# 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

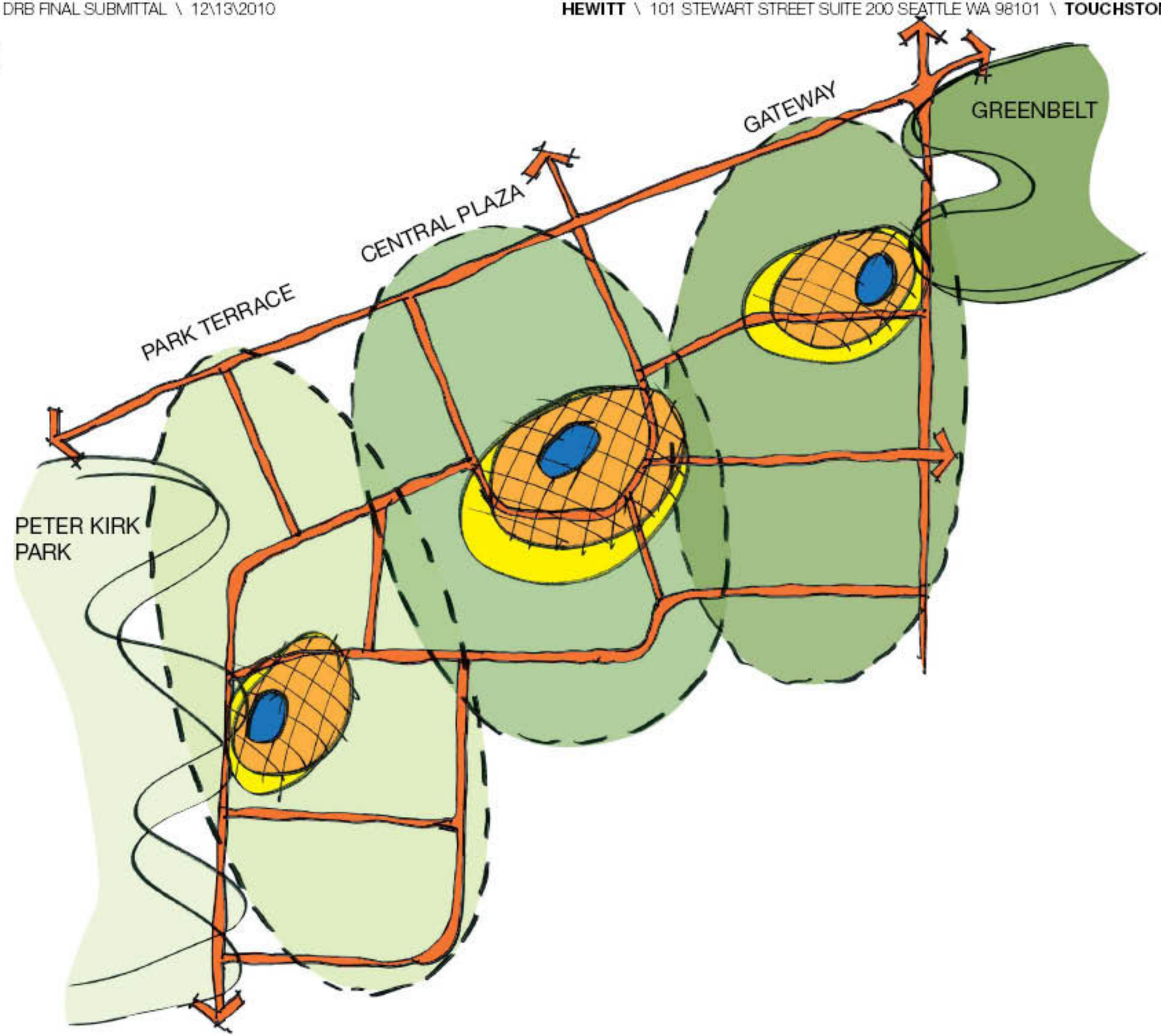
**Amenities / Public Art Zones:**

- **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

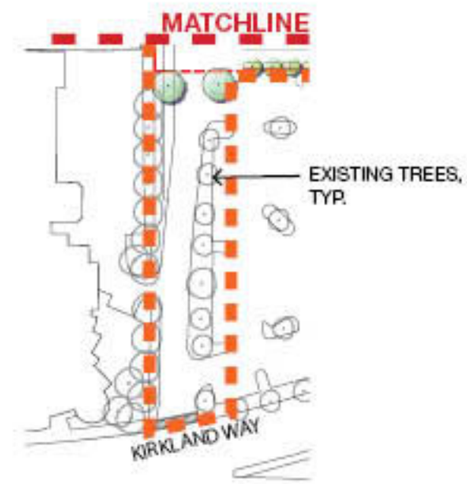
# SITE DIAGRAM



# ILLUSTRATIVE SITE PLAN

N 0 60 120 240

# 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.

N 0 60 120 240

# 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

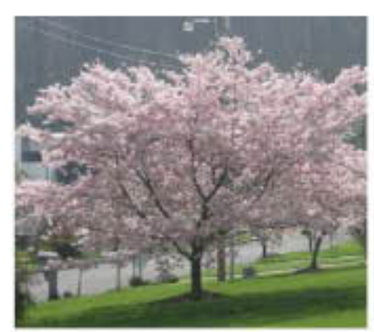
Populus tremuloides

Acer platanoides 'Royal Red'

Magnolia 'Galaxy'

Zelkova serrata 'Musashino'

Fagus sylvatica 'Dawyckii'


Prunus x yedoensis

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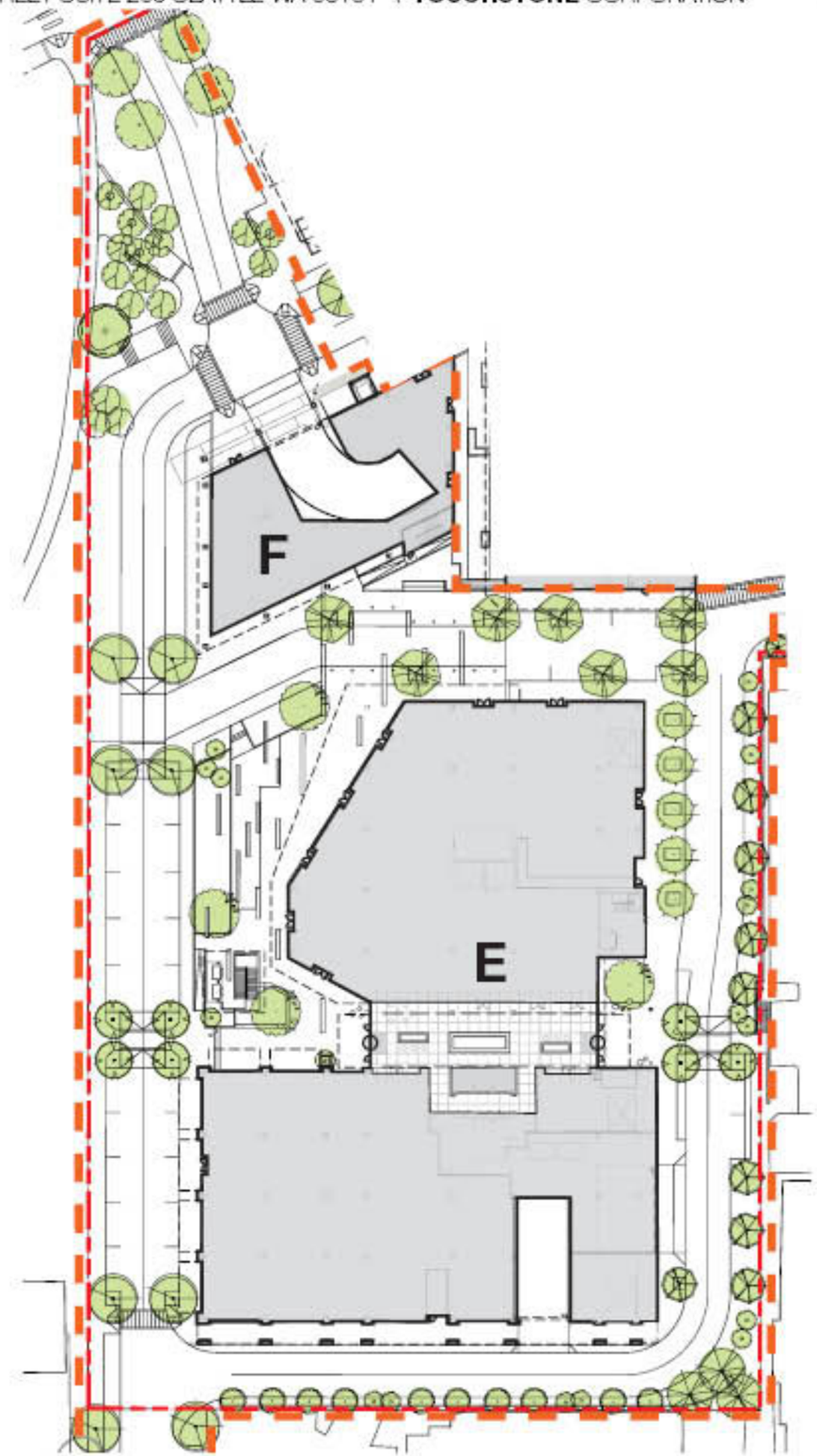
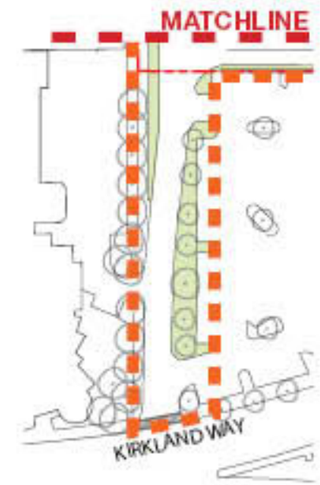


# PLANTING PLAN - OVERALL SITE PLAN




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:** | | | |
| Achillea 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 hybrida | 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:** | | | |
| Calamagrostis 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. |
| Helictotichon 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 nipponicum 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

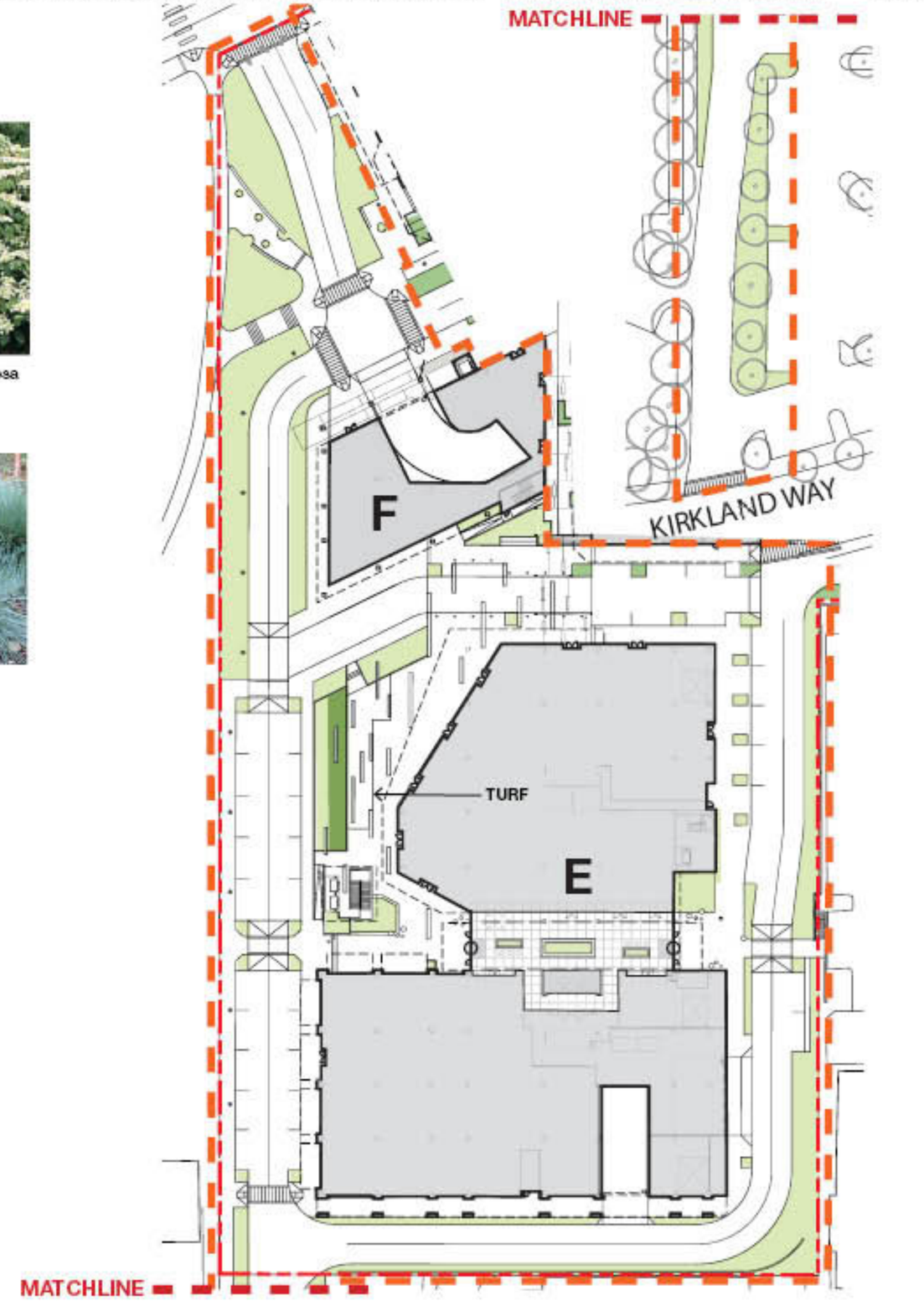
Liriope spicata

Arcostaphylos uva ursi

Mahonia repens

Fragaria chiloensis

Vancouveria hexandra

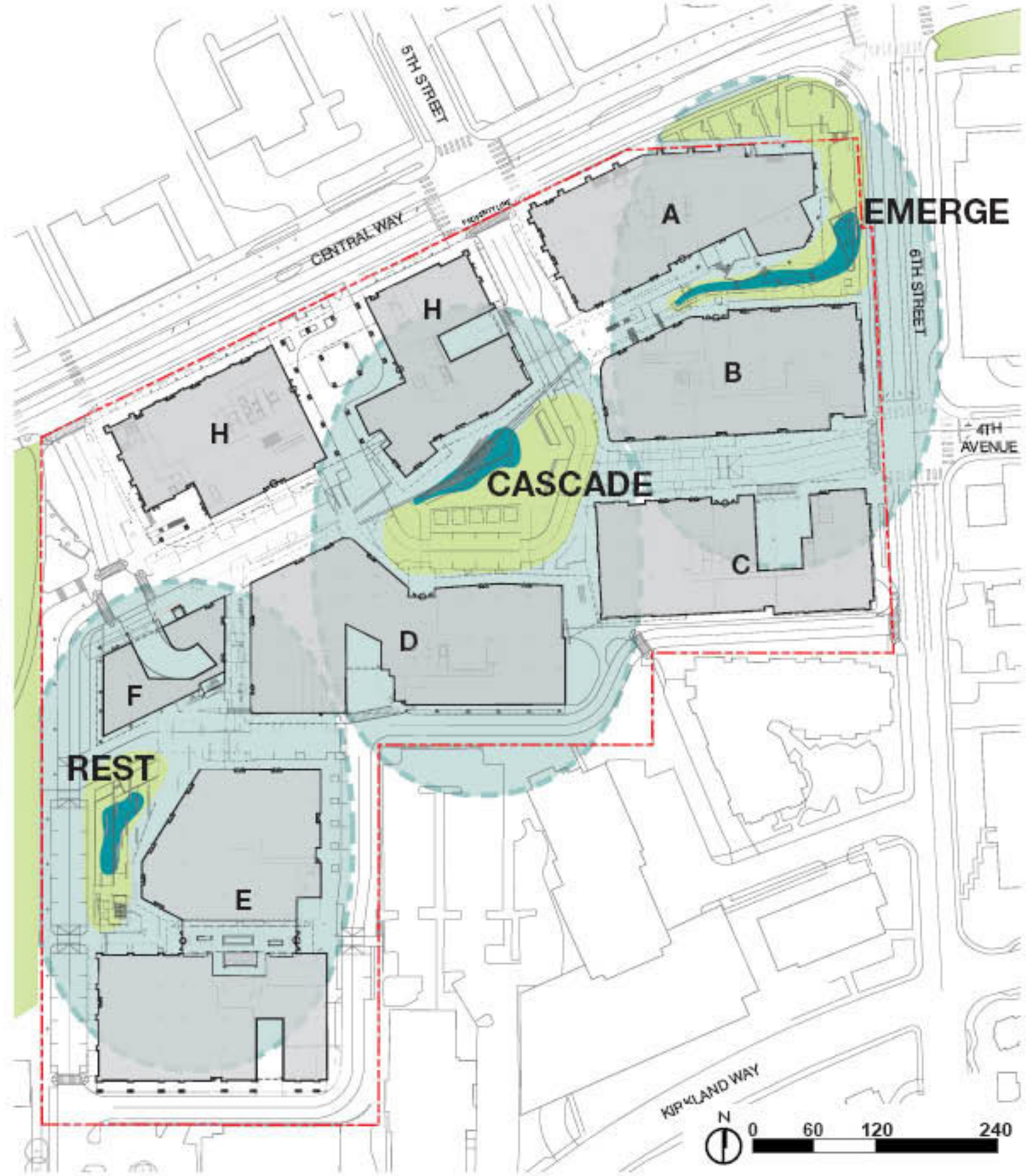


# WATER CONCEPT DIAGRAM

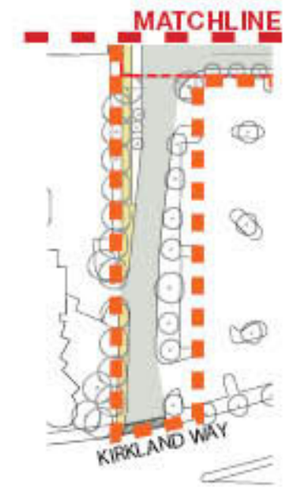
EMERGE

CASCADE

REST



# MATERIALS PLAN - OVERALL SITE PLAN




CONCRETE PAVING

SPECIALTY PAVING

WOOD DECKING

PRIMARY ROAD - CONCRETE

SECONDARY ROAD - ASPHALT

N 0 60 120 240

# PAVING MATERIALS - BUILDINGS A, B, & C

## CONCRETE PAVING

SCORED CONCRETE SIDEWALKS WITH A VARIETY OF SCORE PATTERNS

SCORED CONCRETE CROSSINGS

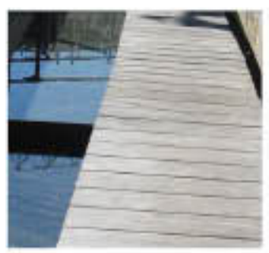
## SPECIALTY PAVING (CONCRETE WITH SANDBLAST OR STAMP AND/OR COLOR ADDITIVE, COLORS TO BE IN THE BUFF TO CHARCOAL RANGE)

CONCRETE ACCENT BANDING

CONCRETE FINISHING / COLORING

CONCRETE STAMP

## WOOD DECKING (IPE OR SIMILAR)



WOOD FOOT BRIDGE AT BLDGS A & B

## PRIMARY 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

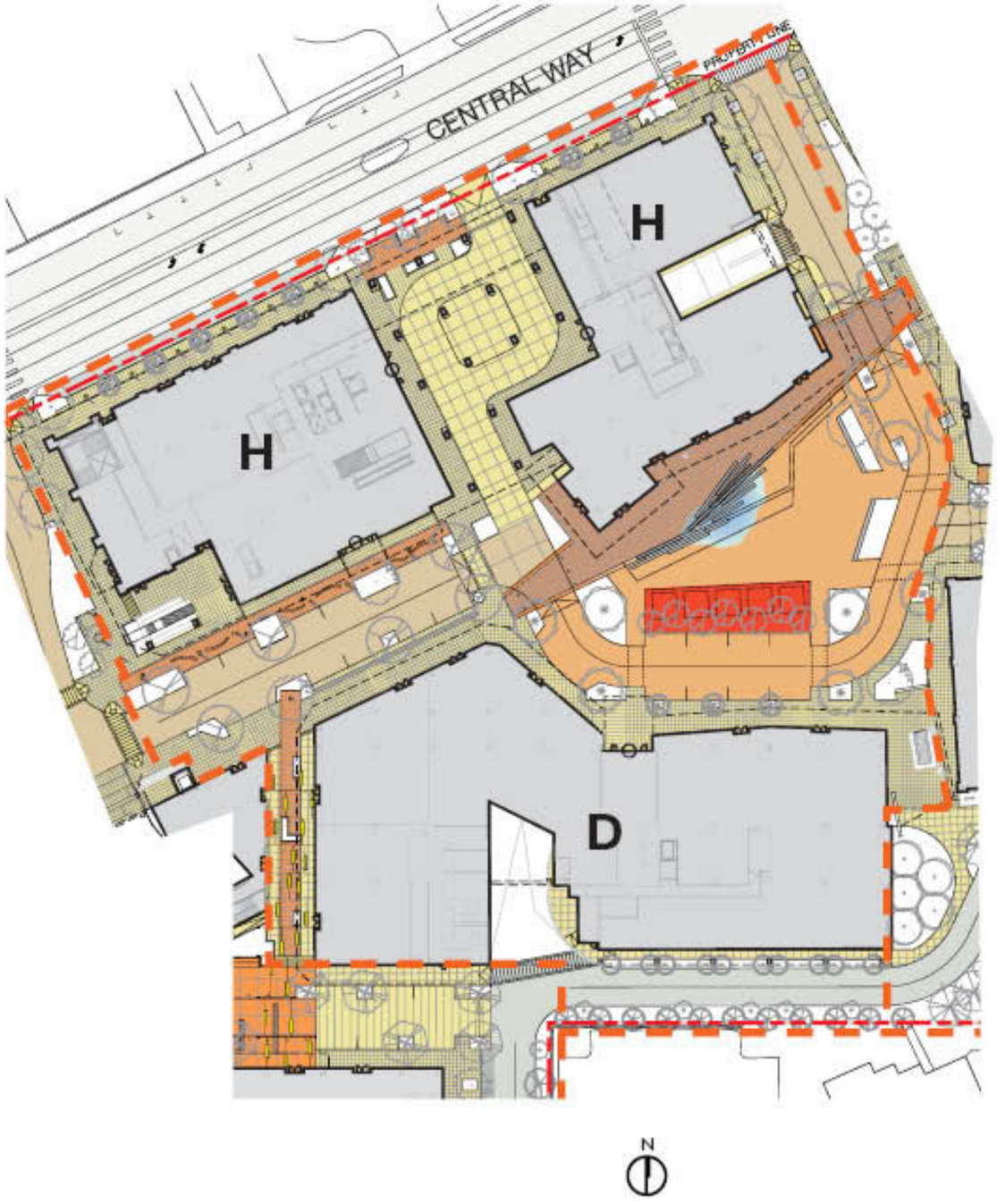
CONCRETE STAMP

## WOOD DECKING (IPE OR SIMILAR)

## PRIMARY ROAD PAVING

CONCRETE STAMP

## SECONDARY ROAD PAVING



# PAVING MATERIALS - BUILDINGS E & F

## CONCRETE PAVING

SCORED CONCRETE SIDEWALKS WITH A VARIETY OF SCORE PATTERNS

SCORED CONCRETE CROSSINGS

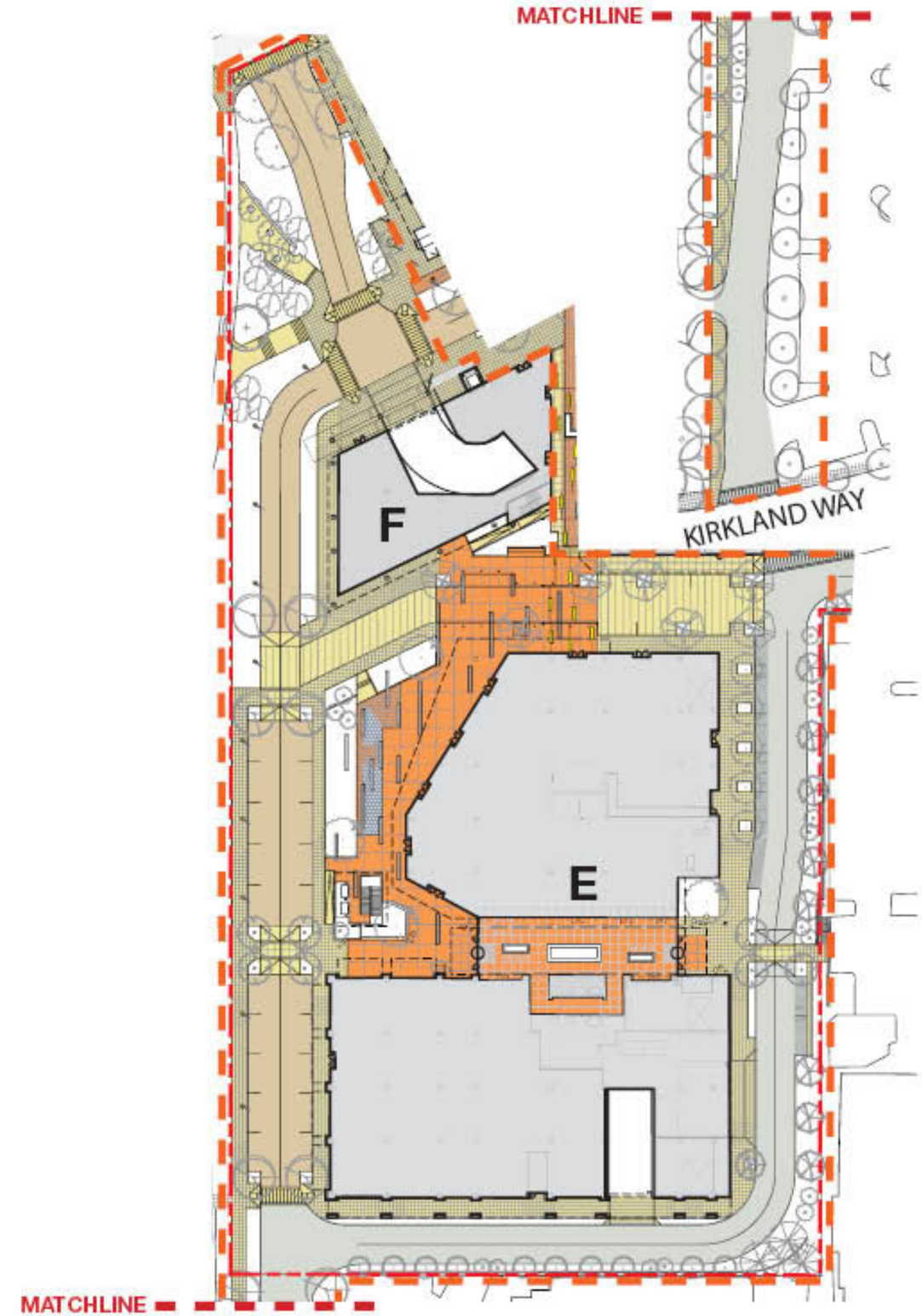
## SPECIALTY PAVING (CONCRETE WITH SANDBLAST OR STAMP AND/OR COLOR ADDITIVE, COLORS TO BE IN THE BUFF TO CHARCOAL RANGE)

CONCRETE ACCENT BANDING

CONCRETE FINISHING / COLORING

CONCRETE STAMP

## PRIMARY ROAD PAVING

CONCRETE STAMP

## SECONDARY ROAD PAVING