



# Houghton Village Development Plan

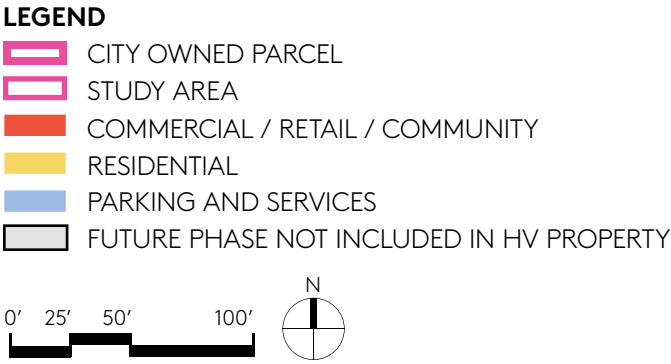
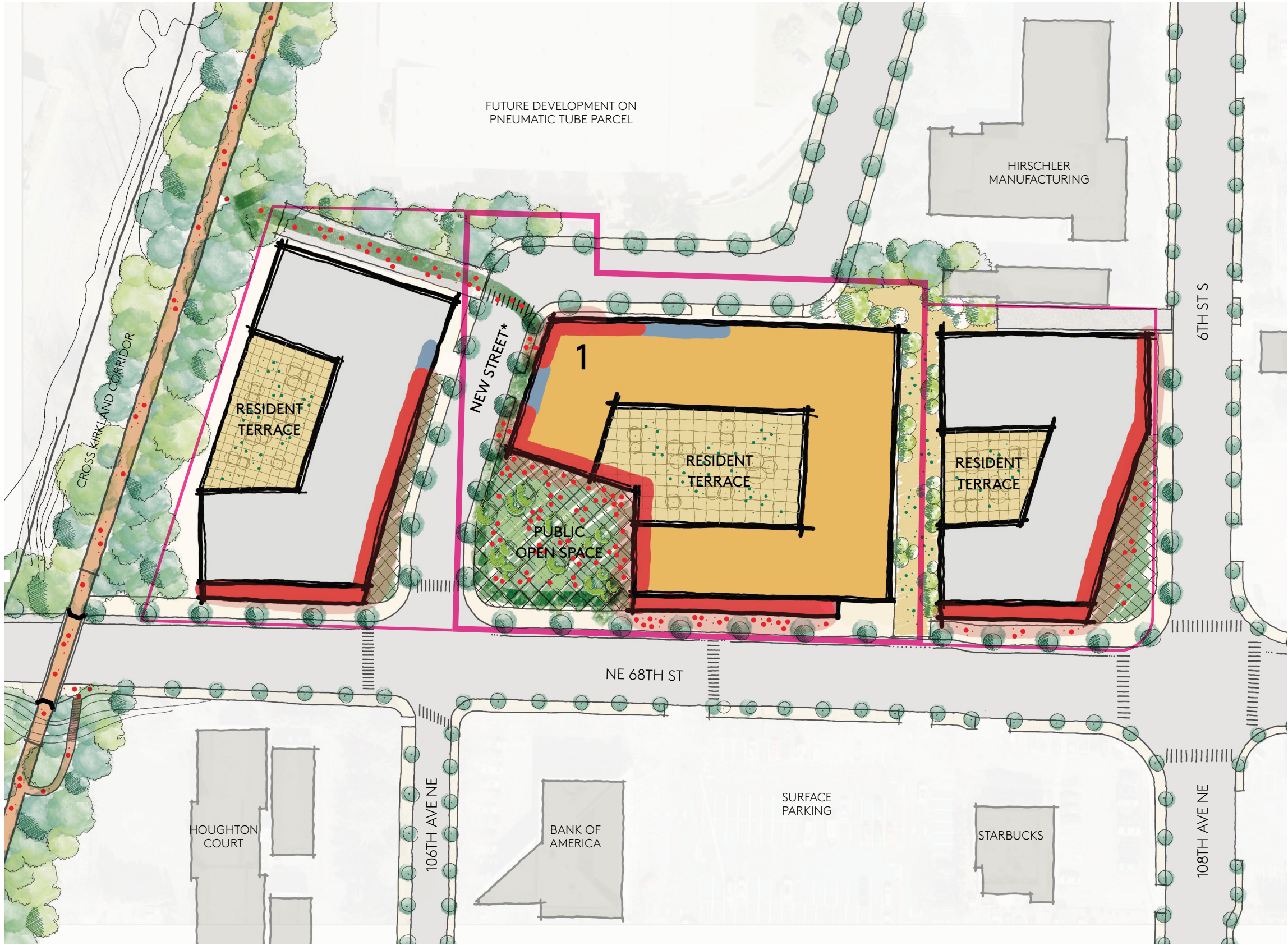
Initial Options

Prepared for the City of Kirkland

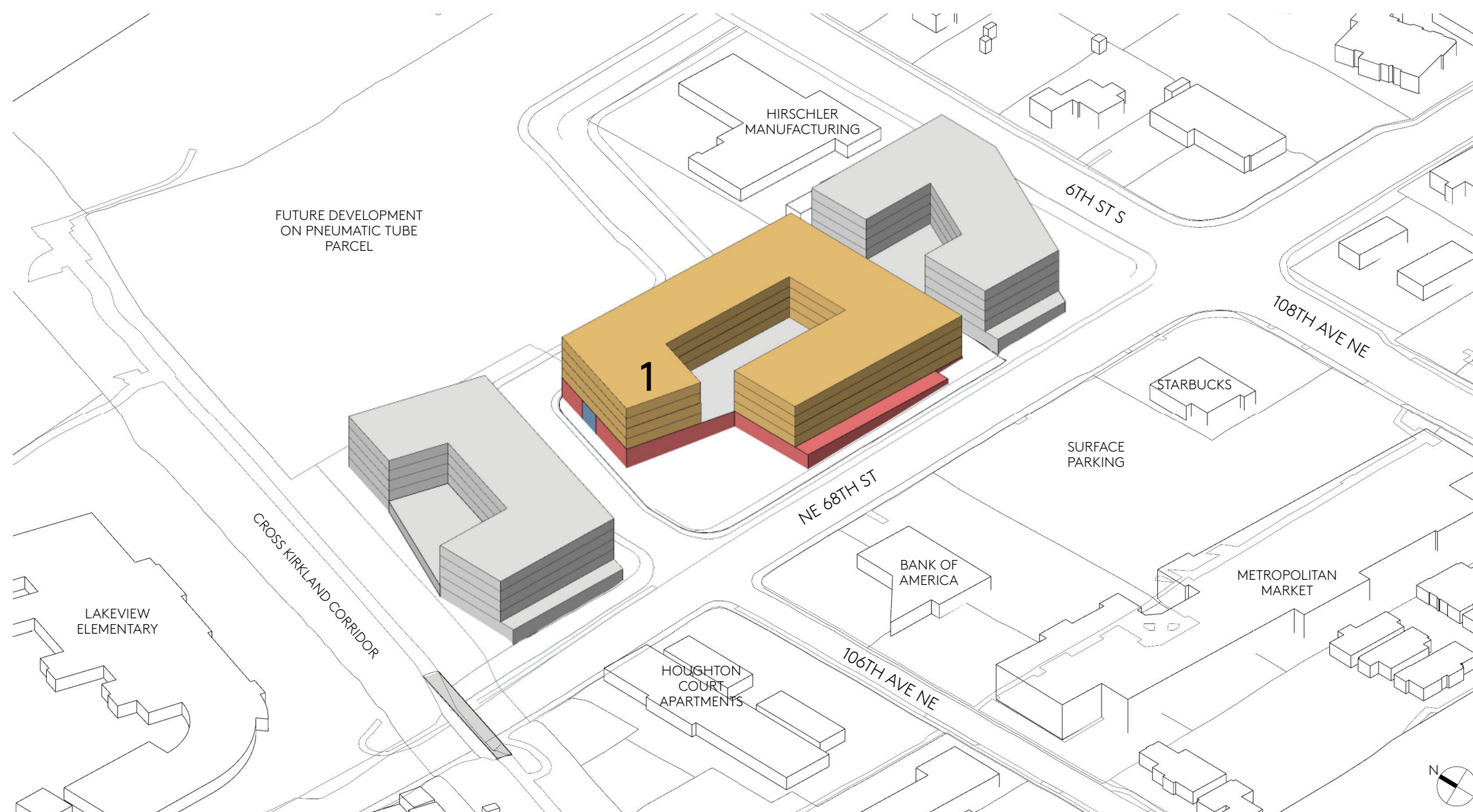
September 12, 2024

MITHÜN

# OPTION A - SITE PLAN



# OPTION A - 3D MASSING AND BUILDING CROSS-SECTION



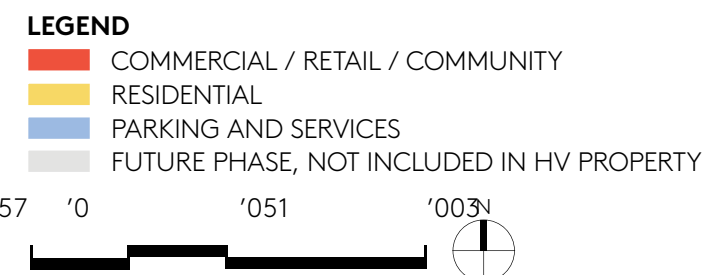
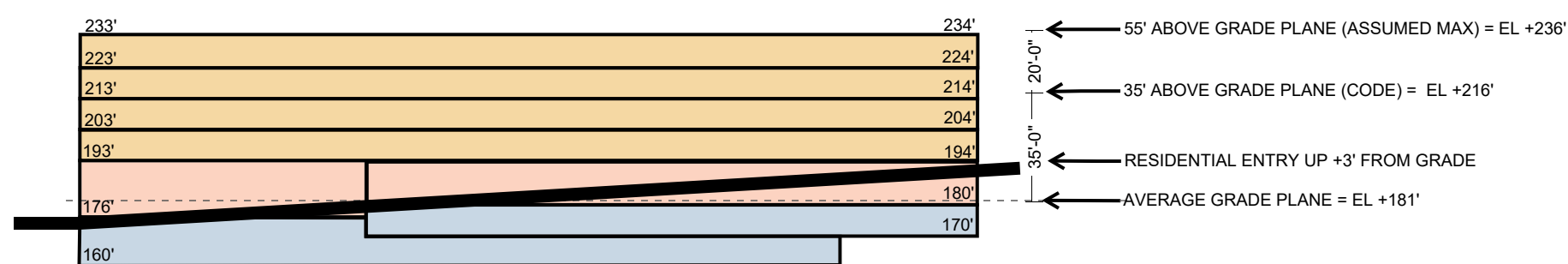
Heartline, Portland



Pop Blocks, Portland



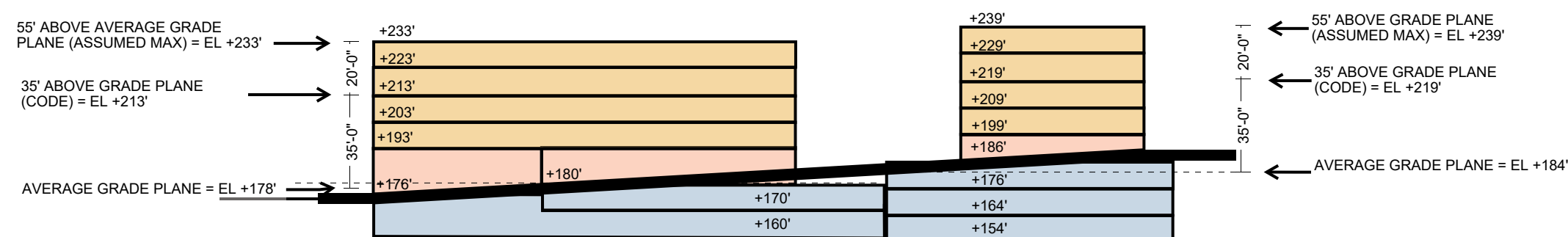
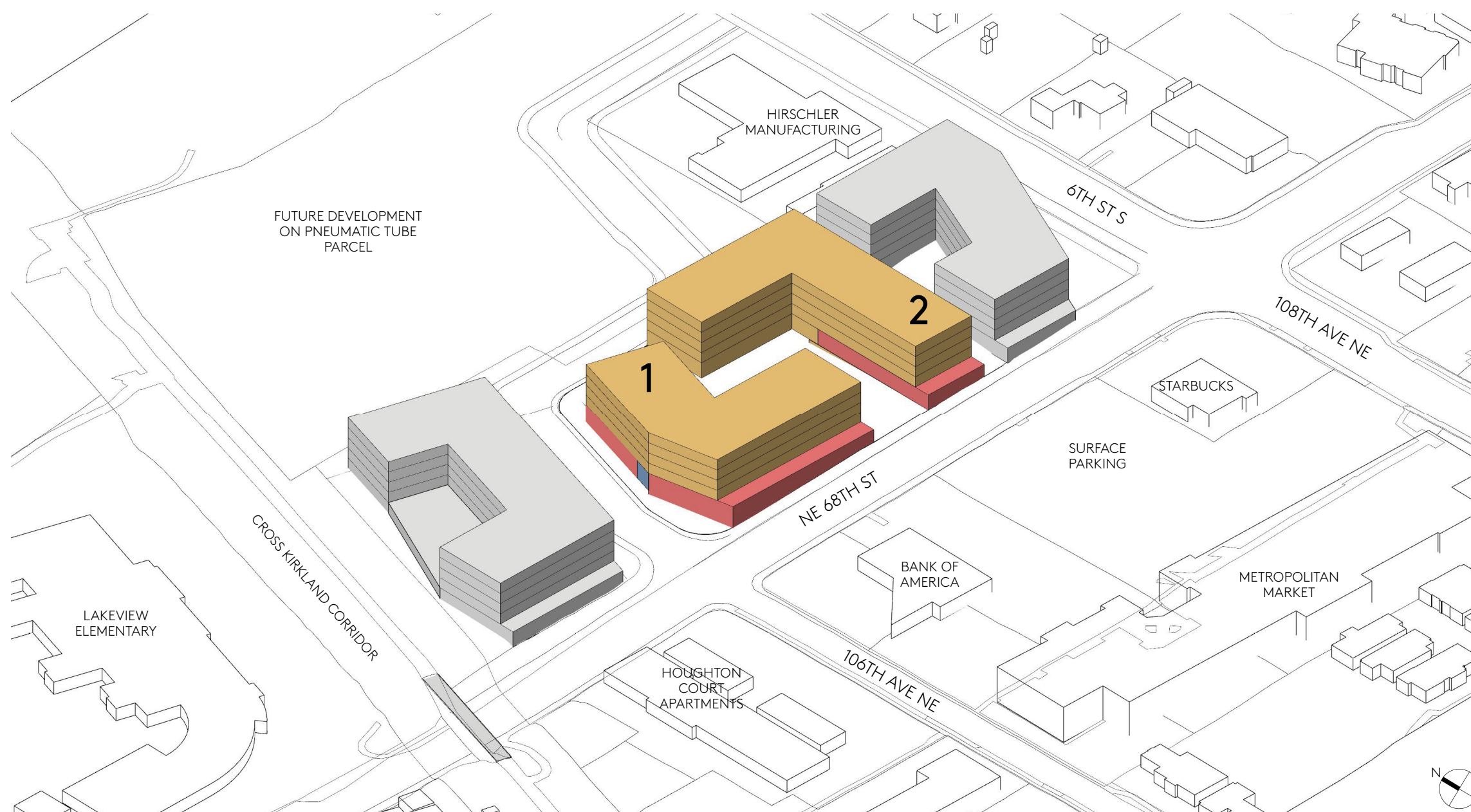
200 Occidental, Seattle



OPTION B - SITE PLAN



# OPTION B - 3D MASSING AND BUILDING CROSS-SECTION



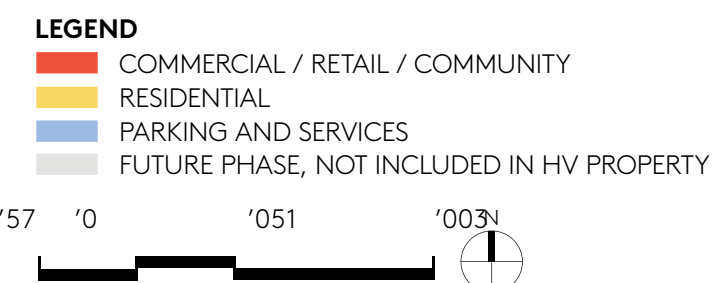
The Village at Totem Lake



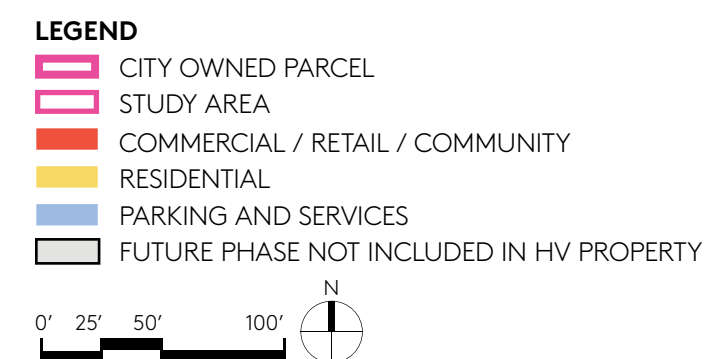
Ponce City Market



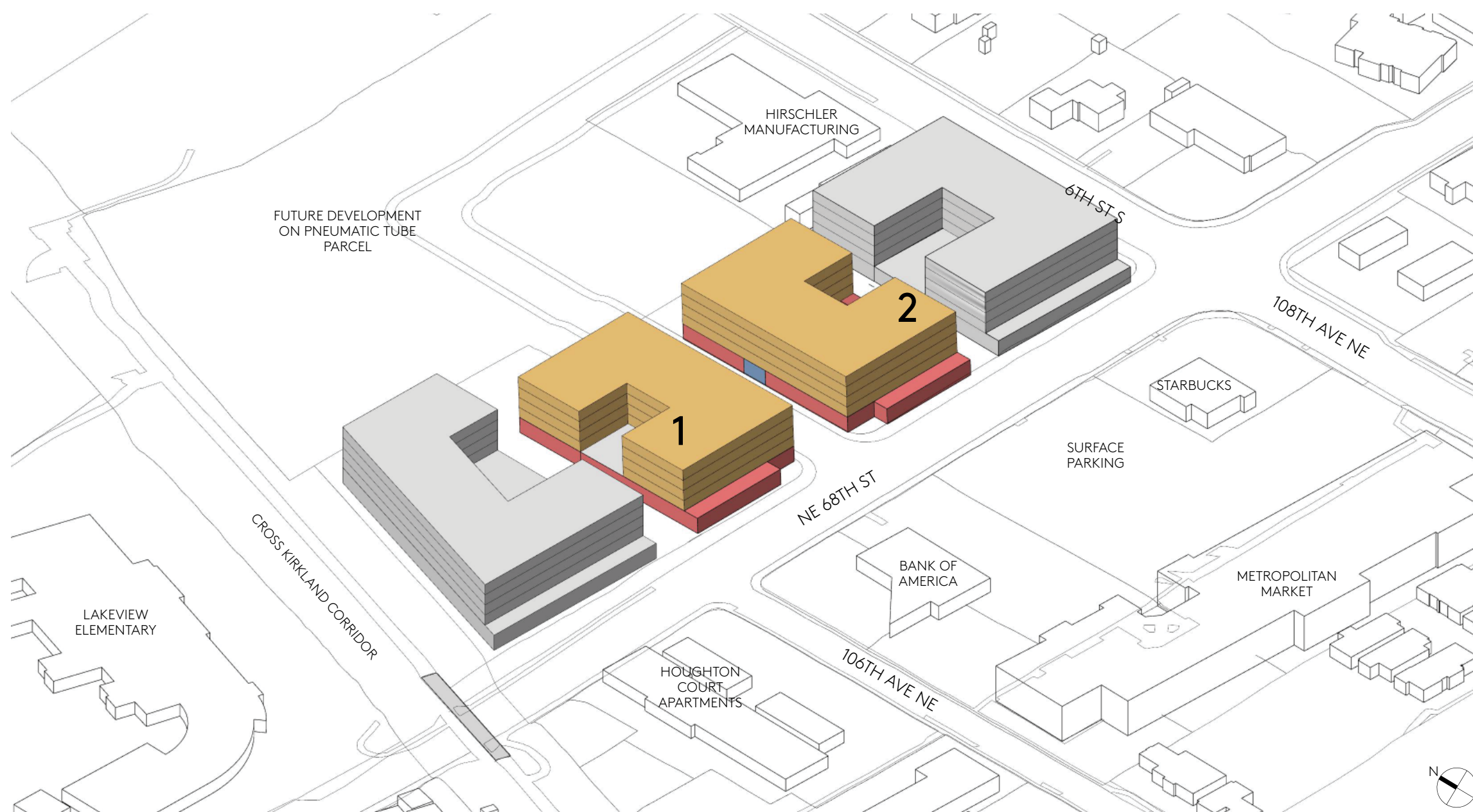
Heartline, Portland



# OPTION C - SITE PLAN



# OPTION C - 3D MASSING AND BUILDING CROSS-SECTION



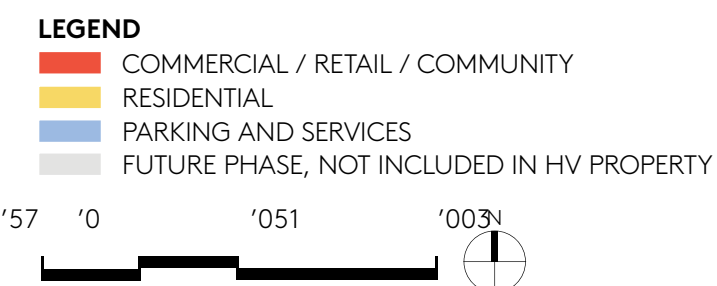
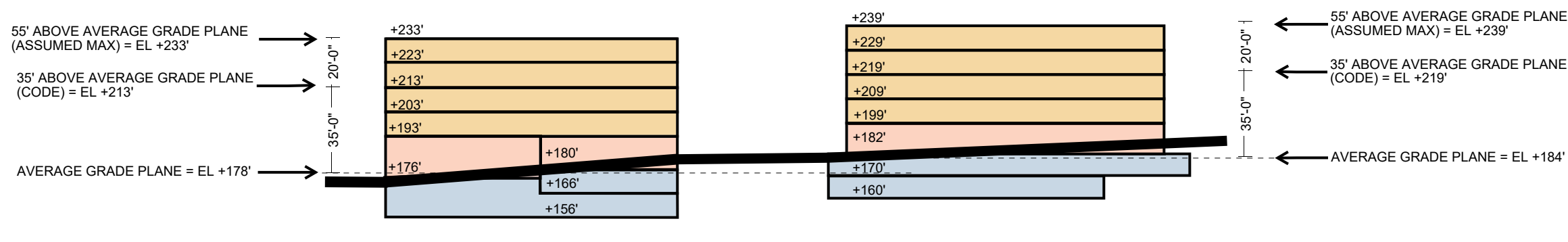
Industry City Courtyard, Brooklyn



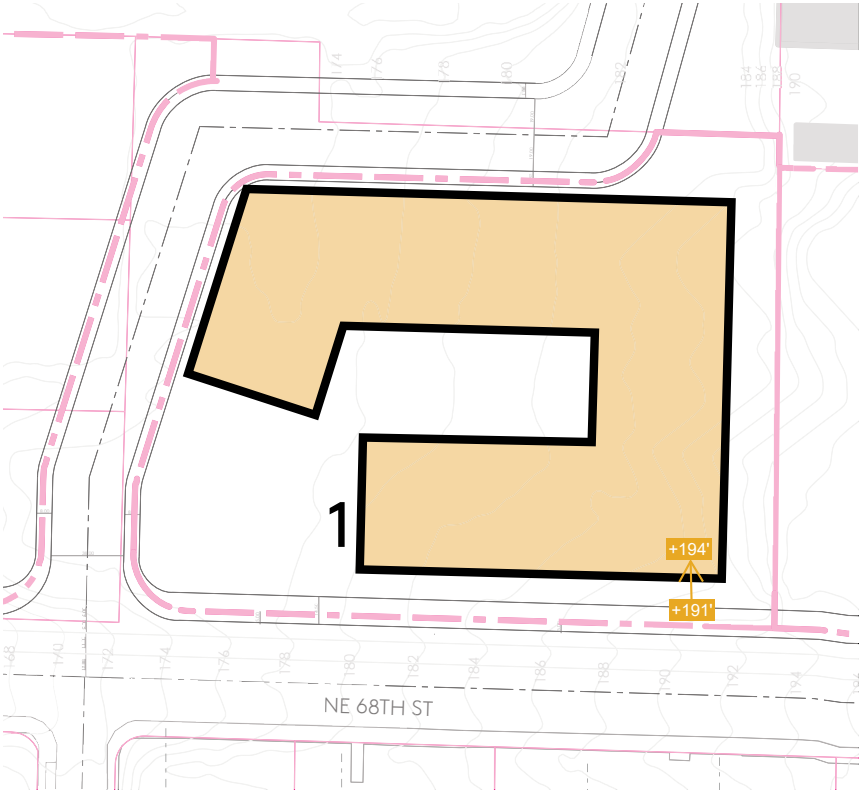
Lieven, Amsterdam



200 Occidental, Seattle

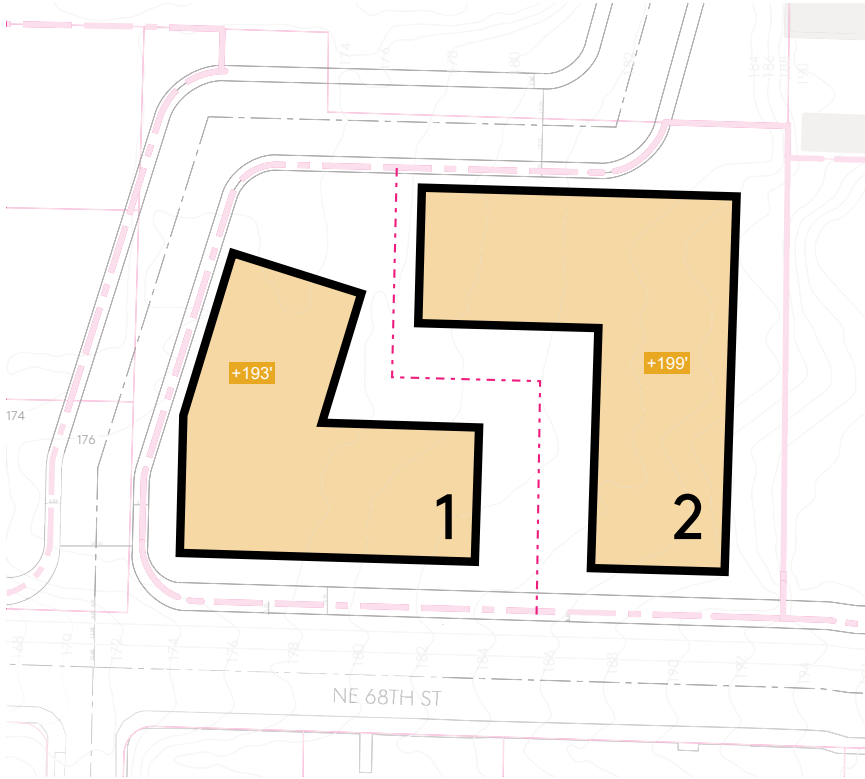


OPTIONS SUMMARY



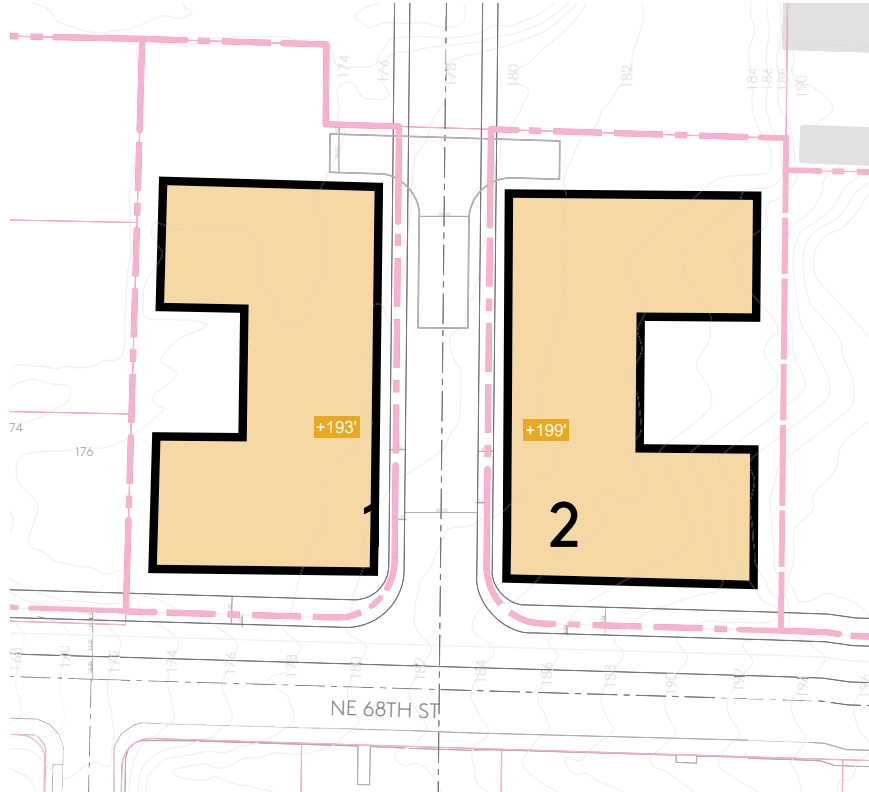
OPTION A

| A1      | A2      | BUILDING 1: 5 LEVELS (4 STORIES OF RESIDENTIAL OVER COMMERCIAL) |
|---------|---------|---|
| 135     | 140     | TOTAL RESIDENTIAL UNITS   |
| 312,300 | 249,400 | TOTAL GSF   |
| 125     | 70      | MARKET RATE RESIDENTIAL UNITS                                   |
| 15      | 70      | AFFORDABLE RESIDENTIAL UNITS                                    |
| 133,100 | 79,300  | MARKET RATE RESIDENTIAL GSF                                     |
| 18,900  | 72,700  | AFFORDABLE RESIDENTIAL GSF                                      |
| 38,300  | 10,900  | COMMERCIAL CORE + SHELL GSF                                     |
| 122,000 | 86,500  | GARAGE + SERVICE GSF  |
| 305     | 235     | PARKING STALLS REQUIRED   |
| 310     | 225     | PARKING STALLS PROVIDED   |
| -90     | -75     | SAP STALL REDUCTION   |
| -32,000 | -26,600 | SAP STALL AREA REDUCTION  |



OPTION B

|         | TOTAL BUILDING 1 + 2: 5 LEVELS (4 STORIES OF RESIDENTIAL OVER COMMERCIAL /) |
|---------|---|
| 155     | TOTAL RESIDENTIAL UNITS   |
| 325,800 | TOTAL GSF   |
| 60      | MARKET RATE RESIDENTIAL UNITS   |
| 95      | AFFORDABLE RESIDENTIAL UNITS  |
| 67,600  | MARKET RATE RESIDENTIAL GSF   |
| 95,300  | AFFORDABLE RESIDENTIAL GSF  |
| 29,900  | COMMERCIAL CORE + SHELL GSF   |
| 133,700 | GARAGE + SERVICE GSF  |
| 335     | PARKING STALLS REQUIRED   |
| 350     | PARKING STALLS PROVIDED   |
| -130    | SAP STALL REDUCTION   |
| -45,400 | SAP STALL AREA REDUCTION  |



OPTION C

|         | TOTAL BUILDING 1 + 2: 5 LEVELS (4 STORIES OF RESIDENTIAL OVER COMMERCIAL) |
|---------|---|
| 165     | TOTAL RESIDENTIAL UNITS   |
| 339,700 | TOTAL GSF   |
| 80      | MARKET RATE RESIDENTIAL UNITS   |
| 85      | AFFORDABLE RESIDENTIAL UNITS  |
| 90,400  | MARKET RATE RESIDENTIAL GSF   |
| 85,800  | AFFORDABLE RESIDENTIAL GSF  |
| 29,900  | COMMERCIAL CORE + SHELL GSF   |
| 133,700 | GARAGE + SERVICE GSF  |
| 340     | PARKING STALLS REQUIRED   |
| 340     | PARKING STALLS PROVIDED   |
| -120    | SAP STALL REDUCTION   |
| -43,000 | SAP STALL AREA REDUCTION  |