



# Central Peak Mixed Use Condominiums

Design Review  
Design Response Conference

# TABLE OF CONTENTS

## PROJECT INFORMATION

LOCATION	177 Central Way, Kirkland, WA, 98033
DEVELOPER	The Cordillera Group Central Peak, LLC Dan Wachtler (425) 894-6382
ARCHITECT	Baylis Architects 10801 Main Street, #110 Bellevue, WA 98004 Juan Garcini (425) 454-0566
LANDSCAPE ARCHITECT	Brumbaugh and Associates 600 North 85th St, Suite 102 Seattle, WA 98103 Kristen Lundquist (206) 782-3650
CIVIL ENGINEER	Encompass Engineering & Surveying 165 NE Juniper Street, Suite 201 Issaquah, WA 98027 Briana Bennington (425) 392-0250
LIGHTING DESIGNER	IMEG   Formerly Rushing 1725 Westlake Ave. N., Suite 300 Seattle, WA 98109 Nicholas Dewey (206) 452-8015

## CONTENTS

1	Cover	24	Design Response - Pedestrian Oriented Elements <i>Frontage and Plazas Landscape Treatment</i>
2	Table of Contents	25	Design Response - Pedestrian Oriented Elements <i>Frontage and Plazas Landscape Design Character - Imagery</i>
3	Design Objective	26	Design Response - Pedestrian Oriented Elements <i>Frontage and Plazas Landscape Design Character - Pallet</i>
4	Vicinity Map	27	Design Response - Pedestrian Oriented Elements <i>Lighting - Street</i>
5	Site and Context - Access & Connections	28	Design Response - Pedestrian Oriented Elements <i>Lighting - Façade</i>
6	Site and Context - Adjacent Buildings & Views	29	Design Response - Pedestrian Oriented Elements <i>Blank Wall Treatment</i>
7	Site and Context - Adjacent Buildings & Views	30	Design Response - Pedestrian Oriented Elements <i>Alley Treatment</i>
8	Site Survey	31	Design Response - Scale
9	Zoning Compliance Summary	32	Design Response - Building Material, Color, and Detail <i>Exterior Building Materials</i>
10	Zoning Compliance Summary	33	Design Response - Building Material, Color, and Detail <i>Exterior Building Materials</i>
11	Zoning Compliance Summary	34	Design Response - Building Material, Color, and Detail <i>Terrace and Rooftop Treatment</i>
12	Zoning Compliance Summary	35	Design Response - Building Material, Color, and Detail <i>Terrace and Rooftop Treatment</i>
13	Zoning Compliance Summary	36	Design Response - Building Material, Color, and Detail <i>Terrace and Rooftop Landscape Design Character - Imagery</i>
14	Site Plan	37	Design Response - Building Material, Color, and Detail <i>Rooftop Lighting</i>
15	Floor Plans	38	Neighborhood Context
16	Floor Plans	39	Shadow Study
17	Building Sections	40	Perspective
18	Preferred Option - Recap		
19	Preferred Option - Board Feedback		
20	Design Guidelines Analysis		
21	Design Guidelines Analysis		
22	Design Response - Pedestrian Oriented Elements <i>Sidewalk Width, Pedestrian Coverings, Pedestrian - Friendly Building Fronts NW Entry Plaza</i>		
23	Design Response - Pedestrian Oriented Elements <i>Central Plaza</i>		

# DESIGN OBJECTIVE

Design objectives for this project are centered on transforming an under-utilized site in downtown Kirkland into a dynamic and integrated community amenity. The design incorporates pedestrian-friendly street frontage that encourages connectivity and interaction, fostering a lively and vibrant neighborhood atmosphere that is integrated into the existing downtown fabric. The development prioritizes housing, complemented by engaging commercial spaces that cater to both residents and visitors. Generous parking facilities ensure convenience to residents, their guests, and public users without compromising the pedestrian-oriented environment.

With sensitivity to the surrounding neighbors, both current and future, the design enhances its surroundings cultivating the sense of community.

Proposal includes development of:

- Approximately 40,500 SF of Residential use with 26 residential condominiums accommodating 1, 2, and 3-Bedroom units;
- Approximately 3,396 SF of street-level Nonresidential use - Retail A with approximately 2,815 SF and Retail B with approximately 581 SF;
- Street level commercial and guest parking accessed from the alley with 30 stalls, and private Residential Only parking below-grade with 44 stalls accessed from Central Way;
- Rooftop Residential Common Room and outdoor deck.

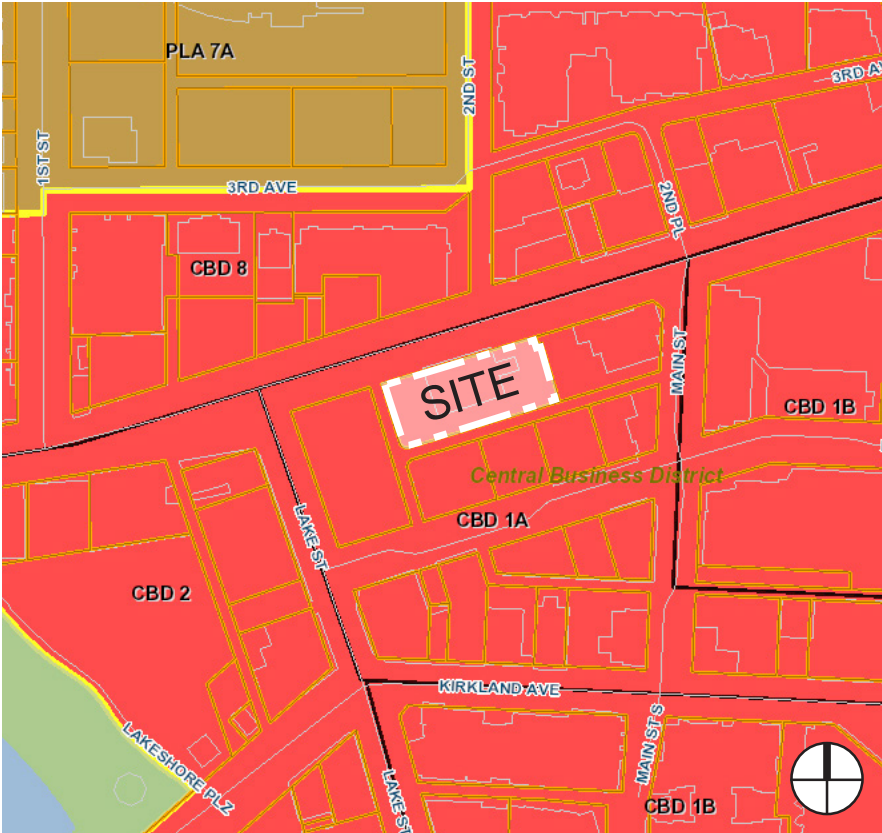


# VICINITY MAP

## SITE VICINITY



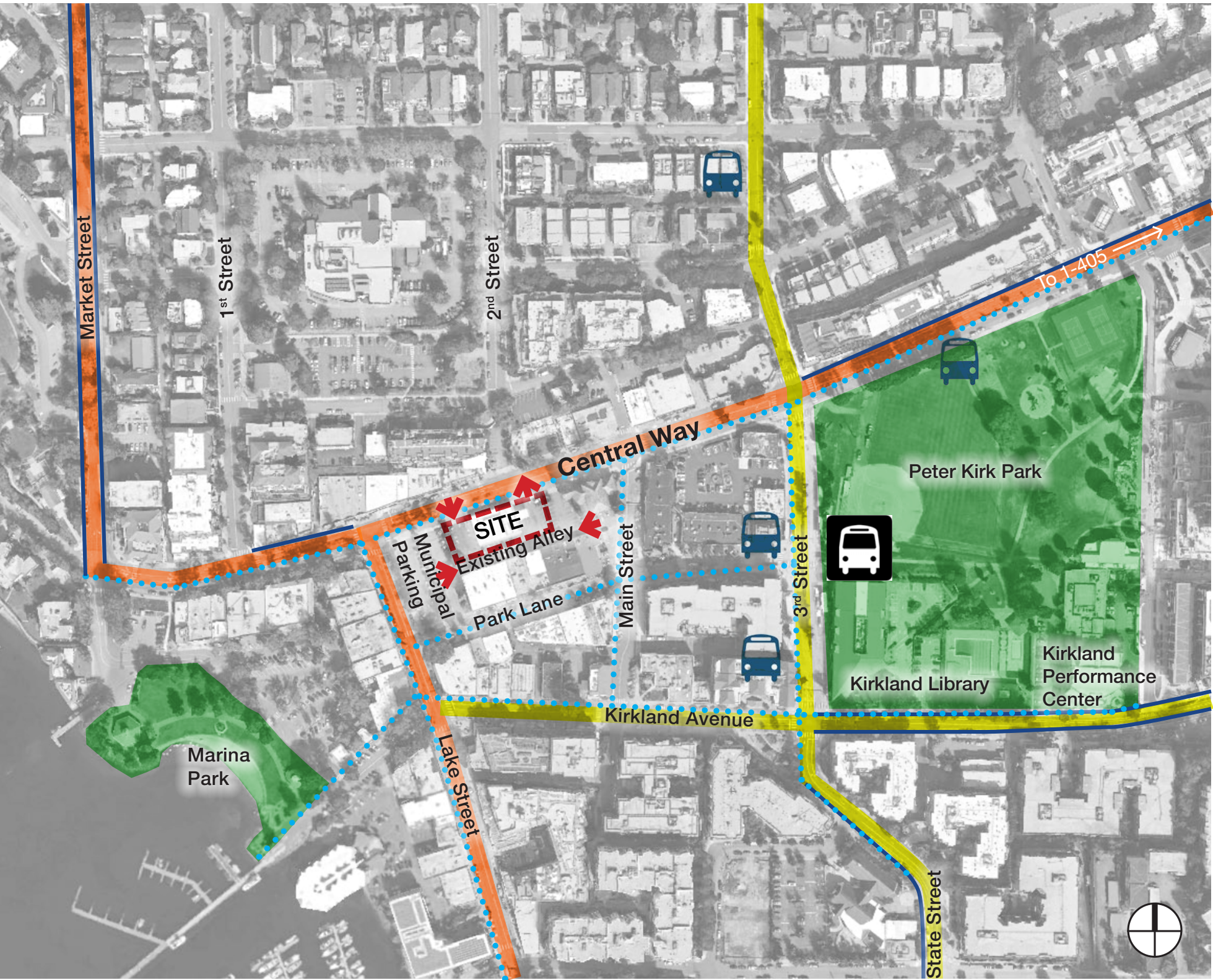
## CBD 1A AND SURROUNDING AREAS



### ALLOWED USES

- |   |                                    |
|---|------------------------------------|
| Retail  | Parks                              |
| Restaurant or Tavern                            | Government Facility                |
| Banking and related financial services          | Community Facility                 |
| Entertainment                                   | Stacked or Attached Dwelling Units |
| Cultural and/ or Cultural Recreational Facility |                                    |

# SITE AND CONTEXT - ACCESS & CONNECTIONS



# SITE AND CONTEXT - ADJACENT BUILDINGS & VIEWS

1 RETAIL/COMMERCIAL ON NORTH SIDE OF CENTRAL WAY



2 MIXED USE ON NORTH SIDE OF CENTRAL WAY



3 RETAIL/COMMERCIAL ON NORTH SIDE OF CENTRAL WAY



4 RETAIL/COMMERCIAL ON NORTH SIDE OF CENTRAL WAY



5 RETAIL/COMMERCIAL EAST SIDE OF MAIN STREET

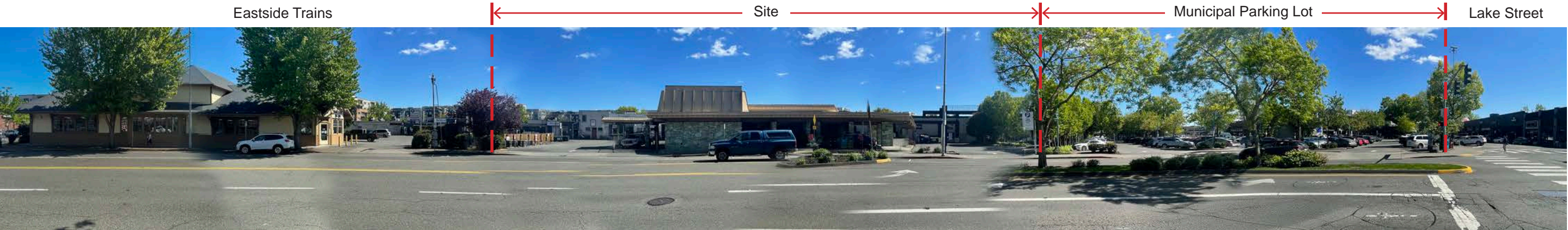


# SITE AND CONTEXT - ADJACENT BUILDINGS & VIEWS

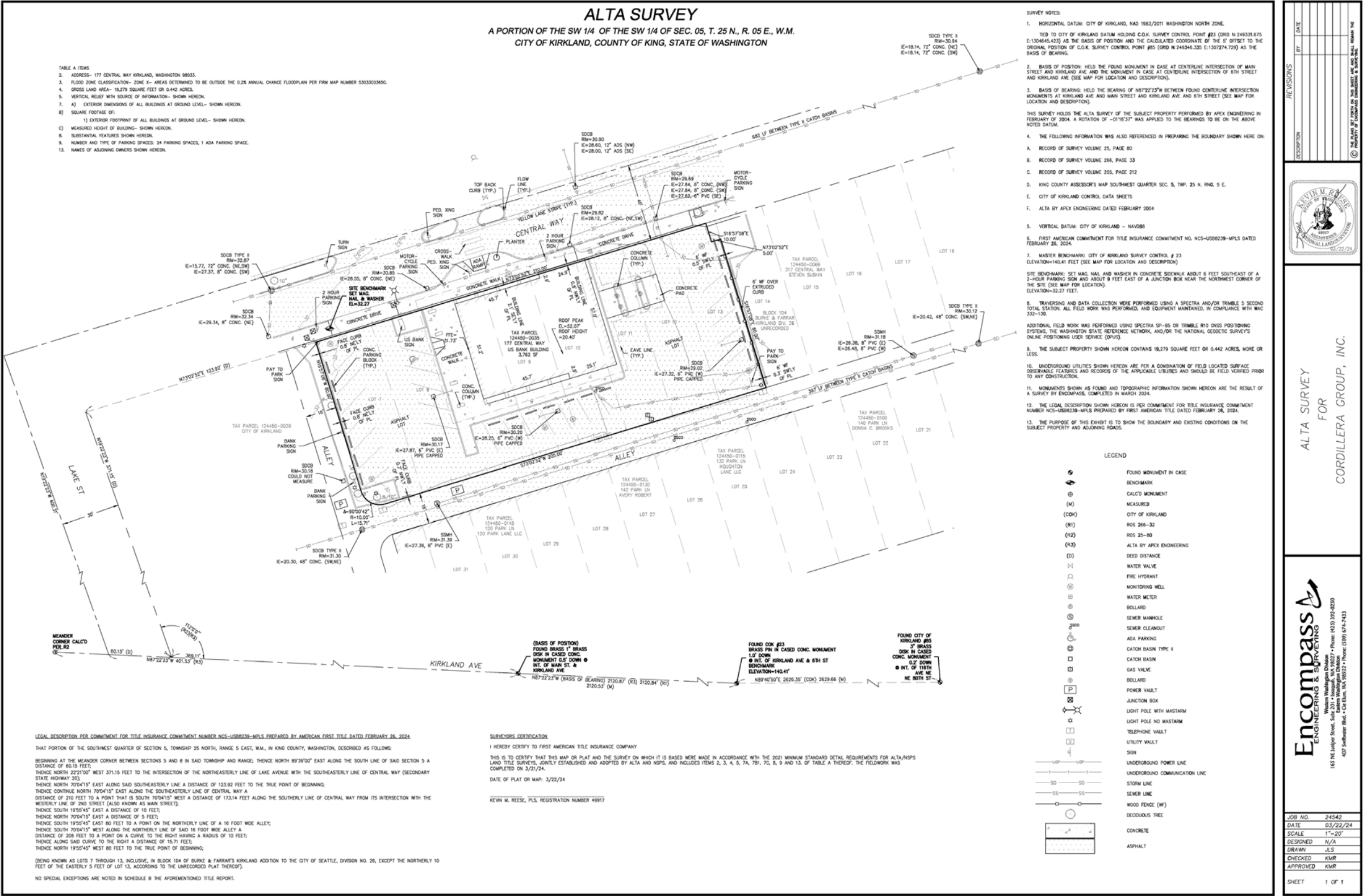
1 ALLEY LOOKING SOUTH



2 CENTRAL WAY LOOKING SOUTH AT SITE AND ADJACENT PROPERTIES



SITE SURVEY



baylis ARCHITECTS

# ZONING COMPLIANCE SUMMARY

PROJECT ADDRESS: 177 Central Way  
PROJECT NAME: Central Peak  
PROJECT DESCRIPTION: Mixed use development consisting of 1 level of below grade parking; street level commercial, residential lobby and parking; and 3 stories of residential units (26 total).  
PARCEL NO.: 124450-0035  
LOT SIZE: 19,279 sf total ZONE: CBD 1A  
SHORELINE DESIGNATION: N/A  
SENSITIVE AREAS MAP: None

## ZONING

- Height Allowed: 45' + 5' to top of peaked roof      Height Proposed: 50' to top of 3:12 peak
- The maximum height of structure shall be measured at the midpoint of the frontage of the subject property on the abutting right-of-way. For purposes of measuring building height above the abutting right(s)-of-way, alleys shall be excluded.
  - No portion of a building within 30 feet of Central Way may exceed a height of 41 feet above Central Way except as provided in KZC 50.62. The measurements shall be taken from the property line abutting the street prior to any potential right-of-way dedication.
  - 45' maximum above each abutting right-of-way.
  - For structures with a peaked roof, the peak may extend 5 feet above the height limit if the slope of the roof is greater than 3 feet vertical to 12 feet horizontal.
  - The minimum ground floor story height for retail; restaurant and tavern; entertainment, cultural, and/or recreational facility uses shall be 15 feet.

## AVERAGE BUILDING ELEVATION

### AVERAGE BUILDING ELEVATION CALCULATION PER OPTION 1 - KCZ PLATE 17A

A,B,C,D... EXISTING GROUND ELEVATION AT MIDPOINT OF WALL SEGMENT  
a,b,c,d... LENGTH OF WALL SEGMENT MEASURED ON OUTSIDE OF WALL

MIDPOINT ELEVATION	RECTANGLE SIDE	LENGTH
A=31.68'	a=210.7'	
B=30.00'	b=84.3'	
C=30.85'	c=210.7'	
D=32.00'	d=84.3'	

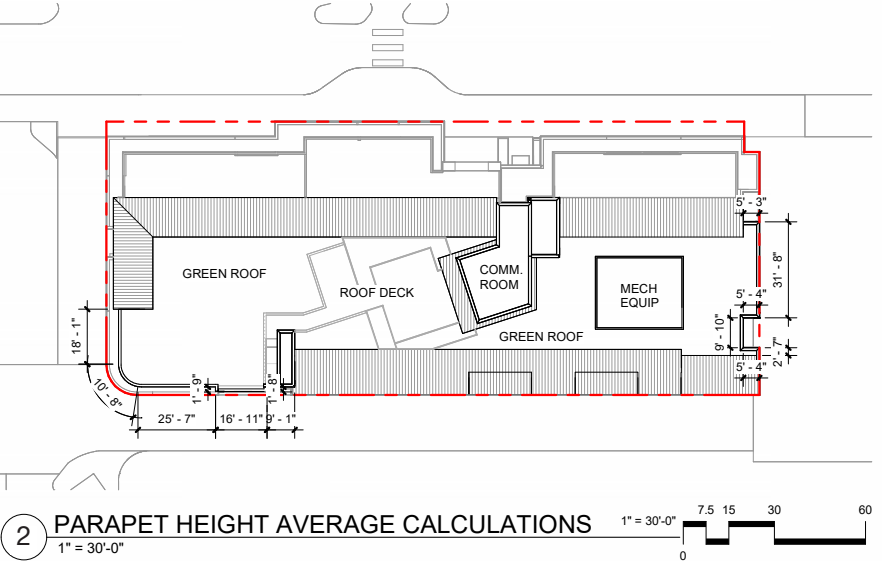
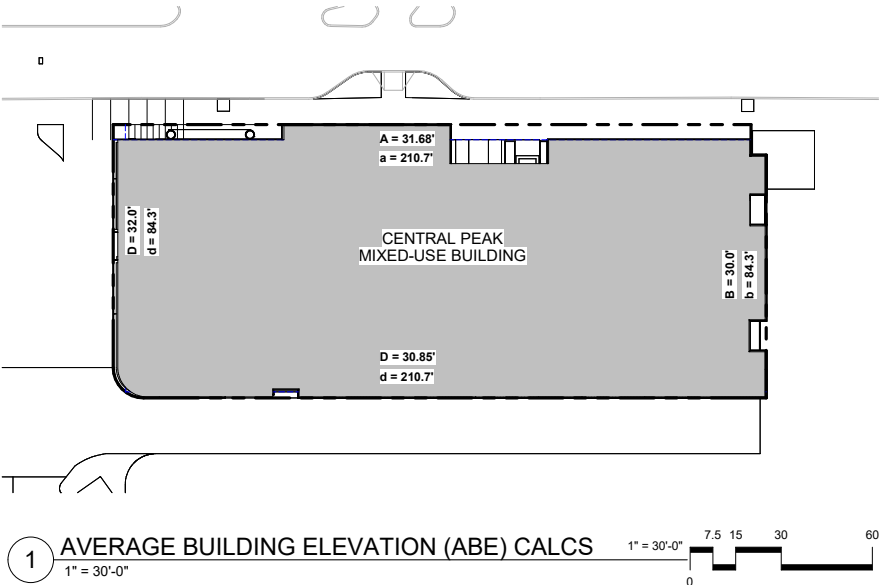
$$= \frac{(31.68' \times 210.7') + (30.0' \times 84.3') + (30.85' \times 210.7') + (32.0' \times 84.3')}{210.7' + 84.3' + 210.7' + 84.3'} = \frac{18,401.5'}{590'} = 31.1889$$

- AVERAGE BLDG ELEVATION = 31.1889'
- BUILDING HEIGHT LIMIT = 76.188' = 76'-2 1/4"

### LOT COVERAGE CALCULATION

TOTAL LOT AREA:	19,279 SF
BUILDING IMPERVIOUS:	19,279 SF
HARDSCAPE SURFACE:	0.00 SF
EASEMENT:	1,830 SF

LOT COVERAGE PROPOSED =  
17,861 - 1,830 = 16,031 SF (83%)

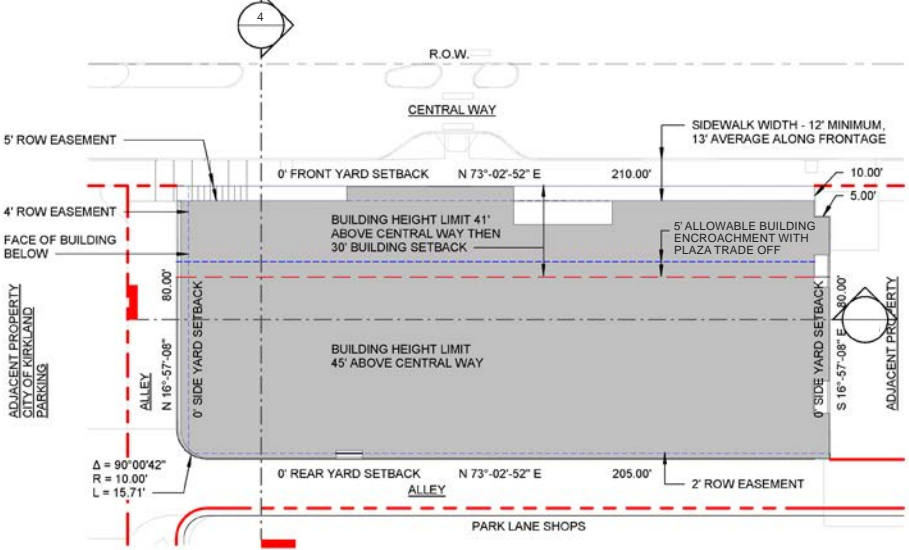
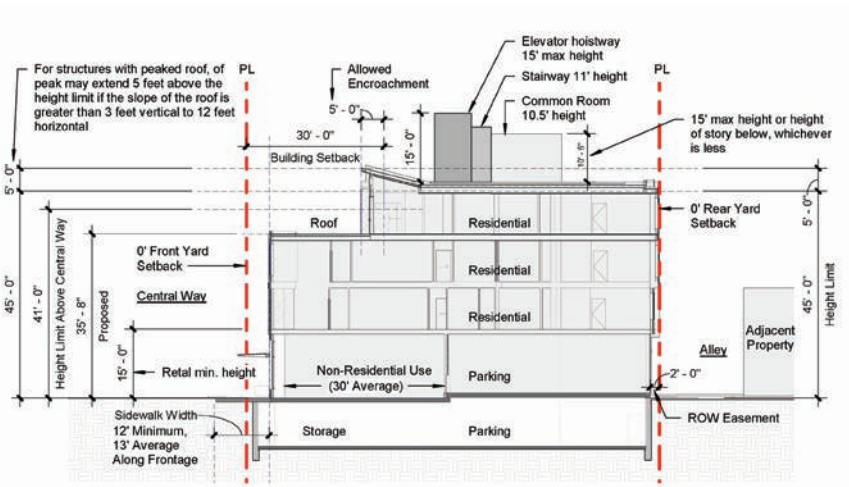


### PARAPET HEIGHTS AVERAGE CALCULATION:

BUILDING HEIGHT PROVISIONS IN THE CBD 1A PER 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."

$$\text{Average height} = [(11 \times 12'') + 3' - 8''] / 12 = 176/12 = 15''$$



# ZONING COMPLIANCE SUMMARY

Lot Coverage Allowed: 100%

Lot Coverage Proposed: 83%

Required Setbacks: Noted Below

Setbacks Proposed: 25' Upper Story Setback

- No property line setbacks. Upper Story setback requirements related to height.
- The Design Review Board is authorized to allow a reduction of the required upper story setback by no more than five feet subject to the following: Each square foot of additional building area proposed within the setback is offset with an additional square foot of public open space (excluding area required for sidewalk dedication) at the street level.
  - The public open space is located along the sidewalk frontage and is not covered by buildings.
  - For purposes of calculating the offsetting square footage, along Central Way, the open space area at the second and third stories located directly above the proposed ground level public open space is included. Along all other streets, the open space area at the second story located directly above the proposed ground level public open space is included.
  - The design and location is consistent with applicable design guidelines.
- The Design Review Board is authorized to allow rooftop garden structures within the setback area.

**DEPARTURE REQUEST**

Pursuant to KZC Section 50.10.5, we are requesting from the DRB a reduction of the required upper story setback by no more than five feet. The building square footage, within the setback will be offset by public open space at street level and comply with applicable design guidelines. Plaza area open to sky = 343 SF X 3 Levels = 1,029 SF within upper setback.

Ground Floor Use Required:

- Except along alleys and similar service access streets, the street level floor of all buildings shall be limited to one or more of the following uses: Retail; Restaurant or Tavern; Banking and Related Financial Services; Entertainment, Cultural and/or Recreational Facility; Parks; Government Facility; or Community Facility.
- The required uses shall have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building on the abutting right-of-way, not including alleys and similar service access streets).
- The Design Review Board may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the retail frontage will maximize visual interest.
- Lobbies for residential, hotel, and office uses may be allowed within this space subject to applicable design guidelines.

Ground Floor Use Proposed:

- Retail; Restaurant or Tavern along Street Frontage. Parking along alleys
- Residential Lobby

Sidewalks Required: 12' Minimum Width, 13' Average Width  
Sidewalks Proposed: 12' Minimum Width, 13' Average Width

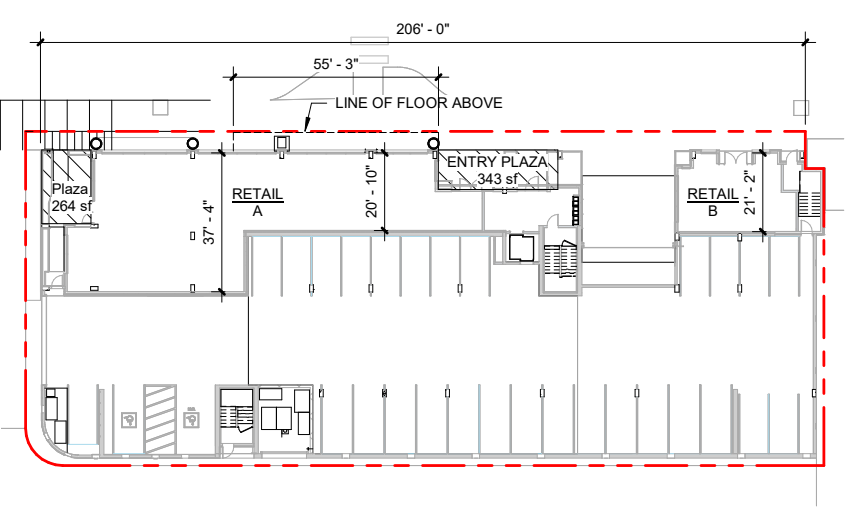
Where public improvements are required by Chapter 110 KZC, sidewalks on pedestrian-oriented streets within CBD 1A and 1B shall be as follows: Sidewalks shall be a minimum width of 12 feet. The average width of the sidewalk along the entire frontage of the subject property abutting each pedestrian-oriented street shall be 13 feet. The sidewalk configuration shall be approved through D.R.

GROSS AREA CALCULATION

Level	Name	Area
PARKING LEVEL		
PARKING LEVEL	Parking - Resid.	13373 SF
PARKING LEVEL	Storage & Utilities	1497 SF
PARKING LEVEL	Circulation	368 SF
PARKING LEVEL	Circulation	201 SF
PARKING LEVEL	Storage	270 SF
		15709 SF
FIRST FLOOR		
FIRST FLOOR	Retail-A	3215 SF
FIRST FLOOR	Retail-B	668 SF
FIRST FLOOR	Parking - Commercial	11245 SF
FIRST FLOOR	Circulation	194 SF
FIRST FLOOR	Circulation	267 SF
FIRST FLOOR	Lobby	522 SF
FIRST FLOOR	Trash	280 SF
FIRST FLOOR	Circulation	163 SF
		16554 SF
SECOND FLOOR		
SECOND FLOOR	Circulation	1657 SF
SECOND FLOOR	Residential	15174 SF
		16832 SF
THIRD FLOOR		
THIRD FLOOR	Residential	15355 SF
THIRD FLOOR	Circulation	1655 SF
		17009 SF
FOURTH FLOOR		
FOURTH FLOOR	Circulation	1383 SF
FOURTH FLOOR	Residential	5276 SF
		6660 SF
ROOF FLOOR		
ROOF FLOOR	Common	549 SF
ROOF FLOOR	Circulation	258 SF
		807 SF
		73571 SF

Total Plaza Area = 264 SF + 343 SF = 607 SF

Plaza Area Open to Sky = 343 SF  
X 3 levels = 1,029 SF within upper story setback

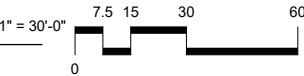


CANTILEVERED PORTIONS OF THE BUILDING OVER THE SIDE WALK NOT TO EXCEED MORE THAN 1/3 OF THE LENGTH OF BUILDING FACADE:  
206'-0" x 1/3 = 68'-8"  
55'-3" < 68'-8" OK

AVERAGE COMMERCIAL DEPTH:

RET. =  $\frac{37'-4" + 20'-10" + 21'-2"}{3}$   
=  $\frac{79'-4"}{3}$  = 26'-5" OK  
(with approved departure)

1 FIRST FLOOR - CALCULATIONS DIAGRAM  
1" = 30'-0"



**DEPARTURE REQUEST - GROUND FLOOR WIDTH REDUCTION**

The depth of the parcel is 90' but due to the public benefit easements along Central Way and the south alley, the effective depth is 83'. The development is challenged to provide publicly accessible parking and robust retail within the effective depth of the parcel. We request a departure from the 30' average depth to 25' average depth.

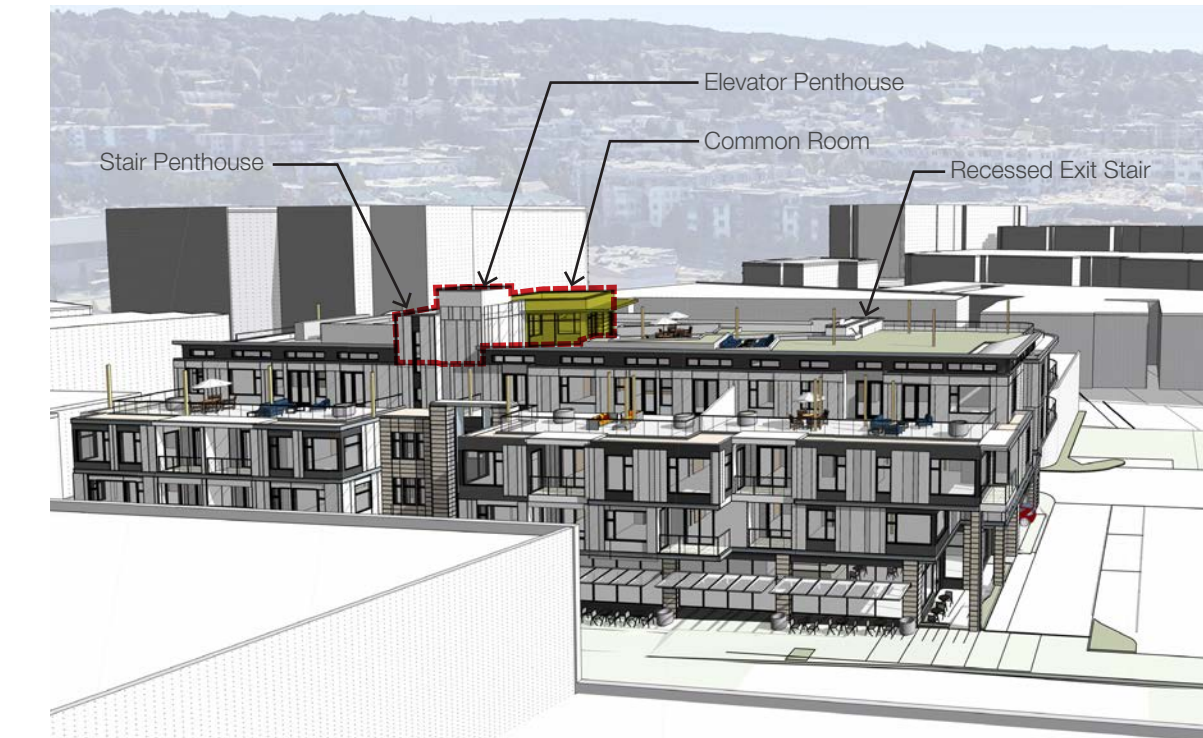
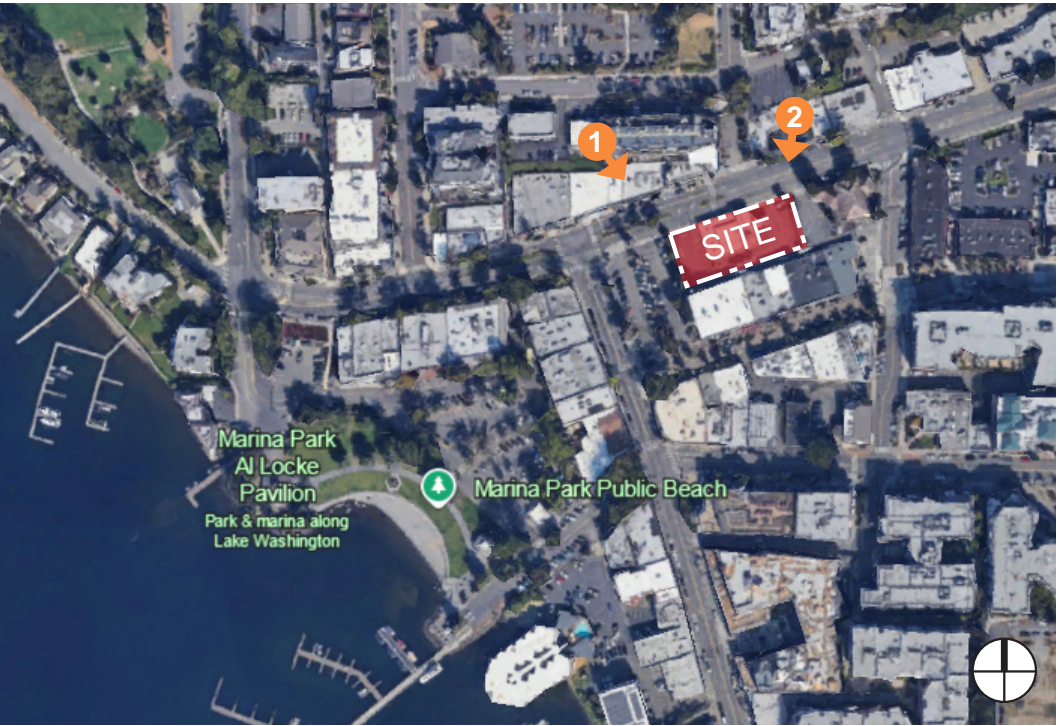
The development will maximize visual interest along the frontage with highly transparent storefronts along Central Way with glazing beginning 2' above grade to 12'+ above grade. Outdoor seating and planters extend the retail/activity zone beyond the face of the storefront further enhancing the visual interest.



# ZONING COMPLIANCE SUMMARY

## Rooftop Amenities and Rooftop Common Rooms

The size, location, and orientation of the proposed rooftop common room is designed to minimize impacts to views from adjoining properties. Integrated into the building design, the Common Room will include transparent windows comprising at least 75% of the facade between 2' and 7' above floor level. A landscaped green roof equal to or greater than the square footage of the rooftop common room will be provided as the public benefit item.



1 PERSPECTIVE VIEW FROM MARINA HEIGHTS



2 PERSPECTIVE VIEW LOOKING SOUTHWEST AT APPROX ELEV 82'6"

# ZONING COMPLIANCE SUMMARY

## PARKING

### RESIDENTIAL PARKING REQUIRED:

Stacked or attached dwelling units:  
1.2 stall per studio  
1.3 stall per 1 bedroom  
1.6 stall per 2 bedroom  
1.8 stall per 3 or more bedroom

Guest parking 10% of the total required for dwelling units

Total 1 bedroom: 6 @ 1.3 stalls per unit = 7.8 = 8 stalls  
Total 2 bedroom: 17 @ 1.6 stalls per unit = 27.2 = 28 stalls  
Total 3 bedroom: 3 @ 1.8 stalls per unit = 5.4 = 6 stalls  
**TOTAL STALLS REQUIRED FOR RESIDENTIAL UNITS: 42**

**Guest parking required:  $42 \times 10\% = 4.2 = 5$  stalls**

### Nonresidential parking required

Retail establishment: 1 stall per 350 SF of GFA  
Restaurant: 1 stall per 125 SF of GFA

Scenario 1 - parking calculation for retail use @ 1/350:

Retail A area 2,815 SF  
Retail B area 581 SF  
Total retail: 3,396 SF

Retail parking required:  $3,396 \text{ SF} / 350 = 10$  stalls

**Scenario 1 total parking required:  $10 + 42 + 5 = 57$  stalls**

Scenario 2 - parking calculation for restaurant/retail uses:

Area A (restaurant) =  $2,815 \text{ SF} / 125 = 23$  stalls  
Area B (retail) =  $581 \text{ SF} / 350 = 2$  stalls  
Scenario 2 stalls required: = 25 stalls

**Scenario 2 total parking required:  $25 + 42 + 5 = 72$  stalls**

**Total parking provided: 74 stalls**

### ACCESSIBLE PARKING STALLS REQUIRED (INCL. VAN STALL(S)):

**Residential: based on 2 Type A units provided.**

1 stall per Type A unit unless fewer stalls than units (then 2%)

IBC requires 1 accessible stall per Type A unit =  
**2 acc. stalls provided**

IBC requires 1 van accessible stall per six or fraction =  
**1 van stall provided**

**Retail & visitor: based on 30 total retail/visitor stalls provided.**

Per table 1106.2, 26 to 50 stalls =  
**2 acc. stalls required/provided**

IBC requires 1 van accessible stall per six or fraction =  
**1 van stall required/provided**

**Total req'd = 2 res. Stalls + 2 retail / visitor stalls = 4 total  
(2 vans - min vertical clearance 98", per ANSI ICC 2017)**

PARKING SCHEDULE					
Level	COUNT	STALL DIMENSION	ADA	TYPE	Phase Created
PARKING LEVEL - RESIDENTIAL ONLY RESTRICTED ACCESS					
PARKING LEVEL	1	ADA Parking Stall - ADA van Stall	ADA-VAN	STANDARD	New Construction
PARKING LEVEL	1	ADA Parking Stall Standard - Single Stripe	ADA	STANDARD	New Construction
PARKING LEVEL	21	Parking Stall Compact - Single Stripe		COMPACT	New Construction
PARKING LEVEL	21	Parking Stall Standard - Single Stripe		STANDARD	New Construction
44					
FIRST FLOOR - RETAIL AND GUEST ONLY					
FIRST FLOOR	1	ADA Parking Stall - ADA van Stall	ADA-VAN	STANDARD	New Construction
FIRST FLOOR	1	ADA Parking Stall Standard - Single Stripe	ADA	STANDARD	New Construction
FIRST FLOOR	15	Parking Stall Compact - Single Stripe		COMPACT	New Construction
FIRST FLOOR	13	Parking Stall Standard - Single Stripe		STANDARD	New Construction
30					
Grand total	74				

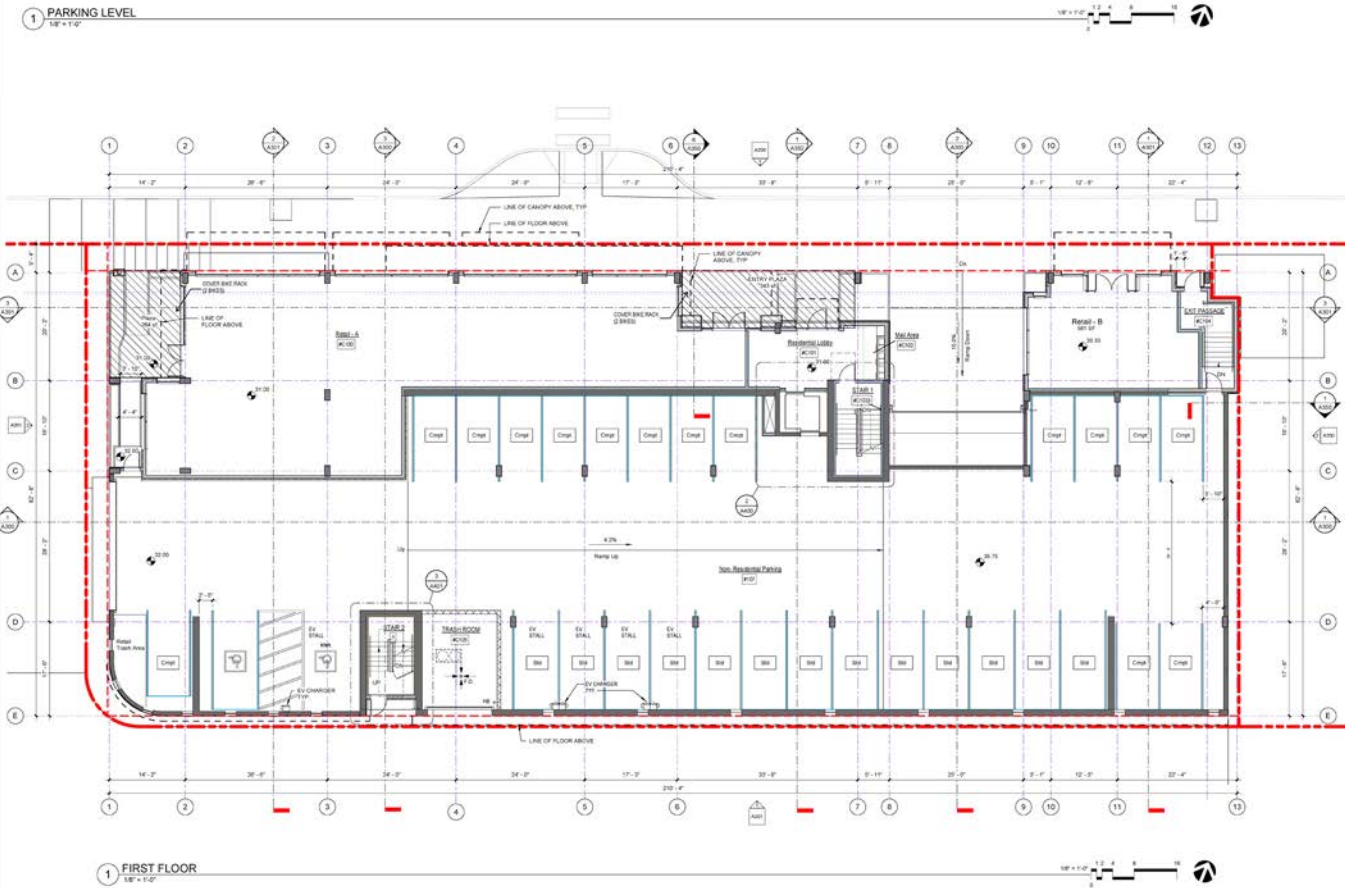
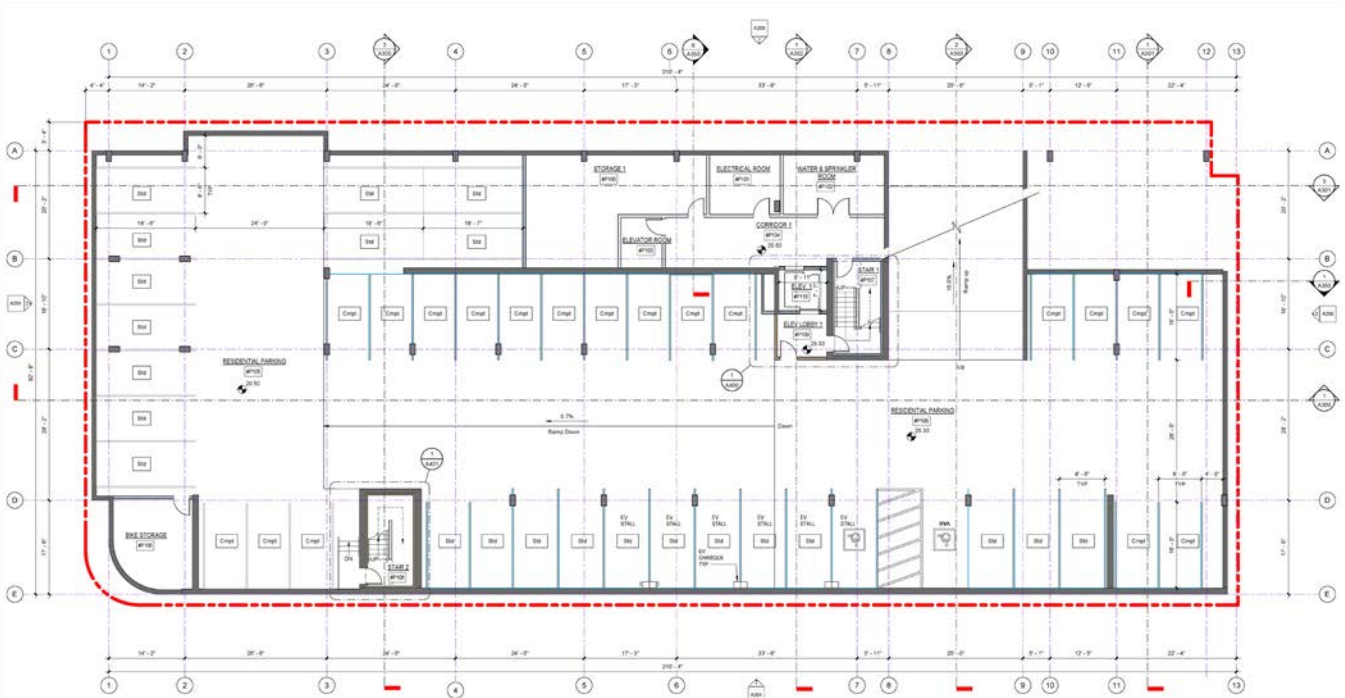
### Bicycle parking required

Provide 1 bicycle space for every 12 required vehicle parking spaces

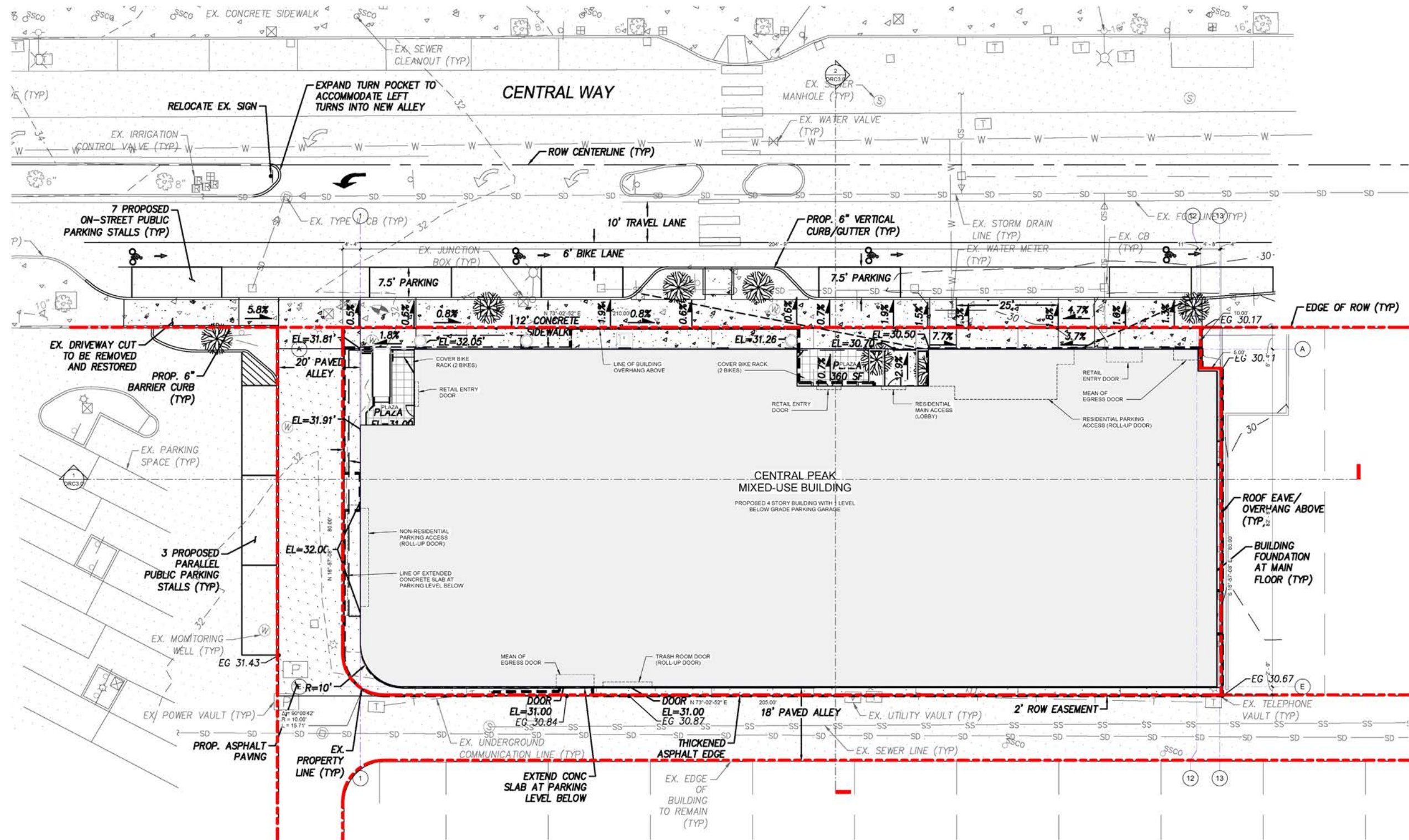
Required vehicle spaces:  $69 / 12 = 6$  bicycle parking spaces

**Bicycle parking provided:** residential  $42 + 5 / 12 = 4$  bicycle parking spaces  
commercial  $22 / 12 = 2$  bicycle parking spaces

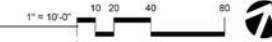
Bicycle parking must be conveniently located - w/in 50 feet of exterior entry for all uses and w/in 50 feet of retail entrances.



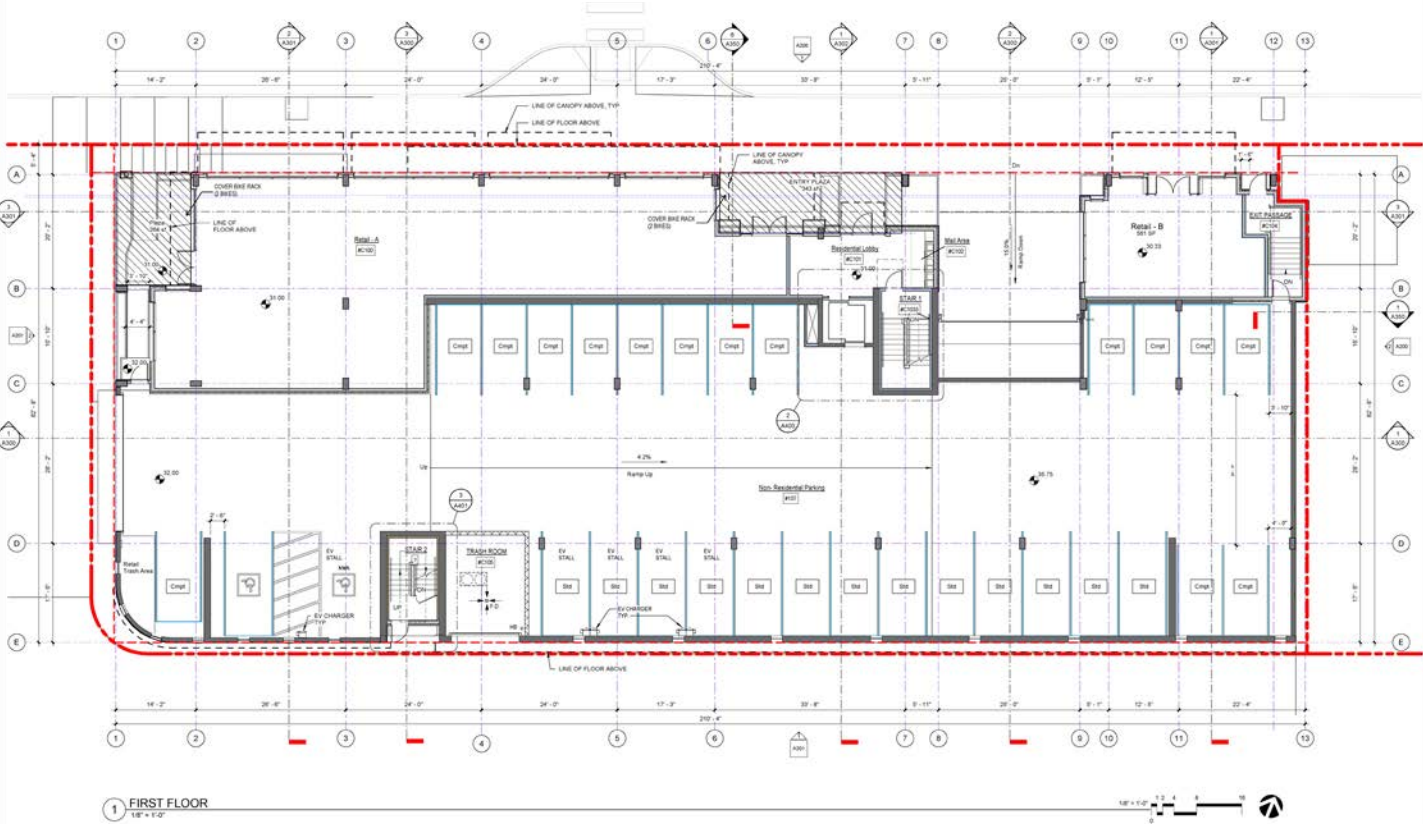
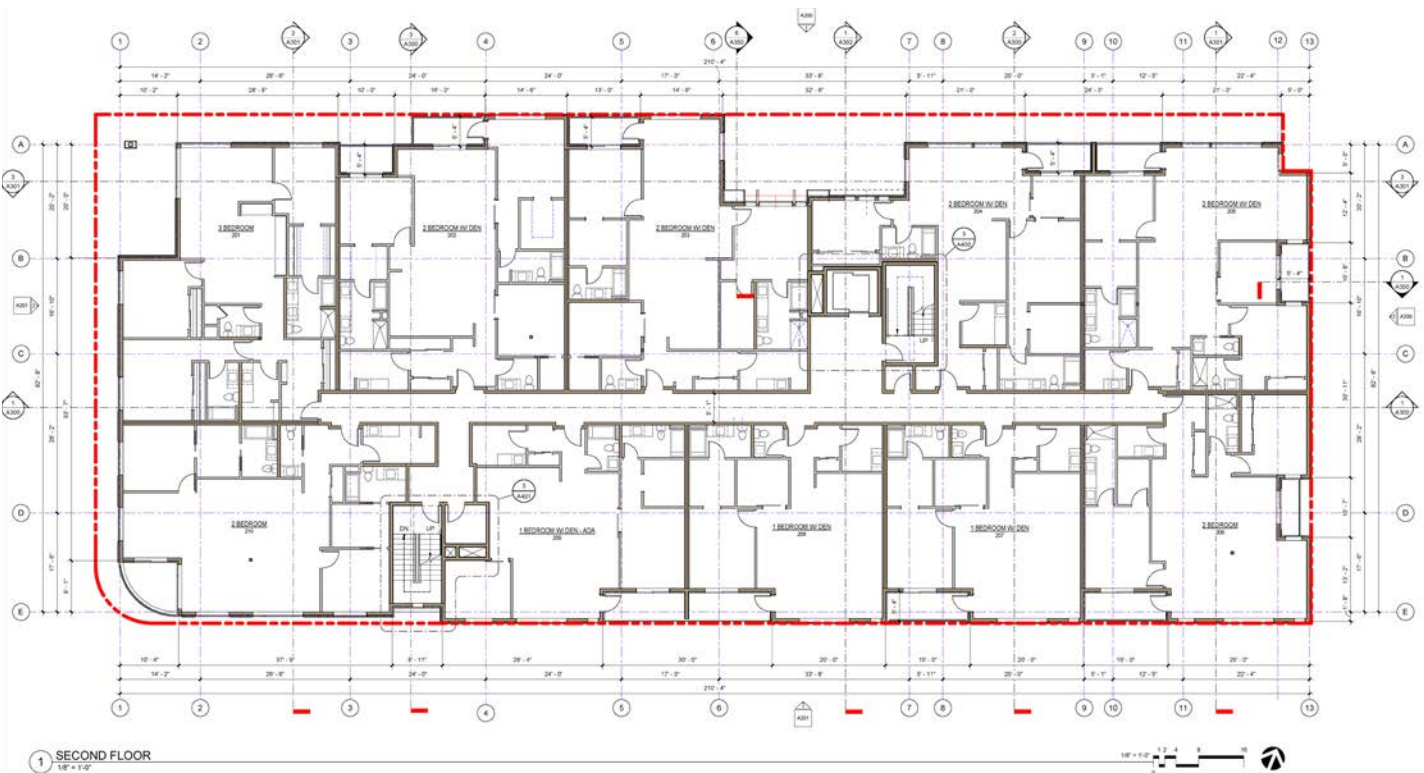
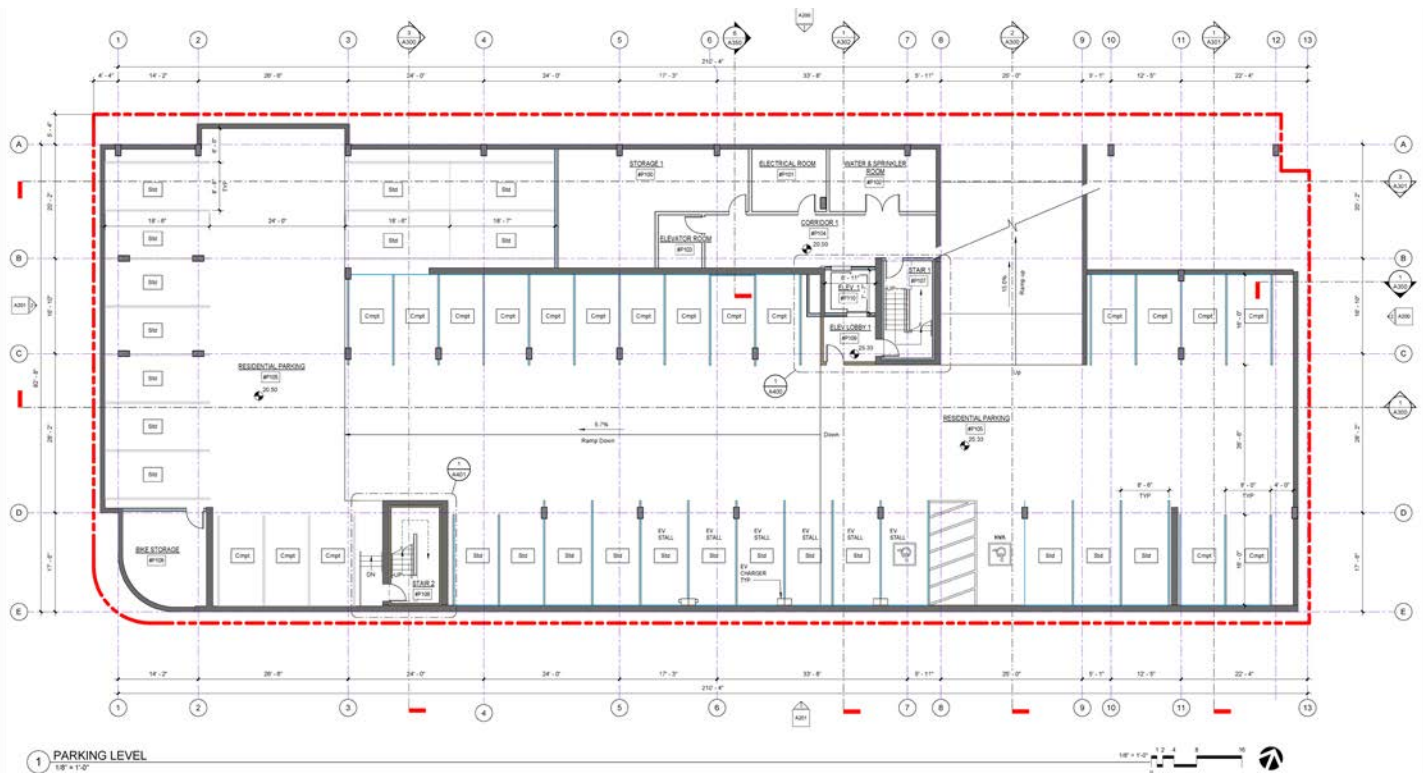
# SITE PLAN



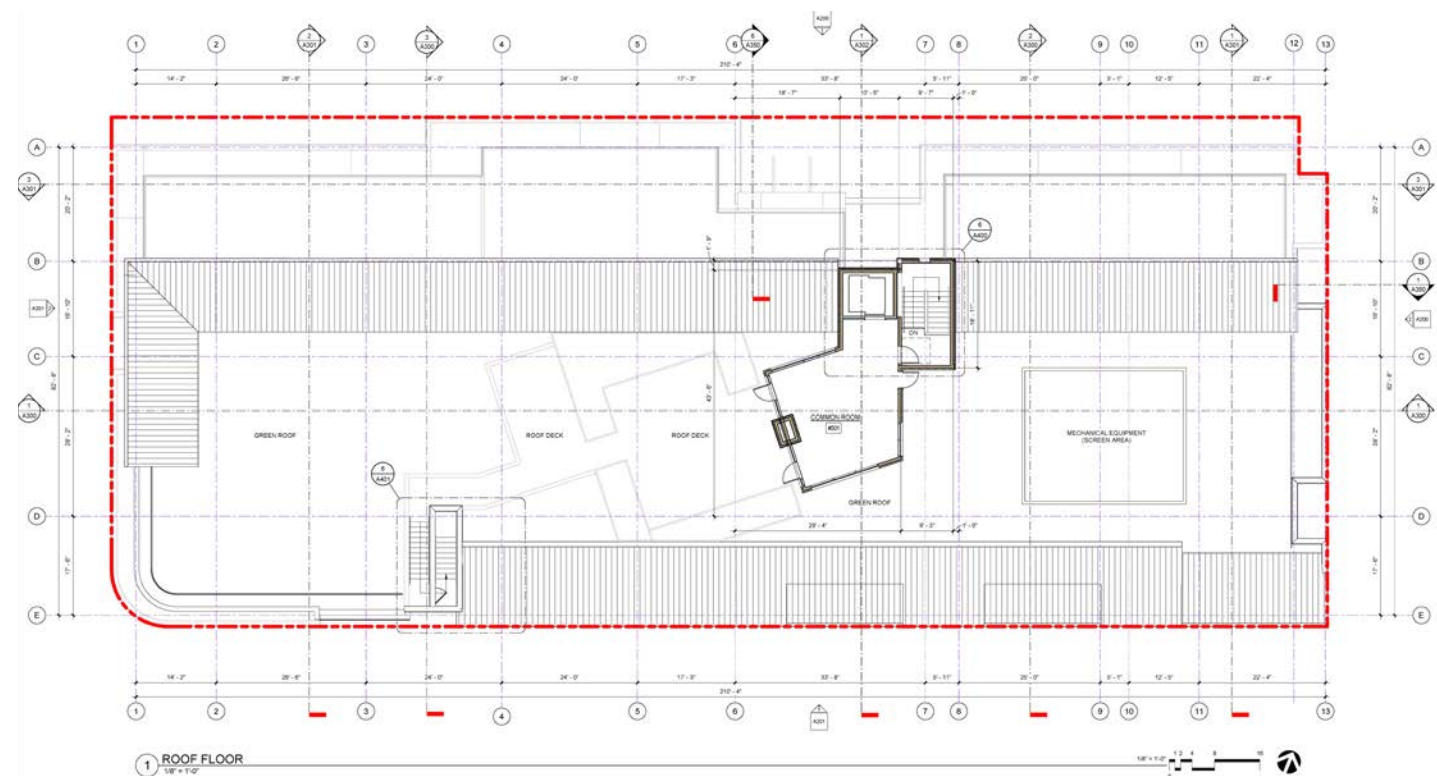
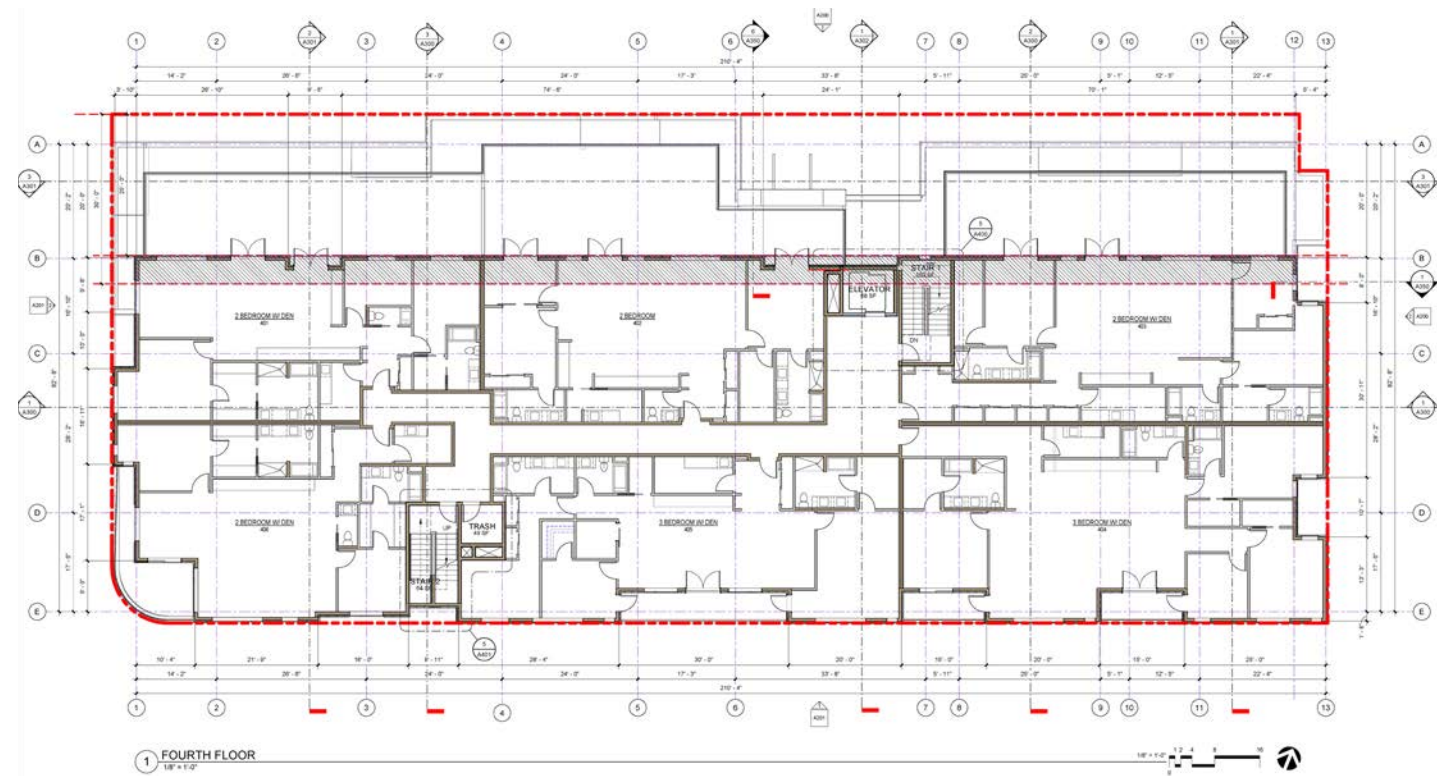
1 SITE PLAN  
1" = 10'-0"



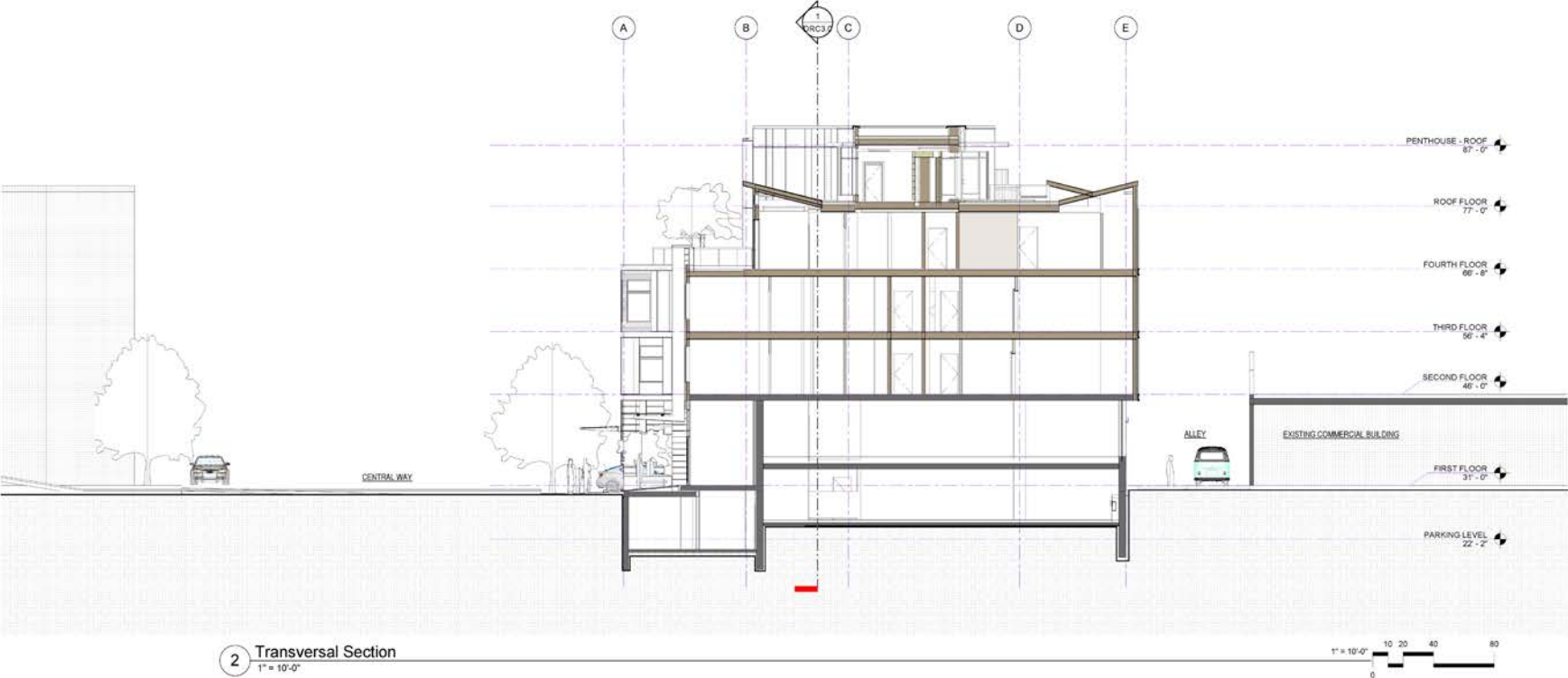
# FLOOR PLANS



# FLOOR PLANS

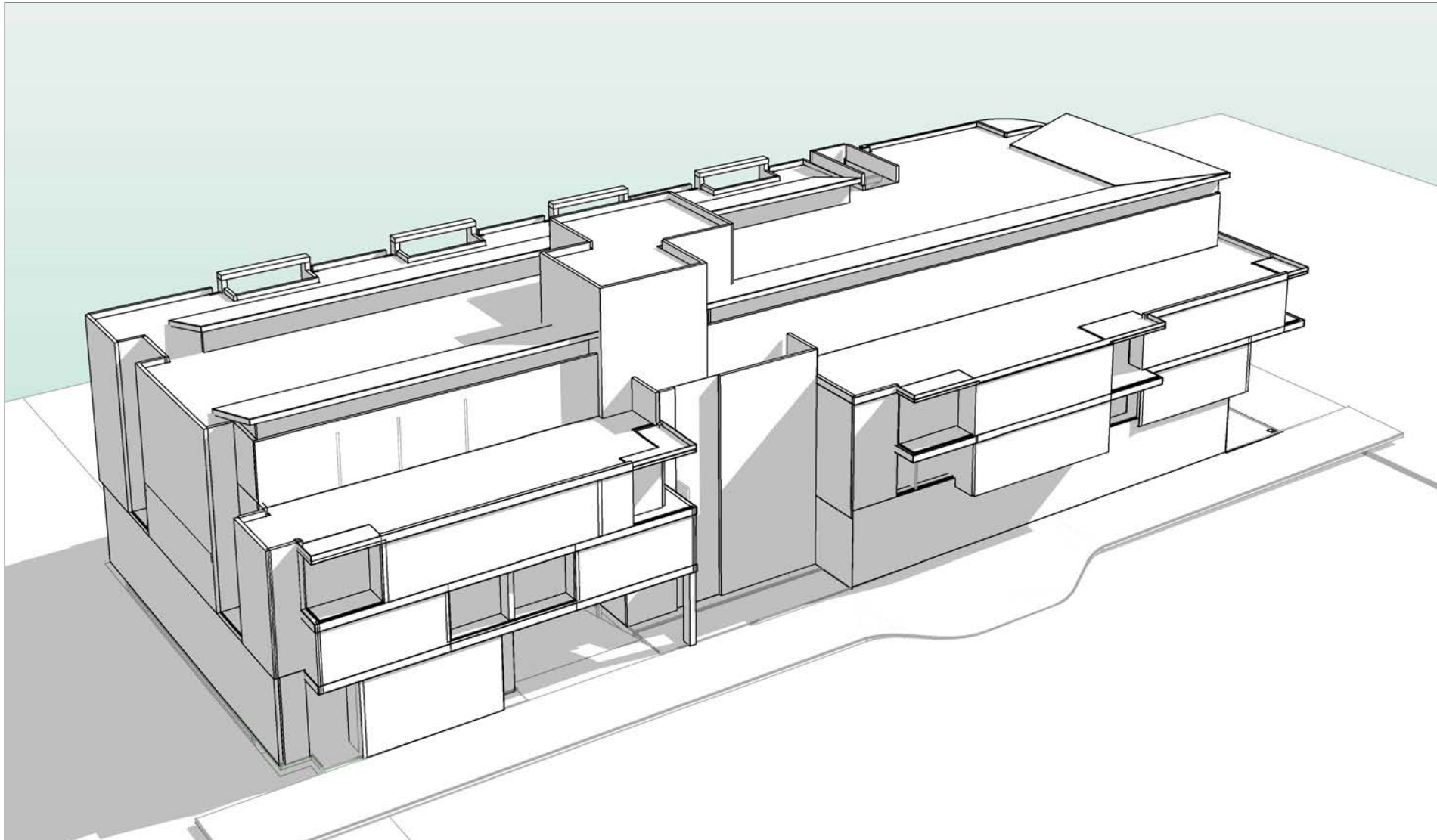


# BUILDING SECTIONS



# PREFERRED OPTION - RECAP

## MASSING OPTION C - PREFERRED CENTRAL AND WEST PLAZAS W/ PEAKED ROOF LINE AND HORIZONTAL FORMS



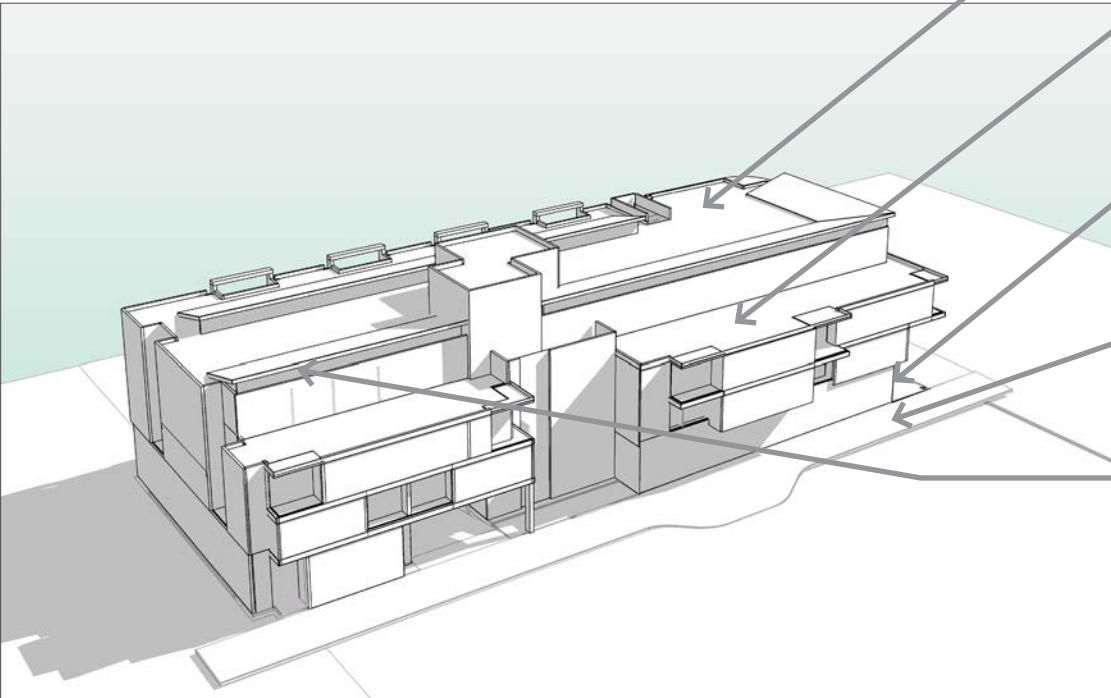
### PROS:

- Central and NW plazas provide public amenities and enhancement for retail
- Façades are given scale and articulation with a distinctive horizontal expression
- Contrasting vertical element gives prominence to residential entry
- Sloping roof forms add architectural variety to roofline
- Variation in balcony recesses @ north façade add architectural character

# PREFERRED OPTION - BOARD FEEDBACK



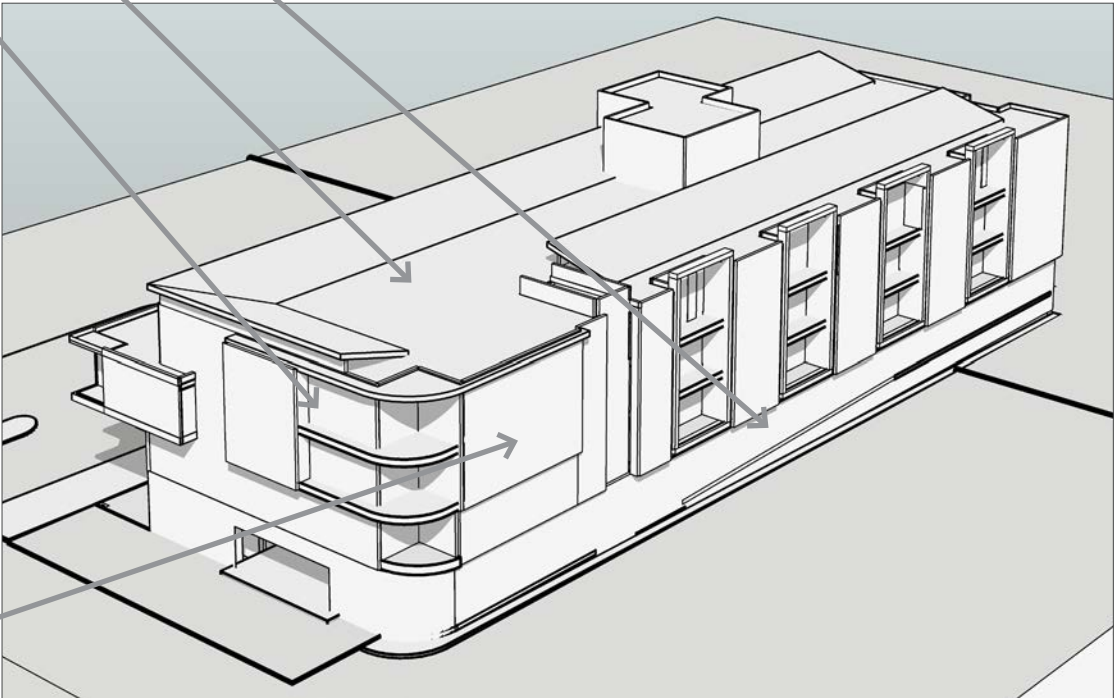
NORTHEAST VIEW



NORTHEAST AERIAL



NORTHWEST VIEW



SOUTHWEST AERIAL

Provide vertical modulation to add variety and visual relief to the long facade.

Centrally located, pedestrian-oriented plaza open to the sky enhances the building modulation and reduces the apparent mass of the building.

Use corner Plaza for visual punctuation and enhanced pedestrian environment

Provide public improvements and site features such as lighting, benches, and other elements that enhance the character of the frontage.

Address Blank Wall treatment - potential canvas for art, murals or landscaping

Give design consideration to rooftop and terrace elements as this will be visible from neighboring buildings.

Implement design techniques to reduce mass of building and introduce elements that support a good human scale. Give careful consideration to fenestration patterns and deck placement and size.

Provide pedestrian oriented elements including weather protection, amenities, human scale elements, and pedestrian-friendly building fronts.

Provide a sidewalk width to accommodate a Movement zone. Minimize fixed elements and landscape planters that may interfere with pedestrian movement.

Emphasize horizontality of the building with a strong base and a visually distinctive roof line treatment

Give thoughtful consideration to alley facade anticipating future residential development to the south and an alley way that serves as more than just a utilitarian function.

# DESIGN GUIDELINES ANALYSIS

DESIGN GUIDELINE	DESIGN RESPONSE
Pedestrian-Oriented Element – Wider Sidewalks	
A sidewalk should support a variety and concentration of activity yet avoid overcrowding and congestion. The average sidewalk width should be between 10’ and 18’. New buildings on pedestrian-oriented streets should be set back a sufficient distance to provide at least 10’ of sidewalk. If outdoor dining, seating, vending, or displays are desired, an additional setback is necessary.	The development includes a 5’ wide sidewalk easement along the Central Way frontage to accommodate a 13’ wide minimum average sidewalk. This width accommodates the 10’ wide Movement/Activity zone and the 3’ wide Curb Zone.
Pedestrian-Oriented Element – Storefronts	
Storefronts along pedestrian-oriented streets should be highly transparent with windows of clear vision glass beginning no higher than 2’ above grade to at least 10’ above grade. Windows should extend across, at a minimum, 75% of the façade length. Continuous window walls should be avoided by providing architectural building treatments, mullions, building modulation, entry doors, and/or columns at appropriate intervals.	Clear-glazed storefront system with 24” average sill height is proposed for the length of the Central Way frontage. Glazing extends 12’ above the sidewalk level for a high degree of transparency. The storefront is modulated with vertical mullions and building columns.
Pedestrian-Oriented Element – Lobbies	
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.	The treatment of the residential entry and related lobby is minimized to support the continuity of the retail character of the frontage.
Pedestrian-Oriented Element – Pedestrian Covering	
Awnings or canopies should be required on facades facing pedestrian-oriented sidewalks. A variety of styles and colors should be encouraged on pedestrian-oriented streets, and a more continuous, uniform style encouraged for large developments on entry arterial streets.	7’ wide canopies with clear and/or etched glass provide spatial enclosure and design interest along the Central Way Frontage. A large entry canopy announces the nonresidential entry at the central plaza that is accented with specialty lighting. A smaller canopy in the plaza shelters the residential entry way.
Pedestrian-Oriented Element – Upper-Story Activities Overlooking the Street	
All buildings on pedestrian-oriented streets should be encouraged to have upper-story activities overlooking the street, as well as balconies and roof decks with direct access from living spaces. Planting trellises and architectural elements are encouraged in conjunction with decks and bay windows. Upper-story commercial activities are also encouraged.	Located on the second and third floors, 5’ deep recessed balconies with direct access to the living space within the residential units overlook the street level below, fostering a safe, human-oriented quality. Private forth floor terraces at the upper level setback also overlook the Central Way streetscape.

DESIGN GUIDELINE	DESIGN RESPONSE
Pedestrian-Oriented Element – Lighting from Buildings	
All building entries should be well lit. Building facades in pedestrian areas should provide lighting to walkways and sidewalks through building-mounted lights, canopy- or awning-mounted lights, and display window lights. Encourage variety in the use of light fixtures to give visual variety from one building facade to the next. Back-lit or internally-lit translucent awnings should be prohibited.	Along the frontage a combination of building-mounted sconces at each column, specialty lighting at plaza areas, and lighting from storefronts creates attractive and effective light source to the sidewalk while fostering safety and security.
Pedestrian-Oriented Element – Plazas	
Successful pedestrian-oriented plazas are generally located in sunny areas along a well-traveled pedestrian route. Plazas must provide plenty of sitting areas and amenities and give people a sense of enclosure and safety.	A 32’ wide by 11’ deep central plaza open to the sky is designed with landscape planters and seating to invite pedestrians. The open space can accommodate tables and seating to complement the adjacent nonresidential space.
	At the northwest corner of the building a covered entry plaza activates the building corner and engages pedestrians approaching the site from Lake Street. This plaza, 14’ wide by 20’ deep, offers a double-height volume that is sheltered from the weather. Areas for seating support activation with the adjacent nonresidential space.
Pedestrian-Oriented Element – Blank Walls	
Blank walls should be avoided near sidewalks, parks, the Cross Kirkland Corridor and Eastside Rail Corridor, and pedestrian areas. Where unavoidable, blank walls should be treated with landscaping, art, or other architectural treatments.	High-quality exterior siding with a subtle variegated pattern, combined with board-formed concrete at the base of the building with openings and inlays bring visual interest to the blank walls. On the south alley, light fixtures in a playful pattern further enhance the visual interest of the façade.
Scale – Fenestration Patterns	
Varied window treatments should be encouraged. Ground floor uses should have large windows that showcase storefront displays to increase pedestrian interest. Architectural detailing at all window jambs, sills, and heads should be emphasized.	Residential-scaled window patterns at the upper floors coupled with recessed decks result in a fenestration pattern that emphasizes the human scale of the building. The window patterns are accentuated with dark gray frames and siding panels enriching the visual complexity of the building facades.
Scale – Architectural elements: Deck, Bay Windows, Arcades, Porches.	
Architectural building elements such as arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, and courtyards should be encouraged.	12’ wide by 5’ deep recessed decks thoughtfully placed around the building identifies the building as residential. Accentuated with glass railings, the decks modulate the façade and create visual interest.

# DESIGN GUIDELINES ANALYSIS

DESIGN GUIDELINE	DESIGN RESPONSE
Scale – Building Modulation – Vertical	
Façades over 120 feet in length should incorporate vertical definition including substantial modulation of the exterior wall carried through all floors above the ground floor combined with changes in color and material.	A strong vertical feature bisects the Central Way façade into two smaller masses. This feature brings focus to the public plaza area and the primary retail entry while adding variety and visual relief to the façade. Linear metal columns with a light feature extending to the fourth level reinforce the verticality of the entry feature.
	Along the south alley, vertical bays with subtle color variation, break the façade into smaller elements reducing the apparent scale of the building massing.
Scale – Building Modulation – Horizontal	
Horizontal building modulation may be used to reduce the perceived mass of a building and to provide continuity at the ground level of large building complexes. Building design should incorporate strong pedestrian-oriented elements at the ground level and distinctive roof treatments.	A horizontal emphasis along the Central Way façade grounds the building giving it a sense of stability and visually reducing the mass. The horizontality is reinforced by a horizontal floor trim feature, the upper floor step back, and the peaked roofline.
Scale – Building Modulation – Upper Story Setback	
Buildings above the second story (or third story where applicable in the Downtown Plan) should utilize upper story step backs to create receding building forms as building height increases, allow for additional solar access, and maintain human scale at the street level. The final arrangement of building mass should be placed in context with existing and/or planned improvements, solar access, important street corners, and orientation with the public realm. A rigid stair step or “wedding cake” approach to upper story step backs is not appropriate. Decks and/or balconies should be designed so that they do not significantly increase the apparent mass of the building within the required upper story setback area.	The fourth floor of the building is setback 25’ from Central way. The design utilizes the trade-off of plaza area for up to 5’ of encroachment into the required setback. The 25’ setback maintains the strong horizontality of the building and creates residential terraces that foster visual access to the street level.

DESIGN GUIDELINE	DESIGN RESPONSE
Scale – Building Cantilevering Over Sidewalks	
Buildings may be allowed to cantilever over sidewalks if a sidewalk dedication and/or easement is required consistent with following guidelines: 1) The total length of cantilevered portions of a building should be no more than 1/3rd of the entire length of the building façade. The cantilevered portions of a building should be spread out and not consolidated in a single area on the building façade. 2) Unobstructed pedestrian flow should be maintained through the subject property to adjoining sidewalks. 3) Space under the building cantilever should appear and function as part of the public realm. 4) The sense of enclosure is minimized.	A portion of the building cantilevers over the sidewalk adding to the visual interest and modulation of the Central Way façade. The cantilever portion is less than 1/3rd the total façade length and the floor level of the cantilever is 15’ above the sidewalk. The sense of the street level experience under the cantilever is maintained as part of the public realm and the sense of enclosure is minimized.
Building Material, Color, and Detail - Color	
Color schemes should adhere to the guidelines enumerated above. The use of a range of colors compatible within a coordinated color scheme should be encouraged.	A thoughtful approach to the design of the building form and color results in a solution with high-quality materials arranged with neutral field colors and contrasting accents. A subtle, variegated-color vertical cementitious panel system creates a field color of neutral tones. Window frames and panels around the frames in a dark gray provide a striking accent.
	Along the alley, three complementary colors are added to the field color bringing vibrancy and delight to the façade.
	Earth tones along the street level intermix with a dark gray storefront providing a refined backdrop for the pedestrian experience.
Building Material, Color, and Detail - Signs	
All signs should be building-mounted or below 12’ in height if ground mounted. Maximum height is measured from the top of the sign to the ground plane. No off-premises commercial signs, except public directional signs, should be permitted. No billboards should be permitted. Signs for individual parking stalls should be discouraged. If necessary, they should not be higher than necessary to be seen above bumpers. Parking lot signs should be limited to one sign per entrance and should not extend more than 12’ above the ground. Neon signs, sculptural signs, and signs incorporating artwork are encouraged. Signs that are integrated with a building’s architecture are encouraged. Shingle signs and blade signs hung from canopies or from building facades are encouraged. Traditional signs such as barber poles are encouraged.	Signage will be building mounted and integral with the design of the building. The locations, design, and mounting will be carefully considered and appropriate for the setting.

# DESIGN RESPONSE - PEDESTRIAN ORIENTED ELEMENTS

## Sidewalk Width, Pedestrian Coverings, Pedestrian - Friendly Building Fronts NW Entry Plaza

The northwest Entry Plaza enhances the connection to Lake Street and provides an engaging design feature at the building corner. The floor levels above the plaza help protect the space from the weather, increasing the comfort and usability of the space through all seasons.

Ramps and steps are provided to transition the pedestrian from the movement of the sidewalk to the respite of the plaza. Plaza engages with the adjacent commercial space with potential for seating and/or benches.

Planting beds create a buffer between the vehicular alley and the plaza.

7' deep, Etched and/or clear glass canopies offer shelter, provide spatial enclosure and add design interest to the streetscape.

Highly transparent storefronts along Central Way with windows of clear glass beginning 2' above grade to 12'+ above grade.

Columns, mullions and varied building materials provide visual interest along the facade.

With a minimum of 12' and average of 13' wide, sidewalks accommodate a movement zone and activity zone.



# DESIGN RESPONSE - PEDESTRIAN ORIENTED ELEMENTS

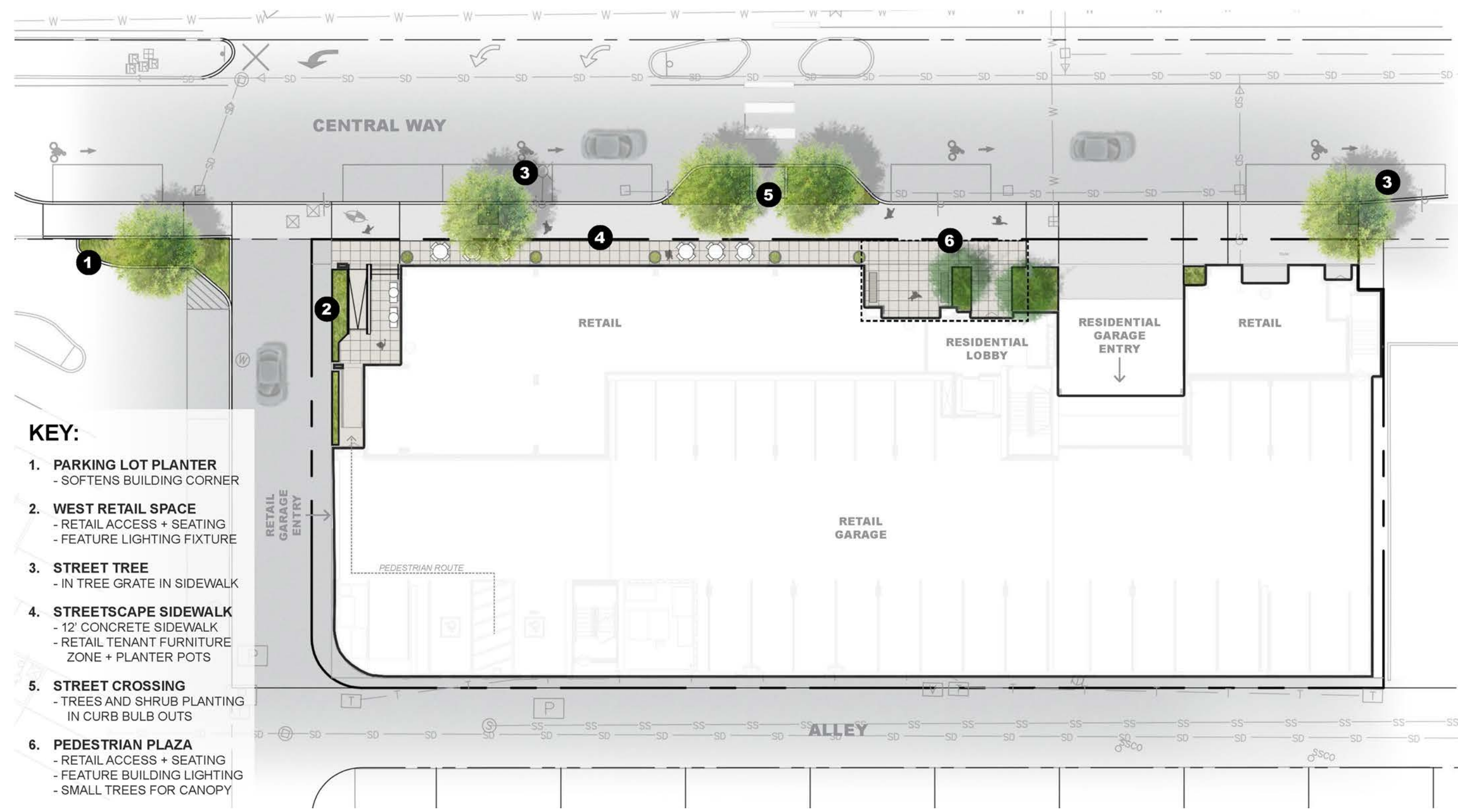
## Central Plaza

The centrally located plaza is barrier-free and offers benches and landscaping for passersby and users of the nearby bus stop. The space is adjacent to the commercial and can support engagement with retailers, street vendors, or other pedestrian-oriented uses.



# DESIGN RESPONSE - PEDESTRIAN ORIENTED ELEMENTS

## Frontage and Plazas Landscape Treatment



# DESIGN RESPONSE - PEDESTRIAN ORIENTED ELEMENTS

## Frontage and Plazas Landscape Design Character - Imagery



METAL PLANTER WALLS



METAL PLANTERS



SUBTLE PAVING CONTRASTS



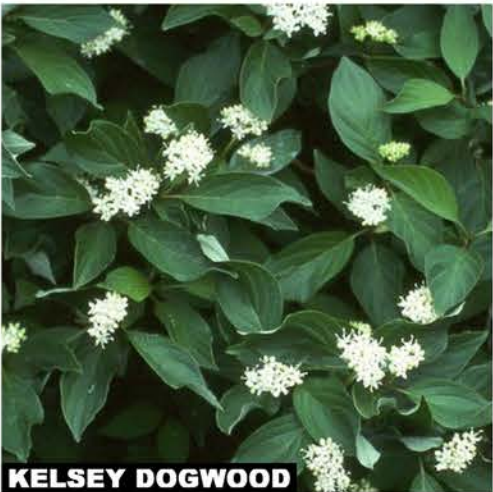
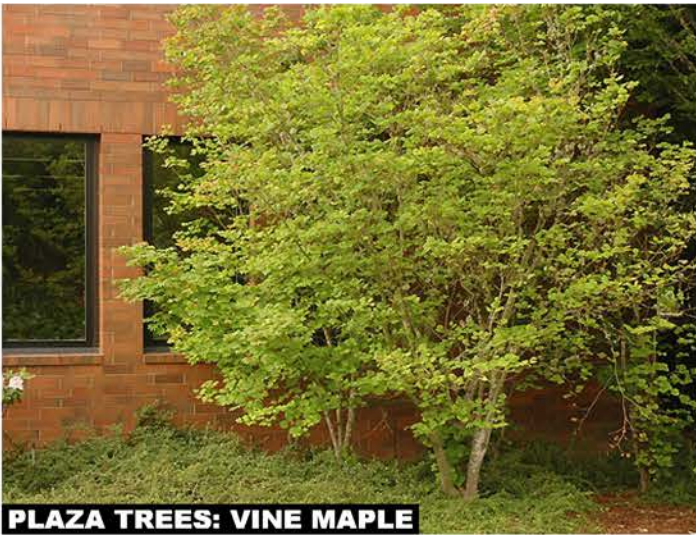
PLAZA BENCHES



RETAIL TENANT FURNITURE

# DESIGN RESPONSE - PEDESTRIAN ORIENTED ELEMENTS

## Frontage and Plazas Landscape Design Character - Pallet



# DESIGN RESPONSE - PEDESTRIAN ORIENTED ELEMENTS

## Lighting - Street



### 1 Decorative Pendant

A single, suspended rectangular feature pendant provides general illumination in plaza.



### 2 Decorative Sconces

Wall sconces with soft illumination establish a rhythm along the building's columns.



### 3 Downlights

Overhead downlighting creates ambient lighting at exit doors with soffits.



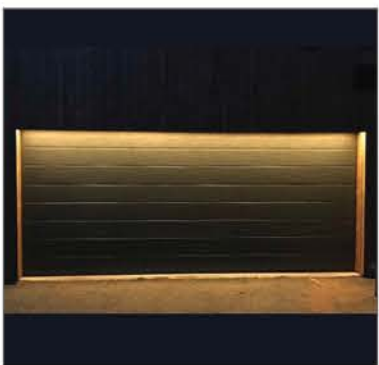
### 4 Entry Canopy

Linear luminaires integrated with the main entry canopy structure invites pedestrians in.



### 5 Garage Entries

Parking entry doors are highlighted via rectilinear lights.



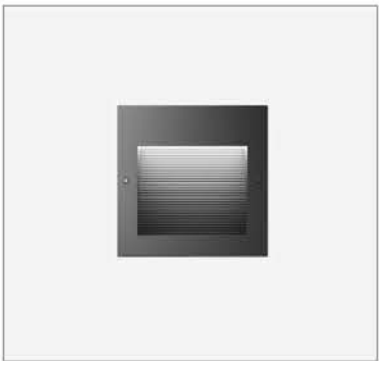
### 6 Residential Entry

Wall mounted sconces bring a softer, subtle quality of light to the residential entrance.



### 7 Steplights

Recessed steplights alternate with area lighting to bring visual interest to the alley.



### 8 Area Lights

Area lighting with the same design language as the adjacent steplights contribute to the alley illumination.



# DESIGN RESPONSE - PEDESTRIAN ORIENTED ELEMENTS

## Lighting - Façade



**Facade Lights**  
Soft linear direct-view luminaires emphasize the main building entrance.



**Entry Canopy Lighting**  
Linear luminaires integrated with the main entry canopy structure invites pedestrians in.



**Decorative Sconces**  
Wall sconces with soft illumination establish a rhythm along the building's columns.



# DESIGN RESPONSE - PEDESTRIAN ORIENTED ELEMENTS

## Blank Wall Treatment



The base of the building along the alley will be finished with board-formed concrete in a visual pattern that complements the upper level ceramic panels.

Vertical openings, inlay with metal grating, punctuate the concrete wall in a playful, rhythmic pattern. A combination of downlight sconces and in-wall louvered fixtures reinforce this playful pattern.

The rhythm of light fixtures combined with illumination from the garage openings provide a glow of light to the alley way.



The eastern facade is treated similarly to the other building facades with a multi-color ceramic clad siding at the residential levels. Variegated panels combined with lightwell recesses, bring visual interest and modulation to the facade.

Board-formed concrete at the base of the building is artfully arranged and accented with ceramic panel inlays.

# DESIGN RESPONSE - PEDESTRIAN ORIENTED ELEMENTS

## Alley Treatment



In consideration of building residents and current and future adjacent neighbors, the alley facade is designed to provide visual interest.

Vertical and horizontal modulation combined with lively fenestration patterns result in a building scale that is sensitive to the surrounding elements.

Variation of color is introduced on the alley facade with each vertical bay displaying a unique palette and personality.



# DESIGN RESPONSE - SCALE



The building design emphasizes a horizontal modulation, grounding the building with a strong base. The horizontality is reinforced by the upper floor step back and the peaked roof line feature.

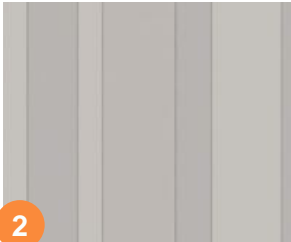
A playful fenestration pattern combined with recessed decks communicate the human scale of the building while providing a visually cohesive character.

# DESIGN RESPONSE - BUILDING MATERIAL, COLOR, AND DETAIL

## Exterior Building Materials



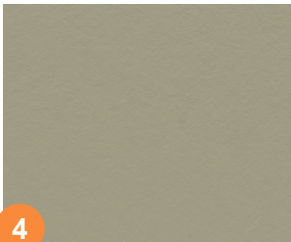
1  
ARCHITECTURAL  
HIGH PERFORMANCE  
CONCRETE PANEL



2  
CERAMIC CLAD PANELS  
- VARIEGATED FIELD  
COLOR



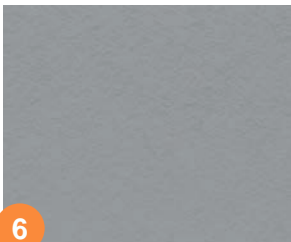
3  
CERAMIC CLAD PANELS  
- TEXTURED CHARCOAL  
GRAY



4  
CERAMIC CLAD PANELS  
- ALLEY VARIEGATED  
ACCENT 1



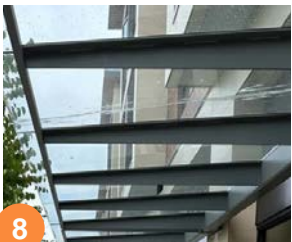
5  
BLACK VINYL WINDOW  
FRAMES



6  
CERAMIC CLAD PANELS  
- ALLEY VARIEGATED  
ACCENT 2



7  
BOARD FORMED  
CONCRETE



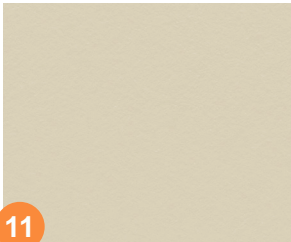
8  
GLASS AND STEEL  
CANOPY



9  
METAL PANEL  
SCREENING



10  
BLACK ANODIZED  
STOREFRONT



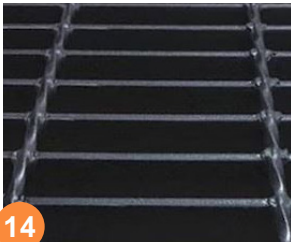
11  
CERAMIC CLAD PANELS  
- ALLEY VARIEGATED  
ACCENT 3



12  
STANDING SEAM METAL  
ROOFING



13  
FRAMED GLASS RAILING

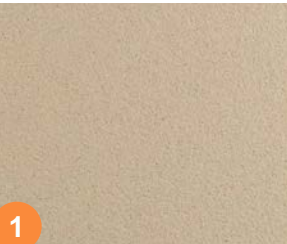


14  
BLACK BAR GRATING  
SCREENS

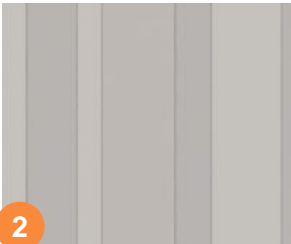


# DESIGN RESPONSE - BUILDING MATERIAL, COLOR, AND DETAIL

## Exterior Building Materials



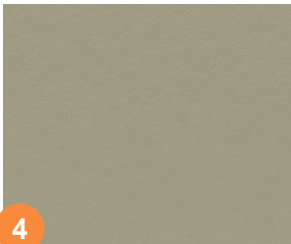
1  
ARCHITECTURAL  
HIGH PERFORMANCE  
CONCRETE PANEL



2  
CERAMIC CLAD PANELS  
- VARIEGATED FIELD  
COLOR



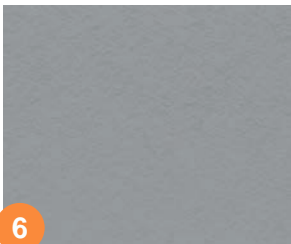
3  
CERAMIC CLAD PANELS  
- TEXTURED CHARCOAL  
GRAY



4  
CERAMIC CLAD PANELS  
- ALLEY VARIEGATED  
ACCENT 1



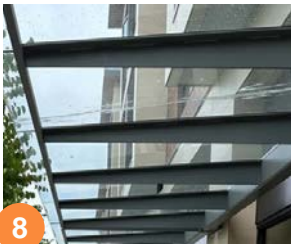
5  
BLACK VINYL WINDOW  
FRAMES



6  
CERAMIC CLAD PANELS  
- ALLEY VARIEGATED  
ACCENT 2



7  
BOARD FORMED  
CONCRETE



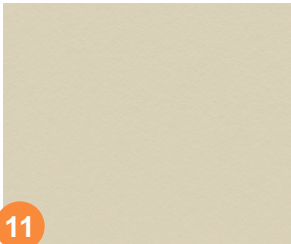
8  
GLASS AND STEEL  
CANOPY



9  
METAL PANEL  
SCREENING



10  
BLACK ANODIZED  
STOREFRONT



11  
CERAMIC CLAD PANELS  
- ALLEY VARIEGATED  
ACCENT 3



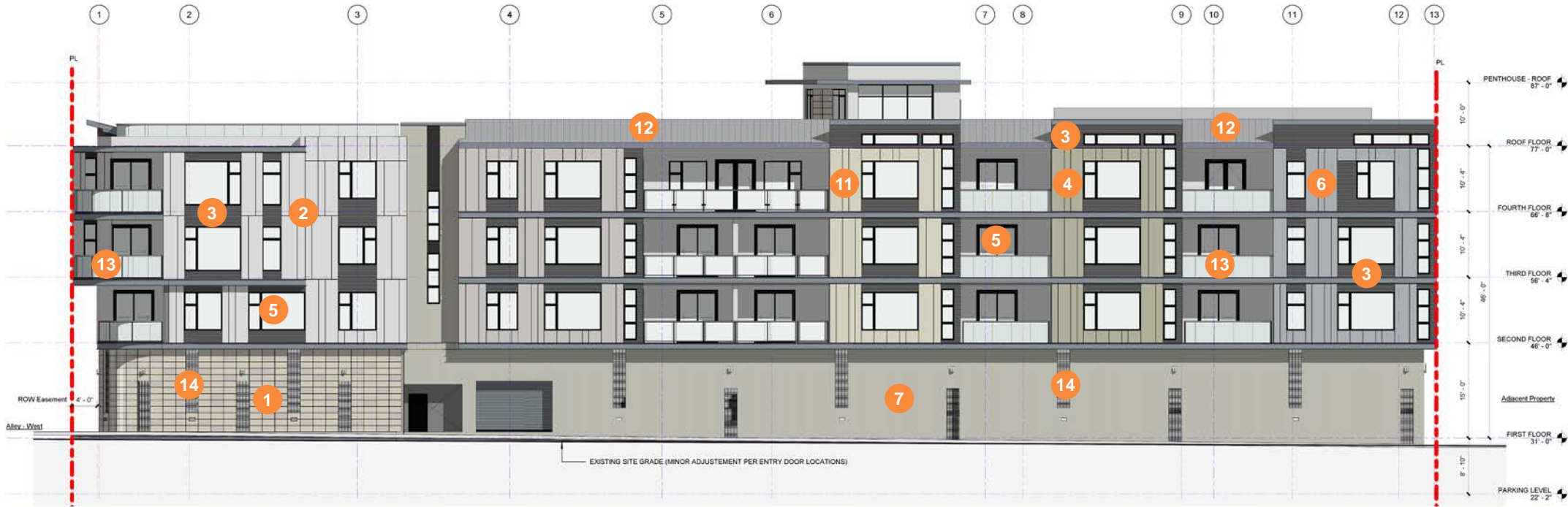
12  
STANDING SEAM METAL  
ROOFING



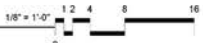
13  
FRAMED GLASS RAILING



14  
BLACK BAR GRATING  
SCREENS



1 SOUTH ELEVATION COLOR  
1/8" = 1'-0"



2 WEST ELEVATION COLOR  
1/8" = 1'-0"



# DESIGN RESPONSE - BUILDING MATERIAL, COLOR, AND DETAIL

## Terrace and Rooftop Treatment



Private 4th floor terraces and a common rooftop amenity for residents result in a visually appealing roof elevation.

Metal panel screen wall visually and acoustically shields mechanical units from adjacent properties.

Green roof provides a field of color.

Metal roofing accents the perimeter of the rooftop deck.

Framed glass railing pattern provides the required safety while maintaining an open quality.

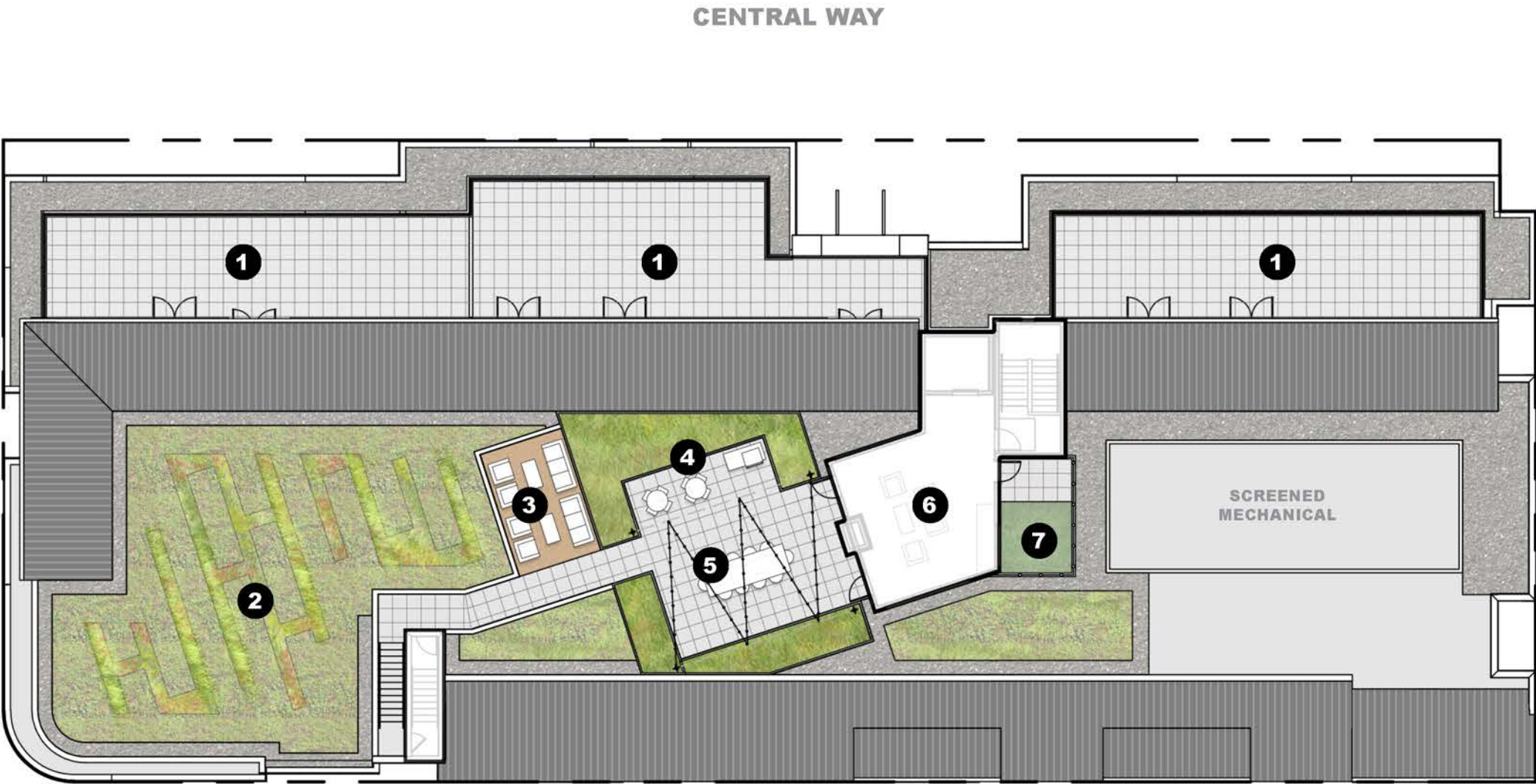
Colorful riverrock around the perimeter and tile pavers at the private terraces provide a refined, finish to the rooftop.

# DESIGN RESPONSE - BUILDING MATERIAL, COLOR, AND DETAIL

## Terrace and Rooftop Landscape Treatment

**KEY:**

- 1. 4TH FLOOR PATIOS
  - W/ DECORATIVE GRAVEL EDGE
- 2. GREEN ROOF
  - FOREGROUND FOR LAKE VIEWS
- 3. LAKE OVERLOOK DECK
  - LOUNGE FURNITURE
  - WOOD DECKING FOR WARMTH
- 4. GRILL LOUNGE
  - STAINLESS STEEL GRILL
  - PLANTER SCREEN TO NORTH
  - DINING FURNITURE
- 5. FORMAL DINING ROOM
  - BANQUET TABLE FURNITURE
  - PLANTER SCREEN TO NORTH
  - OVERHEAD STRING LIGHTING
- 6. ROOF LOUNGE (INTERIOR)
  - LOUNGE FURNITURE
  - DOUBLE SIDED FIREPLACE
  - BAR SINK + COUNTERTOP
- 7. PET RELIEF AREA
  - SCREENED TO NORTH BY STAIR TOWER
  - SMALL TURF AREA W/ UNDERDRAIN SYSTEM



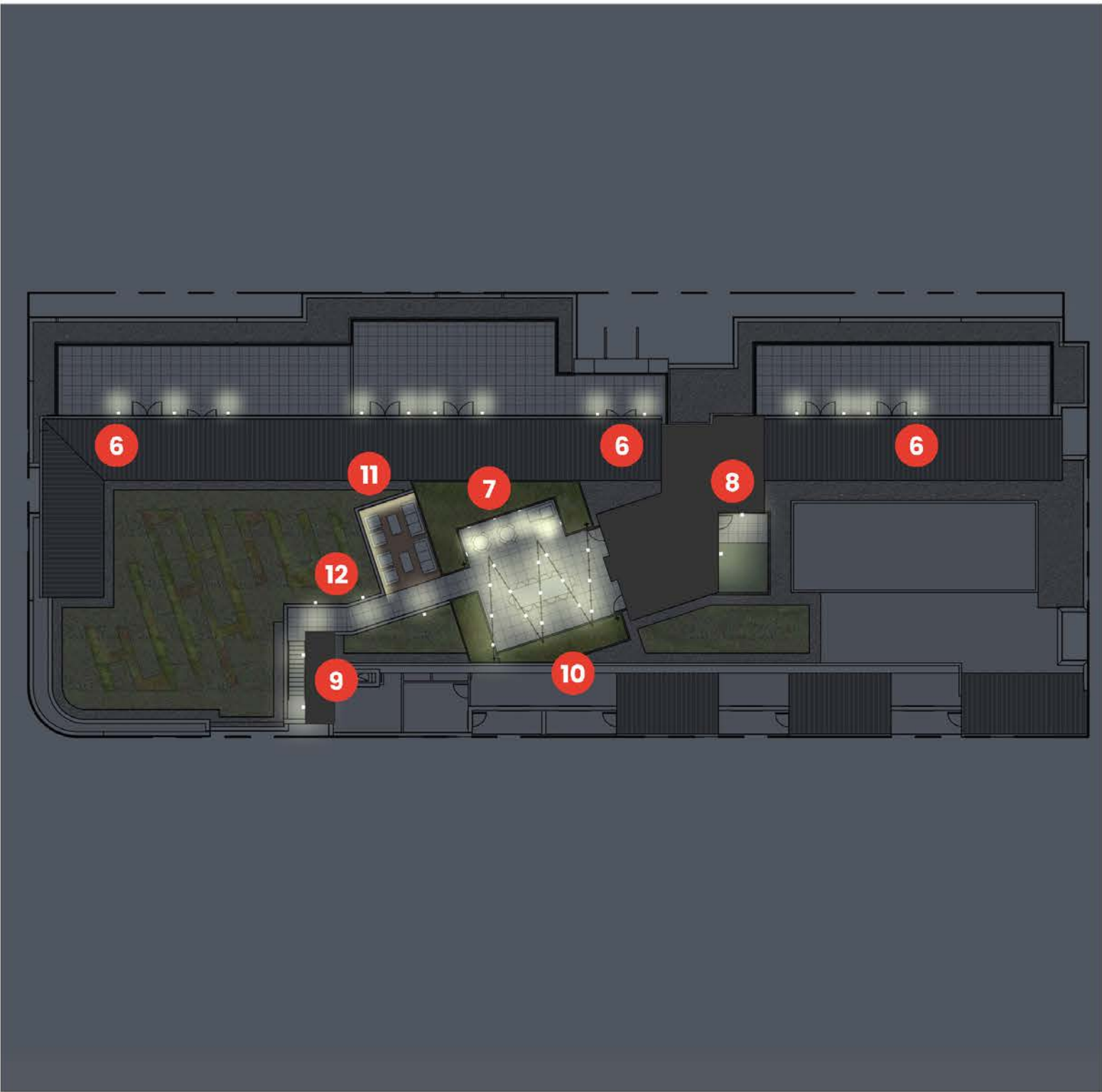
# DESIGN RESPONSE - BUILDING MATERIAL, COLOR, AND DETAIL

## Terrace and Rooftop Landscape Design Character - Imagery



# DESIGN RESPONSE - BUILDING MATERIAL, COLOR, AND DETAIL

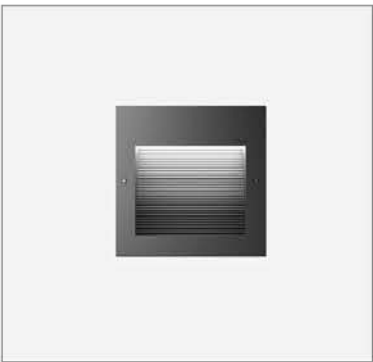
## Rooftop Lighting



**6 Residential Decks**  
Wall mounted sconces controlled from within each unit bring a softer, subtle quality of light to the residential decks.



**7 Steplights**  
Recessed steplights differentiate the grilling area from the rest of the main patio.



**8 Area Lights**  
The pet run is illuminated with wall mounted area lights.



**9 Wall Packs**  
Simple, low-profile wall packs ensure egress illumination at exit stair.



**10 Catenary Lighting**  
Minimalist cylinder downlights suspended via catenary cables contribute to a warm central gathering space.



**11 Toekick Illumination**  
Low-level LEDs mounted in toekick detail make for a quieter, relaxed seating deck.



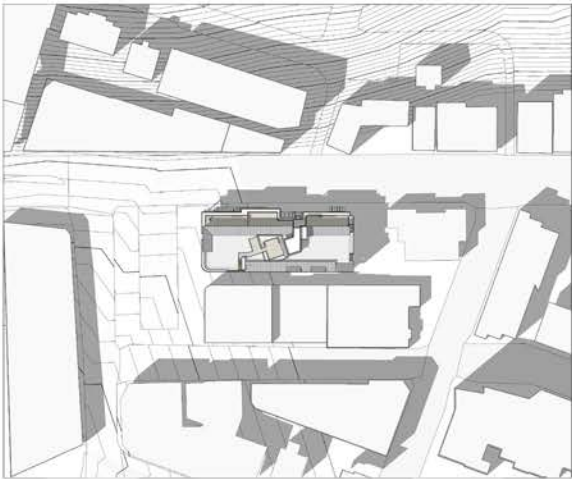
**12 Pathlights**  
Mid-height pathlights light up the exit pathway while minimizing their own presence.



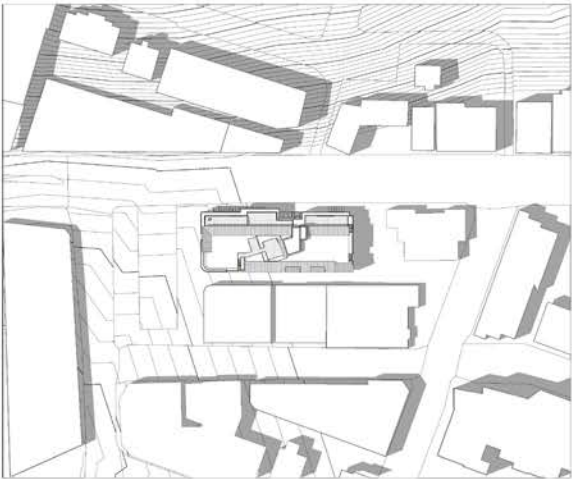
# NEIGHBORHOOD CONTEXT



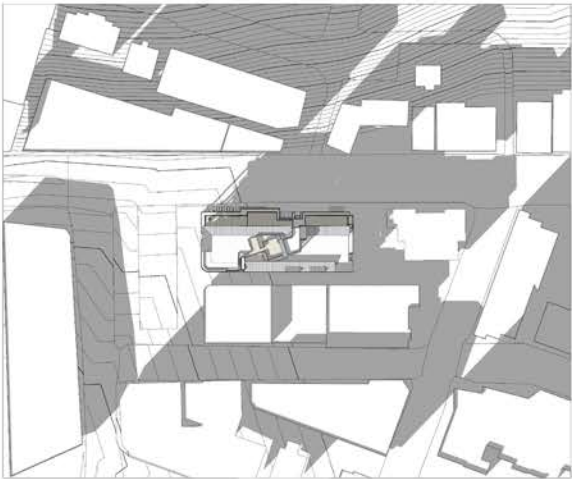
# SHADOW STUDY



3D View-March 21- 2 pm



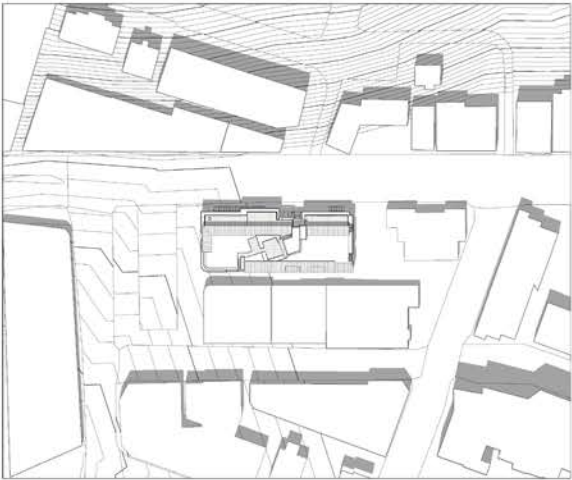
3D View-June 21 - 2 pm



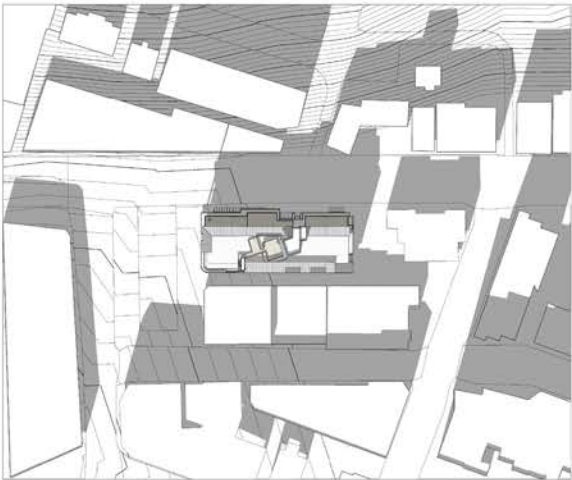
3D View-December 21 - 2 pm



3D View-March 21- 12 noon



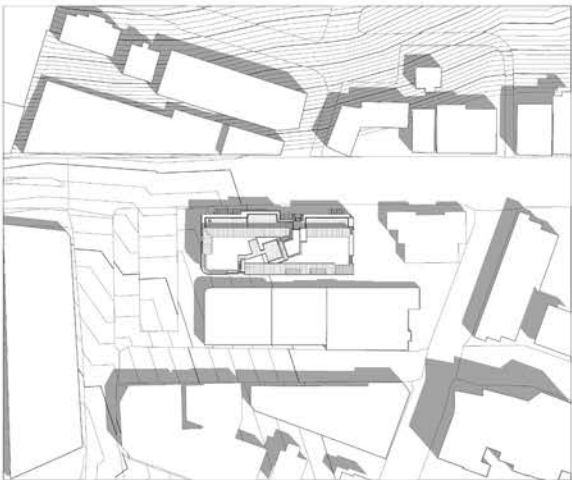
3D View-June 21 - 12 noon



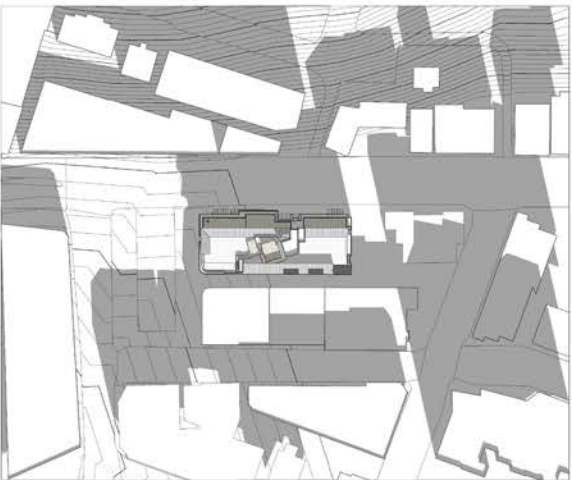
3D View-December 21 - 12 noon



3D View-March 21- 10 AM



3D View-June 21 - 10 am



3D View-December 21 - 10 am

