

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. Integrate Vehicular Access and Parking
 - Create visual interest for along the street
 - Incorporate rich variety of materials
 - Provide and enhance pedestrian circulation and retail continuity
6. A Mix of Uses = A mix of Building Types
 - Minimize the visual presence of parked cars
 - Allow parking to be utilized during nights/weekends for benefit of community and downtown
7. Appropriate Massing and Scale
 - Create a variety of building types, scales, and materials
 - Express a three-dimensional quality to the public spaces
8. Sustainability
 - 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
9. Sustainability
 - Establish macro-scale/site sustainable strategies
 - Pursue building specific sustainable strategies
 - Encourage tenant-specific sustainable strategies

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

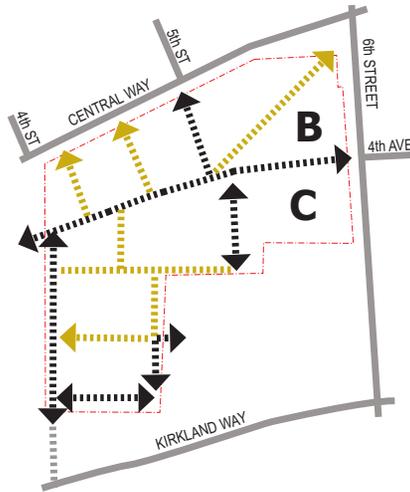
10. PUBLIC AMENITIES AND ACCESS

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

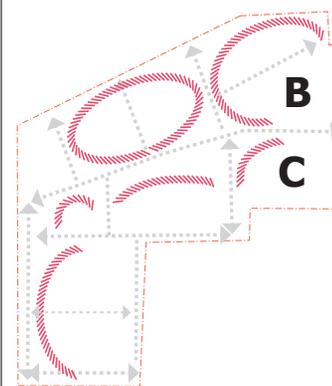


RETAIL/RESTAURANT FRONTAGE

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.*

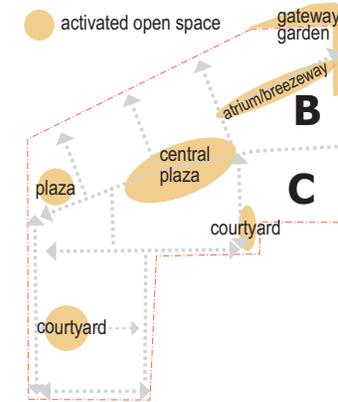
central plaza: shall have a minimum area of 15,000 square feet with a minimum average width of 70 feet

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

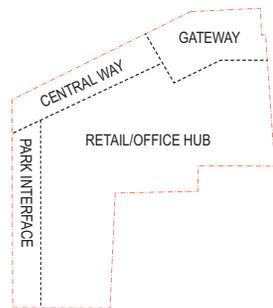
*See district specific guidelines for design parameters of public space (ex. central plaza, pg 27).



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

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



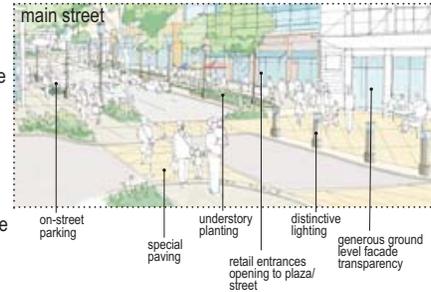
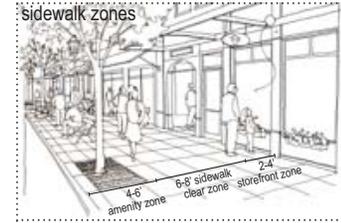
SITE PLANNING

1. Streetscape.

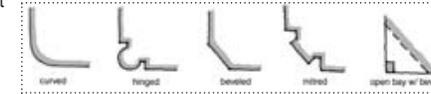
Intent: To maintain a continuous and safe streetscape with a pedestrian-friendly character.

- 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.

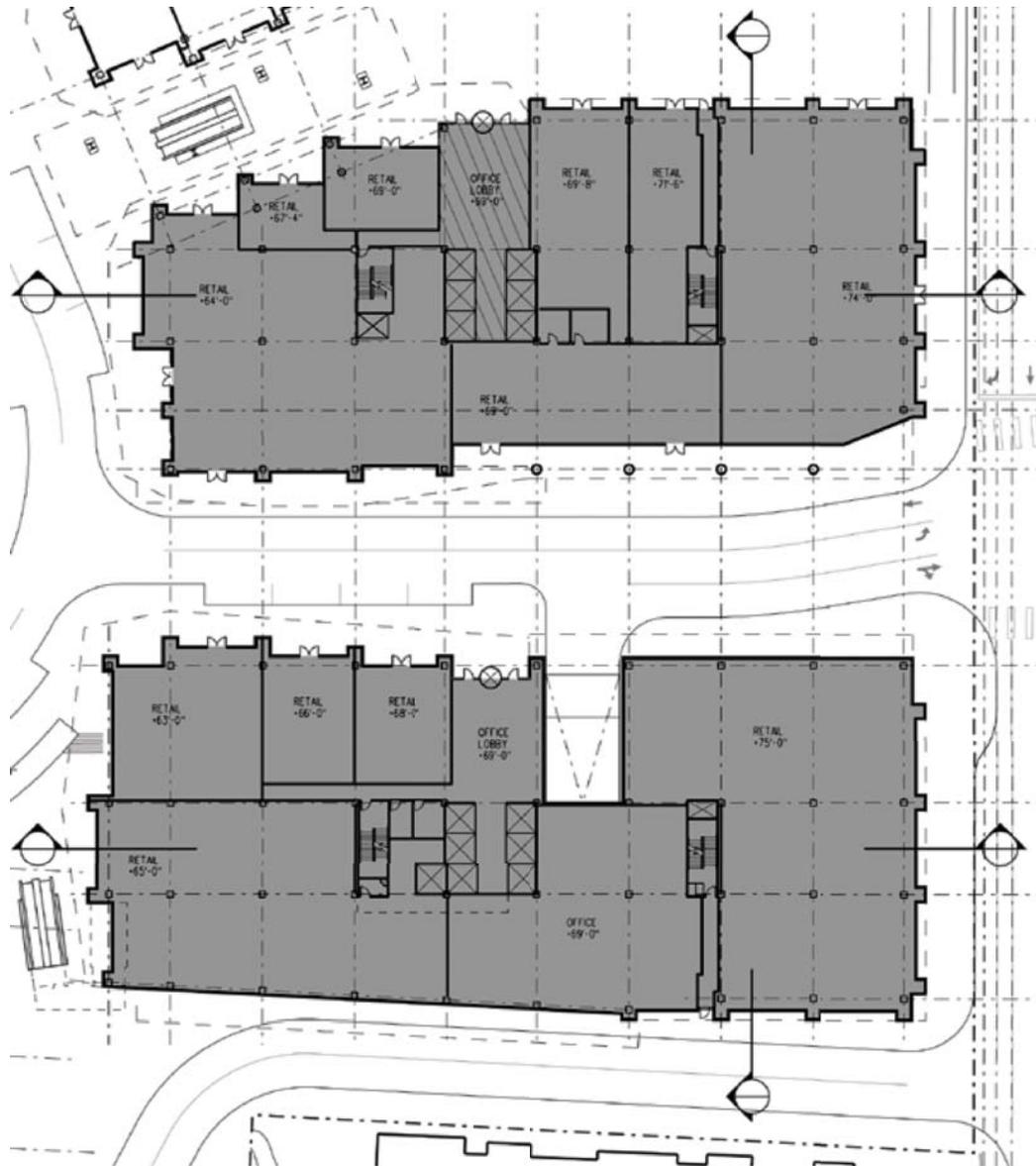
*Minor deviations for street trees and major planting spaces may be necessary in some spaces due to structural constraints.



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

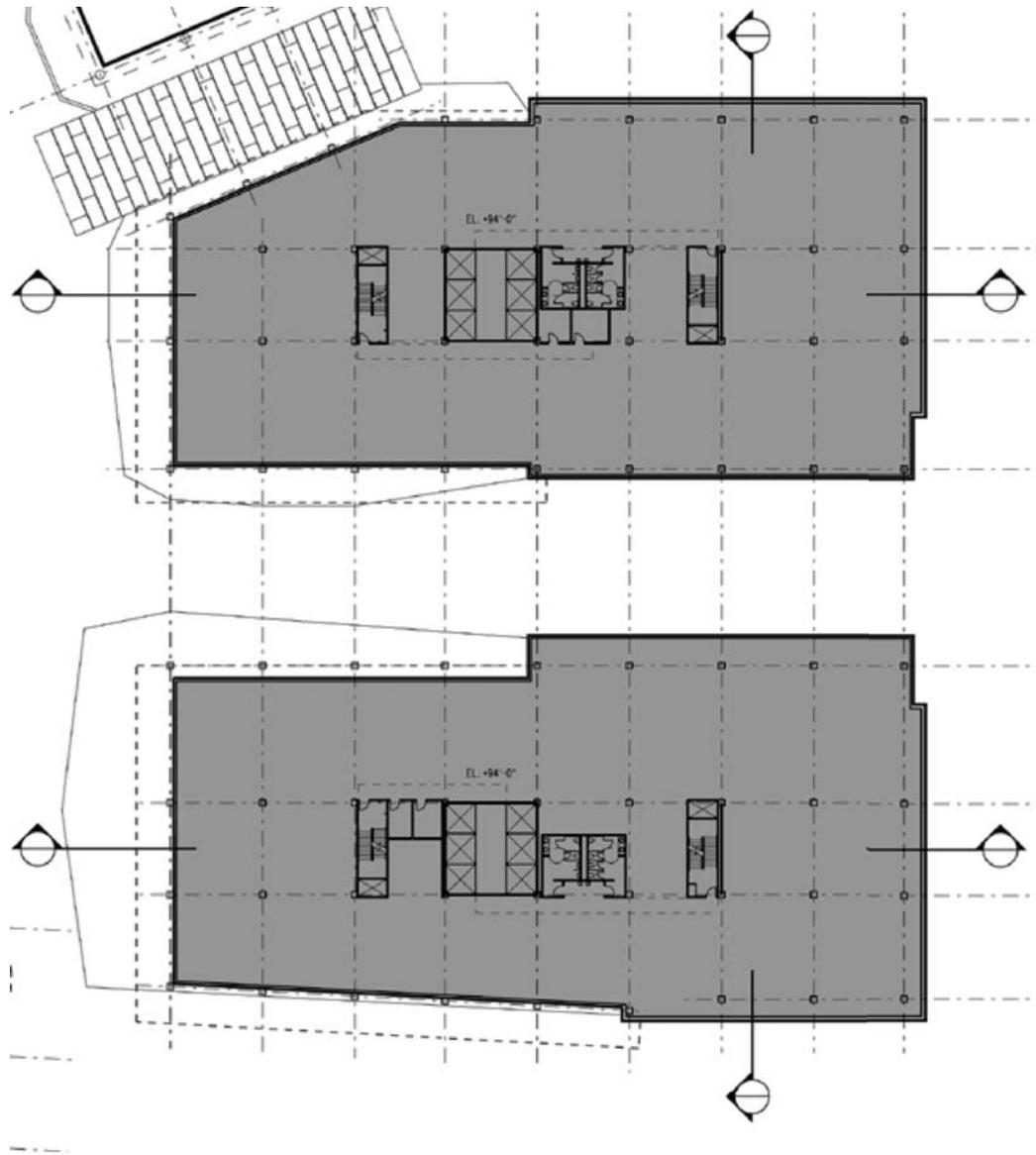


corner treatments



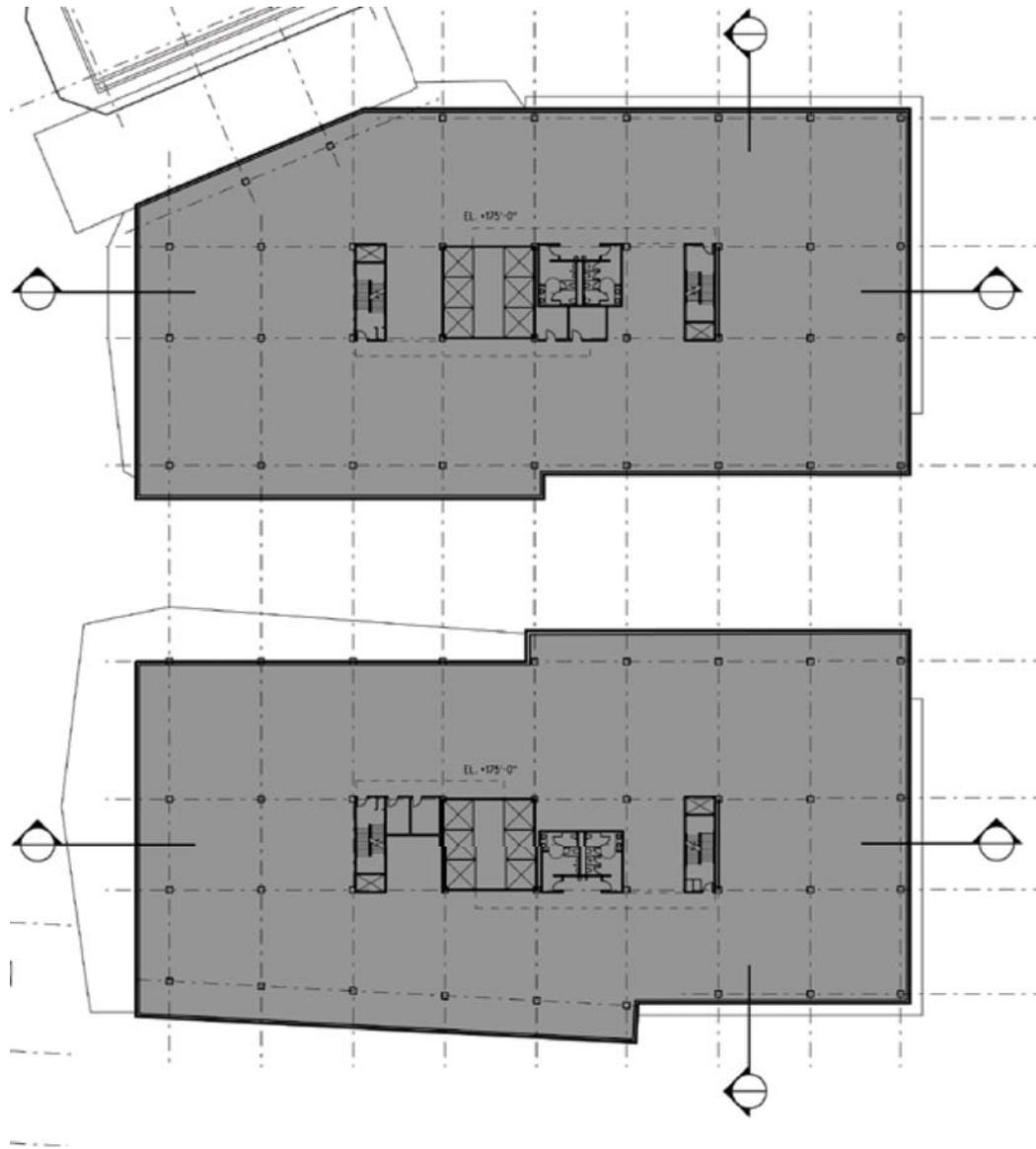
Buildings B & C 1st Floor Plan





Buildings B & C 2nd Floor Plan



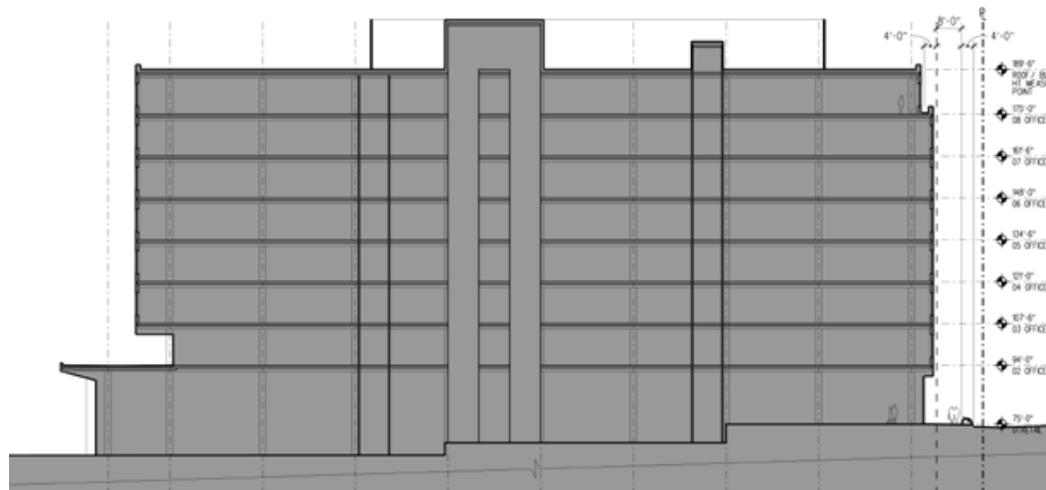


Buildings B & C 8th Floor Plan





E-W Section through Building B



E-W Section through Building C

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

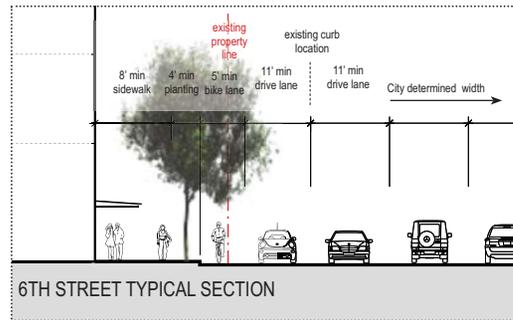
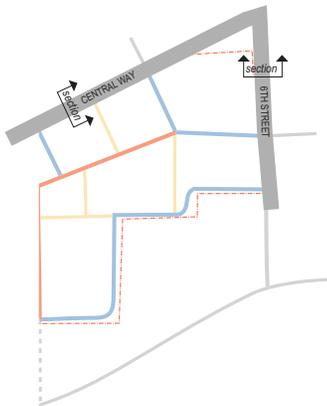
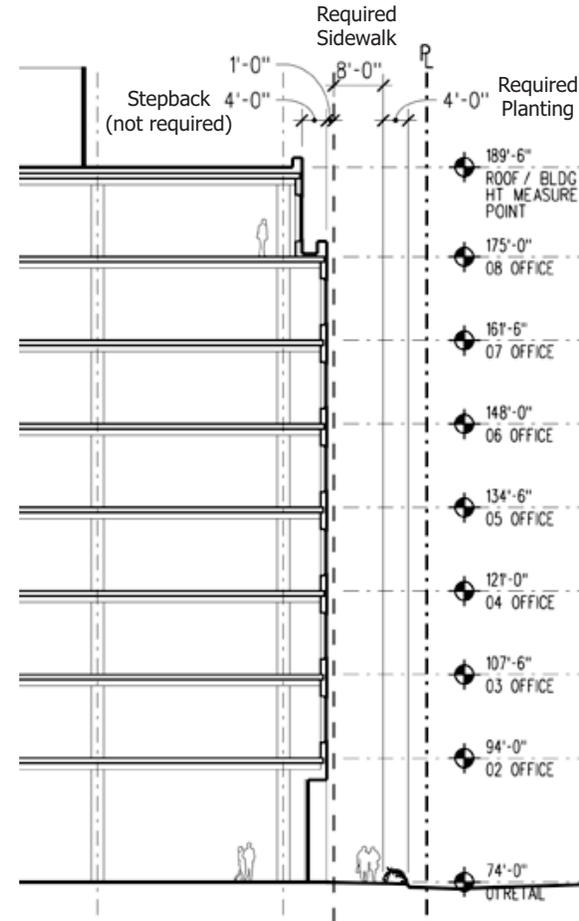


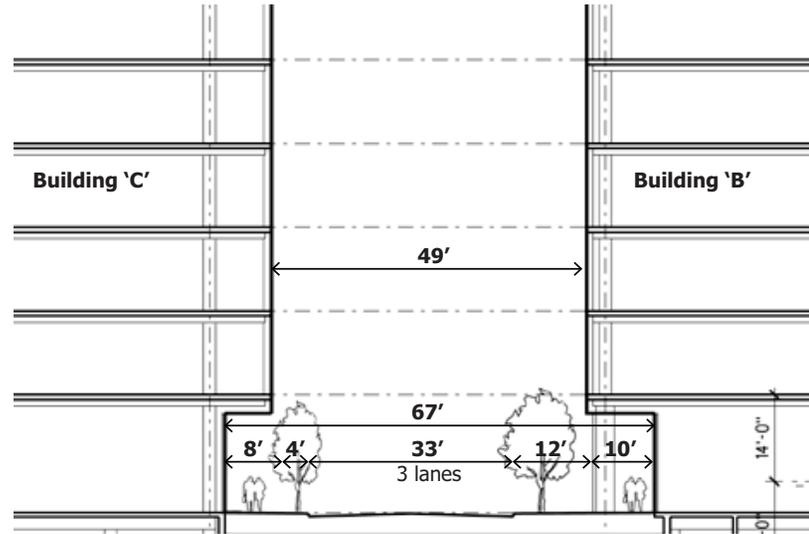
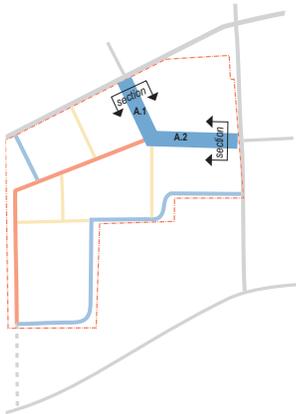
Diagram from Design Guidelines



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

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Page MP-10 – Development Standards
11. Street Classification**



Proposed Design

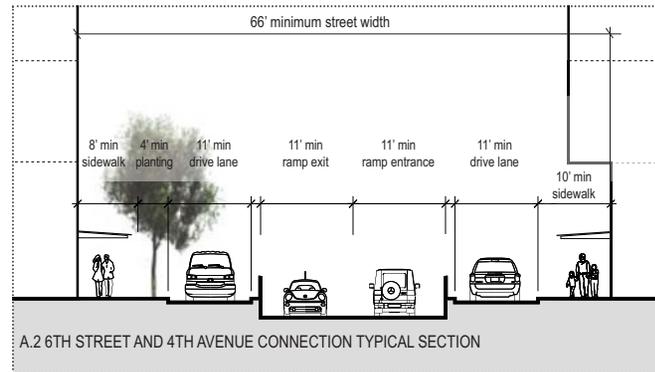
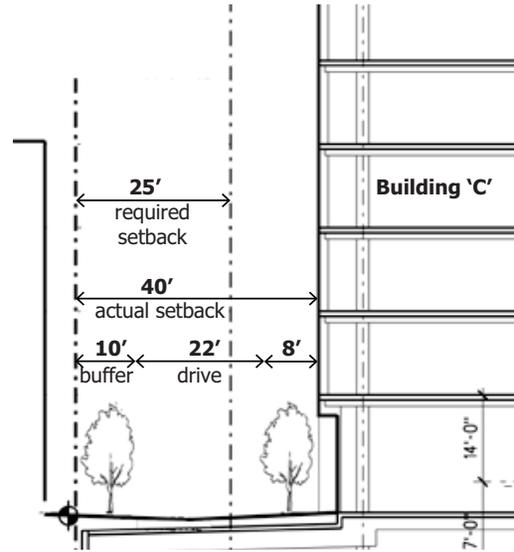
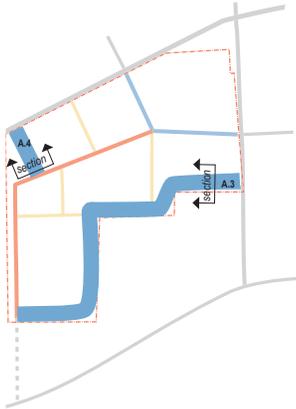


Diagram from Design Guidelines

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11. Street Classification**



Proposed Design

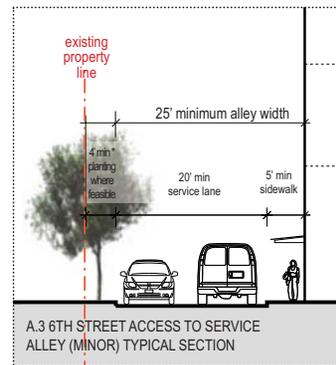


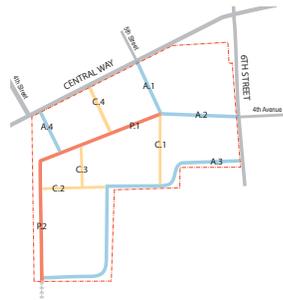
Diagram from Design Guidelines

* 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.

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12. All Districts**



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

BUILDING DESIGN

1. Orientation to the Street

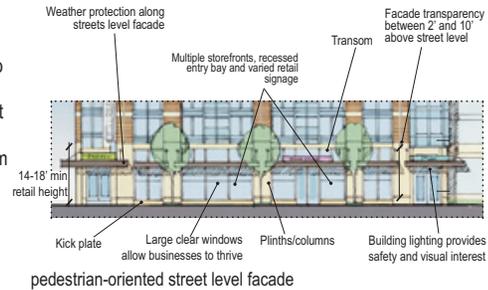
Intent: *Ensure that buildings contribute to the liveliness of Parkplace's public spaces, and overall community character.*

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.



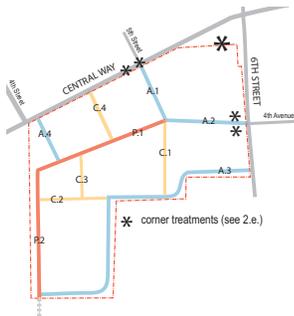
street level emphasis



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

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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.*

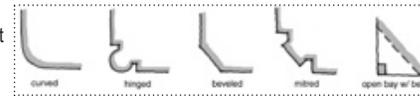
- a. In general, break down the scale and massing of buildings into smaller and varied volumes.
- b. All building faces should be responsive to the context of the surrounding environment and neighboring buildings.
- c. All sides of the building shall be designed with care, ie there should be no "backside" 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

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Aerial Views

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

Metal panel system **2**



Buildings A, B & C from Northeast

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Aerial Views

Brick or terra cotta 'frames' ①

Metal panel system ②



Buildings A, B & C from Southwest

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Aerial Views



Buildings B & C from West

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Eye-level Views



Buildings B & C from Northeast

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Eye-level Views



Buildings B & C from Southeast

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Eye-level Views



Drive Between Buildings B & C

Buildings B & C
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Eye-level Views



Buildings B & C from North (Central Way)

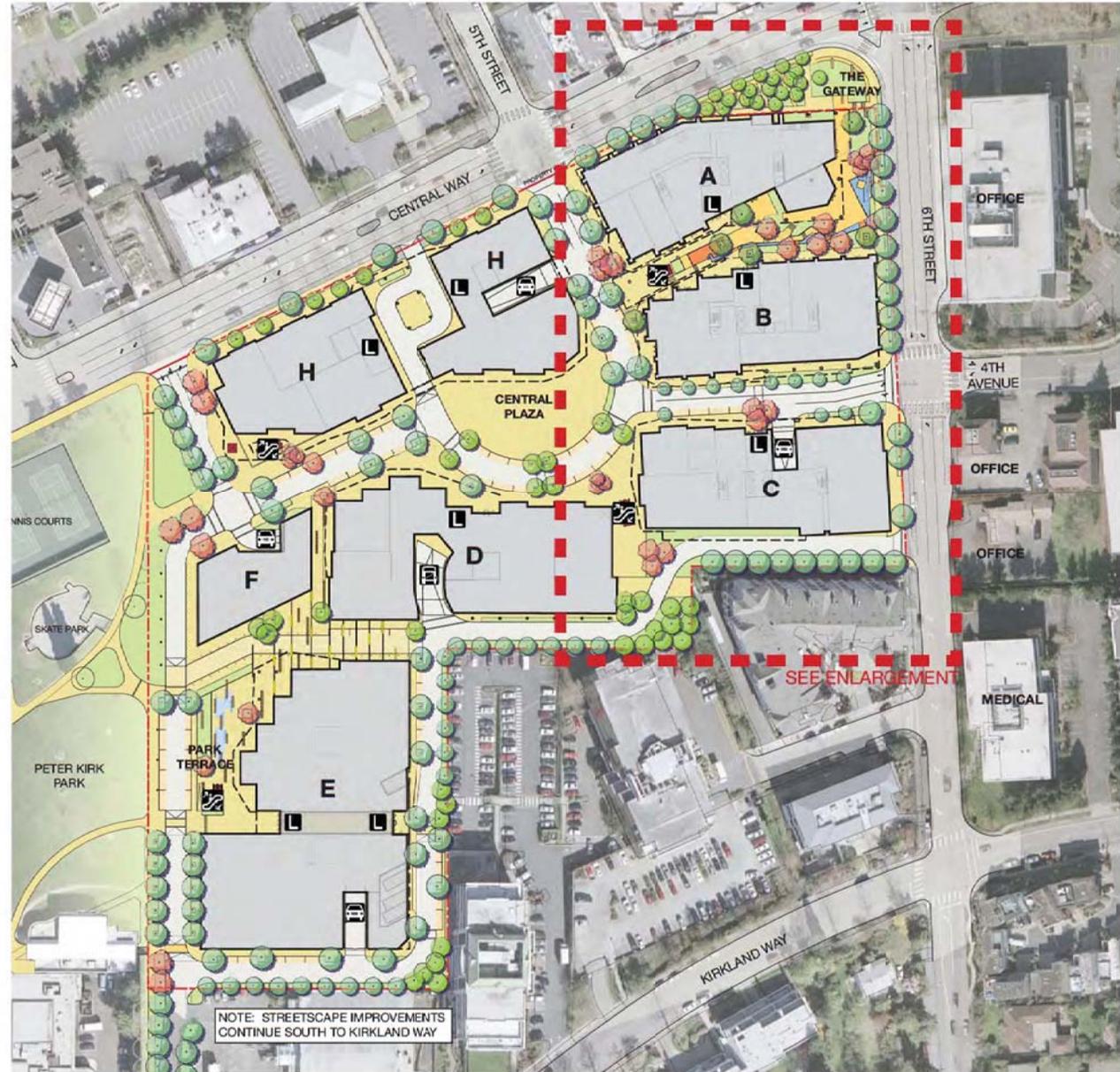
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Eye-level Views

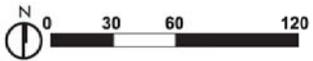
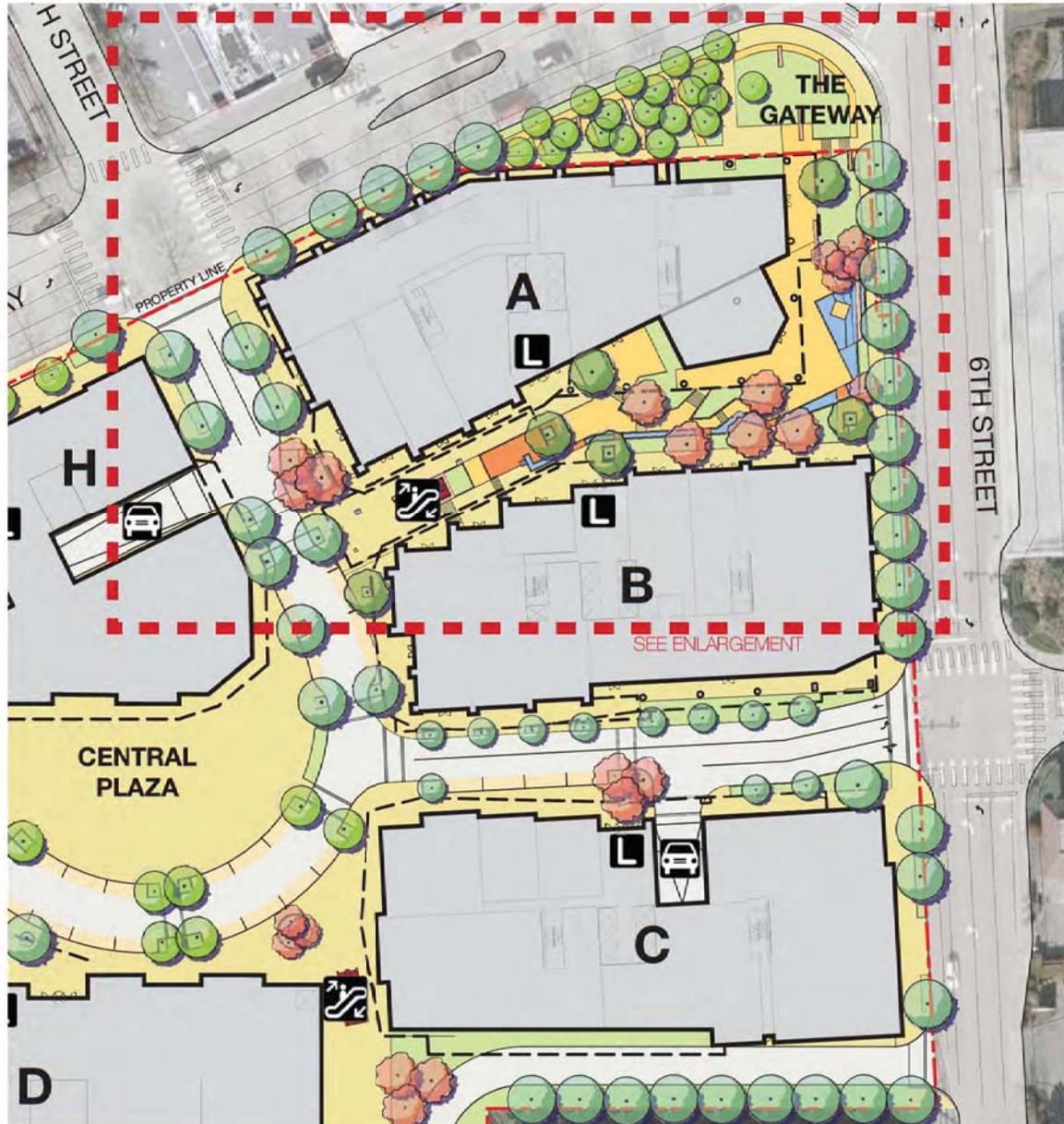


Building B from Southwest

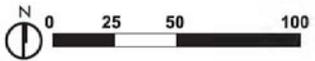
ILLUSTRATIVE SITE PLAN



BUILDINGS A, B AND C



ENLARGEMENT OF BUILDING A



BUILDING A - PLANT MATERIALS

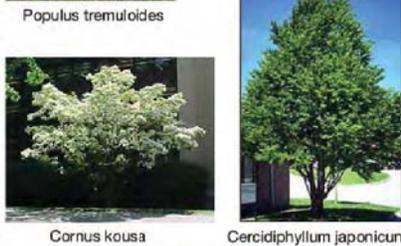
REPRESENTATIVE PLANT LIST (Final plant list to be selected and additional plants to be included.)

TREES:	
	<i>Acer griseum</i> Paperbark Maple
	<i>Cercidiphyllum japonicum</i> Katsura
	<i>Cornus kousa</i> Kousa Dogwood
	<i>Populus tremuloides</i> Quaking Aspen

SHRUBS:	
	<i>Arbutus unedo</i> Strawberry Tree
	<i>Cornus stolonifera</i> Red Twig Dogwood
	<i>Physocarpus capitatus</i> Pacific Ninebark
	<i>Vaccinium ovatum</i> Evergreen Huckleberry

GRASSES/FERNS:	
	<i>Athyrium form rubellum</i> Lady Fern
	<i>Hordeum murinum</i> Wall Barley
	<i>Pennisetum orientale</i> Fountain Grass
	<i>Polystichum munitum</i> Sword Fern

GROUNDCOVER/PERENNIALS:	
	<i>Arctostaphylos uva-ursi</i> Kinnikinnick
	<i>Rubus Calycinoides</i> Crinkle Leaf Creeper
	<i>Schizostylis coccinea</i> Kaffir Lily
	<i>Smilacina racemosa</i> False Solomon's Seal



TREES



Athyrium nipponicum



Polystichum munitum

FERNS



Pennisetum orientale



Hordeum murinum

GRASSES



Smilacina racemosa



Schizostylis coccinea

PERENNIALS



Physocarpus capitatus



Cornus stolonifera

SHRUBS

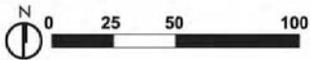


Arctostaphylos uva-ursi



Rubus calycinoides

GROUNDCOVER

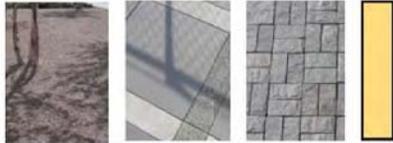


BUILDING A - MATERIAL SELECTIONS

MATERIALS LEGEND:



CONCRETE PAVING



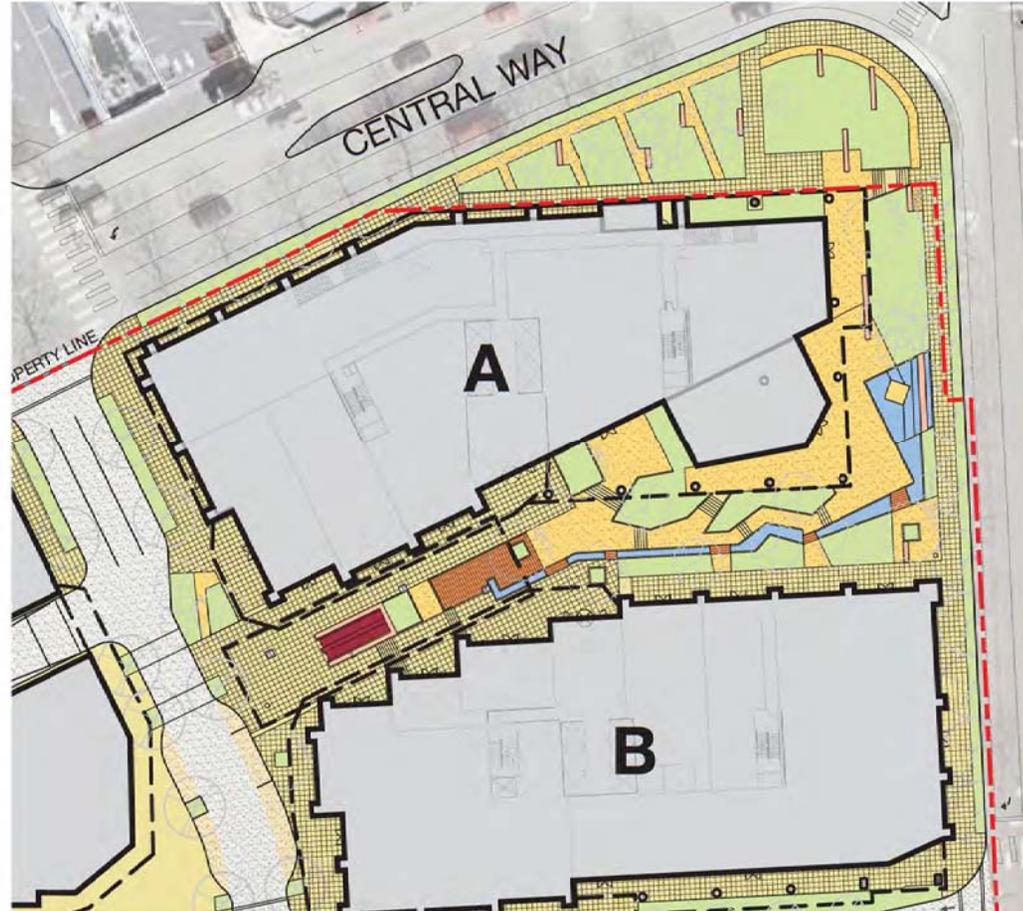
SPECIALTY PAVING



WOOD DECKING



WATER FEATURE



REPRESENTATIVE SITE AMENITIES:



CONCRETE SITE WALLS



FEATURE WALLS



KIOSK/BOLLARDS



CAFE TABLES/CHAIRS



TREE UPLIGHTING



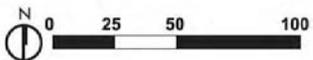
BIKE RACK



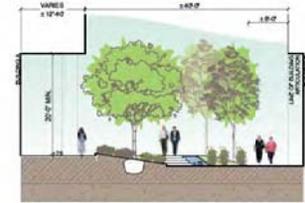
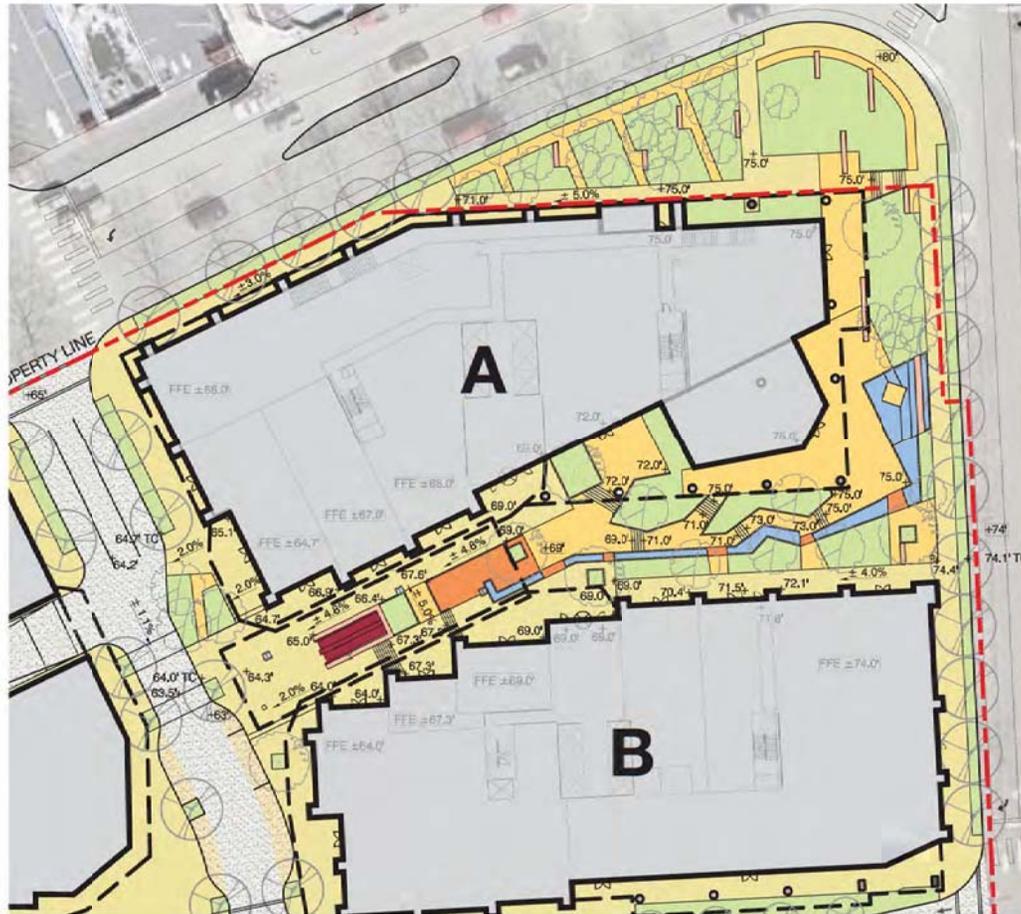
BOLLARD LIGHT



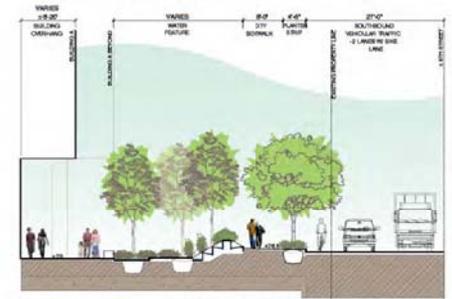
PEDESTRIAN POLE LIGHT



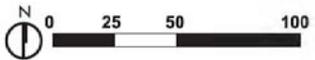
GRADING DIAGRAM



A - SECTION AT BUILDING A AND BREEZEWAY



B - SECTION AT BUILDING A AND 6TH STREET



NOTE:
ALL GRADES AND
PERCENTAGE SLOPES
ARE APPROXIMATE