KIRKLAND PARKPLACE

DRB FINAL SUBMITTAL
13 December 2010

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

The following submission was created as an overall summary for the approved design of Kirkland Parkplace. The purpose of the enclosed matrix is to document the compliance of the design with the approved Kirkland Parkplace Master Plan and Design Guidelines (KPMP/DG) and/or reflect the input received from the Design Review Board Response Conferences from February 2, 2009 through October 4, 2010 in 25 separate meetings.

Table of Contents

Project Overview/ Intent— 2
Colors and Materials Intent— 3
Project Model Photos— 4
Site Plan— S1
Street Elevations— S2

Design Guideline Compliance Matrix M1-M15

Parking Level Plans
Level P5 and P4 Plans— P1
Level P3 and P2 Plans— P2
Level P1 Floor Plan— P3

Building 'A'
Images— A1-A2
Level 1, 2, 3, and 4 Floor Plan— A3
Level 5, 6 and 7 Floor Plan— A4
Colors & Materials— A5
Elevations— A6
Summary— A7-A9

Building 'B'
Images— B1-B3
Level 1, 1M, 2 and 3 Floor Plan— B4
Level 4, 5, 6 and 7 Floor Plan— B5
Level 8 Floor Plan— B6
Colors & Materials— B7
Elevation— B8

Building 'C'
Images— C1
Level 1, 1M, 2, and 3 Floor Plan— C4
Level 4, 5, 6, and 7 Floor Plan— C5
Level 8 Floor Plan— C6
Colors & Materials— C7
Elevations— C8

Building 'D'
Images— D1-D3
Level 1 and 2 Floor Plan— D5
Level 3 and 4 Floor Plan— D6
Level 5 and 6 Floor Plan— D7
Level 7 and 8 Floor Plan— D8
Colors & Materials— D9
Elevations— D10

Building 'E'
Images— E1-E2
Level 1 and 2 Floor Plan— E3
Level 3 and 4 Floor Plan— E4
Level 5 and 6 Floor Plan— E5
Level 7 and 8 Floor Plan— E6
Colors & Materials— E7
Elevation— E8
Summary— E9-E16

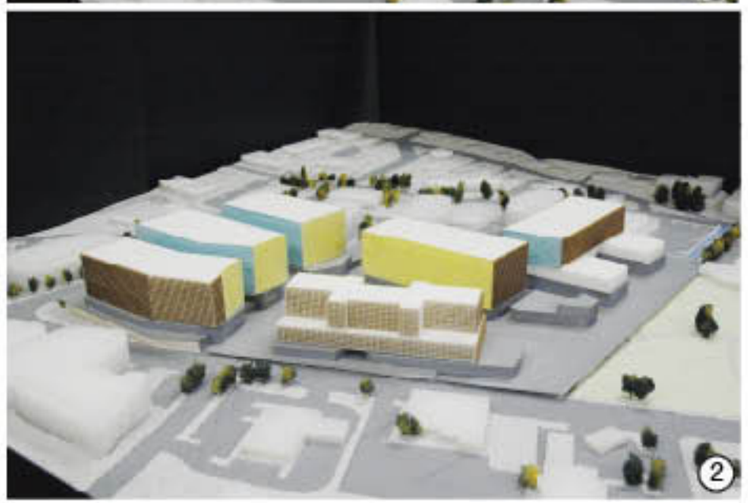
Building 'F'
Images— F1-F2
Section— F3
Roof Terrace— F4
Opening Restrictions— F5
Wall Sections— F6
Colors & Materials— F7
Elevations— F8

Building 'H'
Images— H1
Level 1 and 2 Floor Plan— H2
Level 3 and 4 Floor Plan— H3
Level 5 and 6 Floor Plan— H4
Level 7 Floor Plan— H5
Colors & Materials— H6
Elevations— H7

General
Canopy Plan— G1-G2
Gasket /Retail Canopy Design— G3
Gasket Retail Height Variation— G4
Glassket Design— G5
Breezeway Design— G6
Elevator at Building E— G7

Landscape
Site Narrative— L2
Site Diagram— L3
Illustrative Site Plan— L4
Tree Plan- Overall Site Plan— L5
Tree Plan- Buildings A, B & C— L6
Tree Plan- Buildings D,H & Plaza— L7
Tree Plan- Buildings E & F— L8
Planting Plan- Overall Site Plan— L9
Planting Schedule- Overall Site Plan— L10
Plant Materials- Buildings A, B & C— L11
Plant Materials- Buildings D, H & Plaza— L12
Plant Materials- Buildings E & F— L13
Water Concept Diagram— L14
Materials Plan- Overall Site Plan— L15
Paving Materials- Buildings A, B & C— L16
Paving Materials- Buildings D, H & Plaza— L17
Paving Materials- Buildings E & F— L18
Amenities & Public Art Diagram— L19
Site Lighting Diagram— L20
Roof Plan- Overall Site Plan— L21
Roof Plan- Building F— L22
Site Plan and Street Section Key— L23
Street Sections— L24-L29

Appendix
Zoning Parameters and Sections— Z1-Z3
Area Summary Z4



Kirkland Parkplace Project Narrative and Intent

The design concept of Kirkland Parkplace is a response to the challenge of integrating a group of urban buildings and spaces into a suburban-scaled neighborhood. The design process has been informed at every step by concerns for scale, massing, articulation and diversity. Early in the design process, three basic tenets were established:

1. The buildings should have distinctive characters while sharing a common design vocabulary;
2. The internal facades of the buildings (i.e. those facing inward on the site) should be differentiated from those facing out toward the city;
3. The building designs should be influenced by environmental factors such as solar orientation, views and prevailing winds

The final design of the project reflects the application of these concepts, balanced by the input of the Design Review Board during almost two years of meetings.

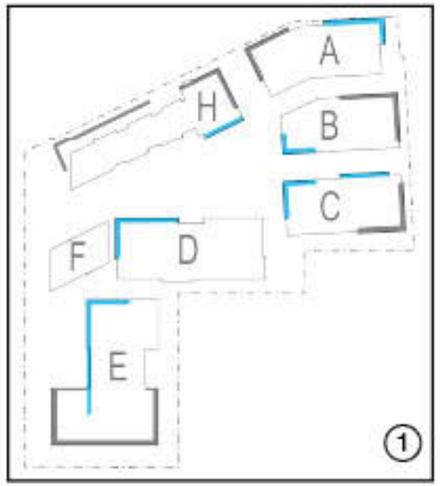
The masses of the office buildings (A,B,C,D & E) are modulated through the use of projections, stepbacks and finer-scaled articulation. These strategies break down the apparent size of the buildings vertically and horizontally, and address the issue of scale at the most basic level. Layered onto the massing is a three-part materials palette consisting of terra cotta panels, aluminum panels with punched windows, and curtainwall. These elements are utilized in varying proportions on each building, and follow a progression of warmer colors on the eastern side of the site to cooler colors toward the west. The variations in material types and colors enabled the design team to achieve considerable architectural diversity using economical means.

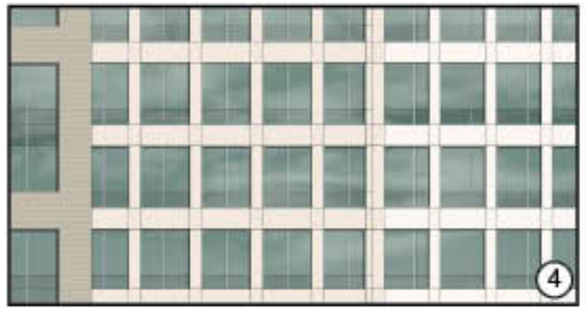
The hotel /sport club building (H) is by its nature a more highly articulated building, with a complex program that generates considerable architectural diversity. This building was sited along Central Way partly for this reason, and addresses concerns for scale and articulation along this urban edge. It features a unique materials palette to distinguish it from the office buildings. Building H also plays a critical role in forming the focal point of the Central Plaza, where the south elevation of the sport club will function as a large projection screen for special occasions.

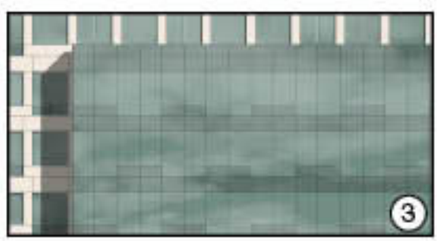
Finally, Building F is unique in being a 2-story, retail-only building with a 10,000 s.f. public roof terrace. Its design capitalizes on these features, and makes Building F a boldly sculptural focal point along the edge of Peter Kirk Park. It functions as the architectural entry statement to the site from Central Way, and forms a critical hinge-point between the Park Terrace and the Central Plaza. Its material and color palette are also unique in Kirkland Parkplace, and further accentuate it as the 'jewel' of the composition.

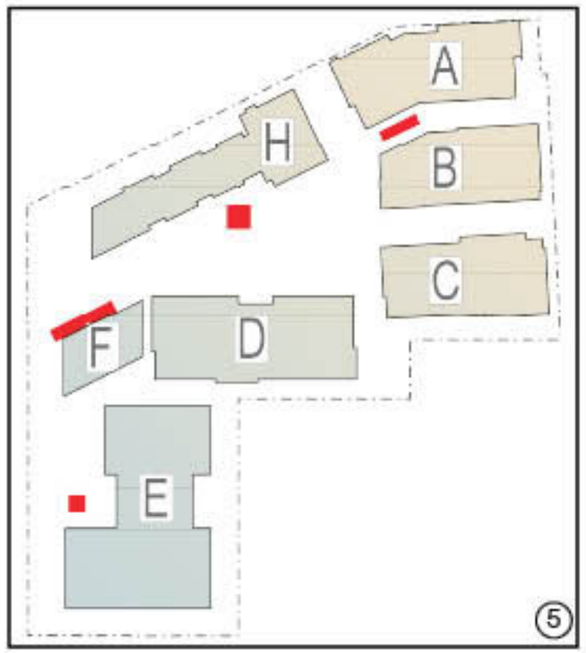
The retail component of the project, which occupies most of the first floor and parts of the second floor, will be a critical component in the public's experience of the project. As such, it has been the focus of intensive study. The 'Gasket' concept, which mediates between the retail and office/hotel uses, creates at once a unique identity for the retail environment and the visual continuity that ties it together throughout the site. The Gasket will define the important street-level realm of the project on the internal streets and plazas, and also serves practical functions such as weather protection, signage and lighting support.

The totality of the Kirkland Parkplace design is a result of the balance, and often the creative tension, between architectural concepts and civic prerogatives. Its success as a series of buildings and urban spaces will be largely a result of the richness and unpredictability that emerges from the collaborative creative process between the design team, Touchstone Corp. and the City of Kirkland.









Materials

From the earliest design concept meetings, we have maintained the idea of Parkplace as having and 'external' expression that is distinct from the character of the 'interior' facades. This external vocabulary (gray lines in fig. 1, fig. 2) is characterized by masonry-like elements that serve several functions: they provide visual weight, anchoring the facades to the ground; they acknowledge the urban context of the project through their materiality; and they act as scaling elements to reduce the apparent height of the buildings.

The 'internal' vocabulary of the buildings (blue lines in fig. 1, fig. 3), by contrast, features areas of wall that are predominantly glass, or a combination of glass and metal. These facades are designed to reflect the sky and created a sense of openness and lightness within the public spaces of Parkplace, even as they provide generous views from the buildings toward the public spaces and beyond to the lake and mountains.

The remaining wall surfaces are mostly metal panel walls with punched window openings (fig. 4), which give Parkplace an overall scale and texture that is compatible with the general character of the surrounding city, and provide opportunities for subtle variations in color across the site.

By varying the colors and textures of this simple three-part concept, we have attempted to generate enough variety that the buildings have their own identities, but not so much that the composition falls apart. The early consensus of the DRB was that the design should be cohesive while providing visual variety and interest.

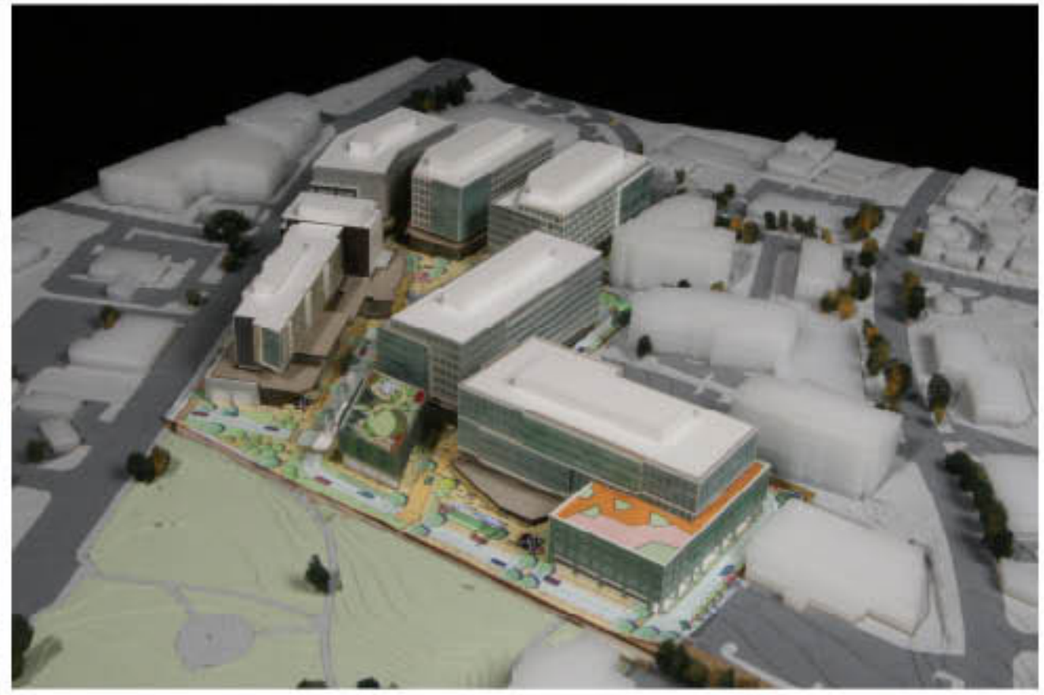
Color

Our color choices on Parkplace have been governed by a very simple concept (Fig. 5). There is a general progression of color from the northeast corner of the project, where warm, earthier colors predominate, to the west, where colors become cooler and more bold. This reflects the nature of the site as more dense and urban on the east, and more open and sculptural on the west. The eastern palette gives warmth to the more intimate spaces that are typical on that end of Parkplace, while the cool silvery colors toward the west allow for splashes of bolder color as seen on Buildings 'E' and 'F.'

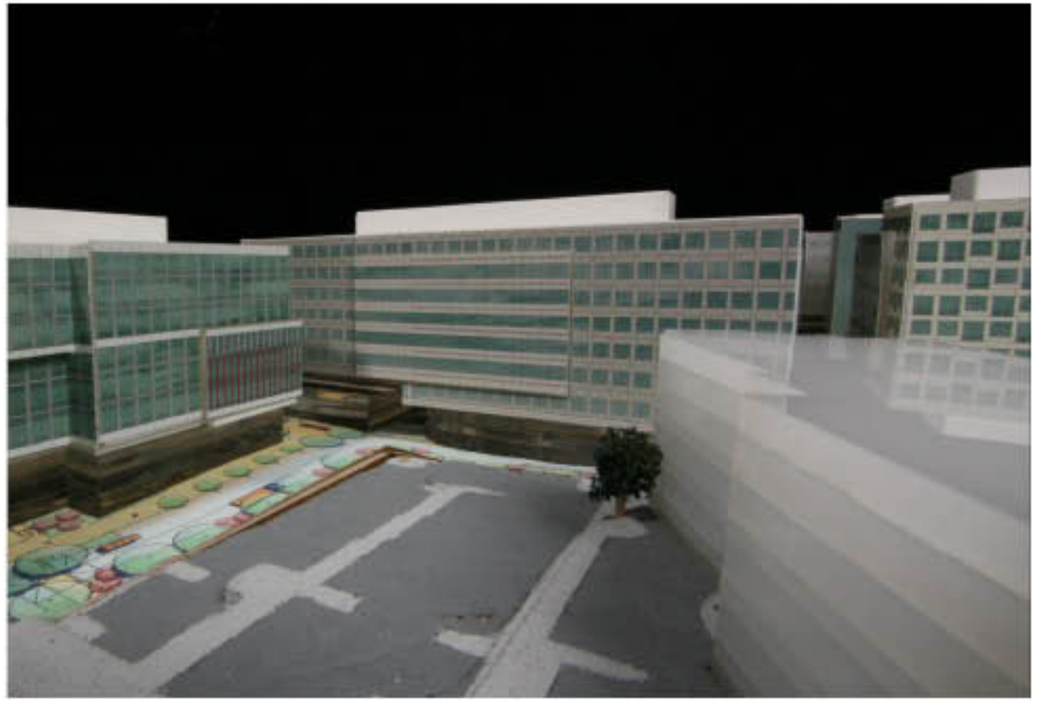
Last but not least, the composition is knitted together by the red elements (breezeway canopy, 'red box,' grand stair and elevator enclosure) as they progress across the site and act as focal points for major spaces and events on the site.

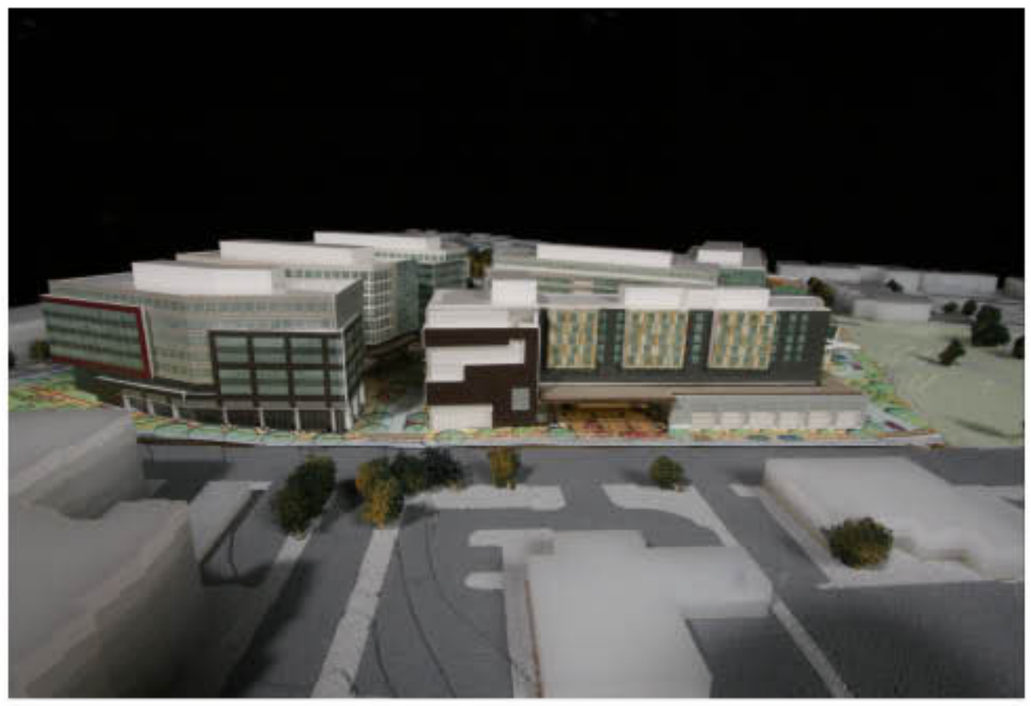
As the design is refined, these colors will undergo further development, but the concept outlined above will inform the process through final color and material selections.

The material and color references noted on the plans reflect current products that represent the intent of the design team. Final selections may vary from those listed due to availability, obsolescence, compatibility with other materials/colors or other situations not under the design team's control.



Project Model Photos

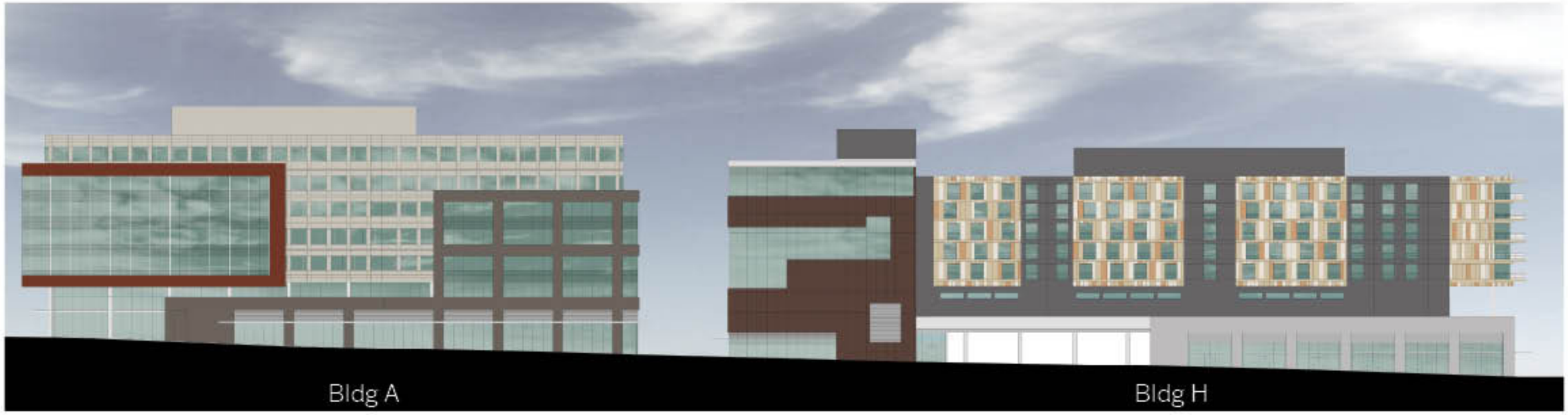




Project Model Photos

THE GATEWAY
CENTRAL WAY
4TH STREET
6TH STREET
4TH AVENUE
KIRKLAND WAY
A
B
C
D
E
F
H
H
CENTRAL PLAZA
PARK TERRACE
TENNIS COURTS
SKATE PARK
PETER KIRK PARK
OFFICE
OFFICE
OFFICE
MEDICAL
NOTE: STREETSCAPE IMPROVEMENTS CONTINUE SOUTH TO KIRKLAND WAY
N
0 60 120 240

Site Plan



Central Way

Sixth Avenue

Street elevations

Design Guideline
Compliance Matrix

INTENT: This matrix is provided as a reference guide to review the compliance of the approved design for the Kirkland Parkplace project [buildings and open space] with the Kirkland Parkplace Mixed Use Development Master Plan and Design Guidelines [KP MP/DG].

12. ALL DISTRICTS SITE PLANNING	'A'	'B'	'C'	'D'	'E'	'F'	'H'	Open Space	Comments
1. Streetscape. *Intent:* To maintain a continuous and safe streetscape with a pedestrian-friendly character.									
a. Sidewalks should maintain at least a 6-8ft clear zone for pedestrian travel.								**L2** **L23 - L29**	See Landscape Summary Design Review Board meeting October 4, 2010.
b. All streets should contribute to the physical safety and comfort of pedestrians. Provide both of the following where feasible to help define the sidewalk space: -On-street parking, (see street classifications, pgs 8-14, KP MP/DG) -A well-defined amenity zone set to the curb for understory planting, street trees*, and other street furniture such as benches, trash receptacles, signs -Where restaurants are anticipated the sidewalk should be wide enough to accommodate outdoor seating.								**L4** **L15-L19** **L23-L29**	See Landscape Summary Design Review Board meeting October 4, 2010.
c. Use design elements such as separate storefronts, pedestrian-oriented signs, exterior light fixtures, awnings and overhangs to add interest and give a human dimension to street-level building facades.	**G3-G7**							**L19-L20**	
	A1-A2 **A3** level 1 plan	**B1-B2** **B4** level 1 plan	**C1** **C4** level 1 plan	**D1** **D5** level 1 plan	**E1-E2** **E3** level 1 plan	**F1** **F2** level 1 plan	**H1** **H2** level 1 plan		
d. In general, buildings should be set as close as possible to sidewalk to establish active, lively uses. Maintain a continuous street wall, limiting gaps to those necessary to accommodate vehicular and pedestrian access.	**A1** **L29** [L]	**B1** **L29** [L.1]	**C1** **L29** [L.1]	**D1** **L27** [I]	**E9-E16** **L26** **L28**	**F1** **L28**[Similar]	**H1** **L29** [M] **L27** [H]	**S1**	
e. Encourage recessed main building and/or shop entrances consistent with a traditional "main street" design that is inviting and promotes streetscape continuity.	**A3** level 1 plan	**B4** level 1 plan	**C4** level 1 plan	**D5** level 1 plan	**E3** level 1 plan	**F2** level 1 plan	**H2** level 1 plan		
	G3, G5								
f. The corners of buildings located at street intersections may recess to promote visibility and allow for a collection of people.	**A3** level 1 plan	**B4** level 1 plan	**C4** level 1 plan			**F2** level 1 plan	**H2** level 1 plan		
g. Allow larger buildings to recess from the sidewalk edge to allow for entry fore-courts, provided street continuity is not interrupted along the majority of the block.	**A1** **A2** [img 5] **A3** level 1 plan			**D5** level 1 plan	**E1**[img 2,4] **E3** level 1 plan		**H1** img 1 **H2** level 1 plan **G6**	**S1**	
	G5								

*Minor deviations for street trees and major planting spaces may be necessary in some spaces due to structural constraints

SITE PLANNING	'A'	'B'	'C'	'D'	'E'	'F'	'H'	Open Space	Comments
2. Public Spaces: Plazas, Courtyards and Seating Areas *Intent:* To provide a friendly pedestrian environment by creating a variety of usable and interesting public and semi-public open spaces within private development									
a. Make plazas and courtyards comfortable for human activity and social interaction – standing, sitting, talking, eating.								**L2-L4** **L19**	See Landscape Summary Design Review Board meeting October 4, 2010.
b. Define and contain outdoor spaces through a combination of building and landscape; oversized spaces that lack containment are discouraged.								**L2-L4** **D1**[img 3] **S1**	
c. Establish pedestrian pathways that link public spaces to other public spaces and streets.								**L2-L4** **S1**	
d. Plazas and courtyards should include the following: • Planters and trees to break up space. • Seating, such as benches, tables, or low seating walls. • Special paving, such as integral colored/ stained concrete, brick, or other unit pavers. • Specialty pedestrian scale bollards or other types of accent lighting. And at least one of the following: • Public art. • Water feature.	**A1, A2**	**B1**		**D1**	**E1, E2**	**F4**	**H1**	**L2** **L9-L14** **L19**	
e. Design spaces to allow for variety and individualization of temporary installations such as: lighting, banners, artwork, etc.	**A1**	**B1**	**C1**	**D1**	**E1, E2**	**F1, F4**	**H1**	**L2** **L19** **L20**	
3. Environmental Considerations. Consider environmental conditions such as sun, shade and prevailing winds when positioning courtyards and outdoor seating areas. Provide features and amenities to encourage and enhance pedestrian and bicycle access through out the project.	**G1-G6**							**L2-L4**	See Landscape Summary Design Review Board meeting October 4, 2010. A variety of spaces responding to various environmental conditions have been designed. See item 2 above. A clear street and pedestrian circulation system that discourages fast moving traffic has been designed. Pedestrian crossings (sometimes raised) encourage the slowing down of vehicular traffic and allows for safer bicycle movement.

SITE PLANNING	'A'	'B'	'C'	'D'	'E'	'F'	'H'	Open Space	Comments
4. Pedestrian Connections and Wayfinding *Intent:* To create a network of safe, attractive, and identifiable linkages for pedestrians.									
a. Clearly defined pedestrian connections shall be provided at locations specified in the Street Classification sections (pgs 8 -14).								**L2-L4** **L23-L29**	See Landscape Summary Design Review Board meeting October 4, 2010.
5. Lighting *Intent:* To ensure that lighting contributes to the character of the project, provides personal safety, and does not disturb adjacent developments and residences									
a. Use City-approved fixtures for street lighting along the city streets.								**L20**	See Landscape Summary Design Review Board meeting October 4, 2010.
b. Lighting elements throughout the project and on adjoining rights of way should be coordinated, including public open spaces, accent lighting, and streets.								**L20**	See Landscape Summary Design Review Board meeting October 4, 2010.
c. Accent lighting along public right of way should be soft in character and enrich the pedestrian street life.								**L20**	See Landscape Summary Design Review Board meeting October 4, 2010.
d. Accent lighting within the central pedestrian space should be congruous with the character of the project and the arts and pedestrian space commitments (see page 6) .								**L20**	See Landscape Summary Design Review Board meeting October 4, 2010.
e. Lighting should include non-glaring design solutions, such as cut off fixtures that avoid light spilling over onto other properties.								**L20**	See Landscape Summary Design Review Board meeting October 4, 2010.
f. Flood lighting of entire building facades is discouraged.								**L20**	See Landscape Summary Design Review Board meeting October 4, 2010.
g. Lighting on upper levels should be sensitive to residences and drivers.								**L20**	See Landscape Summary Design Review Board meeting October 4, 2010.
6. Screening of Trash and Service Areas *Intent:* To screen trash and service areas from public view.									
a. All service, loading and trash collection areas shall be screened by a combination of planting and architectural treatment similar to the design of the adjacent building.	**P3**	**P3**	**P3**	**P3**	**E3** level 1 plan **E8** East elev.	**P3**	**P3**	**P3**	Trash Pick-up, servicing and loading will be located below grade and out of public sight on P1 Level with exception of Building E. Building E loading dock to be located internally to the Building. Roll-up doors will be used to screen loading dock when not in use
b. Avoid where ever possible locating service, loading and trash collection facilities in pedestrian-oriented areas.	**P3**	**P3**	**P3**	**P3**	**E3** level 1 plan **E8** East elev.	**P3**	**P3**	**P3**	Same as above

SITE PLANNING	'A'	'B'	'C'	'D'	'E'	'F'	'H'	Open Space	Comments
7. Signs: A Master Sign Plan will be created with the City that is in keeping with the following design objectives: *Intent:* To create signs that are creative, engaging and effective for a variety of user groups and respond to a variety of spaces.									
a. Signage should be complementary and integrated with the unique character of the specific districts and/or buildings where they are located.	G3								Per KZC Regulations a Master Sign Plan will be submitted for administrative review prior to the installation of permanent signs. The Signage plan will reflect the intentions of the design guidelines and provide a variety of creative and engaging signage approaches consistent with character of the new Parkplace. The Master Sign Plan will address and be compatible with the overall way finding of the project.
b. Signage should be high quality and consistent with the contemporary urban/ downtown character of comparable developments in similar regions.	G3								Same as above
c. The design of buildings should identify locations, sizes and general design for future signage.	G3								Same as above
d. The Master Sign Plan should include a hierarchy of elements based on use and function, such as: • site signage for entries, wayfinding, Parkplace identity • building signage for addressing and landmarking • tenant signage to encourage expressive individualization.	G3								Same as above

BUILDING DESIGN	'A'	'B'	'C'	'D'	'E'	'F'	'H'	Open Space	Comments
1. Orientation to the Street *Intent:* Ensure that buildings contribute to the liveliness of Parkplace's public spaces, and overall community character. The following design treatments should apply to areas with required retail frontages, (see diagram on page 7; KP MP/DG)									
a. Streets and public spaces should be enlivened by storefronts, windows, merchandise and other activity. Buildings should be designed with frequent entrances to encourage multi-tenant occupancy and walk-in traffic.	**A1, A2** **A3** level 1 plan **A5 A6**	**B1, B2** **B4** level 1 plan **B7 B8**	**C1 C7 C8** **C4** level 1 plan	**D1** **D5** level 1 plan **D9 D10**	**E1 E2** **E3** level 1 plan **E7 E8**	**F1** **F2** level 1 plan **F5 F7 F8**	**H1** **H2** level 1 plan **H6 H7**		
	G3, G4								
b. Ground level retail heights should be between 14-18 feet in height.	**G3, G4**								
c. Entrances: Principal building entry should be visible from the street and public space and marked by large entry doors, canopy/portico/ overhang.	**S1**								
	G5								
d. Transparency: To provide a visual connection between activities, ground floor façades should provide the following minimum standards • windows of clear vision glass (i.e. transparent) beginning no higher than 2' above grade to at least 10' above grade • 60% minimum of facade length along Central Way, P.1, P.2 should provide transparency • 50% minimum of facade length along A.1, A.4 should provide transparency.	**G3, G4**								Refer to L23 for street designation key plan as excerpted from KP MP/DG
	A1 A5 A6	**B1 B2 B7 B8**	**C1 C7 C8**	**D1 D9**	**E1** **E7**[img 1,4]	**F1 F5 F7 F8**	**H1** [img 1,2] **H6 H7**		
	A1 A6[West]	**B1 B8** [West]					**H1** [img 3,4] **H7** [West]		
e. Weather Protection: To provide pedestrians cover from weather, canopies or awnings should be: • a minimum of 5 feet in width unless in conflict with vehicles • at least 75% of facades along required retail frontages constructed of permanent, durable various materials • allowed to vary in design • encouraged to have continuity, minimizing gaps.	**G1 - G6**								

BUILDING DESIGN	'A'	'B'	'C'	'D'	'E'	'F'	'H'	Open Space	Comments
2. Massing/Articulation *Intent:* To create a variety of form and massing through articulation and use of materials to maintain a pedestrian scale.									
a. In general, break down the scale and massing of buildings into smaller and varied volumes.	2-5	2-5	2-5	2-5	2-5	2-5	2-5		
b. All building faces should be responsive to the context of the surrounding environment and neighboring buildings	A1 A5 A6	B1 B2 B7 B8	C1 C7 C8	D1 D2 D9 D10	E1 E2 E7 E8	F1 F7 F8	H1 H6 H7		The existing context surrounding Kirkland Parkplace varies, ranging from one-story retail on Central Way to offices on 6th St. and a mix of multi-family residential and office buildings to the south. The design for Kirkland Parkplace incorporates masonry elements in the form of terra cotta panels and utilizes high-quality metal and composite panels. Other contextual cues include building height and scale. The northern edge of the site relates to the varied scale of the adjacent properties with a major step back above the first level on the north-west end of the site. On the northeastern and eastern end of the site, the design incorporates step backs above the 6th floor in many places in response to the surrounding buildings. The masonry elements around the northeastern, eastern, and southwestern portions of the site feature a two-story module to reduce the apparent height of the buildings. Building E incorporates major modulation, setbacks and step backs above the 4th floor on the east, south and west sides to be sympathetic to the neighboring properties as well as the park. Building F continues a lower-scaled edge along the park and provides a transitional massing between the park and Building D.
	4-5								
c. All sides of the building shall be designed with care, ie there should be no "backside"	A5 A6	B7 B8	C7 C8	D9 D10	E7 E8	F7 F8	H6 H7		Equal care has been given to the design of all building facades, and the same quality materials are used on all sides of the buildings.
	4-5								
d. Buildings should distinguish a "base" using articulation and materials. Include regulating lines and rhythms which may include cornice lines, belt lines, doors and windows, etc to create a pedestrian-scaled environment.	A1 [img 1-3] A5 A6	B1 [img 2] B7 B8	C1 C7 C8	D1 [img 4] D9 D10	E2 [img 7] E7 E8	F7 F8	H1 [img 1, 4] H6 H7		The first floor of all of the buildings contains retail, and this zone is differentiated from the upper building on the interior of the site by the horizontal feature called the 'Gasket.' This feature creates a strong articulation of the base, separating retail from office uses as it also reduces the apparent height of the office buildings and creates an active pedestrian zone. On the perimeter of the site, the same scale relationship is achieved through the use of glass canopies, step-backs, colonnades and other visual cues.
e. Provide clear pattern of building openings. Windows, balconies and bays should unify a building's street wall and add considerably to a façade's three-dimensional quality.	A5 A6	B7 B8	C7 C8	D9 D10	E7 E8	F7 F8	H6 H7		
f. The use of ribbon windows and extensive use of mirrored glass is discouraged.									No mirrored glass or ribbon windows have been used in the design

	'A'	'B'	'C'	'D'	'E'	'F'	'H'	Open Space	Comments
g. Employ major architectural expressions into the façade, roof form, massing and orientation, such as tower forms, over-sized windows and entrances to demarcate important gateways and intersections; strong corner massing can function as a visual anchor at key locations within the project area. See diagram (KP MP/ DG; DG-20) for encouraged key locations.	**A1** [img 1,2] **A5** [North] **A6** [East, and West]	**B2** [img 5] **B8** [East]	**B2** [img 5] **C8** [East]				**H1** [img 1, 4]		
h. Building modulation should be employed to break up long facades and create a visual interest unique to each building in the project. The type of modulation should be determined by the overall design concept of each building, using dimensions from window sizes, column spacing, rain screen paneling, etc to a determine a distinct design solution.	**A1** [img 1,2] **A2** [img 4,5] **A5 A6**	**B1** [img 1-4] **B7 B8**	**C1** **C7 C8**	**D1** [img 1-4] **D9 D10**	**E1** [img 1-4] **E7 E8**	**F1** [img 1-4] **F7 F8**	**H1** [img 1-4] **H6 H7**		
i. Roof Silhouettes: • Express roofs in varied ways. • Give consideration to potential views of the roof top from adjacent buildings. • Avoid monotonous design	**A1** **A2**	**B1**	**C1**	**D1**	**E1**	**F1**	**H1**		
j. Rooftop Equipment. Locate and/or screen rooftop equipment so that it is not visible from streets and other public spaces. Use methods of rooftop screening that are integral to the building's form.	**A1 A5 A6**	**B1 B7 B8**	**C1 C7 C8**	**D1 D9 D10**	**E1 E7 E8**	**F1**	**H1 H6 H7**		

BUILDING DESIGN	'A'	'B'	'C'	'D'	'E'	'F'	'H'	Open Space	Comments
3. Blank Wall Treatments *Intent:* To reduce the visual impact of blank walls by providing visual interest.									
a. Although blank walls are generally not encouraged along public streets and pedestrian spaces, there may be a few occasions in which they are necessary for functional purposes. Any blank walls in these locations that are longer than 20 feet should incorporate two or more of the following: • Vegetation, such as trees, shrubs, ground cover and or vines adjacent to the wall surface. • Artwork, such as bas-relief sculpture, murals, or trellis structures. • Seating area with special paving and planting. • Architectural detailing, reveals, contrasting materials or other special visual interest.			**C8** [south] Note1	**D2** [img 6] **D9** [East] Note1 **D2** [img 5] **D10** [South] Note2					Note1 A vegetative green wall at the South side of Building C and the West side of Building D have been designed. Note2 The south side of building D utilizes Perforated metal canopy, precast wall panels and landscaping to reduce blank walls
4. Encourage High-Quality Design *Intent:* To ensure that all buildings in the project area are constructed as a quality addition to the Kirkland Community.									
a. Exterior architectural design and building materials should exhibit permanence and quality appropriate to an urban setting.	**A1 A2 A5 A6**	**B1 B7 B8**	**C1 C7 C8**	**D1 D2 D9 D10**	**E1 E2 E7 E8**	**F1 F7 F8**	**H1 H6 H7**		
	←			**G3**			→		
5. Building Diversity *Intent:* To ensure that buildings in the project are distinct and respond to the unique character of their specific district.									
a. Buildings should be designed to integrate with each other, while demonstrating architectural diversity. Buildings should be responsive to each specific district and its site conditions.	←			**4-5**			→		The design strikes a balance between uniformity and diversity. A relatively limited palette of materials and a consistent, contemporary design vocabulary ensure that the project is cohesive and unified. Differences in the colors of the materials palette, as well as shifts in emphasis of the materials provide the variation necessary to avoid monotony in the design. For instance, Buildings A,B & C use more masonry, while Building D is predominantly glass and metal. Building H is set apart with a distinctive materials palette.
b. Materials should be selected to integrate with each other, while allowing a richness of architectural diversity.	**A5 A6**	**B7 B8**	**C7 C8**	**D9 D10**	**E7 E8**	**F7 F8**	**H6 H7**		
	←			**3**			→		
c. Windows should incorporate variation in patterning between buildings.	**A5 A6**	**B7 B8**	**C7 C8**	**D9 D10**	**E7 E8**		**H6 H7**		

13a. GATEWAY DISTRICT	'A'	'B'	'C'	'D'	'E'	'F'	'H'	Open Space	Comments
SITE PLANNING									
1. Incorporation of Triangular Lot "Gateway Garden" Incorporate the northeast triangular lot (excess right-of-way) into the project design to create a distinct gateway entrance that is integrated with the Parkplace development. Include:									
a. Public Access: Public access into the site should be visible and accessible from the corner of 6th Street and Central Way.	**A1** [img 1, 3] **A2** [img 4]							**L2-L4**	See Design Review Board Meeting May 18. 2009 and November 16, 2009. Also see Landscape Summary Design Review Meeting October 4, 2010.
b. Hardscape / Vegetation: Paving and landscaping materials should identify pedestrian spaces and access.								**L5-L6** **L9-L11** **L14-L16**	See 13a Item 1.a above.
c. Trees and Other Planting: Landscaping should be of appropriate scale and species to make a significant gateway gesture. Trees should be selected to provide visibility of businesses, and maintained to encourage proper growth and height.								**L5-L6** **L9-L11**	See 13a Item 1.a above.
d. Signage (downtown entry): Incorporate wayfinding signage directing visitors to: Downtown, Peter Kirk Park, Waterfront/ Marina, City Hall, and Civic District.	See Comments								A master sign plan will be submitted for administrative review which will incorporate wayfinding signage that directs pedestrains to Kirkland landmarks including Peter Kirk Park, Downtown, Waterfront.
2. Public Space Connecting to Triangular Lot Design of additional public space should be integrated with the triangular lot to provide a congruous pedestrian environment.									
a. Public Access: Connect pedestrian access to the gateway garden, adjacent streets and public open spaces.	**A1** [img 3] **A2** [img 4]							**L2-L4**	See 13a Item 1.a above.
b. Hardscape / Vegetation: Paving and landscaping materials should identify pedestrian spaces and access.								**L5-L6** **L9-L11** **L14-L16**	See 13a Item 1.a above.
c. Seating: Incorporate seating along pedestrian pathways and gathering spaces.								**L2-L4** **L19**	See 13a Item 1.a above.
d. Artwork: Incorporate public art in an appropriate scale to distinguish the significance of this corner.								**L2 L19**	See 13a Item 1.a above.