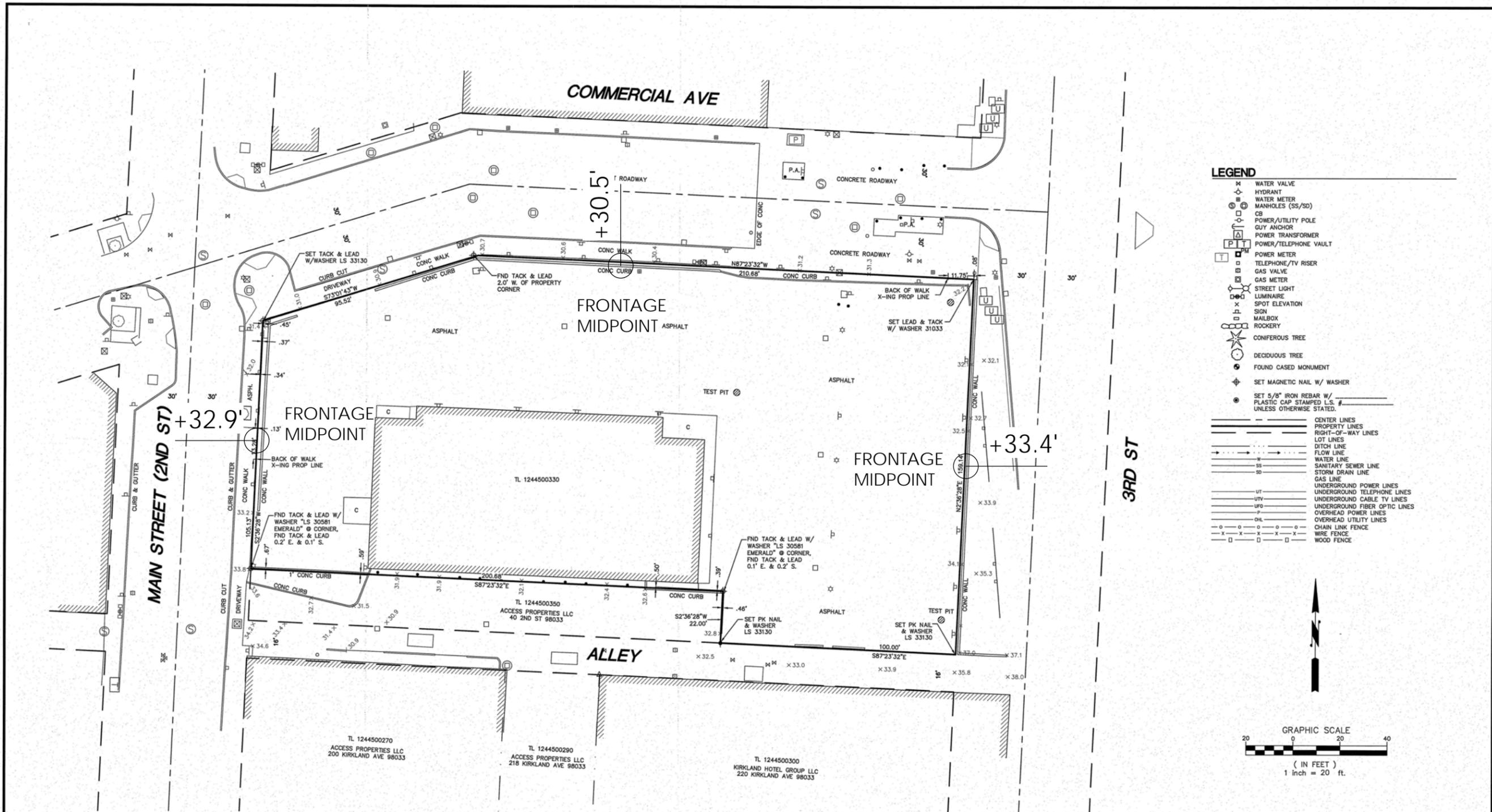
KIRKLAND CENTRAL, ONE BLOCK SOUTH OF SITE

PARK LANE MIXED USE

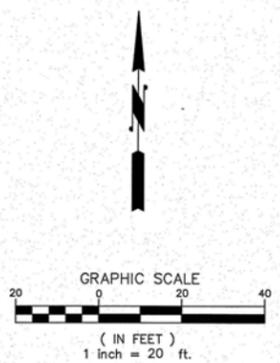
KIRKLAND, WA

NEIGHBORING BUILDINGS

10/5/2015



- LEGEND**
- WATER VALVE
 - HYDRANT
 - WATER METER
 - MANHOLES (SS/SO)
 - 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
 - SIGN
 - 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 LINE
 - 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: P:\P\1456710 CONTINENTAL PARK LANE\CAD\SURVEY\CAD 2014\BTR\14567-ALAND
 DRAWN: DMB
 DATE: 12/29/2014 11:11:18 PM
 PLOT NAME: 14567-ALAND
 SHEET NAME: SURVEY PLAT - 14567-ALAND

CAD/CALC	WRH				
DRAWN	DMB				
PLAT CHK	WRH				
SYN		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

PORTION OF: SW 1/4 SW 1/4 SECTION 5, T. 25 N., R. 5 E., W.M.
AL.T.A./A.C.S.M. LAND TITLE SURVEY
 FOR
CONTINENTAL PROPERTIES

PROJECT NO.
14567.10
 SHEET **1** OF **1**

DESIGN REVIEW BOARD COMMENTS

IN GENERAL, THE BOARD APPRECIATED THE OVERALL BUILDING MASSING AND EXECUTION OF "MULTI-BUILDING" CONCEPT. ITEMS TO REVIEW/IMPROVE INCLUDE THE FOLLOWING ITEMS. SEE FOLLOWING PAGES FOR PROPOSED DESIGN RESPONSES AND "BEFORE" & "AFTER" COMPARISONS

C - COLOR / FINISHES

- C1:** DO NOT LIKE PROPOSED COLOR PALETTE. COLORS ARE TOO "LIGHT" AND "MUTED". PROVIDE MORE CONTRAST BETWEEN COLORS/MATERIALS.
- C2:** BRICK SELECTION APPEARS TO BE "DATED." BRICK WALLS APPEAR VERY "FLAT." PROVIDE ADDITIONAL BRICK DETAILING TO CREATE TEXTURE / RELIEF.
- C3:** MIXED OPINIONS ON DARK ACCENTS (BALCONIES / STOREFRONT / CORNICES). SOME LIKED THE CONTRAST, OTHERS THOUGHT IT ADDED TO THE OVERALL MASS OF THE BUILDING.
- C4:** OPPOSED TO WHITE VINYL WINDOWS, APPEAR "INEXPENSIVE" AND WILL LOOK "DIRTY" ON ADJACENT LIGHT PANEL WALL COLOR.
- C5:** LARGE EXPANSES OF HARDI-PANEL SIDING APPEAR VERY "FLAT." REVIEW HOW TO BREAK FLAT WALLS TO ADD DETAIL / RELIEF.
- C6:** ALTHOUGH USED THROUGHOUT DOWNTOWN KIRKLAND, CONCERNED ABOUT WHETHER HARDI-PANEL SIDING WOULD BE CONSIDERED A "QUALITY" BUILDING MATERIAL. REVIEW ALTERNATE MATERIAL OPTIONS AT SIGNIFICANT CORNERS.

M- MASSING

- M1:** DO NOT LIKE PROPOSED ARCADE AT NE CORNER. APPEARS TOO HEAVY. LARGE TERRACE FOR UNIT ABOVE, GIVE MORE TO PUBLIC REALM.
- M2:** PARK LANE COMMERCIAL FRONTAGE IS VERY LONG AND UNBROKEN. REVIEW DETAILING OF PARAPET WALL AND STOREFRONTS TO PROVIDE VARIETY & INTEREST. REMOVE ARCADE TO SHORTEN LENGTH OF WALL.
- M3:** SIGNIFICANT CORNERS ON 3RD & PARK LANE & MAIN & PARK LANE FEEL HEAVY. REVIEW MASSING AT CORNERS TO REDUCE VISUAL WEIGHT AND "FLAT" EXPANSES OF WALL.
- M4:** LOBBY ENTRY IS STILL AN "ABRUPT" END TO PLAZA. REVIEW HOW TO SOFTEN THIS EDGE.
- M5:** REVIEW HOW BUILDING MEETS THE SKY. SIMPLE CORNICE FLASHING SHOWN DOES NOT PROVIDE ENOUGH DETAIL, VARIETY OR INTEREST, ESPECIALLY FOR "MULTI-BUILDING" CONCEPT.
- M6:** MIXED OPINIONS ON CORNER BALCONIES. CONCERN EXPRESSED ABOUT VISUAL WEIGHT OF THIS DETAIL. REVIEW MASSING / DETAIL.

D- DETAILING

- D1:** BLANK WALLS ON SOUTH ELEVATION (ALLEY). MAXIMIZE THE AREAS WHERE THERE CAN BE WINDOWS. INCREASE NUMBER OF WINDOWS &/OR SIZE OF WINDOWS. PROVIDE MORE DETAIL / COLOR,TEXTURE,RELIEF AT THE BLANK WALL THAT CANNOT HAVE ANY WINDOWS DUE TO PROPERTY LINE CONDITION.
- D2:** REVIEW WINDOW SIZES FOR VARIETY & INTEREST AND TO REDUCE AMOUNT OF FLAT WALLS. ADD WINDOWS TO MULTIPLE CORNER CONDITIONS.
- D3:** PROVIDE DETAILING AT ROOFTOP CORNICES. DOES NOT HAVE TO BE ELABORATE, BUT PROVIDE MORE INTEREST & VARIETY.
- D4:** PROVIDE BRICK DETAILING AT TERRACE PARAPET CORNICES. DOES NOT HAVE TO BE ELABORATE, BUT PROVIDE MORE INTEREST & VARIETY.
- D5:** PROVIDE ADDITIONAL DETAILING INFORMATION FOR BALCONIES, CANOPIES, LIGHTING, SIGNAGE, BRICK, PLANTERS & SITE FURNISHINGS NEXT SUBMITTAL.

L- LANDSCAPE

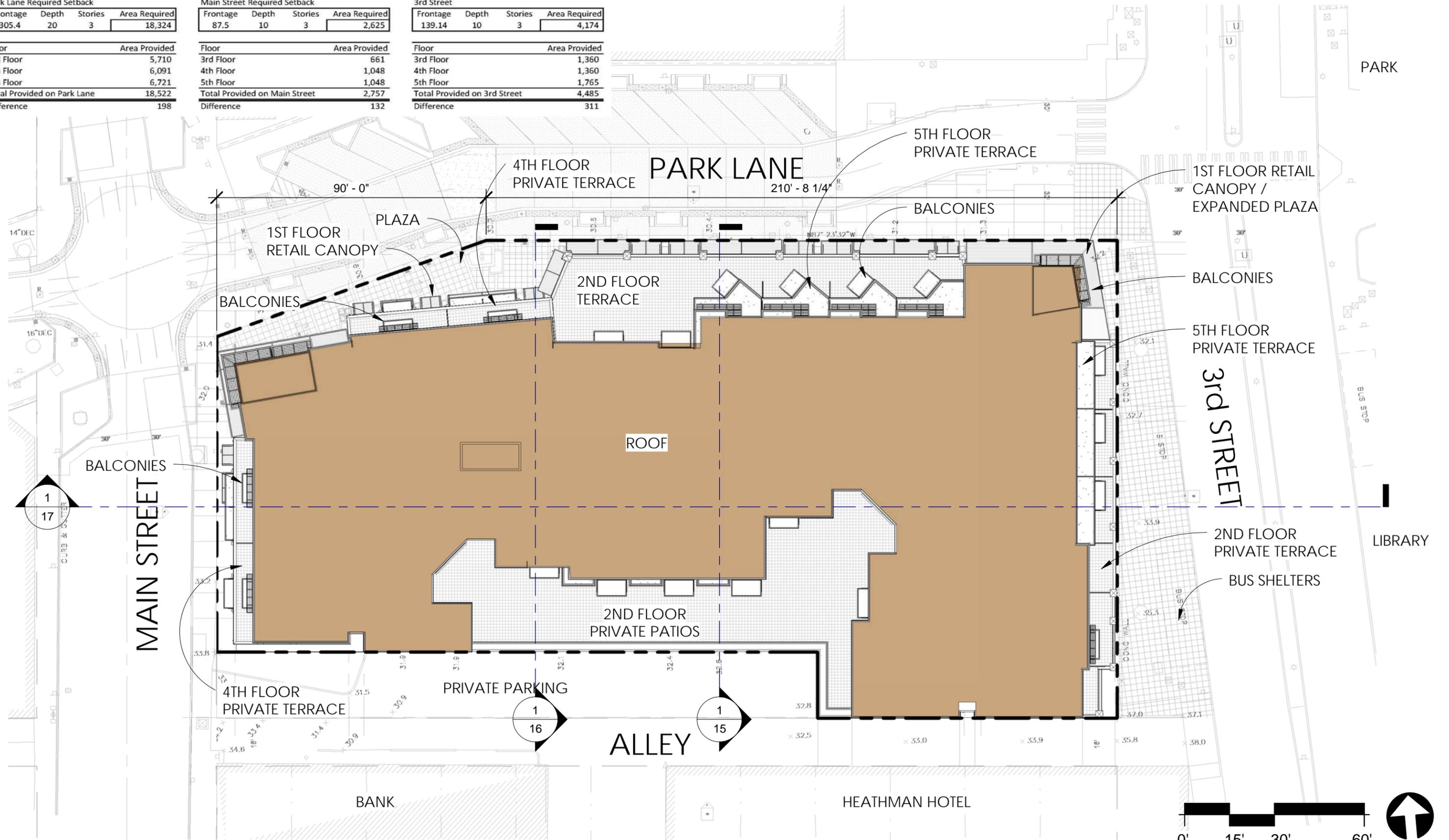
- L1:** PLAZA DESIGN/LANDSCAPE IS "FLAT" & "LIFELESS." REVIEW ADDING MORE PLANTINGS. APPRECIATE THE "WARMTH" OF THE UPPER LEVEL TERRACES & COURTYARD. WOULD LIKE THIS FEELING TO BE CONTINUED DOWN TO THE PUBLIC AREAS.
- L2:** PLAZA DESIGN/LANDSCAPE IS "FLAT" & "LIFELESS." REVIEW ADDING MORE PLANTINGS. APPRECIATE THE "WARMTH" OF THE UPPER LEVEL TERRACES & COURTYARD. WOULD LIKE THIS FEELING TO BE CONTINUED DOWN TO THE PUBLIC AREAS.
- L3:** AREA BEHIND BUS SHELTER IS PROPOSED TO HAVE PUBLIC ART. WOULD LIKE TO SEE MORE LANDSCAPING & "LIFE" HERE INSTEAD. REVIEW HOW TO ADD LANDSCAPING ALONG THIS EDGE.
- L4:** REVIEW & EXPAND PLANT LIST TO PROVIDE MORE COLOR & WARMTH. REVIEW MORE UNIQUE PLANTS AS WELL AS EVERGREEN PLANTINGS.
- L5:** REVIEW HARDSCAPE AT PLAZA, CONSIDER EXTENDING PARK LANE PAVERS INTO THIS AREA.
- L6:** REVIEW OPPORTUNITIES TO SOFTEN BLANK WALLS WITH PLANTINGS, I.E. ALLEY GARAGE WALL.

Upper Level Setback Calculations (SF)

Park Lane Required Setback			
Frontage	Depth	Stories	Area Required
305.4	20	3	18,324
Area Provided			
Floor	Area Provided		
3rd Floor	5,710		
4th Floor	6,091		
5th Floor	6,721		
Total Provided on Park Lane	18,522		
Difference	198		

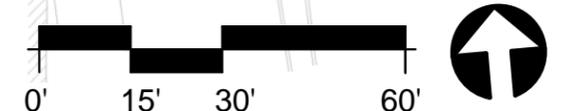
Main Street Required Setback			
Frontage	Depth	Stories	Area Required
87.5	10	3	2,625
Area Provided			
Floor	Area Provided		
3rd Floor	661		
4th Floor	1,048		
5th Floor	1,048		
Total Provided on Main Street	2,757		
Difference	132		

3rd Street			
Frontage	Depth	Stories	Area Required
139.14	10	3	4,174
Area Provided			
Floor	Area Provided		
3rd Floor	1,360		
4th Floor	1,360		
5th Floor	1,765		
Total Provided on 3rd Street	4,485		
Difference	311		



PARK LANE MIXED USE

KIRKLAND, WA

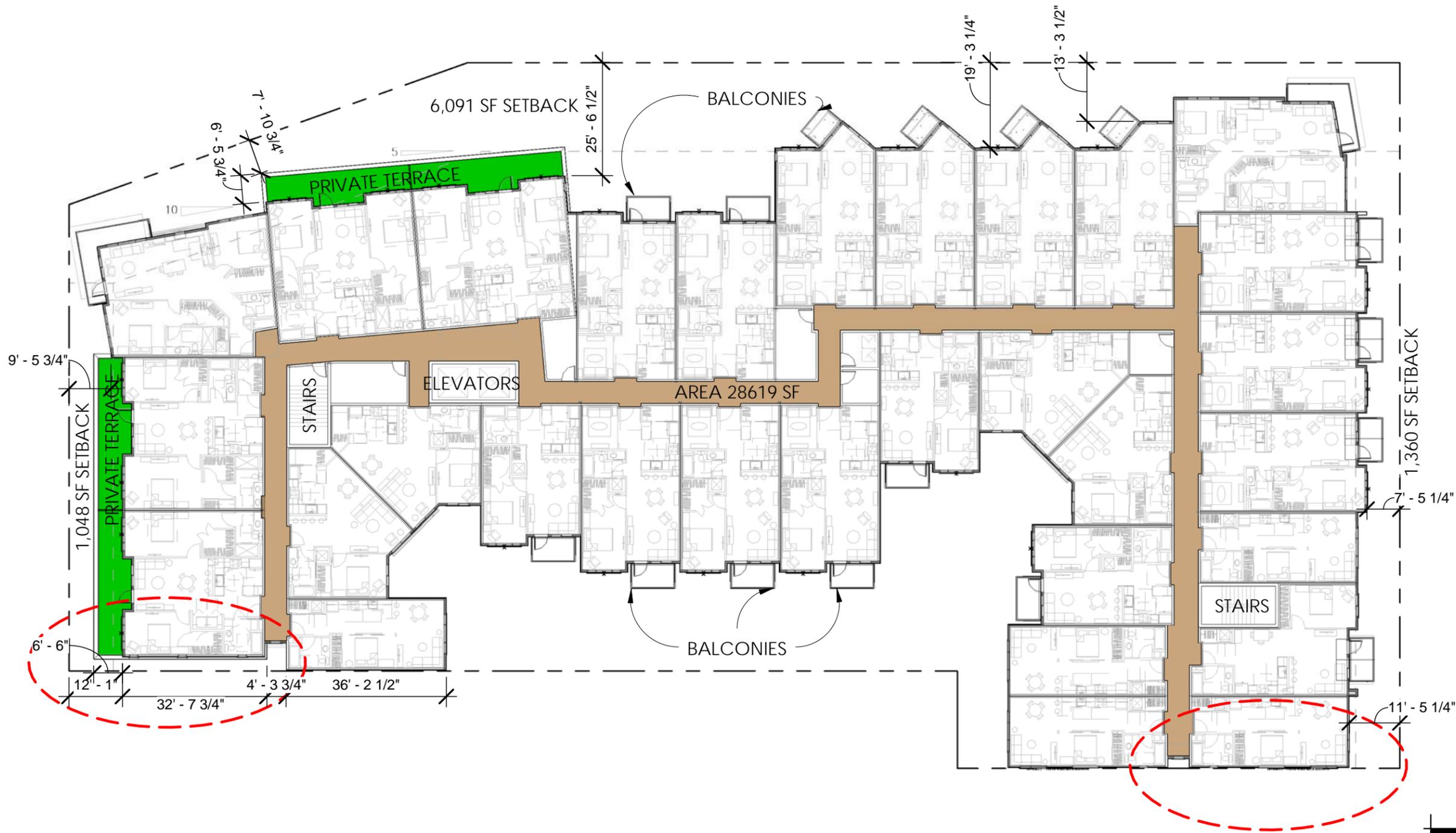


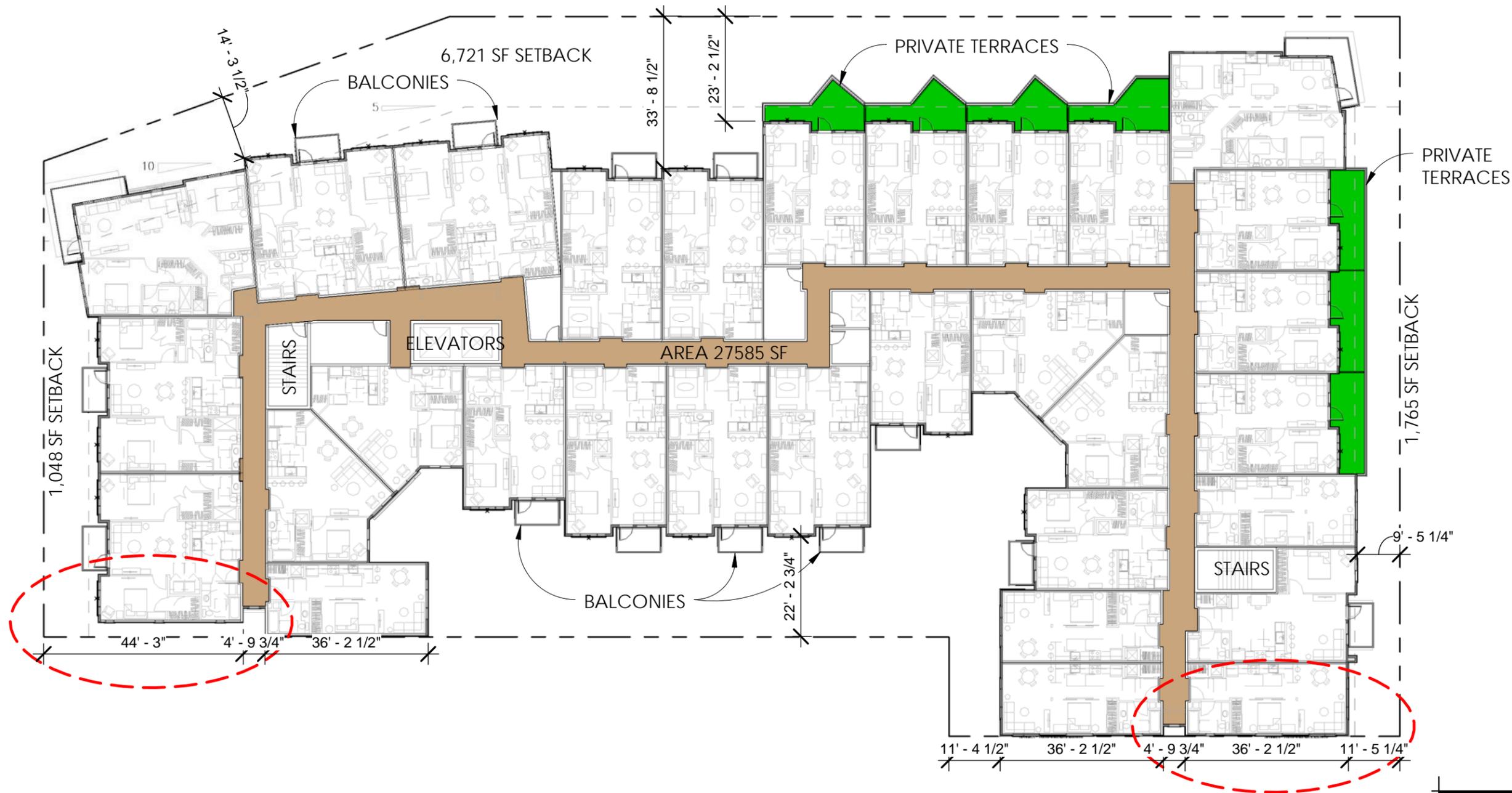
SITE PLAN

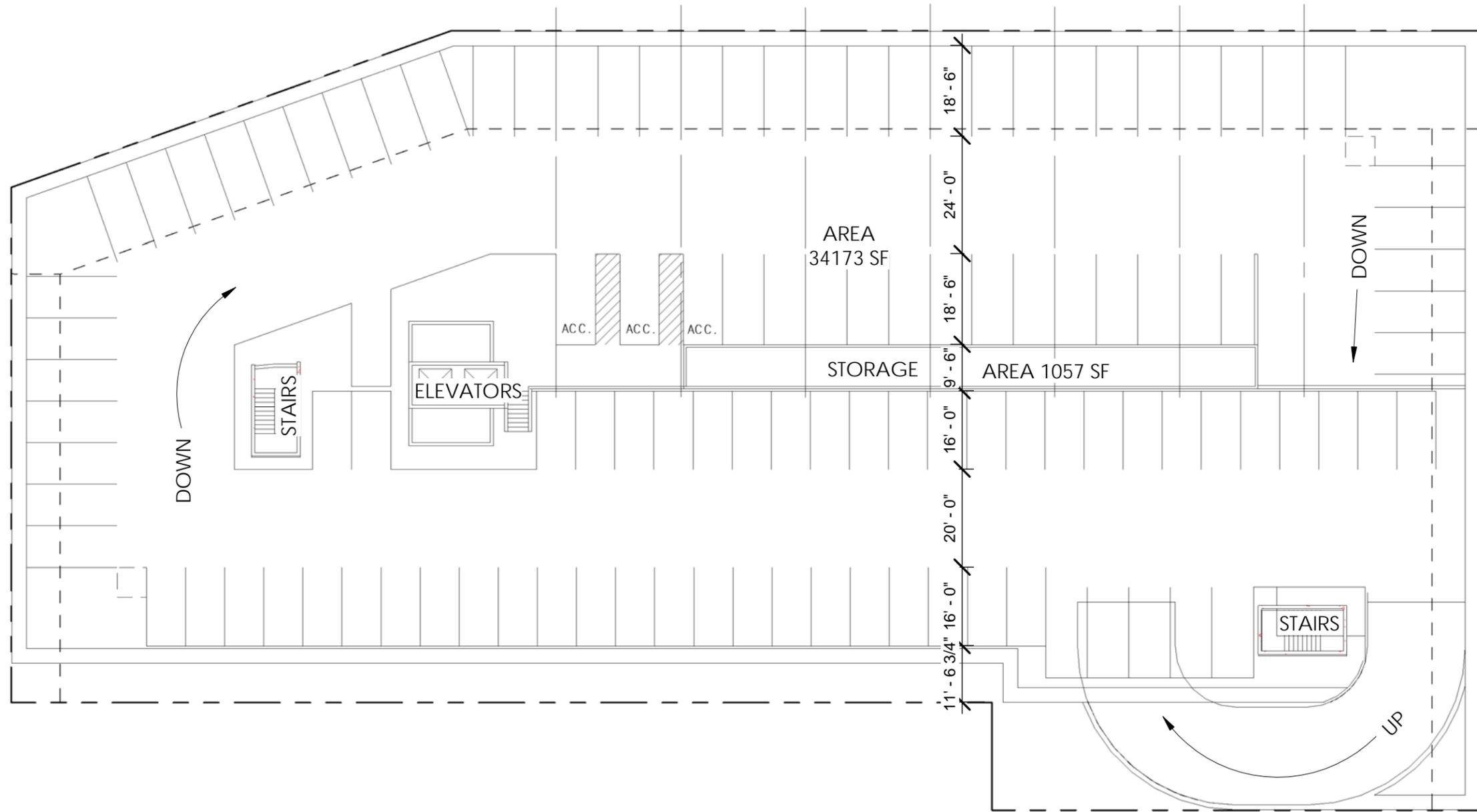
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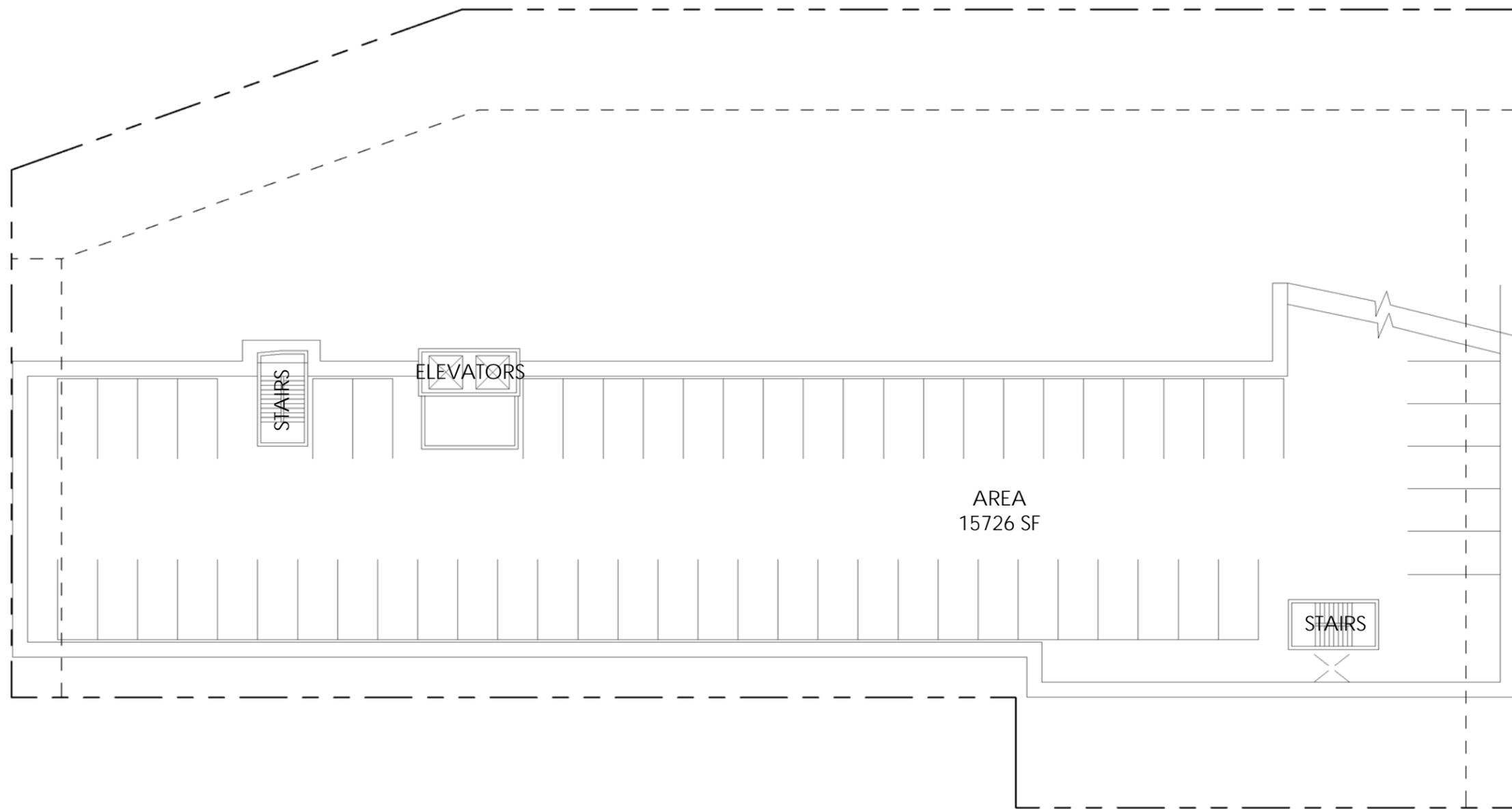






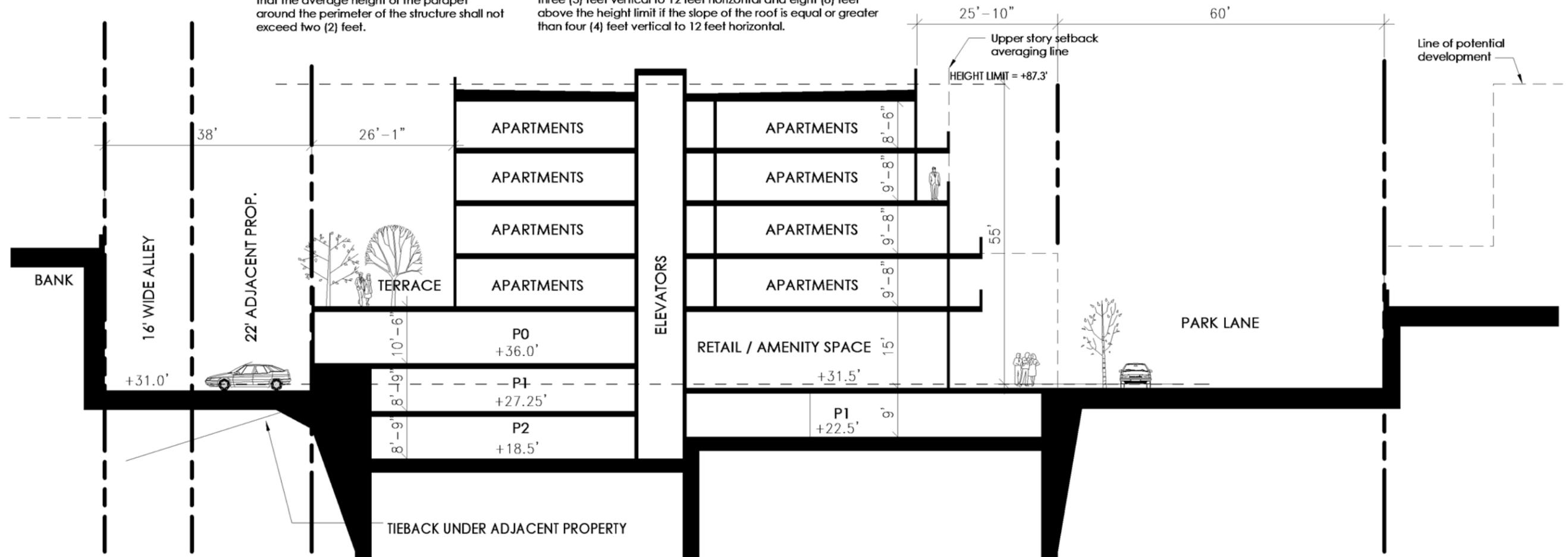






KZC 50.62.3.A
 Decorative parapets may exceed the height limit by a maximum of four (4) feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two (2) feet.

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"

ORIGINAL COLOR SCHEME

LIGHT, WARM & SUMMERY COLORS

DESIGN REVIEW BOARD COMMENTS

- "LIGHT"
- "MUTED"
- "DATED"
- "DIRTY/DINGY"
- "LACK OF CONTRAST"

MISSION TEXTURE SOLDIER COURSE = SEATTLE CREAM

SIERRA TAN COPING & FLASHING



- ← 3 DARK BRONZE BALCONIES & CANOPY
- ← 4
- ← 5 SW 7002 DOWNY
- ← 6 SW 7722 TRAVERTINE
- ← 7
- ← 8 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

NEW COLOR SCHEME

WARM, NATURE INSPIRED TONES WITH COLORFUL ACCENT AND DARK TRIM CONTRASTS

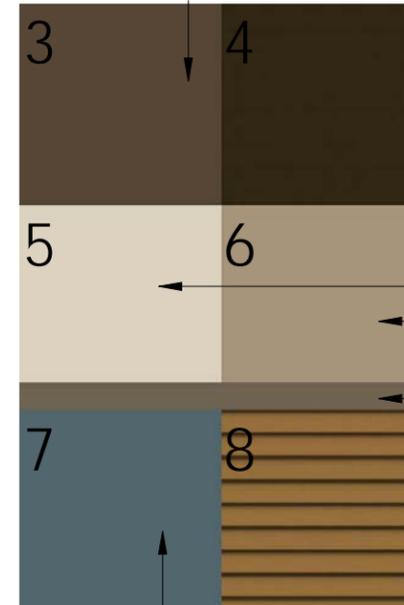
DESIGN REVIEW RESPONSE

REVISED COLOR SCHEME:

- WARM
- VIBRANT
- "NORTHWEST"
- NATURAL
- "CURRENT" - SEE 2016 COLOR FORECAST

MISSION TEXTURE SOLDIER COURSE = TAN TERRA

SW 7041 VAN DYKE BROWN



- ← 3 MEDIUM BRONZE BALCONIES & CANOPY
- ← 4
- ← 5 SW 7531 CANVAS TAN
- ← 6 SW 2867 COLONIAL REVIVAL STONE
- ← 7 SW 7040 SMOKEHOUSE
- ← 8 WOOD TONE MOUNTAIN CEDAR
- ← 9 SW 0032 NEEDLEPOINT NAVY

MISSION TEXTURE BRICK = BROWN BRICK BLEND

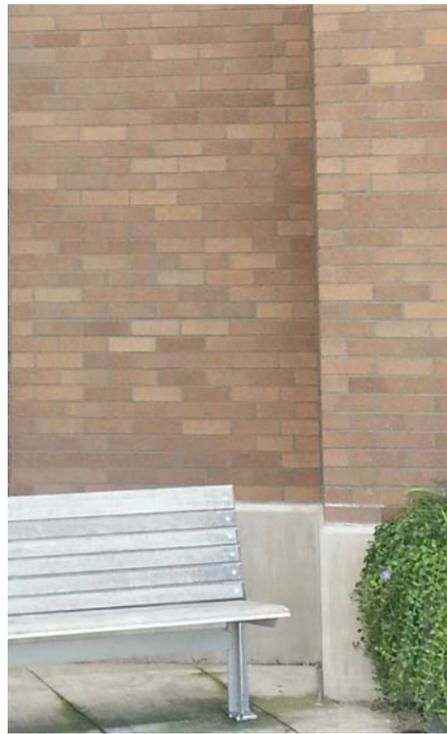
- 9 MEDIUM BRONZE RAILING W/ GLASS PANELS
- 10 MEDIUM BRONZE SHADE CANOPIES
- 11 FIBER CEMENT TRIM COLOR : SMOKEHOUSE
- 12 ALMOND VINYL & FIBERGLASS DOORS & WINDOWS
- 13 MEDIUM BRONZE STOREFRONT



BLUE COLOR ACCENT / DARK TRIM



DARK TRIM / WARM WOODS



BLENDED BROWN BRICK



WARM WOODTONE CEDAR SIDING / CRISP TAN, KHAKI & DARK TRIM CONTRAST



NOUVEAU NARRATIVE

OUR NEW INDUSTRIAL EVOLUTION may be small batch, but it's built to last. Authentic 20th-century machinery is being dusted off and reconditioned as North American manufacturing reemerges in the form of a new Maker Movement. Looking to the past to inspire our future, dreamers and doers craft new aesthetics collaged from the pages of history books. Think rugged determination, olive and denim, dusky wools and brass buttons glinting in the sunlight.

REVISED COLOR SCHEME:

- WARM
- VIBRANT
- "NORTHWEST"
- NATURAL
- "CURRENT" - SEE 2016 COLOR FORECAST



>> SEE COLORMIX COME TO LIFE
Watch the videos at swcolormix.com.



1 DRC1 NORTH ELEVATION

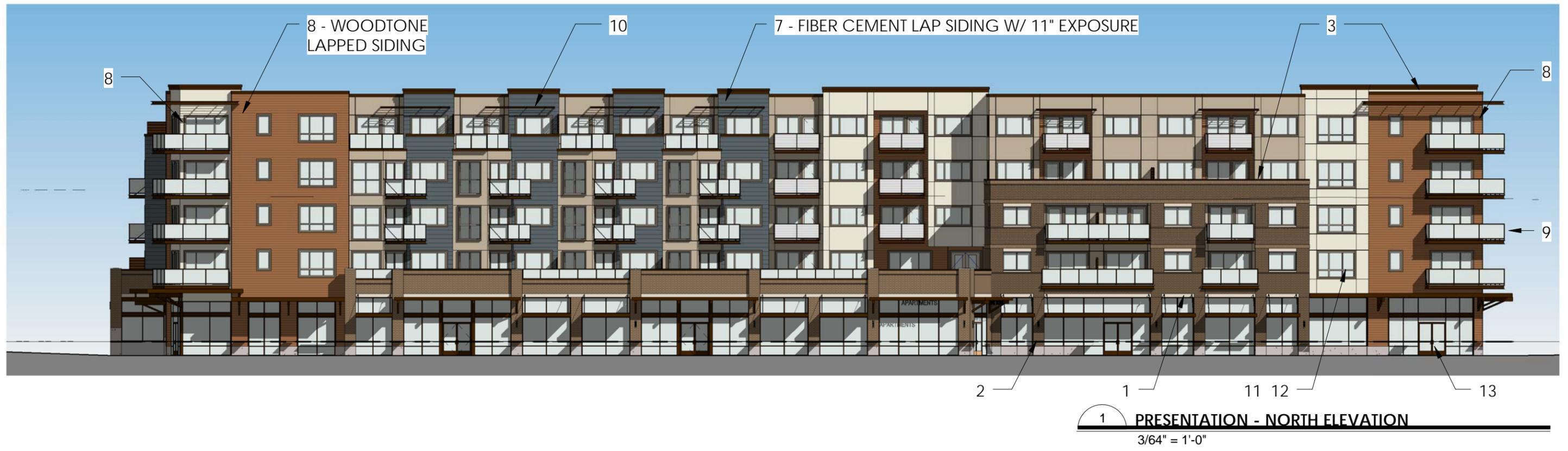
3/64" = 1'-0"

DESIGN REVIEW BOARD COMMENTS

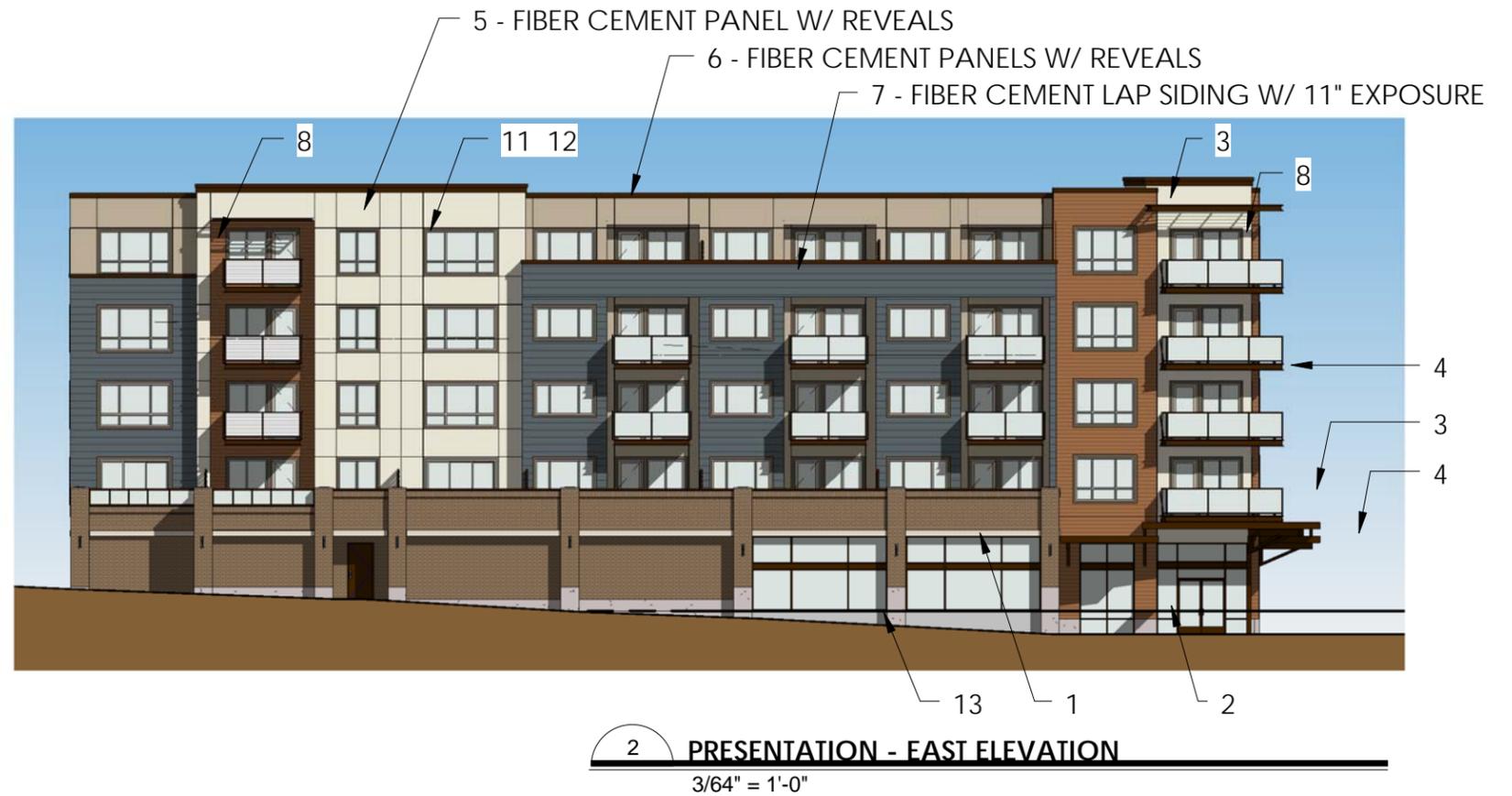


2 DRC1 EAST ELEVATION

3/64" = 1'-0"



DESIGN REVIEW RESPONSE





1 **DRC1 SOUTH ELEVATION**

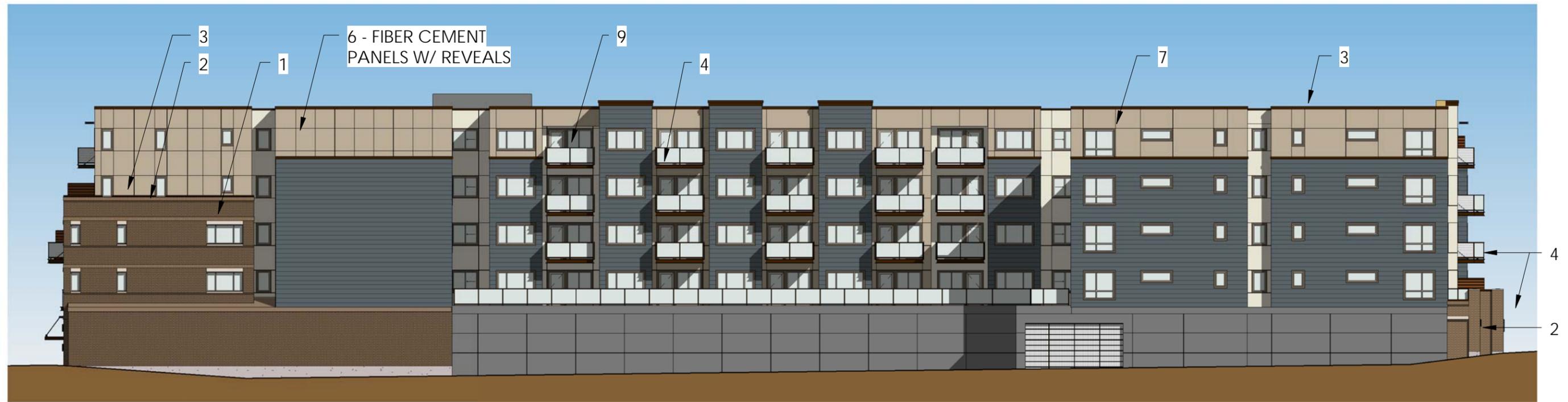
3/64" = 1'-0"

DESIGN REVIEW BOARD COMMENTS



2 **DRC1 WEST ELEVATION**

3/64" = 1'-0"



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

DESIGN REVIEW RESPONSE



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



STREET VIEW LOOKING SE FROM PARK LANE AND MAIN STREET



STREET VIEW LOOKING SE FROM PARK LANE AND MAIN STREET

DESIGN REVIEW BOARD COMMENTS

DESIGN REVIEW RESPONSE



"AFTER" PLAZA VIEW - DETAILS



"BEFORE" PLAZA VIEW - LOOKING EAST



"AFTER" PLAZA VIEW - LOOKING EAST

DESIGN REVIEW BOARD COMMENTS

DESIGN REVIEW RESPONSE



"AFTER" PLAZA DETAILS



"BEFORE" PLAZA / WATER FEATURE VIEW



"AFTER" PLAZA / WATER FEATURE VIEW



"BEFORE" VIEW LOOKING SOUTH ACROSS PARK LANE



"AFTER" VIEW LOOKING SOUTH ACROSS PARK LANE

DESIGN REVIEW BOARD COMMENTS

DESIGN REVIEW RESPONSE



"AFTER" STREET VIEW - PARK LANE DETAILS



"BEFORE" STREET VIEW - PARK LANE COMMERCIAL FRONTAGE



"AFTER" STREET VIEW - PARK LANE COMMERCIAL FRONTAGE

DESIGN REVIEW BOARD COMMENTS

DESIGN REVIEW RESPONSE



"AFTER" COMMERCIAL FRONTAGE DETAILS



"BEFORE" STREET VIEW- PARK LANE COMMERCIAL FRONTAGE



"AFTER" STREET VIEW- PARK LANE COMMERCIAL FRONTAGE



"BEFORE" STREET VIEW - CORNER OF PARK LANE AND 3RD STREET



"AFTER" STREET VIEW - CORNER OF PARK LANE AND 3RD STREET



"BEFORE" STREET VIEW LOOKING NW FROM 3RD STREET (LIBRARY)



"AFTER" STREET VIEW LOOKING NW FROM 3RD STREET (LIBRARY)



"BEFORE" LOOKING NE FROM MAIN STREET AND ALLEY



"BEFORE" LOOKING NE FROM MAIN STREET AND ALLEY

DESIGN REVIEW BOARD COMMENTS

DESIGN REVIEW RESPONSE



3RD STREET FRONTAGE - DETAIL



"BEFORE" 3RD STREET VIEW - LOOKING NORTH TOWARD BUS STOP



"AFTER" 3RD STREET VIEW - LOOKING NORTH TOWARD BUS STOP

DESIGN REVIEW BOARD COMMENTS

DESIGN REVIEW RESPONSE



"AFTER" ALLEY / GARAGE WALL - DETAIL



"BEFORE" ALLEY / GARAGE WALL - LOOKING EAST



"AFTER" ALLEY / GARAGE WALL - LOOKING EAST



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



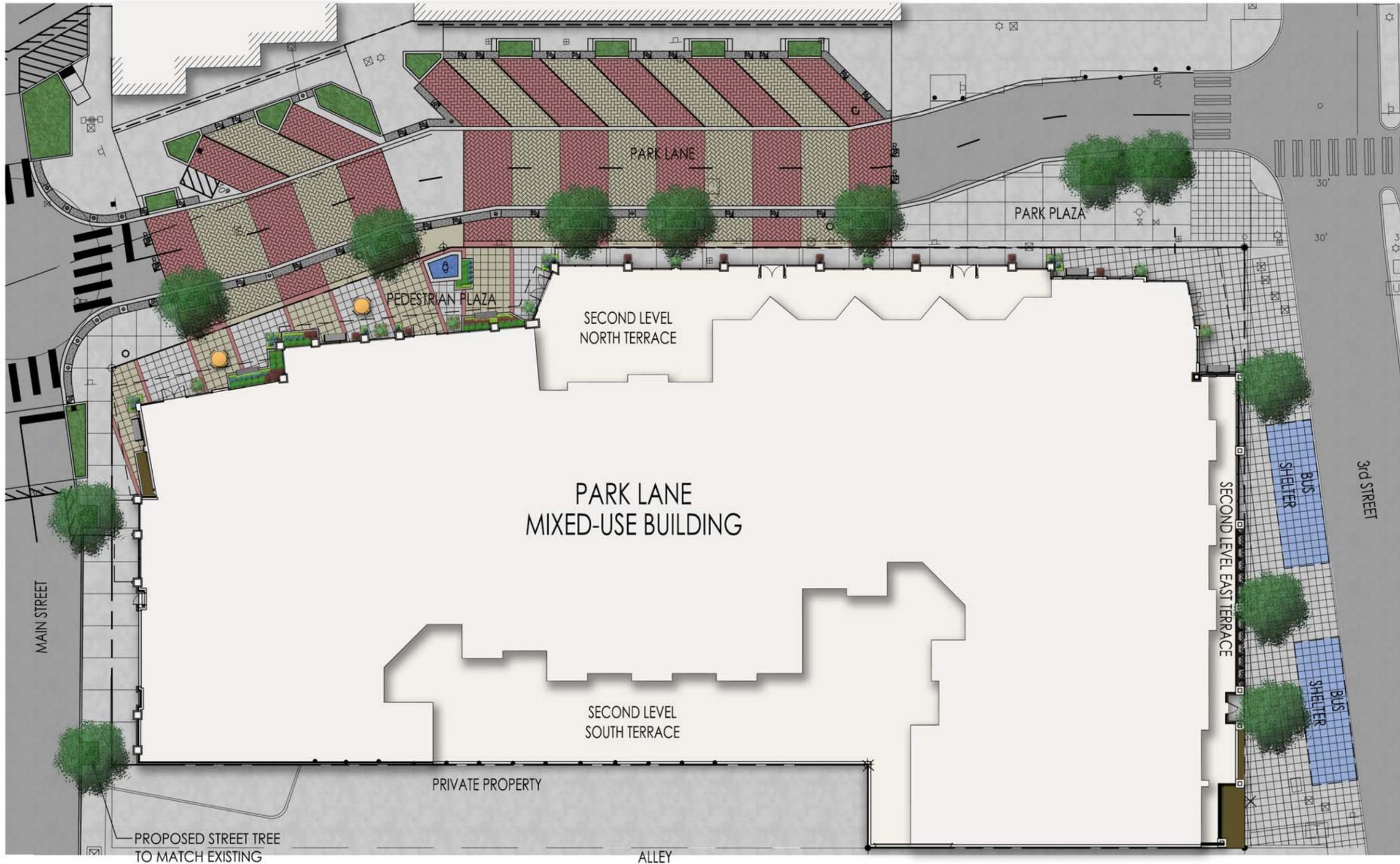
7 DECEMBER 23 - 9:00 AM



8 DECEMBER 23 - 12:00 PM



9 DECEMBER 23 - 3:00 PM



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.

RESPONSE TO 9/9/15 DESIGN REVIEW BOARD COMMENTS:

Comment #1: "Likes the podium-level patios - bring that warmth to the main floor/plaza".

Response:

1. Extended pavers (and color) into the Plaza;
2. Added more and larger (free-standing) planters;
3. Incorporated larger pots for more extensive landscaping;
4. Added small trees and increased the number of evergreens;
5. Incorporated built-in concrete planters in Plaza;
6. Benches and umbrella tables.

Comment #2: "(Apartment) lobby entrance is still flat and is a stop to the courtyard. Either address it with landscaping or do something....."

Response:

1. Extended pavers (and color) into the Plaza;
2. Incorporated larger pots and built-in concrete planters;
3. Added a built-in planter at the water feature;

Comment #3: "Very harsh area behind bus shelters - use landscaping along the building instead of artwork - let's see something that softens the building, it is too hard".

Response:

1. Provided a planter niche with cable trellis and vine - (3) blank walls;
2. Provided a corner planter (4'feet deep) with planting, cable trellis and vine.

Comment #4: "Some areas can't be seen, but simple things like Boston Ivy trailing over the huge wall....."

Response:

1. South terrace - moved railing to the north - added planter at top of wall with spilling/trailing vines;

Comment #5: General concern over the lack of landscaping and lack of interest in plant selections.

Response:

1. Added larger, free-standing pots and built-in planters in main (NW) Plaza;
2. Added pots and benches at NE Plaza;
3. Added small trees and increased the number of evergreens;

Comment #6: Provide proposed products for planters, site furnishings, etc.

1. Freestanding Pots - Old Town Fiberglass - various sized squares and rectangles;
2. Benches - with back and without
3. 2' x 2' pedestal pavers (field) and 1' x 4' strip pavers (banding)



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

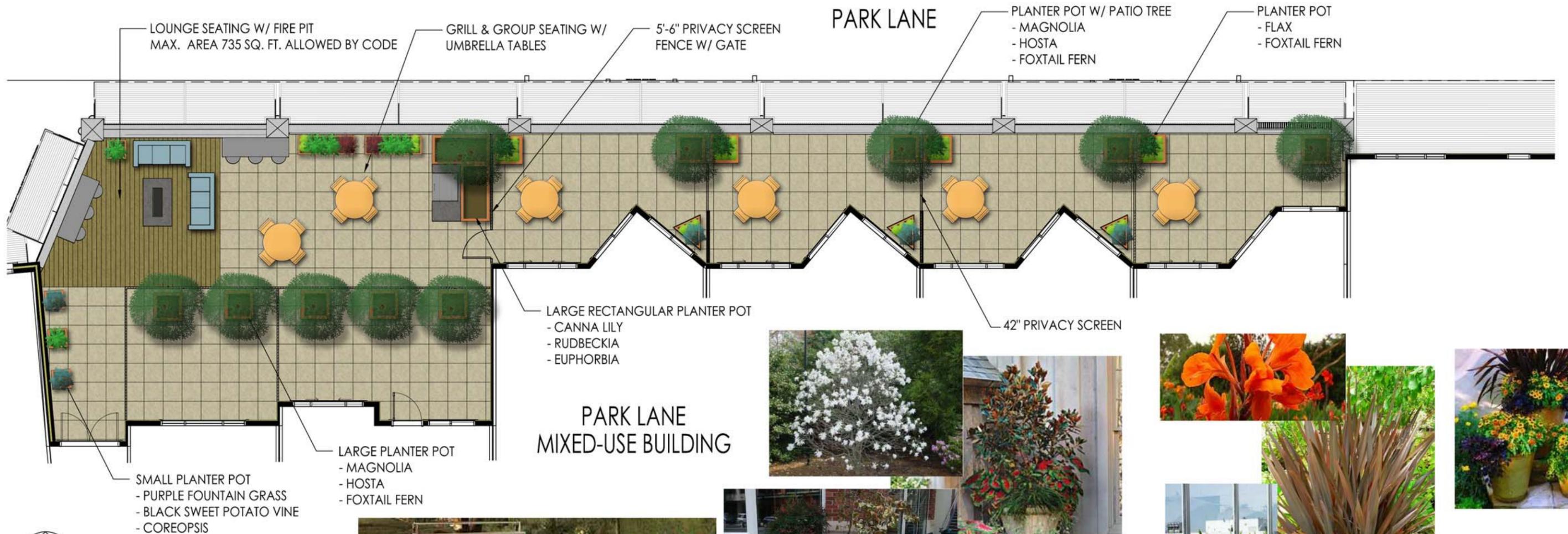


PLANTER POT



BENCH





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



TERRACE PLANTING



GRILL



FIREPIT AND LOUNGE SEATING



POTS



ACCENT PAVERS

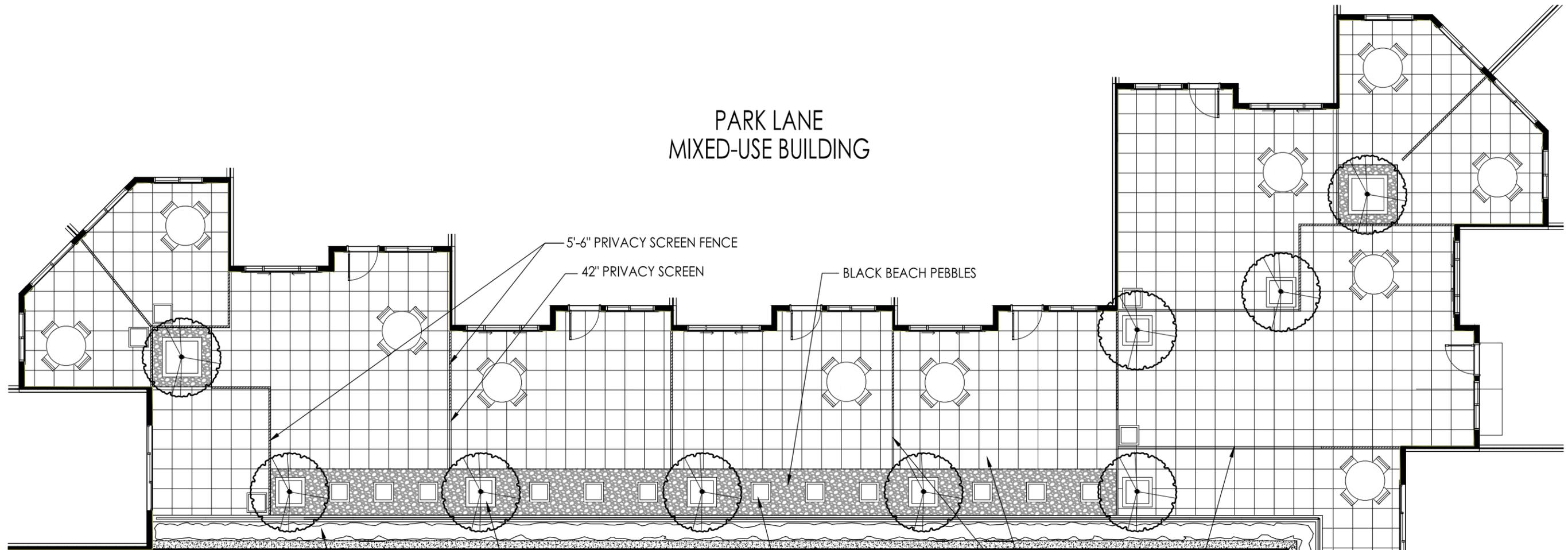


SECOND LEVEL - NORTH TERRACE

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"

RAIL PLANTING AREA
- TRAILING ROSEMARY

FREE STANDING POT
W/ PATIO TREE
- MAGNOLIA
- RUDBECKIA
- NASTURTIUM

POTTED PLANTS IN RIVER
ROCK BED
- PURPLE FOUNTAIN GRASS

CONCRETE PAVERS
42" PRIVACY SCREEN

RAIL PLANTING AREA
- TRAILING ROSEMARY



PRIVACY SCREEN



OLD TOWN FIBERGLASS POTS



CONCRETE PAVERS



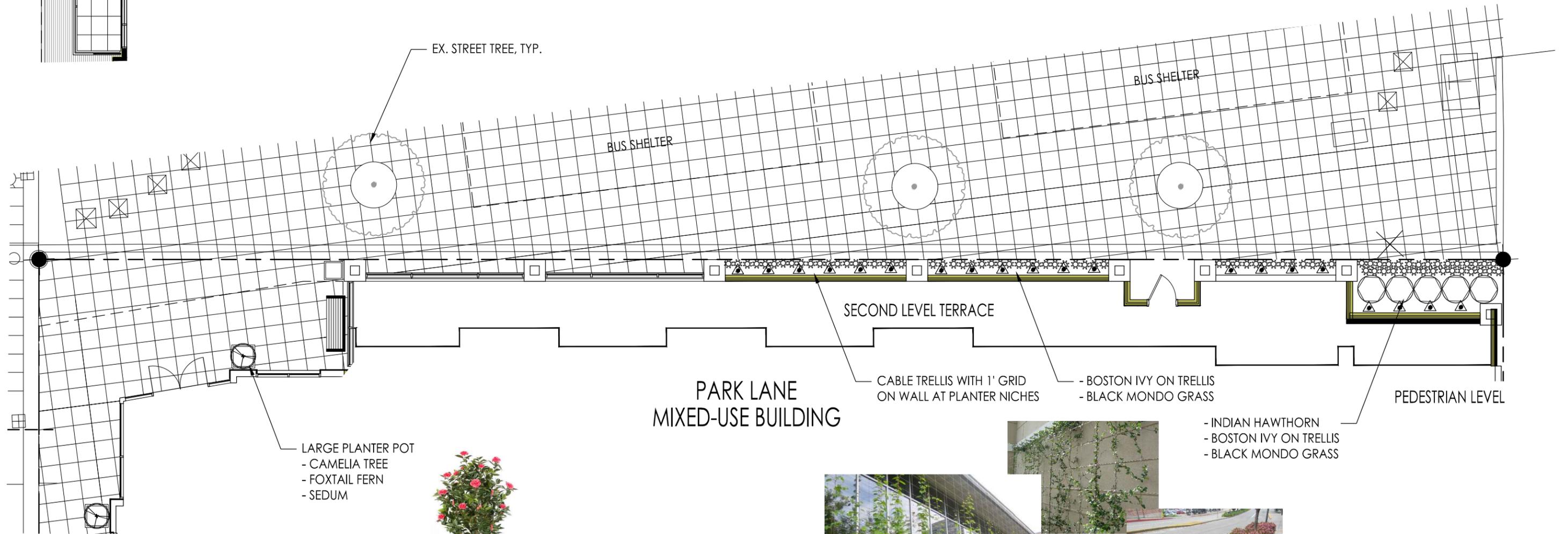
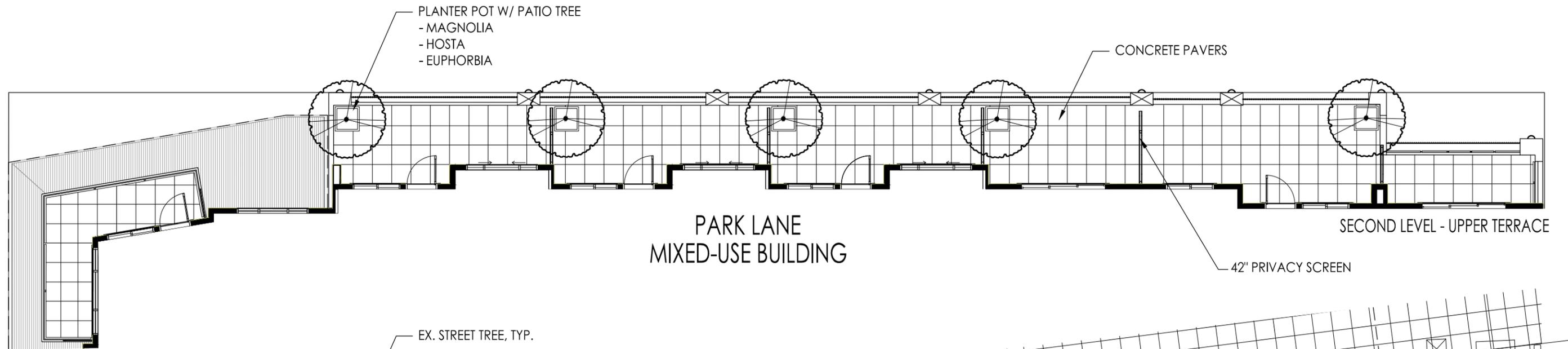
UMBRELLA TABLE



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.



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





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 S, SEATTLE, WA 98188

PARK LANE AERIAL VIEW

10/5/2015

END