

ALTERNATE A:
There is no appreciable difference in appearance from the south.

ALTERNATE B:
There is no appreciable difference in appearance from the south.



PREFERRED MASSING OPTION



ALTERNATE A



ALTERNATE B



NORTHWEST AERIAL PERSPECTIVE

ALTERNATE A:
There is no appreciable difference in appearance from the north.

ALTERNATE B:
There is no appreciable difference in appearance from the north.



PREFERRED MASSING OPTION



ALTERNATE A



ALTERNATE B



NORTHEAST AERIAL PERSPECTIVE

ALTERNATE A:
There is no appreciable difference in appearance from the east.

ALTERNATE B:
There is no appreciable difference in appearance from the east.



PREFERRED MASSING OPTION



ALTERNATE A



ALTERNATE B



PEDESTRIAN ALLEY VIEW FROM LAKE ST

ALTERNATE A:

The longer east-west pedestrian alley from Lake St. detracts from the central node that is created in the Preferred Massing. Otherwise, there is no appreciable difference in appearance from Lake St.

ALTERNATE B:

The large courtyard provides better solar access for the south and west facing storefronts which could benefit sidewalk cafes and support a more lively piazza like experience. The tower/art/feature could create a new memorable landmark for Downtown Kirkland.



PREFERRED MASSING OPTION



ALTERNATE A



ALTERNATE B



NORTH-SOUTH PEDESTRIAN ALLEY CONCEPT *



EAST-WEST PEDESTRIAN ALLEY
VIEW FROM LAKE STREET *

