13a. GATEWAY DISTRICT	'A'	'B'	'C'	'D'	'E'	'F'	'H'	Open Space	Comments
BUILDING DESIGN									
b. Step backs: A modulated step back should be incorporated after the third level (approximately 50') on building facade along Central Way. This step back can vary in depths from 0-10 feet, so long the upper levels of building appear to be receding from the base. Step backs are measured from the exposed face of the building above grade, not from any property line.	**A7- A9**								The DRB allowed for a design departure for this guideline to allow for a more sculptural and iconic design. Refer to sheets A7-A9
c. Top Floor / Roof Edge: Should have a distinct profile against the sky through elements such as projections, overhangs, cornices, step backs, trellises, changes in material or other elements.	**A1** [img 1-3] **A2** [img 4-5]								The contemporary design idiom of Kirkland Parkplace does not make use of cornices, overhangs, or other means of articulation, but instead considers the sculptural form of the building as a whole. The combination of massing, materiality and detailing as one moves around the building provide a rich and varied experience from the pedestrian's point of view. The DRB permitted flexibility with this requirement, allowing the design team to achieve the intent of this guideline by utilizing major massing moves and material changes of the facade to break up the linear edge without the use of traditional roof edge treatments.
d. Accent Lighting: The innovative use of accent lighting incorporated into the building facade is encouraged. • Lighting should include non-glaring design solutions, such as cut off fixtures that avoid light spilling over onto other properties. • Flood lighting of entire building facades is discouraged.									Lighting designs for the buildings to be completed during Design Development and Construction Document phases. The general approach to lighting will be to minimize external lighting of the buildings except in key locations in order to minimize energy use and light pollution. Although a fully detailed exterior lighting plan has not been developed at this point in the design process any exterior lighting will follow the requirement and direction of this guideline and will be provided to the City for administrative review.

13b. CENTRAL WAY DISTRICT	'A'	'B'	'C'	'D'	'E'	'F'	'H'	Open Space	Comments
SITE PLANNING									
1. Encourage and activate the street edge by incorporating: • on-street parking along Central Way • buildings located up to the edge of the sidewalk • storefront and hotel entrances • generous sidewalk amenity zone (trees, lights, benches, see section on pg 9, KP MP/DG) • street tree selection and spacing that provide visual continuity, buffers pedestrians from the busy street, and allows visibility of retail • pedestrian signage.							**H1** [img 1, 4]	**L2-L4** **L5-L8** **L19** **L20**	See Design Review Board Meeting March 1, 2010 and March 15, 2010. Also see Landscape Summary Design Review Meeting October 4, 2010.
2. Reduce the length of the street wall by pulling back portions of the building at the ground level from the street edge in key locations, provided street continuity is not interrupted.							**H1** [img 1, 4] **H2** level 1 plan		
3. The limited vehicular access to mid-block connection may be accessed from Central Way and into the interior of the project, (per C.4 section on pg 14, KP MP/DG). Pedestrian access along this route should include pedestrian-scaled lighting and a clear connection to the streetscape/plaza space on the opposite side.							**H2** level 1 plan	**L2-L4**	See Design Review Board Meeting March 1, 2010 and March 15, 2010. Also see Landscape Summary Design Review Meeting October 4, 2010.
BUILDING DESIGN									
1. Reduce apparent bulk of buildings along Central Way by incorporating a 20 foot upper level step back after the third (3rd) story along the majority of the facade. However in places, step backs can vary in depths from 0-20 feet, so long as the overall upper levels of building appear to be receding from the base. Step backs are measured from the exposed face of the building above grade, not from any property line.							**H1** [img 1, 4] **H2-H5**		
2. Facades that are stepped back should be distinguished by a change in elements such as window design, railings, trellises, details, materials and/or color so that the result is a richly organized combination of features that face the street.							**H1** [img 1, 4] **H7** [North] **S2** [Central Way]		
3. Balconies, terraces and landscaping features are encouraged in upper level step backs.							**H2** level 2 plan	**L21**	See 13b item 1 above.

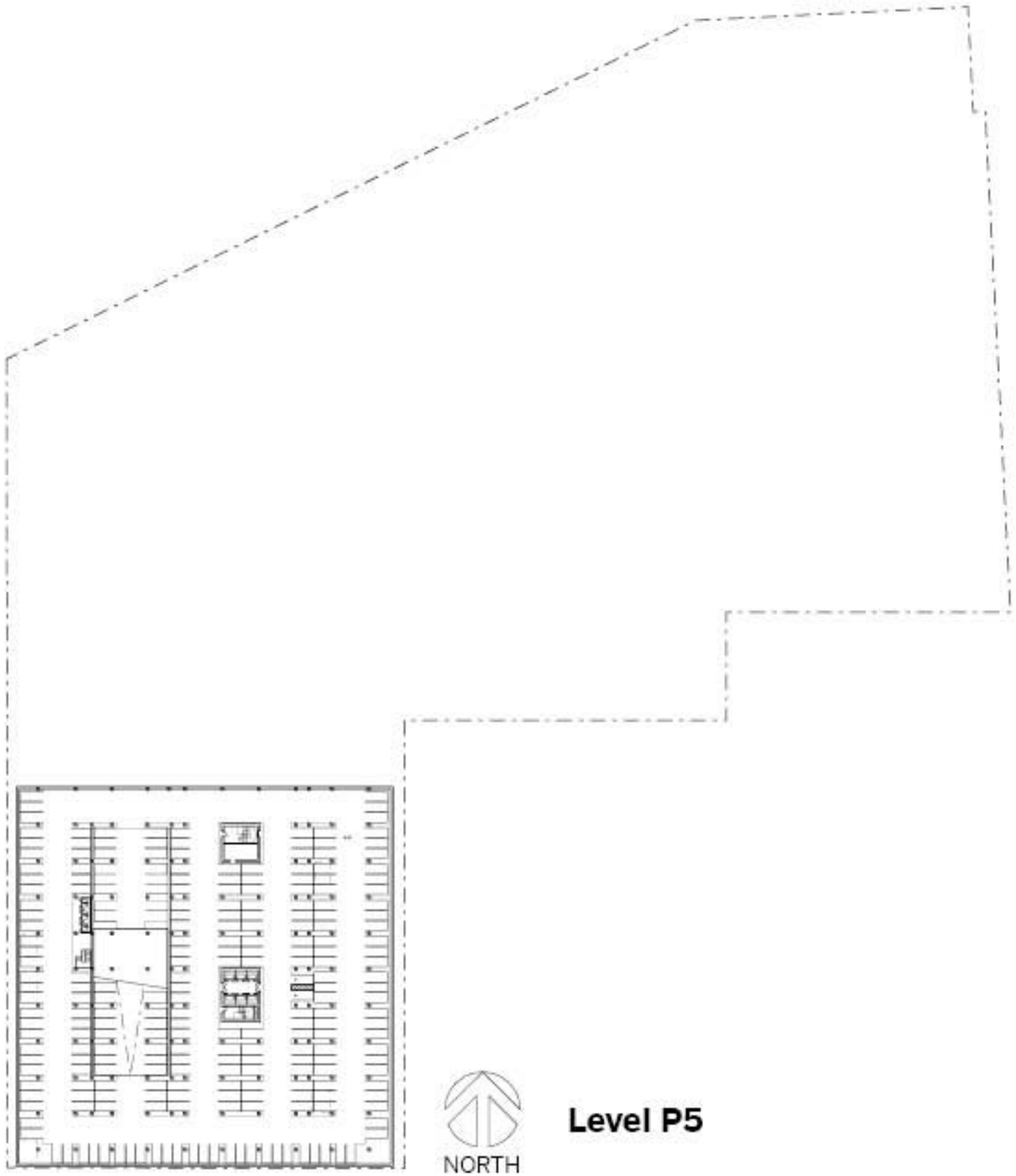
13c. PARK INTERFACE DISTRICT	'A'	'B'	'C'	'D'	'E'	'F'	'H'	Open Space	Comments
SITE PLANNING 1. Incorporate ample landscaping and distinctive lighting.								**L2-L4** **L5-L13** **L20**	See Design Review Board Meetings June 7, 2010, June 28, 2010 and July19, 2010.
2. Incorporate raised crosswalks 20' minimum in width and special paving to promote pedestrian priority along the promenade (see street section on page 12 KP MP/DG)								**L4**	See 13c item1 above.
3. Encourage retail spill out spaces and landscaped courtyards along the building edge. Bring the "indoor" out and the "outdoor" in by spilling retail spaces onto the sidewalk and creating small gathering spaces along building edges.								**L4** **E1** [img 1, 4] **E2** [img 5]	See 13c item1 above.
4. Create a visual barrier for drivers between the drive lane and pedestrian walkway along the Peter Kirk Park edge using one or more elements such as: plantings, bollards, small seating walls, stone artwork, etc. (see section on page 12, KP MP/DG).								**L4** **L23**	See 13c item1 above.
BUILDING DESIGN 1. Buildings shall address park and promenade street by incorporating: • terraces and balconies • entrances to retail along promenade • greater transparency at ground floor • street front courtyards • retail spill-out spaces.					**E1** [img 1, 4] **E2** [img 5, 7] **E3** level 1 plan	**F1** [img 1, 4] **F2** level 1 plan, level 3 plan **F4**	**H1** [img 3, 4] **H2** level 1 & 2 plan		
2. Where feasible, provide rooftop terraces on lower roof levels as gathering spaces that include such amenities as: • seating • landscaping • canopies or coverings for weather protection • public access open during regular operating hours.					**E5** level 5 plan	**F1** **F4** **F2** level 3	**H2** level 2	**L2-L4** **L21** **L22**	See Design Review Board meeting August 9, 2010 and Landscape Summary Design Review Meeting October 4, 2010.

13.d CENTRAL RETAIL HUB	'A'	'B'	'C'	'D'	'E'	'F'	'H'	Open Space	Comments
SITE PLANNING 1. The central plaza space (see pedestrian space standards, pg 7 KP MP/DG) should be a significant gathering and activity space by incorporating the following: • special paving • water feature • special landscaping • seating- covered and open • distinct lighting • access to sunlight • accommodations for concerts/performances.								**L2-L4** **L14-L20**	See Design Review Board Meetings March 1, 2010, March 15, 2010 and April 19, 2010.
2. The plaza space should be supported as an important activity space by being surrounded by active public-oriented amenities such as ground floor retail, restaurants and cafes.				**D2** [img 1, 4]			**H1** [img 2]	**L2-L4**	See 13d item1 above.
3. Locate plaza at or near street grade to promote physical and visual connection to the street and adjacent buildings and their entrances.				**D2** [img 3]				**L2-L4** **L23**	See 13d item1 above.
4. Design outdoor space with safety in mind; public plazas should promote visibility from the street and provide architecturally compatible lighting to enhance night time security.								**L2-L4** **L20**	See 13d item1 above.
5. A 10 foot permanent landscaped edge along the southeast property line adjacent to residential uses should be incorporated within the street design, (see section on page 11 and 28 KP MP/DG)								**L4** **L23**	See Design Review Board meetings February 1 2010 and May 3, 2010.
6. This district should also consider providing: • small retail pavilion • children's interactive feature.								**L2-L4**	
7. A through-building pedestrian connection on the southeastern portion of the site should be provided and include: • through public access during normal business hours • gracious entries on both sides of the building • the design of the interior space should feel public and accommodating, so users do not feel that					**E3** level 1 **E15** [img 2, 4] **E16**				

13.d CENTRAL RETAIL HUB	'A'	'B'	'C'	'D'	'E'	'F'	'H'	Open Space	Comments
BUILDING DESIGN	**A3** level 1	**B4** level 1	**C4** level 1	**D5** level 1	**E3** level 1	**F2** level 1	**H2** level 1		
1. Lower level facades with predominantly retail uses should locate entrances at the sidewalk or edge of public space to frame pedestrian spaces in key locations.									
2. Where feasible, provide rooftop terraces on lower roof levels as gathering spaces that include such amenities as: • seating • landscaping • canopies or coverings for weather protection • public access open during regular operating hours.				**D5** level 2	**E5** level 5	**F1 F2 F4**	**H2** level 2	**L2-L4** **L21**	See Design Review Board meetings April 19, 2010 and May 3, 2010.
3. In order to maximize the amount of sunlight in the central plaza, building B as depicted in the diagram below should be contained under a line at a 41 degree angle measured from the center of the plaza, per diagrams on page 29, KP MP/DG.				**D4**					
4. Buildings located in the southern most portion of the site should provide generous and substantial modulation in response to their proximity to neighboring buildings, including: • creating varied edges and visual interest on long and tall buildings • employing modulation to visually break up long facades • providing patterns of windows, bays and/ or balconies that emphasize changes in modulation.					**E9 - E15**				The design of Building E was revised during the DRB review to shift the upper stories of the main [north-south] block to the north to create step backs in the massing from the adjacent buildings to the south and southeast. While the design guidelines do not quantify "generous and substantial" in terms that can be measured, the DRB concluded that these massing changes address the intent of the requirements. The applicant was also encouraged to enliven the long surfaces of the building in a more playful way, given the buildings adjacency to the park. The final design accomplishes this through a series of colored vertical fins across the west, north and a portion of the east facade. The design is vertically and horizontally modulated across the main [north-south] block to further break down the mass of the structure, and a diverse vocabulary of patterns, windows and materials are used to emphasize changes in modulation. Sheets E9-E15 provide a summary of design team efforts to be responsive to the intent of the design guideline.

LMN \ 801 SECOND AVE SUITE 501 SEATTLE WA 98104 \ **TOUCHSTONE** CORPORATION

Parking Level Plans



NORTH

Level P5

NORTH

Level P4

Parking Level: Level P5 and P4 Plans

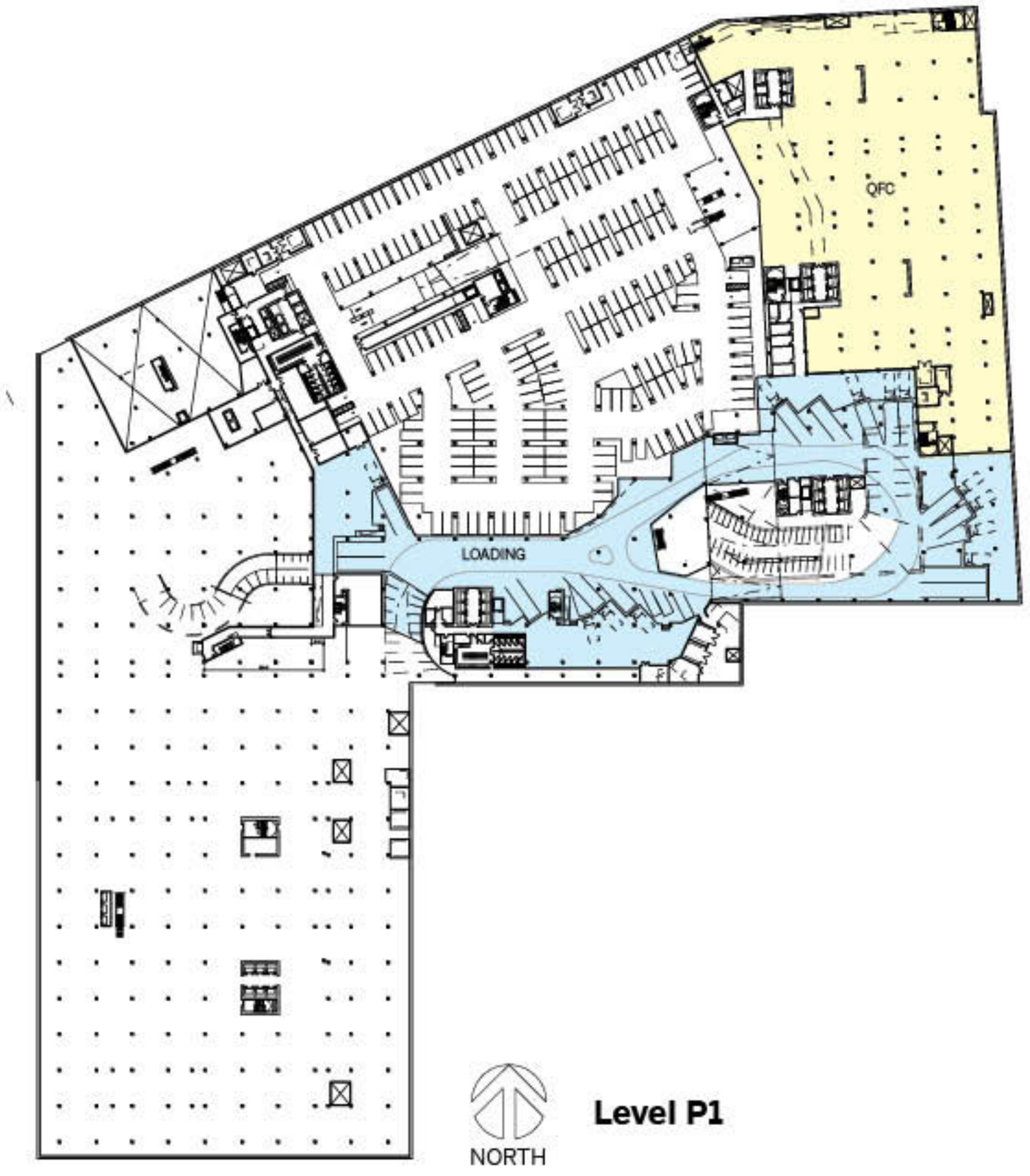
NORTH

Level P3

NORTH

Level P2

Parking Level: Level P3 and P2 Plans



Level P1

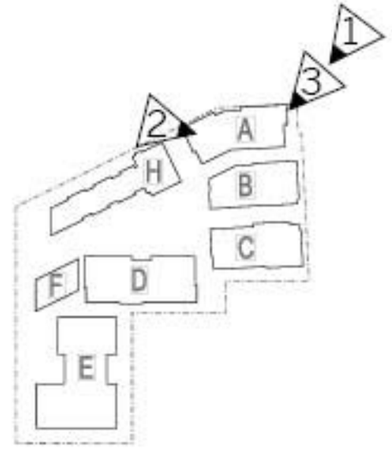
Parking Level: Level P1 Floor Plan

Building ‘A’

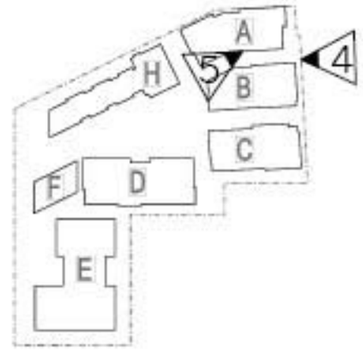
1

2

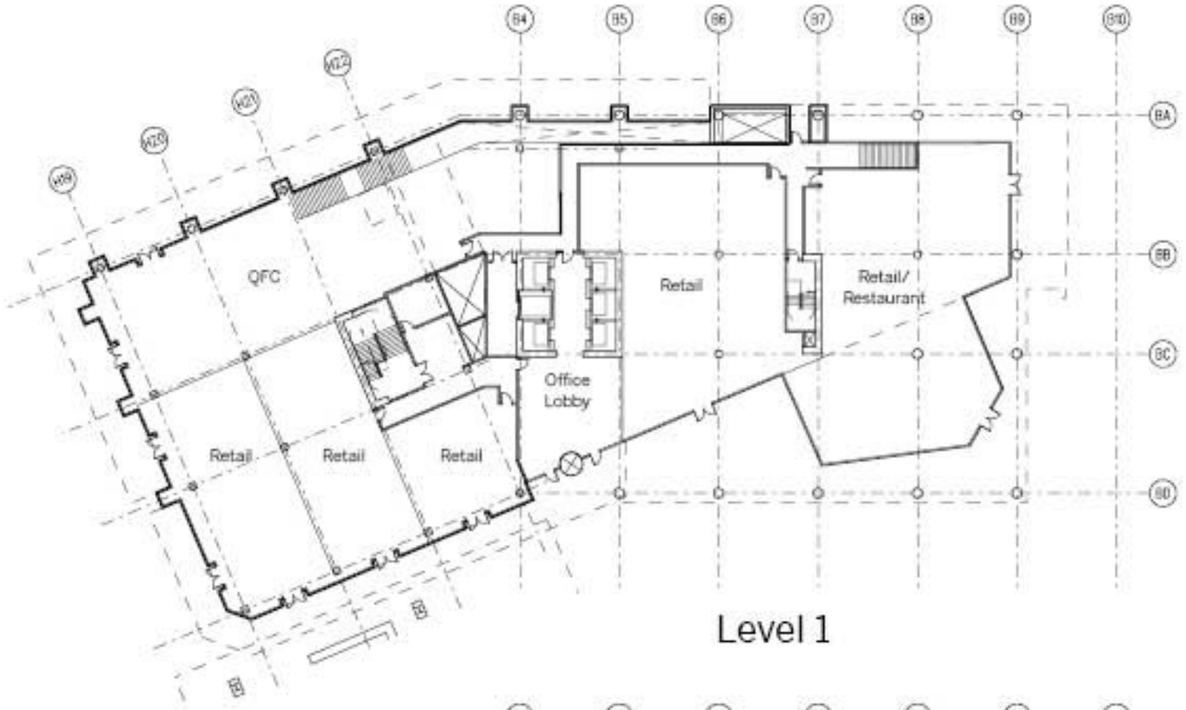
3



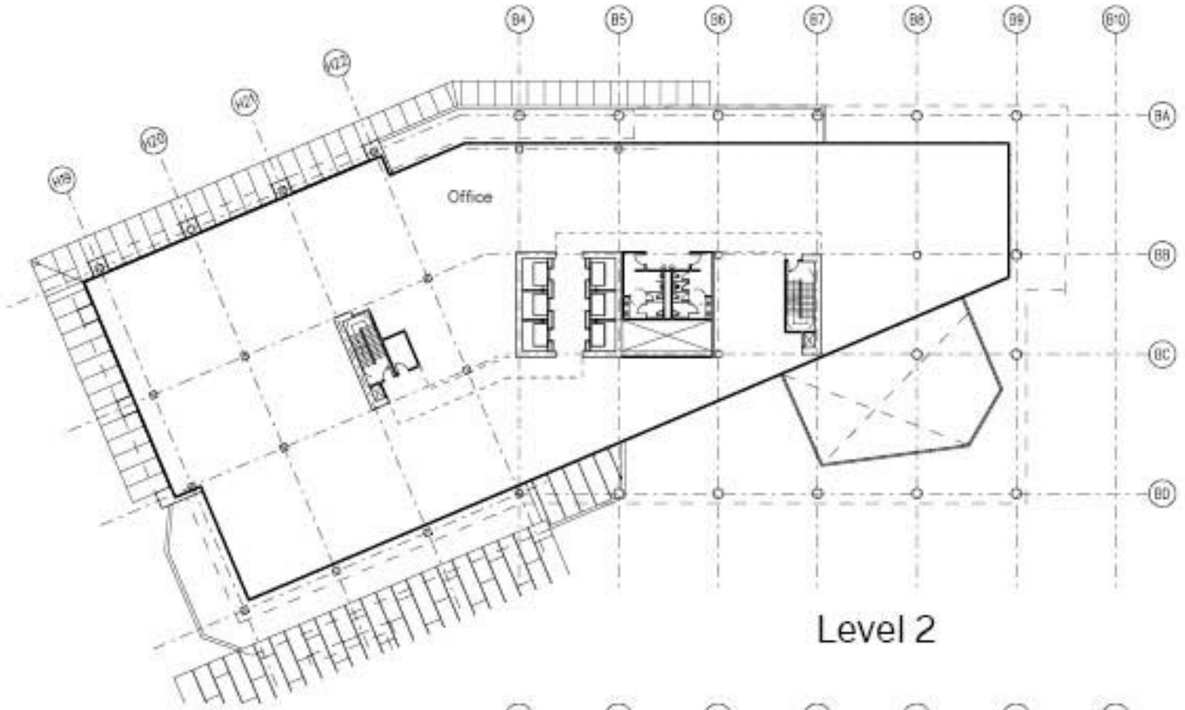
Building A :



Building A : Images

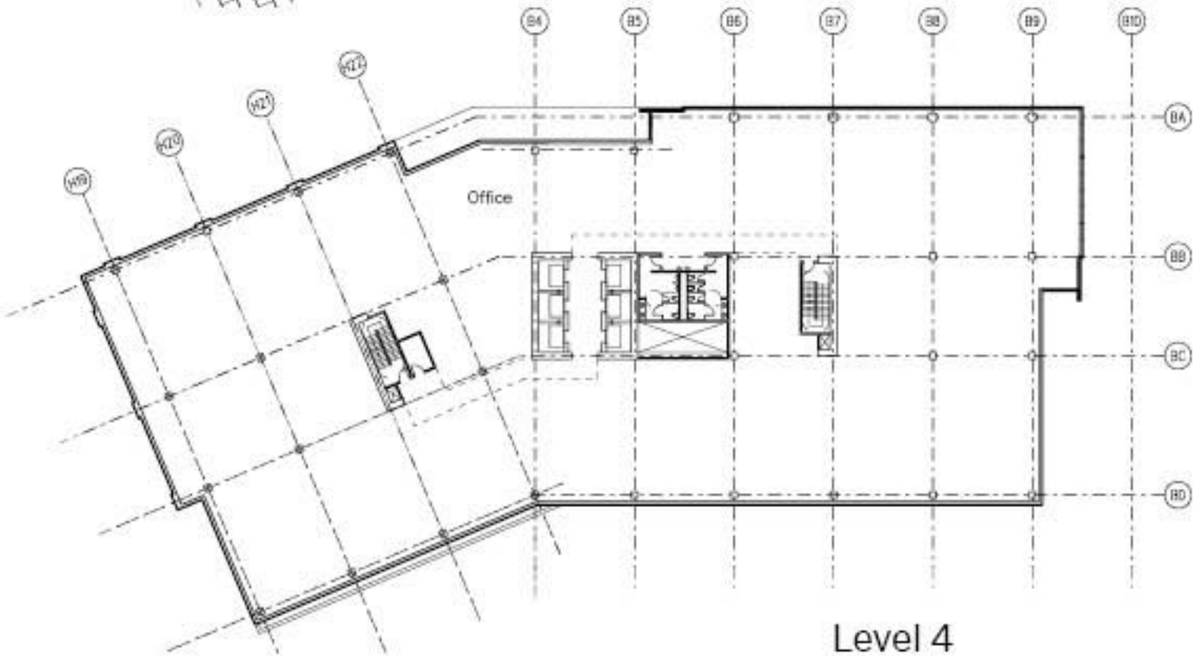


Level 1

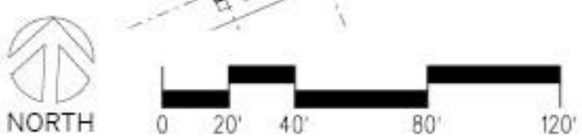


Level 2

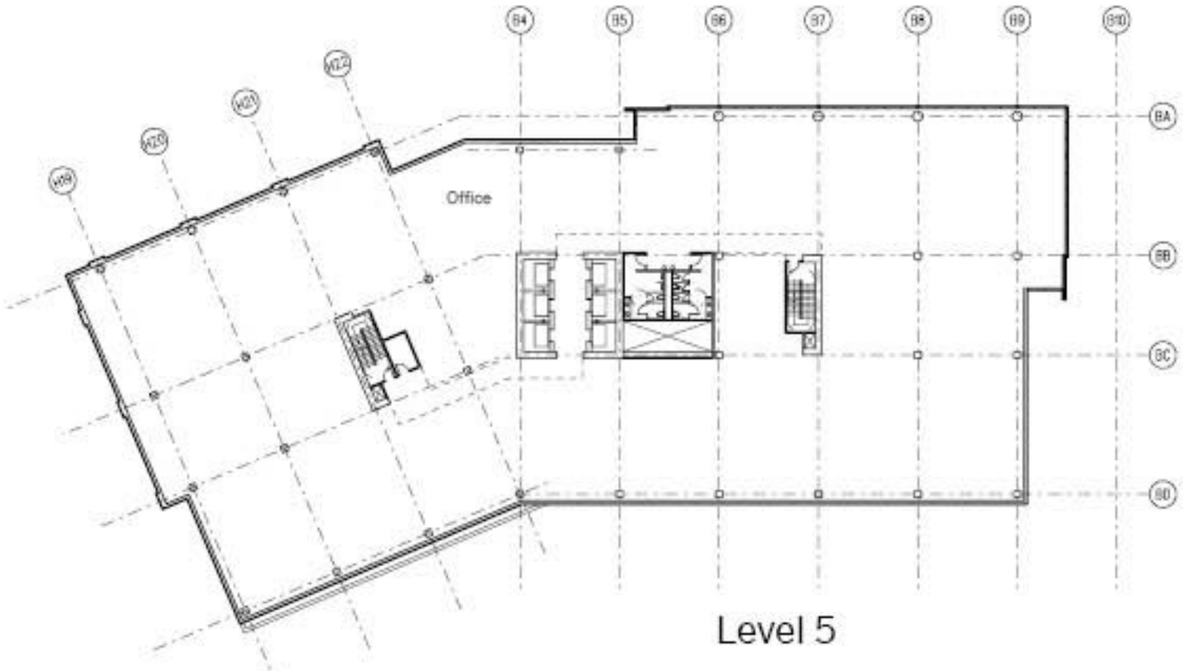
Level 3



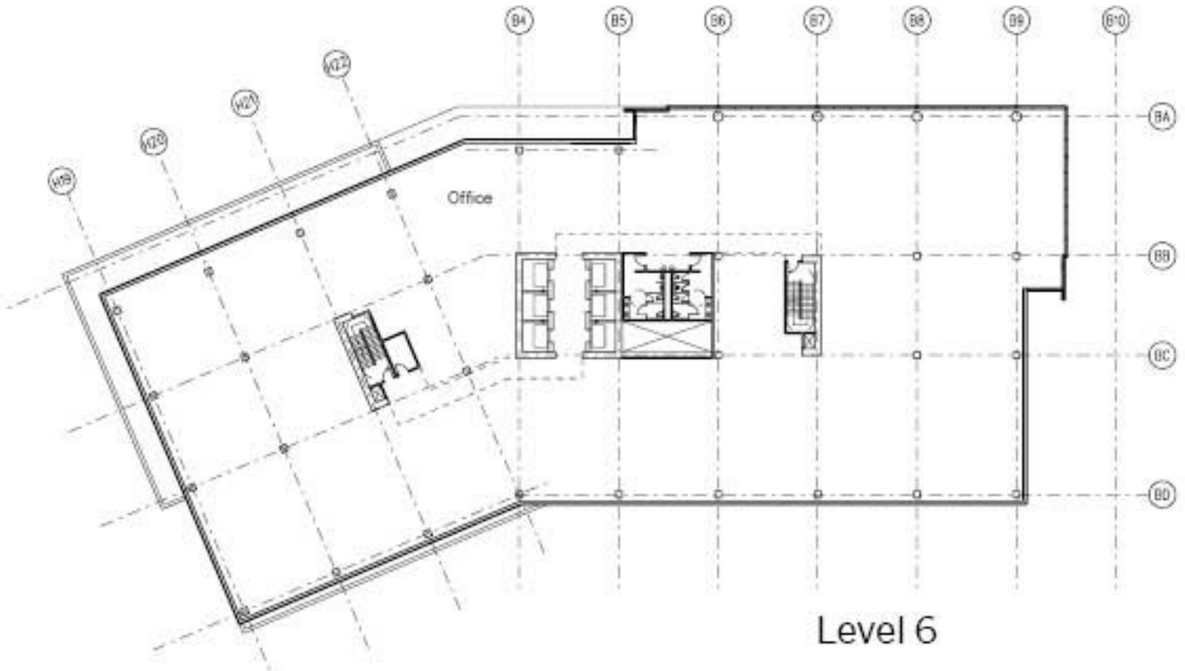
Level 4



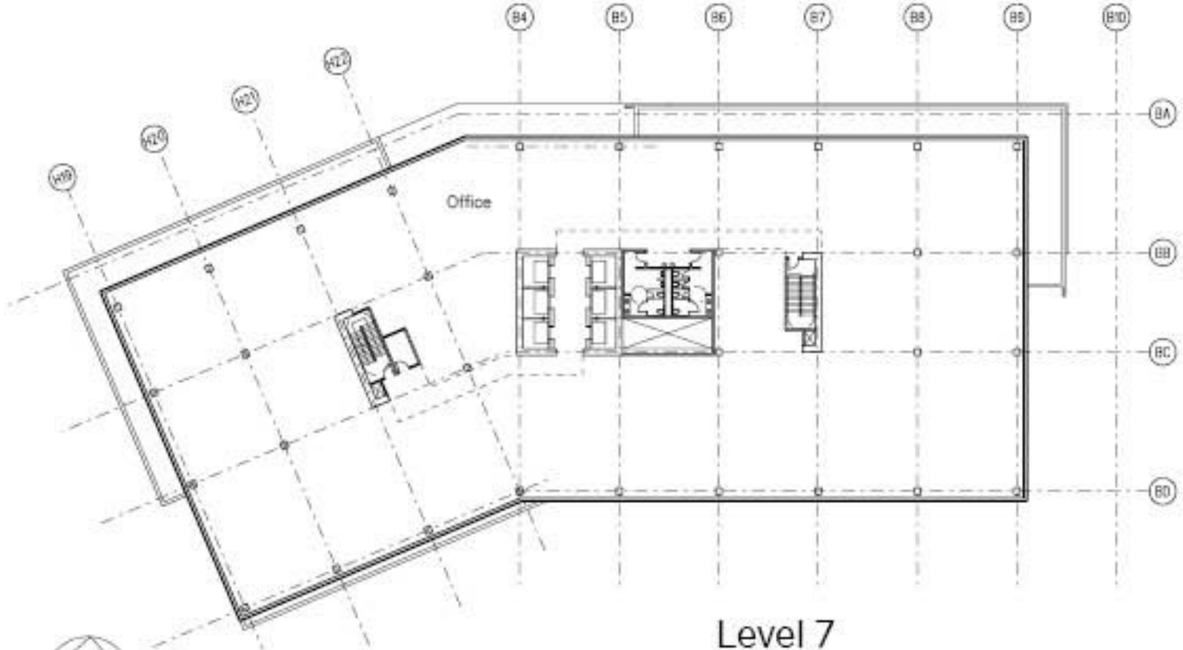
Building A : Level 1, 2, 3, and 4 Floor Plan



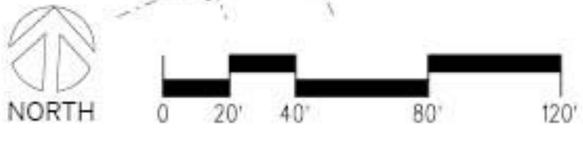
Level 5



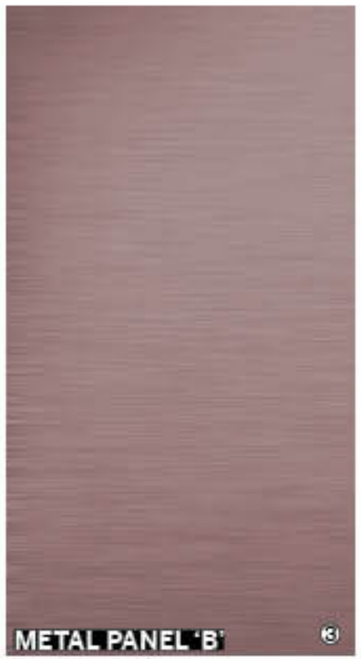
Level 6



Level 7



Building A : Level 5, 6 and 7 Floor Plan



① Terra Cotta
NBK Terrart Large
Color: M 8.01-0

② Metal Panel 'A'
Duranar Sunstorm
Color: 'Champagne Bronze'

③ Metal Panel 'B'

④ Louvers & Canopies
Duranar XL
Color: 'Medium Gray'

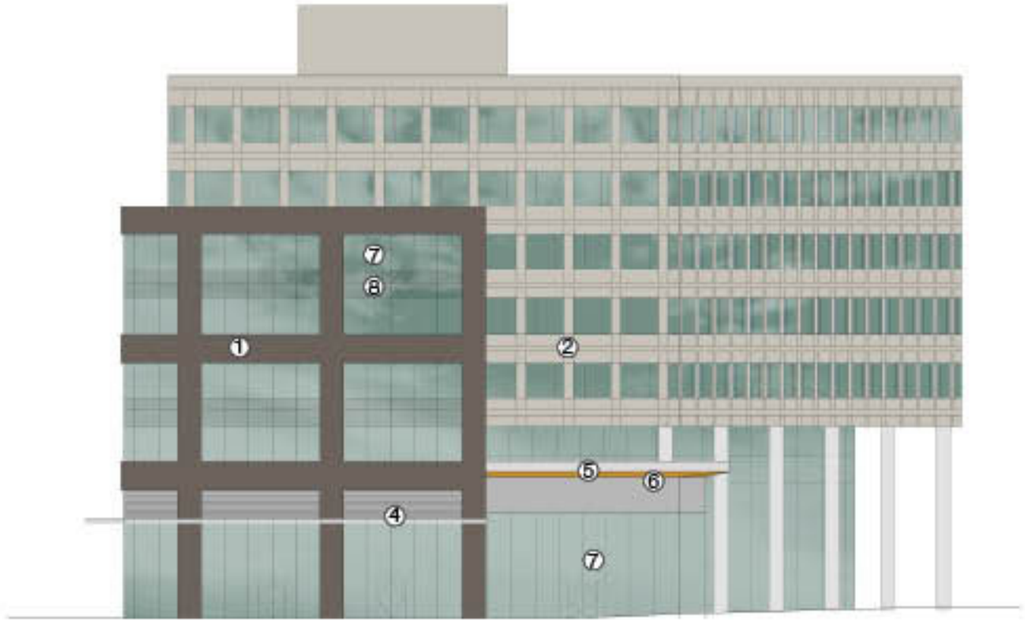
⑤ Gasket Fascia
Duranar XL
Color: 'Silver'

⑥ Gasket Soffit
Prodema
Color: 'Pale'

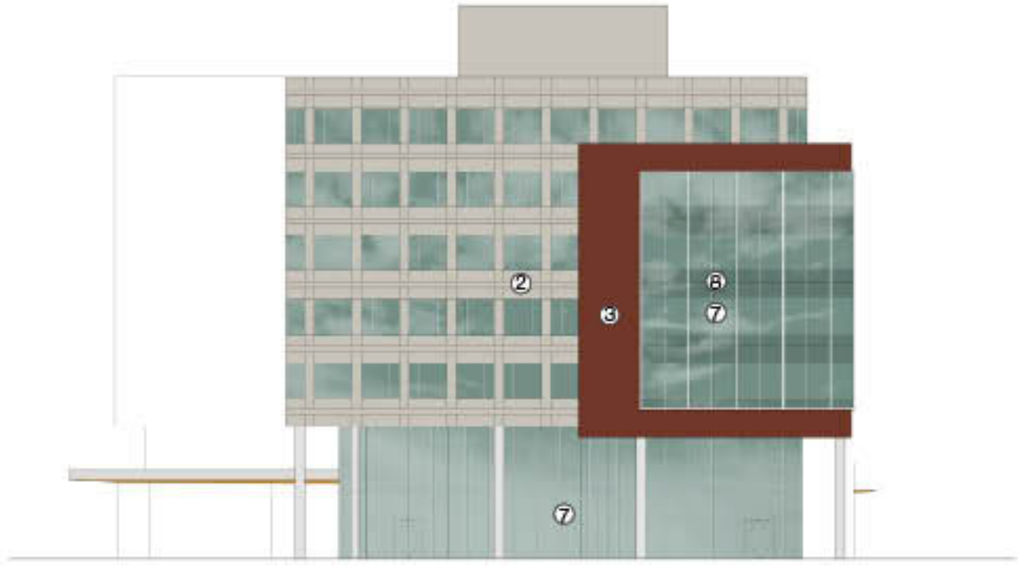
⑦ Vision Glass
Viracon
VRE 1

⑧ Spandrel Glass
Viracon
VRE 1 sim. sandblast

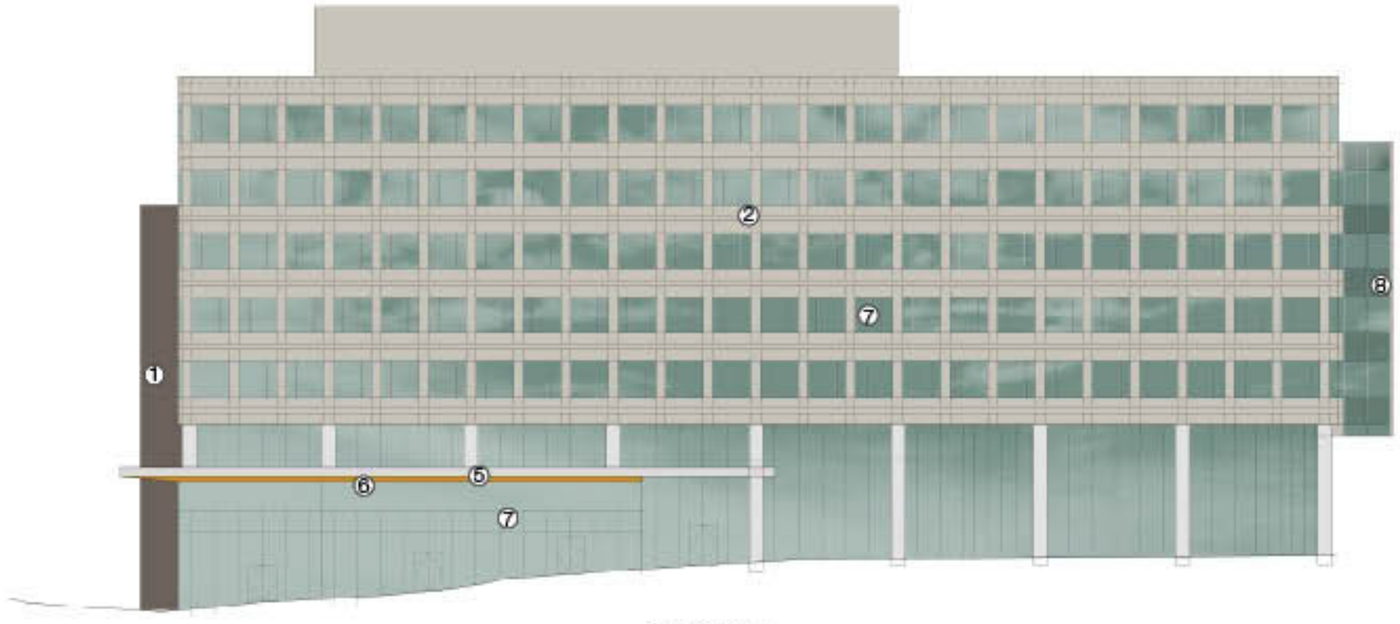
Building A Colors & Materials



WEST



EAST



SOUTH

① Terra Cotta
NBK Terrart Large
Color: M 8.01-0

② Metal Panel 'A'
Duranar Sunstorm
Color: 'Champagne Bronze'

③ Metal Panel 'B'
Stainless Steel
Color: '----------'

④ Louvers & Canopies
Duranar XL
Color: 'Medium Gray'

⑤ Gasket Fascia
Duranar XL
Color: 'Silver'

⑥ Gasket Soffit
Prodema
Color: 'Pale'

⑦ Vision Glass
Viracon
VRE 1

⑧ Spandrel Glass
Viracon
VRE 1 sim. sandblast

Building A : Elevations

DESIGN GUIDELINES

13a. GATEWAY DISTRICT

INTENT:
To create a welcoming feature to the Parkplace development and the City. This area should create an inviting entryway that is representative of the community through the use of art, landscape and architecture.

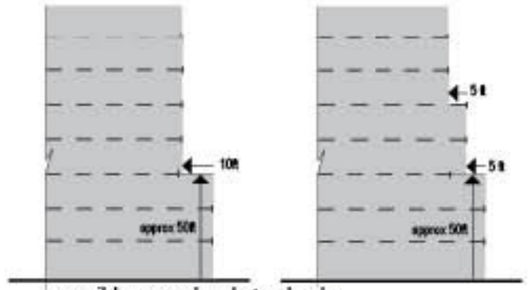
BUILDING DESIGN

1. **Ground Level Treatment**
   a. **Setbacks from Streets** - The ground floor levels of the corner building should be permitted to set back to allow for cut away view and obvious pedestrian connection into the site.
   b. **Retail / Restaurant Uses** - Design for retail and restaurant uses along ground floor of the corner building.
   c. **Details Visible at Different Movement Speeds** - Incorporate details in the building along the corner that bring visual interest at the pedestrian level, as well as for vehicular traffic entering Kirkland.

2. **Upper Levels**
   a. **Change of Expression: Material Choices** A clear visual division between upper and lower floors should be incorporated through a change in materials, colors, and forms.
   b. **Step backs**: A modulated step back should be incorporated after the third level (approximately 50') on building facade along Central Way. This step back can vary in depths from 0-10 feet, so long the upper levels of building appear to be receding from the base. Step backs are measured from the exposed face of the building above grade, not from any property line.
   c. **Top Floor / Roof Edge** - Should have a distinct profile against the sky through elements such as projections, overhangs, cornices, step backs, trellises, changes in material or other elements.
   d. **Accent Lighting**: The innovative use of accent lighting incorporated into the building facade is encouraged.
   - Lighting should include non-glaring design solutions, such as cut off fixtures that avoid light spilling over onto other properties.
   - Flood lighting of entire building facades is discouraged.

gateway corner approaches

conceptual rendering of corner buildings on 6th and Central showing ground level setbacks and change of expression for upper levels



possible upper level step backs

example of 10' step back modulation

accent and pedestrian lighting

From Kirkland Parkplace Master Plan and Design Guidelines

The DRB's review of the Building 'A' design focused in large part on the design team's approach to the modulation of the north, or Central Way, elevation.

The proposed design met all of the guidelines as written with the exception of 2.b. Stepbacks (highlighted at left). The significance of Building 'A' as the 'gateway' to the project meant that the design should have an iconic presence, which the design team felt would not be ensured by strict conformance to the guideline.

The design team requested that the DRB interpret the stepback guideline in such a way as to make a more sculptural and iconic design possible (see next page).

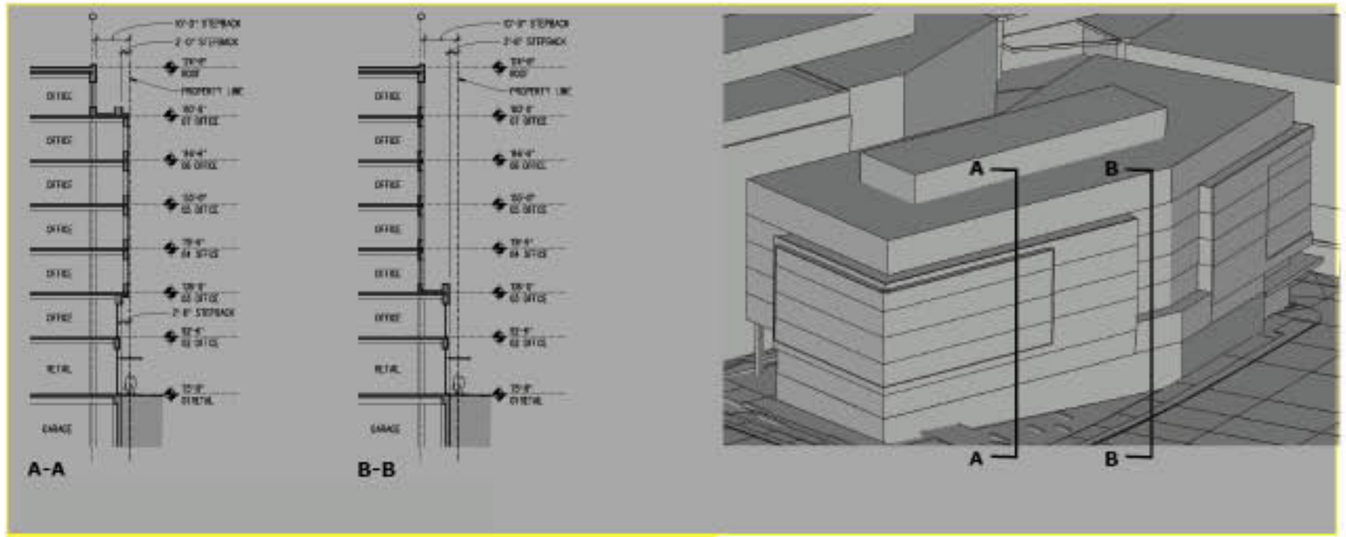
Master Plan and Design Guidelines
Page DG-24 – Gateway District: Building Design

1. Ground Level Treatment
   a. Setbacks from Streets - The ground floor levels of the corner building should be permitted to set back to allow for cut away view and obvious pedestrian connection into the site.
   b. Retail / Restaurant Uses - Design for retail and restaurant uses along ground floor of the corner building.
   c. Details Visible at Different Movement Speeds - Incorporate details in the building along the corner that bring visual interest at the pedestrian level, as well as for vehicular traffic entering Kirkland.

2. Upper Levels
   b. Step backs: A modulated step back should be incorporated after the third level (approximately 50') on building facade along Central Way. This step back can vary in depths from 0-10 feet, so long the upper levels of building appear to be receding from the base. Step backs are measured from the exposed face of the building above grade, not from any property line.

DRB comments:
1a – Ground level setbacks from street – relates to previous conversation.
1b – Retail/restaurant uses - concern
1c – Details visible at different movement speeds – don't have at this time so it's a concern
2b – Upper levels step backs: a concern remains about whether design meets the intent of this guideline. This shouldn't just happen in one area of the building.

Response: The revised design for Building A incorporates the stepback along the predominant portion of the Central Way elevation. It is interrupted only in order to satisfy the requirement for horizontal modulation.



Final [Approved]Design

From 10/19/09 Design Response Conference

The massing scheme presented to the DRB on 10/19/09 ('Final Approved Design' highlighted in yellow at left) illustrates the approved solution.

While the 10' stepback required by the guideline is present in each of the wall sections, it is located at different heights along the length of the north elevation. The stepback occurs at the 7th floor in Section C-C, at the 2nd floor in Section D-D, and at the 6th floor in section E-E.

By relaxing the requirement that the stepback occur uniformly above the 3rd floor, the DRB enabled the design team to come up with a design that addresses the important corner at 6th St. and Central Way, as well as the entry to the site to the west of the building, while at the same time providing the 10' stepback along the entire facade. This meets the key intent of the stepback requirement that the building's upper levels 'appear to be receding from the base.'

Final Building 'A' Rendering from Northwest

The final design of Building 'A' reflects the desire for a building that has a bold, iconic presence while satisfying the intent of the Design Guidelines for strong modulation and visually minimized height.

Building 'A' Summary