

Design Response Conference 8/25/2009

Building A Massing & Material Modulation



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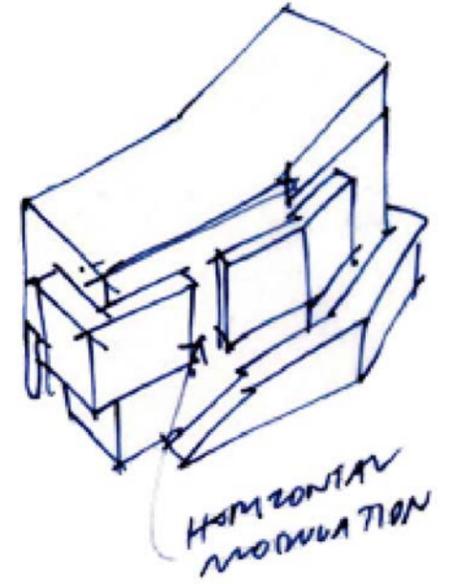
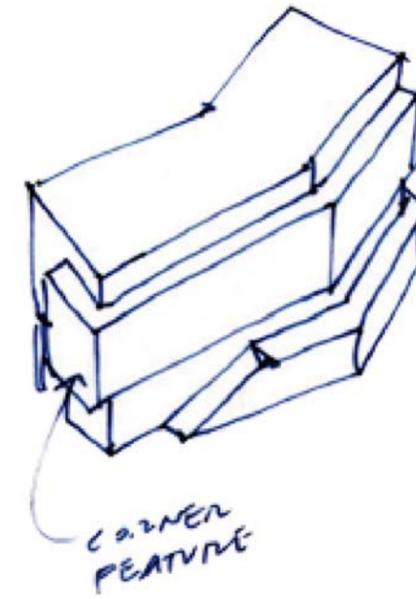
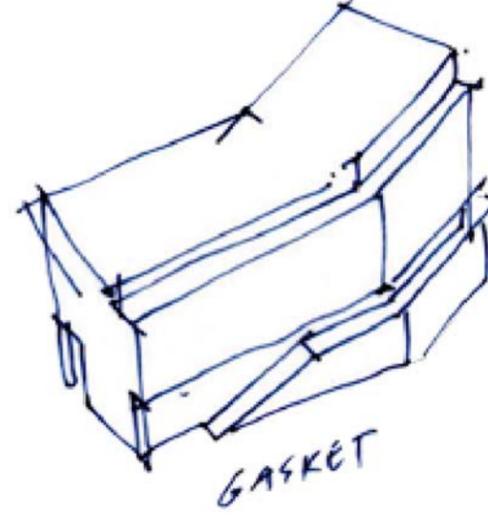
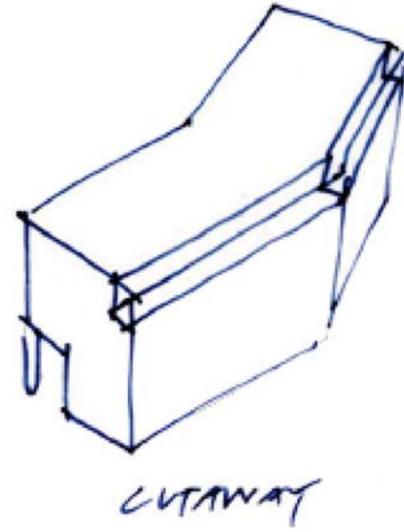
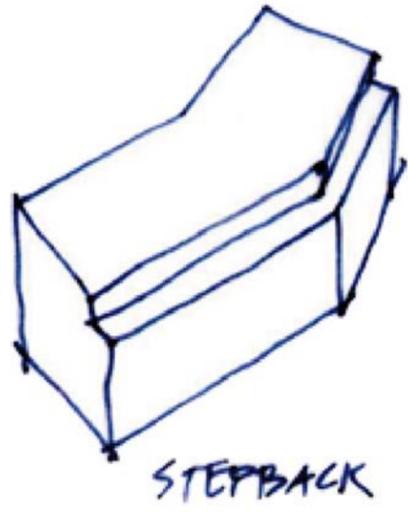
Building A Massing & Material Modulation



Design Response Conference 8/25/2009

Building A Massing & Material Modulation





At the 8/31/09 DRB meeting, the DRB focused on reviewing the design of Building A against the Design Guidelines. All Design Guidelines that the DRB did not have an issue with and that were not listed in the following meeting notes are considered to be satisfied. Going forward, the applicant will address the Design Guidelines that were commented on.

Notes from 8/31/09 DRB Meeting

Page PO-5 – 8. Design Intent

2. Site Planning "Connections" – Strong emphasis on streetscape and provide clear and inviting public access.
4. Enhance the Pedestrian Environment – create visual interest along the street.
7. Appropriate Massing and Scale – Consider scale, massing and detail of individual buildings and express human-scale, detailed street level building facades.

Page MP-6 – 9. Program Requirements

C.1.c. - GREEN: make LEED more obvious (explain how addressing requirements)

Page MP-7 – Retail/Restaurant Frontage

Center drawing on page shows retail and restaurant frontage along Central Way.

Page DG-15 – All Districts: Site Planning

1. Streetscape – c. Ground floor level separate storefronts, pedestrian-oriented signs, etc. to give human dimension to street-level facades.

Page DG – 19 – All Districts: Building Design

1. Orientation to the Street – a. Frequent entrances for walk in traffic and c. Principal building entry should be visible (obvious) from the street.

Page DG – 20 – All Districts: Building Design

2. Massing /Articulation – a. Concerns with Building A Central Way elevation. Does weave concept address pedestrian scale??
 - b. 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.
 - d. distinguish building base. The gasket addresses this, but is still a concern in some areas.
 - e. Provide clear pattern of window openings: Is order important? Classical or more abstract?
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??
 - h. Building modulation: same discussion as e above.
 - i. Roof Silhouettes – Scale & massing comes first and then roof solution will follow.
 - j. Rooftop equipment – to be discussed later.

Page DG-22 – Gateway District – Site Planning

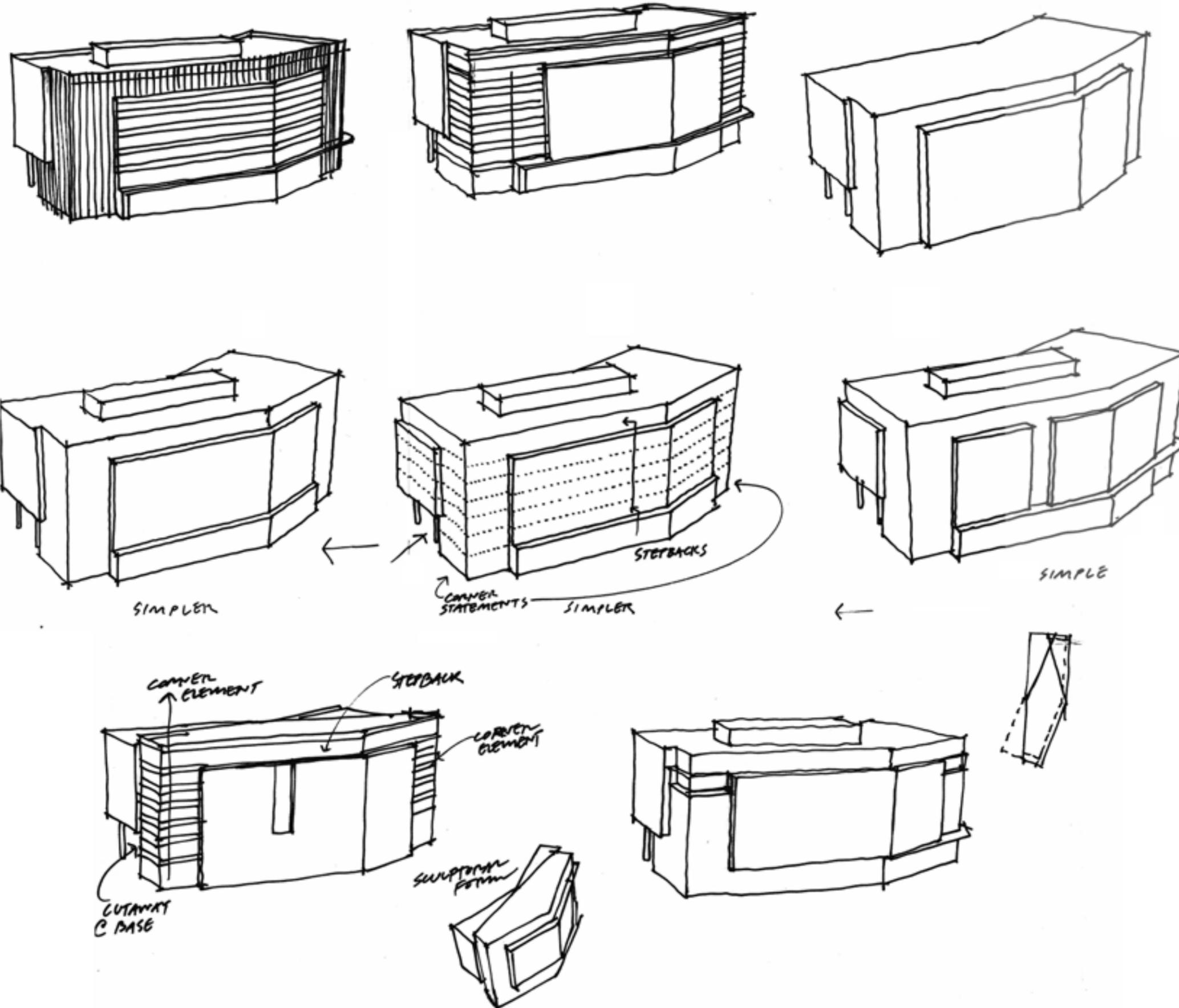
1. Gateway Garden (a, b, c & d) – Need more design on gateway concept (relationship of plaza to building), need updated drawings and landscape plan for this area. Need more of an "ah ha" moment! Maybe more symbolic rather than an actual entrance...this is still a concern.
2. Triangular Lot public space...see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

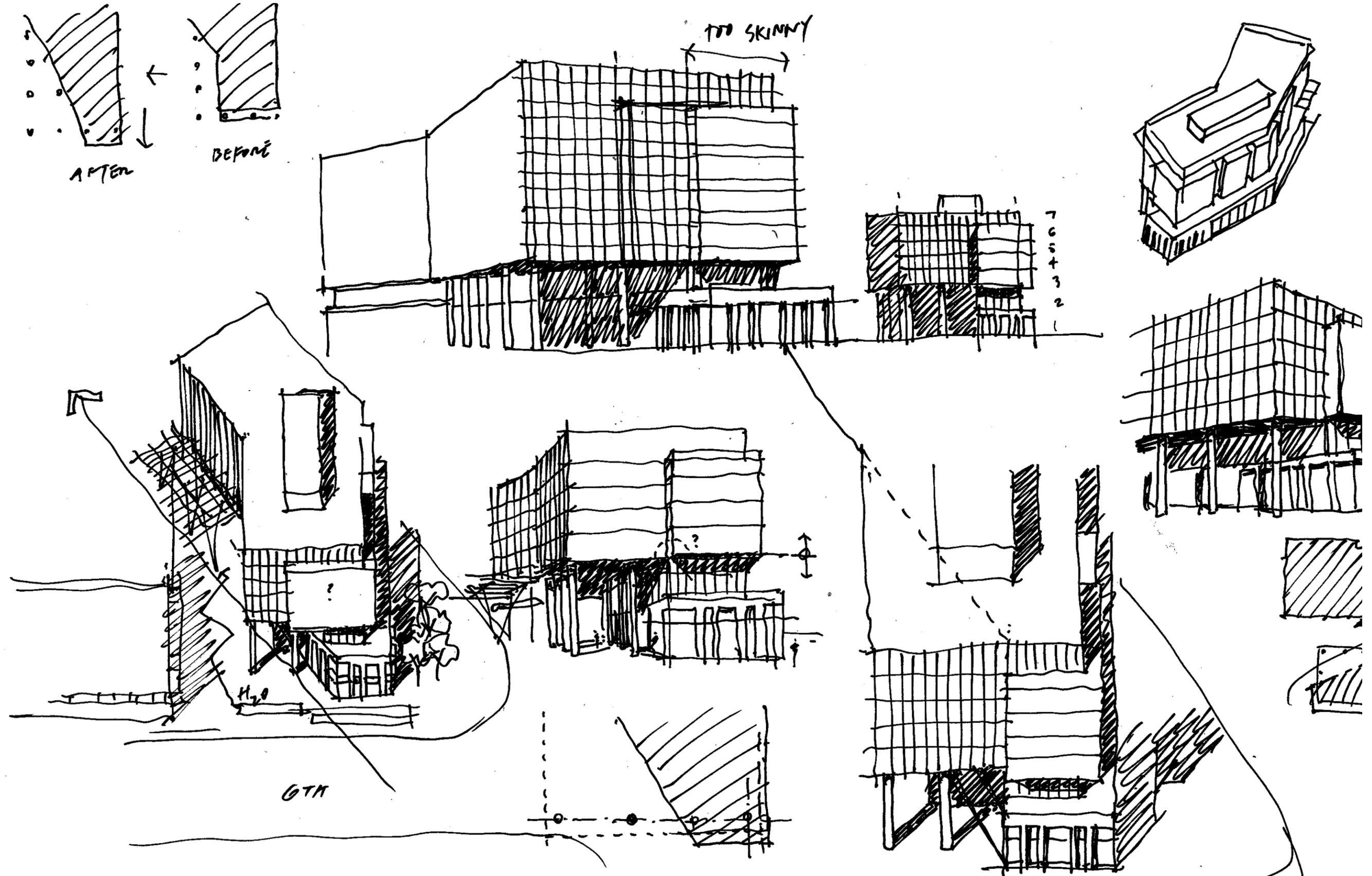
Page DG-23 – Gateway District – Site Planning

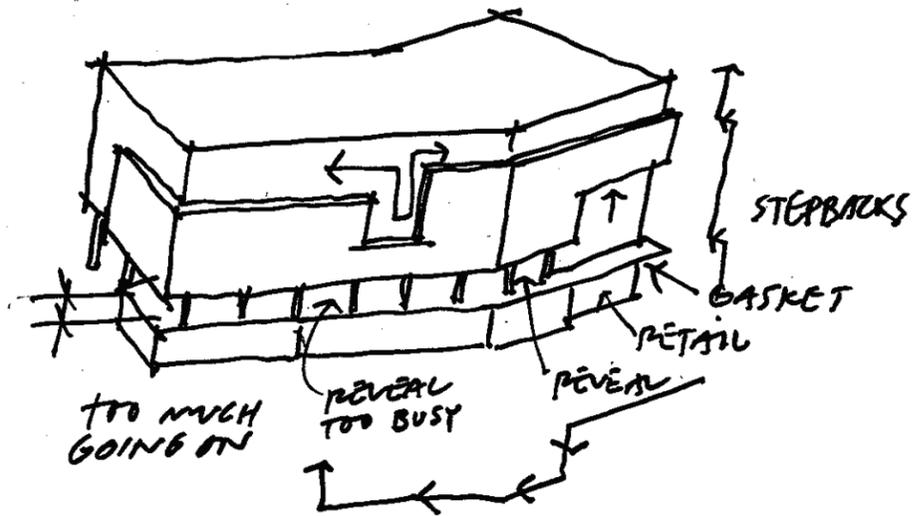
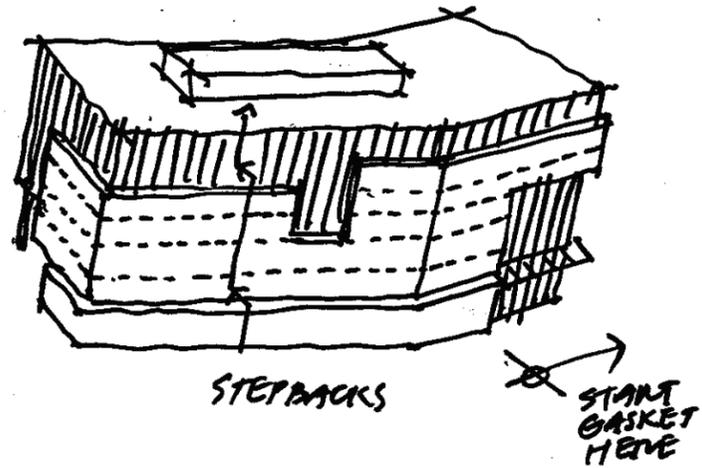
3. (4.) Atrium/Breezeway Space – see previous discussions of 1 and 2. The view may be one that indicates a connection to the corner of 6th and Central Way (see examples on pg. DG-23). May be drawn in from intersection (doesn't have to be a straight line).

Page DG-24 – Gateway District: Building Design

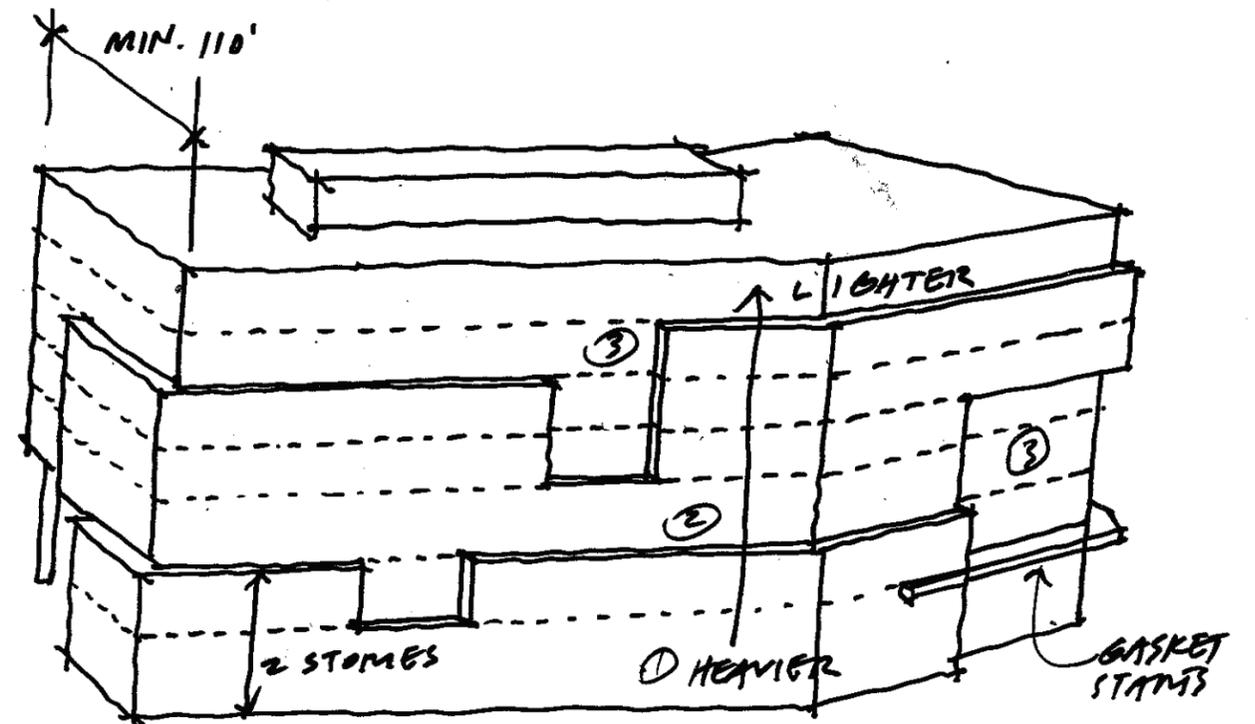
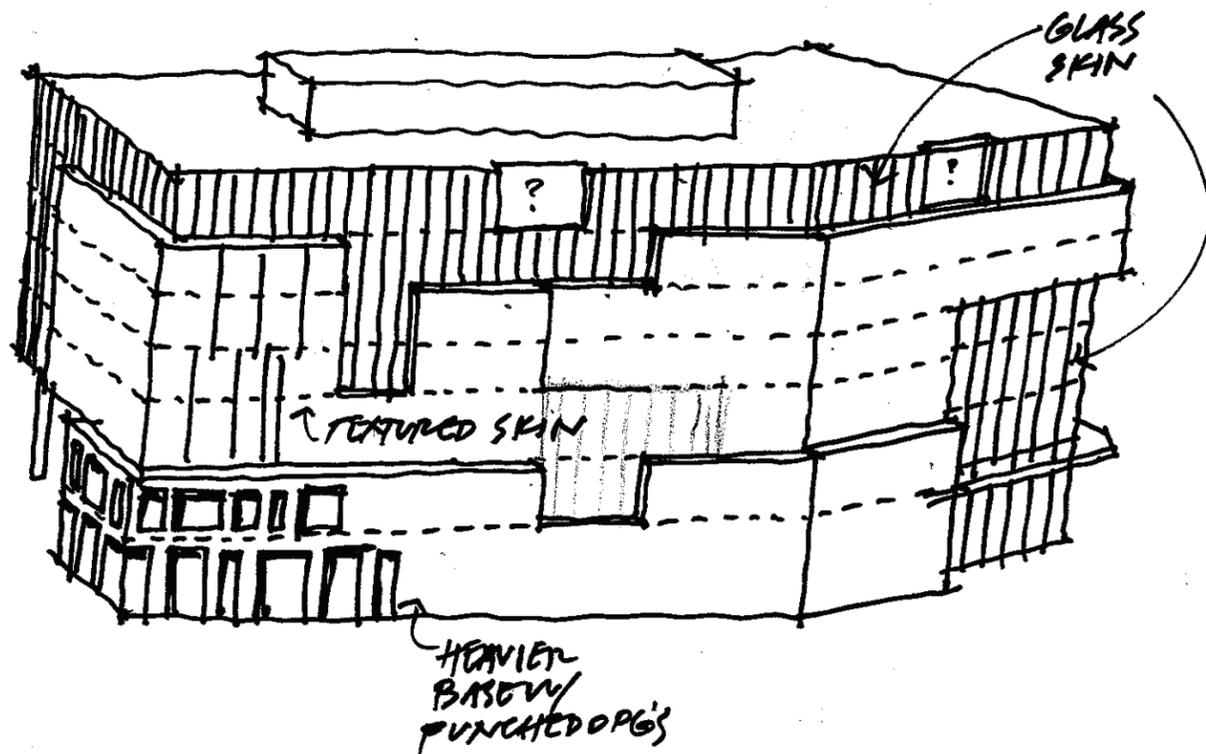
- 1a – Ground level setbacks from street – relates to previous conversation.
- 1b – Retail/restaurant uses - concern
- 1c – Details visible at different movement speeds – don't have at this time so it's a concern
- 2b – Upper levels step backs: a concern remains about whether design meets the intent of this guideline. This shouldn't just happen in one area of the building.
- 2c – Top floor/roof edge: this will develop with the massing. Look at how the building steps back and that will determine how to address the top of the building.

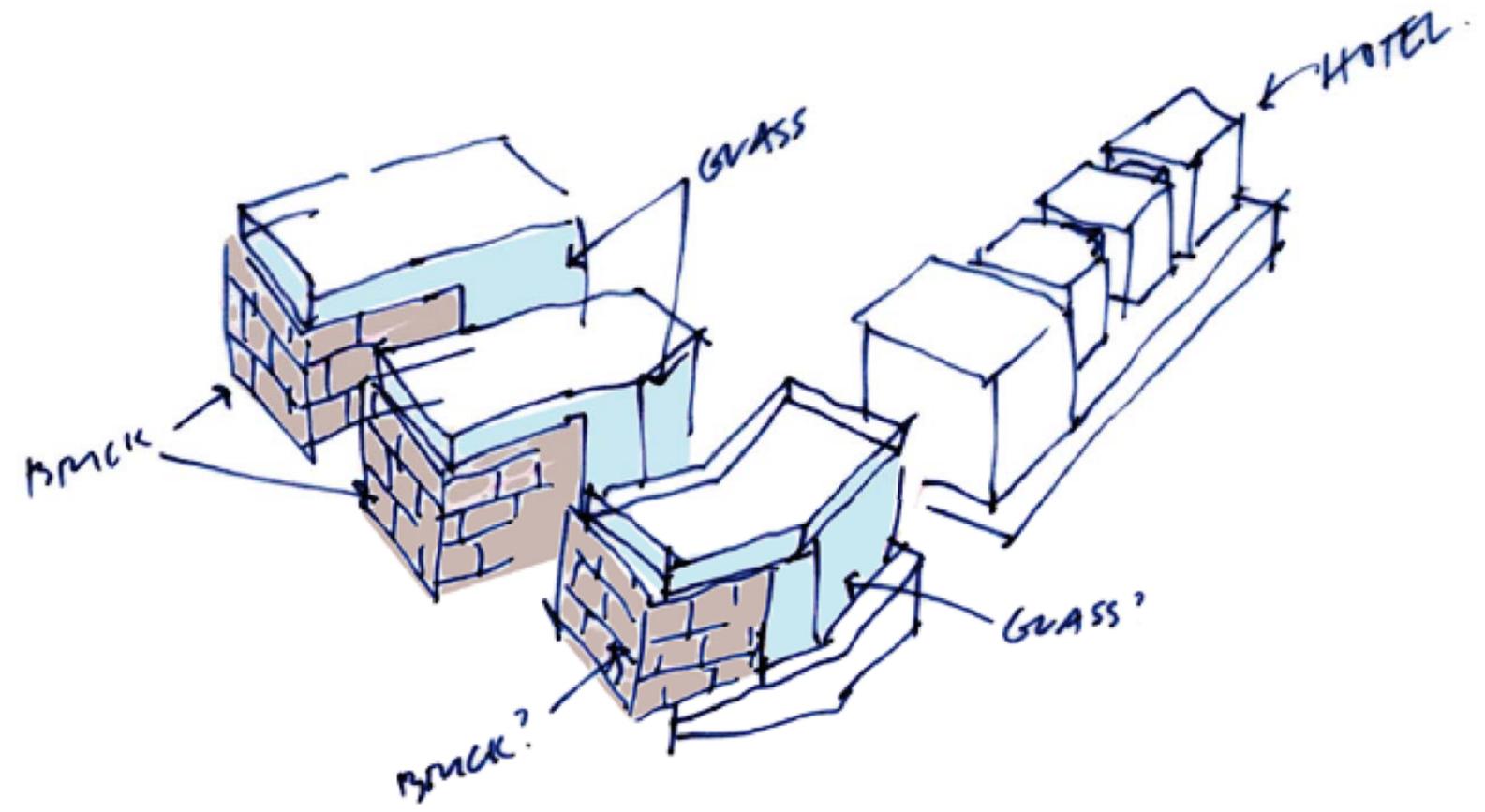
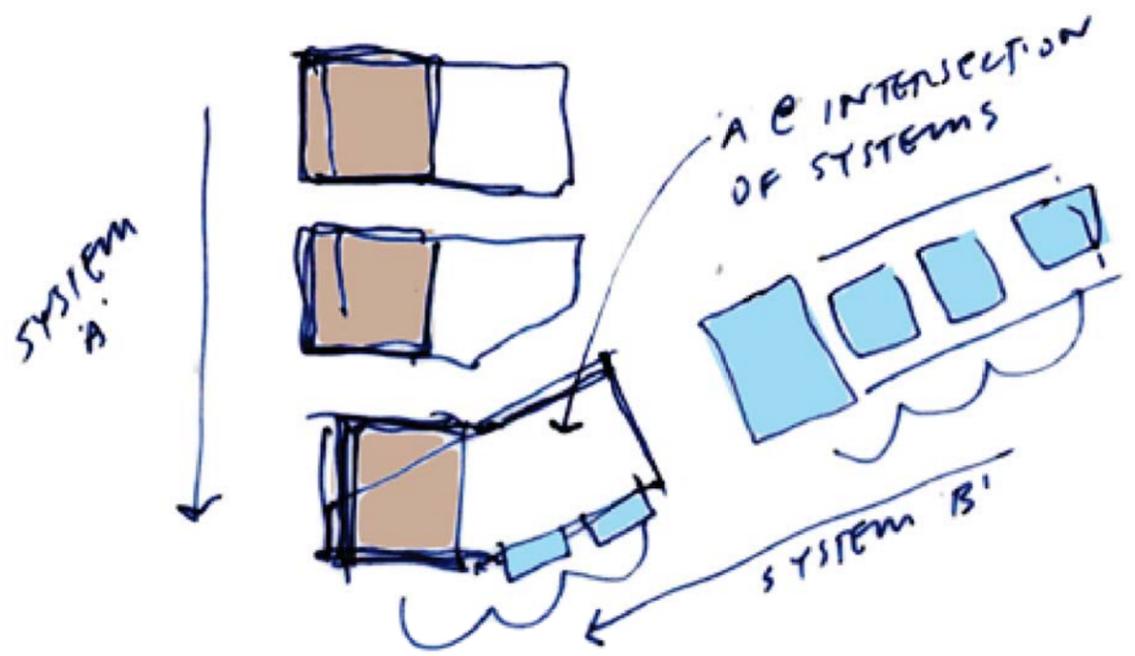
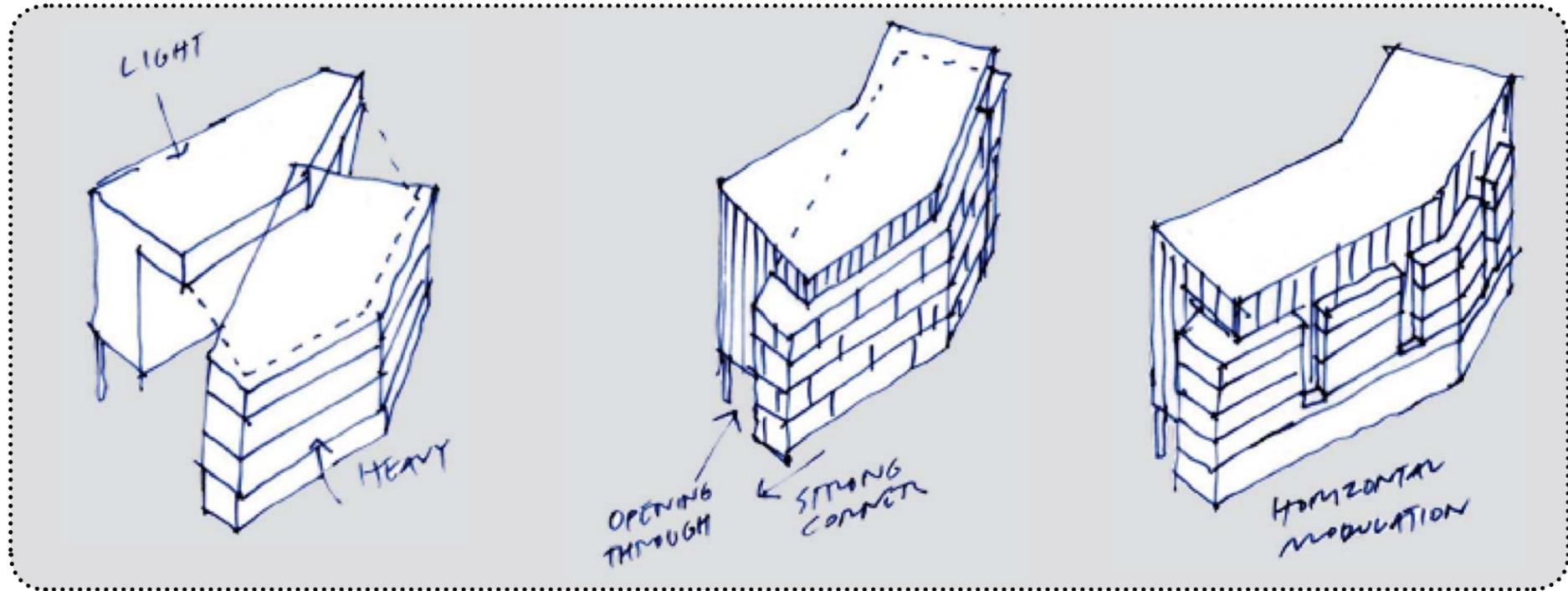
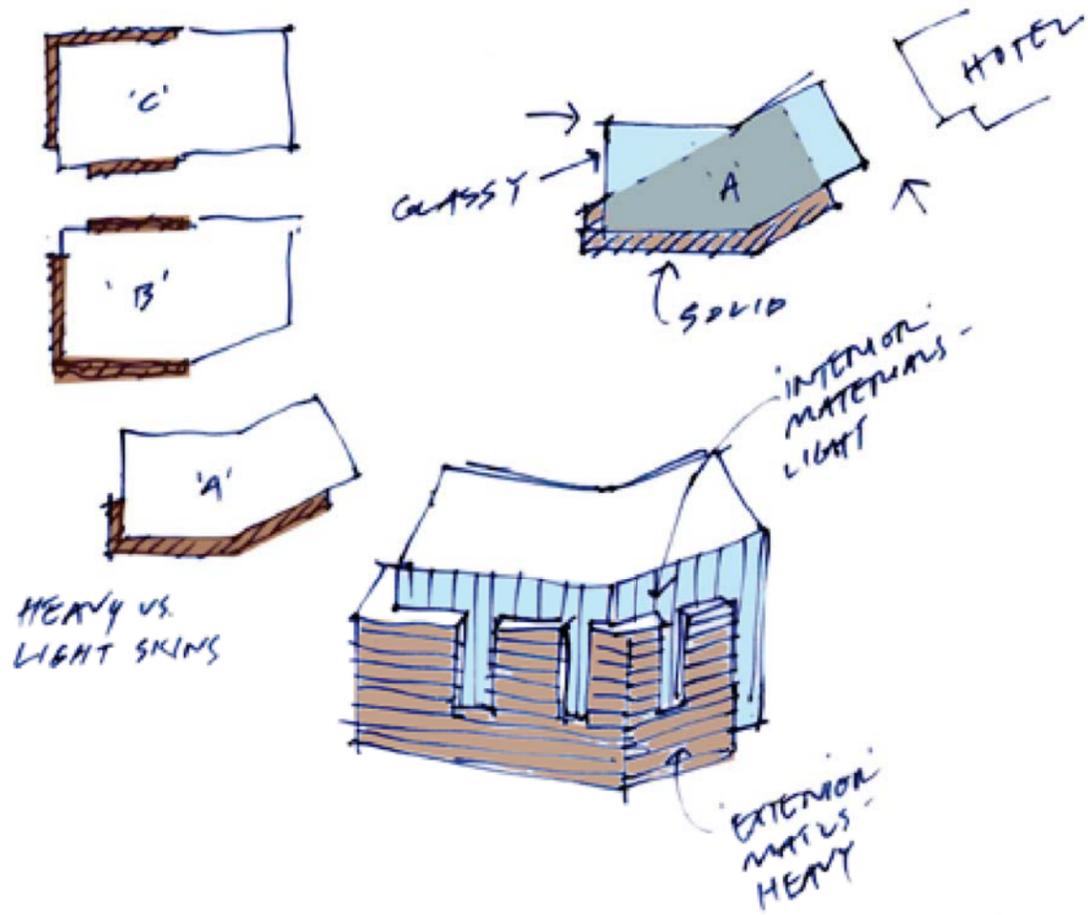


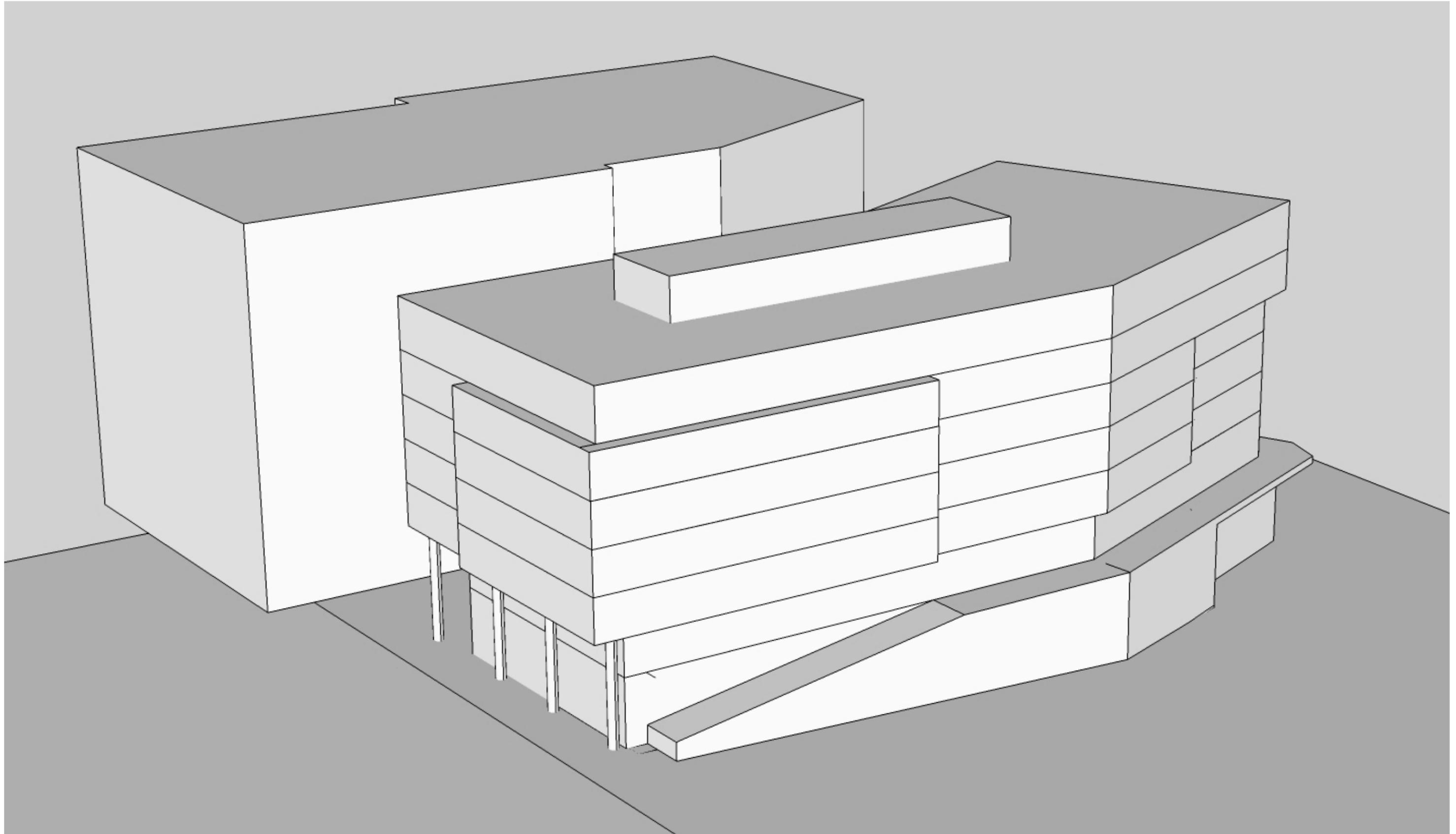


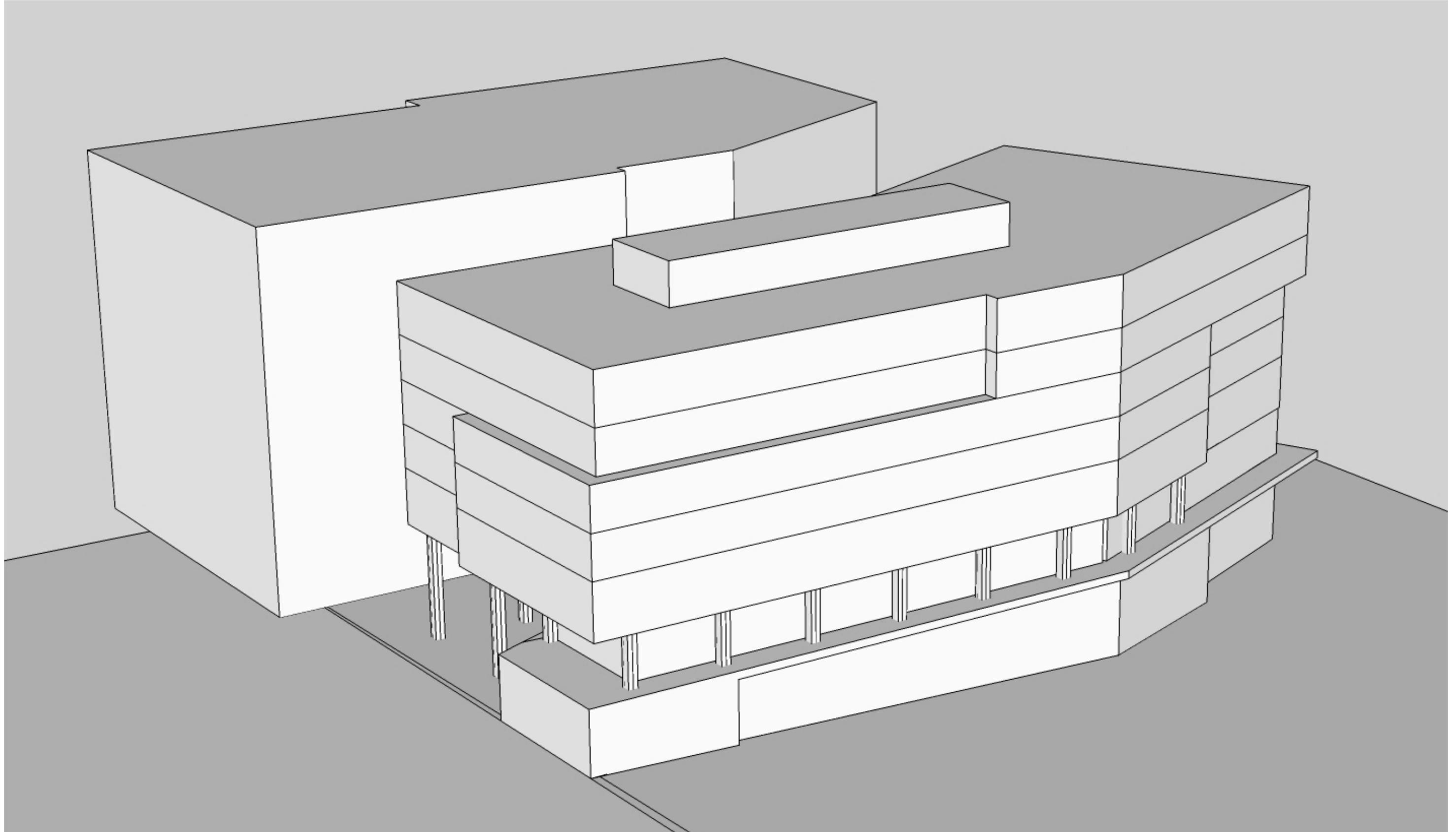


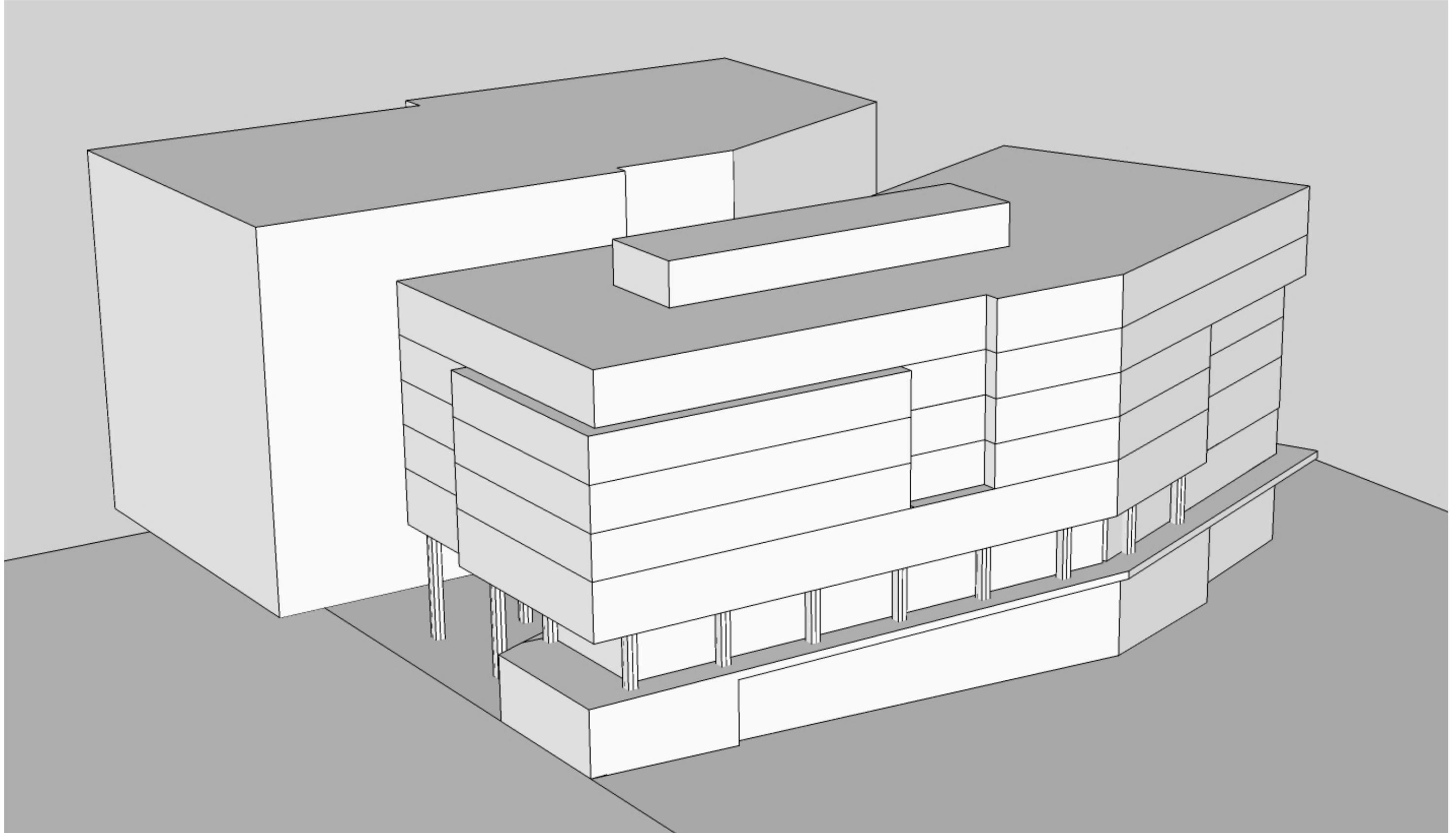
KFP
9.2

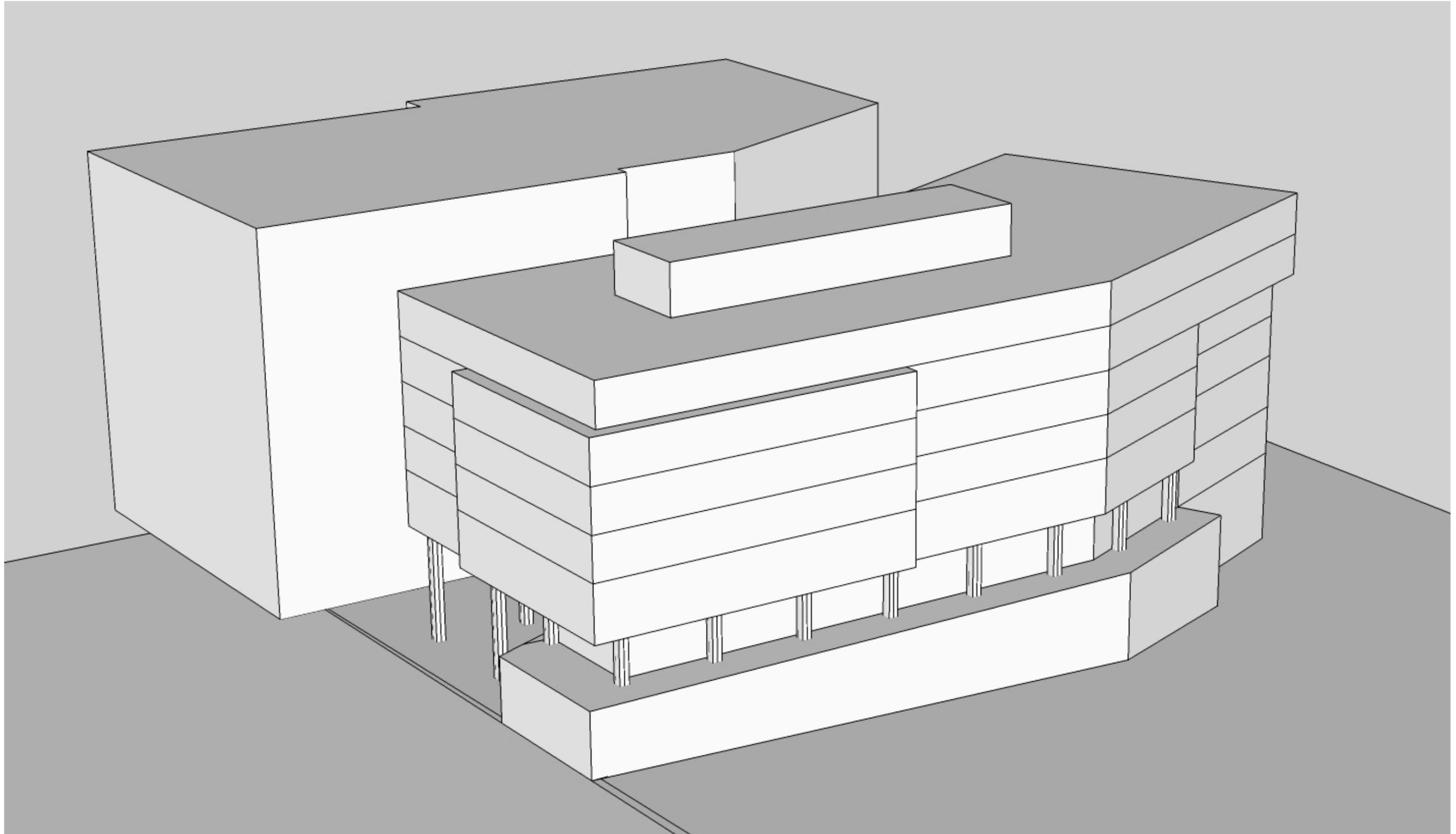


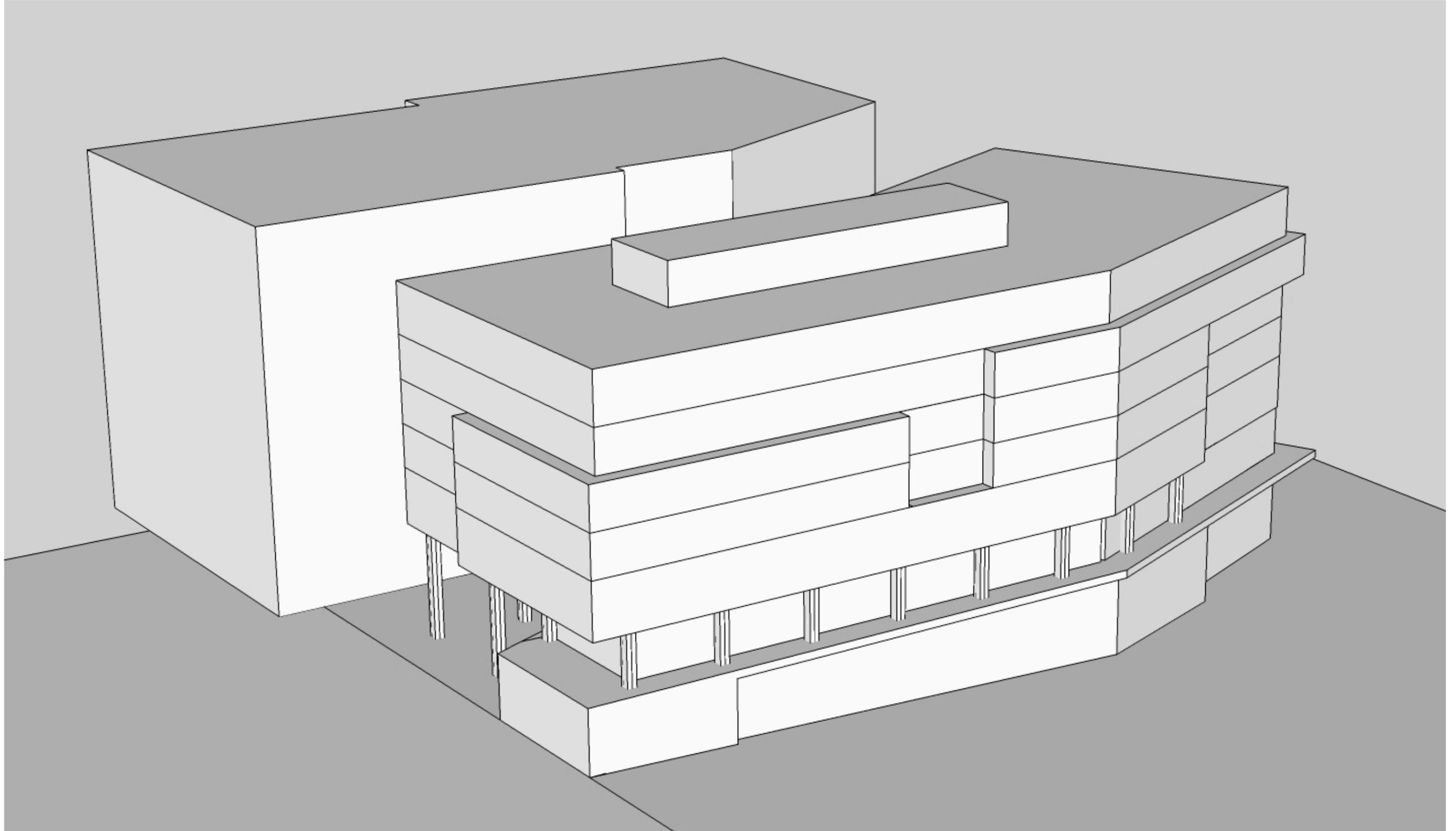


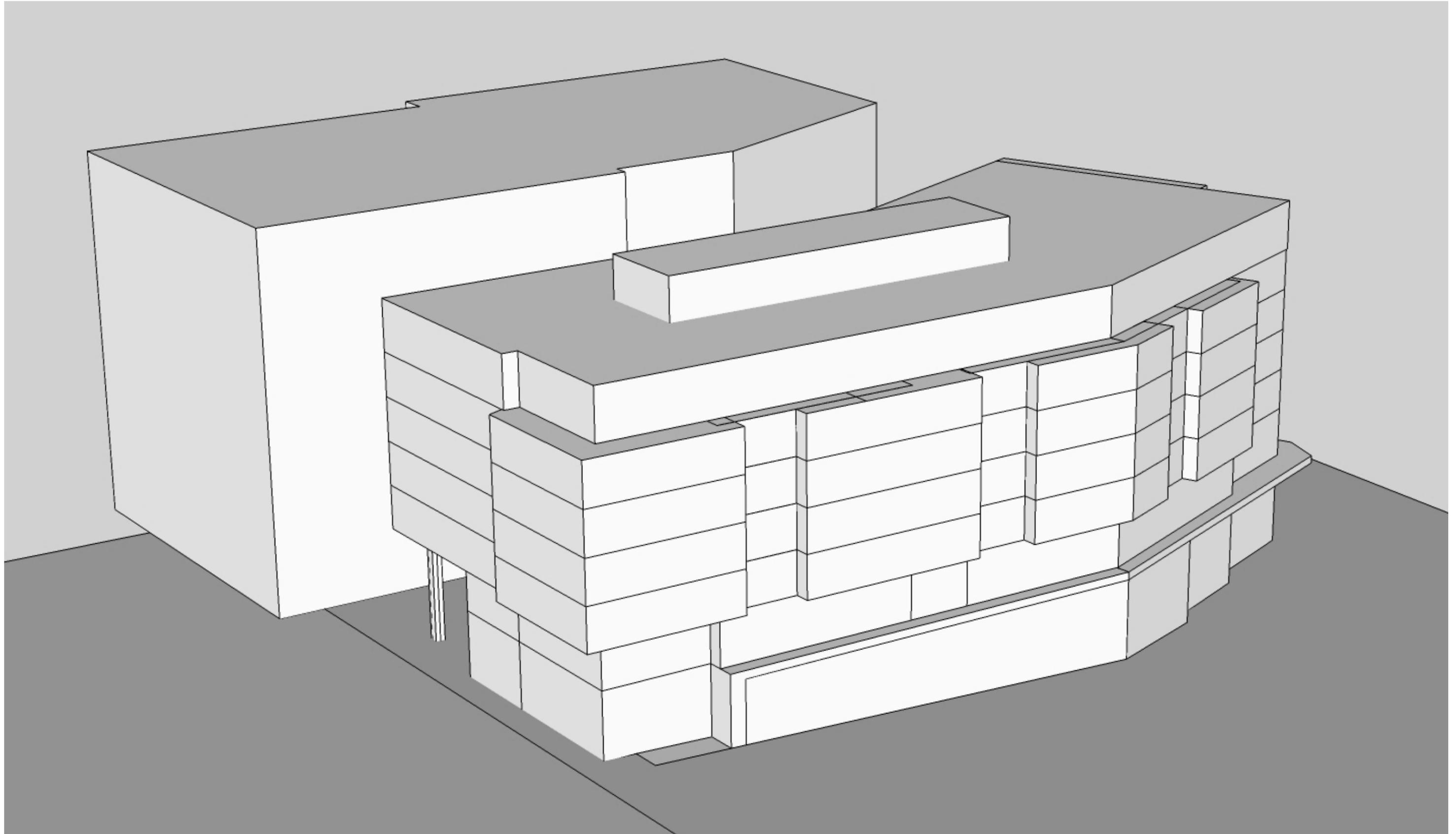


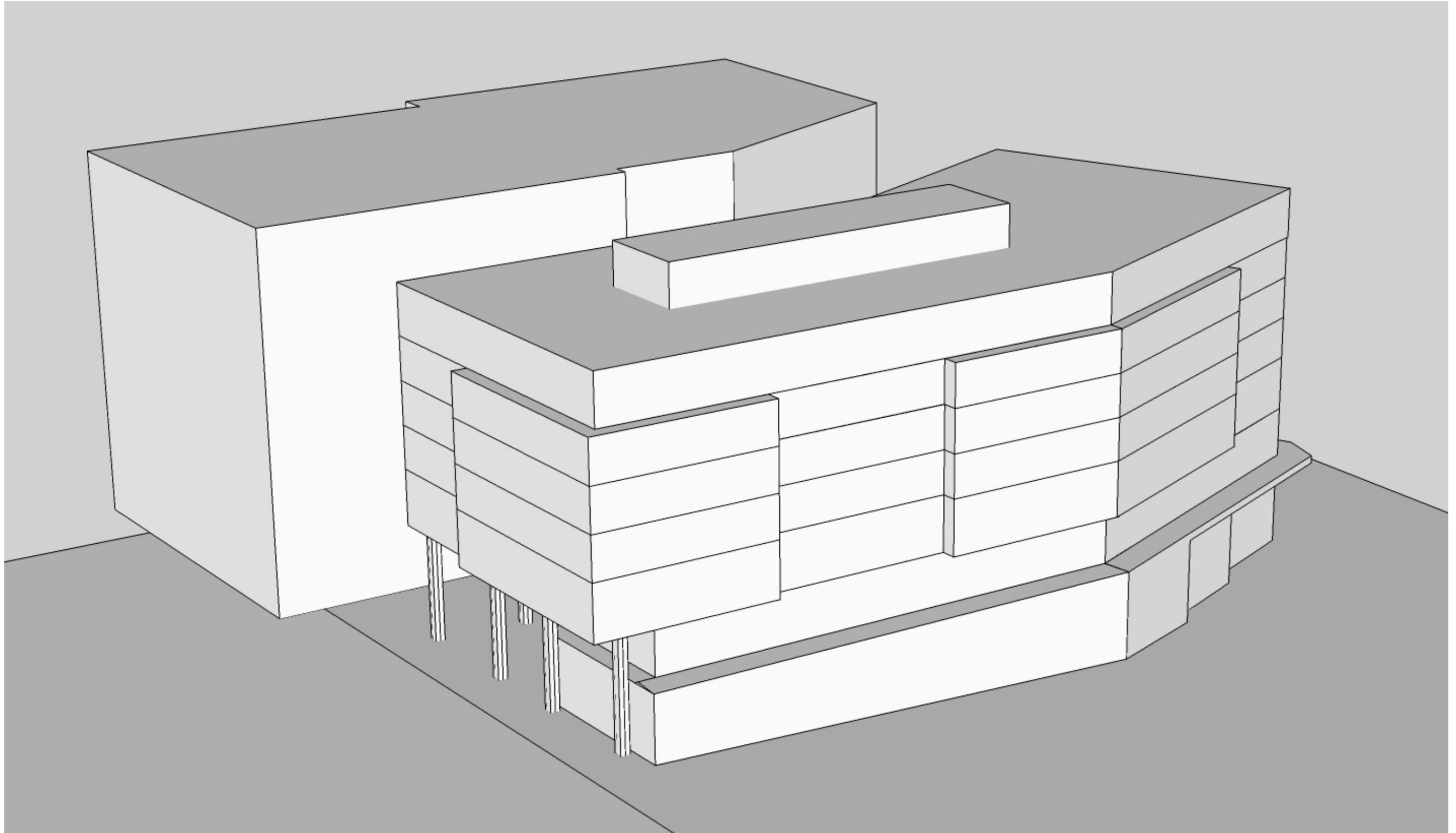


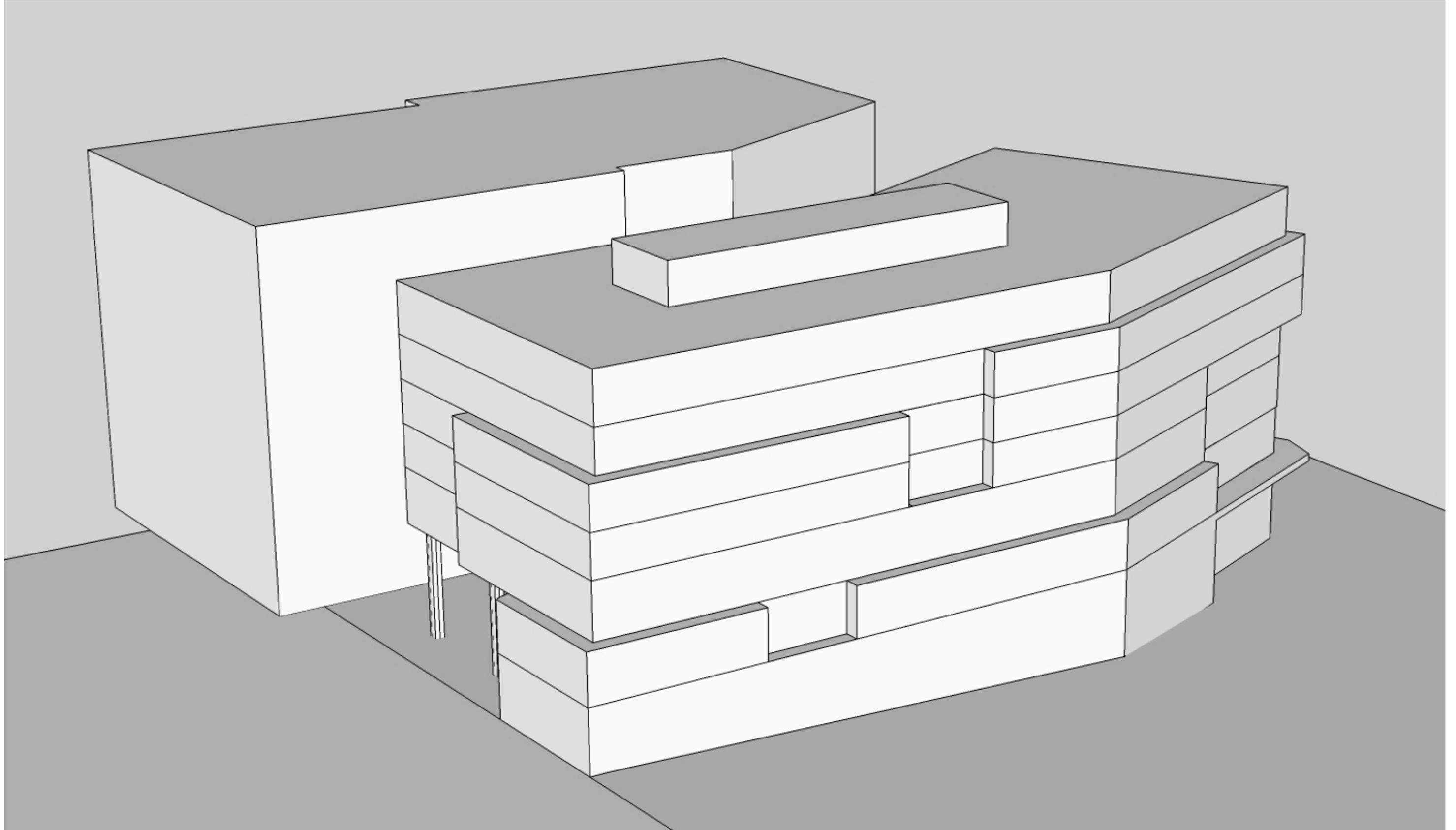


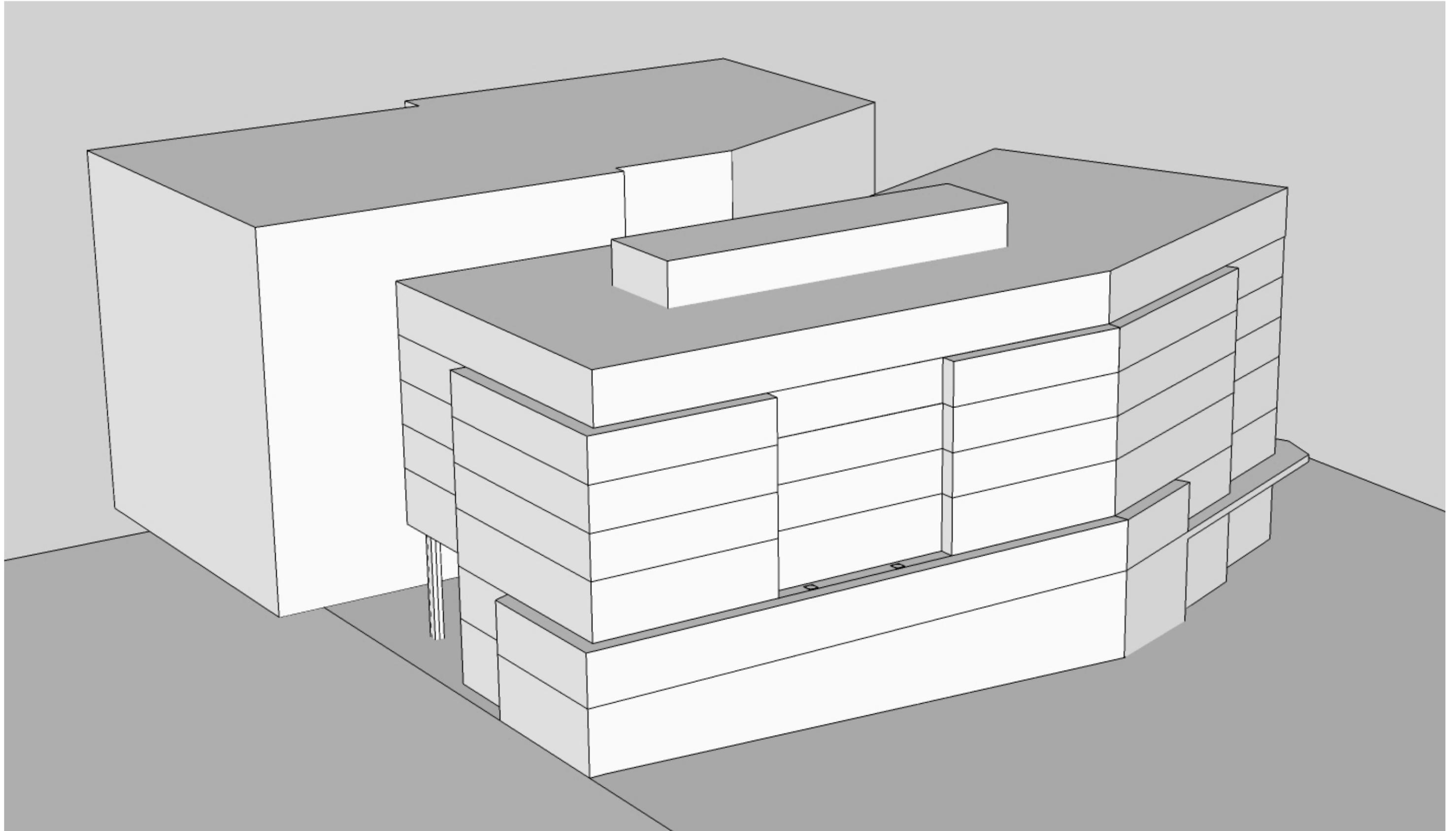


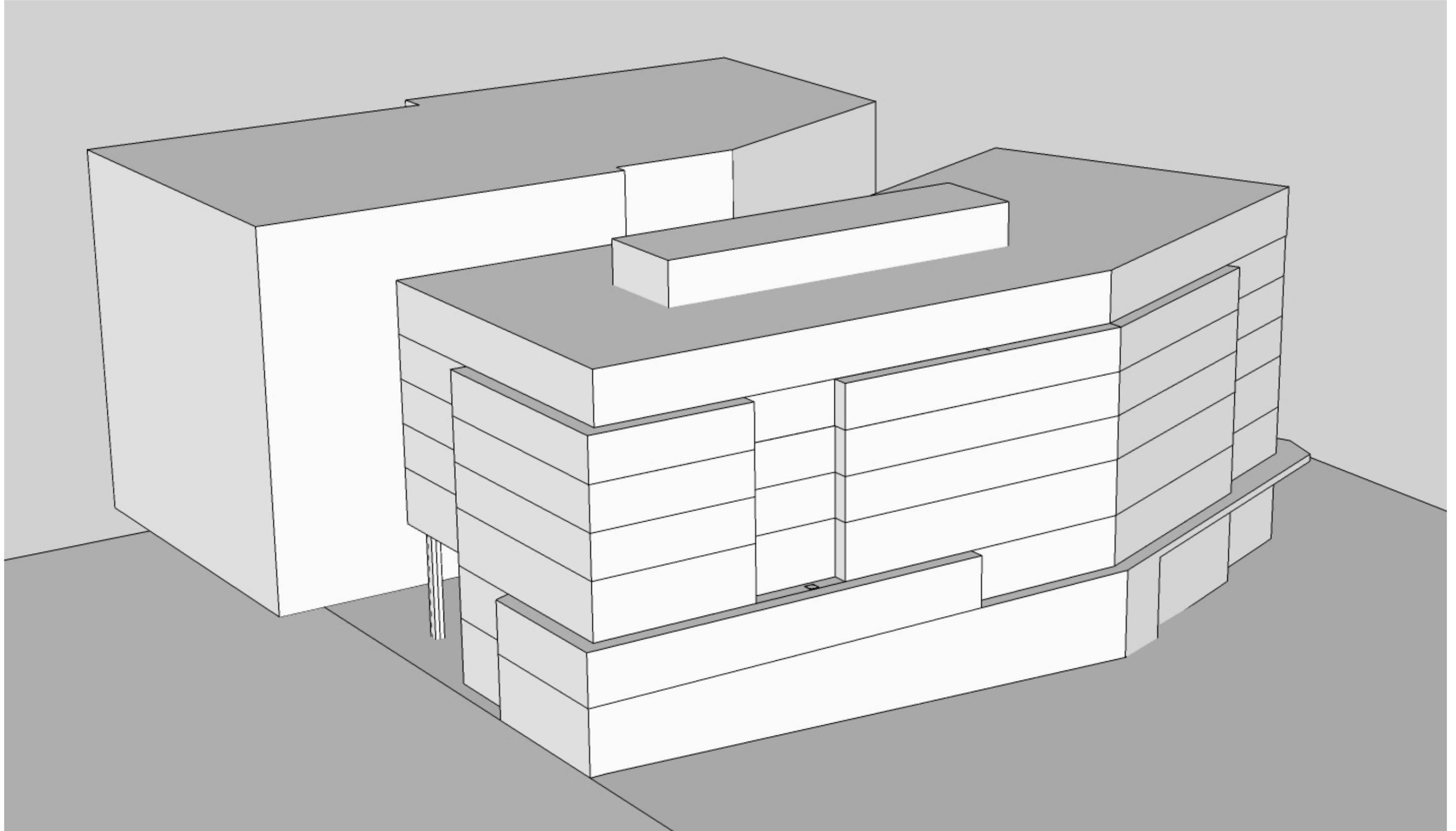


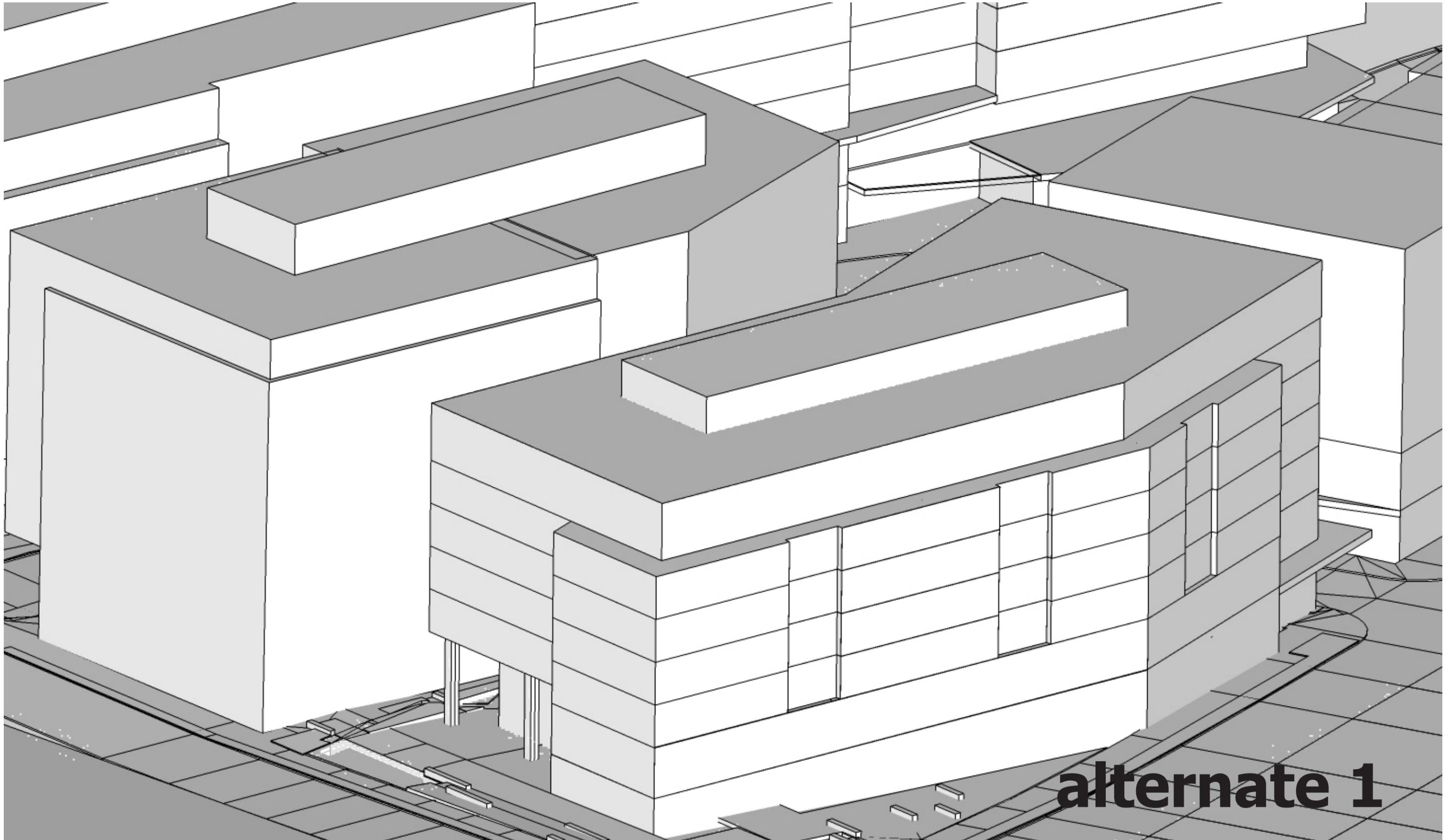




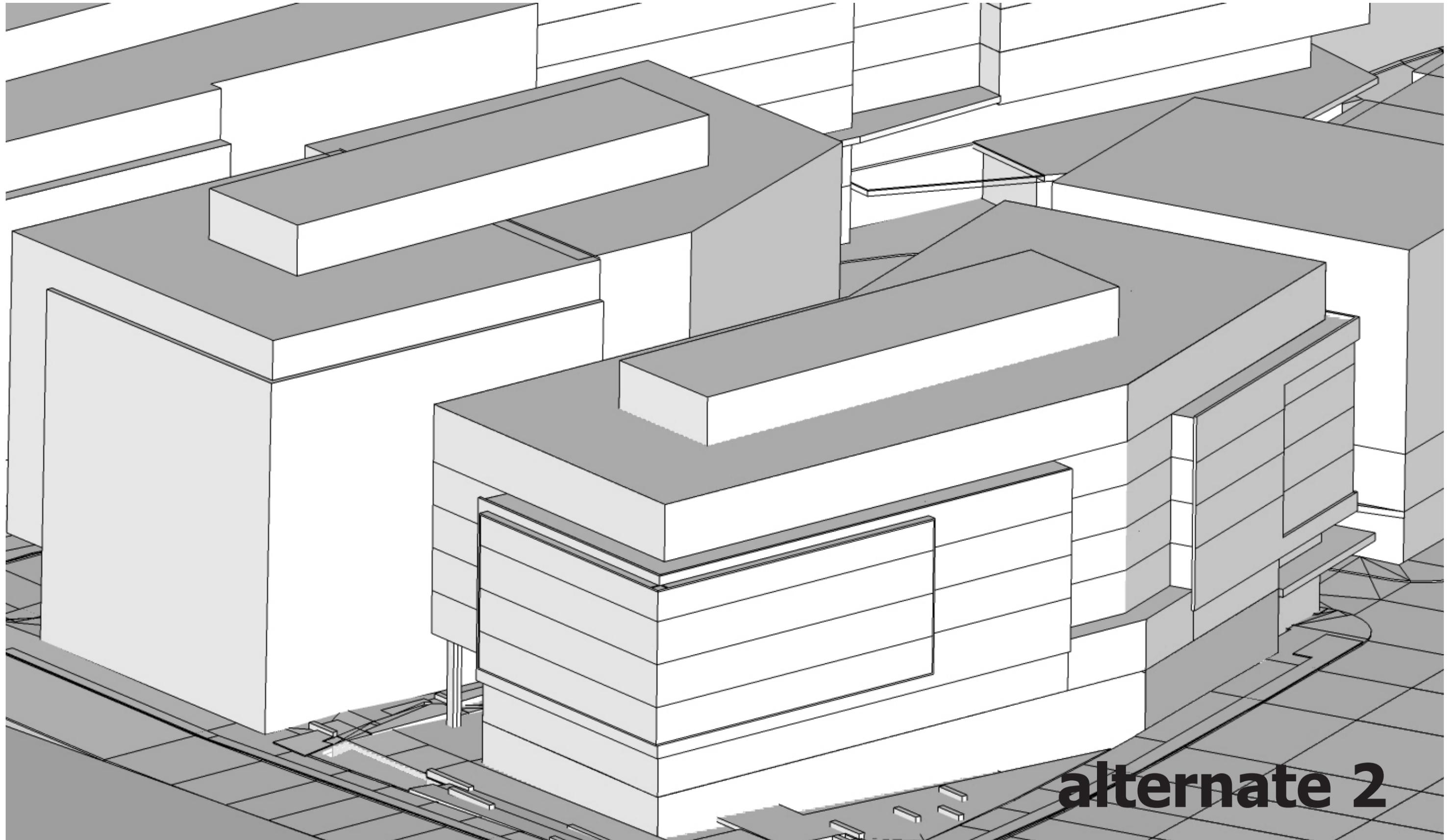




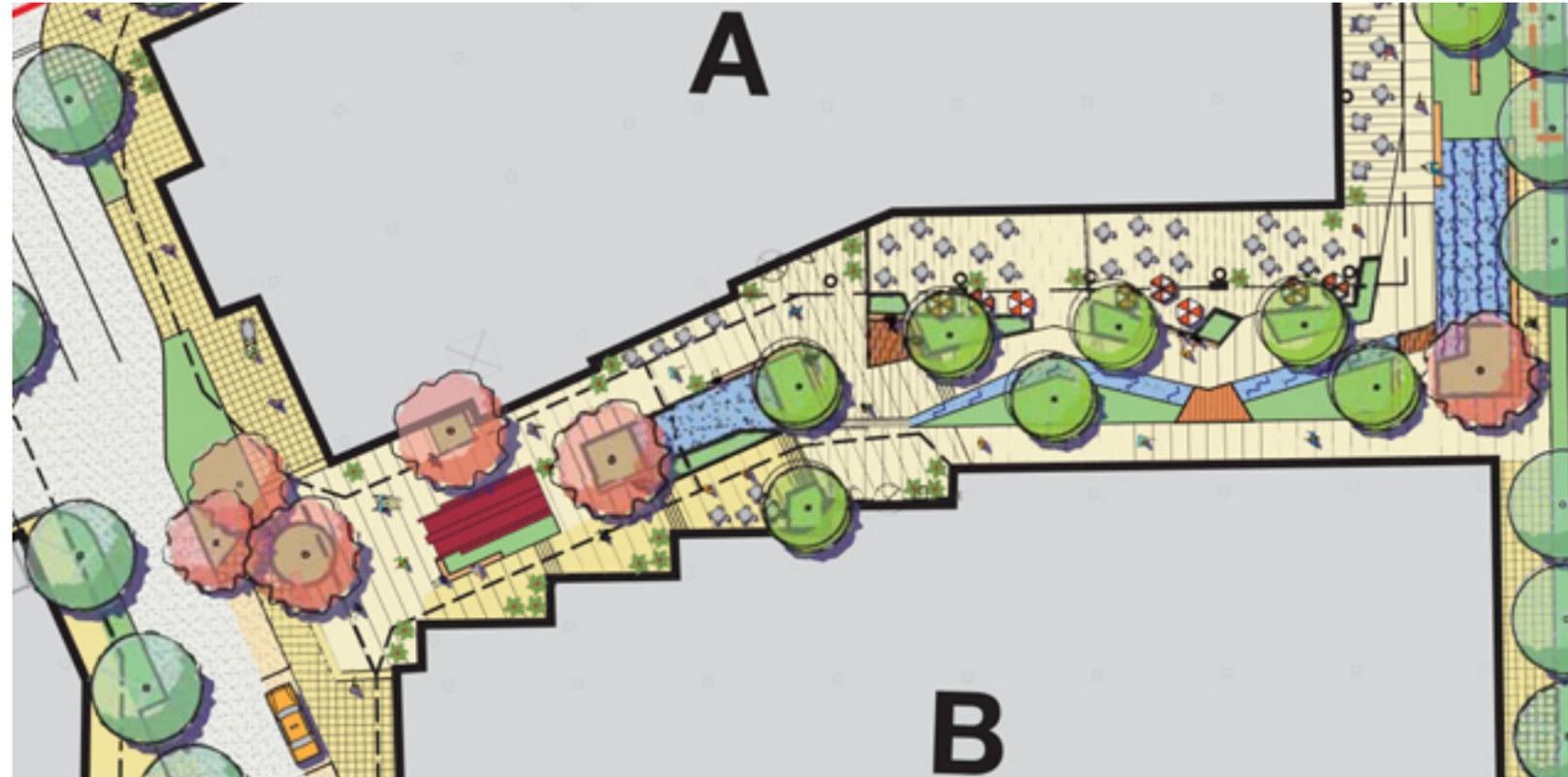
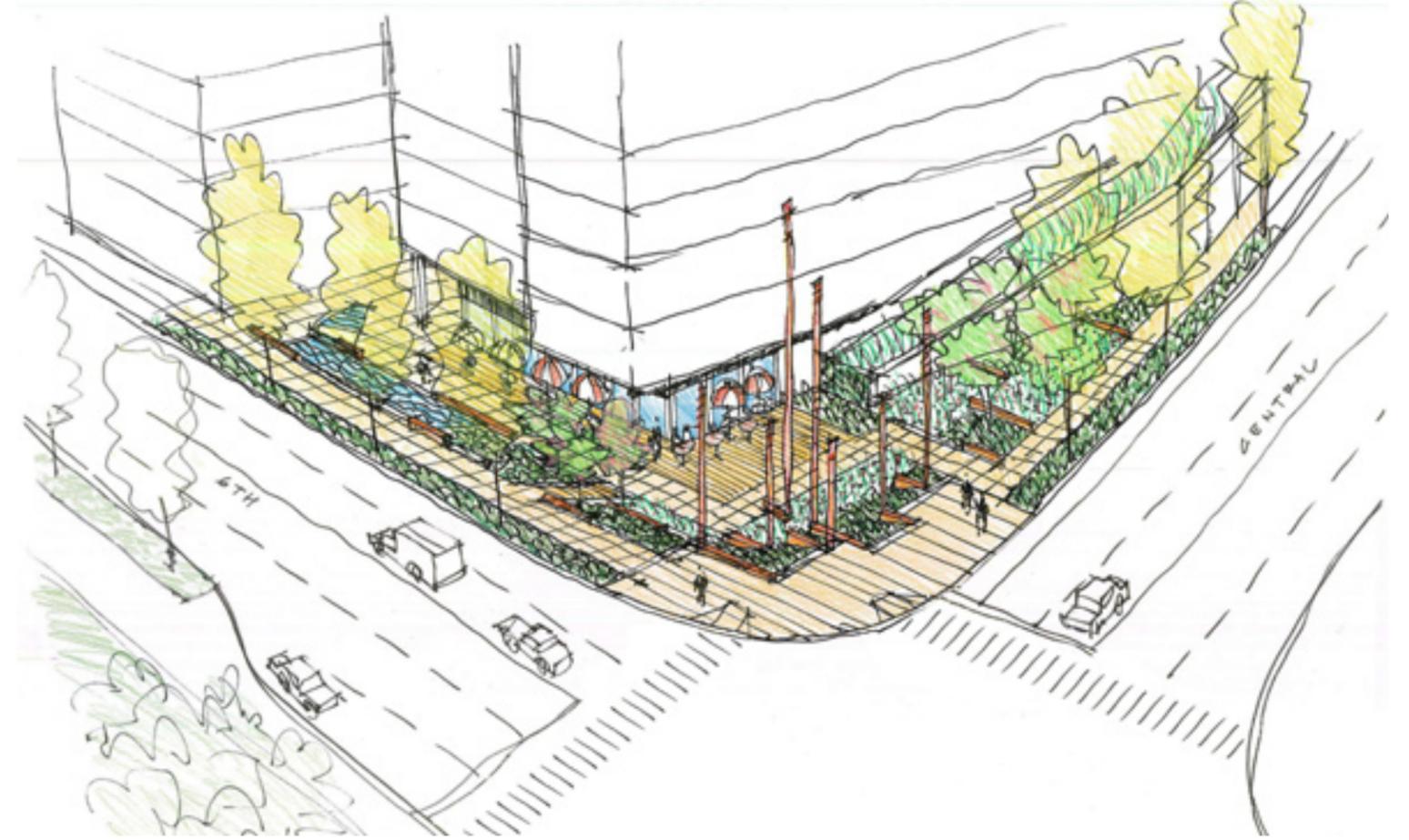




alternate 1



alternate 2



**Master Plan and Design Guidelines
Page DG-22 – Gateway District – Site
Planning**

1. Incorporation of Triangular Lot "Gateway Garden"

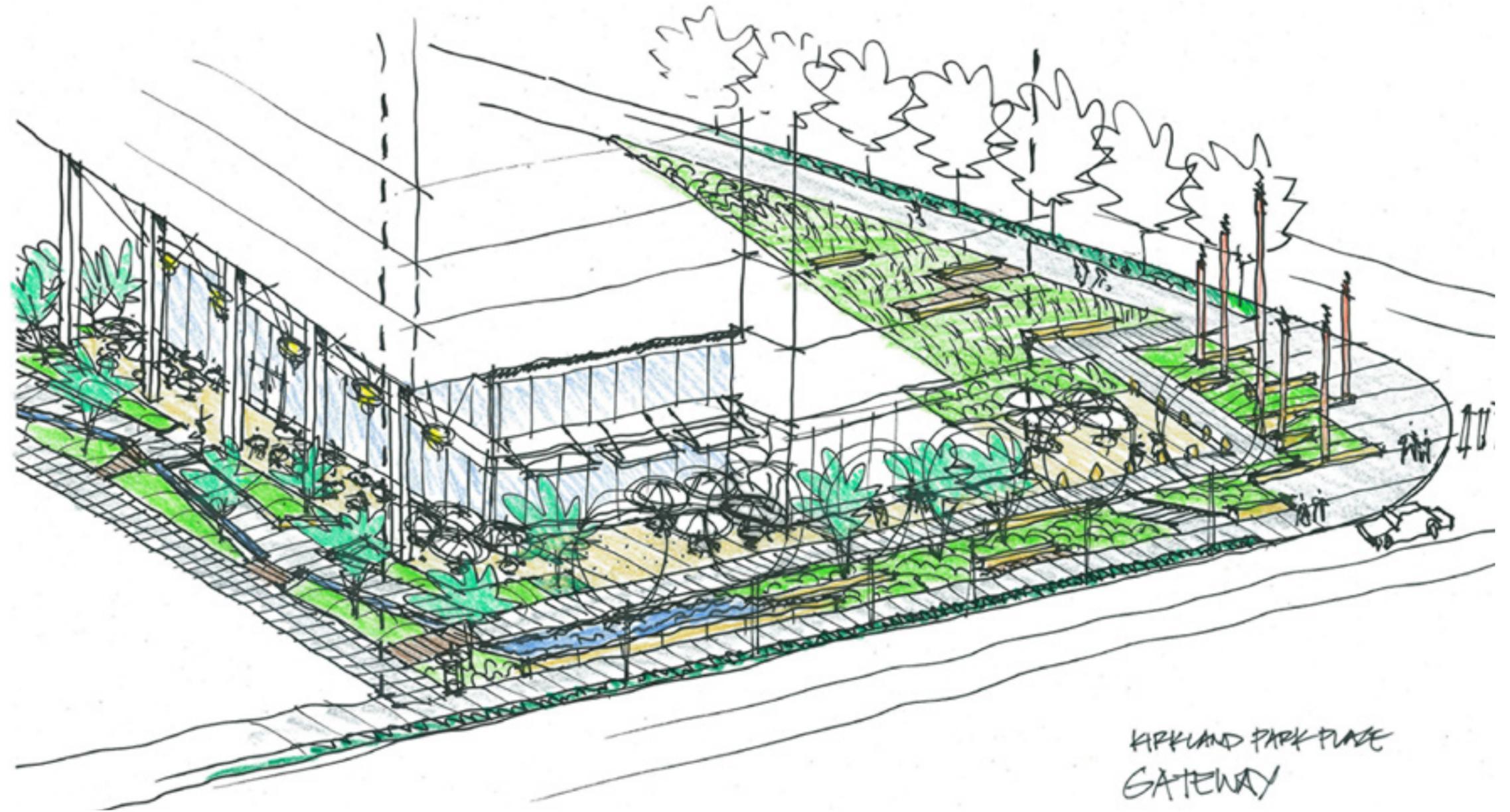
Incorporate the northeast triangular lot (excess right-of-way) into the project design to create a distinct gateway entrance that is integrated with the Parkplace development. Include:

- 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.

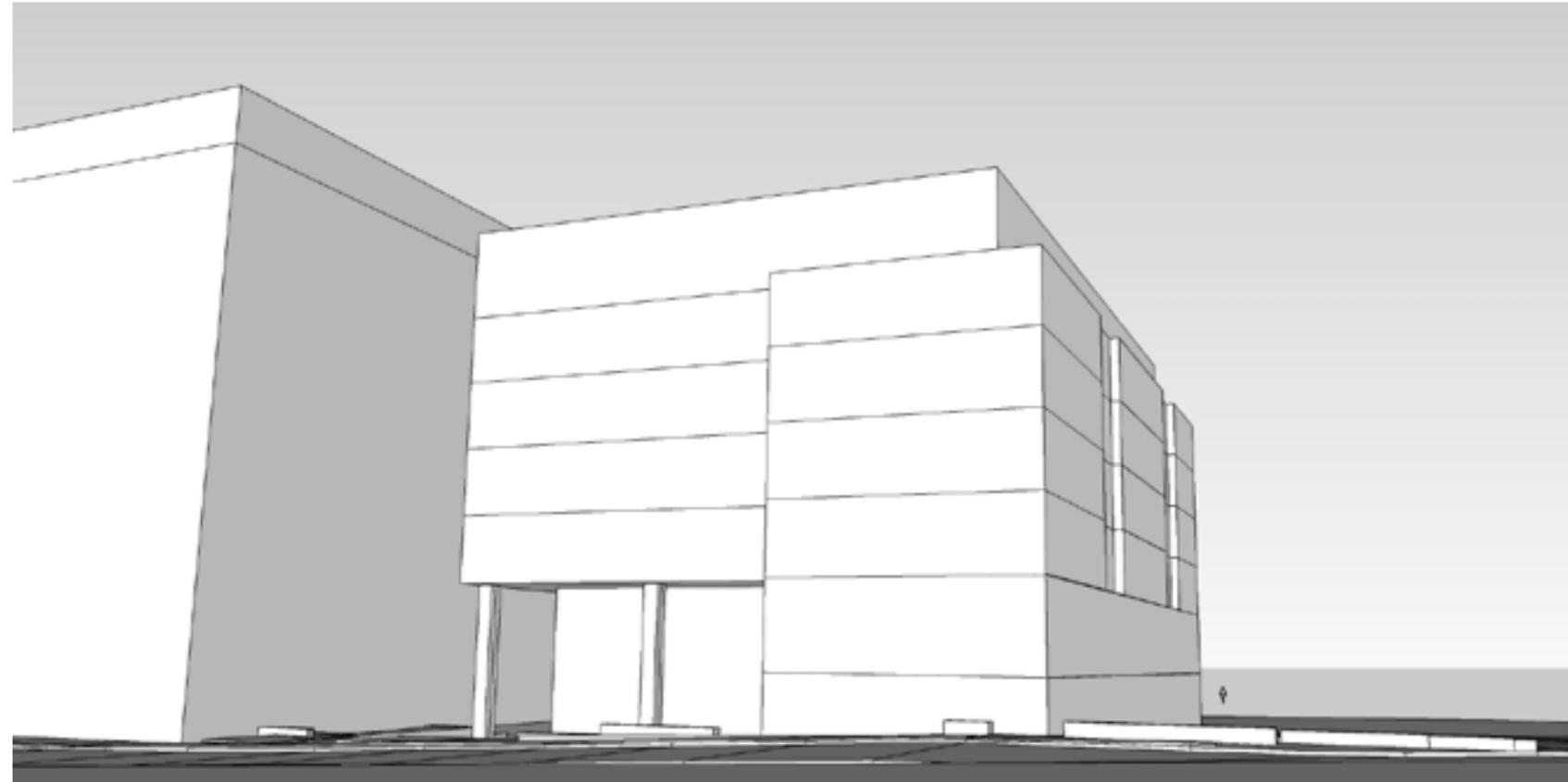
Response: The revised scheme for Building A incorporates a deeper 'cutaway' at the corner, which provides increased views into the Central Plaza. In addition, the massing at the northeast corner has been brought down to the sidewalk to create an urban gesture. The landscape design has been revised to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

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

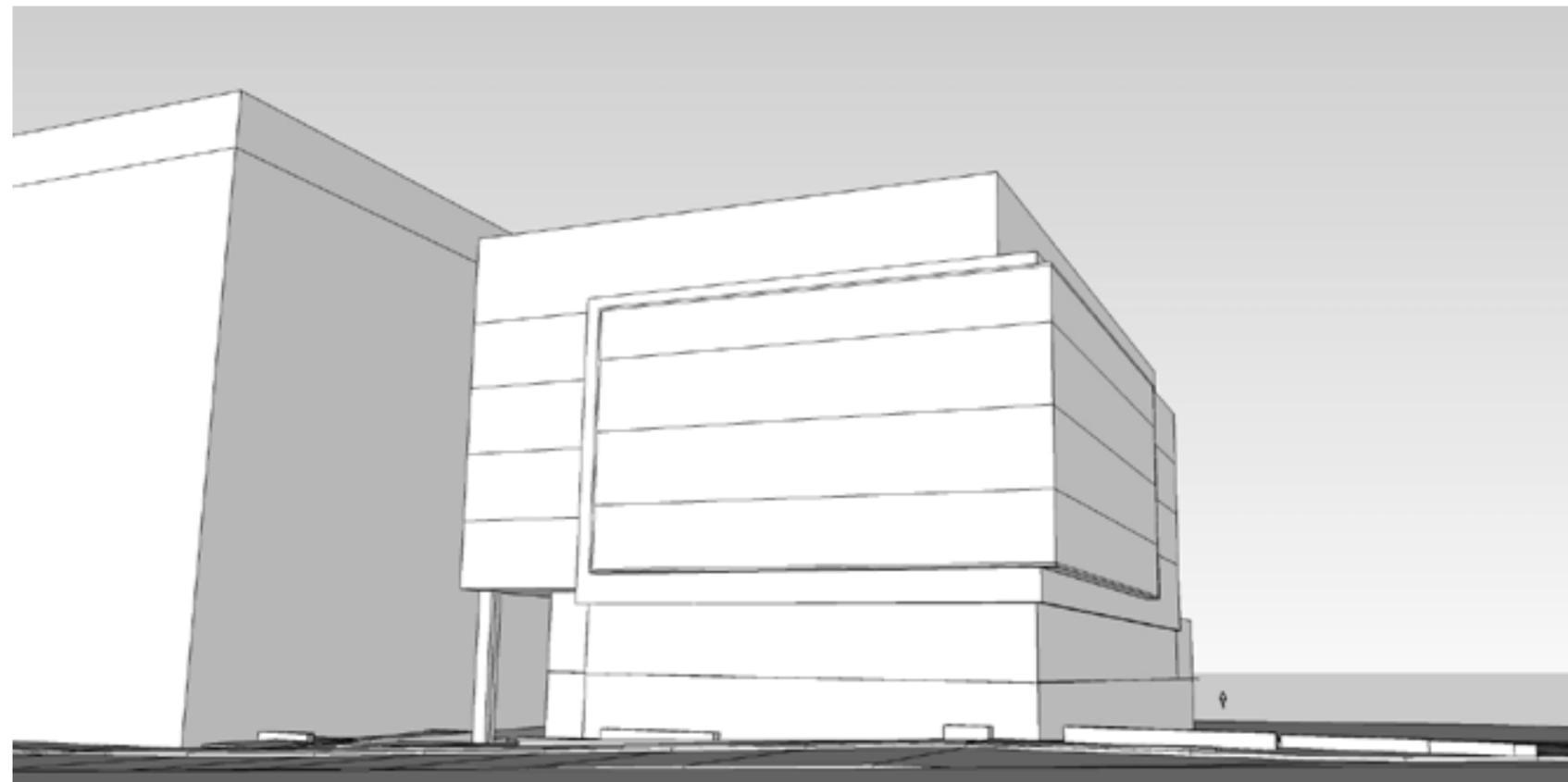
4. Atrium/Breezeway Space
Create a pedestrian connection, visually open, from the corner of 6th and Central into the heart of the project, (see standards on page 7). The atrium/breezeway space will include the following:
- a. Covered walkway
 - b. Public connection from 6th to central plaza open during 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 schemes for Building A incorporate 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



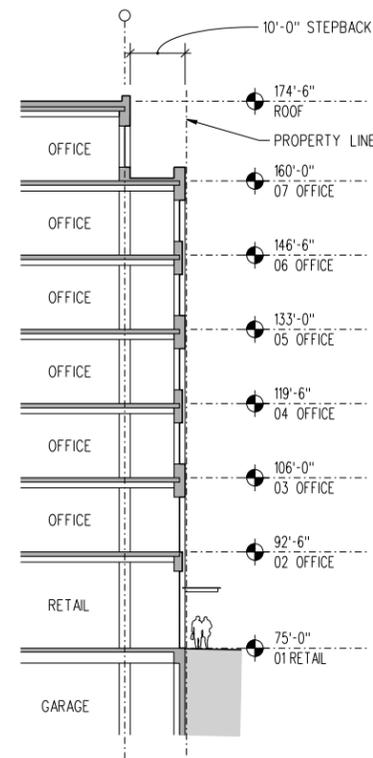
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Master Plan and Design Guidelines
Page DG-24 – Gateway District: Building Design

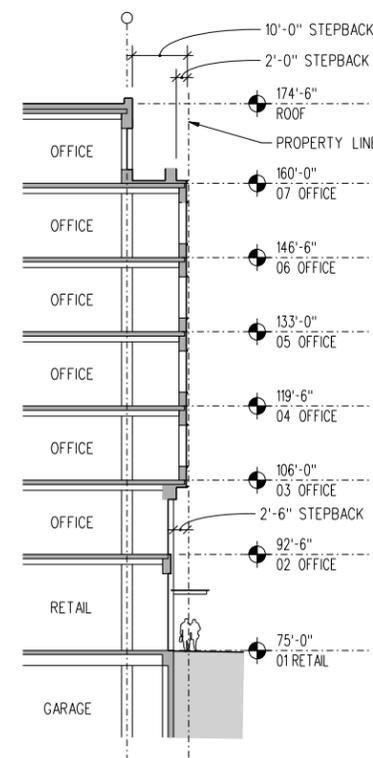
1. Ground Level Treatment
 - a. Setbacks from Streets - The ground floor levels of the corner building should be permitted to set back to allow for cut away view and obvious pedestrian connection into the site.
 - b. Retail / Restaurant Uses - Design for retail and restaurant uses along ground floor 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.

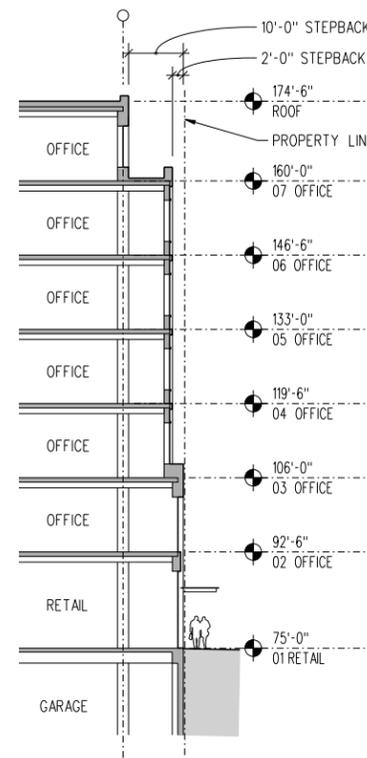
Response: The revised design for Building A incorporates the stepback along the predominant portion of the Central Way elevation. It is interrupted only in order to satisfy the requirement for horizontal modulation.



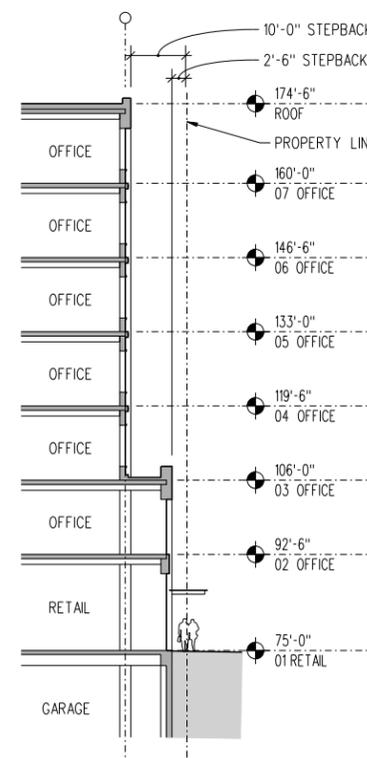
A-A
alternate 1



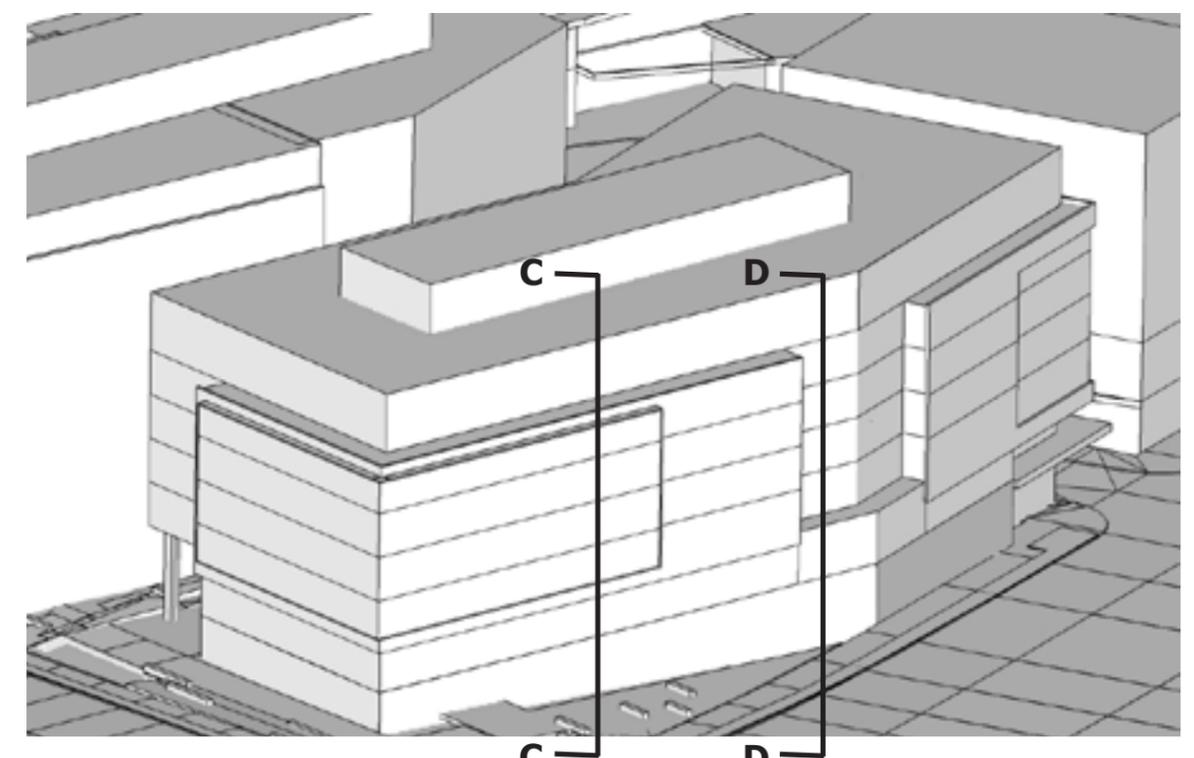
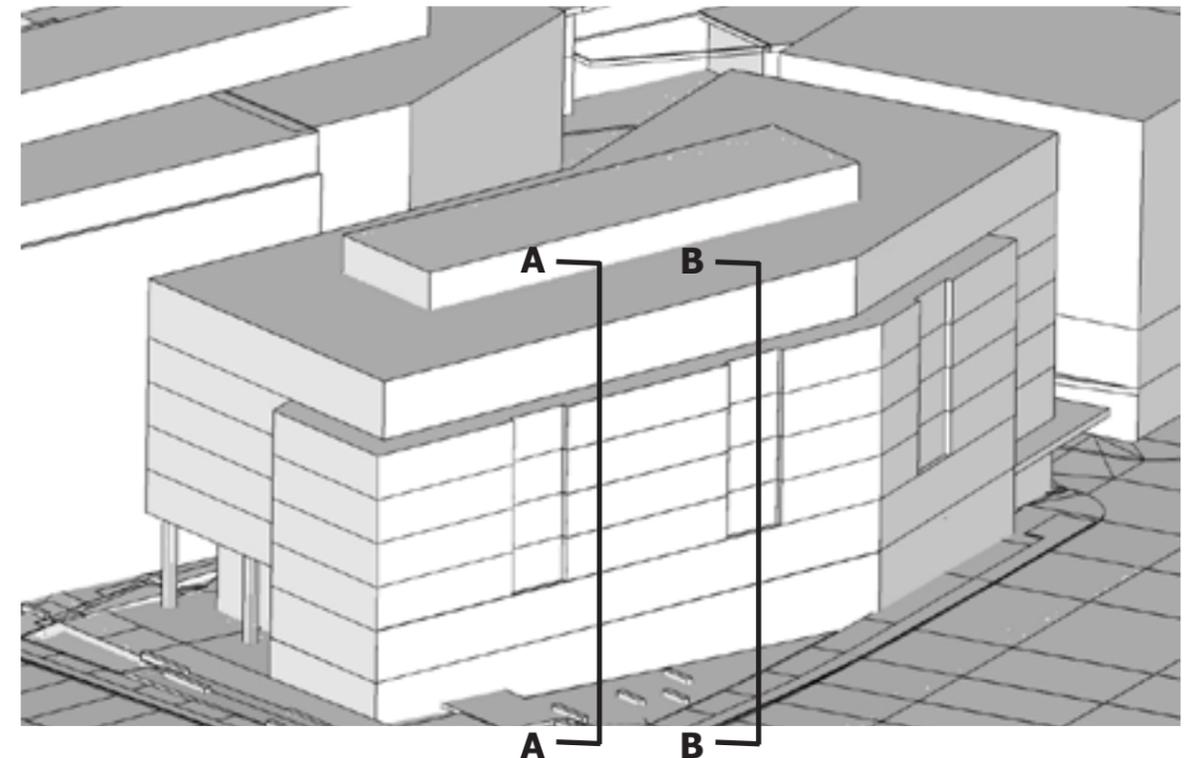
C-C
alternate 2



B-B



D-D



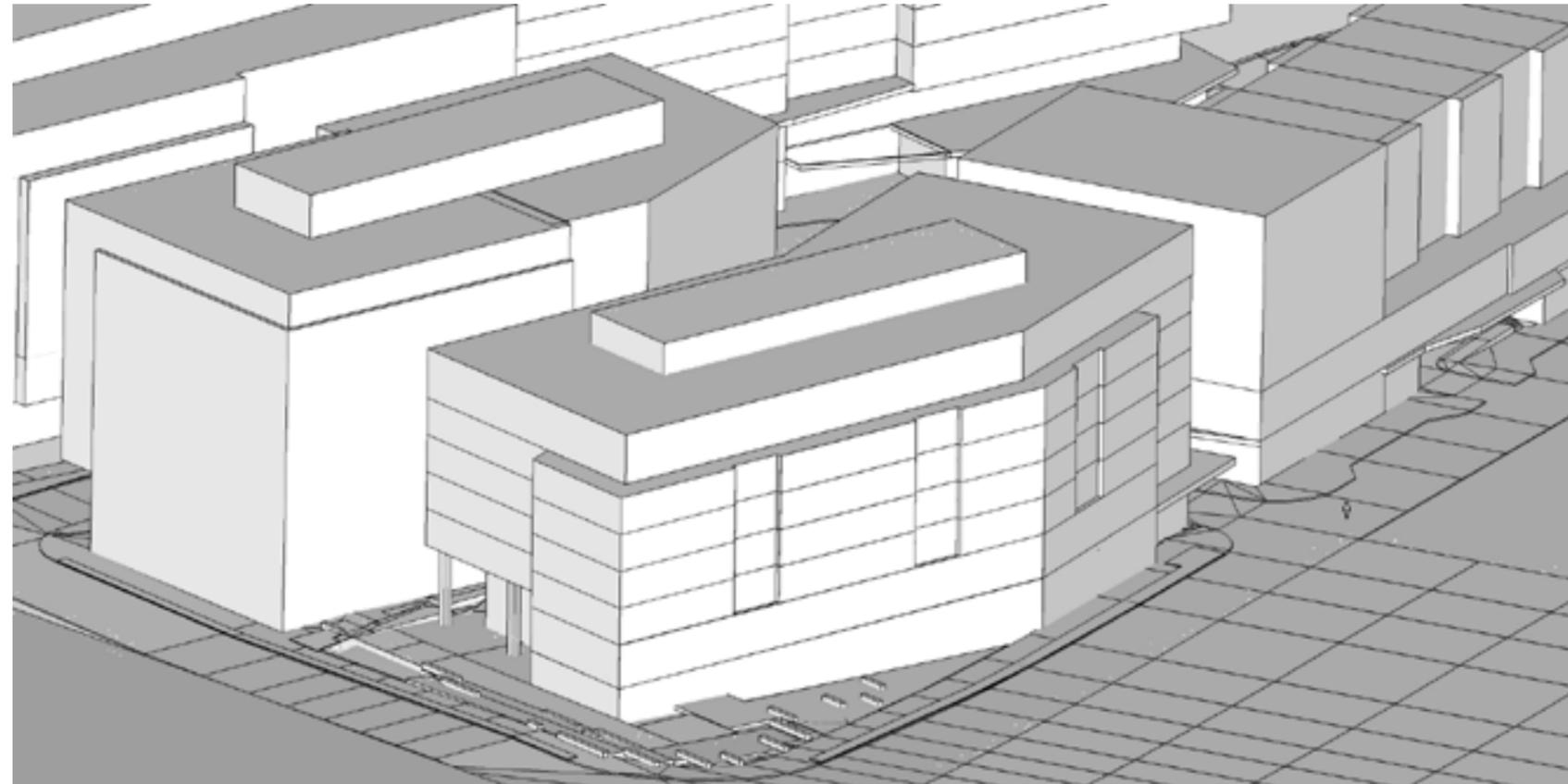
**Master Plan and Design Guidelines
Page PO-5 – 8. Design Intent**

2. Site Planning "Connections"

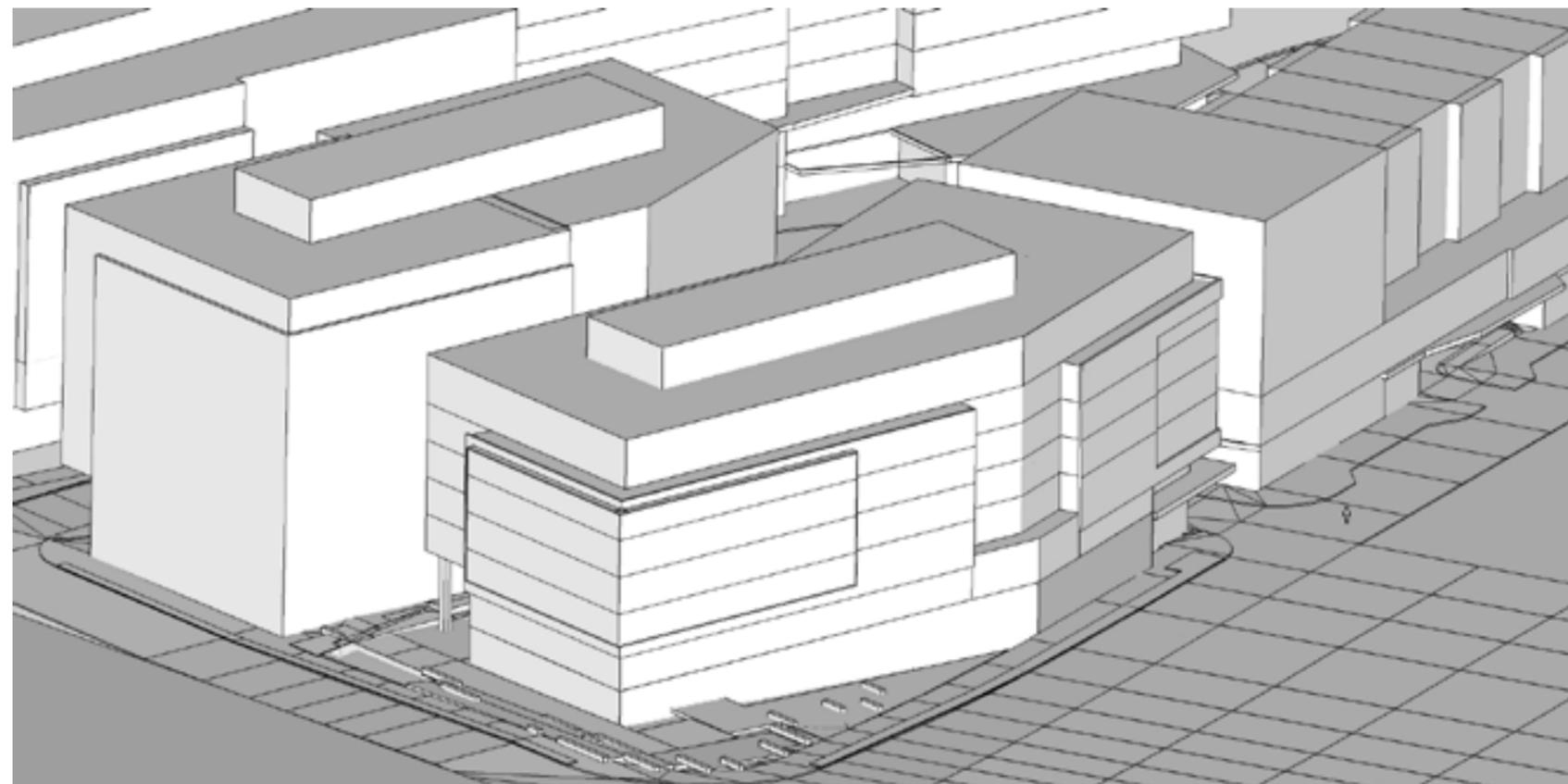
- Include public spaces such as plazas
- Create clear vehicular access and parking
- Create strong emphasis on the streetscape
- Support active public spaces
- Provide clear and inviting public access

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.



alternate 1



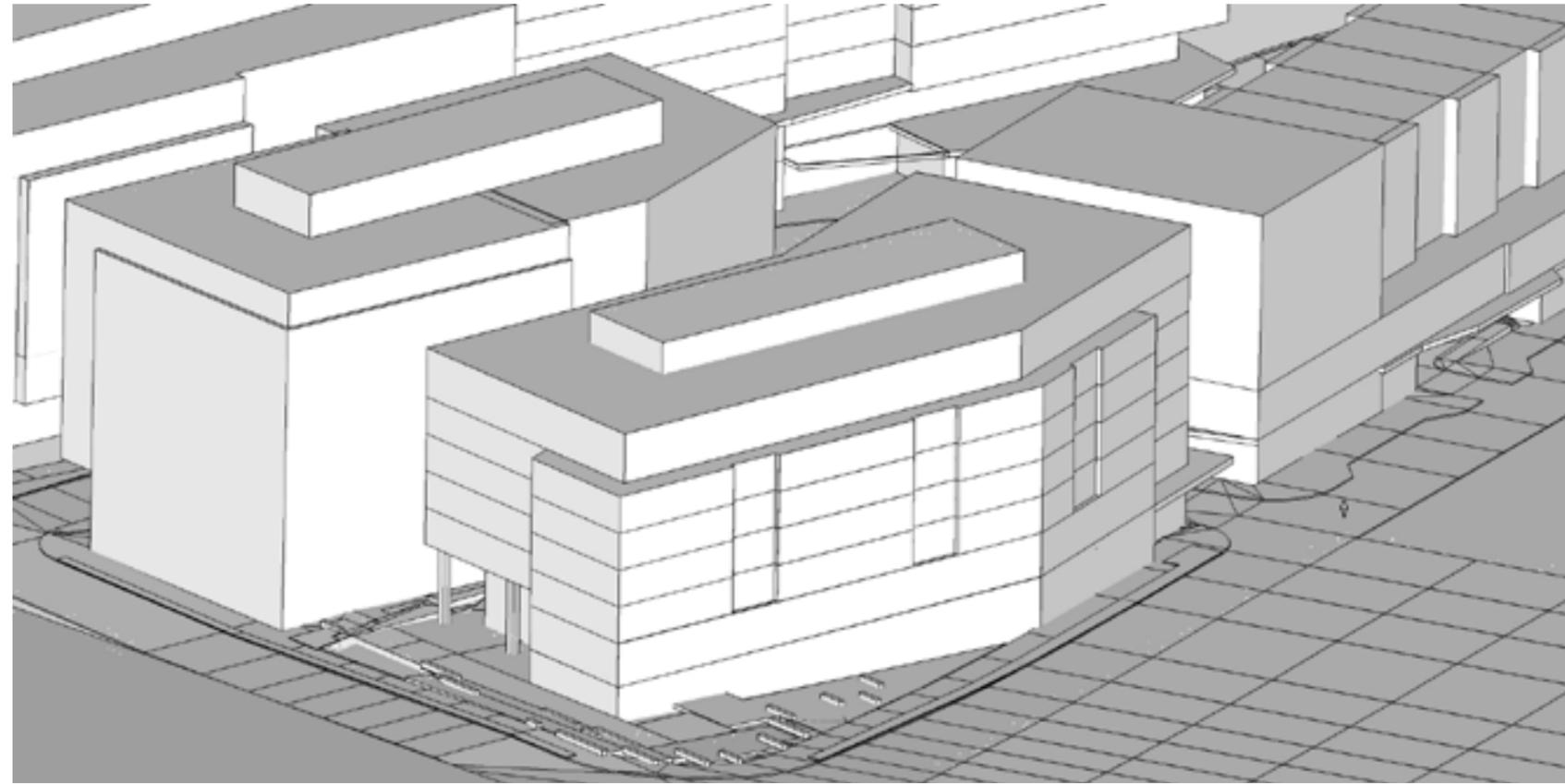
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**Master Plan and Design Guidelines
Page PO-5 – 8. Design Intent**

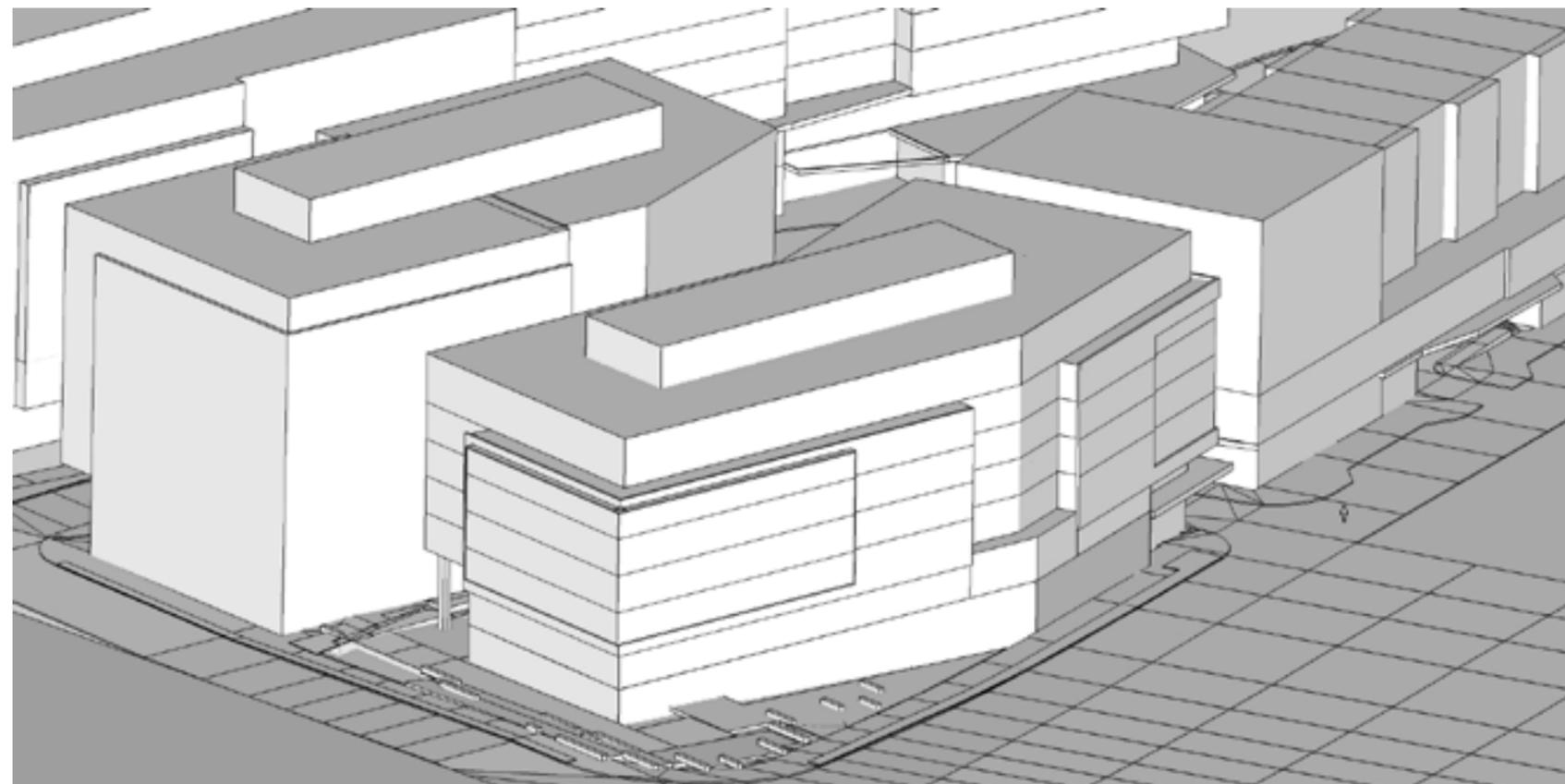
4. Enhance the Pedestrian Environment
- Promote Walkability: network of internal and external pedestrian connections
 - Create visual interest for along the street
 - Incorporate rich variety of materials
 - Provide and enhance pedestrian circulation and retail continuity

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



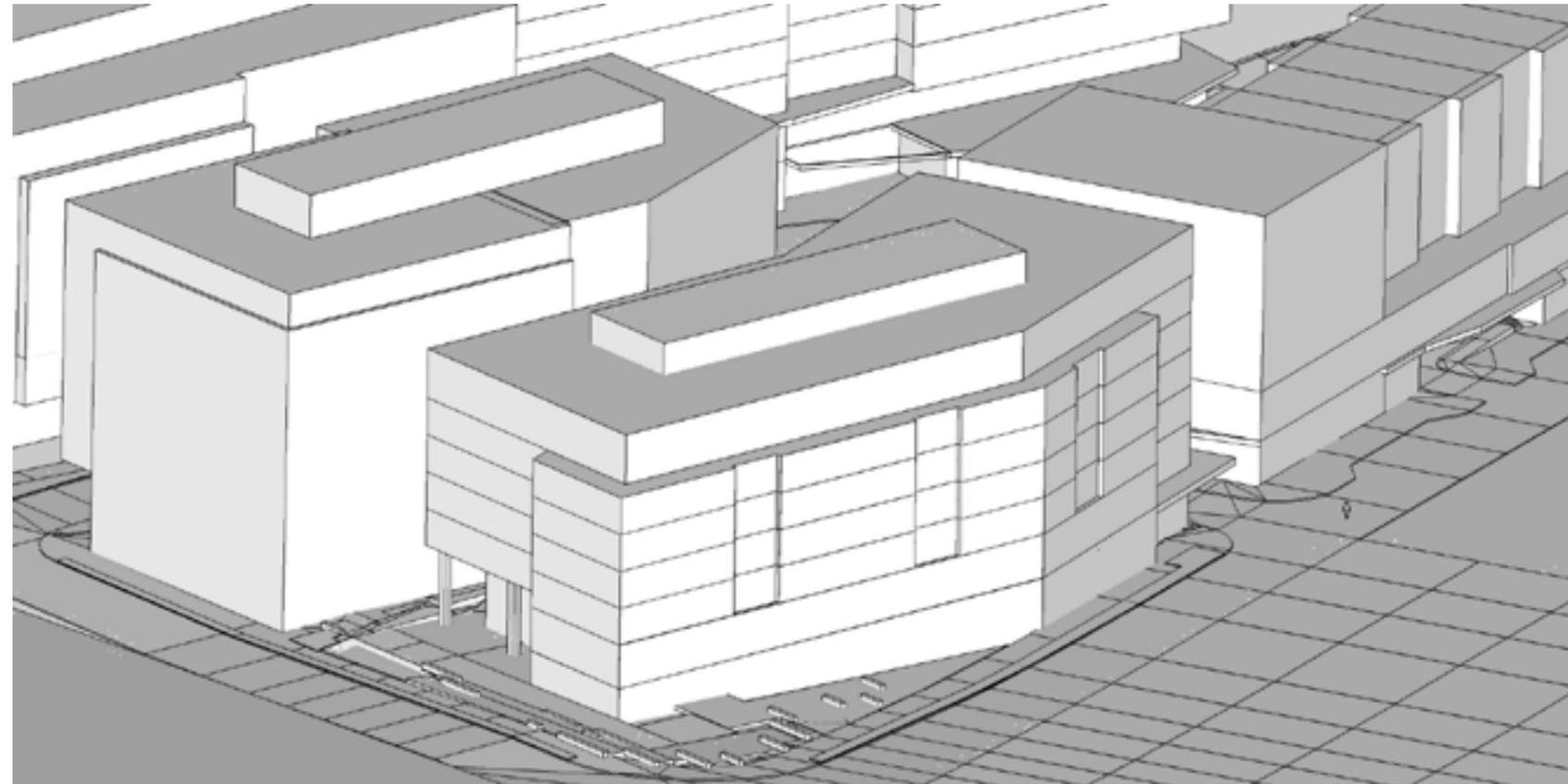
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**Master Plan and Design Guidelines
Page PO-5 – 8. Design Intent**

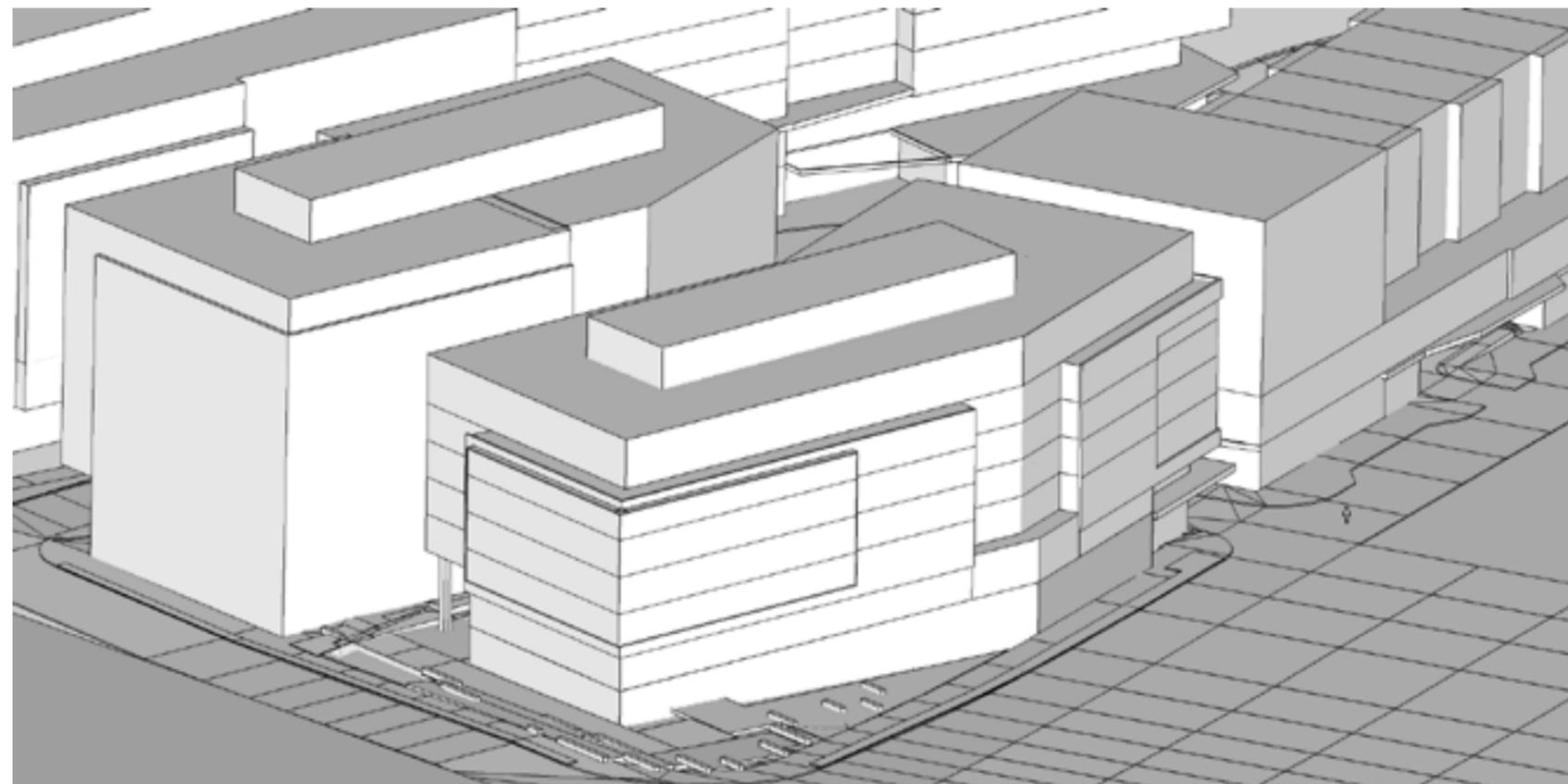
7. Appropriate Massing and Scale
- Create pedestrian spaces with access to sun
 - Address surrounding edges
 - Consider scale, massing, and detail of individual buildings
 - Express human-scale, detailed street level building façades

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

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.



alternate 1



alternate 2

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

2. Massing/Articulation

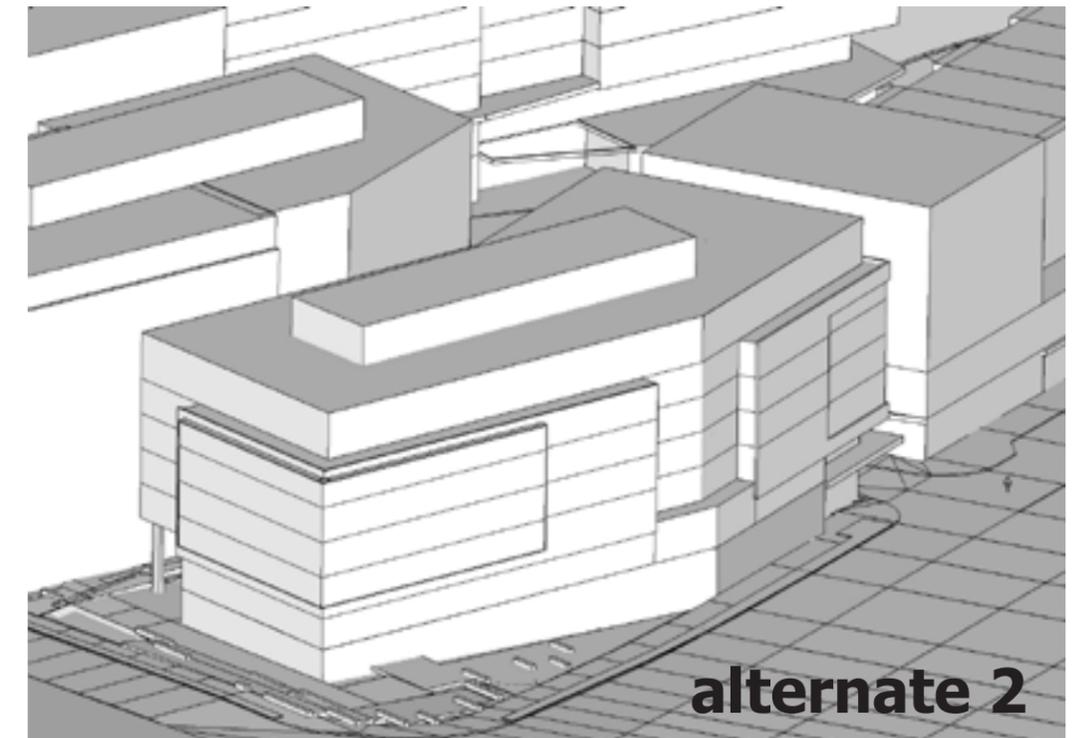
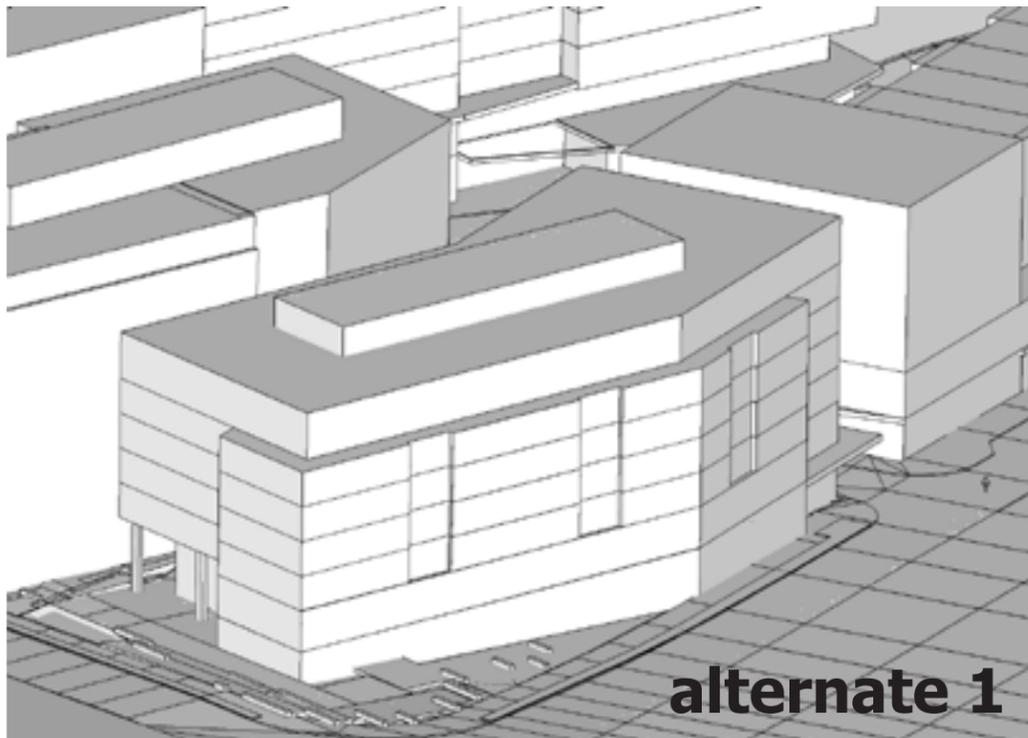
Intent: To create a variety of form and massing through articulation and use of materials to maintain a pedestrian scale.

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**

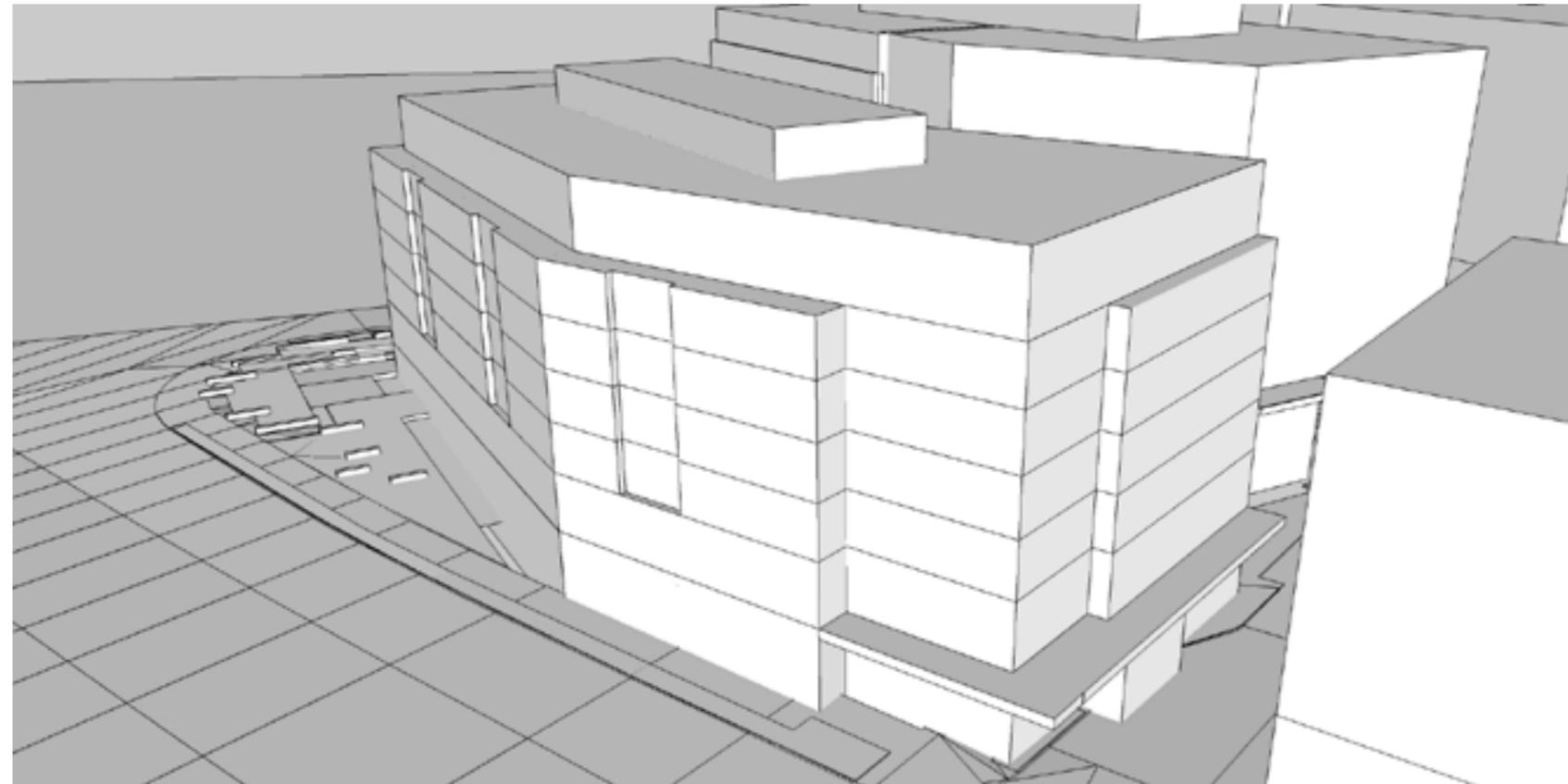
2. Massing/Articulation

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

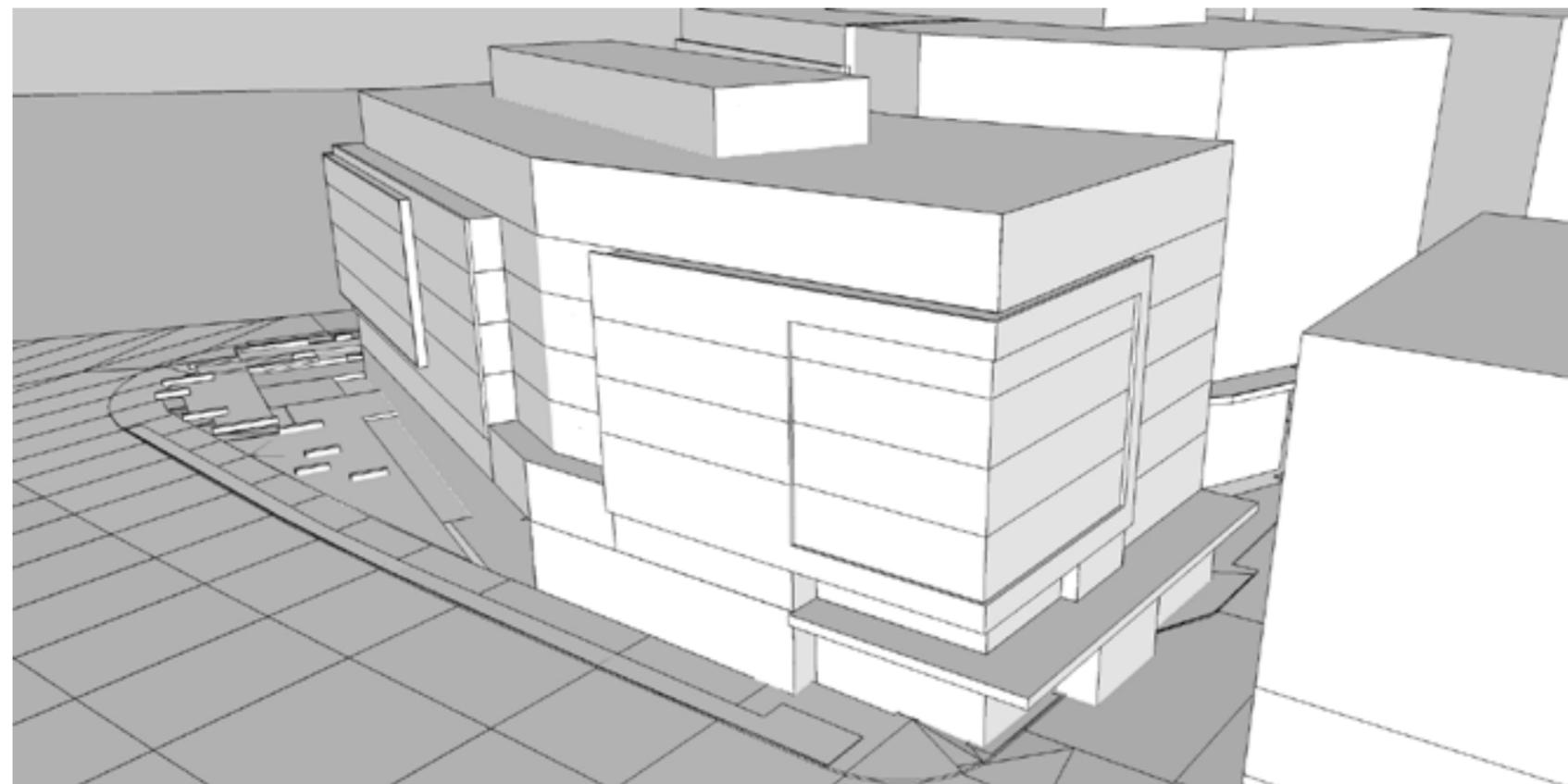
d. Buildings should distinguish a "base" using articulation and materials. Include regulating lines and rhythms which may include cornice lines, belt lines, doors and windows, etc to create a pedestrian-scaled environment.

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 farther west than before, allowing building A to sit more solidly on the ground, much like buildings B and C on the 6th Street side.



alternate 1



alternate 2

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

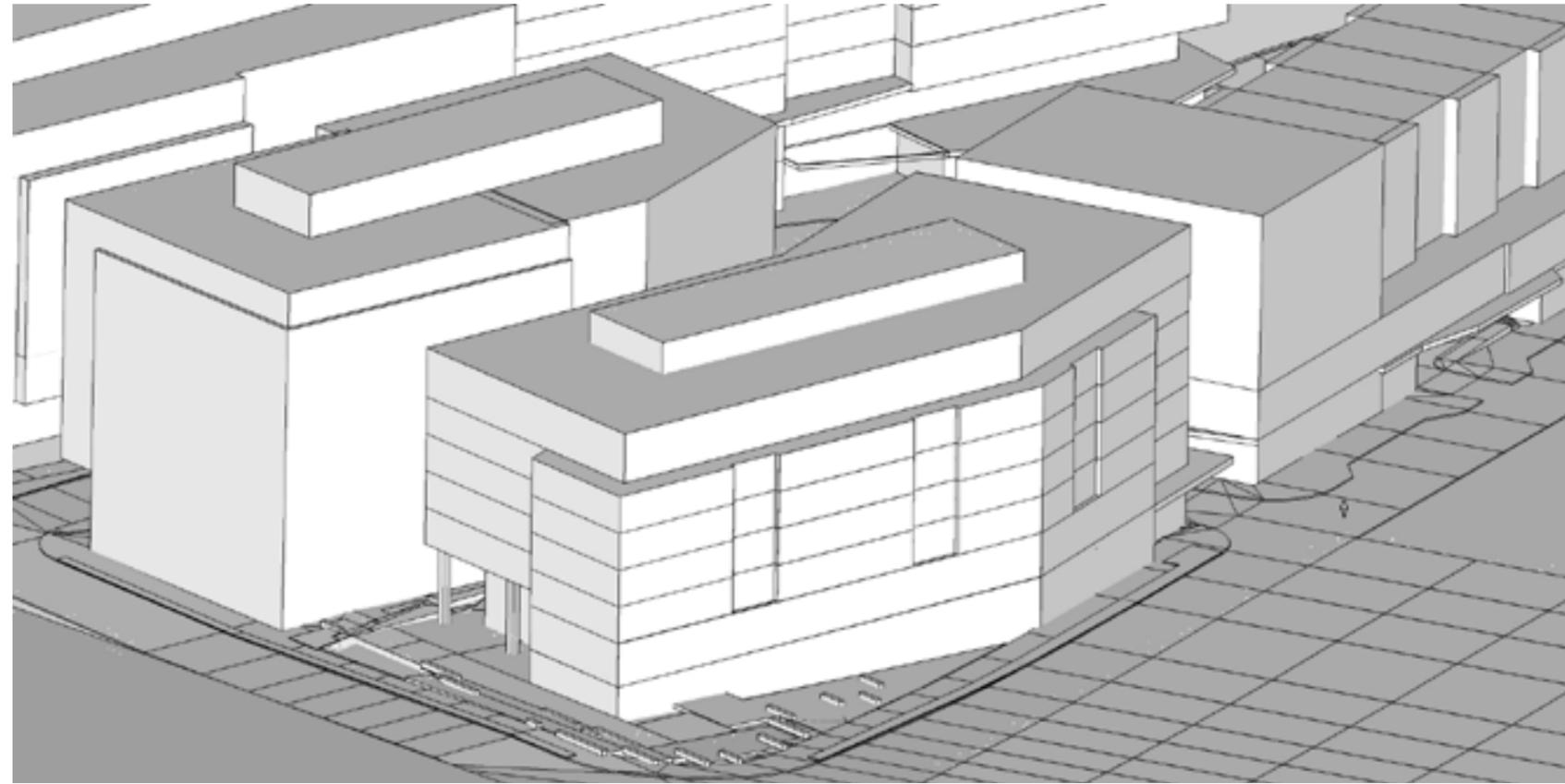
2. Massing/Articulation

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

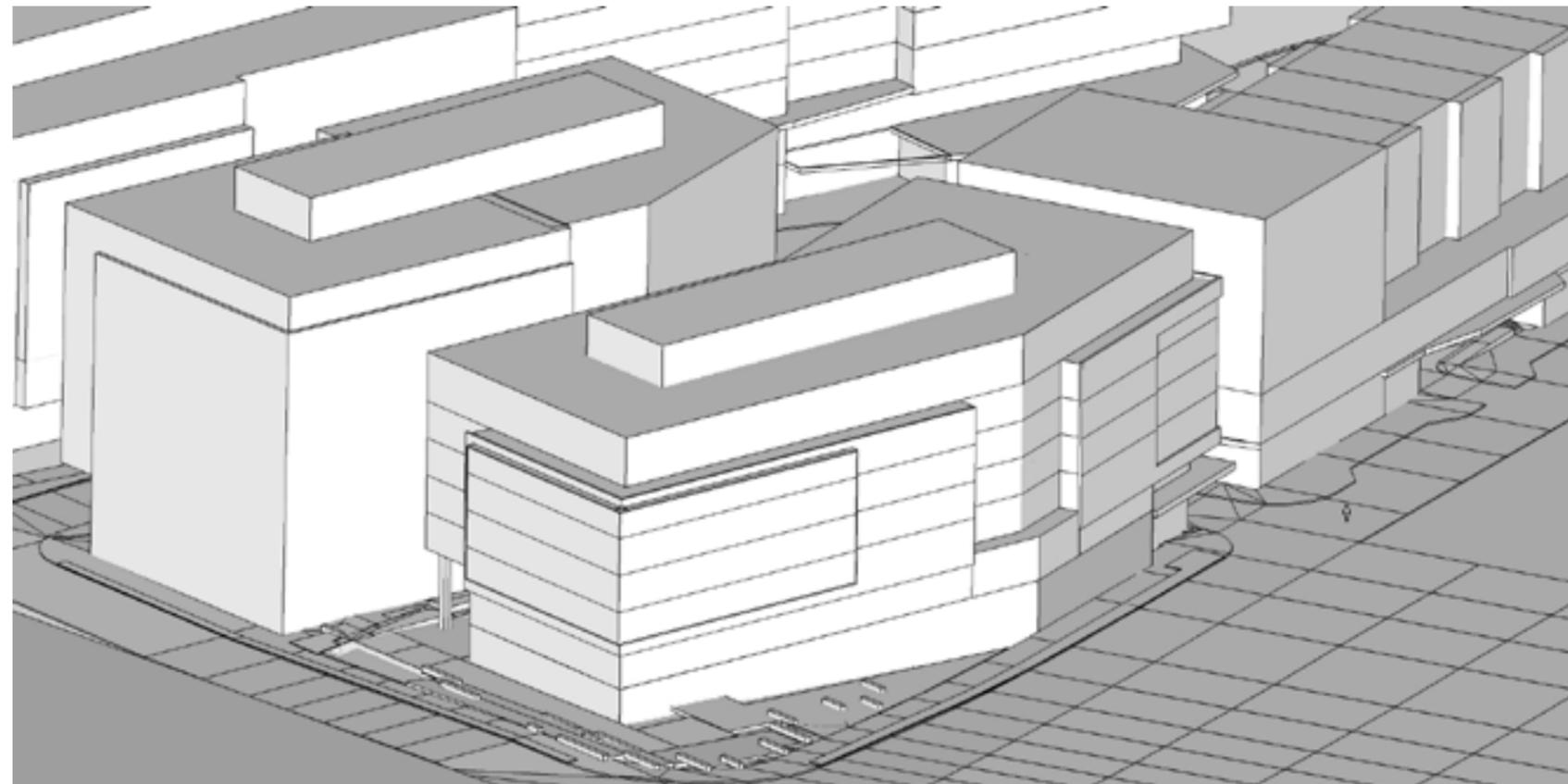
e. Provide clear pattern of building openings. Windows, balconies and bays should unify a building's street wall and add considerably to a façade's three-dimensional quality.

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 elevation concept that lends movement and informality to the architecture.



alternate 1



alternate 2

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

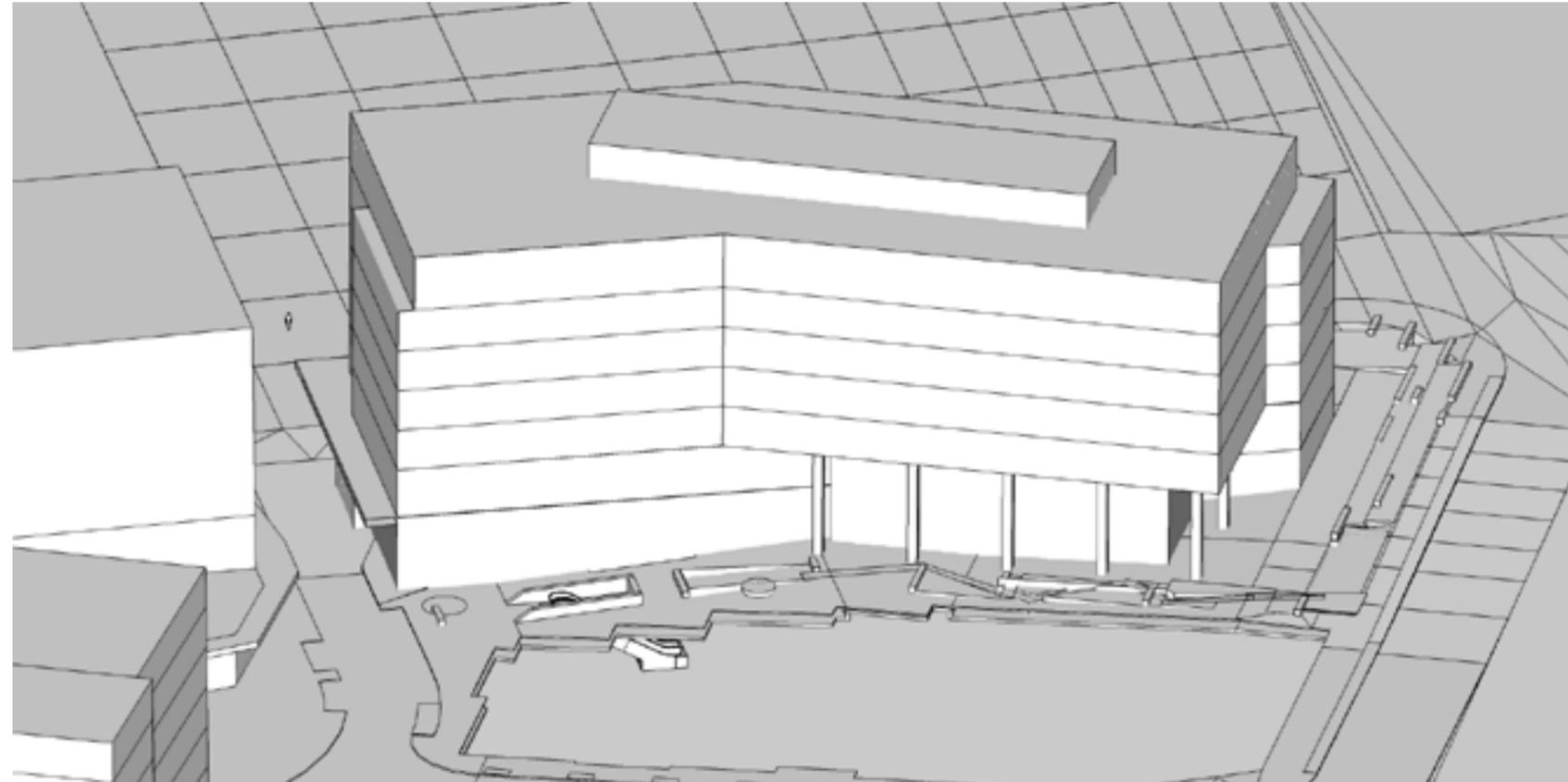
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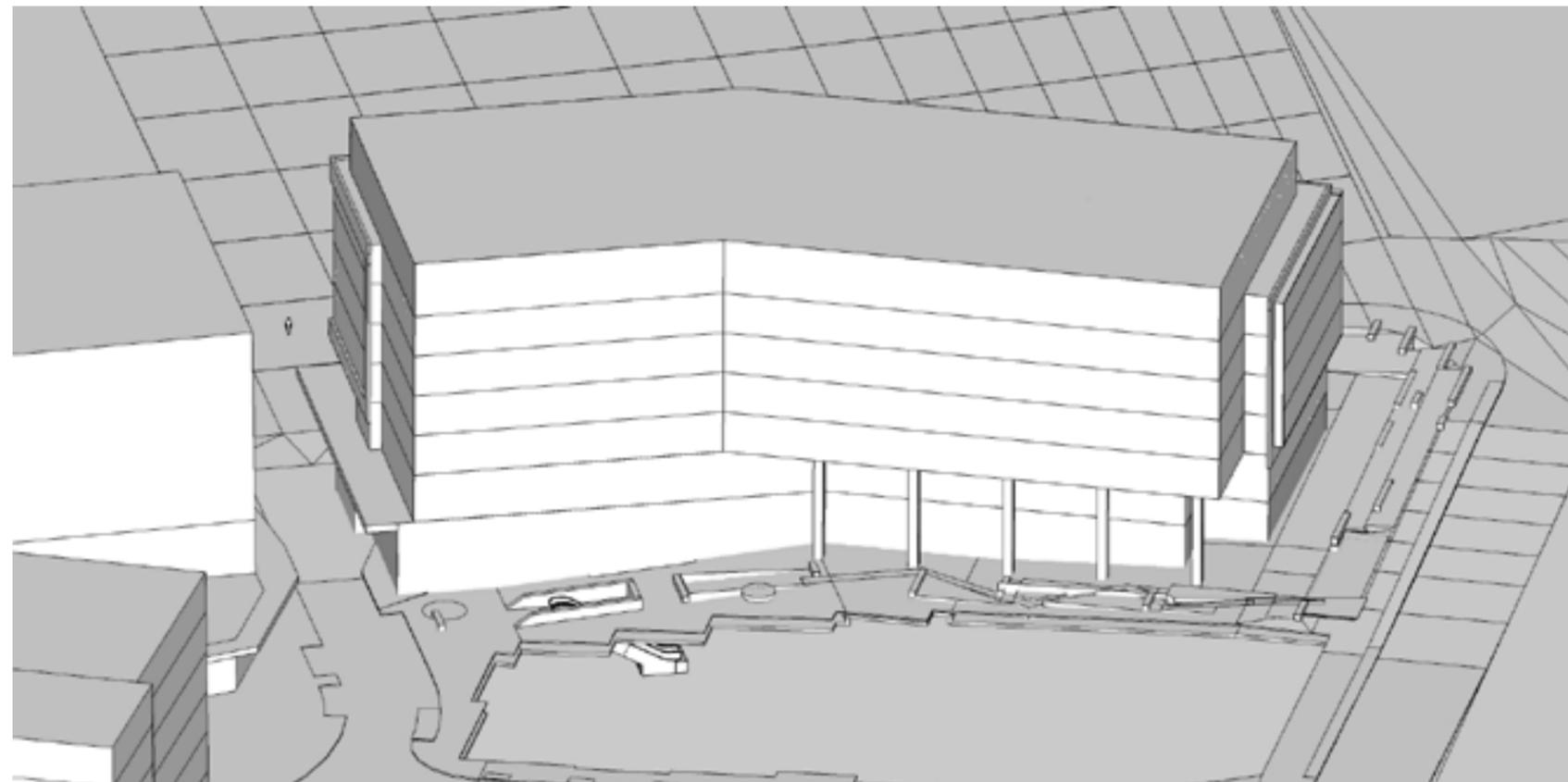
- f. The use of ribbon windows and extensive use of mirrored glass is discouraged.
- g. Employ major architectural expressions into the façade, roof form, massing and orientation, such as tower forms, over-sized windows and entrances to demarcate important gateways and intersections; strong corner massing 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. Its detailed design will be presented once the massing concept for the building is approved.



alternate 1



alternate 2

**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.

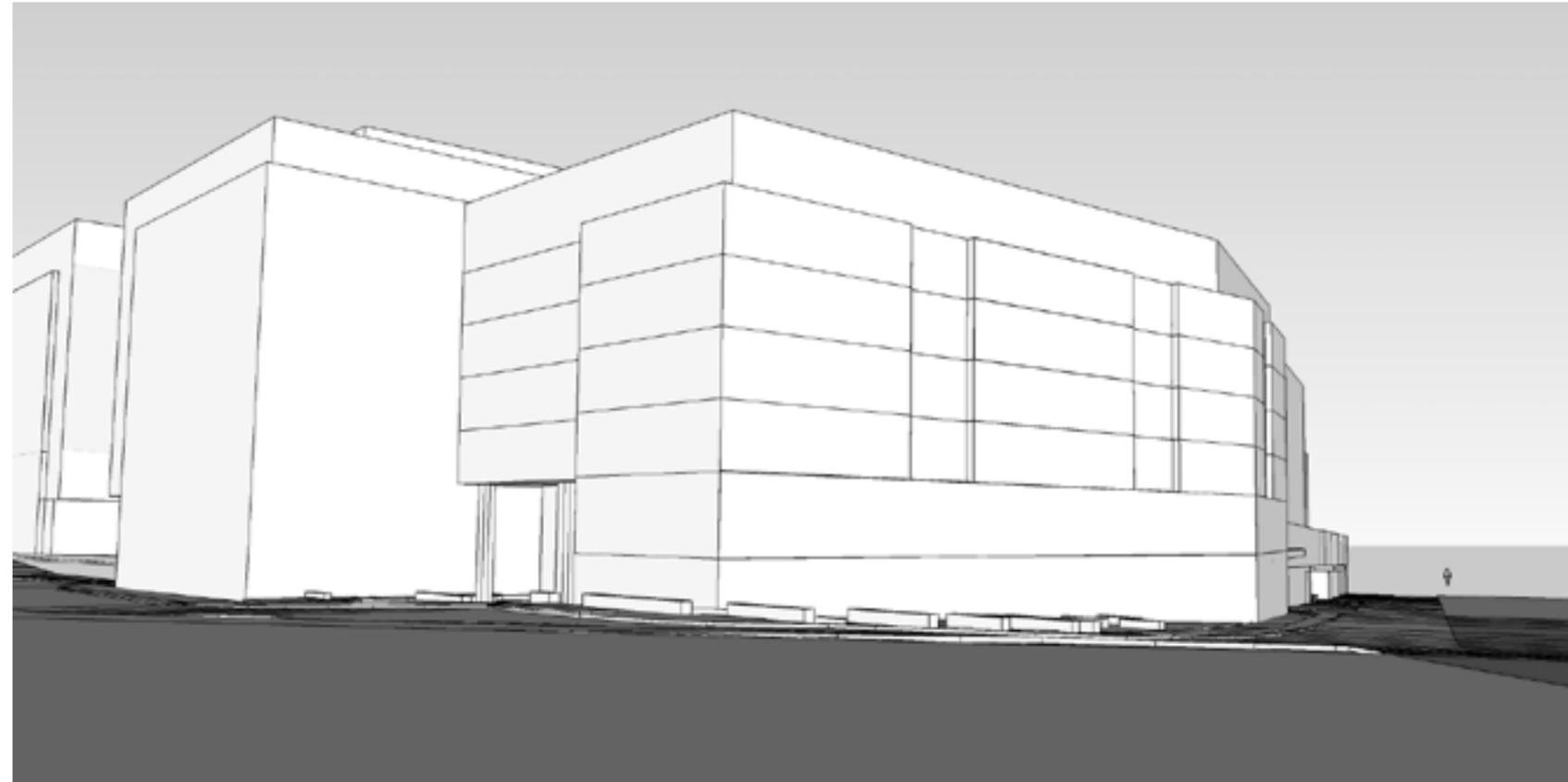
i. Roof Silhouettes:

- Express roofs in varied ways.
- Give consideration to potential views of the roof top from adjacent buildings.
- Avoid monotonous design

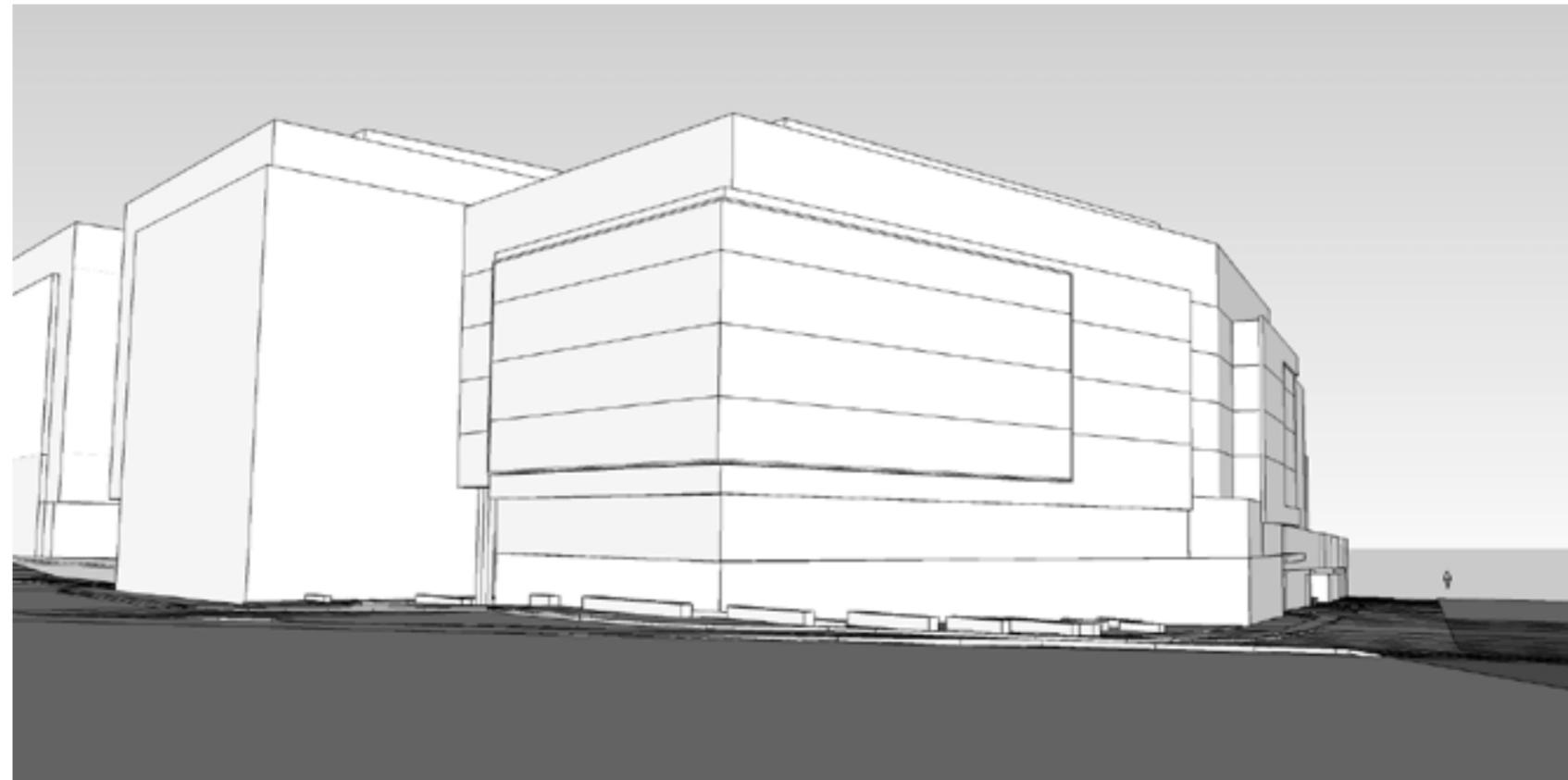
DRB comments: h. Building modulation: same discussion as e above (e. Provide clear pattern of building openings. Windows, balconies and bays should unify a building's street wall and add considerably to a façade's three-dimensional quality.).

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.



alternate 1



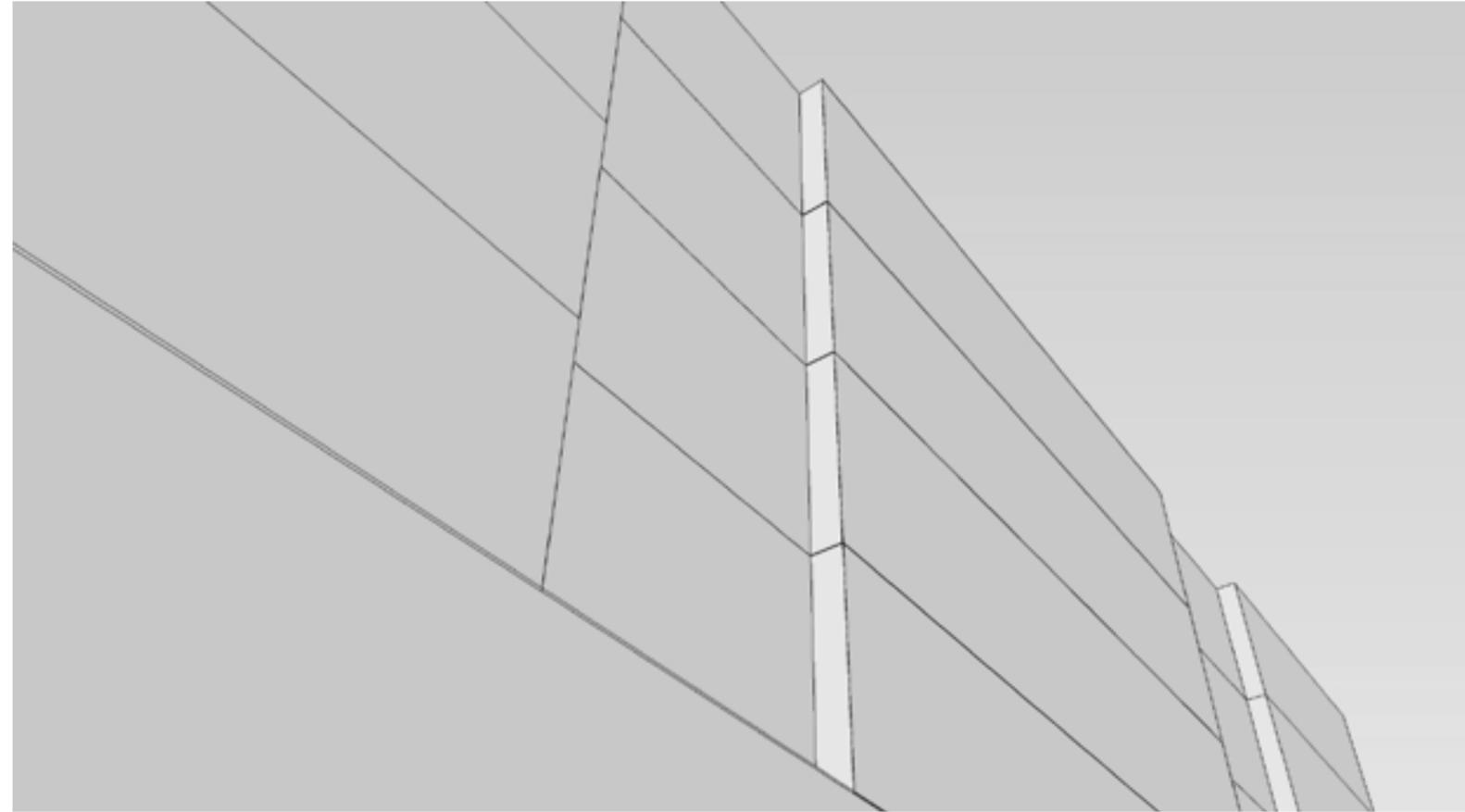
alternate 2

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

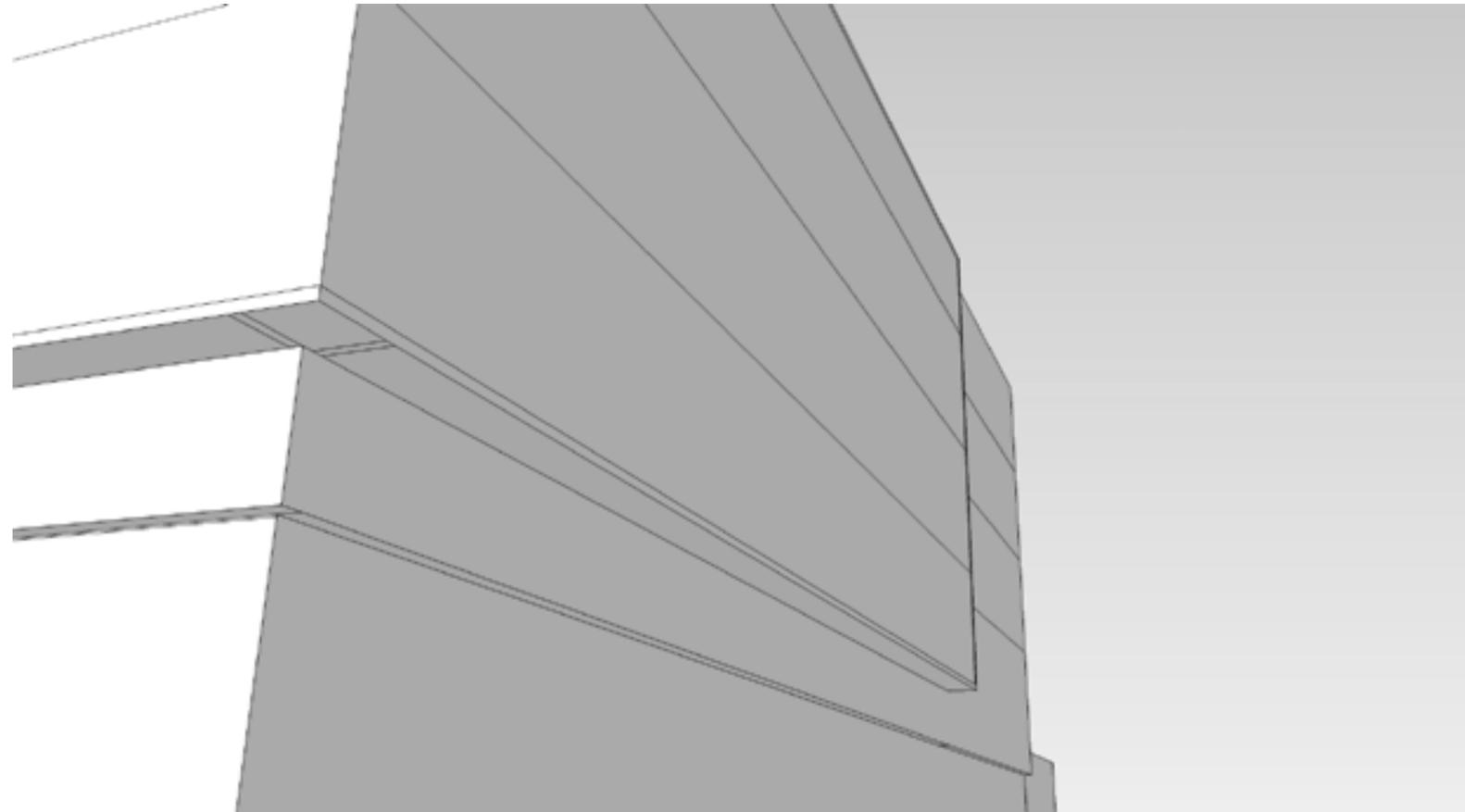
- 2. Upper Levels
 - c. Top Floor / Roof Edge - Should have a distinct profile against the sky through elements such as projections, overhangs, cornices, step backs, trellises, changes in material or other elements.

DRB comment: Top floor/roof edge: this will develop with the massing. Look at how the building steps back and that will determine how to address the top of the building.

Response: The required horizontal modulation along Central Way when viewed from the sidewalk creates a varied roof-line silhouette against the sky.



alternate 1



alternate 2

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.

- a. In general, break down the scale and massing of buildings into smaller and varied volumes.

DRB comment: Concerns with Building A Central Way elevation. Does weave concept address pedestrian scale??

Response: 'Weave' concept deals with urban scale reading of the building skins above street level, i.e. not in the pedestrian zone. Illustration shows how the 2-story articulation on building B helps reduce the apparent scale of the building when seen from a distance.



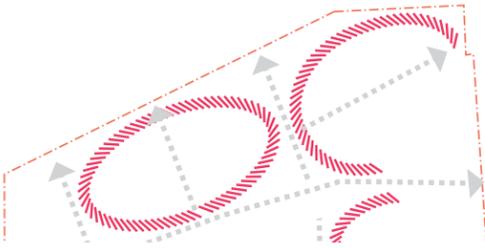
Master Plan and Design Guidelines
Page DG – 19 – All Districts: Bldg. Design

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 below):

 retail/restaurant frontage



- 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.
- c. Entrances: Principal building entry should be visible from the street and public space and marked by large entry doors, canopy/portico/overhang.

DRB comments: a. Frequent entrances for walk in traffic and c. Principal building entry should be visible (obvious) from the street.

Response: Retail uses will have frequent entrances along the building facades. Office lobbies have been designed to be visible and distinguishable from retail, but not so dominant as to overwhelm the retail. ① Habitual users of the office buildings will be using the parking garage, and there will not be a lot of walk-in traffic, so that office lobbies do not need strong emphasis.



Master Plan and Design Guidelines
Page DG-15 – All Districts: Site Planning

1. Streetscape.

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

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.

DRB comment: Ground floor level separate storefronts, pedestrian-oriented signs, etc. to give human dimension to street-level facades.

Response: Retail shops and restaurants will have individual storefronts. ① Canopies will have a variety of soffit materials and configurations, ② and signage will be suspended in a variety of methods to add scale and visual interest to the pedestrian environment. ③



**Master Plan and Design Guidelines
Page MP-6 – 9. Program Requirements****C. Green Building Commitment:**

1. The following requirements will apply to the Kirkland Parkplace project:
 - a. All office buildings will be designed to achieve a LEED-CS Gold threshold. A USGBC LEED Pre-Certification application showing points meeting LEED-CS Gold will be included with permit submittals to show which points will be pursued.
 - b. The hotel will be designed to a LEED-CS Certified or LEED-NC Certified threshold, or to meet the sustainability program of the hotel operator.
 - c. The applicant shall encourage all potential tenants for Kirkland Parkplace to pursue LEED-CI. To accomplish this, the applicant will create and distribute to tenants a set of Tenant Design Guidelines to show strategies tenants can use to achieve LEED-CI certification. These Tenant Design Guidelines will be made available to the City of Kirkland to inform their ongoing sustainability programs.
 - d. At the end of all tenant build-outs on the office, the applicant will prepare an executive summary for the City of Kirkland, outlining what sustainability measures were incorporated in the tenant build-outs (unless otherwise restricted by tenant confidentiality).
 - e. In addition, the applicant will strive to make design choices in its Core and Shell buildings that are conducive to the achievement of LEED-CI by tenants.

DRB comment: Make LEED more obvious (explain how addressing requirements)

Response: Building A is being designed to meet all LEED goals required by the Master Plan and Design Guidelines. Further information will be developed and presented as the design progresses in more detail.



