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memo

date: 5-16-2025
re: King's Landing Design Narrative

King's Landing is a mixed-use waterfront project with a unique sense of place and an aesthetic that will create a lasting memory through architecture and art. A destination that resonates in the mind. Architecture is at one with the community, the site, and the vernacular of a historic location.

King's Landing is an urban infill project that incorporates 106 residential units, 148 key hotel, mixed retail, function spaces, and restaurants in the heart of the city. King's Landing enhances the waterfront experience of this destination marina through vibrant walkable streets, bringing local residents, marina guests, and hotel guests together in an active gathering space. Above the restaurant spaces along the waterfront is a rooftop multi-use function space to hold small events and gatherings. The residential component incorporates luxury waterfront living with large exterior living room spaces creating a seamless indoor/outdoor experience, and rooftop amenities and pool area along the Southwest side of the building. Ample parking for the hotel and residences is provided in a multi-level garage screened behind retail and residential units.

The overall character of King's Landing respects the surrounding community not only inherent in the architectural style, colors, and details, but in the overall massing that steps down from the East to the West, ending up at 2-3 stories along the Eastern edge adjacent to the lower scale of the existing residences. Drawing inspiration from the South Florida Style, the various buildings in the development provide different interpretations to create a rich contemporary collection of structures that form a cohesive whole. Standing seam roofs, exposed rafter tail detailing, large overhangs, deep terraces, and street level colonnades are implemented throughout. A mix of gable and hip roof profiles created additional variety in the forms. Wall finishes consisting of a mix of painted stucco,

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horizontal slat, and veneer shell stone cladding at accent areas are also in keeping with the South Florida Style. The façade design creates a horizontal articulation of base, mid-zone, & roof level from heavy to light. The condominium/mixed use building brings a level of contemporary flare to the style with large glass window openings and glass railings. Louvered panels and sun grills create a final consistent language of detailing.

King's Landing, a project for the evolving City of Ft. Pierce.