Landscape / Open Space

SITE NARRATIVE

Kirkland Parkplace Open Space Overview

Design for the landscape and hardscape improvements to Kirkland Parkplace have grown from the unwavering desire to create a place that is rooted in its context, welcomes and accommodates the patron, offers surprise and delight, and exemplifies the best practices for urban landscapes. It is imperative that we make a neighborhood that the citizens of Kirkland can embrace as their own, and also one that out of town visitors want to seek out as a destination.

The owner and design team have looked for every way possible to integrate the approved building program with the requisite open space system. We have kept the project's Design Guidelines and the attributes of successful urban spaces – accessibility, activation, accommodation, anticipation and authenticity - firmly in mind during the design review phase.

The overall Kirkland Parkplace site is conceptualized into three informal 'districts' – Gateway; Central Plaza; and, Park Terrace. These districts will have subtle differences in plantings, hardscapes, amenities, art, and lighting. The goal is to add variety and serendipity to the user experience as well as acknowledge the contextual factors in that district. The Gateway district has the most contour and is adjacent to a large greenbelt to the east. Our open space designs propose areas that are stepped or terraced; more landscaped than hard; and use northwest indigenous plants almost exclusively. The Central Plaza district is bounded by structures that create a strong and large central gathering space. Our designs indicate a space that is more hardscape than soft, will contain ample places for color in the landscape, offers seating of all types and locations, and is flexible and adaptive in its use. The Park Terrace district has a strong focus towards Peter Kirk Park. Park Terrace spaces will be more sun- drenched, restful, with softer flowing plant materials, and balanced in its mix of hardscapes and landscapes.

Connecting these districts will be a web of roadways and sidewalks that form the internal site circulation system and provide links to adjacent, off site uses. Throughout the circulation system will be a variety of amenities including, trees, seating, street lighting and sidewalk paving materials that will serve as elements of continuity to organize the site. Additional places and elements such as plazas, courtyards, gardens, alleyways, rooftop open space, water features, outdoor dining areas, feature lighting, and public art will offer serendipity to the pedestrian experience. The design team, with Touchstone, is currently working with a group of interested citizens on the Public Art and Open Space committee - established by Touchstone- to help us plan the art program for the project.

Plant Associations:

- **Gateway District:**
  Textural and coarse
  Northwest adaptive / Natural
  Shade tolerant
  Inforvmal
- **Central Plaza:**
  Seasonal color (annuals, perennials, movable pots, etc.)
  Durable urban framework
  Sun tolerant
  Ordered and defined
- **Park Terrace:**
  Moving / Flowing
  Soft / Fine textured
  Transitional

Water Zones:

- **Emerge**
  Intimate
  Robust
  Coarse / Agitated
  Splashy
- **Cascade**
  Grand / Broad
  Prescribed
  Engaging
  Programmable
- **Rest**
  Rhythmic
  Melodic
  Gentle

Materials Palette:

Durable and maintainable
Responsive to architecture
Supportive of district identity
Supportive of circulation systems and gathering spaces

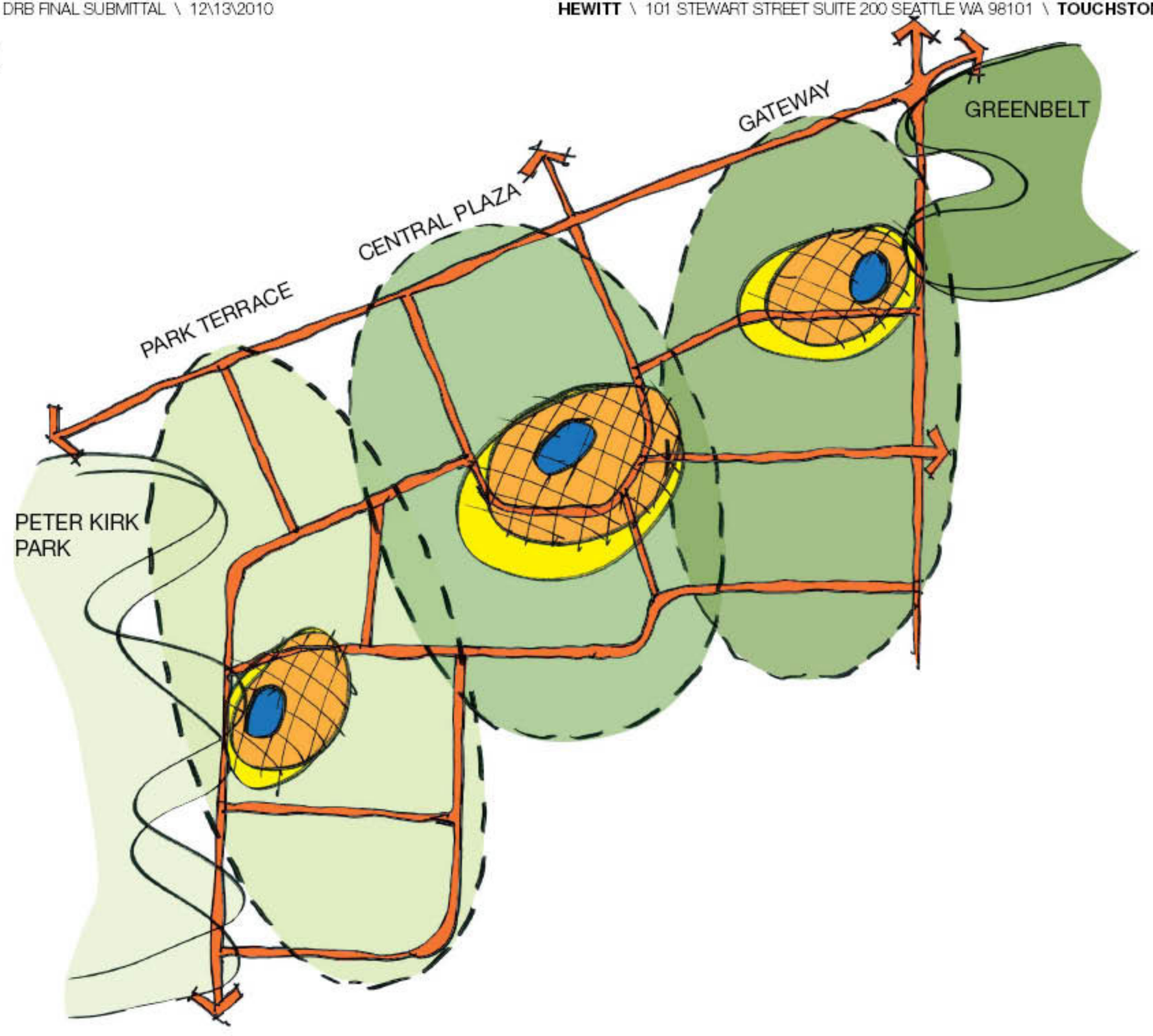
Amenities / Public Art Zones:

- **Primary**
  Site furnishings, amenities and major public art that support higher intensity of gathering spaces
- **Secondary**
  Site furnishings, amenities and public art that support primary circulation routes
- **Tertiary**
  Site furnishings and amenities that support basic circulation routes

Lighting Tenets:

Safe
Provide orientation and wayfinding
Accent
Dramatic and festive
Coordinated fixture and illuminance quality
Flexible for events

SITE DIAGRAM



ILLUSTRATIVE SITE PLAN

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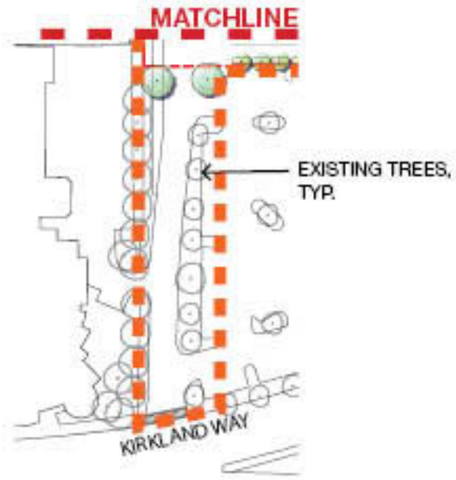
TREE PLAN - OVERALL SITE PLAN



Proposed Trees: ± 280
SEE ENLARGEMENT PLANS ON SUBSEQUENT PAGES FOR SPECIES.

TYPE II ARBORIST REPORT HAS BEEN SUBMITTED AND APPROVED BY CITY OF KIRKLAND. ARBORIST REPORT ON FILE WITH CITY OF KIRKLAND.

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TREE PLAN - BUILDINGS A, B, & C

REPRESENTATIVE TREE LIST	
Botanical Name:	**Common Name**
Match Ex. Tree - 6th Street	To Be Verified
Specimen Trees:	
Acer griseum	Paperbark Maple
Acer palmatum	Japanese Maple
Magnolia species	Magnolia
Stewartia species	Stewartia
Small Accent Trees:	
Amelanchier grandiflora	Serviceberry
Acer circinatum	Vine Maple
Cornus species	Dogwood
Sorbus 'Red Cascade'	Red Cascade Ash

Botanical Name:	**Common Name**
Cercidiphyllum japonicum	Katsura
Fraxinus pennsylvanica 'Summit'	Summit Green Ash
Liriodendron tulipifera fastigiata	Columnar Tulip Tree
Populous tremuloides	Quaking Aspen
Robinia ambigua	Purple Robe Locust
Evergreen Trees:	
Calocedrus decurrens	Incense Cedar
Pseudotsuga menziesii	Douglas Fir

NOTE: FINAL TREE SIZE AND SPECIES TO BE DETERMINED BASED ON AVAILABILITY. THE ABOVE LIST REPRESENTS A SAMPLING OF POTENTIAL TREES.

Acer griseum

Fraxinus pennsylvanica

Cercidiphylluym japonicum

Tsuga heterophylla

Robinia ambigua

Magnolia x soulangiana

Sorbus aucuparia 'Red Cascade'

Populus tremuloides

Cornus kousa

Liriodendron tulipifera fastigiata

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TREE PLAN - BUILDINGS D, H, & PLAZA

REPRESENTATIVE TREE LIST	
Botanical Name:	**Common Name**
Specimen Trees:	
Acer griseum	Paperbark Maple
Acer palmatum	Japanese Maple
Magnolia species	Magnolia
Stewartia species	Stewartia
Small Accent Trees:	
Amelanchier grandiflora	Serviceberry
Acer circinatum	Vine Maple
Cornus species	Dogwood
Sorbus 'Red Cascade'	Red Cascade Ash

Botanical Name:	Common Name
Cladrastis kentukea	Yellowood
Cercidiphyllum japonicum	Katsura
Fraxinus pennsylvanica 'Summit'	Summit Green Ash
Liriodendron tulipifera fastigiata	Columnar Tulip Tree
Pyrus calleryana 'Jaczam'	Jack Pear
Populous tremuloides	Quaking Aspen
Zelkova serrata	Japanese Zelkova

NOTE: FINAL TREE SIZE AND SPECIES TO BE DETERMINED BASED ON AVAILABILITY. THE ABOVE LIST REPRESENTS A SAMPLING OF POTENTIAL TREES.

Acer palmatum

Fraxinus pennsylvanica

Zelkova serrata

Amelanchier grandiflora

Liriodendron tulipifera fastigiata

Populus tremuloides

Sorbus aucuparia 'Red Cascade'

Cladrastis kentukea

TREE PLAN - BUILDINGS E & F

REPRESENTATIVE TREE LIST	
Botanical Name:	**Common Name**
Specimen Trees:	
Acer griseum	Paperbark Maple
Acer palmatum	Japanese Maple
Magnolia species	Magnolia
Stewartia species	Stewartia
Small Accent Trees:	
Amelanchier grandiflora	Serviceberry
Acer circinatum	Vine Maple
Cornus species	Dogwood
Sorbus 'Red Cascade'	Red Cascade Ash

Botanical Name:	Common Name
Acer platanoides 'Royal Red'	Royal Red Maple
Fagus sylvatica 'Dawyckii'	Dawyck Purple Beech
Magnolia 'Galaxy'	Galaxy Maple
Populous tremuloides	Quaking Aspen
Prunus x yedoensis	Yoshino Cherry
Ulmus parvifolia	Chinese Elm
Zelkova serrata 'Musashino'	Musashino Zelkova
Evergreen Trees:	
Calocedrus decurrens	Incense Cedar
Pseudotsuga menziesii	Douglas Fir
Tsuga heterophylla	Western Hemlock

NOTE: FINAL TREE SIZE AND SPECIES TO BE DETERMINED BASED ON AVAILABILITY. THE ABOVE LIST REPRESENTS A SAMPLING OF POTENTIAL TREES.

Acer griseum

Stewartia monodelpha

Ulmus parvifolia

Calocedrus decurrens

Populus tremuloides

Acer platanoides 'Royal Red'

Magnolia 'Galaxy'

Zelkova serrata 'Musashino'

Fagus sylvatica 'Dawyckii'

Prunus x yedoensis

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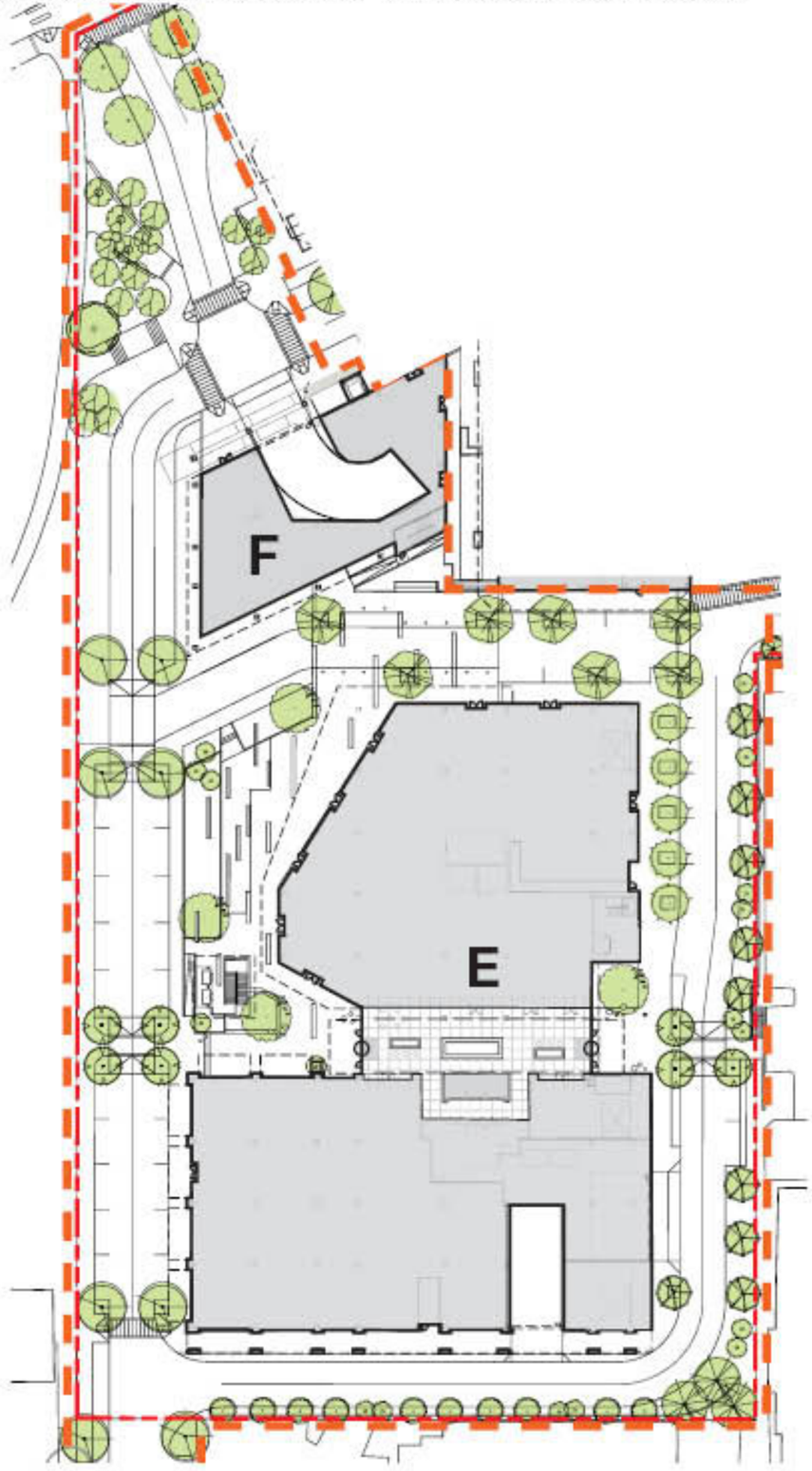
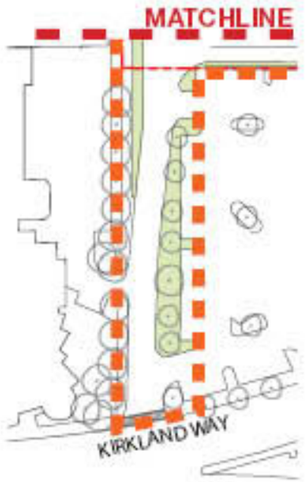


PLANTING PLAN - OVERALL SITE PLAN



SEE ENLARGEMENT PLANS ON SUBSEQUENT PAGES FOR SPECIES

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PLANTING SCHEDULE - OVERALL SITE PLAN

REPRESENTATIVE PLANT LIST			
Final plant list, plant quantities, and plant sizes to be determined		*** = Drought Tolerant**	
Botanical Name:	**Common Name:**	**Minimum Size**	**Approx. Spacing**
DECIDUOUS SHRUBS:			
Cornus alba 'Elegantissima	Tartarian Dogwood*	36" Ht.	36" O.C.
Cornus sanguinea 'Mid Winter Fire'	Blood Twig Dogwood*	36" Ht.	42" O.C.
Enkianthus campanulatus	Redvein Enkianthus	24" Ht.	36" O.C.
Hydrangea quercifolia	Oakleaf Hydrangea*	30" Ht.	48" O.C.
Kerria japonica	Japanese Yellow Rose	24" Ht.	36" O.C.
Philadelphus lewisii	Lewis' Mock Orange*	36" Ht.	42" O.C.
Physocarpus capitatus	Western Ninebark*	36" Ht.	36" O.C.
Rosa 'Meidland Bonica'	Bonica Meidland Rose*	30" Ht.	36" O.C.
Spirea x bumalda 'Gold Flame'	Gold Flame Bumalda Spirea	18" Ht.	24" O.C.
Viburnum plicatum tomentosa	Doublefile Viburnum	36" Ht.	48" O.C.
EVERGREEN SHRUBS:			
Abelia chinensis	Chinese Abelia	18" Ht.	36" O.C.
Arbutus unedo 'Elfin King'	Strawberry Bush*	30" Ht.	36" O.C.
Buxus microphylla japonica 'Green Beauty'	Green Beauty Japaneese Boxwood*	30" Ht.	36" O.C.
Choisya ternata	Mexican Orange	24" Ht.	48" O.C.
Cistus x purpureus	Orchid Rose*	24" Ht.	48" O.C.
Gaultheria shallon	Salal*	12" Ht.	36" O.C.
Helianthemum nummularium	Sunrose*	12" Ht.	30" O.C.
Lavatera maritima	Tree Mallow	30" Ht.	36" O.C.
Lavandula x intermedia 'Fred Boutin'	Fred Boutin Lavender*	24" Ht.	42" O.C.
Leucothoe fontanesiana 'nana'	Dwarf Drooping Leucothoe	30" Ht.	36" O.C.
Lonicera pileata	Privet Honeysuckle*	30" Ht.	48" O.C.
Myrica californica	Pacific Wax Myrtle*	36" Ht.	48" O.C.
Nandina domestica 'Compacta'	Dwarf Heavenly Bamboo*	30" Ht.	36" O.C.
Pieris japonica	Japanese Pieris	30" Ht.	48" O.C.
Pittosporum tobira ' Wheeler's Dwarf'	Wheeler's Dwarf Pittosporum*	24" Ht.	30" O.C.
Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel*	30" Ht.	36" O.C.
Rosmarinus officinalis	Rosemary*	30" Ht.	36" O.C.
Sarococca hookeriana var. humilis	Himilayan Sarococca	30" Ht.	42" O.C.
Sarococca ruscifolia	Sweetbox	30" Ht.	36" O.C.
Vaccinium ovatum	Evergreen Huckleberry*	24" Ht.	36" O.C.
Viburnum davidii	David Viburnum*	30" Ht.	36" O.C.
PERENNIALS:			
Achilea millefolium	Yarrow	1 Gallon	18" O.C.
Alchemilla mollis	Lady's Mantle	1 Gallon	18" O.C.
Agapanthus orientalis	Lily-of-the-Nile	1 Gallon	24" O.C.
Anemone x hybrids	Japanese Anemone	1 Gallon	18" O.C.
Aquilegia formosa	Western Columbine	1 Gallon	12" O.C.
Astilbe x arendsii	False Spirea	1 Gallon	18" O.C.
Crocosmia hybrid	Hybrid Crocosmia	1 Gallon	18" O.C.
Dicentra formosa	Western Bleeding Heart	1 Gallon	24" O.C.
Epimedium x warleysense	Bishop's Hat*	1 Gallon	18" O.C.
Gaultheria procumbens	American Wintergreen*	1 Gallon	24" O.C.
Gaura lindheimeri	Guara	1 Gallon	18" O.C.
Hemerocallis 'Stella de Oro'	Gold Daylily	1 Gallon	24" O.C.
Heuchera spp.	Coral Bells	1 Gallon	18" O.C.
Helleborus orientalis	Lenten Rose	1 Gallon	18" O.C.
Schizostylis coccinea	Kaffir Lily	1 Gallon	18" O.C.
Smilacina racemosa	False Solomon's Seal	1 Gallon	24" O.C.
GRASSES:			
Calamogrostis acutiflora	Feather Reed Grass*	1 Gallon	24" O.C.
Deschampsia cespitosa	Tufted Hair Grass*	1 Gallon	24" O.C.
Festuca glauca	Blue Fescue	1 Gallon	18" O.C.
Helictotrichon sempervirens	Blue Oat Grass*	1 Gallon	24" O.C.
Miscanthus sinensis	Silver Grass*	1 Gallon	24" O.C.
Panicum virgatum	Switch Grass*	1 Gallon	24" O.C.
Stipa tenuissima	Mexican Feather Grass*	1 Gallon	24" O.C.
FERNS:			
Asplenium scolopendrium	Hart's-Tongue Fern	1 Gallon	18" O.C.
Athyrium niponicum var. pictum	Japanese Painted Fern	1 Gallon	18" O.C.
Blechnum spicant	Deer Fern	1 Gallon	18" O.C.
Polystichum munitum	Sword Fern	3 Gallon	30" O.C.
GROUNDCOVERS:			
Arctostaphylos uva-ursi	Kinnickinnick*	1 Gallon	24" O.C.
Asarum caudatum	Wild Ginger*	1 Gallon	18" O.C.
Cornus canadensis	Bunchberry	1 Gallon	12" O.C.
Fragaria chiloensis	Sand Strawberry*	4" Pots	18" O.C.
Galium odoratum	Sweet Woodruff	1 Gallon	18" O.C.
Liriope spicata	Creeping Lilyturf*	1 Gallon	24" O.C.
Mahonia repens	Creeping Mahonia*	1 Gallon	24" O.C.
Ophiopogon japonicus	Dwarf Mondo Grass	1 Gallon	12" O.C.
Oxalis oregana	Oregon Oxalis	1 Gallon	18" O.C.
Rubus calycinoides 'Emerald Carpet'	Emerald Carpet Bramble*	1 Gallon	18" O.C.
Vancouveria hexandra	Vancouveria	1 Gallon	12" O.C.
VINES:			
Akebia quinata	Five Leaf Akebia	2 Gallon	36" O.C.
Clematis paniculata	Sweet Autumn Clematis	2 Gallon	36" O.C.
Hydrangea petiolaris	Climbing Hydrangea	2 Gallon	36" O.C.
Lonicera sempervirens	Trumpet Honeysuckle	2 Gallon	36" O.C.
LAWN:			
Sod Turf	Variety TBD	Rolls	
WET TOLERANT PLANTS:			
Asarum caudatum	Wild Ginger*	1 Gallon	18" O.C.
Athyrium filix-femina	Lady Fern*	1 Gallon	24" O.C.
Camassia quamash	Common Camas*	1 Gallon	24" O.C.
Carex obnupta	Slough Sedge*	1 Gallon	24" O.C.
Carex tenuiculmis 'Cappuccino'	Cinnamon Sedge*	1 Gallon	24" O.C.
Carex testacea	New Zealand Orange Sedge*	1 Gallon	24" O.C.
Cornus stolonifera 'Arctic Fire'	Arctic Fire Red Osier Dogwood*	30" Ht.	36" O.C.
Juncus ensifolius	Dagger-Leaf Rush*	1 Gallon	24" O.C.
Juncus patens 'Elk's Blue'	Elks Blue Rush*	1 Gallon	24" O.C.
Molinia caerulea	Moor Grass*	1 Gallon	24" O.C.
Ribes sanguineum	Red-flowering Currant*	30" Ht.	48" O.C.
Salix purpurea 'Nana'	Dwarf Arctic Willow	30" Ht.	36" O.C.
Scirpus microcarpus	Small-fruited Bulrush*	1 Gallon	24" O.C.

PLANT MATERIALS - BUILDINGS A, B, & C IMAGE SAMPLING

SHRUBS (EVERGREEN AND DECIDUOUS)

Cornus alba 'Elegantissima'

Enkianthus campanulatus

Pieris japonica

Physocarpus capitatus

Vaccinium ovatum

PERENNIALS/GRASSES

Epimedium x warleysense

Gaultheria procumbens

Helleborus orientalis

Heuchera species

Deschampsia cespitosa

Helichtotrichon sempervirens

FERNS/GROUNDCOVERS

Asplenium scolopendrium

Athyrium niponicum var. pictum

Blechnum spicant

Asarum caudatum

Cornus canadensis

Oxalis oregana

VINES (AT VEGETATED WALL)

Clematis paniculata

Akebia quinata

Hydrangea petiolaris

PLANT MATERIALS - BUILDINGS D, H, & PLAZA IMAGE SAMPLING

SHRUBS (EVERGREEN AND DECIDUOUS)

Hydrangea quercifolia

Cornus sanguinea

Arbutus unedo 'Elfin King'

Lavandula x intermedia 'Fred Boutin'

PERENNIALS/GRASSES

Schizostylis coccinea

Astilbe x arendsii

Agapanthus orientalis

Hemerocallis 'Stella de Oro'

Miscanthus sinensis

FERNS/GROUNDCOVERS

Polystichum munitum

Liriope spicata

Rubus calycinoides

Ophiopogon japonicus

PLANT MATERIALS - BUILDINGS E & F IMAGE SAMPLING

SHRUBS (EVERGREEN AND DECIDUOUS)

Abelia chinensis

Choisya ternata

Lavatera maritima

Kerria japonica

Viburnum plicatum tomentosa

PERENNIALS/GRASSES

Crocosmia hybrid

Anemone x hybrids

Guara lindheimeri

Smilacina racemosa

Deschampsia cespitosa

Festuca glauca

FERNS/GROUNDCOVERS

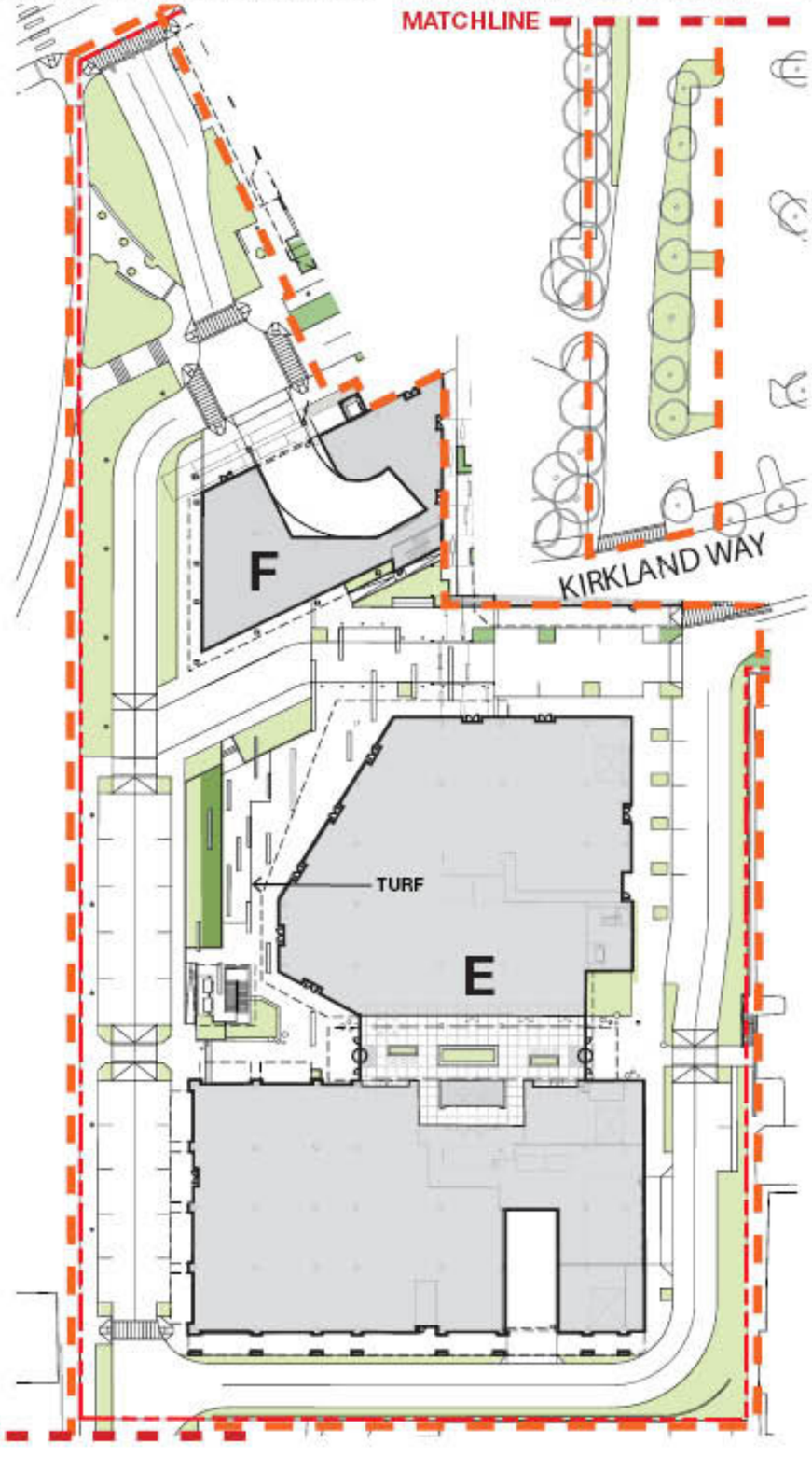
Liriope spicata

Arcostaphylos uva ursi

Mahonia repens

Fragaria chiloensis

Vancouveria hexandra

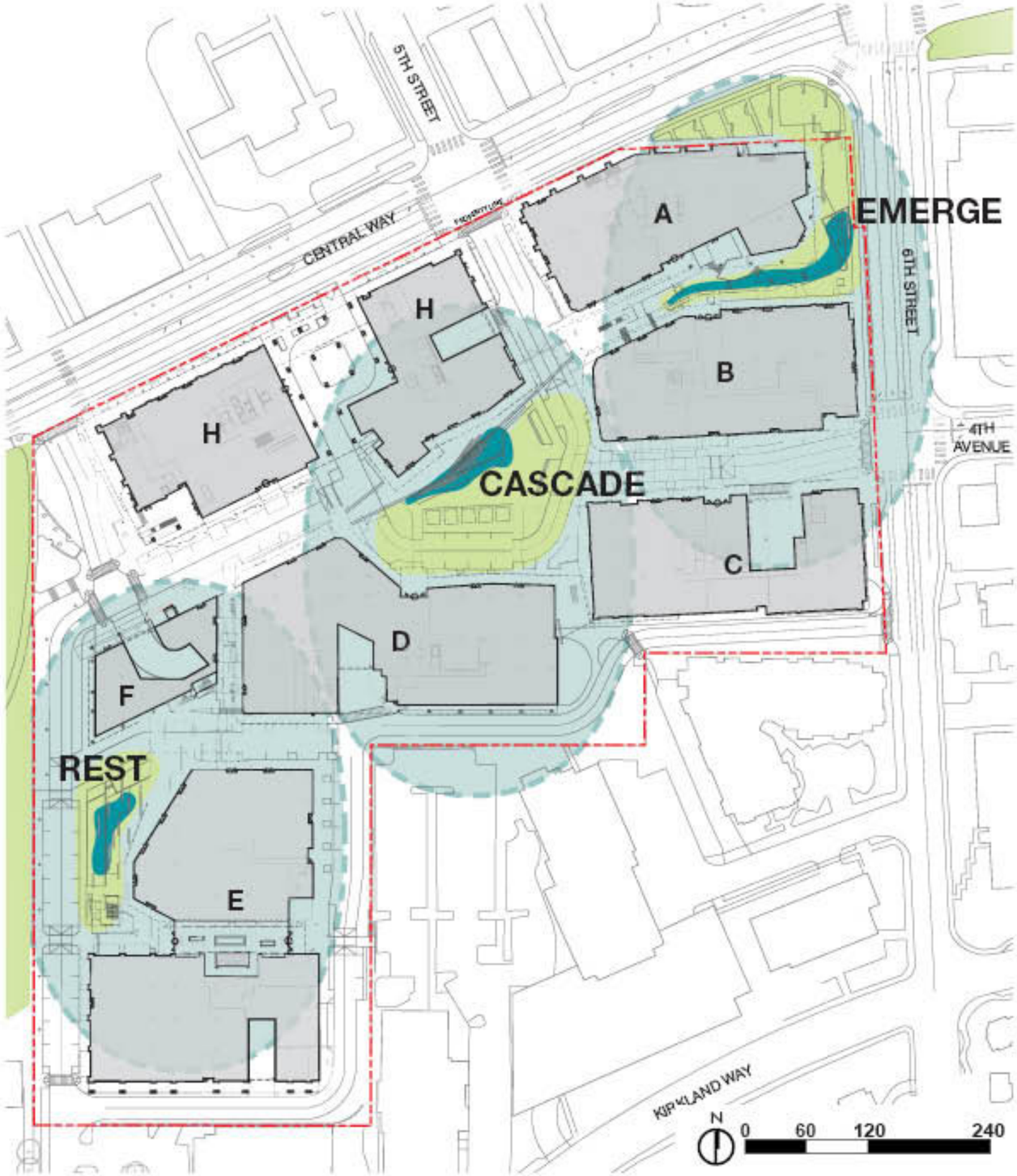


WATER CONCEPT DIAGRAM

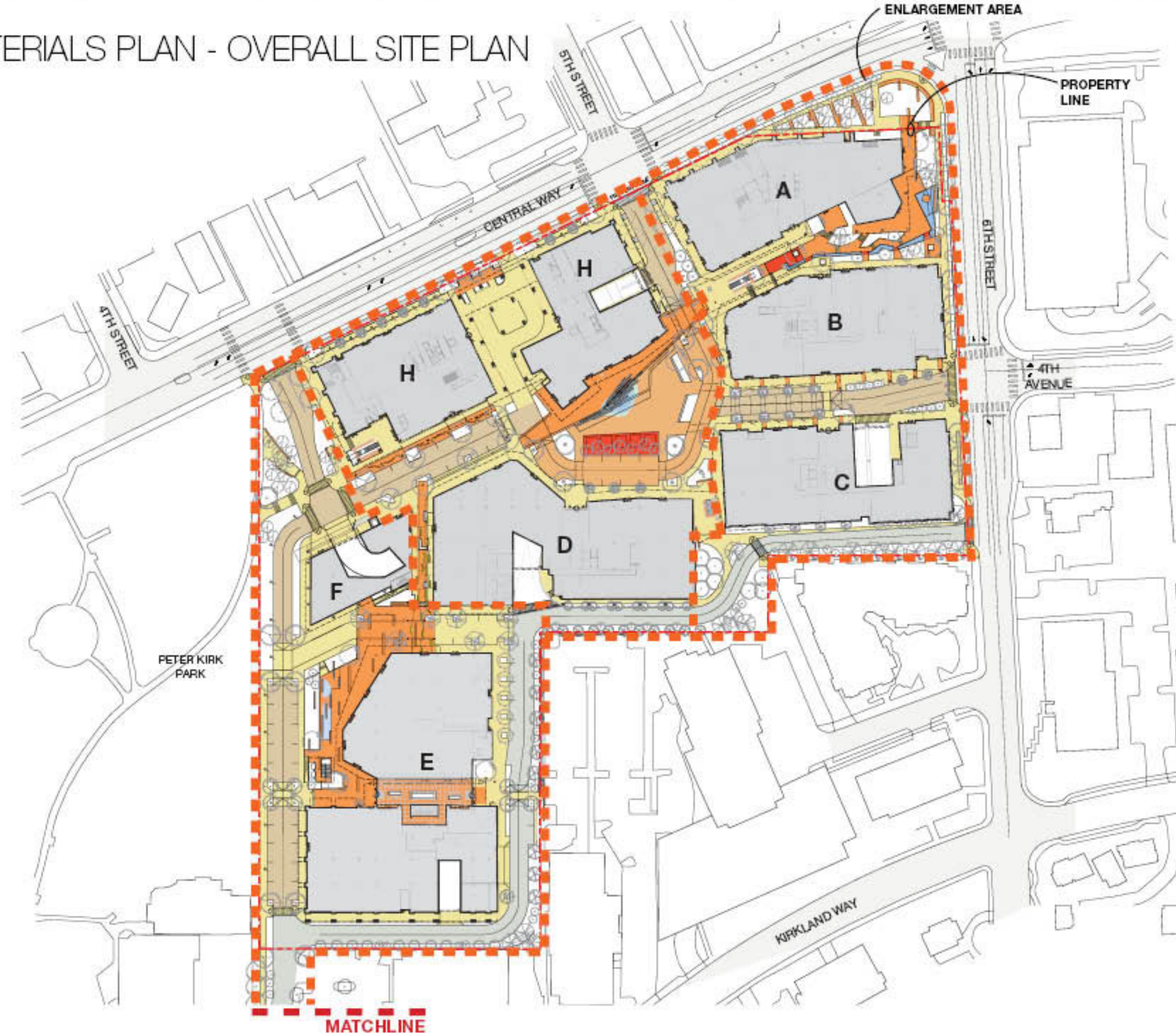
EMERGE

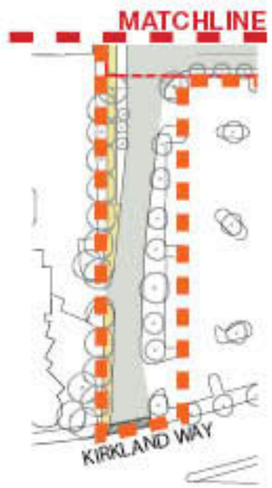
CASCADE

REST



MATERIALS PLAN - OVERALL SITE PLAN





CONCRETE PAVING

SPECIALTY PAVING

WOOD DECKING

PRIMARY ROAD - CONCRETE

SECONDARY ROAD - ASPHALT

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PAVING MATERIALS - BUILDINGS A, B, & C

CONCRETE PAVING

SCORED CONCRETE SIDEWALKS WITH A VARIETY OF SCORE PATTERNS

SCORED CONCRETE CROSSINGS

SPECIALTY PAVING (CONCRETE WITH SANDBLAST OR STAMP AND/OR COLOR ADDITIVE, COLORS TO BE IN THE BUFF TO CHARCOAL RANGE)

CONCRETE ACCENT BANDING

CONCRETE FINISHING / COLORING

CONCRETE STAMP

WOOD DECKING (IPE OR SIMILAR)

WOOD FOOT BRIDGE AT BLDGS A & B

PRMARY ROAD PAVING

CONCRETE STAMP

SECONDARY ROAD PAVING

PAVING MATERIALS - BUILDINGS D, H, & PLAZA

CONCRETE PAVING

SCORED CONCRETE SIDEWALKS WITH A VARIETY OF SCORE PATTERNS

SCORED CONCRETE CROSSINGS

SPECIALTY PAVING (CONCRETE WITH SANDBLAST OR STAMP AND/OR COLOR ADDITIVE, COLORS TO BE IN THE BUFF TO CHARCOAL RANGE)

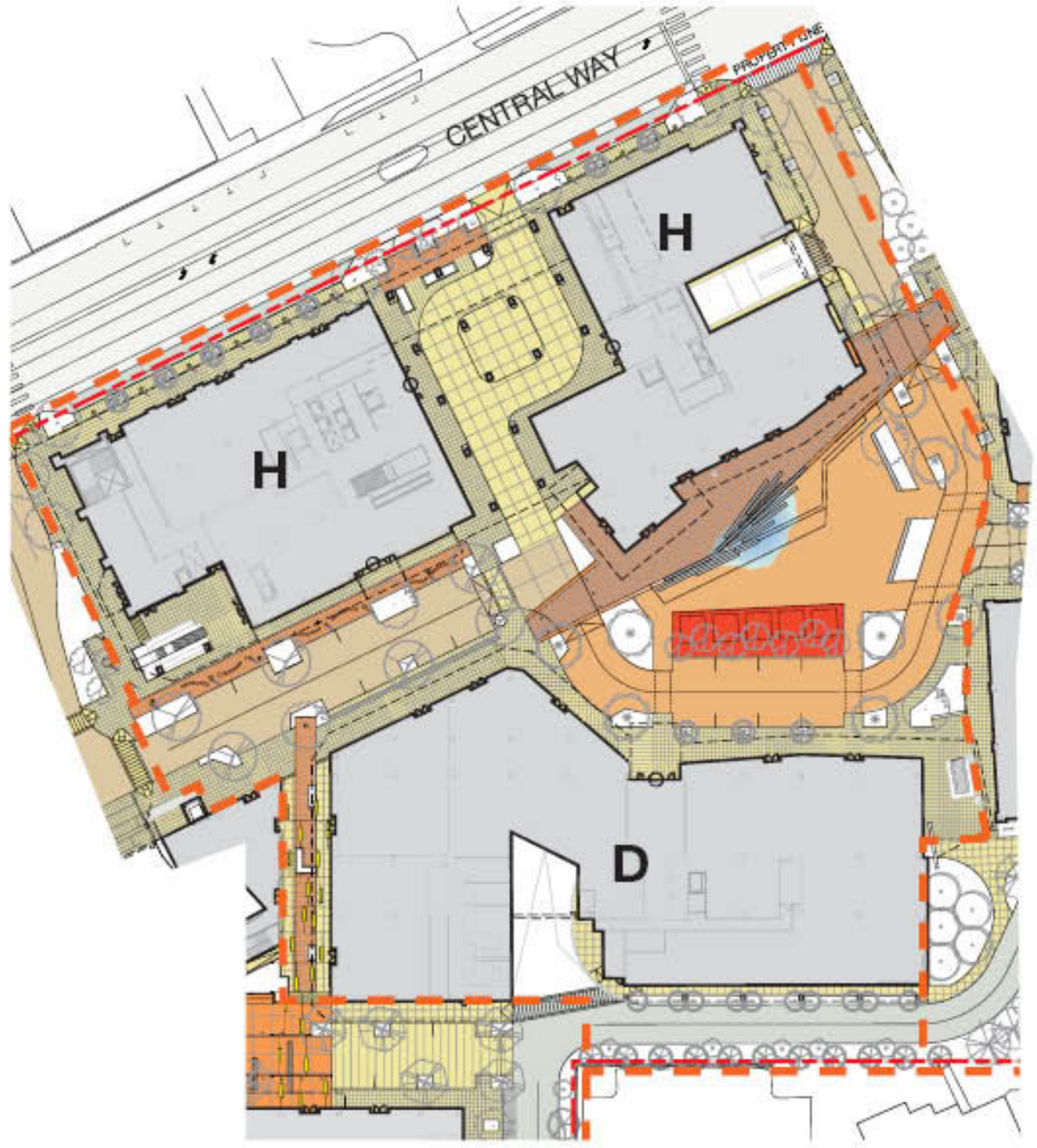
CONCRETE ACCENT BANDING

CONCRETE FINISHING / COLORING

CONCRETE STAMP

WOOD DECKING (IPE OR SIMILAR)

PRIMARY ROAD PAVING

CONCRETE STAMP

SECONDARY ROAD PAVING