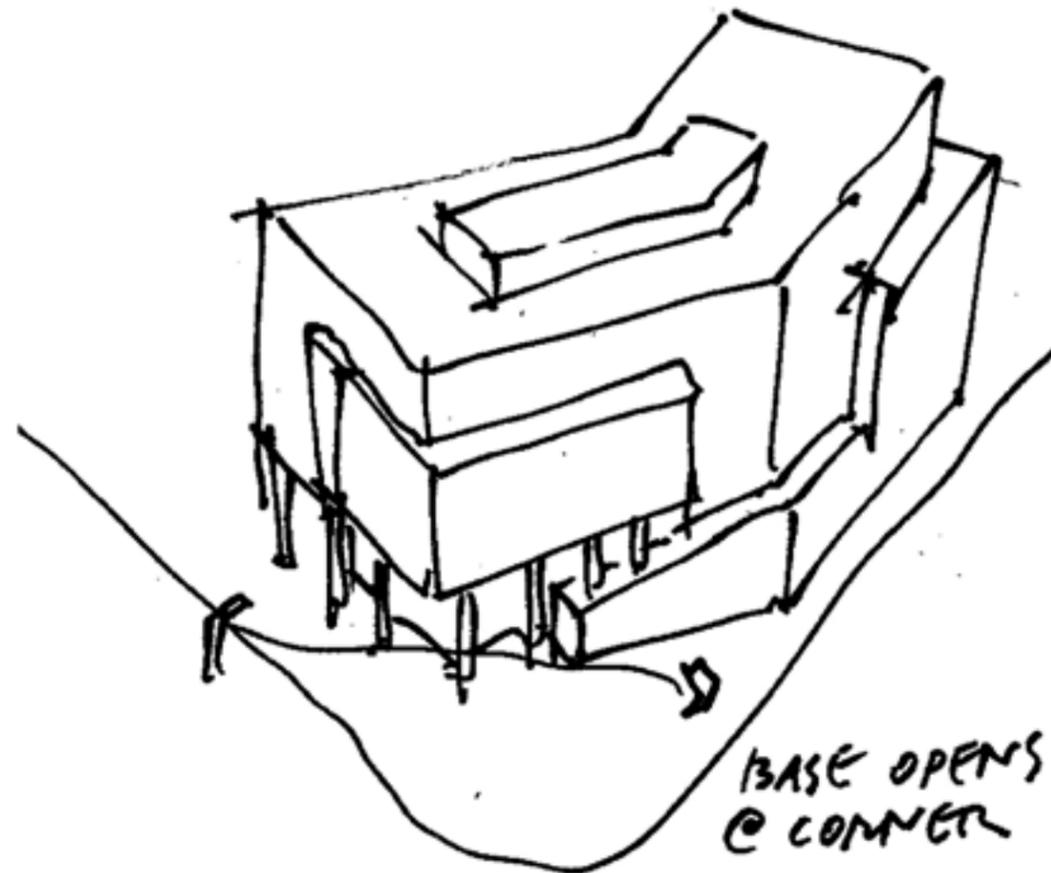
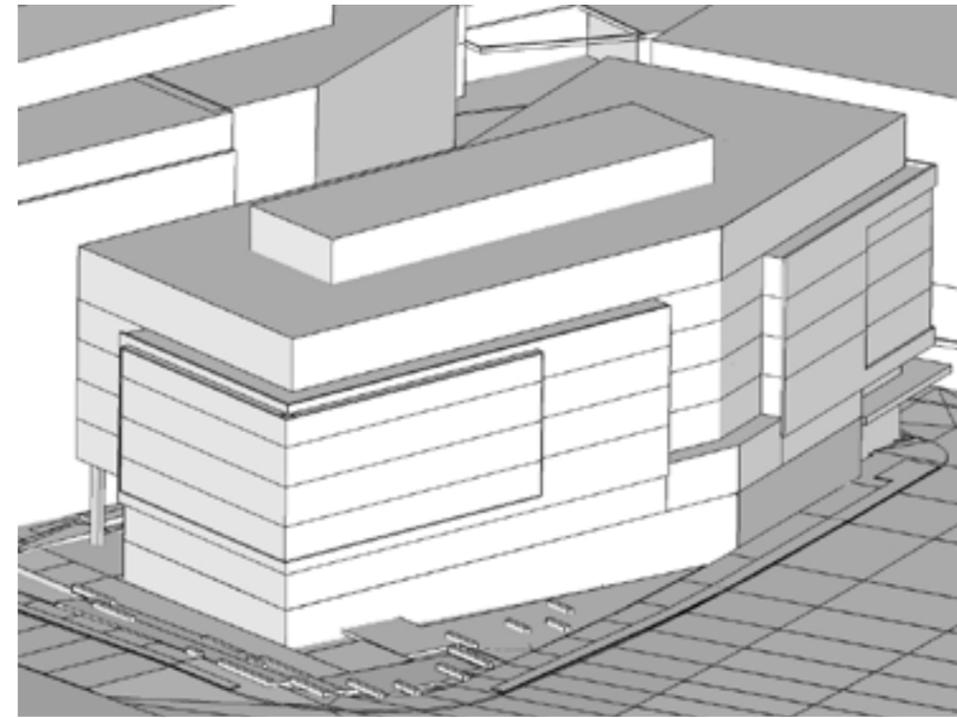
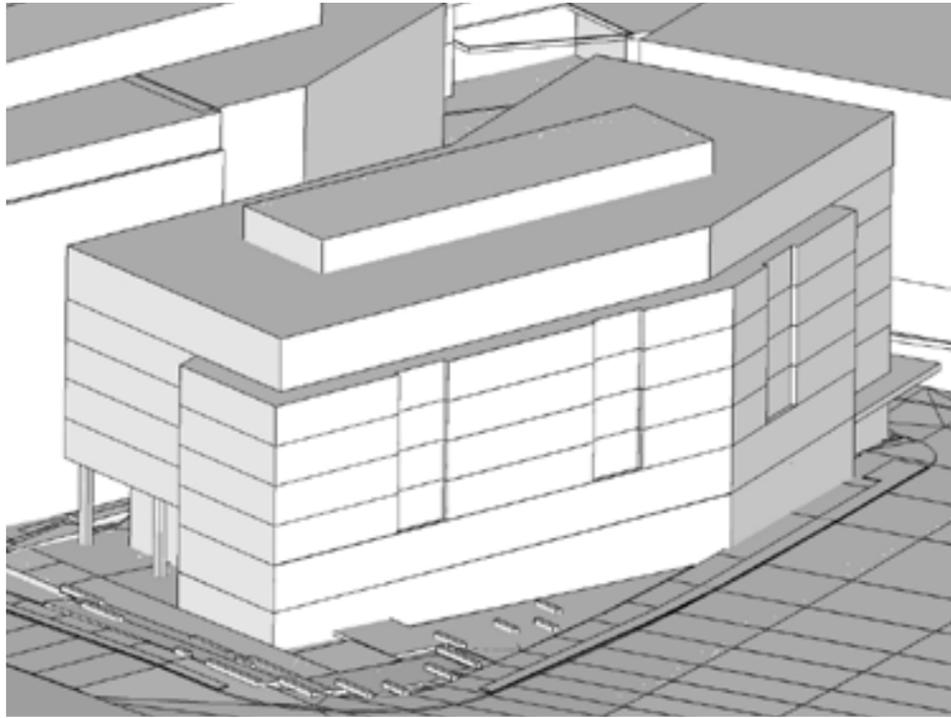
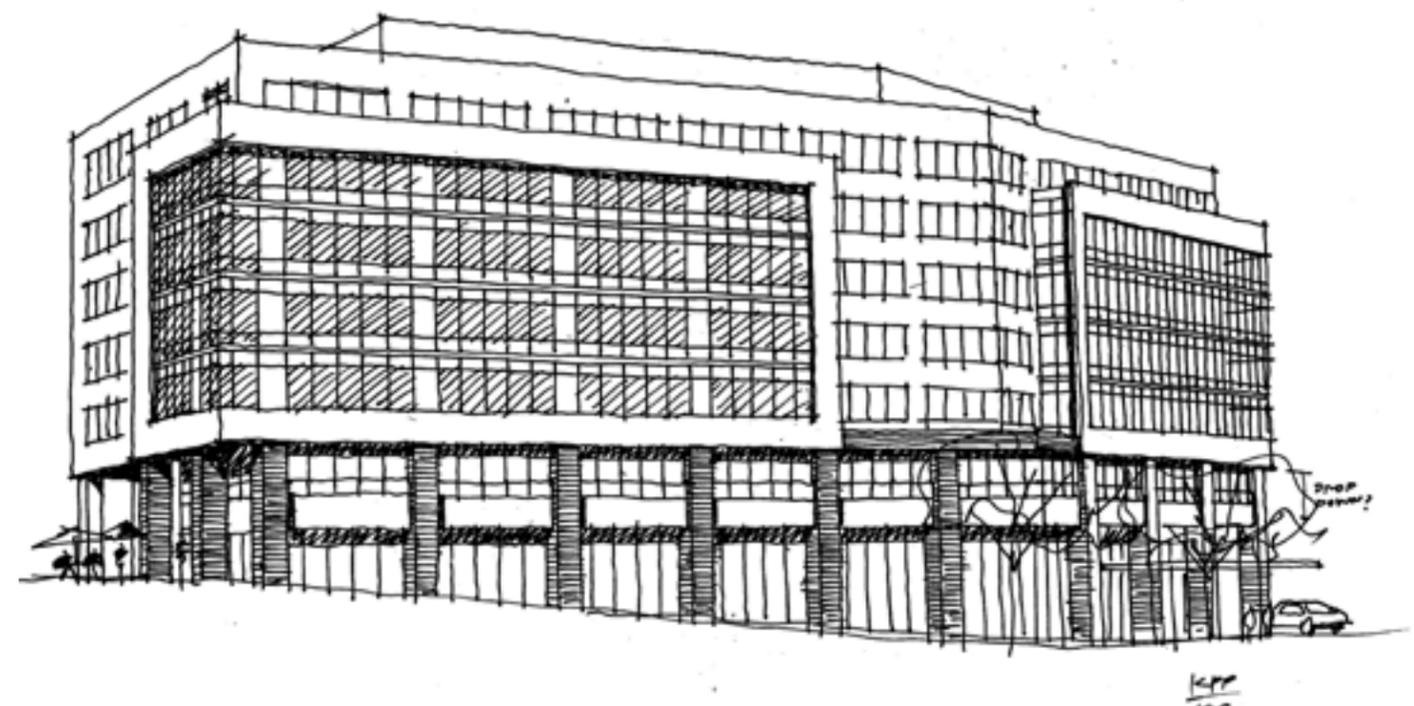
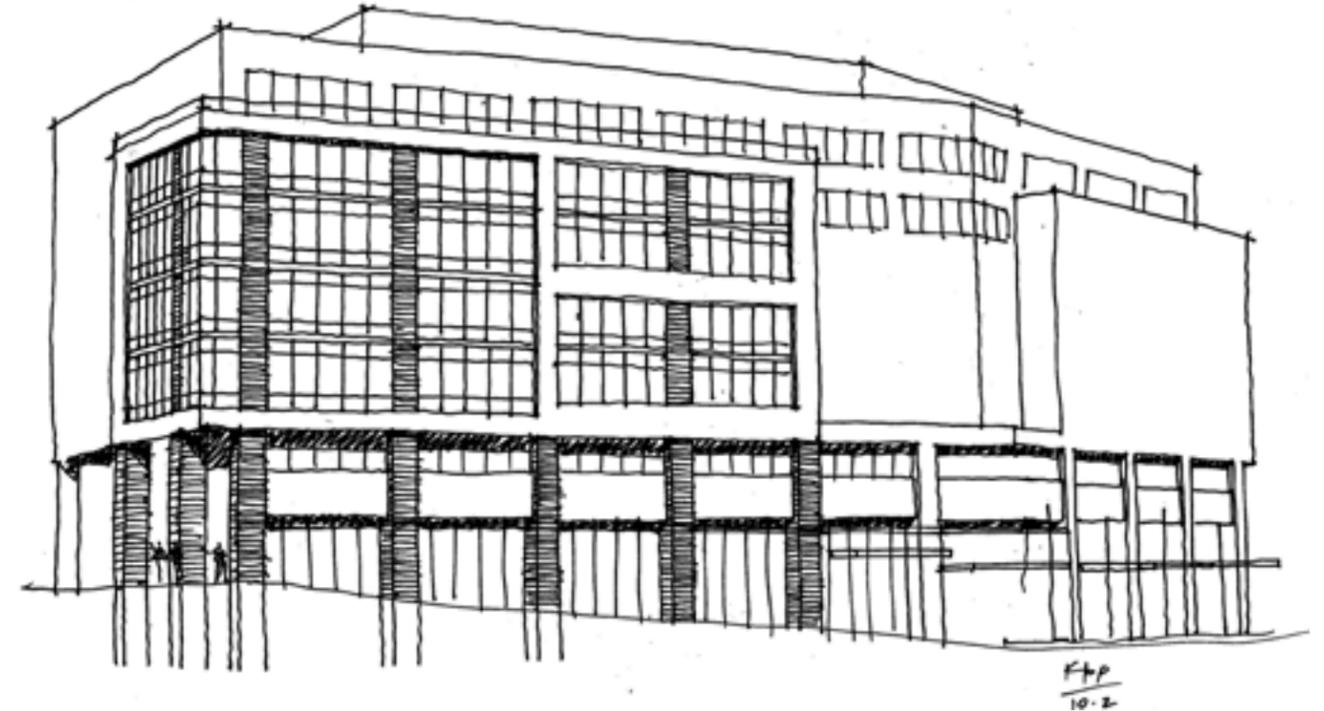
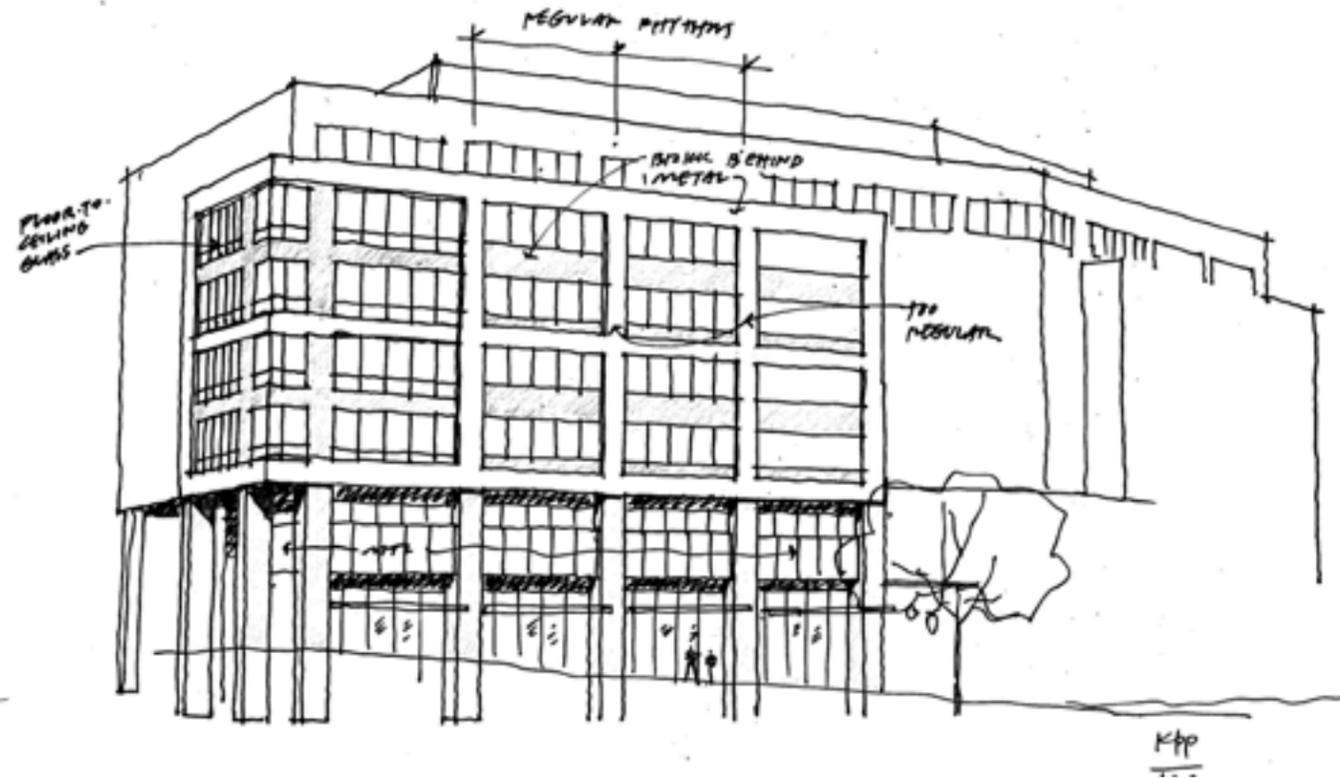
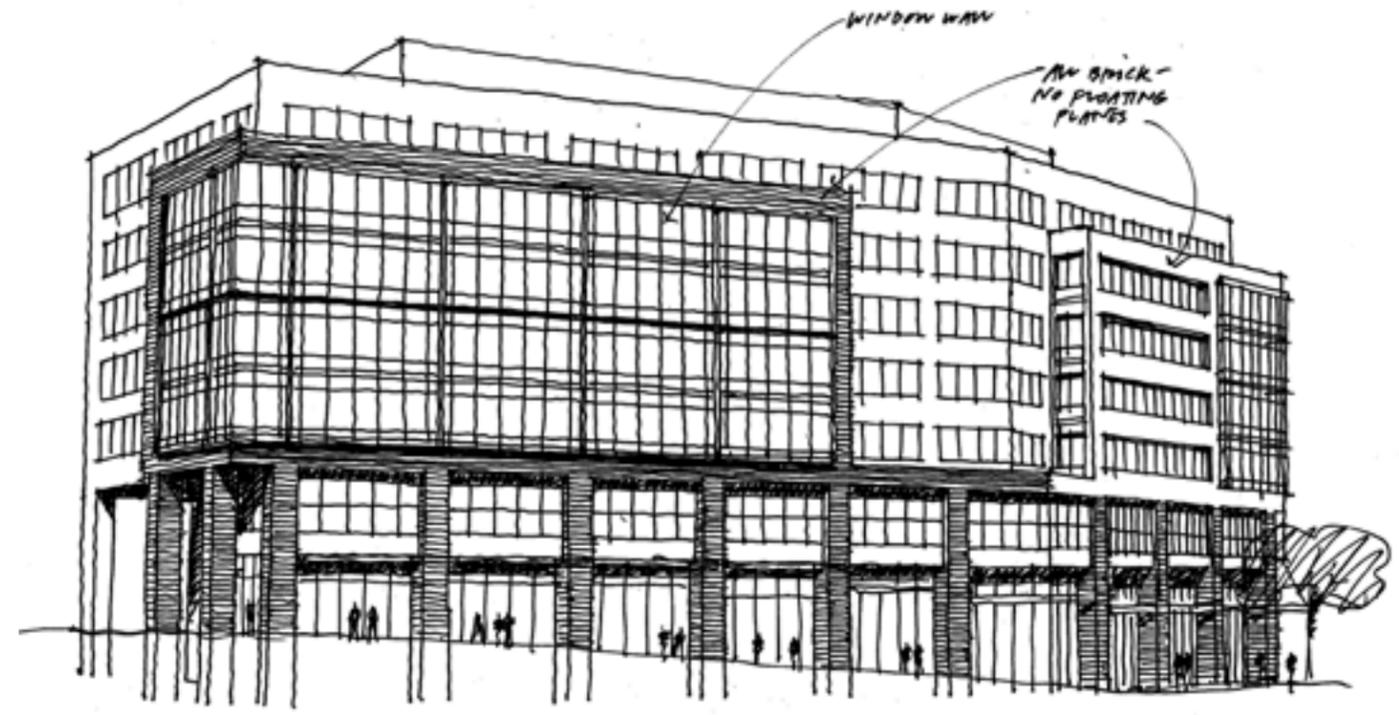
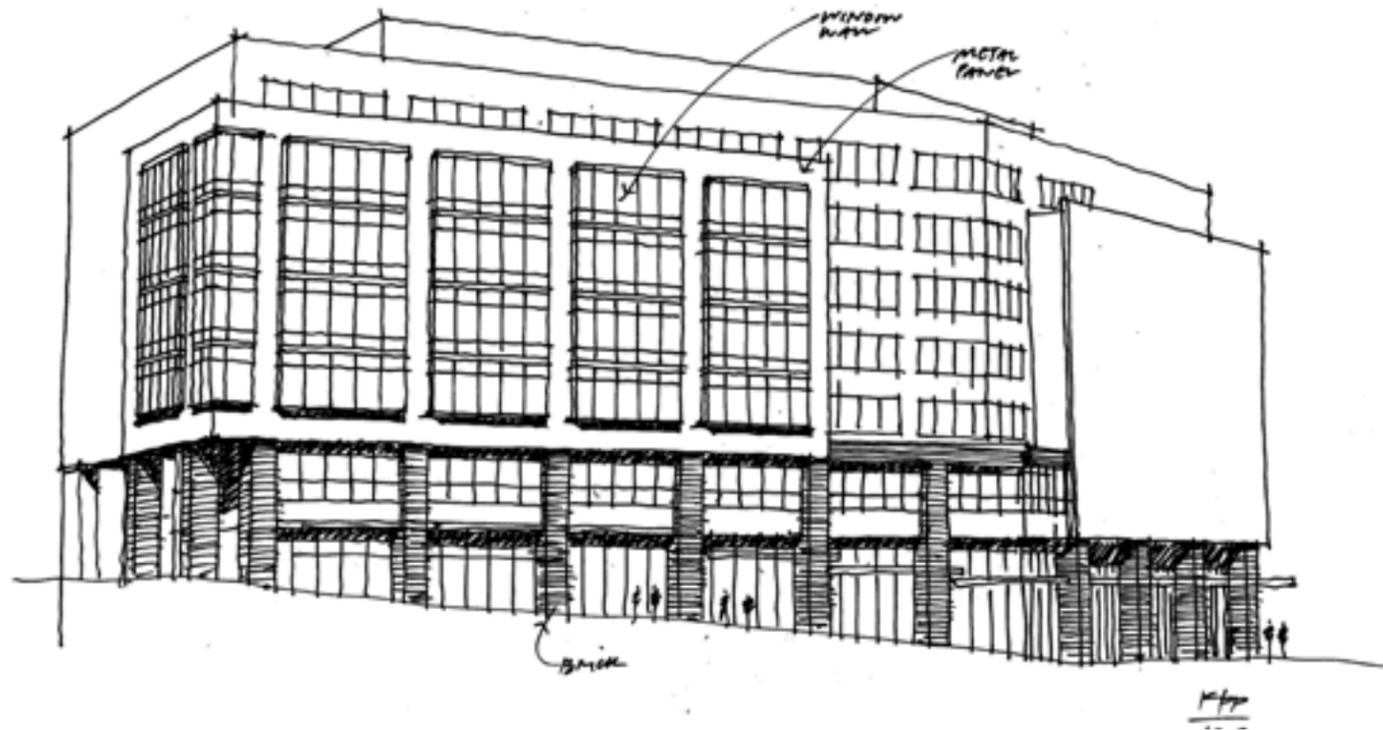
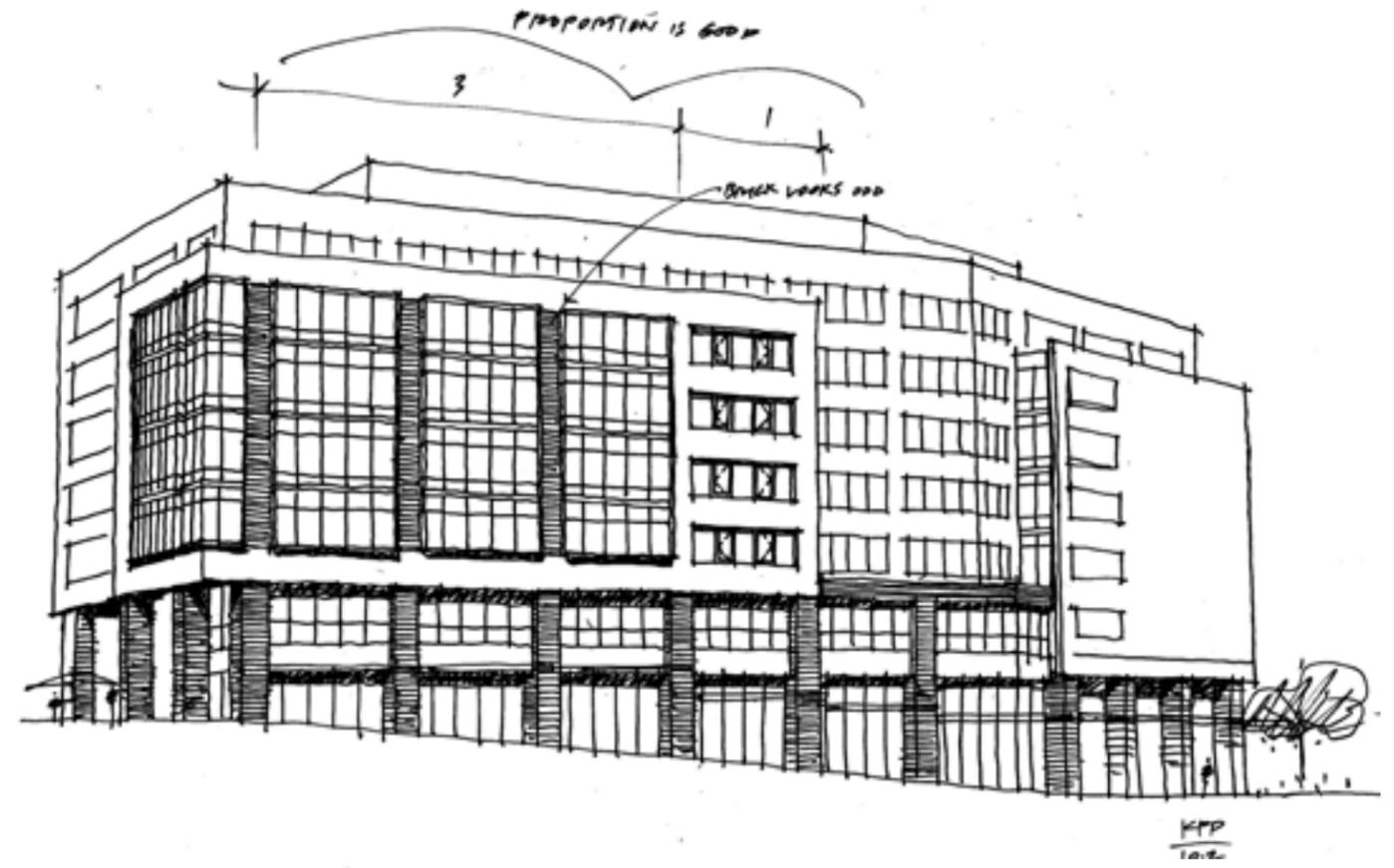
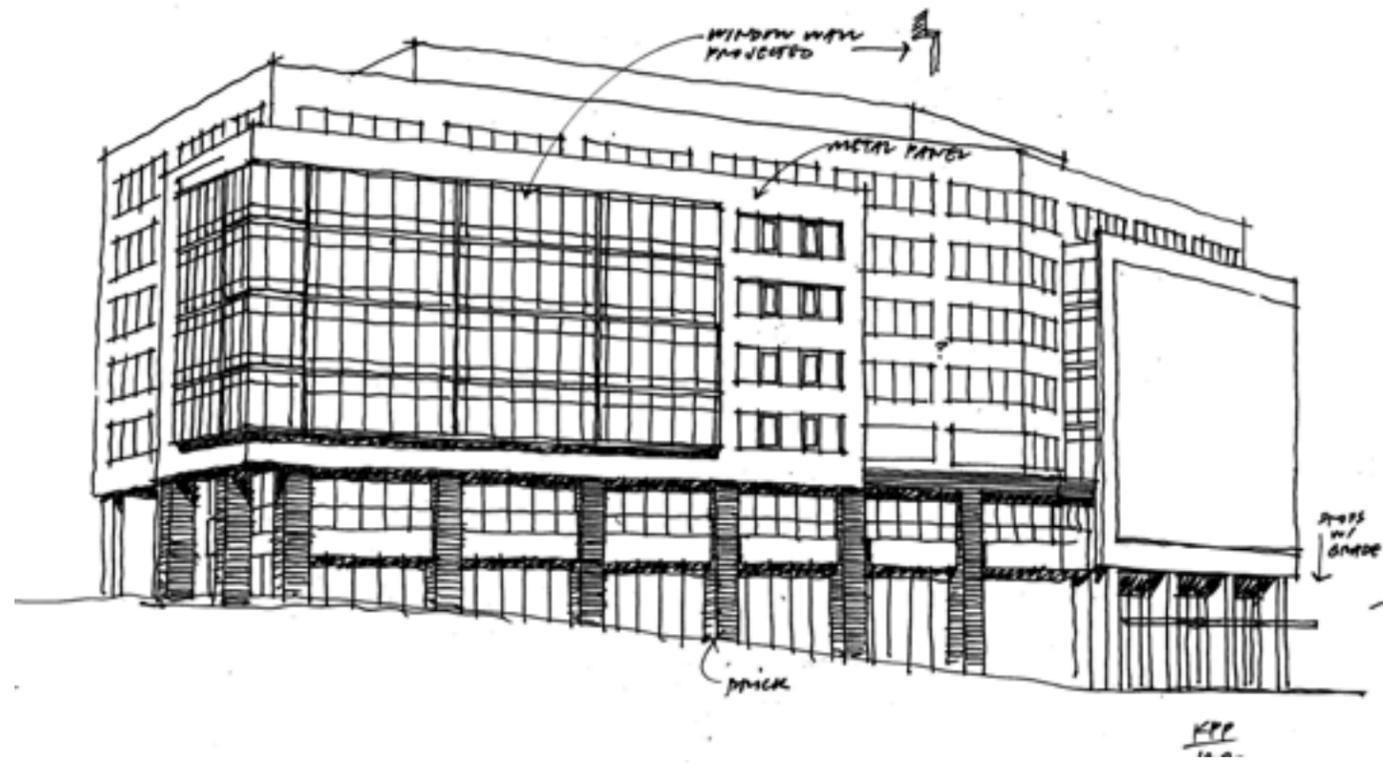


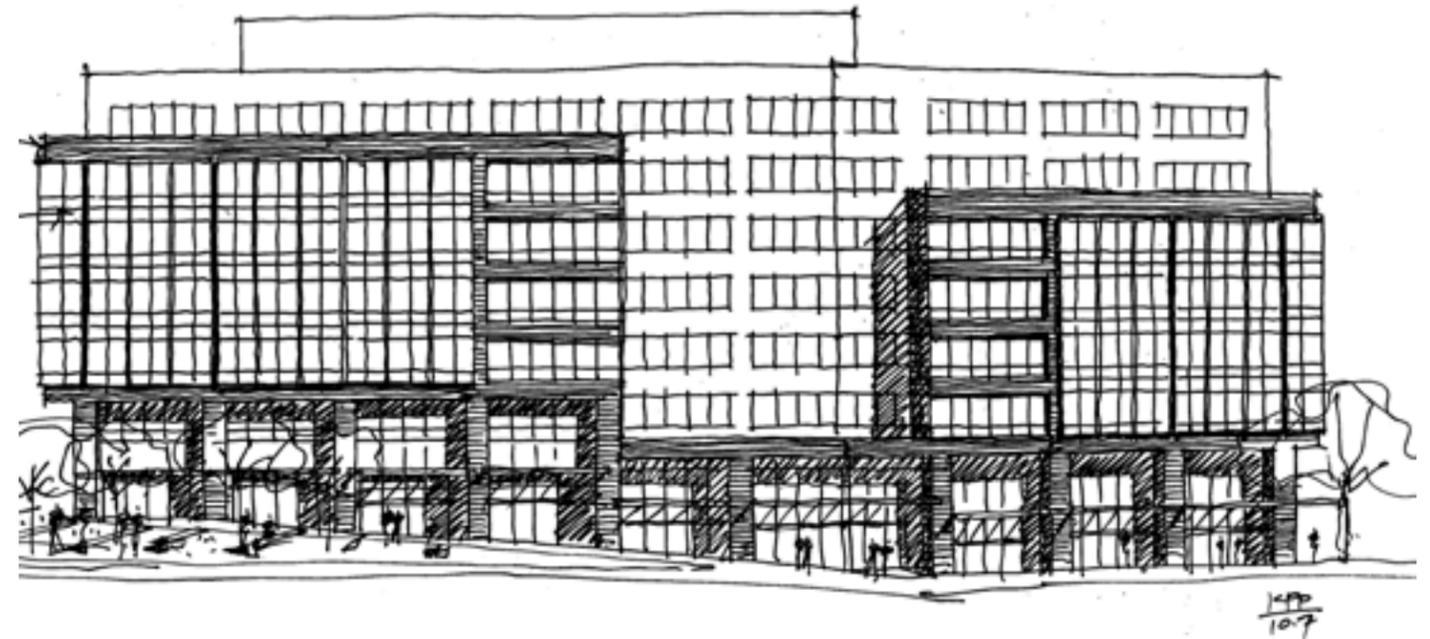
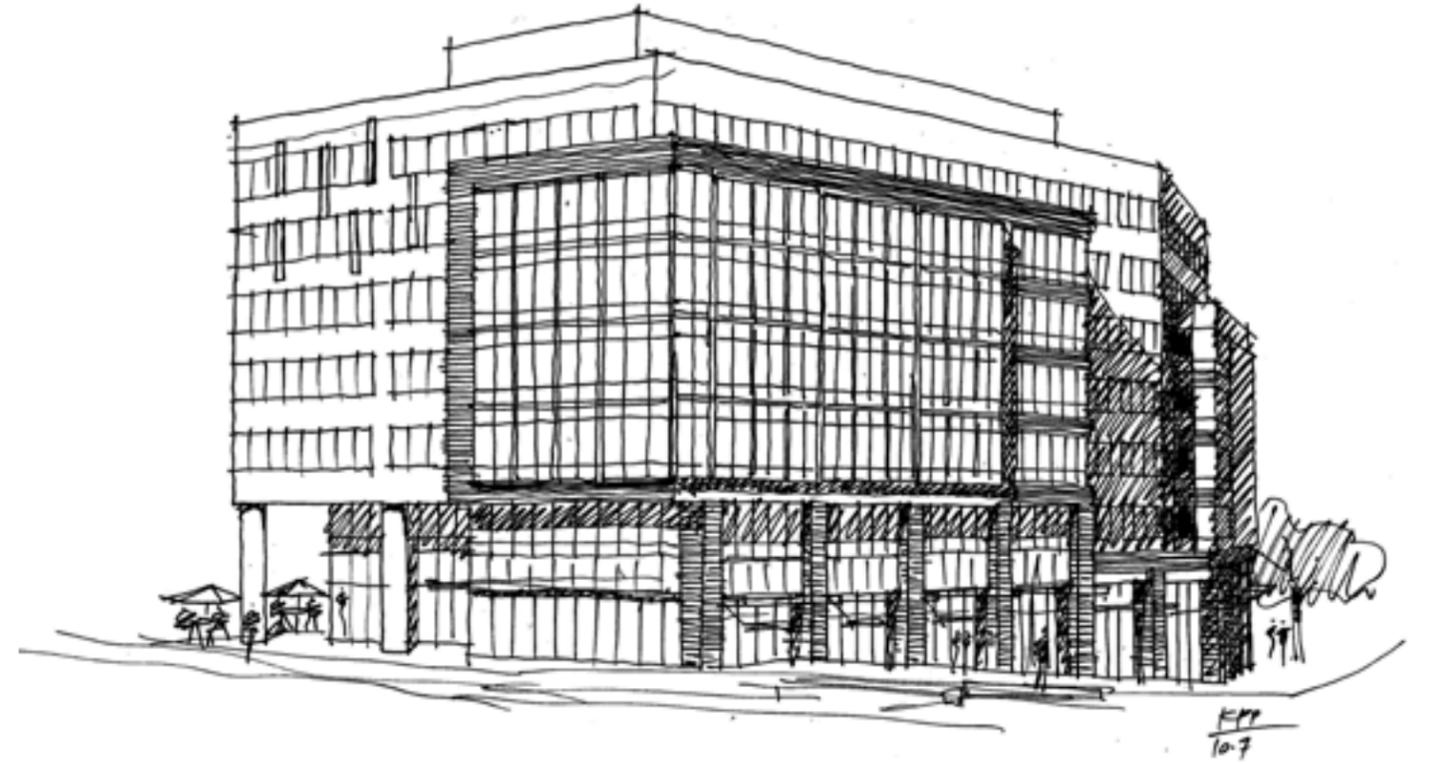
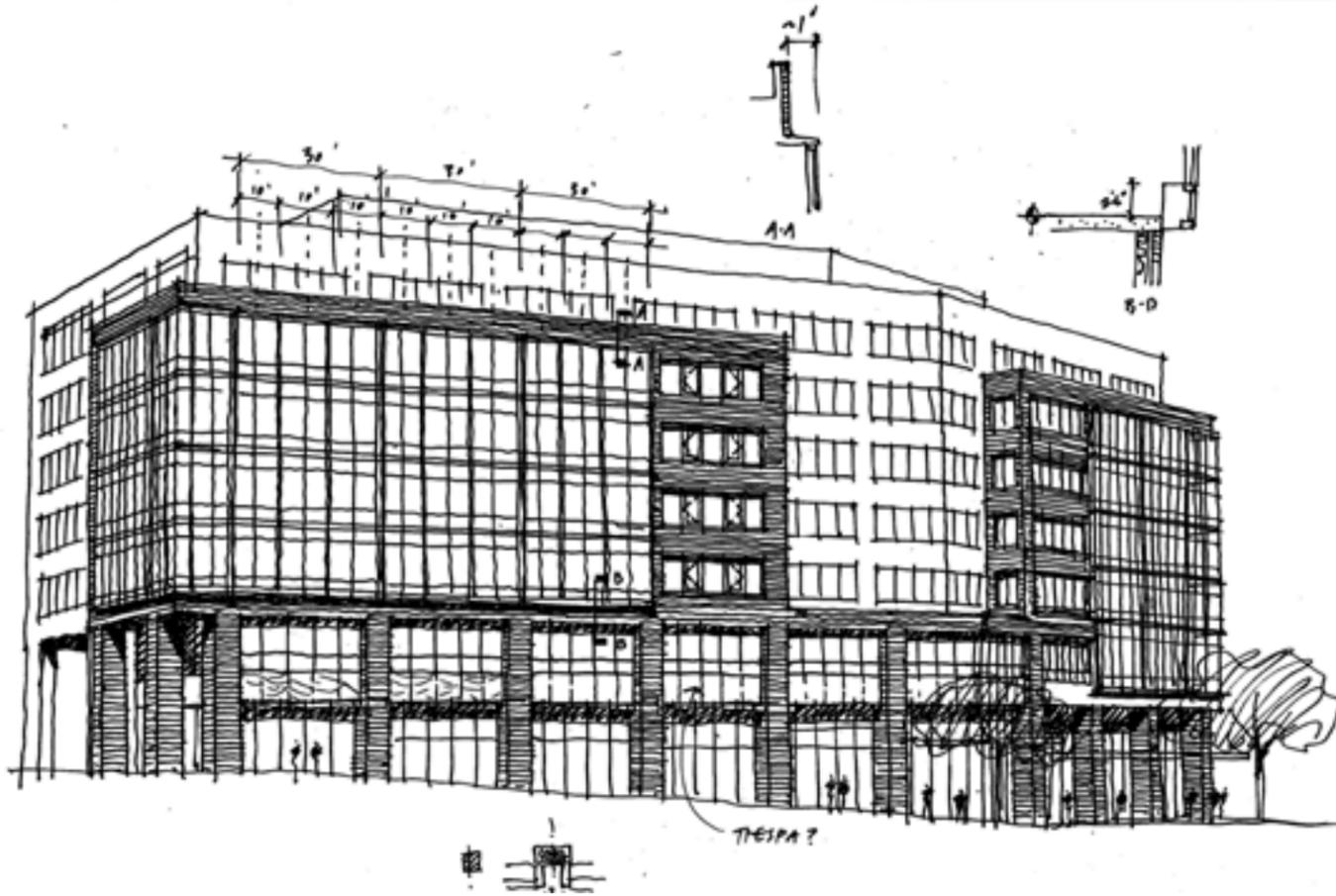
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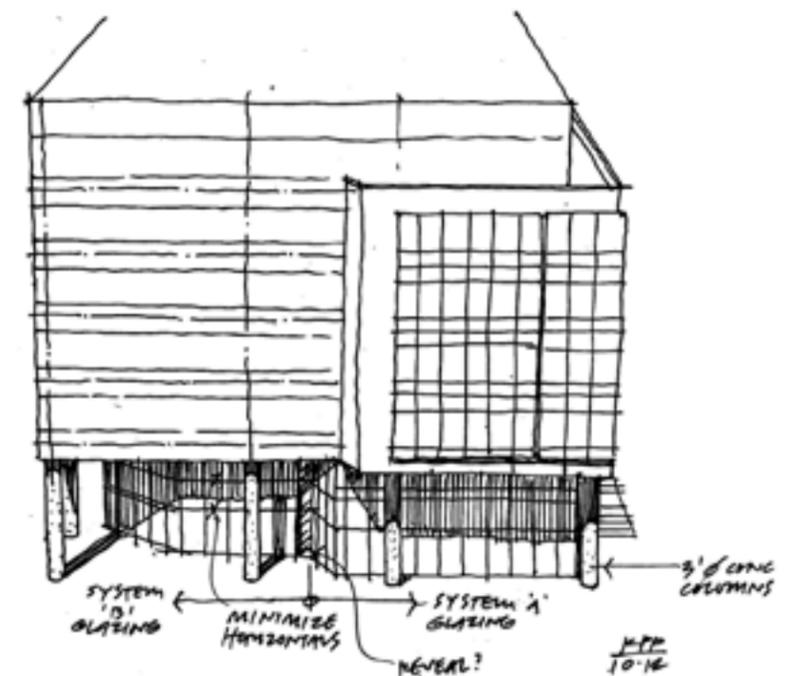
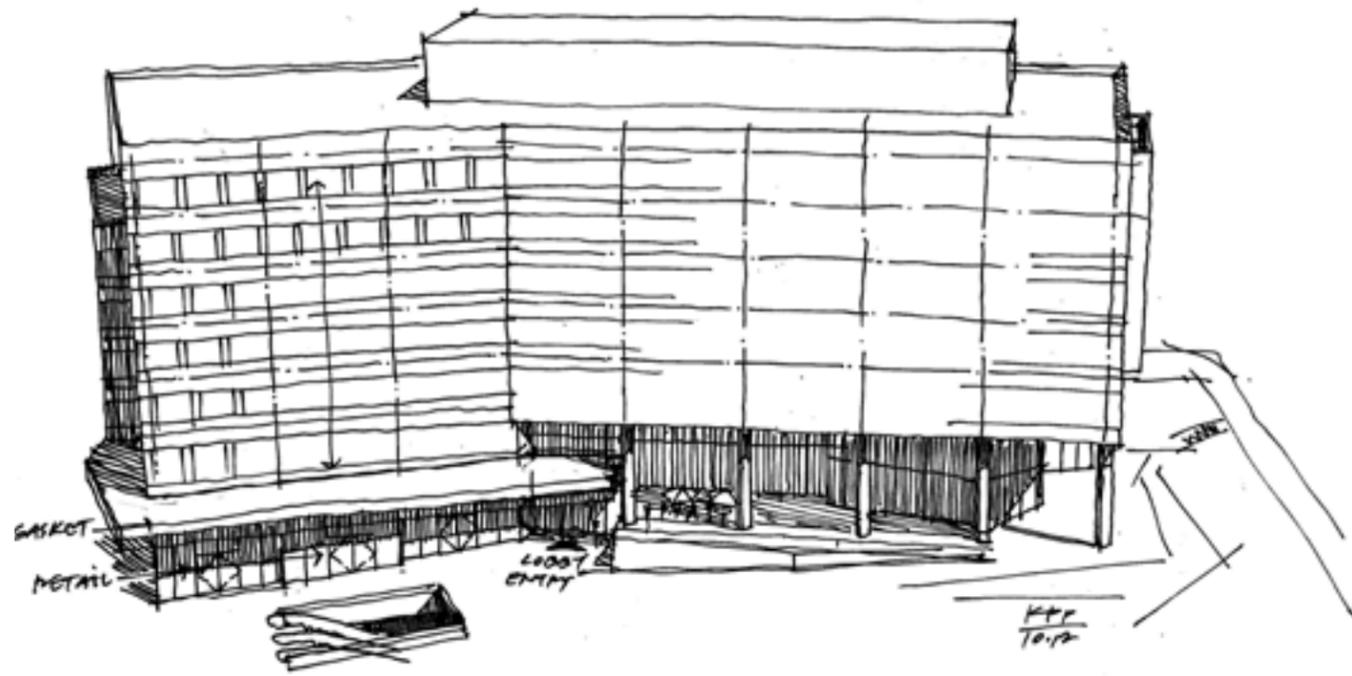
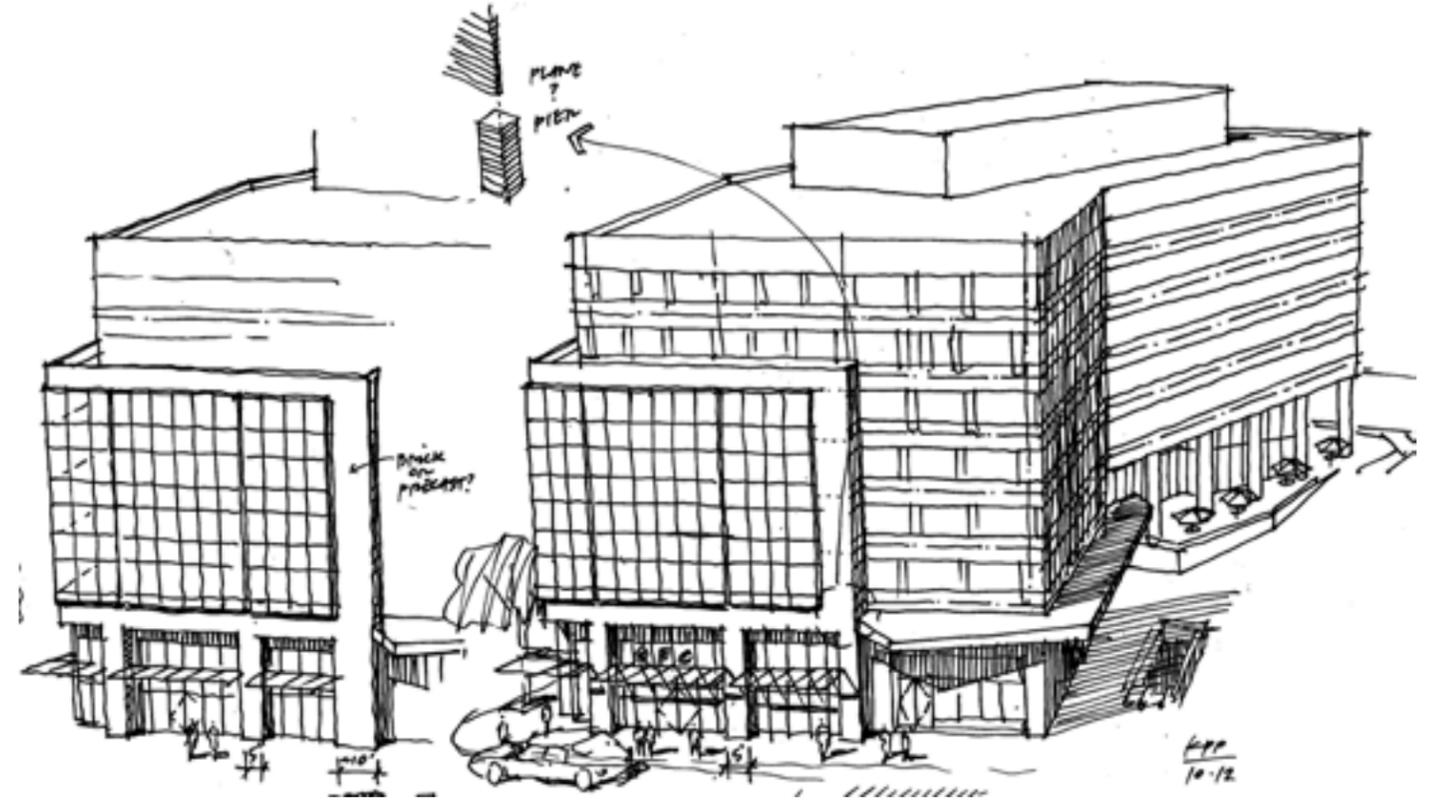
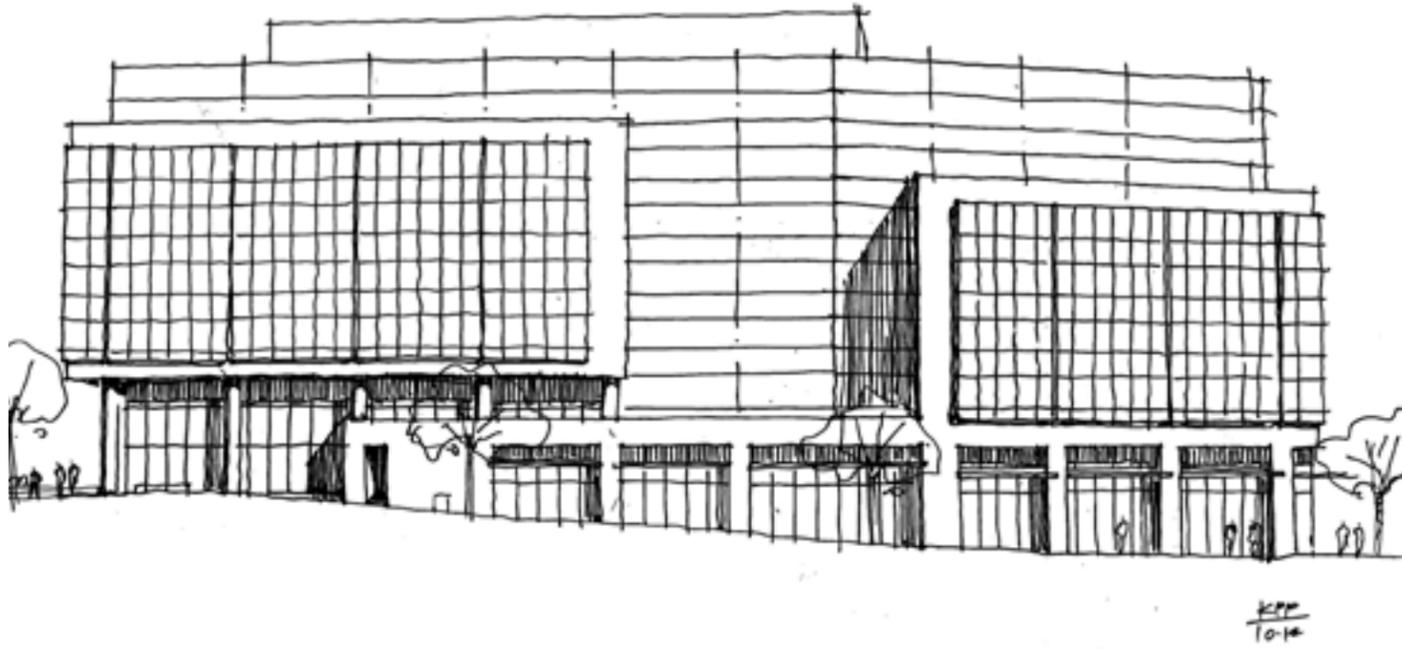
Building A Articulation

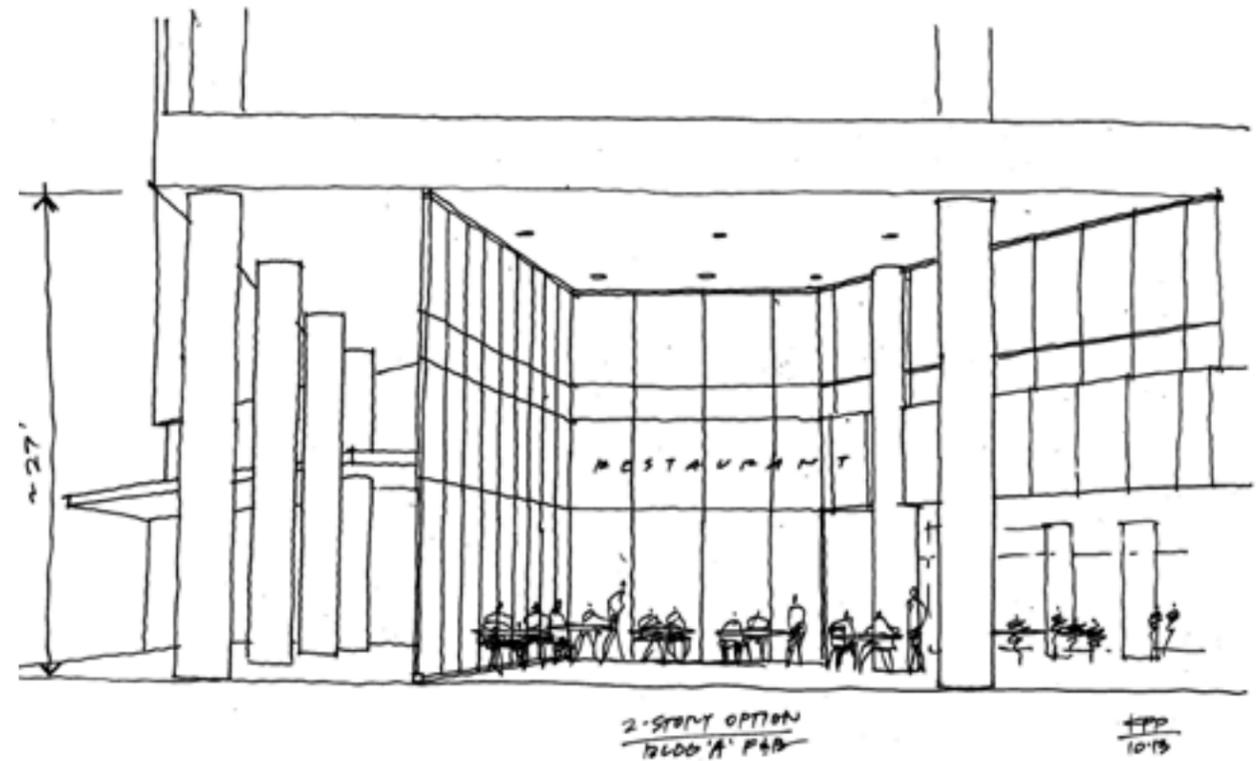
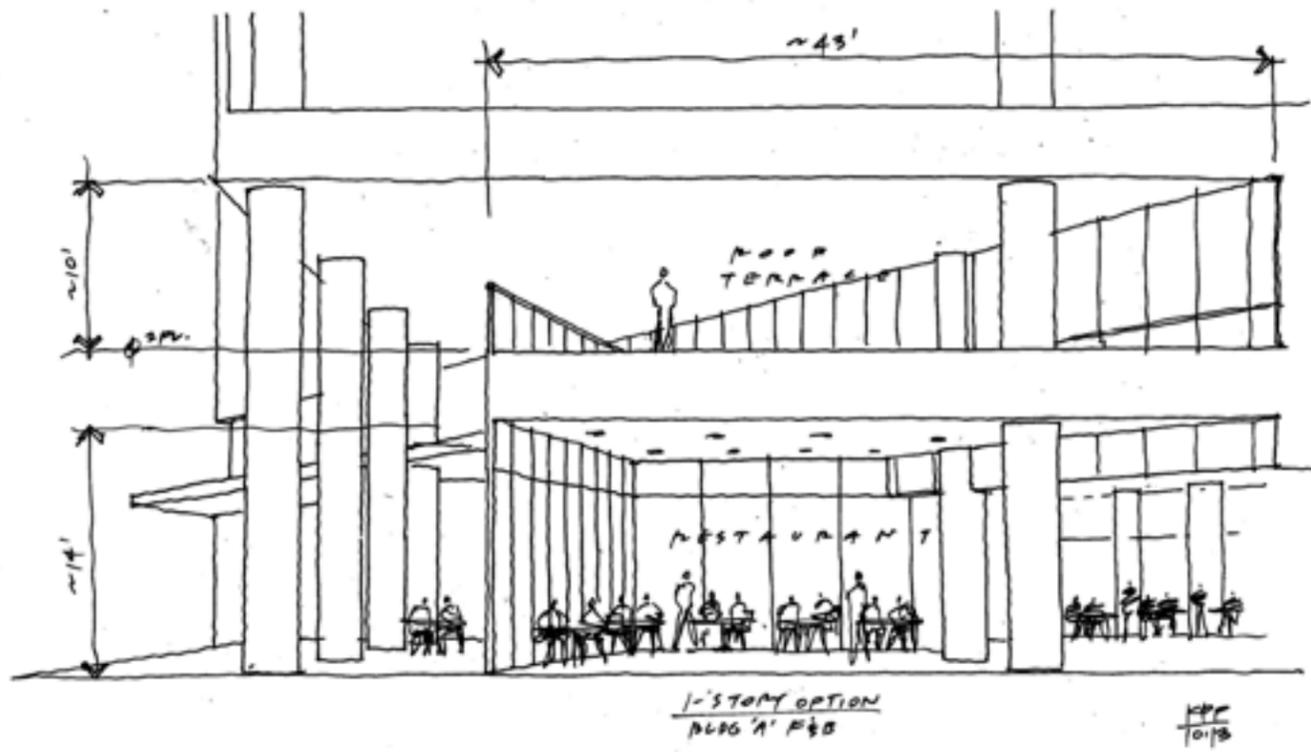
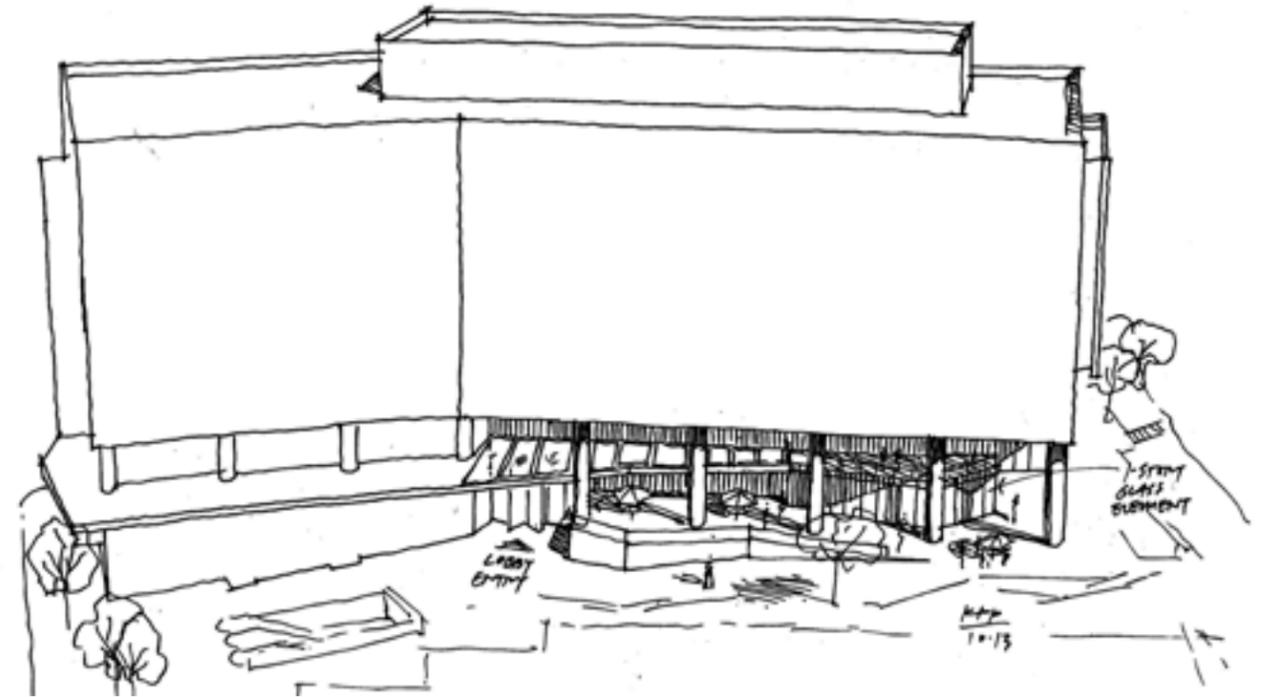
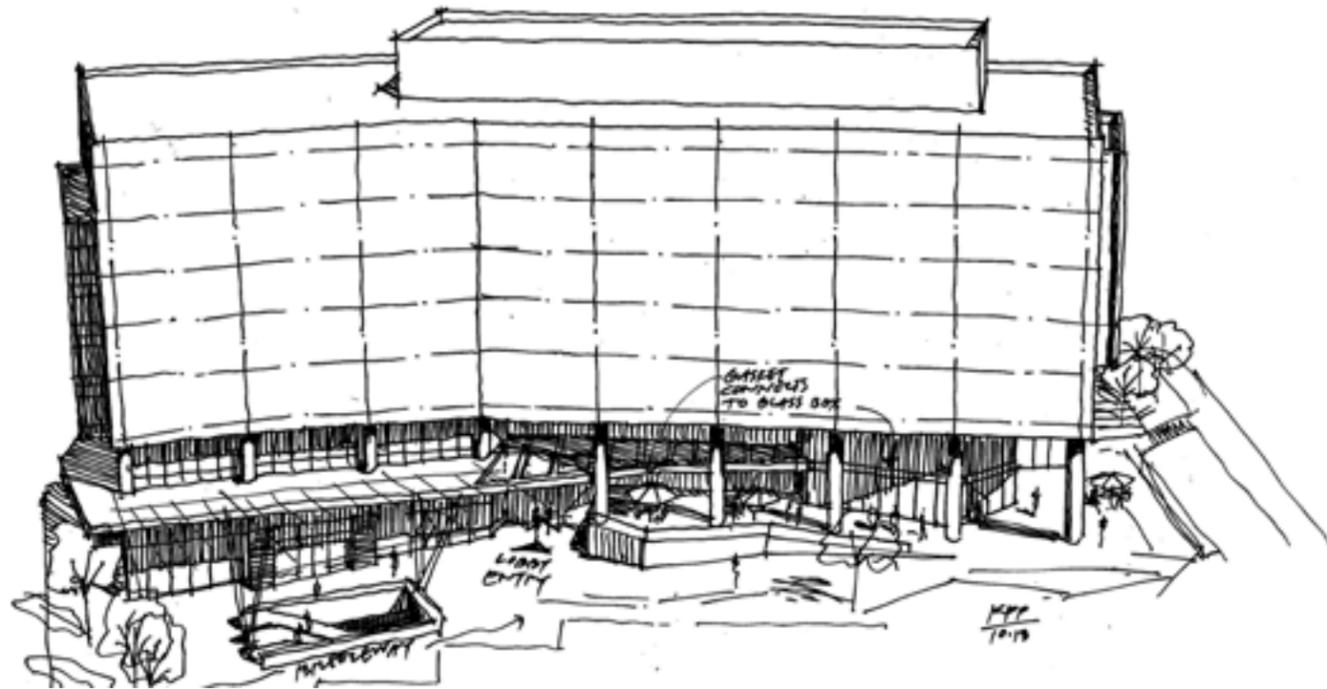


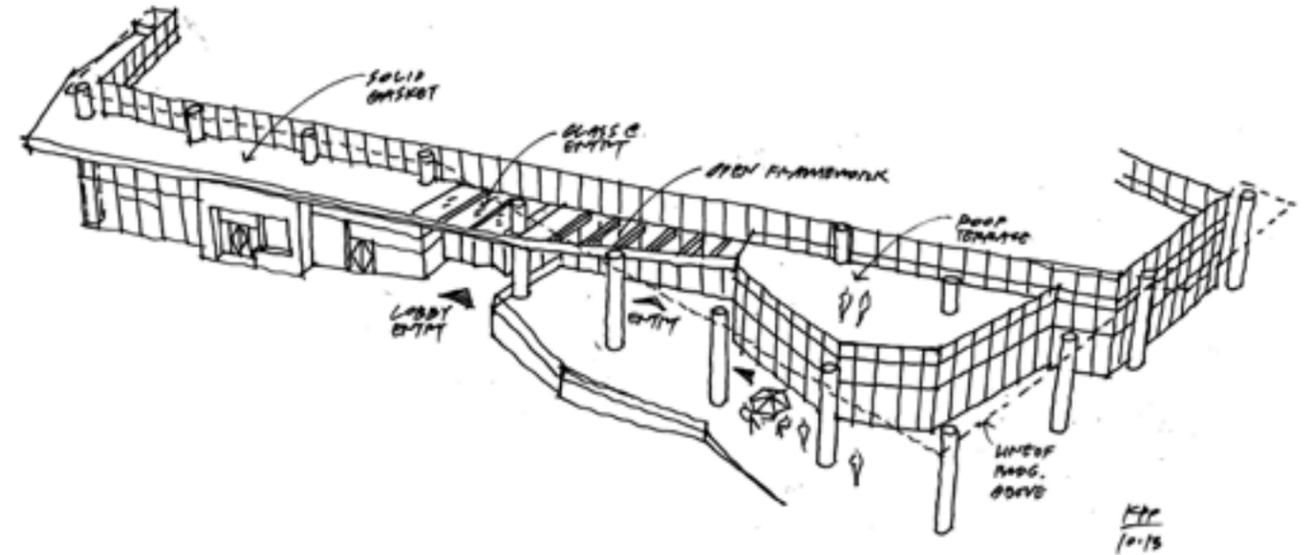
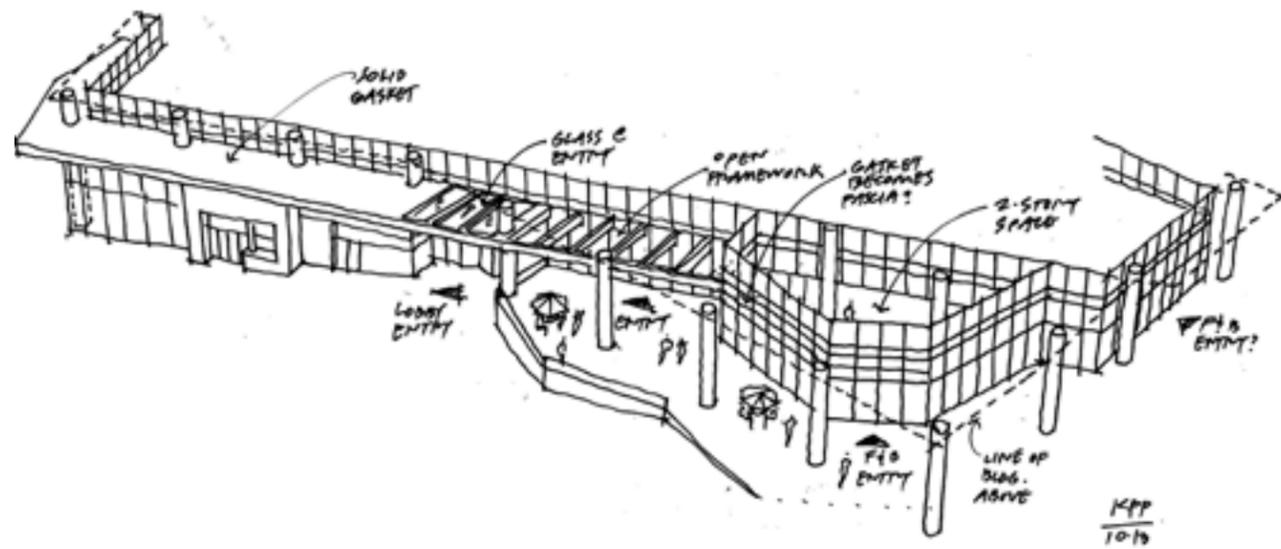
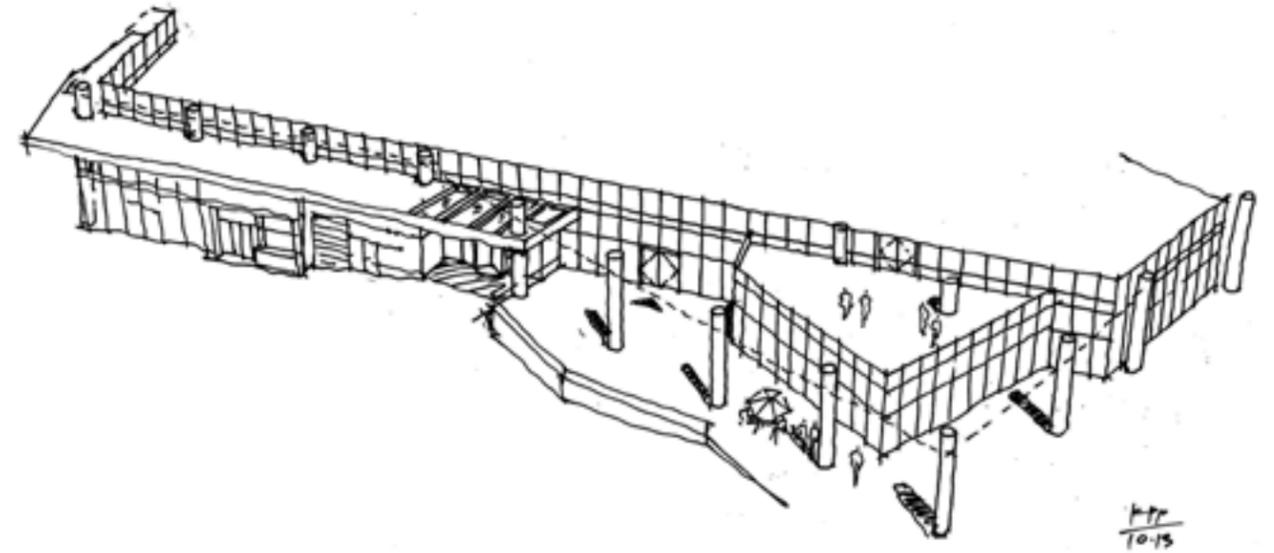
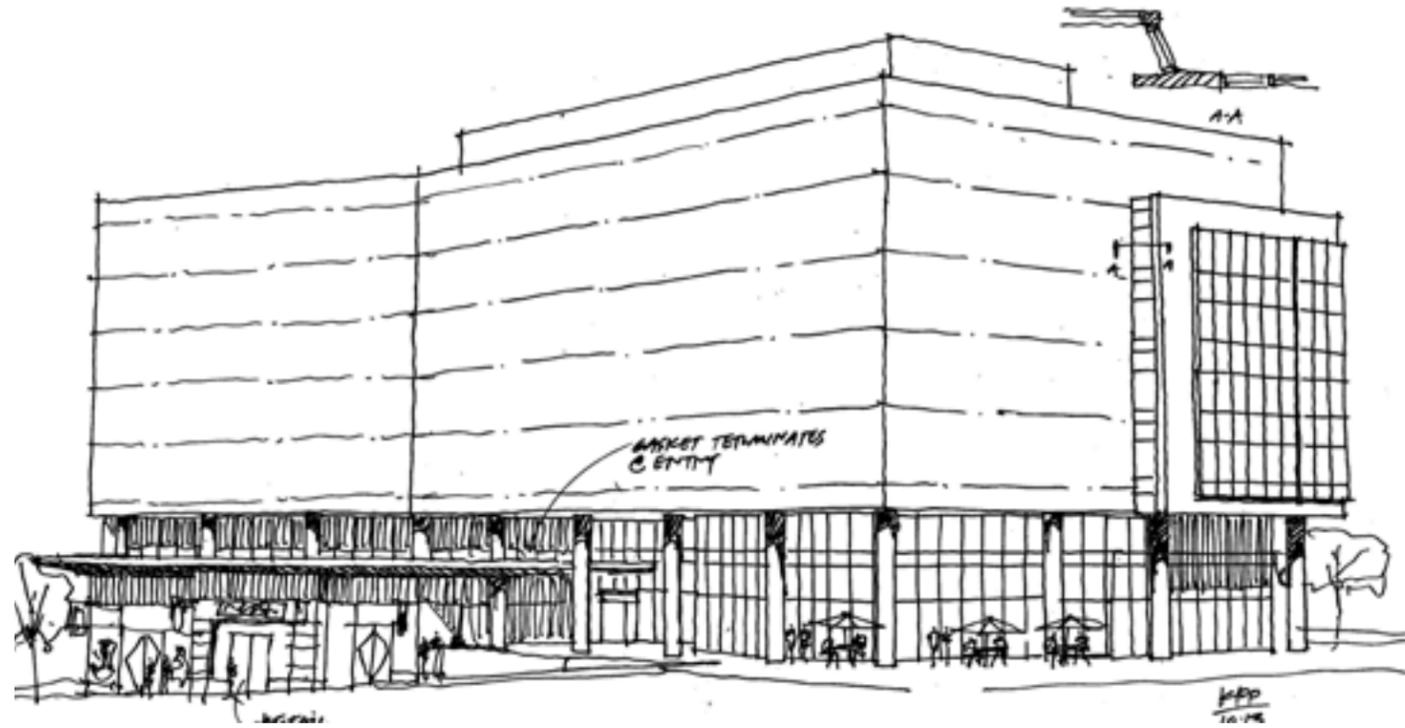


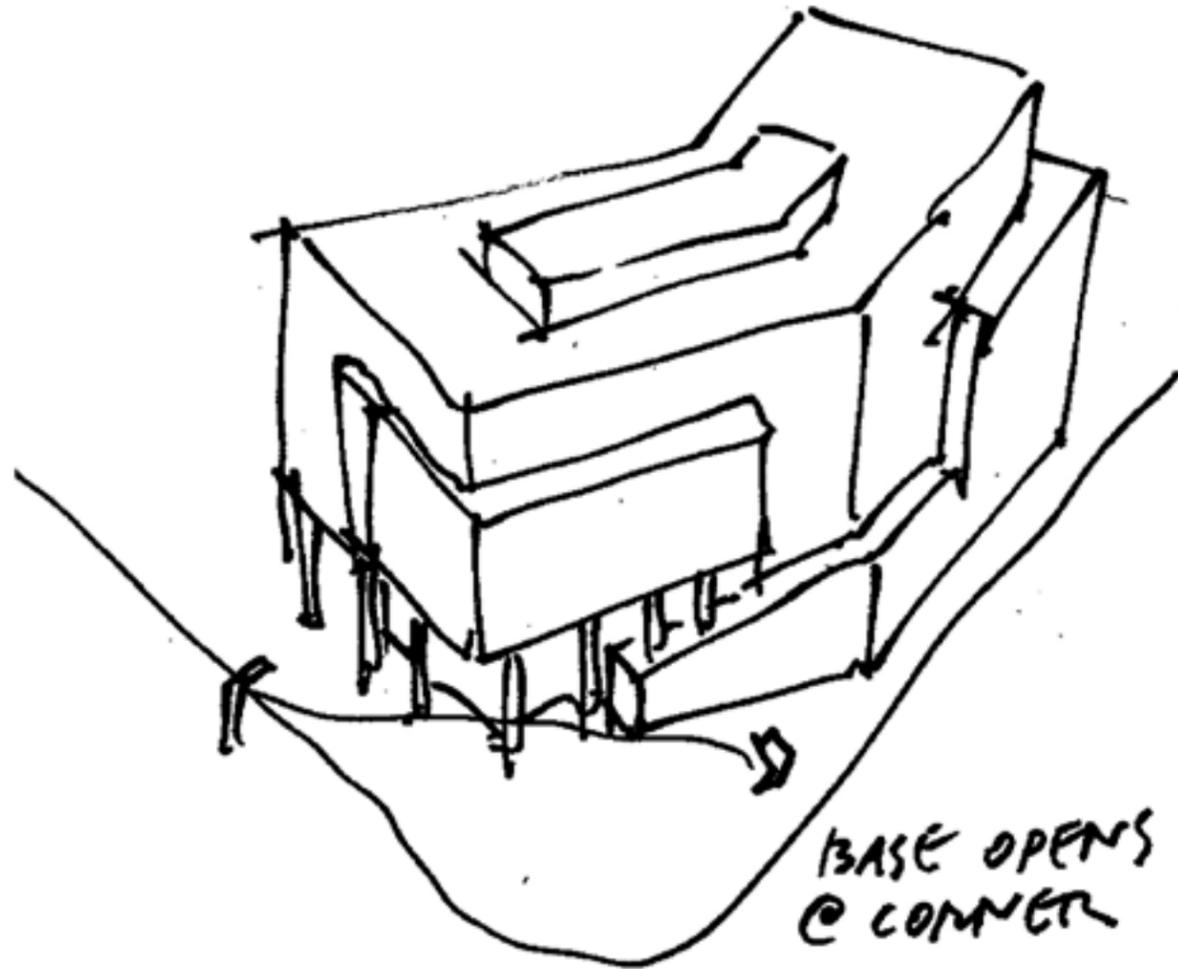




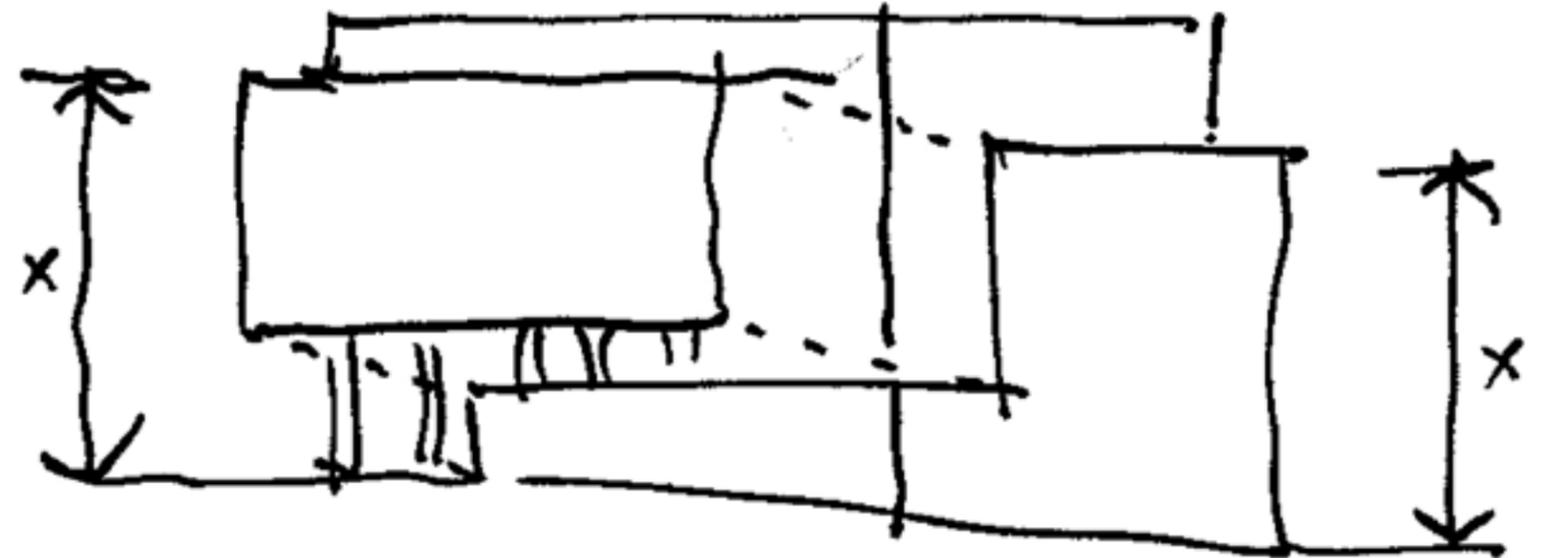




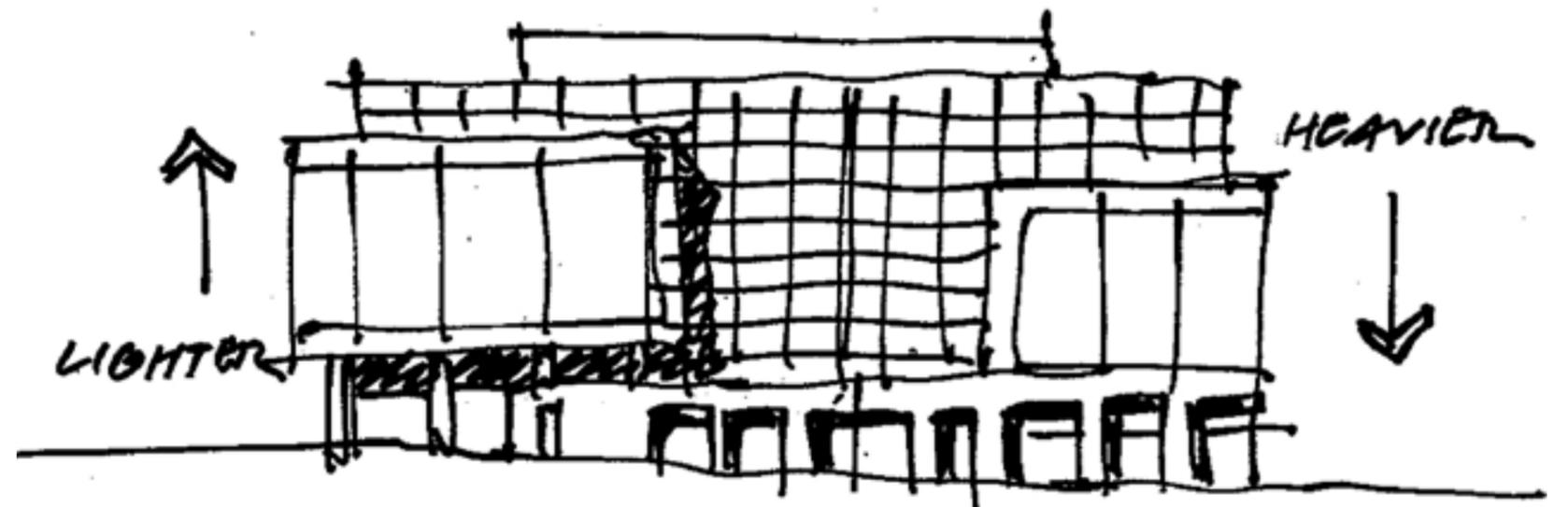




BASE OPENS
@ CORNER



HEIGHT OF STEPBACK
RELATES TO CONTEXT









**Master Plan and Design Guidelines
Page DG-22 – Gateway District – 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.
- b. **Hardscape / Vegetation:** Paving and landscaping materials should identify pedestrian spaces and access.
- 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.
- d. **Signage (downtown entry):** Incorporate wayfinding signage directing visitors to: Downtown, Peter Kirk Park, Waterfront/ Marina, City Hall, and Civic District.

2. Public Space Connecting to Triangular Lot

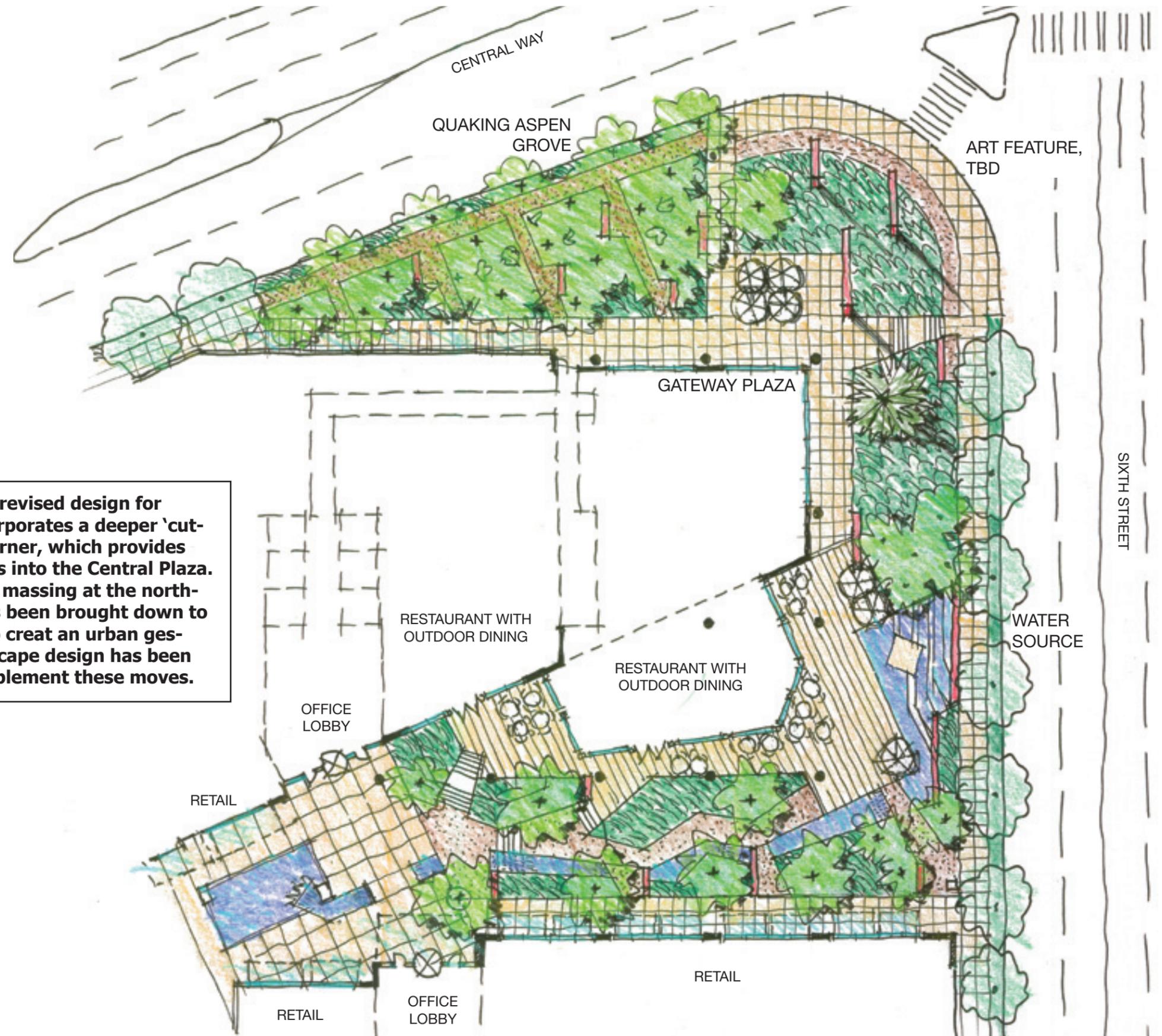
Design of additional public space should be integrated with the triangular lot to provide a congruous pedestrian environment.

- a. **Public Access:** Connect pedestrian access to the gateway garden, adjacent streets and public open spaces.
- b. **Hardscape / Vegetation:** Paving and landscaping materials should identify pedestrian spaces and access.
- c. **Seating:** Incorporate seating along pedestrian pathways and gathering spaces.
- d. **Artwork:** Incorporate public art in an appropriate scale to distinguish the significance of this corner.

DRB comments: 1. Gateway Garden (a, b, c & d) – Need more design on gateway concept (relationship of plaza to building), need updated drawings and landscape plan for this area. Need more of an "ah ha" moment! Maybe more symbolic rather than an actual entrance... this is still a concern.

2. Triangular Lot public space...see gateway garden comments.

Response: The revised design for Building A incorporates a deeper 'cut-away' at the corner, which provides increased views into the Central Plaza. In addition, the massing at the northeast corner has been brought down to the sidewalk to create an urban gesture. The landscape design has been revised to complement these moves.



Master Plan and Design Guidelines
Page DG-24 – Gateway District: Building Design

1. Ground Level Treatment

- a. Setbacks from Streets - The ground floor levels of the corner building should be permitted to set back to allow for cut away view and obvious pedestrian connection into the site.
- b. Retail / Restaurant Uses - Design for retail and restaurant uses along ground floor of the corner building.
- c. Details Visible at Different Movement Speeds - Incorporate details in the building along the corner that bring visual interest at the pedestrian level, as well as for vehicular traffic entering Kirkland.

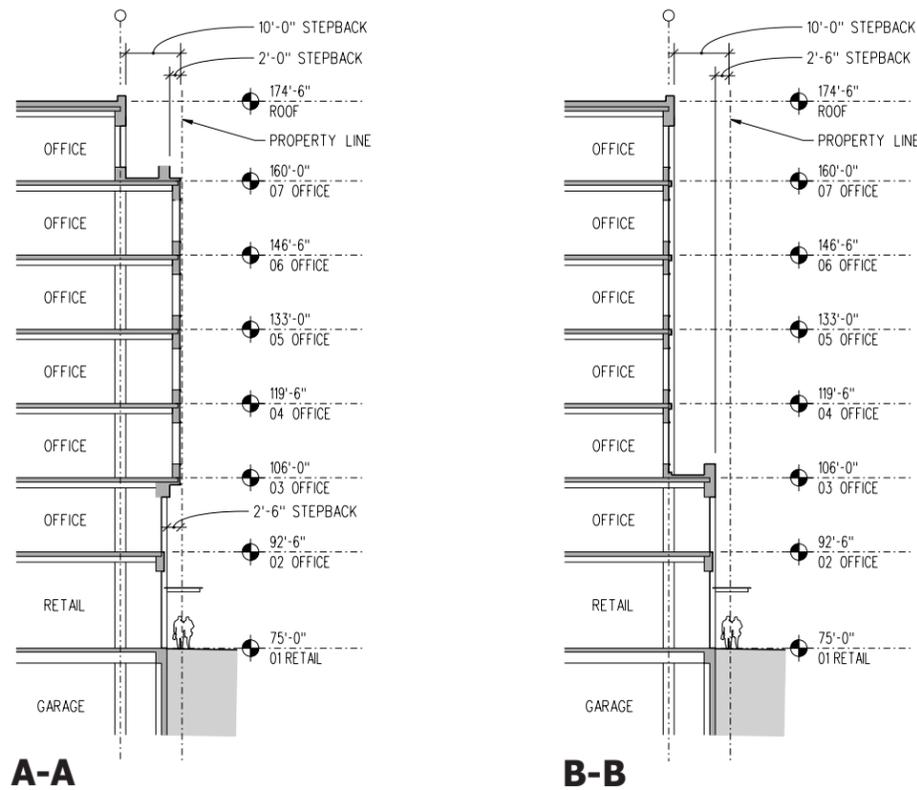
2. Upper Levels

- b. Step backs: A modulated step back should be incorporated after the third level (approximately 50') on building facade along Central Way. This step back can vary in depths from 0-10 feet, so long the upper levels of building appear to be receding from the base. Step backs are measured from the exposed face of the building above grade, not from any property line.

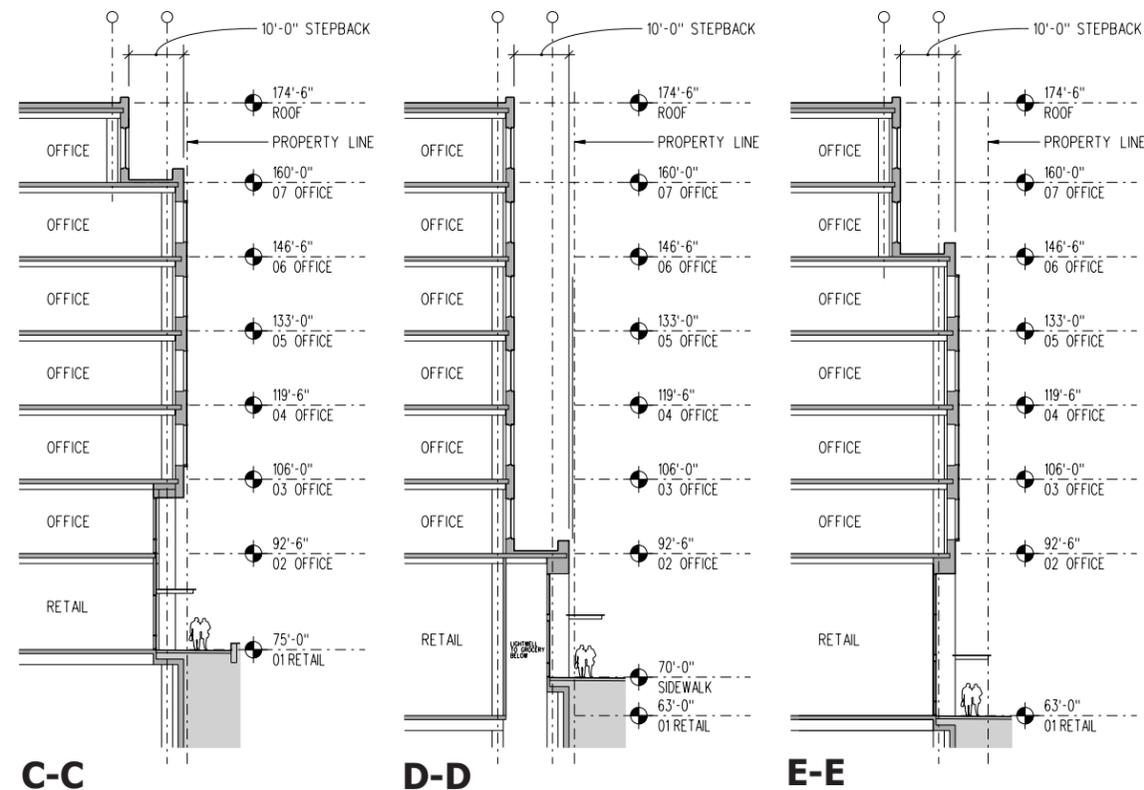
DRB comments:

- 1a – Ground level setbacks from street – relates to previous conversation.
- 1b – Retail/restaurant uses - concern
- 1c – Details visible at different movement speeds – don't have at this time so it's a concern
- 2b – Upper levels step backs: a concern remains about whether design meets the intent of this guideline. This shouldn't just happen in one area of the building.

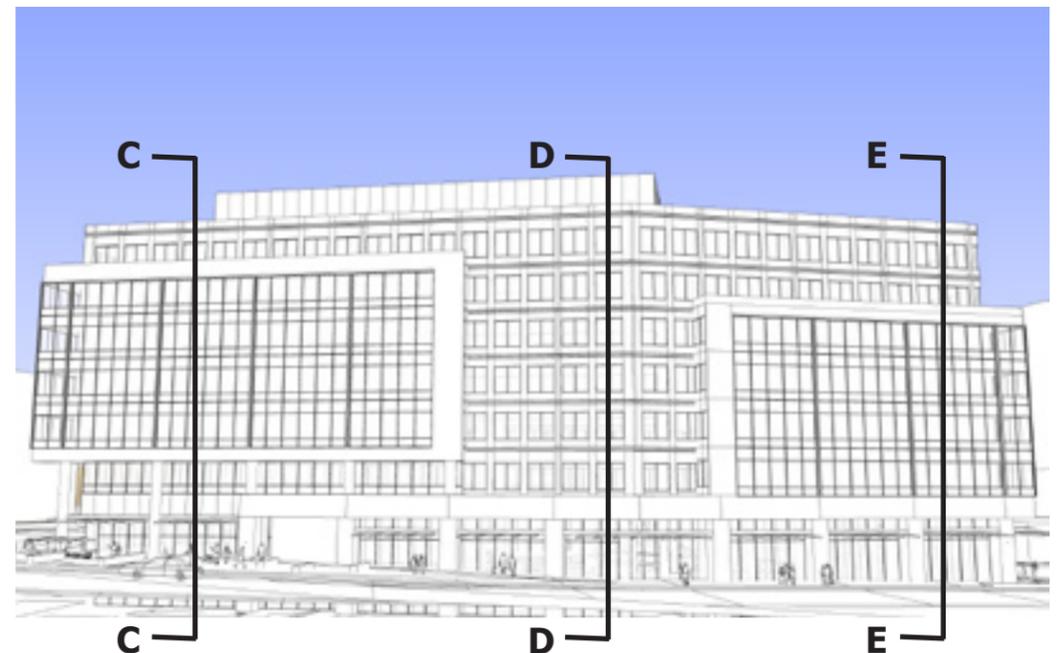
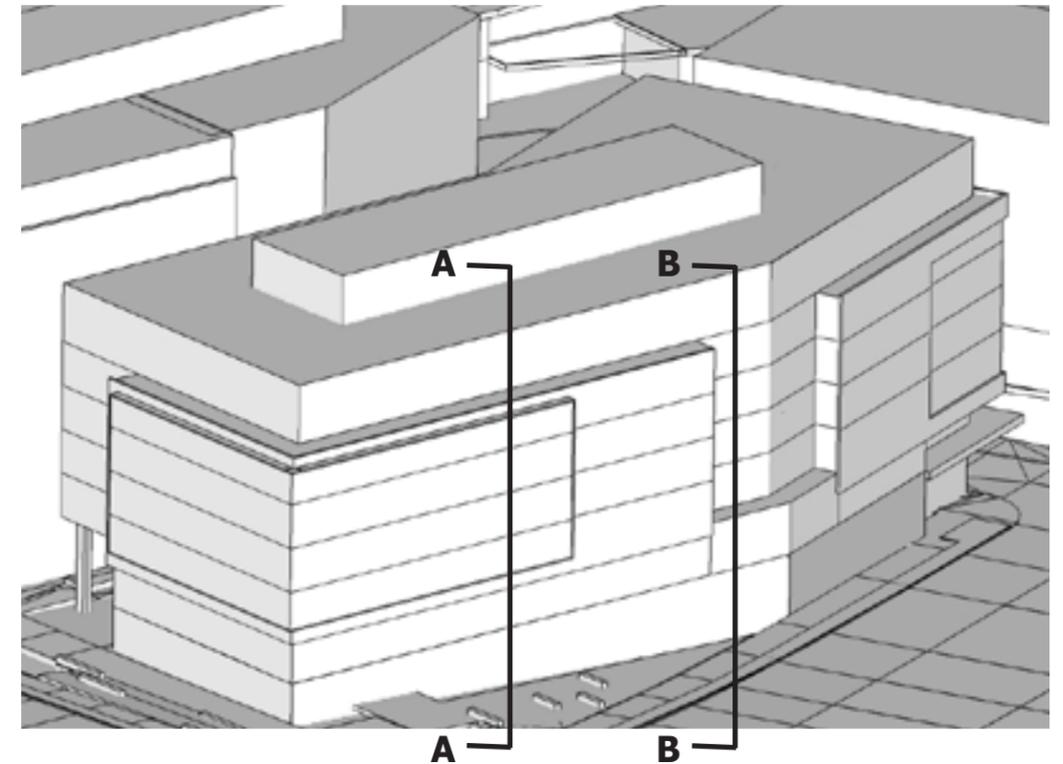
Response: The revised design for Building A incorporates the stepback along the predominant portion of the Central Way elevation. It is interrupted only in order to satisfy the requirement for horizontal modulation.



A-A
alternate 1



C-C
revised design

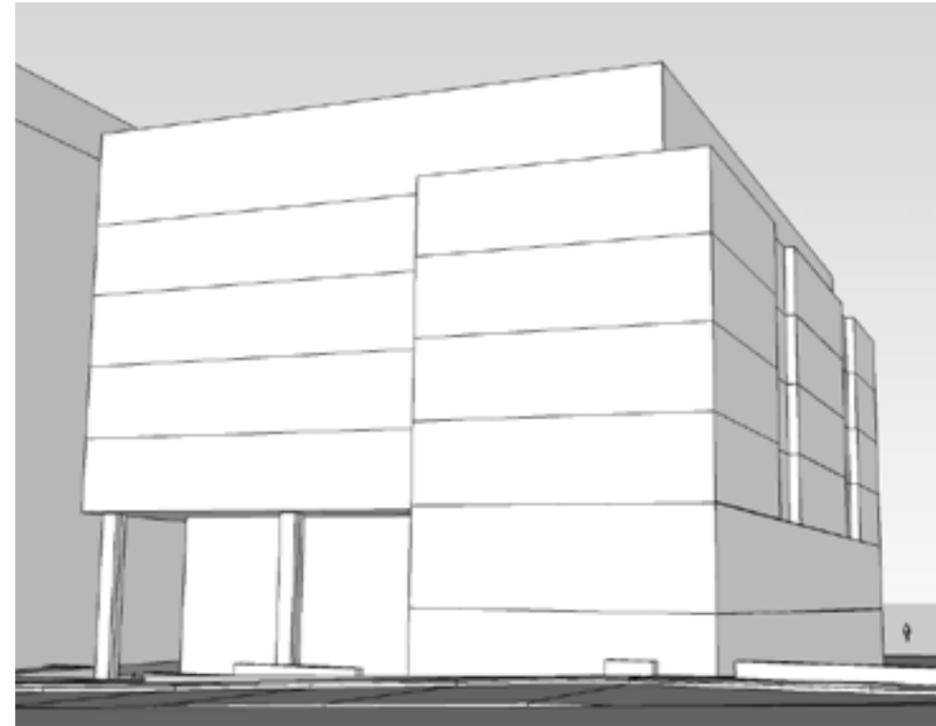


**Master Plan and Design Guidelines
Page DG-23 – Gateway District – Site
Planning**

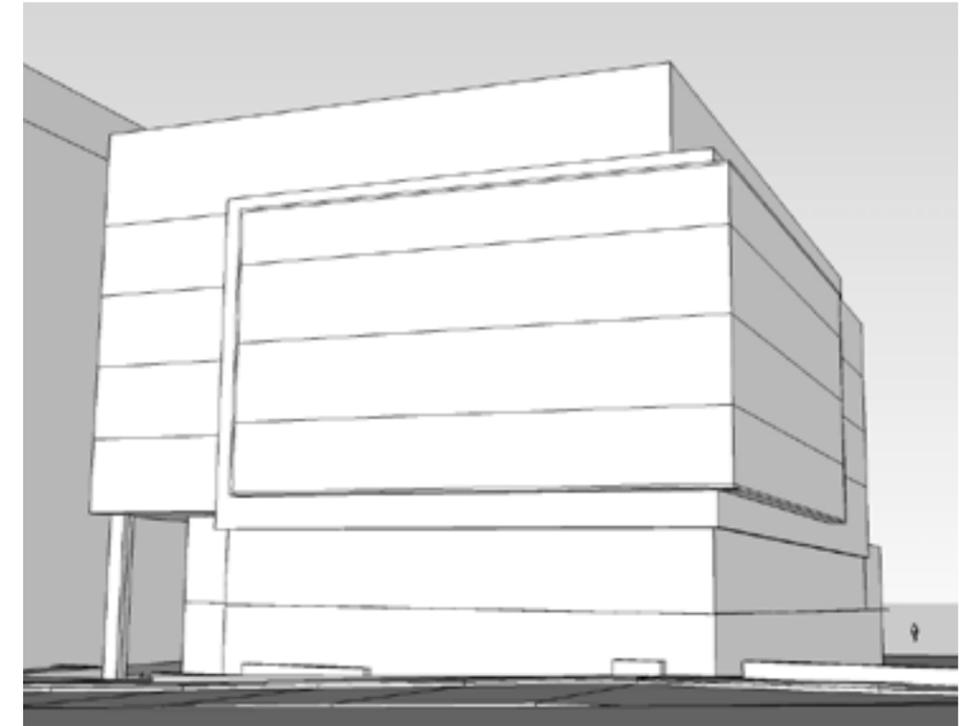
4. Atrium/Breezeway Space
Create a pedestrian connection, visually open, from the corner of 6th and Central into the heart of the project, (see standards on page 7). The atrium/breezeway space will include the following:
- a. Covered walkway
 - b. Public connection from 6th to central plaza open during regular operating hours
 - c. Pedestrian lighting
 - d. Seating
- and may consider including:
- e. Enclosed public space
 - f. Retail / restaurant uses
 - g. Covered play /activity space.

DRB comment: Atrium/Breezeway Space – see previous discussions of 1 and 2. The view may be one that indicates a connection to the corner of 6th and Central Way (see examples on pg. DG-23). May be drawn in from intersection (doesn't have to be a straight line).

Response: The revised design for Building A incorporates a deeper 'cutaway' at the corner, which provides increased views into the Central Plaza. The landscape design has been revised to complement this move.



alternate 1



alternate 2



revised design

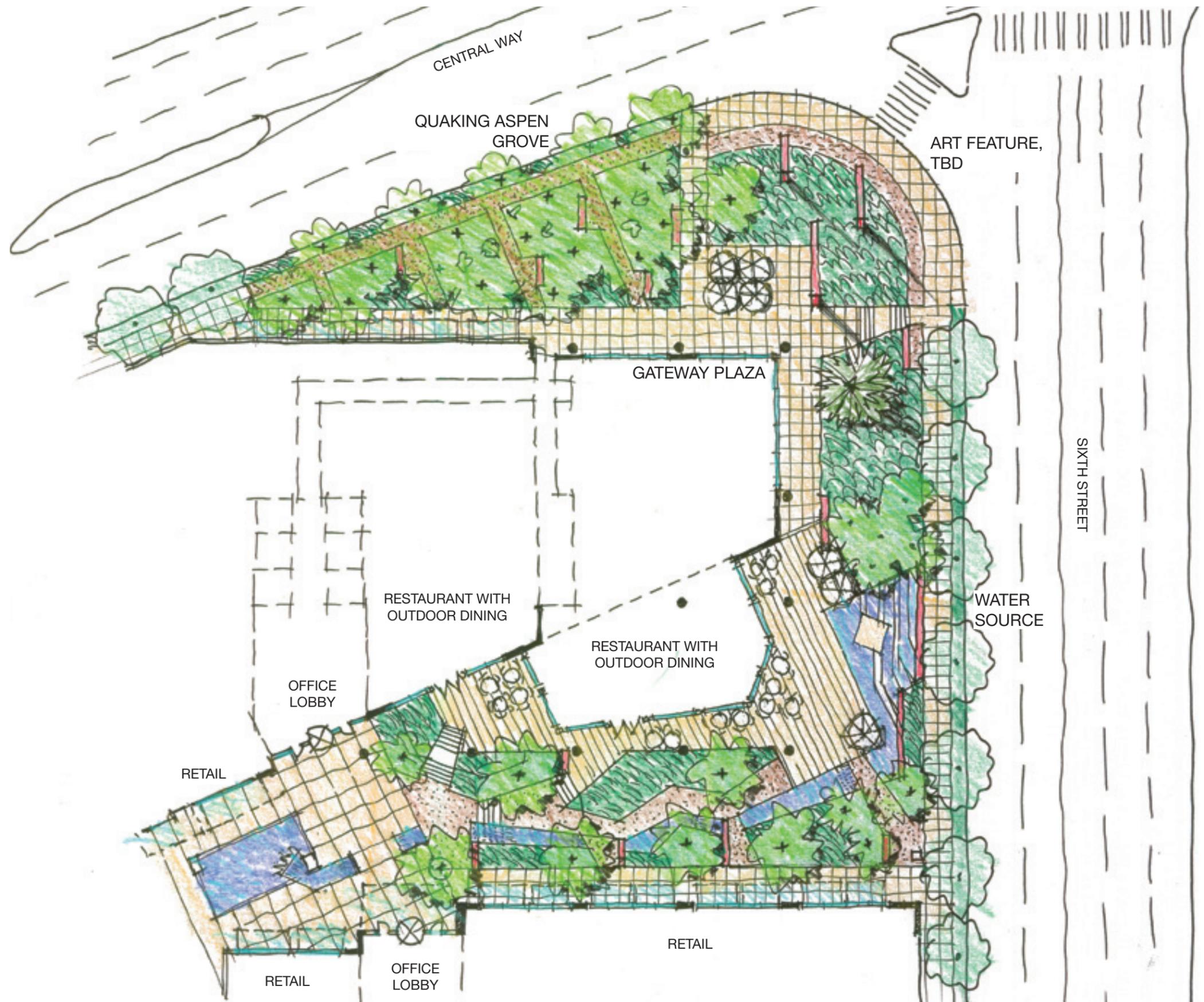
**Master Plan and Design Guidelines
Page PO-5 – 8. Design Intent**

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

DRB comment: Strong emphasis on streetscape and provide clear and inviting public access.

Response: At the intersection of 6th Street and Central Way, building A sets back 40' from 6th St. to create a public space at the corner. From this corner plaza, the landscape and hardscape design lead the user into the space between buildings A & B. This space is activated by landscaping and water features, as well as the spill-out from adjacent retail and restaurant uses. From within this space, the breezeway is visible, and frames views through the space towards the Central Plaza beyond.

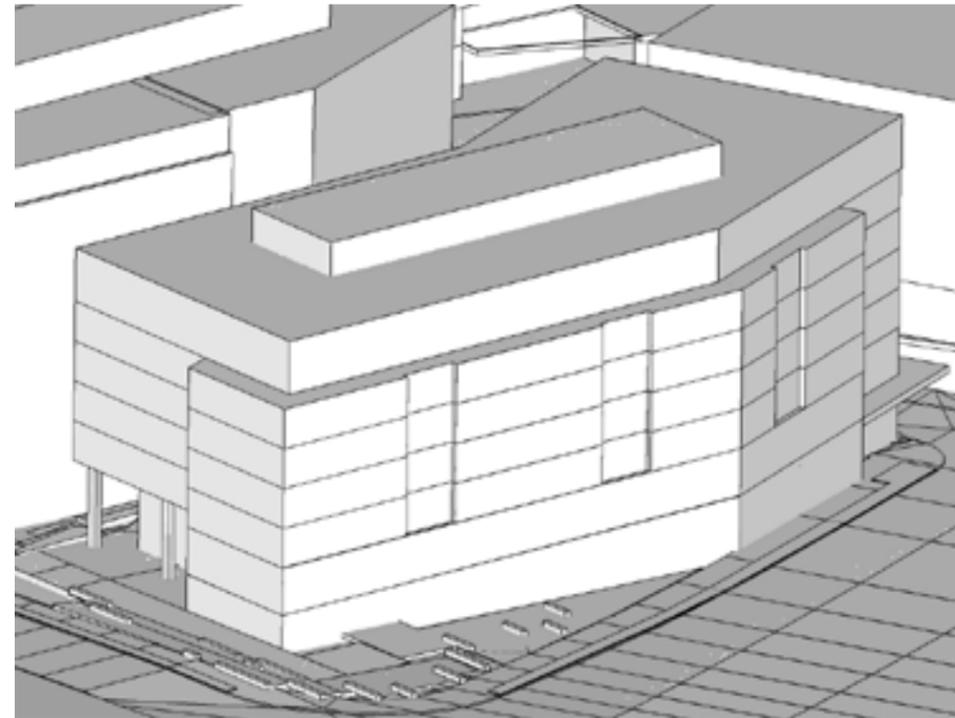


**Master Plan and Design Guidelines
Page PO-5 – 8. Design Intent**

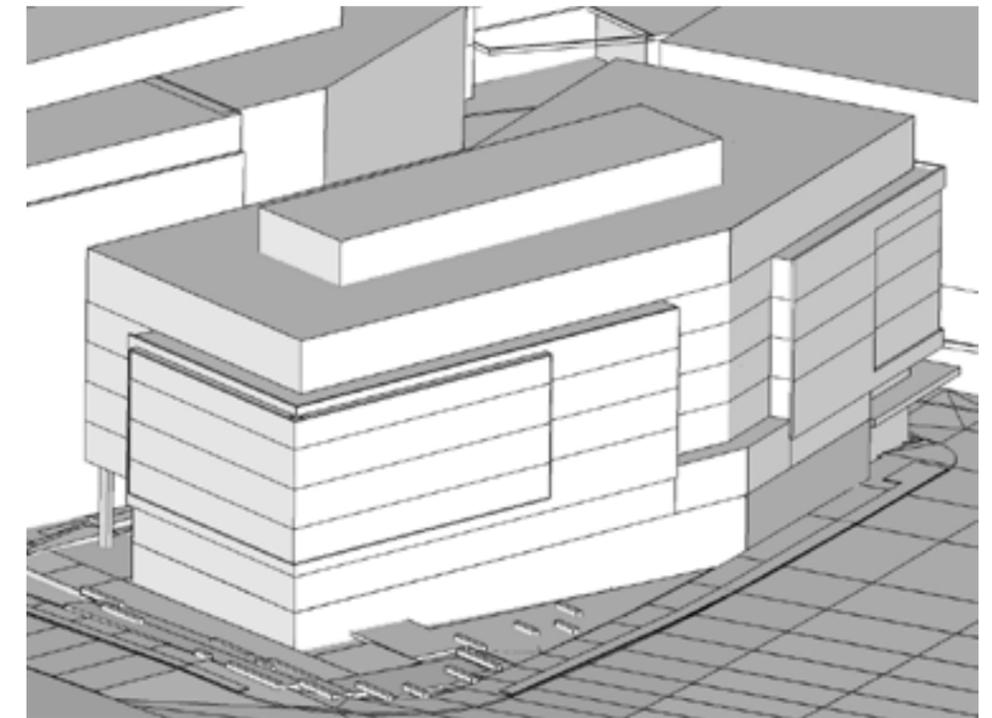
- 4. Enhance the Pedestrian Environment
 - Promote Walkability: network of internal and external pedestrian connections
 - Create visual interest for along the street
 - Incorporate rich variety of materials
 - Provide and enhance pedestrian circulation and retail continuity

DRB comment: Create visual interest along the street.

Response: It is our intent to create a rich visual environment for pedestrians. Further information that describes this will be shown as Building A develops.



alternate 1



alternate 2

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

- 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

DRB comment: Consider scale, massing and detail of individual buildings and express human-scale, detailed street level building facades.

Response: Horizontal modulation of the facade has been used to break down the mass of Building A. Further development of Building A will reveal the detail and articulation strategies employed to provide appropriate scale.



revised design

**Master Plan and Design Guidelines
Page DG – 20 – All Districts: Bldg. Design**

2. Massing/Articulation

Intent: To create a variety of form and massing through articulation and use of materials to maintain a pedestrian scale.

- b. All building faces should be responsive to the context of the surrounding environment and neighboring buildings,

DRB comment: Responsive to context of surrounding environment? Need more information on this. Don't see how buildings are responsive to surrounding environment and buildings. Buildings can respond to the context in a different way. This is still an issue, but not one of the most critical. It is difficult because there is not one existing style in the area. Need to speak the same language – not necessarily the same vocabulary. May not be about the materials, may be about the massing.

Response: Our approach to the issue of context has not been to respond to immediately adjacent buildings since historicizing styles and materials such as Dryvit ❶ are not appropriate for the quality we envision at Park Place. However, the larger Kirkland context offers cues that we have responded to, such as:

- a. Diversity of materials, including brick, stone, metal and glass of different types and styles, which are reflected in our materials palette; ❷
- b. A variety of scales of buildings and textures, which are an inspiration for the 'weave' concept; ❸
- c. An established village retail environment that is the inspiration for our retail base design. ❹
- d. A smaller scale of façade articulation that we have picked up on in the revised Building A design. ❺



**Master Plan and Design Guidelines
Page DG – 20 – All Districts: Bldg. Design**

2. Massing/Articulation

Intent: To create a variety of form and massing through articulation and use of materials to maintain a pedestrian scale.

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.

DRB comment: Distinguish building base. The gasket addresses this, but is still a concern in some areas.

Response: The revised design for Building A takes a more direct approach to the establishment of a strong building base. The 'gasket' is still a feature of the design, but starts on the west facade, allowing building A to sit more solidly on the ground, much like buildings B and C on the 6th Street side.



**Master Plan and Design Guidelines
Page DG – 20 – All Districts: Bldg. Design**

2. Massing/Articulation

Intent: To create a variety of form and massing through articulation and use of materials to maintain a pedestrian scale.

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.

DRB comment: Is order important? Classical or more abstract?

Response: We believe that order is very important. Our facades strike a balance between the classical concept of base/middle/top, which the buildings have, and a more abstract facade composition.



Master Plan and Design Guidelines
Page DG – 20 – All Districts: Bldg. Design

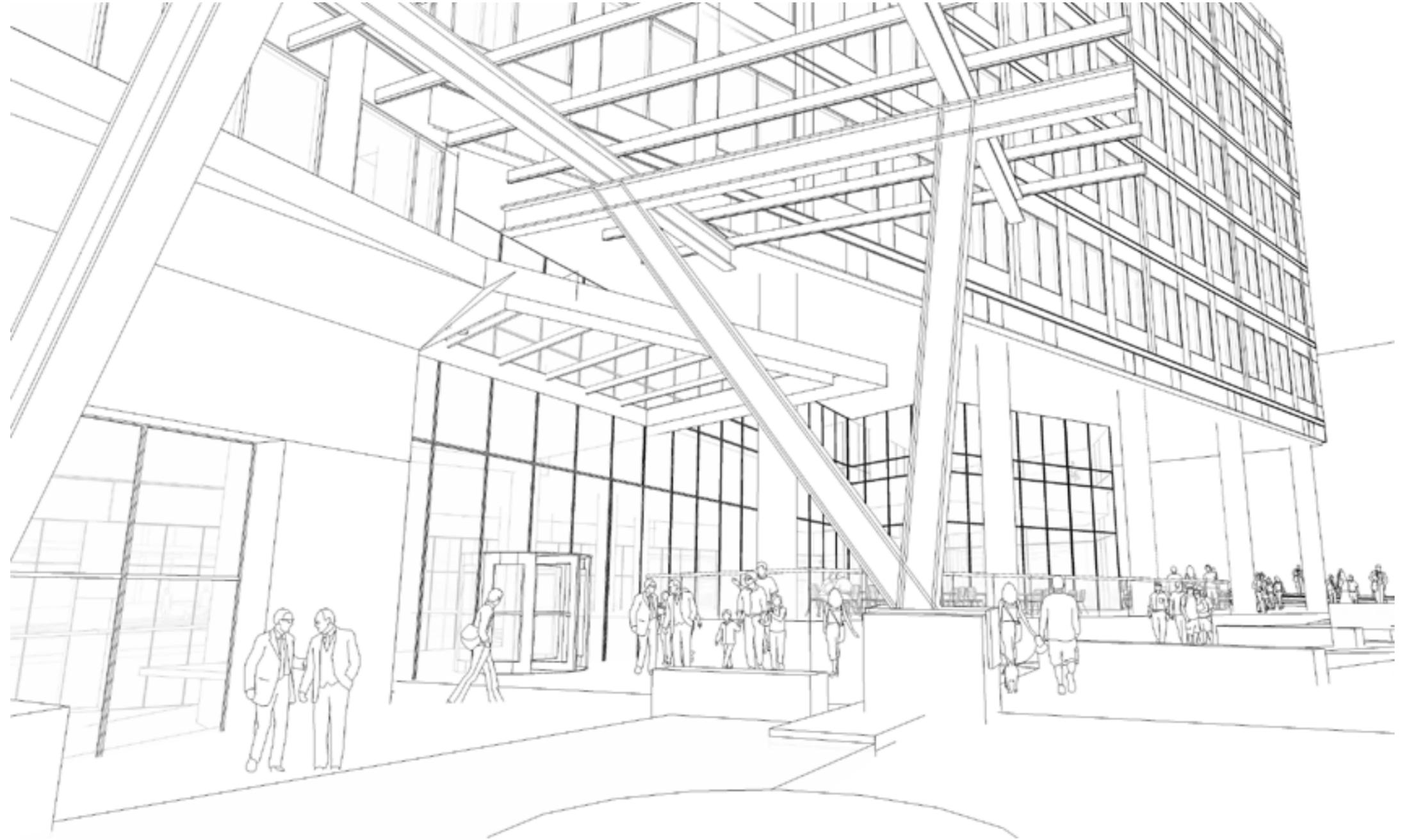
2. Massing/Articulation

Intent: To create a variety of form and massing through articulation and use of materials to maintain a pedestrian scale.

- 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.

DRB comments: **BIG PICTURE:** What's important? Order & scale, base, roof edge.
 f. Be careful windows don't look like ribbon windows.
 g. Use major architectural expressions for important gateways & intersections. Buildings B & C need more of this. Where is the entrance to Building A??

Response: We have avoided the use of ribbon windows throughout the design. The massing and articulation of the buildings emphasize key entries to the site as prescribed in the Design Guidelines. Building A's entrance is off the pedestrian street on the south side, opposite Building B's entrance. The termination of the gasket signifies entry into Building A and sets a precedent for future building design.



Master Plan and Design Guidelines
Page DG – 20 – All Districts: Bldg. Design

2. Massing/Articulation

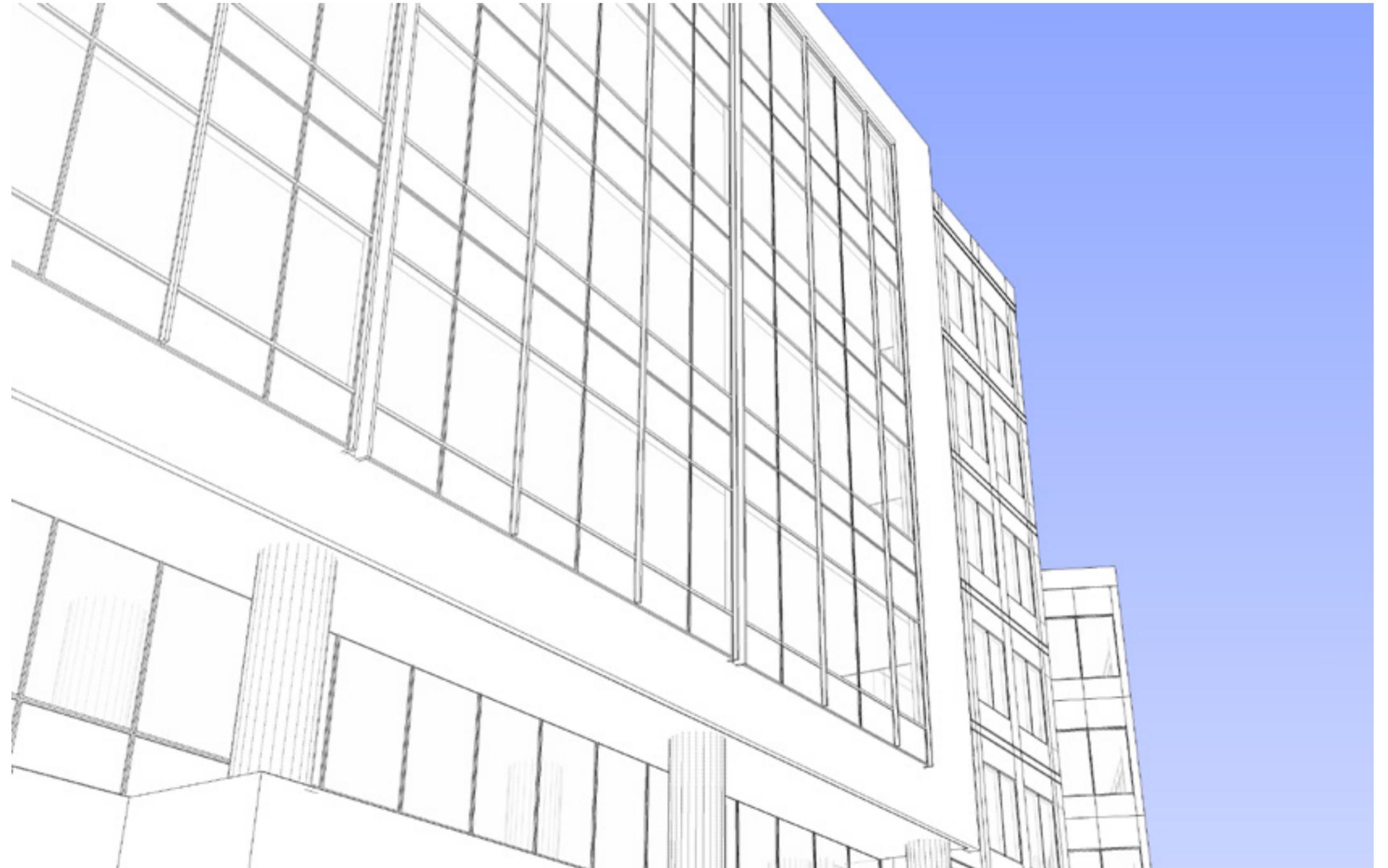
Intent: To create a variety of form and massing through articulation and use of materials to maintain a pedestrian scale.

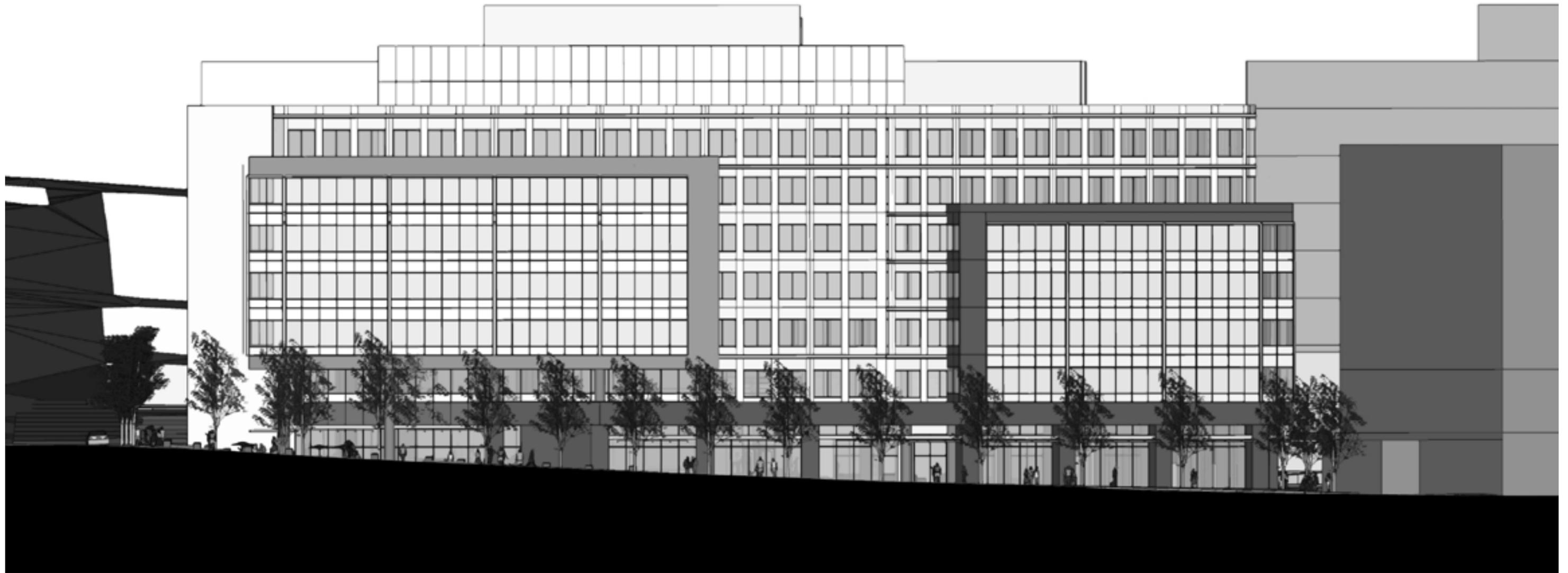
- h. Building modulation should be employed to break up long facades and create a visual interest unique to each building in the project. The type of modulation should be determined by the overall design concept of each building, using dimensions from window sizes, column spacing, rain screen paneling, 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

DRB comments: h. Building modulation: same discussion as e above (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.).

i. Roof Silhouettes – Scale & massing comes first and then roof solution will follow.

Response: The strong articulation of the horizontal modulation on the revised Building A design will be visible against the sky from the street level, enlivening the building's profile consistent with the intent of the Design Guidelines.





north



east



south



west