

Agenda

Design Response Conference #7

1. Introduction: Goals of Meeting
 2. Review of remaining Architectural items on Building 'A'
 3. Presentation of final Landscape design on Building 'A'
- Break
4. Presentation of massing on Buildings 'B' & 'C'.

Building A

Proposed Final Design

Building A - Outstanding items from last meeting (10/19/09):

1. Vertical Reveal
2. Northwest Corner Articulation
3. Northeast corner glazing (frit)
4. South Elevation Articulation
5. Roof Edge Articulation

**DRB Comments from 10/19 Meeting
Item 1: Vertical Reveal**

DRB comment:

Study expression of vertical reveals between
projected NE corner and body of building.



design presented on 10/19

**DRB Comments from 10/19 Meeting
Item 1: Vertical Reveal**

Response / resolution:

Reveal walls (perpendicular to building mass) have floor-to-ceiling glazing with glass spandrel panels. This creates a clear break between the 'floating' corner and the main body of the building.



**DRB Comments from 10/19 Meeting
Item 2: Northwest Corner Articulation**

DRB comment:

Study glazing pattern and materiality of north-west building corner. There is an opportunity for this element to be further distinguished from the NE corner, and to be more expressive of its solidity and connection to the ground.

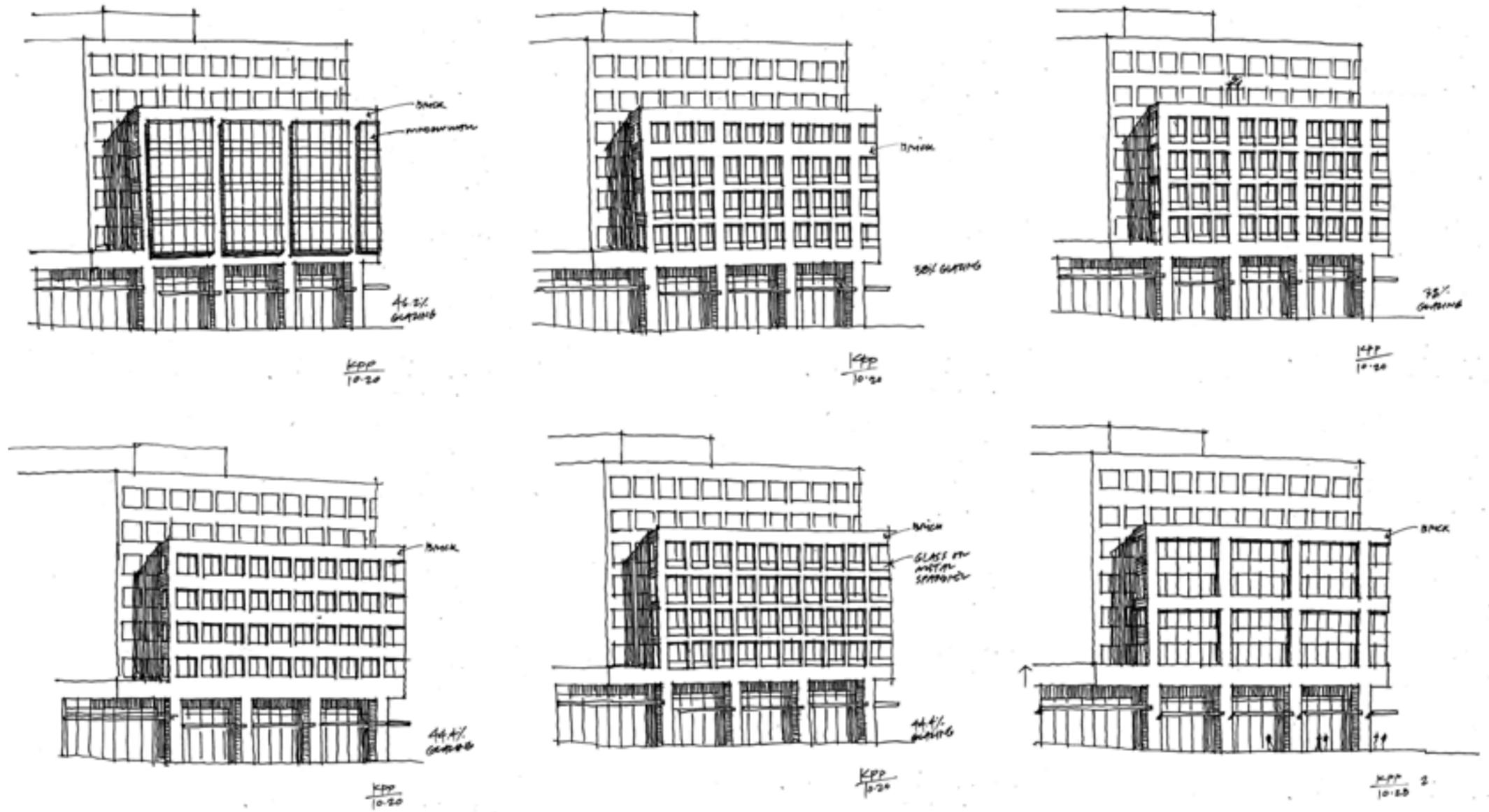


design presented on 10/19

**DRB Comments from 10/19 Meeting
Item 2: Northwest Corner Articulation**

Response:

We studied a number of options that reduced the amount of glass and increased the masonry material.



elevation studies

**DRB Comments from 10/19 Meeting
Item 2: Northwest Corner Articulation**

Resolution:

The preferred option strikes a balance between glassiness and solidity and relates to the pattern utilized on Buildings B & C. It also gives this element a more substantial visual weight.

The contrast between the lightness of the northeast corner and the solidity of the northwest corner further reinforces the diagrammatic clarity of the design.



preferred option

**DRB Comments from 10/19 Meeting
Item 3: Northeast Glazing**

DRB comment:

Consider reintroducing frit pattern on northeast glass element for scale and visual interest.



design presented on 8/31

**DRB Comments from 10/19 Meeting
Item 3: Northeast Glazing**

Response:

In the design presented on August 31, Building A had an all-glass and metal skin. The northeast corner element was envisioned as a very flat, abstract, screenlike surface, consistent with the hard-edged design of the building. The idea of a fritted pattern lent this concept scale and texture, like an image projected on a screen.

In the current proposal, the northeast corner is conceived as a more articulated, detailed element, whose window mullions and glazing pattern create the sense of scale and texture that the frit provided in the earlier design. The current design incorporates masonry elements and less metal for a warmer, more tactile surface quality.

We feel that the imposition of the abstract screen element from the earlier design on the more textured, articulated current building design would be out of place, since the revised design achieves its scale and texture through different means.

The frit pattern also has raised potential concerns about leasability of the office space behind the frit; it might have to be minimized to the point where it was almost imperceptible.

This study illustrates how the frit pattern overlaid on the current design would unnecessarily complicate the design.

For these reasons, we are proposing Building A for approval without the fritted glass.

**elevation study**

**DRB Comments from 10/19 Meeting
Item 4: South Elevation Articulation**

DRB comment:

Study south elevation to increase visual interest.



design presented on 10/19

**DRB Comments from 10/19 Meeting
Item 4: South Elevation Articulation**

Response:

This facade system is intended to be relatively understated to form the background for more sculptural elements of the building, so we did not investigate major massing changes on this elevation.

We studied glazing patterns to create additional visual interest. Given the oblique viewing angle of these facades, we felt that a subtle variation would create the right amount of articulation.



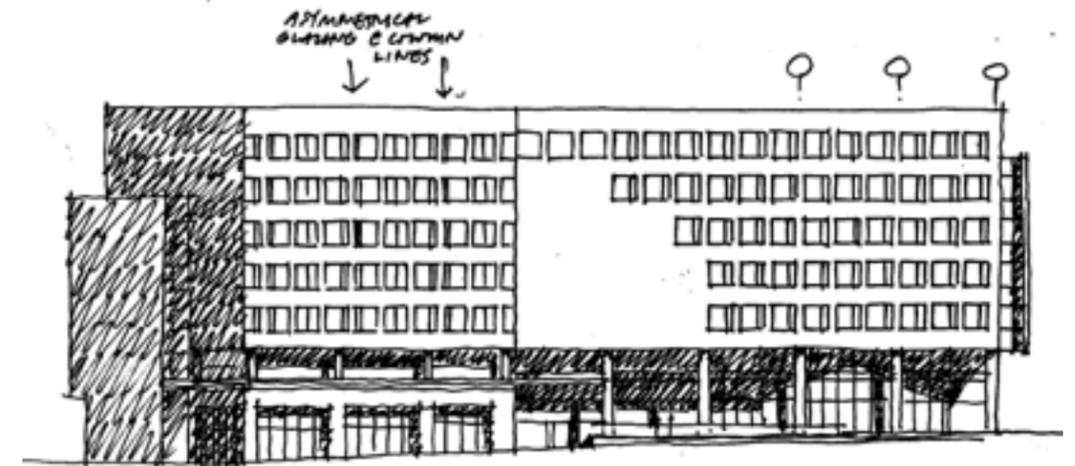
central mullion



alternating R-L by floor

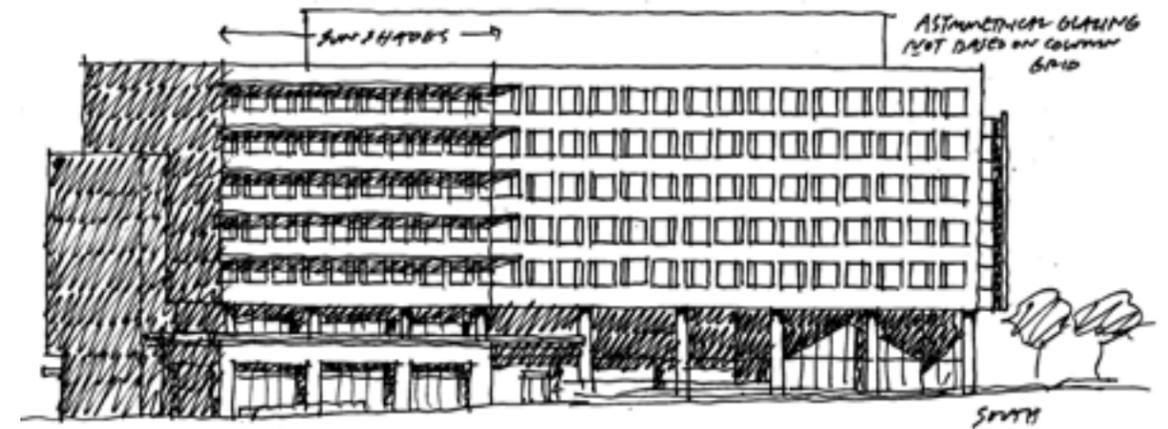


back-to-back alternating by floor



back-to-back at column lines

all to right side



back-to-back stacked



back-to-back alternating by floor

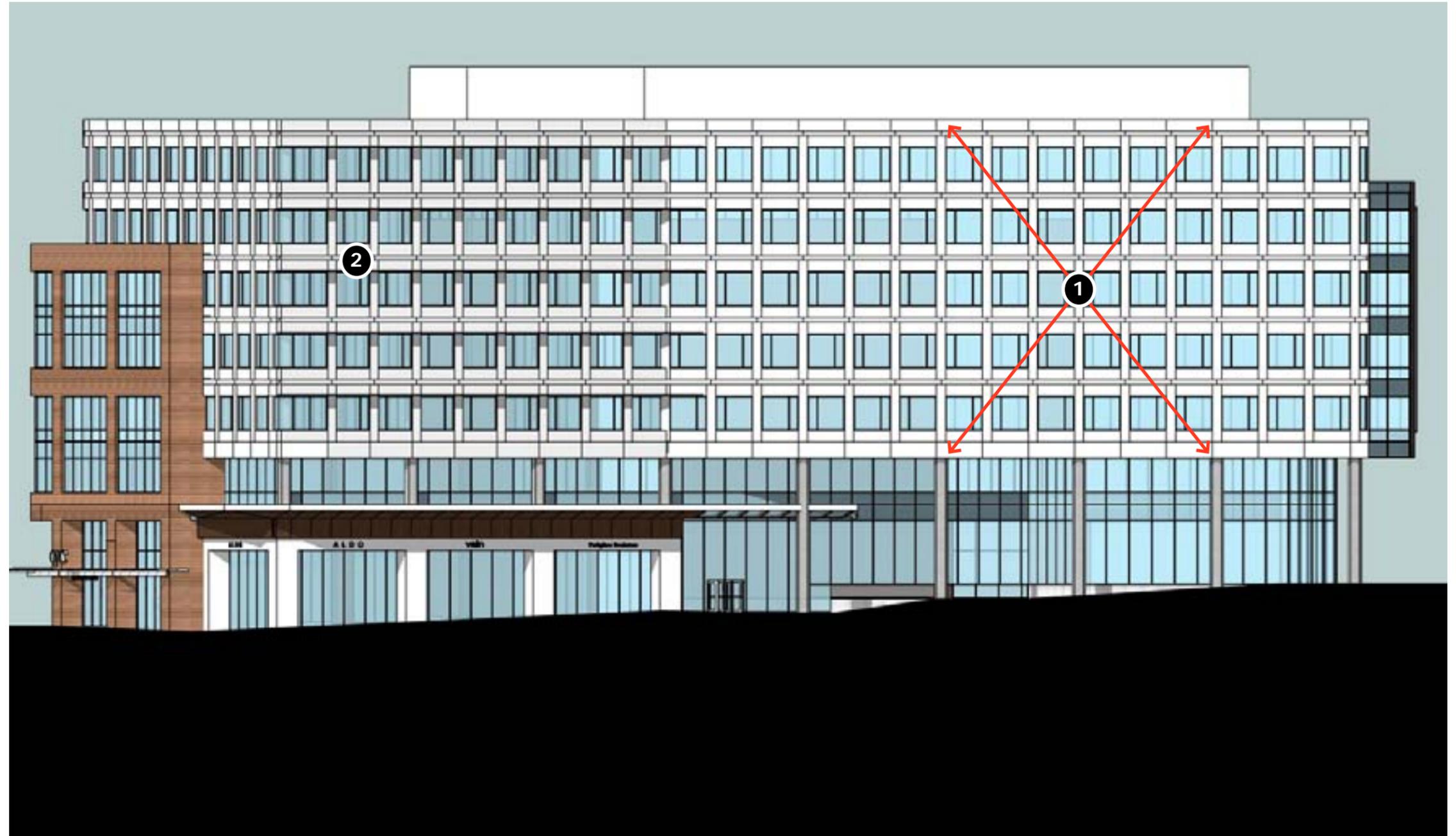
elevation studies

**DRB Comments from 10/19 Meeting
Item 4: South Elevation Articulation**

Resolution:

The preferred option uses an asymmetrical window division to create a diagonal movement in the facades. ① In addition, the sunshades on the west portion of the elevation help distinguish this facade. ②

When seen as a whole, the south elevation of Building A is animated by numerous elements. The pedestrian's view is dominated by the bold sculptural moves in the first two floors, while the upper floors employ more subtle techniques to create movement and variety.



preferred option

**DRB Comments from 10/19 Meeting
Item 5: Roof Edge Articulation**

DRB comment:

Study roof edge detail to add visual interest.

From the Design guidelines, p. DG-24:

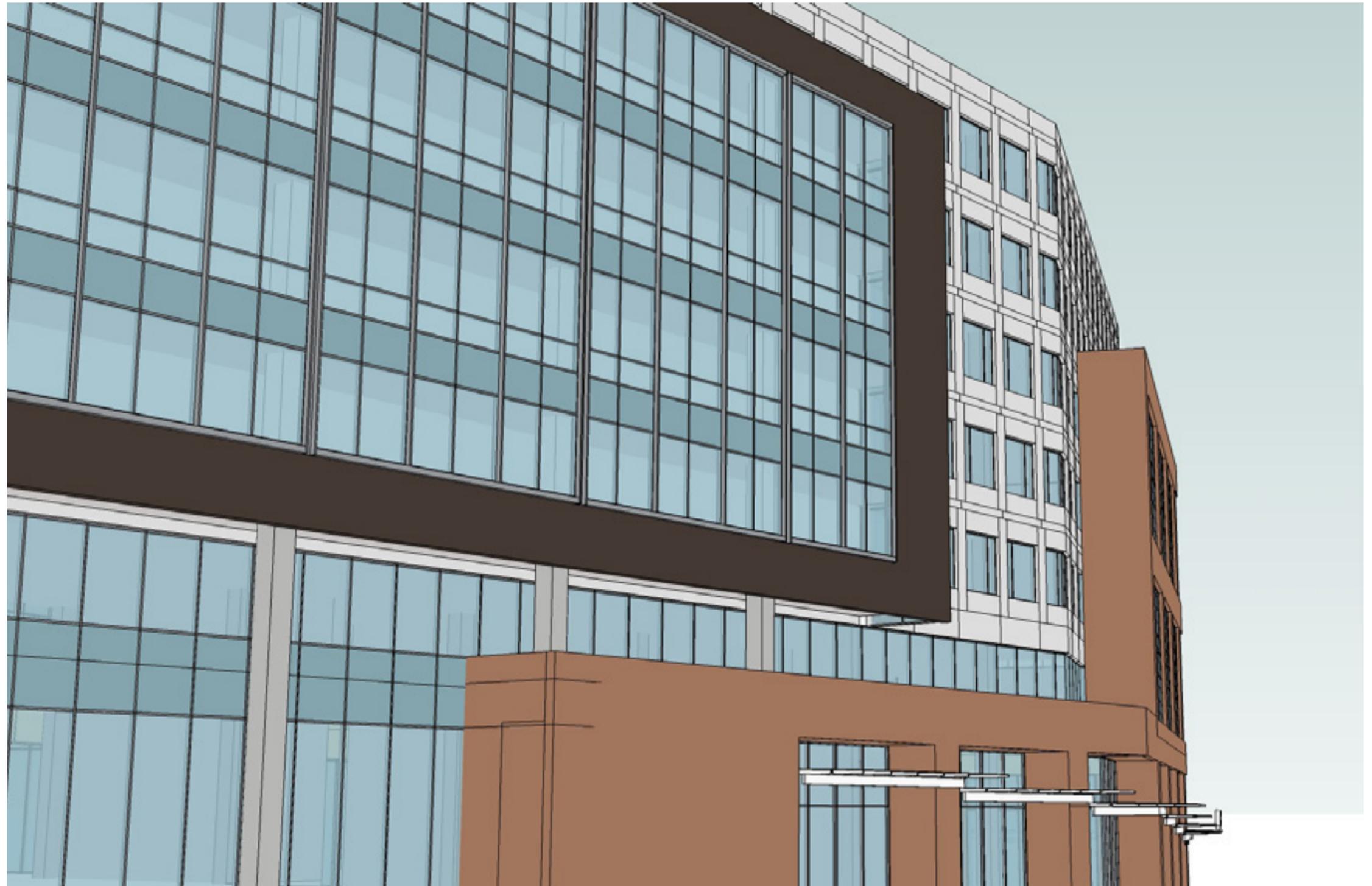
- c. Top Floor / Roof Edge - Should have a distinct profile against the sky through elements such as projections, overhangs, cornices, step backs, trellises, changes in material or other elements.

Response:

We studied several options for adding detail to the roof edge. The idea of varying the parapet height, or crenellating the edge, resulted in an over-complicated design. Creating a cornice would be inconsistent with the contemporary architectural language of the building, and accentuating the edge with a band of some kind felt contrived.

In the end, we felt that the massing and articulation of the design are successful, and provide enough variation in materials, surfaces and volumes without the addition of superfluous detail at the roof edge.

Consistent with the Design Guidelines, the top floor(s) of the building, by stepping back and changing material from the lower floors, give the building a "distinct profile against the sky."











Buildings B & C

Overview of Design History

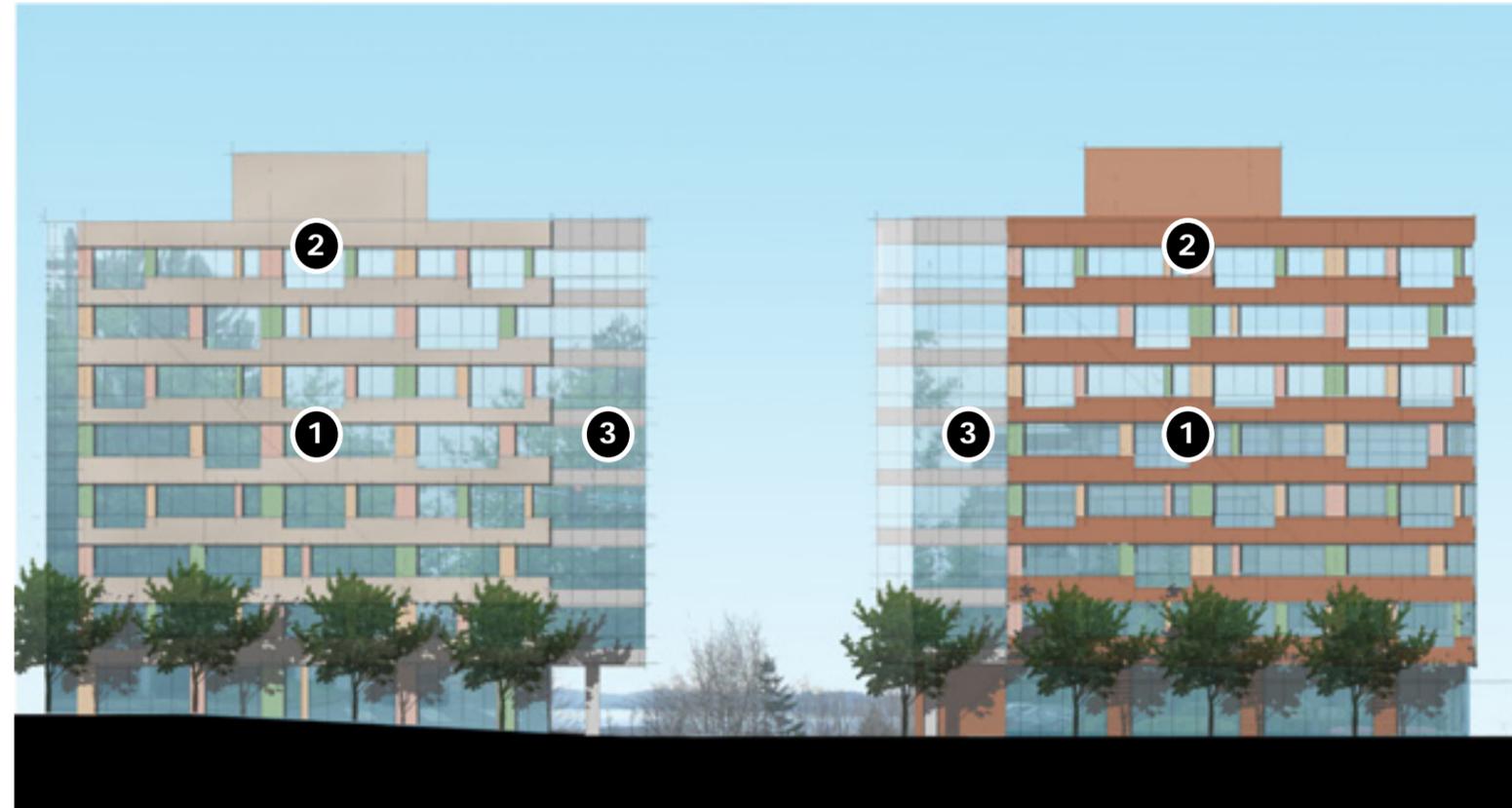
Buildings B & C
Overview of Design History

Design Response Conference 3
May 18, 2009

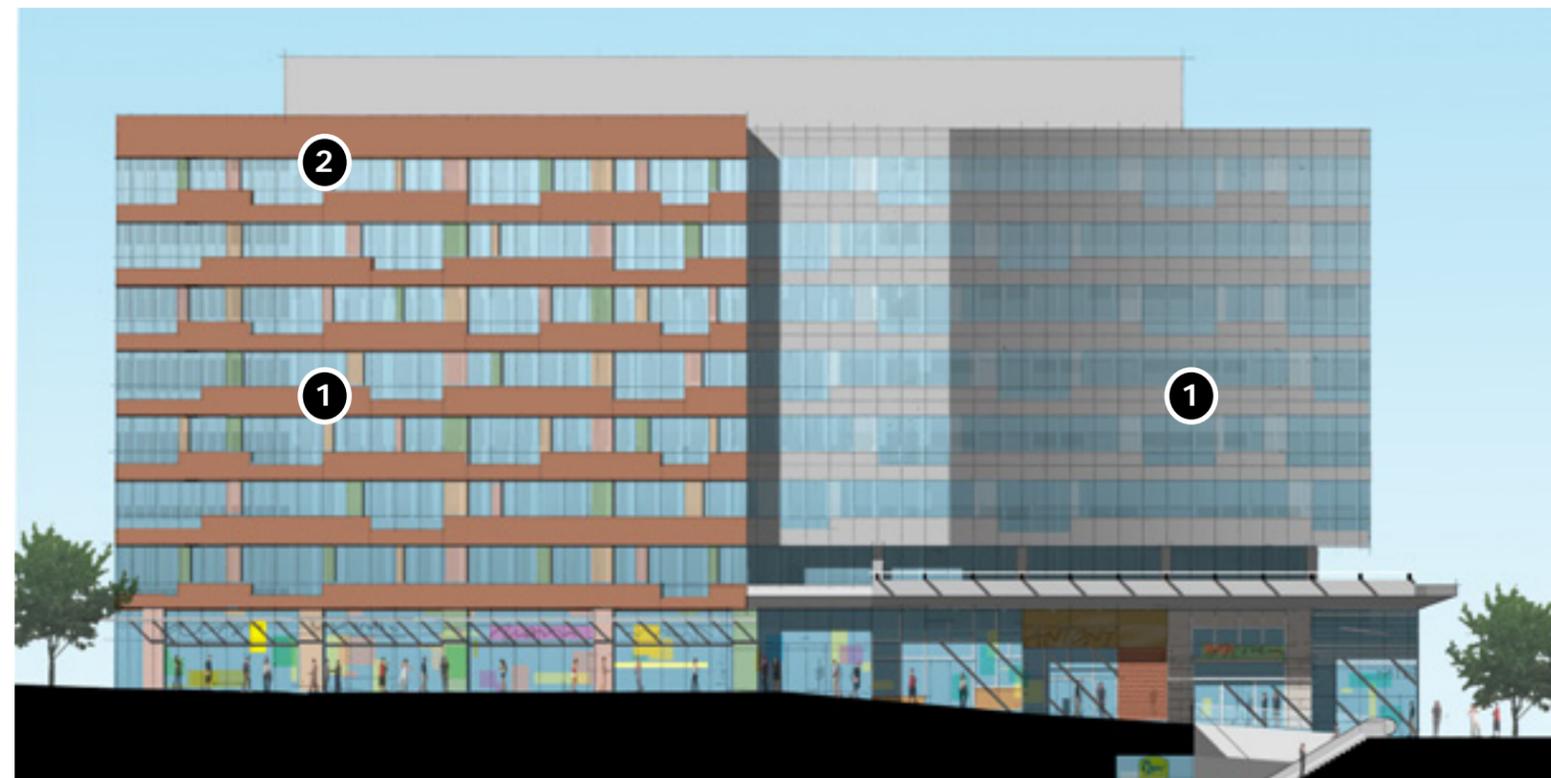
The initial design for Buildings B & C employed rhythmic shifts and color accents to create a varied texture and several scales overlaid on one another. **1**

Volumetrically, the buildings were very flat, and the top floors were not articulated separately. **2**

The entry point at 4th Ave. was emphasized with glass corners. **3**



Buildings B & C East Elevation



Building B North Elevation

Buildings B & C
Overview of Design History

Design Response Conference 3
May 18, 2009

The west elevations of Buildings B & C were a combination of vision glass **1** metal panels **2** and spandrel glass. **3**

The buildings were strongly differentiated through the use of vertical solar shading on Building B. **4**

The retail base and 'gasket' feature were already in place. **5**



Buildings B & C West Elevation



Building C Enlarged Elevation

Buildings B & C
Overview of Design History

Design Response Conference 4
June 29, 2009

By late June, the masonry skin on the east side of the buildings had become an asymmetrical grid that grouped the floors in twos to reduce the apparent scale of the buildings. **1**

The top floors were differentiated by material, but still relatively flat. **2**



Buildings B & C From Southeast

Buildings B & C
Overview of Design History

Design Response Conference 4
June 29, 2009

The west elevations of Buildings B & C had become more similar in rhythm and materials at the DRB's suggestion. **1** In place of the strong vertical sunshades on Building B were inverted L-shaped sunshades. **2**

The gasket on Building B was interrupted at the corner to create a vertical emphasis and break the gasket's monotony. **3**



Buildings B & C From West

Buildings B & C Overview of Design History

Addendum to Design Response Conference 4 August 25, 2009

By late August, the masonry skin on the east side of the buildings had been further articulated, gaining depth and solidity per the DRB's suggestion. ①

At the top floors, we recessed the glazing to create deeper shadows ② and this treatment extended down the corners of buildings B & C to strengthen the sense of entry at 4th Avenue. ③

In addition, we pulled back the top floor on the south elevation of Building C to create a roof terrace and scale the building down towards the neighboring building on the south. ④



Buildings B & C From Southeast

Buildings B & C
Overview of Design History

Addendum to
Design Response Conference 4
August 25, 2009

Another image showing the articulation of the masonry **1** and metal **2** skin systems.

This was the state of the design the last time we presented it.



Buildings B & C Proposed Design

**Buildings B & C
Proposed Design
November 16, 2009**

**Master Plan and Design Guidelines
Page PO-5 – Policy Overview
8. Design Intent**

8. DESIGN INTENT

This Master Plan and Design Guidelines document was created using the identified 8 Guiding Principles for the project which were derived from input from the City staff, the Design Review Board, Planning Commission, various community groups and the residents of Kirkland.

GUIDING PRINCIPLES OF INTENT

1. Emotional Ownership by the Community
 - Incorporate the project into the story of Kirkland
 - Enable meaningful community exchanges
 - Inspire unique experiences and discoveries
 - Promote the coalescence of Community, Culture and Commerce
 - Provide a 'transforming experience' vs. a 'transaction experience'
 - Include neighborhood retail
2. Site Planning "Connections"
 - Include public spaces such as plazas
 - Create clear vehicular access and parking
 - Create strong emphasis on the streetscape
 - Support active public spaces
 - Provide clear and inviting public access
3. Places for People
 - Create easily accessible public spaces
 - Develop spaces that vary in size and offer choices for all ages
 - Provide safety and comfort
 - Integrate into the social life of downtown Kirkland
4. Enhance the Pedestrian Environment
 - Promote Walkability: network of internal and external pedestrian connections
5. Create visual interest for along the street
 - Incorporate rich variety of materials
 - Provide and enhance pedestrian circulation and retail continuity
5. Integrate Vehicular Access and Parking
 - Minimize the visual presence of parked cars
 - Allow parking to be utilized during nights/weekends for benefit of community and downtown
6. A Mix of Uses = A mix of Building Types
 - Create a variety of building types, scales, and materials
 - Express a three-dimensional quality to the public spaces
7. Appropriate Massing and Scale
 - Create pedestrian spaces with access to sun
 - Address surrounding edges
 - Consider scale, massing, and detail of individual buildings
 - Express human-scale, detailed street level building façades
8. Sustainability
 - Establish macro-scale/site sustainable strategies
 - Pursue building specific sustainable strategies
 - Encourage tenant-specific sustainable strategies

Buildings B & C
Proposed Design
November 16, 2009

Master Plan and Design Guidelines
Page MP-7 – Development Standards
10. Public Amenities and Access

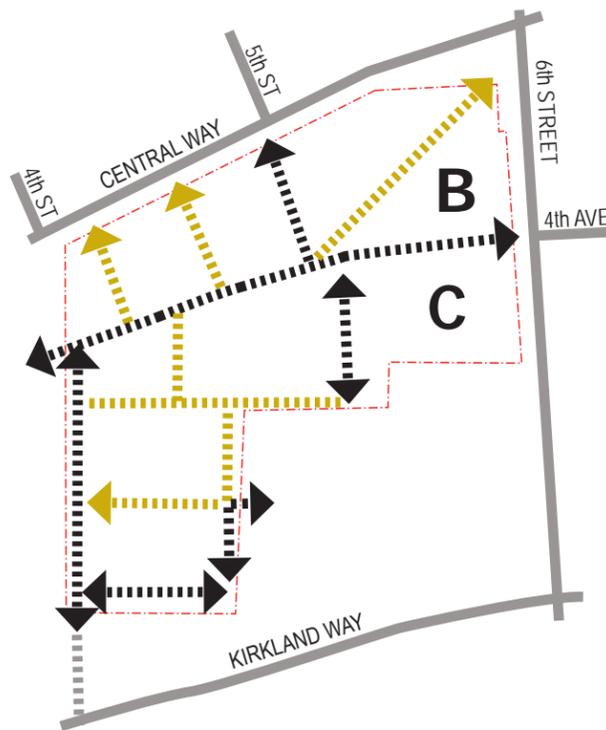
10. PUBLIC AMENITIES AND ACCESS

PEDESTRIAN CONNECTIONS

Intent: To create a network of identifiable linkages into and through the project site for pedestrians.

The diagram below shows approximate pedestrian connections. Darker lines indicate primary connections required by the Comprehensive Plan. Lighter lines show secondary pedestrian connections linking to existing and proposed streets as well as Peter Kirk Park. These connections are for public use.

-  primary pedestrian connections
-  secondary pedestrian connections

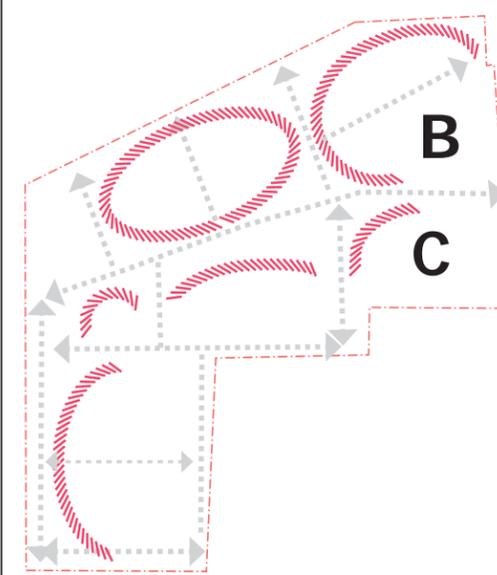


RETAIL/RESTAURANT FRONTAGE

Intent: To encourage and contribute to the liveliness and activation of pedestrian-oriented streets and spaces by providing retail and activating uses at the ground level.

Predominant retail uses including shops, restaurants, grocery, and a movie theatre are required along pedestrian-oriented streets and public spaces. Additional activating uses are encouraged on the ground level throughout the development where feasible.

-  retail/restaurant frontage



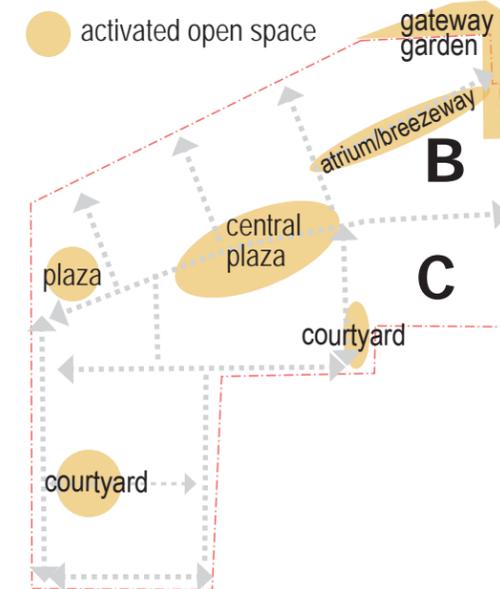
PEDESTRIAN SPACE

Intent: To provide a functional and diverse pedestrian environment by creating a variety of usable pedestrian open spaces.

The following types of public/ pedestrian space are to be provided at a minimum of 10% of the total lot area, or 50,000 sf*. Locations are approximate and not limited to those shown on the diagram below.*

- central plaza: shall have a minimum area of 15,000 square feet with a minimum average width of 70 feet
- courtyard/plaza: shall have a minimum area of 2,500 square feet each
- atrium/breezeway: shall have a minimum 35 foot wide separation between office floor plates
- roof top terraces: shall provide a minimum of 10,000 sf total of publicly accessible rooftop terraces in one or more locations

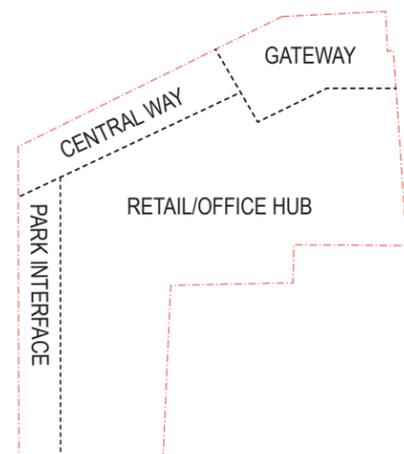
*See district specific guidelines for design parameters of public space (ex. central plaza, pg 27).



**Buildings B & C
Proposed Design
November 16, 2009**

**Master Plan and Design Guidelines
Page DG-15 – Design Guidelines
12. All Districts**

Overall Intent:
To create a rich pedestrian-oriented environment and successful mixed-use center.



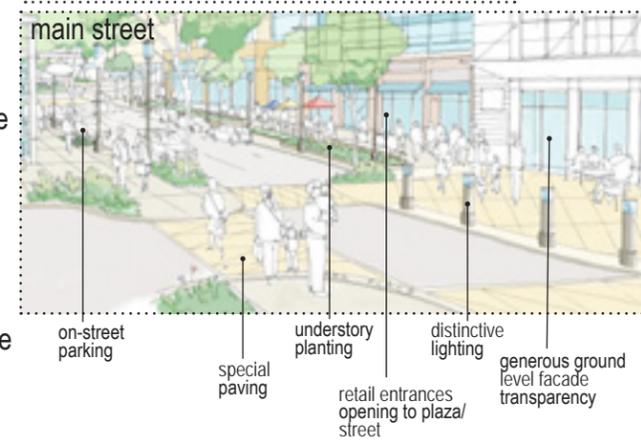
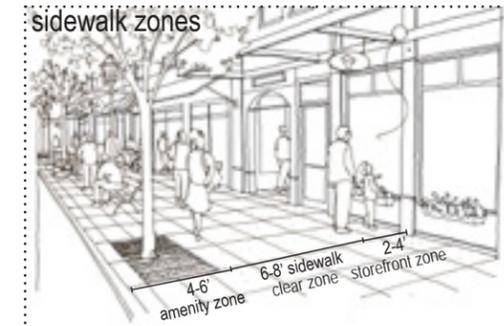
SITE PLANNING

1. Streetscape.

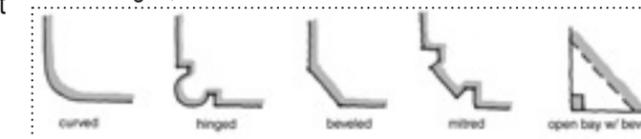
Intent: To maintain a continuous and safe streetscape with a pedestrian-friendly character.

- a. Sidewalks should maintain at least a 6-8ft clear zone for pedestrian travel.
- 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)
 - 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.
- 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.
- 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.
- e. Encourage recessed main building and/or shop entrances consistent with a traditional “main street” design that is inviting and promotes streetscape continuity.
- f. The corners of buildings located at street intersections may recess to promote visibility and allow for a collection of people.
- 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.

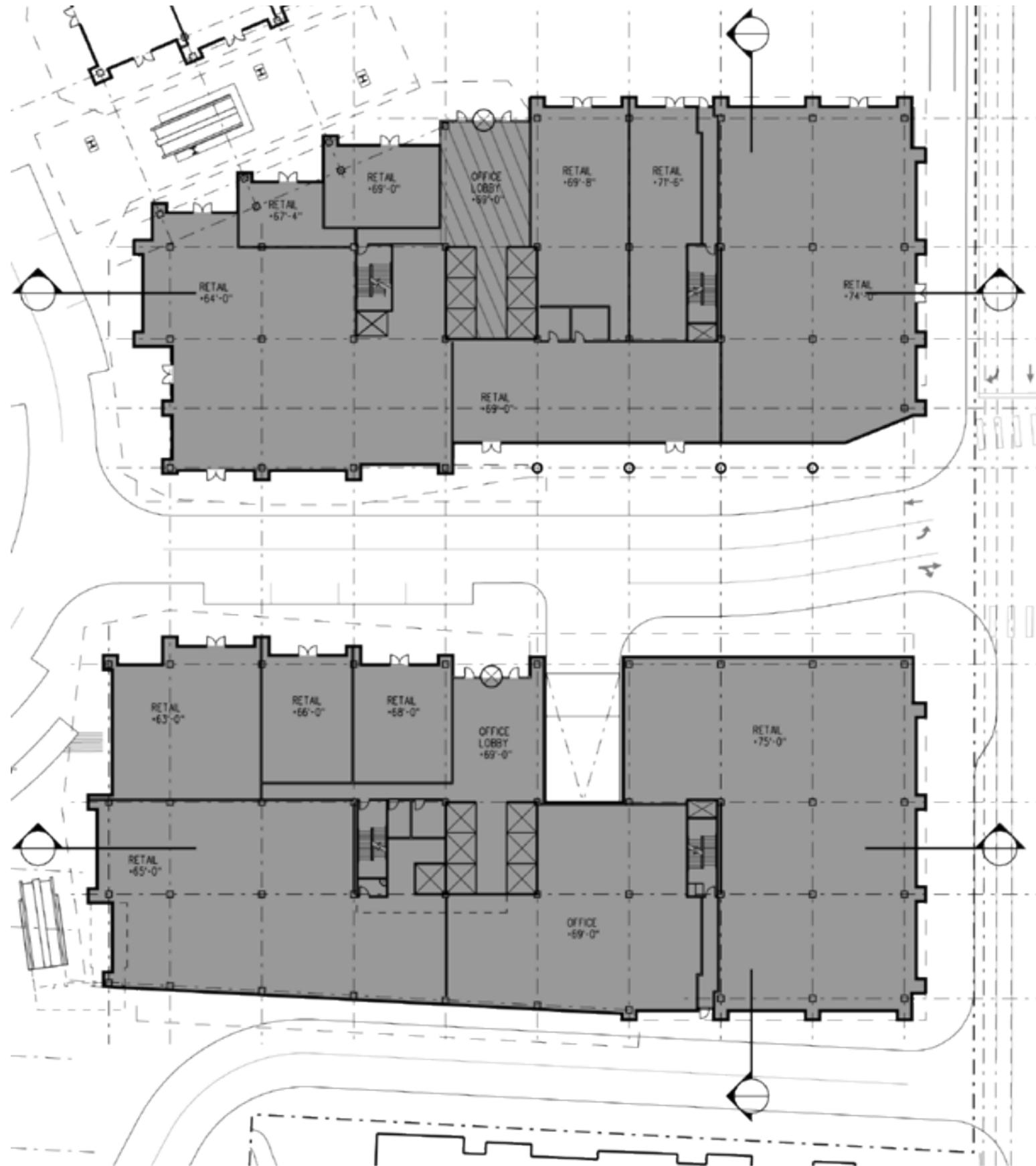
*Minor deviations for street trees and major planting spaces may be necessary in some spaces due to structural constraints.



street level faced with recessed entrances, pedestrian oriented signs, and street trees



corner treatments



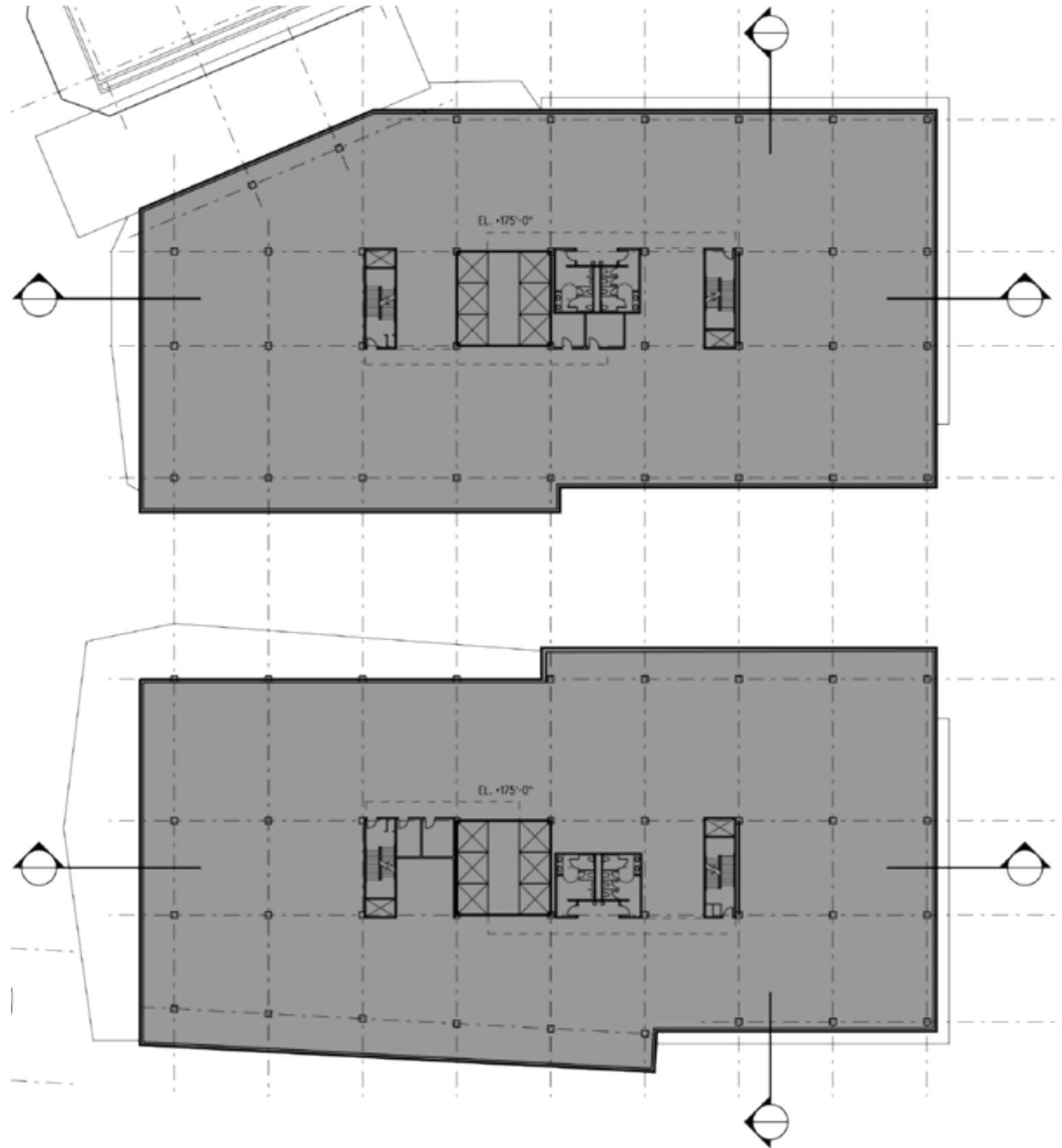
Buildings B & C 1st Floor Plan





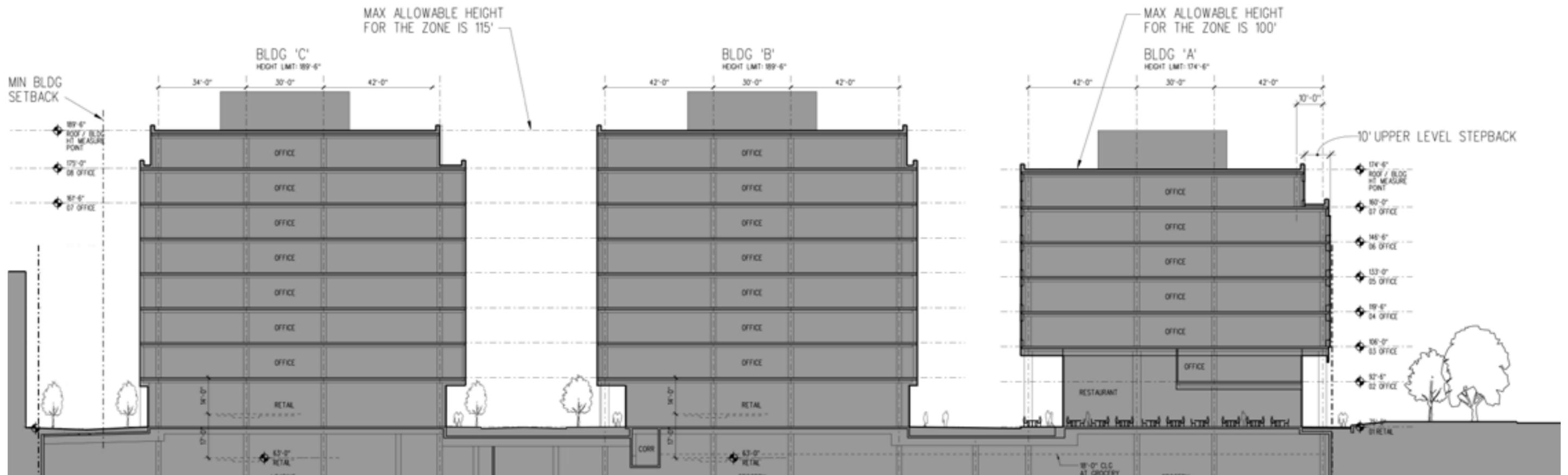
Buildings B & C 2nd Floor Plan





Buildings B & C 8th Floor Plan

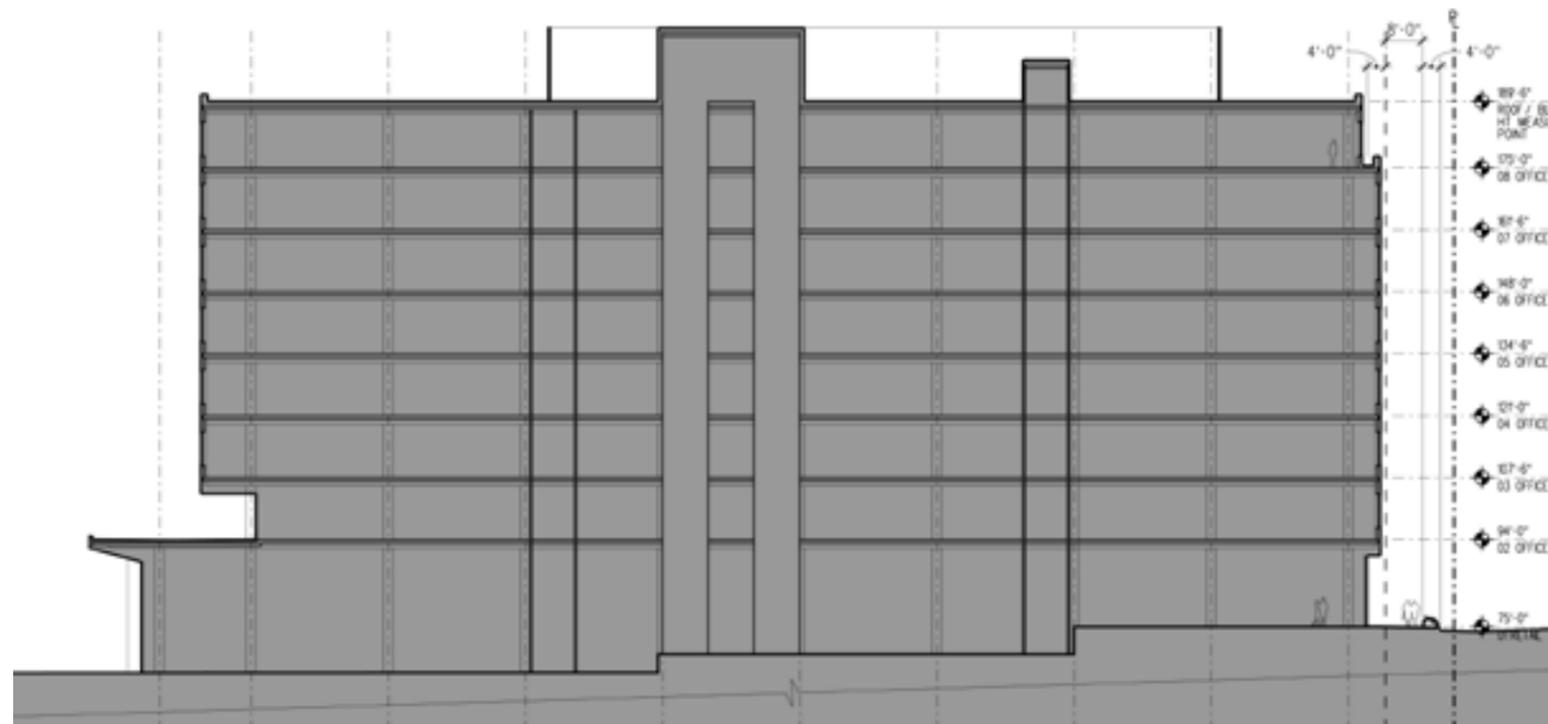




N-S Section through Buildings A, B & C



E-W Section through Building B



E-W Section through Building C

Buildings B & C
Proposed Design
November 16, 2009

Master Plan and Design Guidelines
Page MP-9 – Development Standards
11. Street Classification

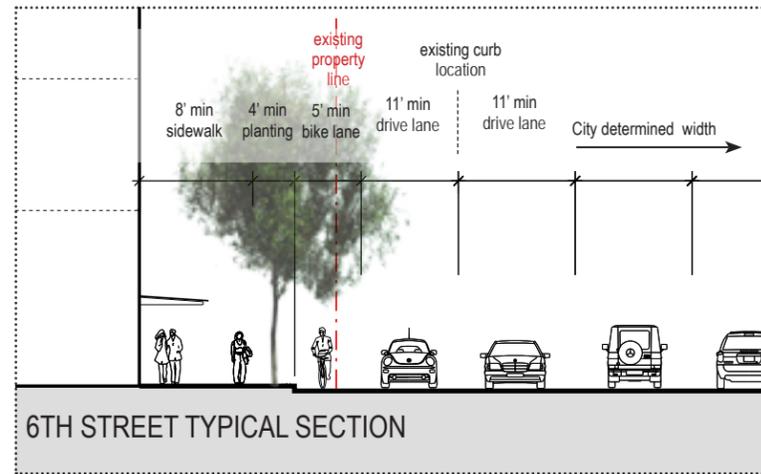
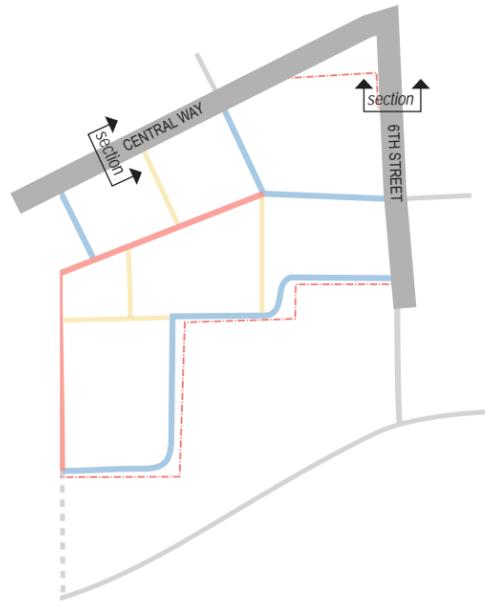
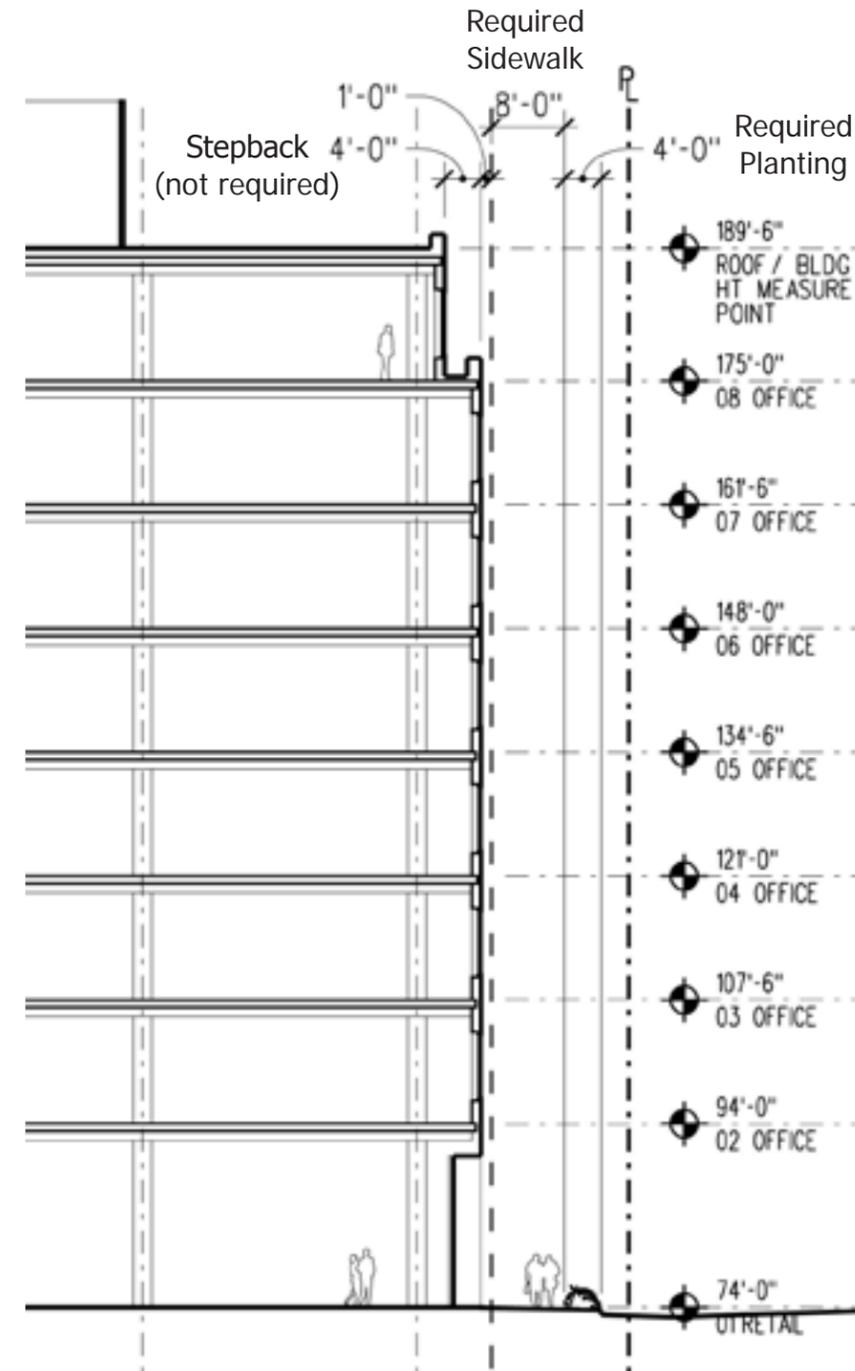


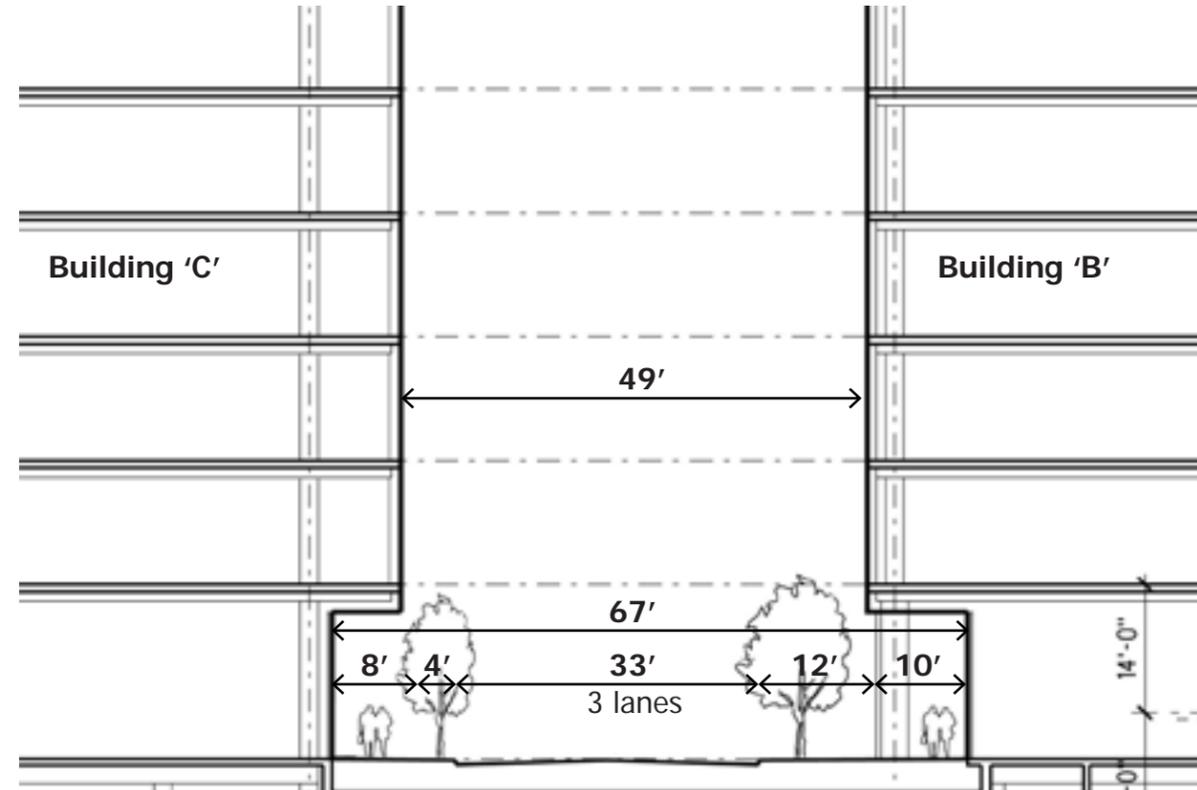
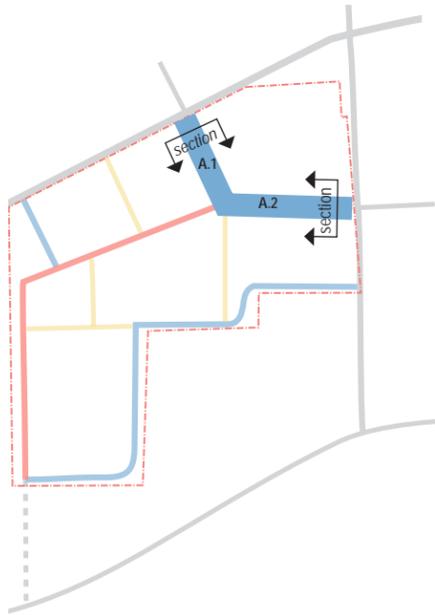
Diagram from Design Guidelines



Proposed Design - Building 'B' (Building 'C' is similar)

Buildings B & C
Proposed Design
 November 16, 2009

Master Plan and Design Guidelines
 Page MP-10 – Development Standards
11. Street Classification



Proposed Design

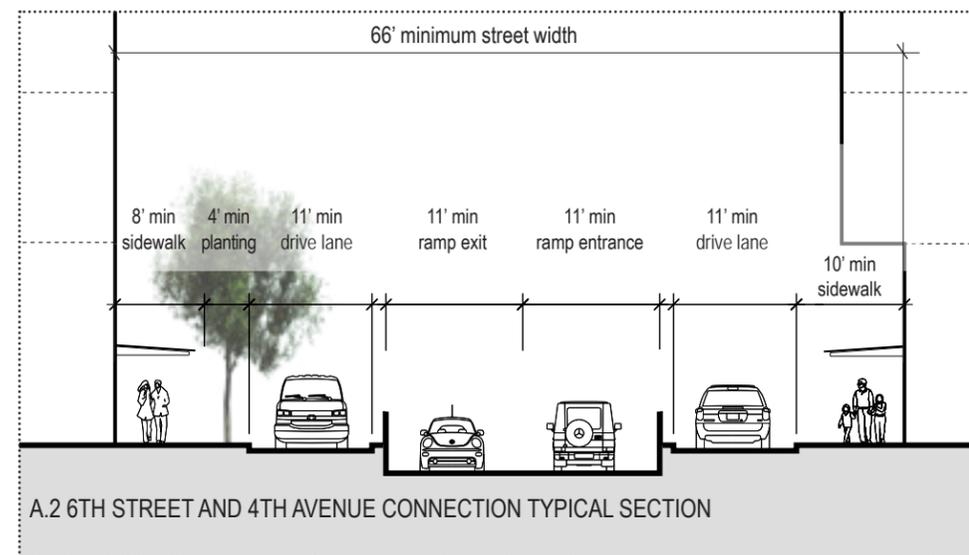
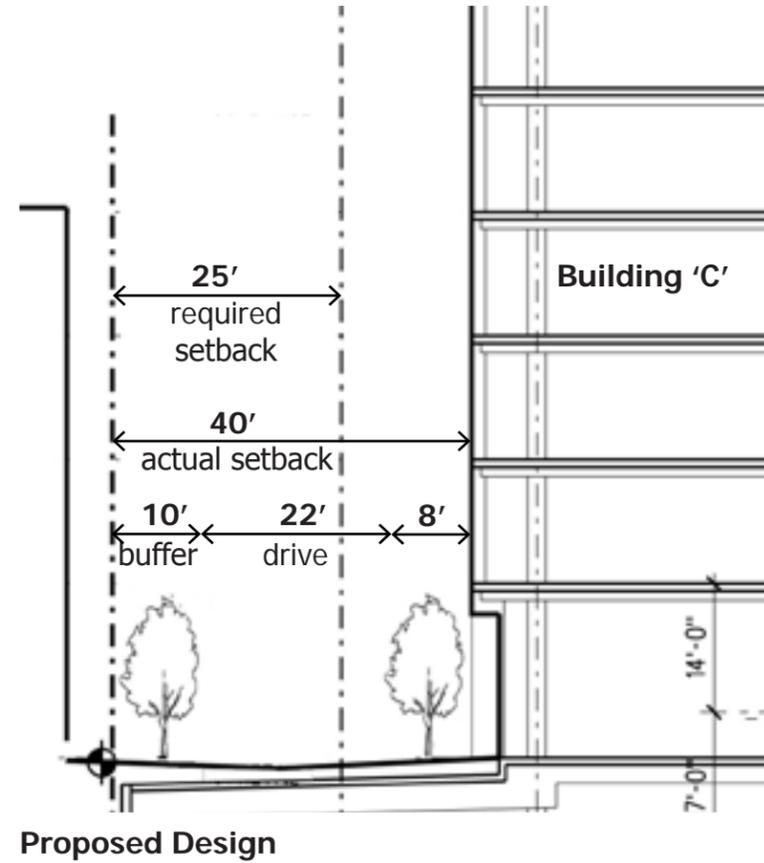
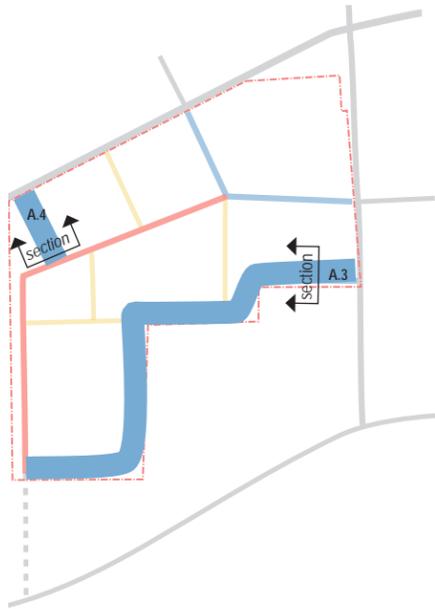


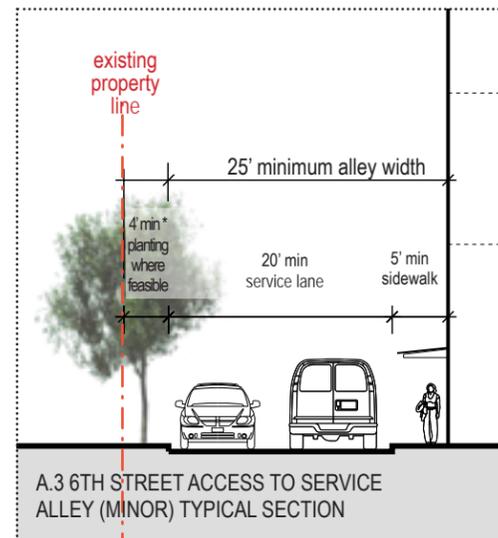
Diagram from Design Guidelines

Buildings B & C
Proposed Design
November 16, 2009

Master Plan and Design Guidelines
Page MP-11 – Development Standards
11. Street Classification



Proposed Design



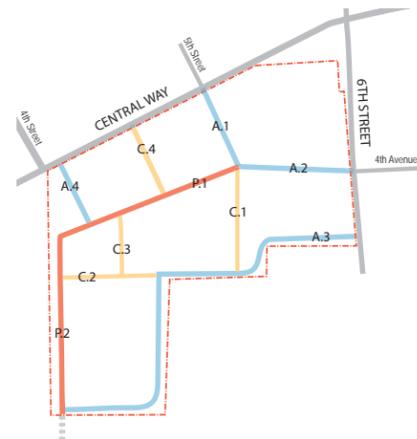
* a landscape or architectural screen should be incorporated along south east property line to buffer property from the adjacent residential use, (see design guideline on page 27 for exact location).

** an 8' pedestrian path is required along the established pedestrian connections on the southeast portion of the street.

Diagram from Design Guidelines

**Buildings B & C
Proposed Design
November 16, 2009**

**Master Plan and Design Guidelines
Page DG-19 – Design Guidelines
12. All Districts**



Overall Intent:
To create a rich pedestrian-oriented environment and successful mixed-use center.

BUILDING DESIGN

1. Orientation to the Street

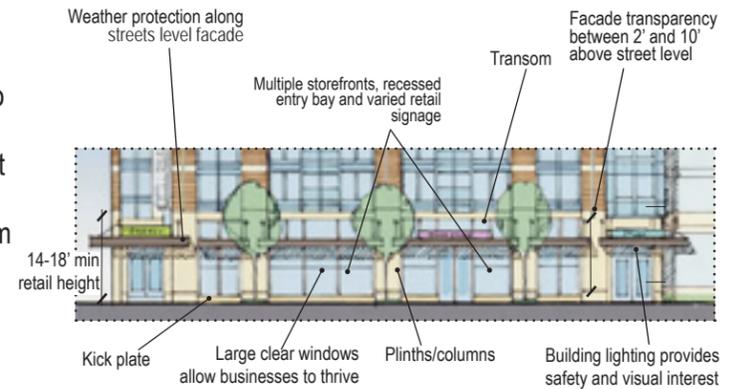
Intent: Ensure that buildings contribute to the liveliness of Parkplace’s public spaces, and overall community character.

The following design treatments should apply to areas with required retail frontages, (see diagram on page 7):

- 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.
- b. Ground level retail heights should be between 14-18 feet in height.
- c. Entrances: Principal building entry should be visible from the street and public space and marked by large entry doors, canopy/portico/overhang.
- 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.
- 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.



street level emphasis



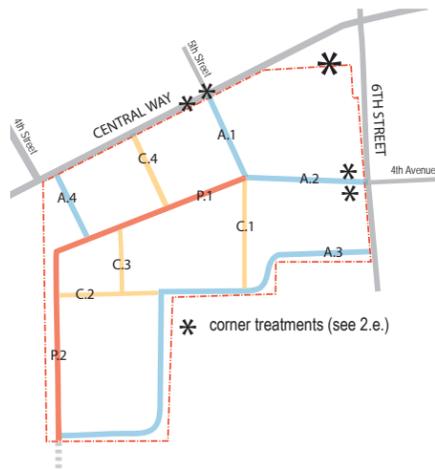
pedestrian-oriented street level facade



building design that enhances the activity on the street with multiple storefronts, and a variety of signage, awnings and merchandise displayed.

**Buildings B & C
Proposed Design
November 16, 2009**

**Master Plan and Design Guidelines
Page DG-20 – Design Guidelines
12. All Districts**



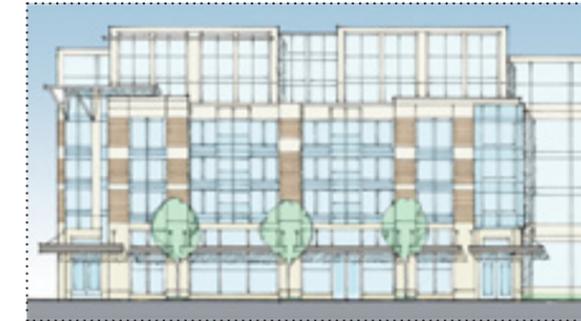
Overall Intent:
To create a rich pedestrian-oriented environment and successful mixed-use center.

BUILDING DESIGN

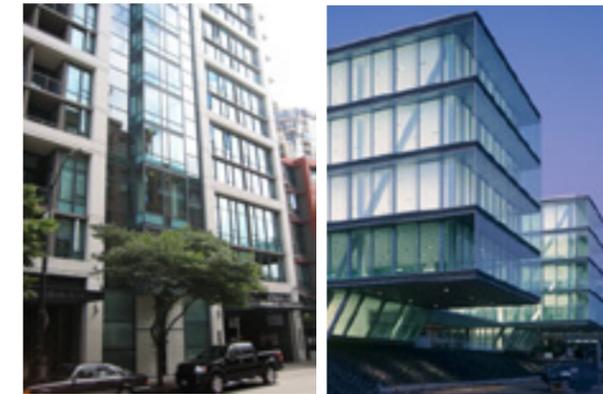
2. Massing/Articulation

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.
- b. All building faces should be responsive to the context of the surrounding environment and neighboring buildings,
- c. All sides of the building shall be designed with care, ie there should be no “backside” of a building.
- 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.
- 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.
- f. The use of ribbon windows and extensive use of mirrored glass is discouraged.
- 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 (left) for encouraged key locations.
- 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.
- i. Roof Silhouettes:
 - Express roofs in varied ways.
 - Give consideration to potential views of the roof top from adjacent buildings.
 - Avoid monotonous design
- 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.



window patterns, articulation, building modulation



window patterns, articulation architectural expression



corner treatments



roof forms

Buildings B & C
Proposed Design
November 16, 2009

Aerial Views

Brick or terra cotta 'frames' **1**

Metal panel system **2**



Buildings A, B & C from Northeast

Buildings B & C
Proposed Design
November 16, 2009

Aerial Views

Brick or terra cotta 'frames' **1**

Metal panel system **2**



Buildings A, B & C from Southwest

Buildings B & C
Proposed Design
November 16, 2009

Aerial Views



Buildings B & C from West

Buildings B & C
Proposed Design
November 16, 2009

Eye-level Views



Buildings B & C from Northeast

Buildings B & C
Proposed Design
November 16, 2009

Eye-level Views



Buildings B & C from Southeast

Buildings B & C
Proposed Design
November 16, 2009

Eye-level Views



Drive Between Buildings B & C

Buildings B & C
Proposed Design
November 16, 2009

Eye-level Views



Buildings B & C from North (Central Way)

Buildings B & C
Proposed Design
November 16, 2009

Eye-level Views

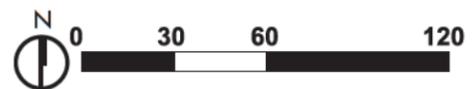
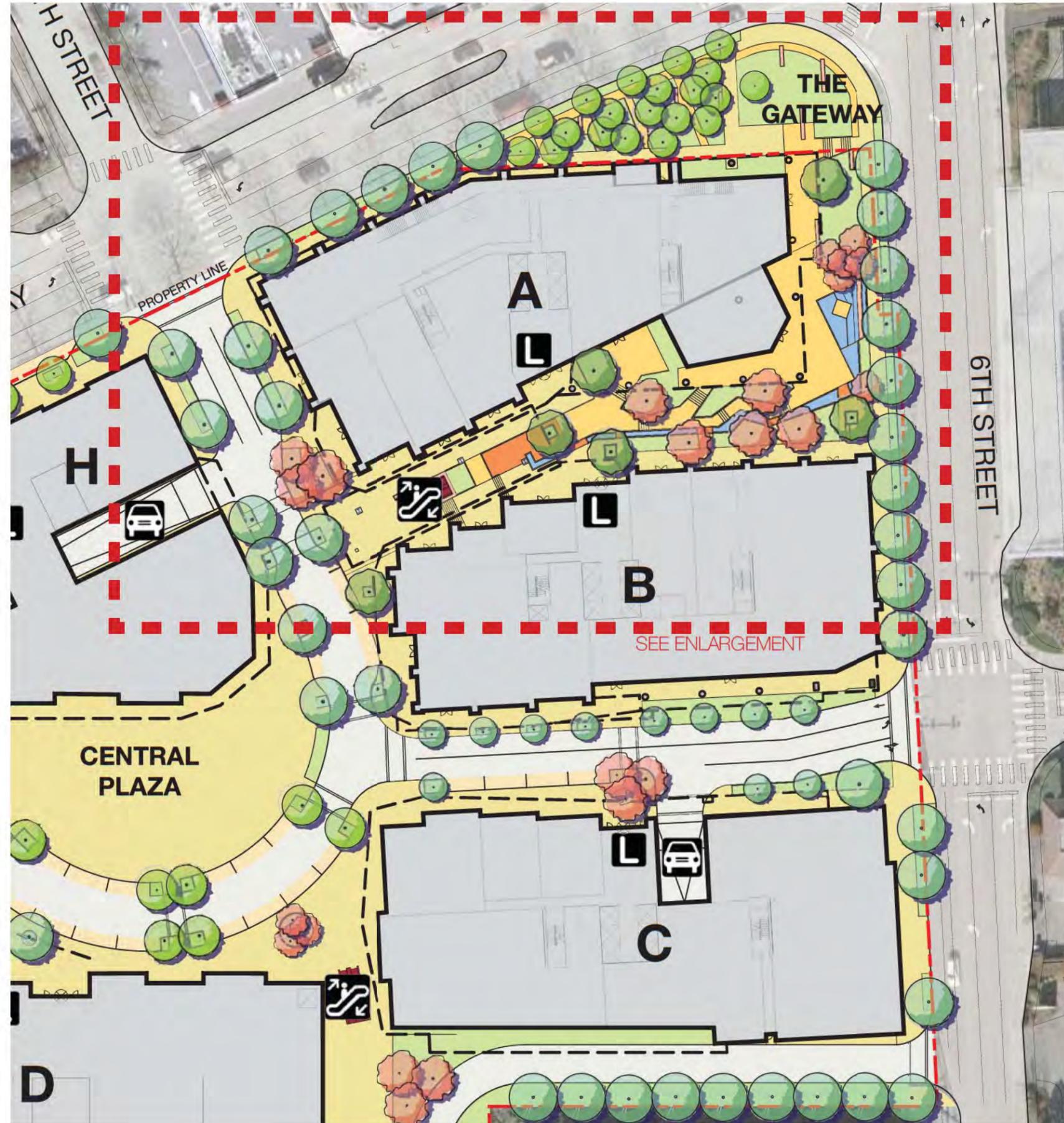


Building B from Southwest

ILLUSTRATIVE SITE PLAN



BUILDINGS A, B AND C



ENLARGEMENT OF BUILDING A



BUILDING A - PLANT MATERIALS

REPRESENTATIVE PLANT LIST

(Final plant list to be selected and additional plants to be included.)

TREES:

	Acer griseum	Paperbark Maple
	Cercidiphyllum japonicum	Katsura
	Cornus kousa	Kousa Dogwood
	Populus tremuloides	Quaking Aspen

SHRUBS:

	Arbutus unedo	Strawberry Tree
	Cornus stolonifera	Red Twig Dogwood
	Physocarpus capitatus	Pacific Ninebark
	Vaccinium ovatum	Evergreen Huckleberry

GRASSES/FERNS:

	Athyrium form rubellum	Lady Fern
	Hordeum murinum	Wall Barley
	Pennisetum orientale	Fountain Grass
	Polystichum munitum	Sword Fern

GROUNDCOVER/PERENNIALS:

	Arctostaphylos uva-ursi	Kinnikinnick
	Rubus Calycinoides	Crinkle Leaf Creeper
	Schizostylis coccinea	Kaffir Lily
	Smilacina racemosa	False Solomon's Seal



Populus tremuloides



Acer griseum



Cornus kousa



Cercidiphyllum japonicum

TREES



Athyrium nipponicum



Polystichum munitum

FERNS



Pennisetum orientale



Hordeum murinum

GRASSES



Smilacina racemosa



Schizostylis coccinea

PERENNIALS



Physocarpus capitatus



Cornus stolonifera

SHRUBS

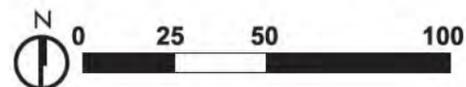


Arctostaphylos uva ursi



Rubus calycinoides

GROUNDCOVER

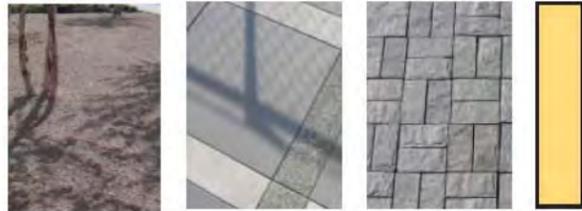


BUILDING A - MATERIAL SELECTIONS

MATERIALS LEGEND:



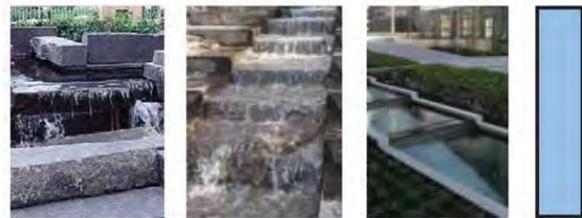
CONCRETE PAVING



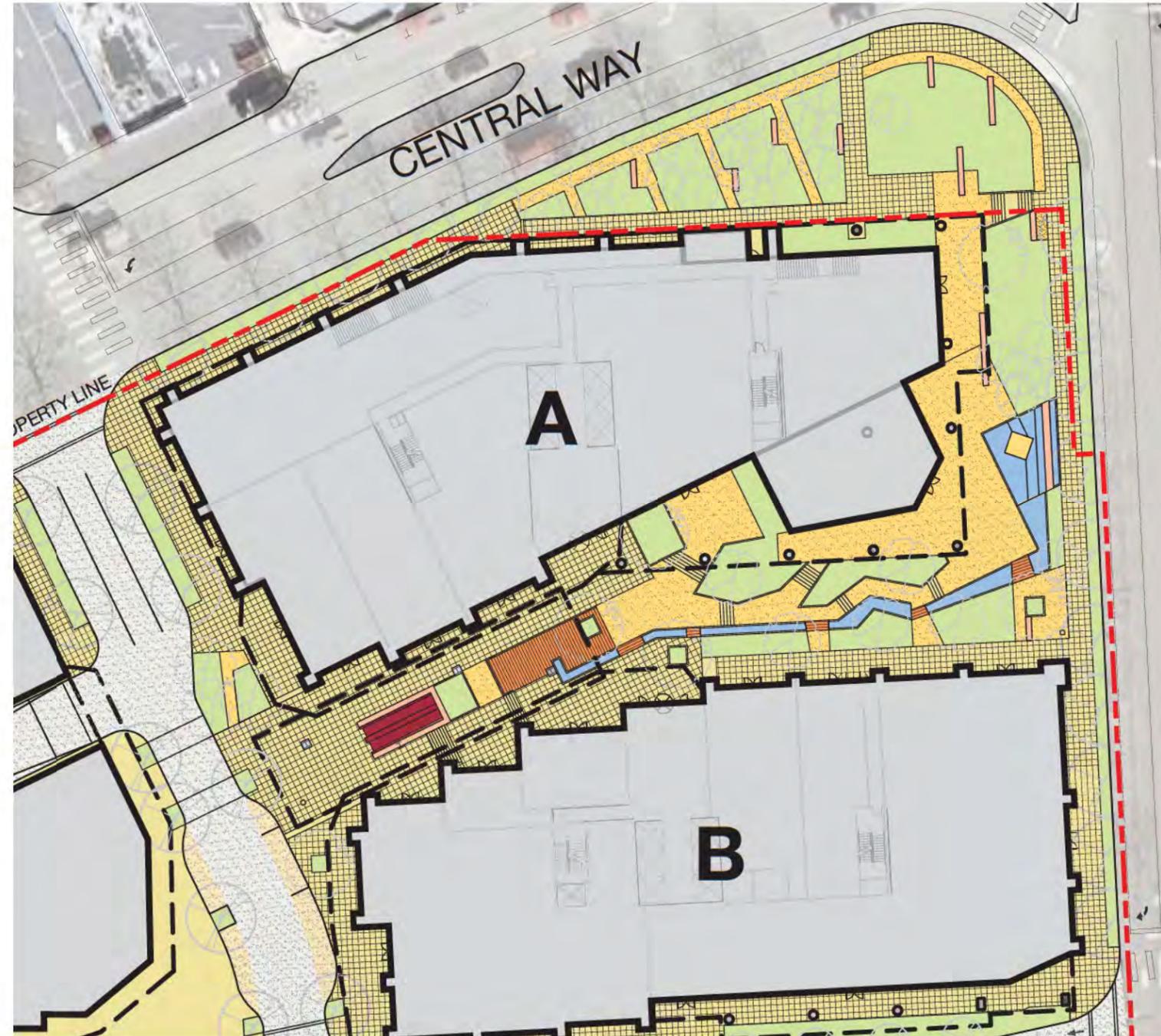
SPECIALTY PAVING



WOOD DECKING



WATER FEATURE



REPRESENTATIVE SITE AMENITIES:



CONCRETE SITE WALLS



FEATURE WALLS



KIOSK/BOLLARDS



CAFE TABLES/CHAIRS



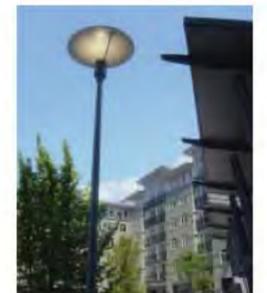
TREE UPLIGHTING



BIKE RACK



BOLLARD LIGHT



PEDESTRIAN POLE LIGHT

