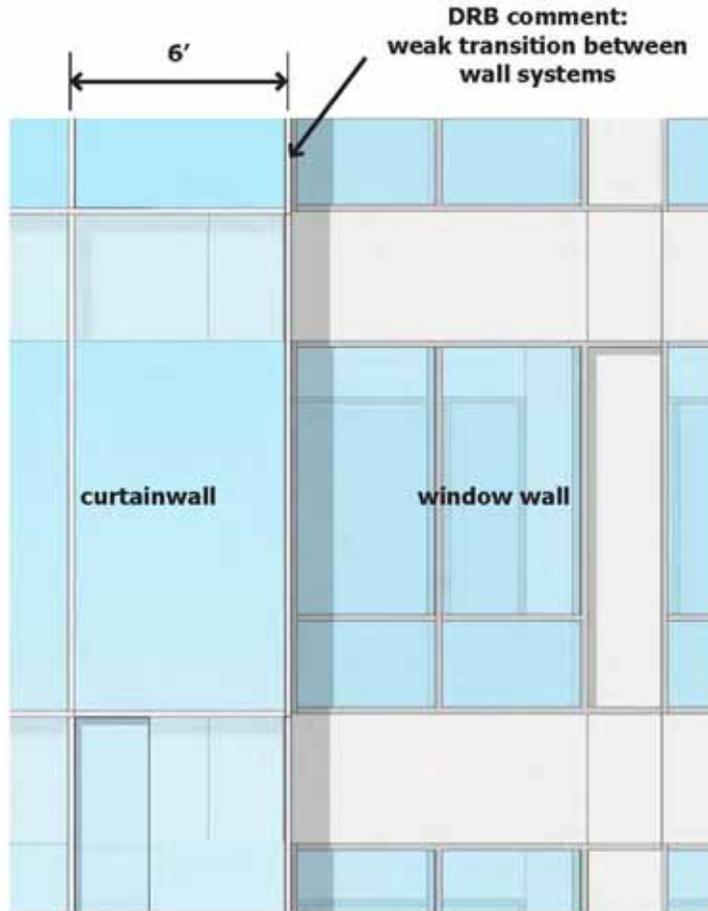


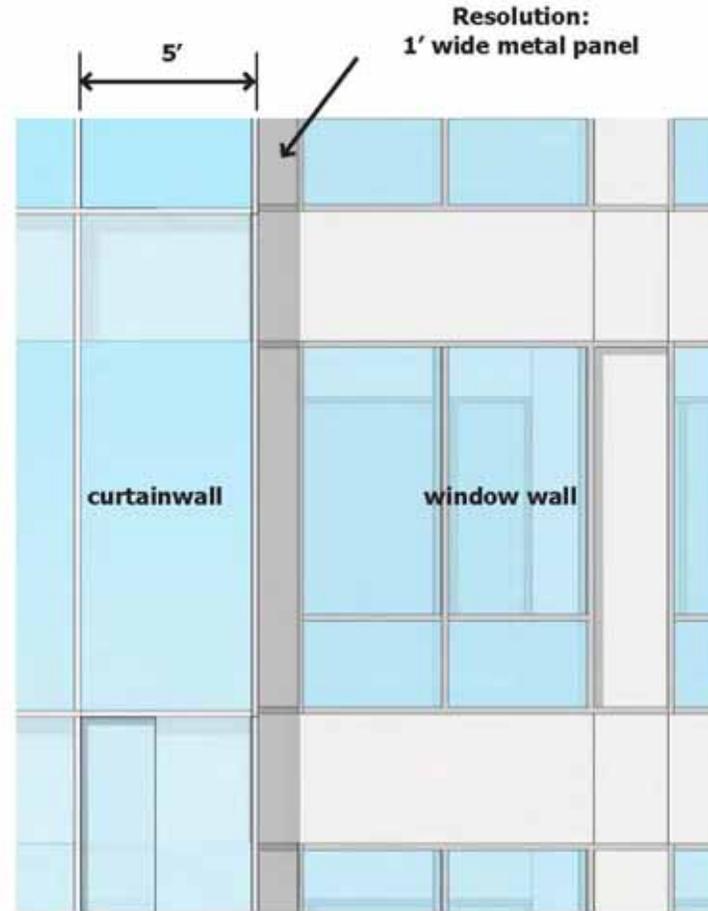
# **Building 'H' Design Response Conference March 1, 2010**

## **Buildings 'B' & 'C' Follow-up Items:**

- 1. Resolution of material change detail at 'B'**
- 2. Glass canopy study at 'B' SE corner**
- 3. Columns at 2nd floor**



Building 'B' South Elevation detail presented 2/1/10



Revised Building 'B' South Elevation detail

1. Resolution of material change detail at 'B'

**DRB comment:  
3 retail bays lack weather  
protection**



**Building 'B' South retail presented 2/1/10**

**Resolution:  
Glass canopies added**



**Revised Building 'B' South retail with 7' deep canopies**

**2. Glass canopy study at 'B' SE corner**

**DRB comment:**  
Trees conceal columns at 2nd floor  
'reveal'



**Building 'B' South Elevation presented 2/1/10**

**Clarification:**  
Columns are outside glazing system  
at 2nd floor 'reveal'  
(typical for Buildings 'B' & 'C')



**Revised Building 'B' South Elevation**

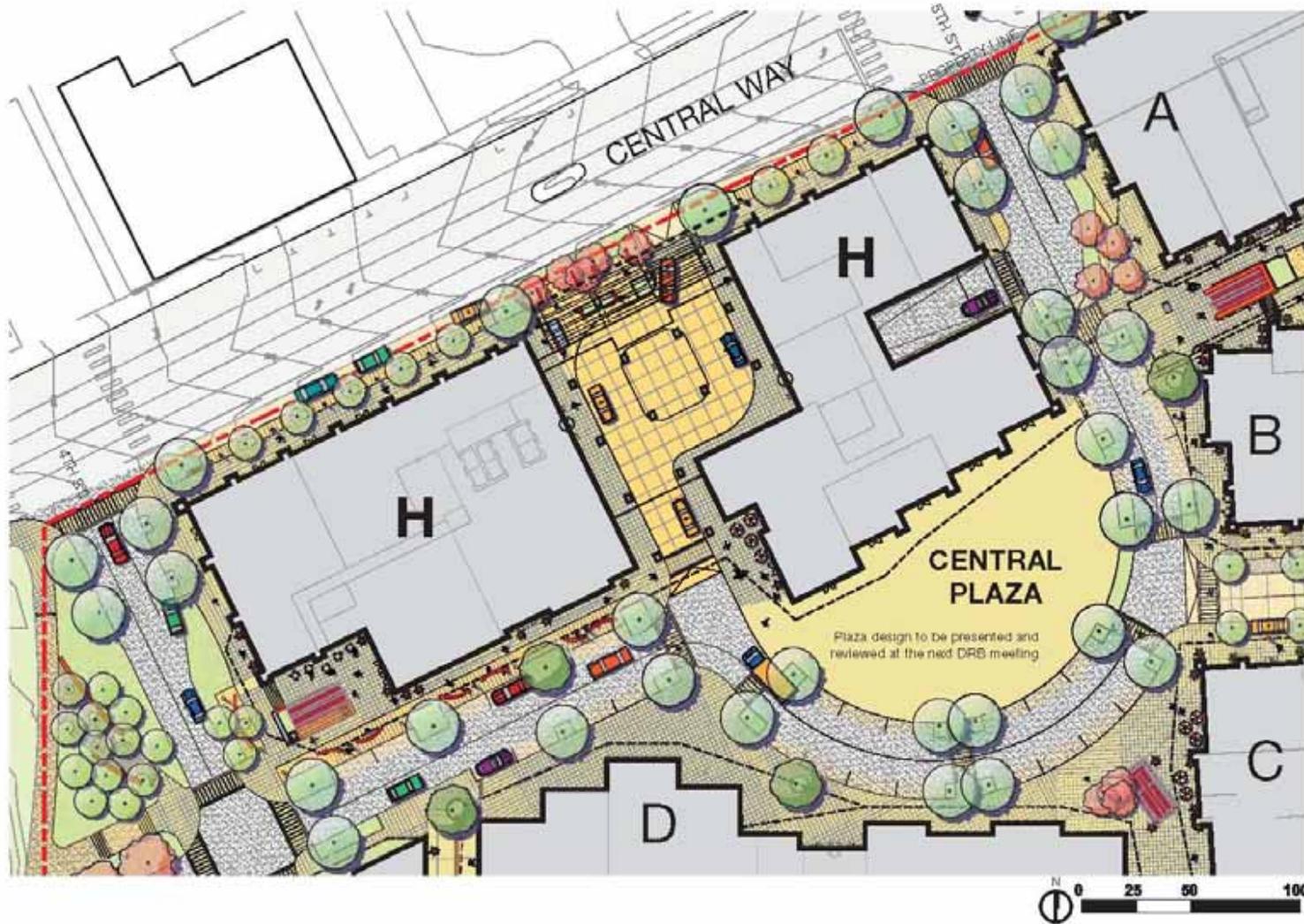
**3. Columns at 2nd floor**

# **Building 'H' Proposed Design**

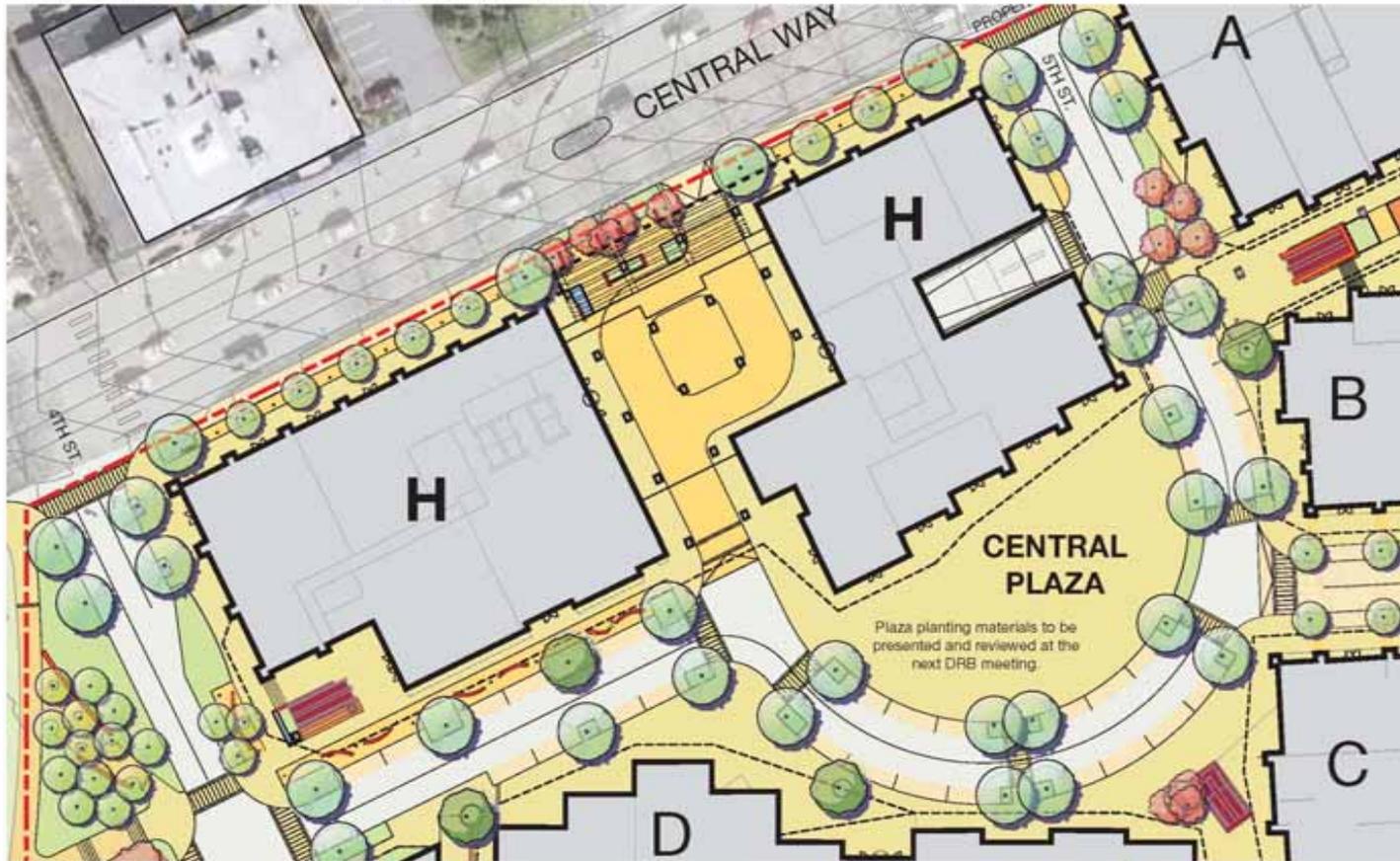
# ILLUSTRATIVE SITE PLAN



# ENLARGEMENT OF BUILDING H AND CENTRAL PLAZA



# BUILDING H - PLANT MATERIALS



REPRESENTATIVE PLANT LIST	
FINAL PLANT LIST TO BE SELECTED AND ADDITIONAL PLANTS TO BE INCLUDED.)	
<b>TREES:</b>	
	<i>Acer palmatum</i> Japanese Maple
	<i>Amelanchier grandiflora</i> Serviceberry
	<i>Cercidiphyllum japonicum</i> Katsura
	<i>Fraxinus pennsylvanica</i> Ash
	<i>Liriodendron tulipifera fastigiata</i> Columnar Tulip Tree
	<i>Populus tremuloides</i> Quaking Aspen
	<i>Zelkova serrata</i> Green Vase Zelkova
<b>SHRUBS:</b>	
	<i>Arbutus unedo</i> Strawberry Tree
	<i>Cornus stolonifera</i> Red Twig Dogwood
	<i>Leucothoe fontanesiana 'nana'</i> Dwarf Drooping Leucothoe
	<i>Freziera indica</i> Indian Hawthorn
<b>GRASSES/ GROUNDCOVERS/PERENNIALS</b>	
	<i>Arctostaphylos uva-ursi</i> Kinnikinnick
	<i>Deschampsia cespitosa</i> Tufted Hair Grass
	<i>Heuchera</i> Coral Bells
	<i>Liriope spicata</i> Creeping Liriope



*Amelanchier grandiflora*



*Liriodendron tulipifera fastigiata*



*Populus tremuloides*



*Acer palmatum*



*Arctostaphylos uva-ursi*



*Liriope spicata*

**GROUNDCOVER**



*Arbutus unedo*



*Leucothoe*

**SHRUBS**

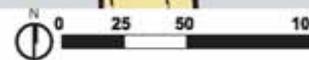


*Deschampsia cespitosa*

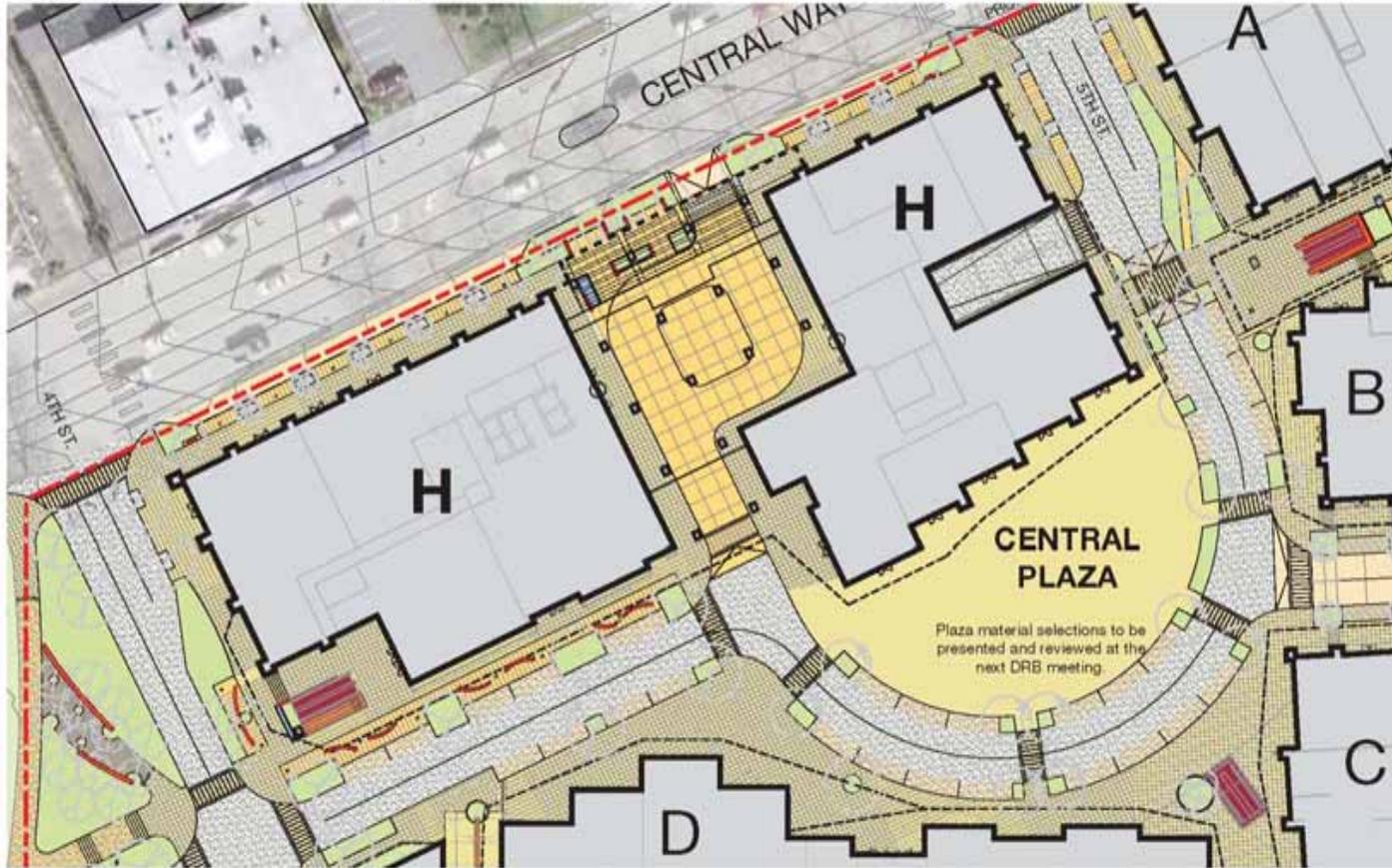


*Heuchera*

**PERENNIALS/GRASSES**



# BUILDING H - MATERIAL SELECTIONS



## MATERIALS LEGEND:



## REPRESENTATIVE SITE AMENITIES:



TREE UPLIGHTING



CAFE TABLES/CHAIRS AND SEASONAL COLOR



PEDESTRIAN POLE LIGHT - SOUTH OF BLDG H



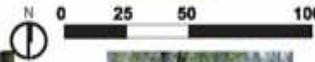
BIKE RACK



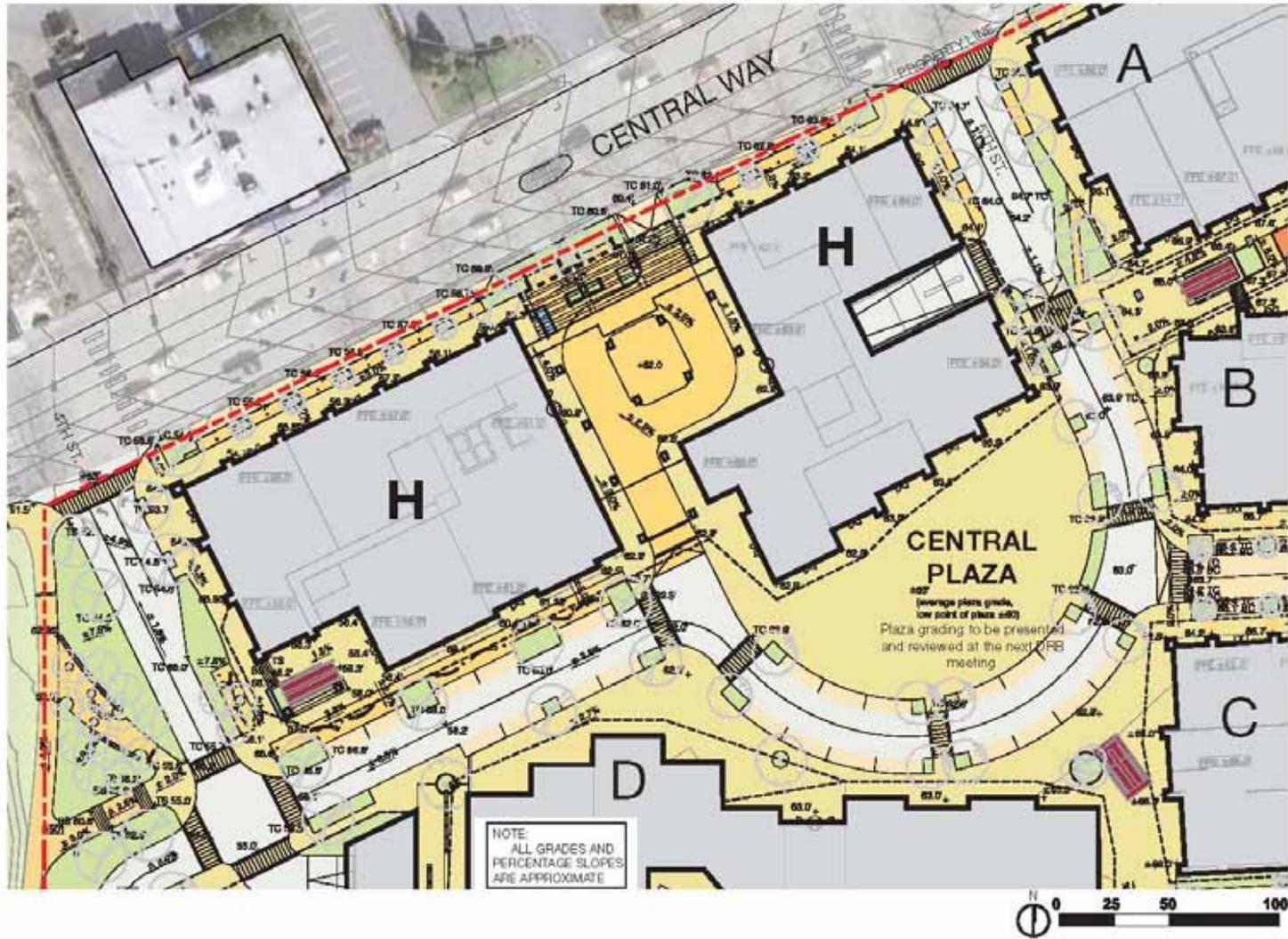
SEATING WALLS AT PARK EDGE



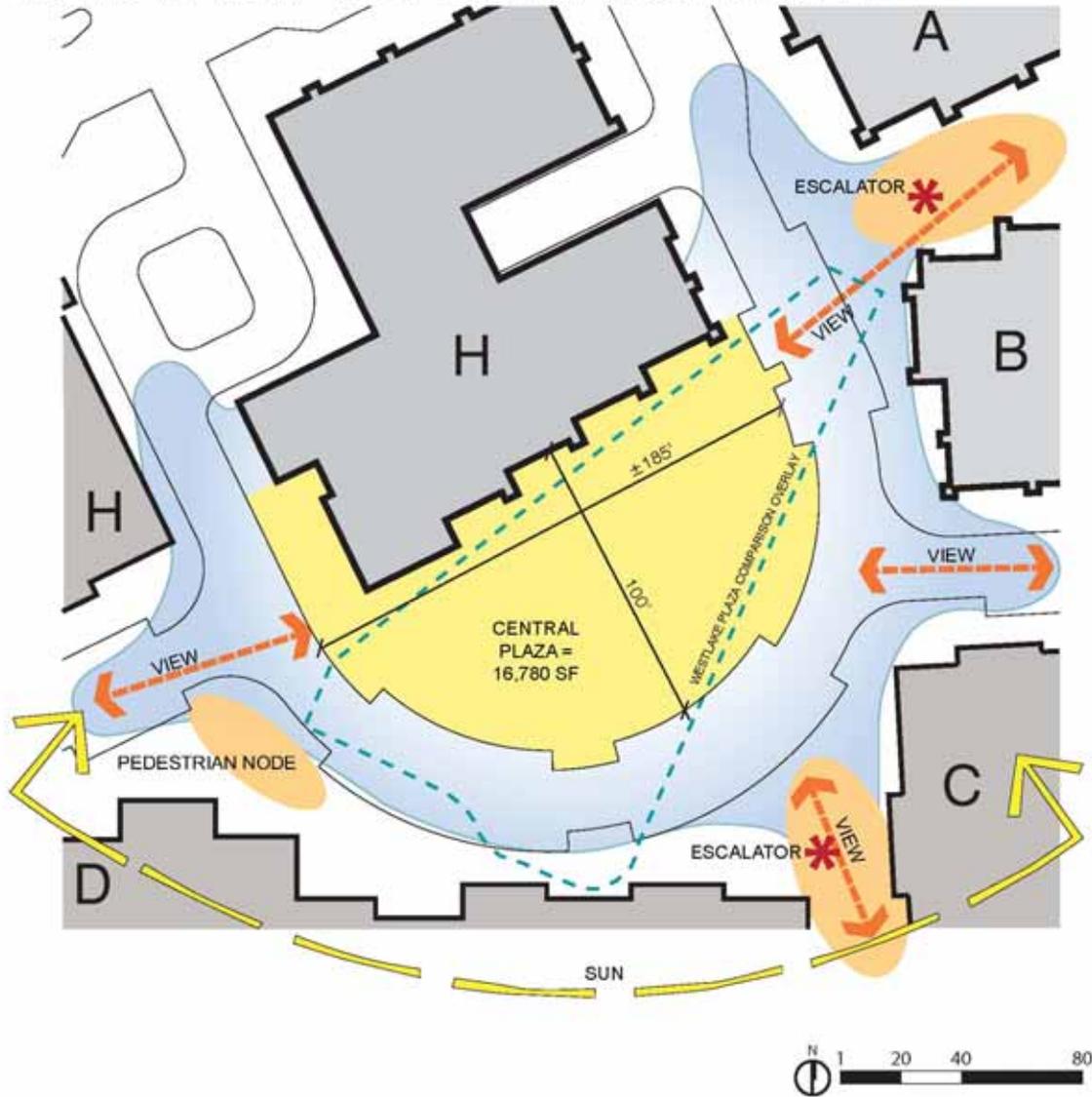
TREE GROVE AT PARK



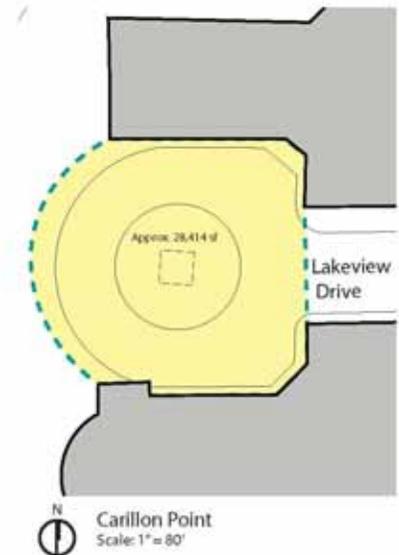
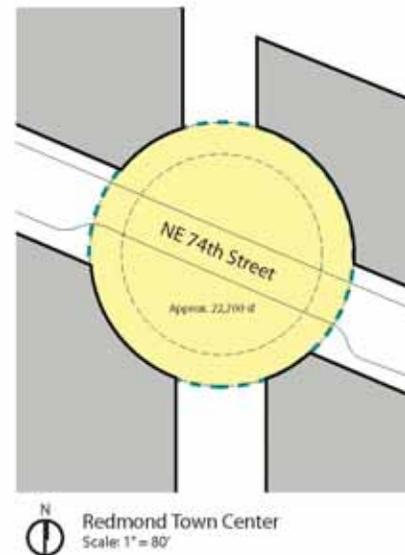
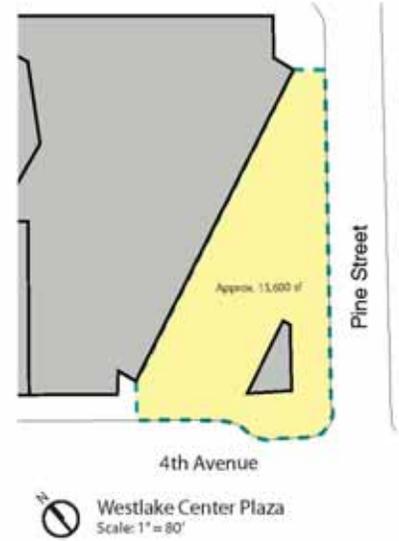
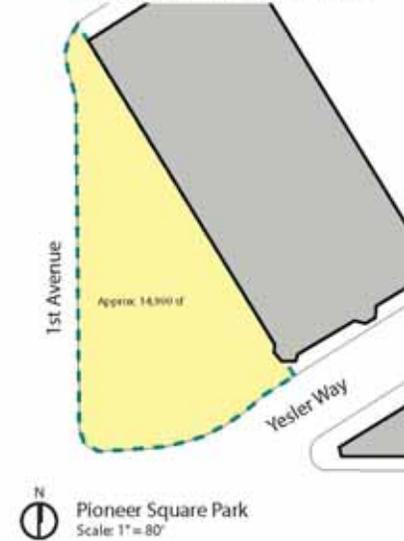
# BUILDINGS H AND CENTRAL PLAZA - GRADING DIAGRAM



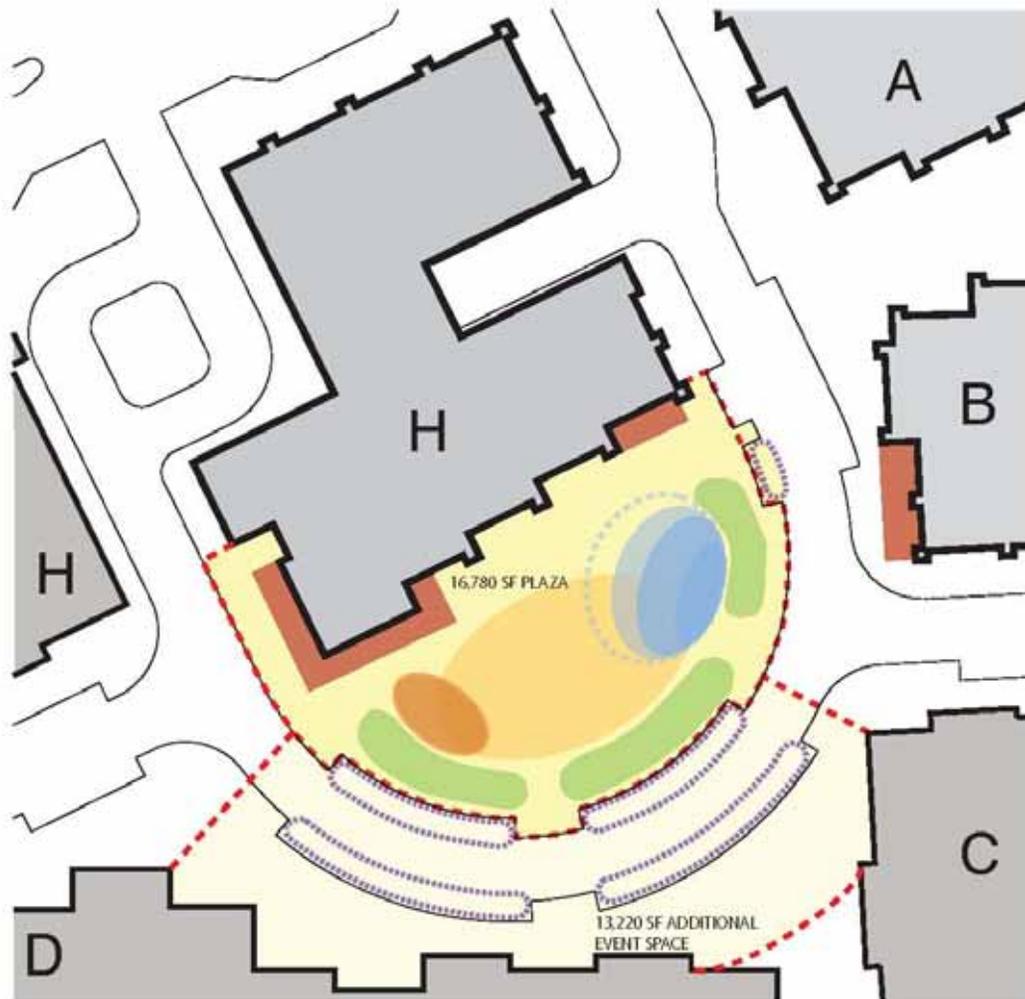
CENTRAL PLAZA - SCALE COMPARISON DIAGRAM



LOCAL COMPARISON SPACES:



# CENTRAL PLAZA - PROGRAMMING DIAGRAM



## PROGRAM LEGEND:

- FESTIVAL/FAIR PLAZA AREA:**
  - 30,000 SF of event area (inclusive of street circulation space)
- PATRON/SEATING AREA:**
  - 3,500 SF
  - Informal seating: 250-300 Audience members in flexible arrangement (+/-16 sf / person)
  - Arranged seating: 400 Audience members in rows (+/-8 sf / person)
- MULTI-PURPOSE PERFORMANCE STAGE:**
  - 500 SF stage
- WATER FEATURE:**
  - 300 SF to 1,000 SF
- PLANTING AREA:**
  - 1,500 SF
- VENDOR/MARKET AREA (ON STREET):**
  - 3,000 SF
  - 30 vendor stalls (10'x10')
- OUTDOOR CAFE/DINING:**
  - Potential locations

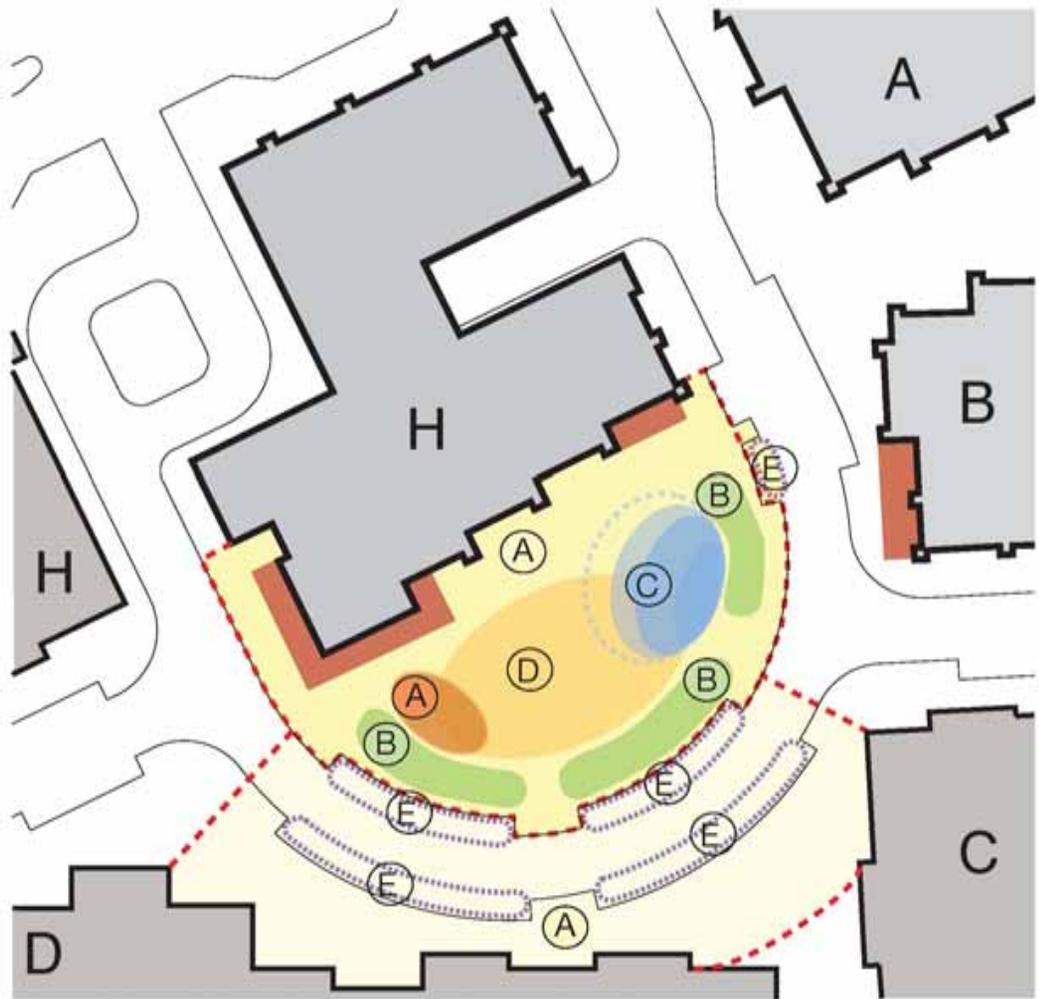
\*All square footages are approximate and will adjust based on the final plaza design.



- Kirkland Wednesday Market
- Approx. 43,000 SF Park area
  - Approx. 6,000 SF Vendor zone along path
  - Approx. 60-70 Vendors



# CENTRAL PLAZA - POTENTIAL AMENITIES



## AMENITIES LEGEND:

- 




**A A** Festival / Multi-Purpose Events / Flexible Stage
- 



**B** Landscape Area
- 




**C** Water Feature Zone
- 



**D** Seating / Patron Area
- 



**E** Vendor / Market Area

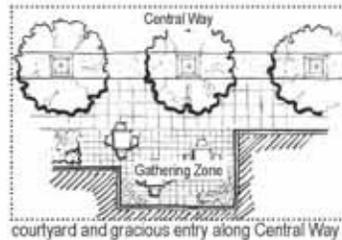
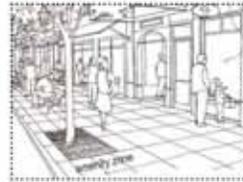
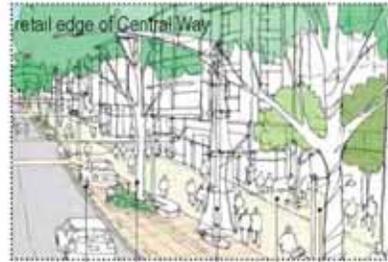
13b. CENTRAL WAY DISTRICT

**INTENT:**

To respond to Central Way as a major arterial that links downtown Kirkland with the areas east and beyond, Parkplace must take advantage of this traffic volume and activity to help create a multi-functioning, pedestrian-scale shopping street.

**SITE PLANNING**

1. Encourage and activate the street edge by incorporating:
  - on-street parking along Central Way
  - buildings located up to the edge of the sidewalk
  - storefront and hotel entrances
  - generous sidewalk amenity zone (trees, lights, benches, see section on pg 9)
  - street tree selection and spacing that provide visual continuity, buffers pedestrians from the busy street, and allows visibility of retail
  - pedestrian signage.
2. Reduce the length of the street wall by pulling back portions of the building at the ground level from the street edge in key locations, provided street continuity is not interrupted.
3. The limited vehicular access to mid-block connection may be accessed from Central Way and into the interior of the project, (per C.4 section on pg 14). Pedestrian access along this route should include pedestrian-scaled lighting and a clear connection to the streetscape/plaza space on the opposite side.



building set to sidewalk with on-street parking



13b. CENTRAL WAY DISTRICT

**INTENT:**

To respond to Central Way as a major arterial that links downtown Kirkland with the areas east and beyond, Parkplace must take advantage of this traffic volume and activity to help create a multi-functioning, pedestrian-scale shopping street.

**BUILDING DESIGN**

1. Reduce apparent bulk of buildings along Central Way by incorporating a 20 foot upper level step back after the third (3rd) story along the majority of the facade. However in places, step backs can vary in depths from 0-20 feet, so long as the overall 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.
2. Facades that are stepped back should be distinguished by a change in elements such as window design, railings, trellises, details, materials and/or color so that the result is a richly organized combination of features that face the street.
3. Balconies, terraces and landscaping features are encouraged in upper level step backs.



examples of varied step backs



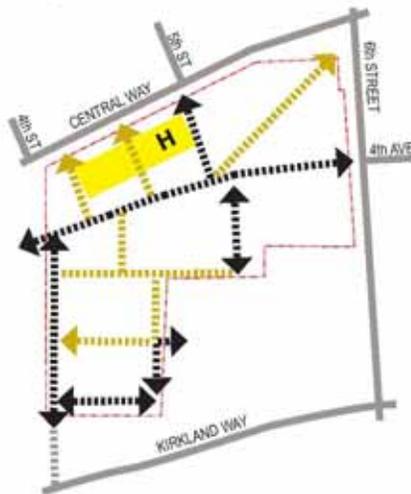
10. PUBLIC AMENITIES AND ACCESS

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

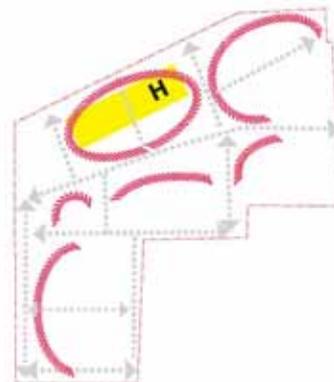


RETAIL/RESTAURANT FRONTAGE

*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



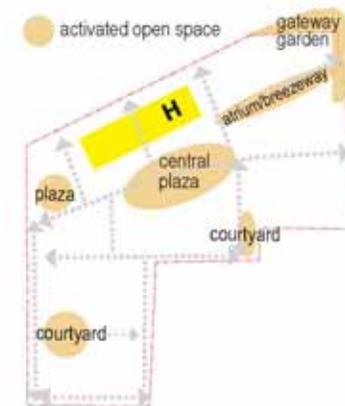
PEDESTRIAN SPACE

*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)



### 11. STREET CLASSIFICATION

*Intent: To create a street and sidewalk network that responds to the existing Kirkland grid pattern, creates a pedestrian oriented environment and allows direct interaction with Peter Kirk Park.*

**Adjacent Street Improvements**

- Central Way
- 6th Street

**Access Streets**

- A.1 Central and 5th Street Connection
- A.2 6th Street and 4th Avenue Connection
- A.3 6th Street access to service alley (minor)
- A.4 Central Way and 4th Street Connection

**Pedestrian Streets**

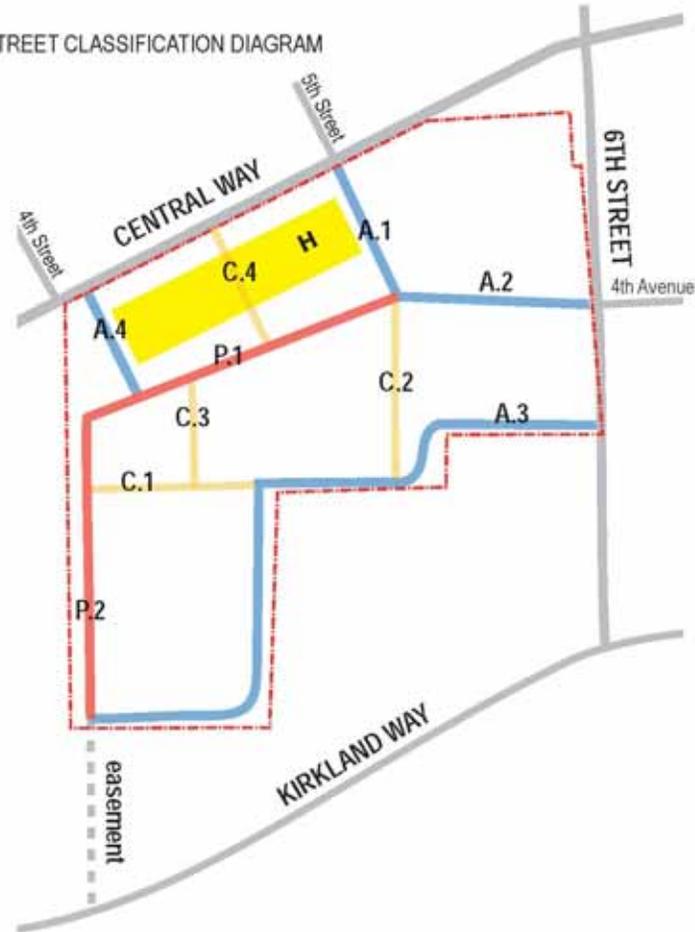
- P.1 Main Street
- P.2 Park Promenade

**Secondary Connections**

- C.1 Service Alley/Park Promenade
- C.2 Service Alley /Main Street Connection
- C.3 Main Street/C.1 Connection (ped only)
- C.4 Central Way Mid-Block Connection (right in, right out)

The following street classifications and diagrams represent the various types of streets anticipated in the project. Final location and classification of streets may be adjusted in the final design to include such design techniques as: tight turning radii to calm traffic, curb bulb outs, textured crossings, etc. Access shall be in compliance with city codes and policies for public improvements and emergency access.

STREET CLASSIFICATION DIAGRAM

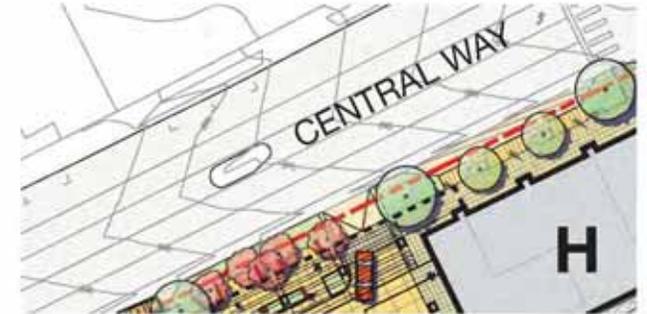
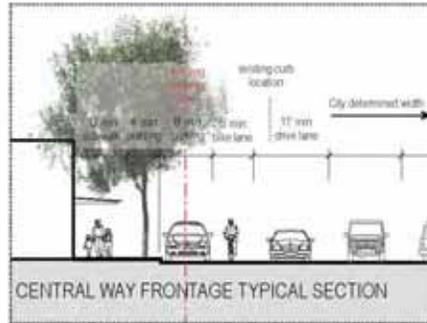


11. STREET CLASSIFICATION

Adjacent Street Improvements

- Central Way
- 6th Street

Street classifications are meant to be typical sections of the roadway. Slight variations may be necessary to accommodate driveways, varied landscaping techniques, street furniture, structural constraints, etc.

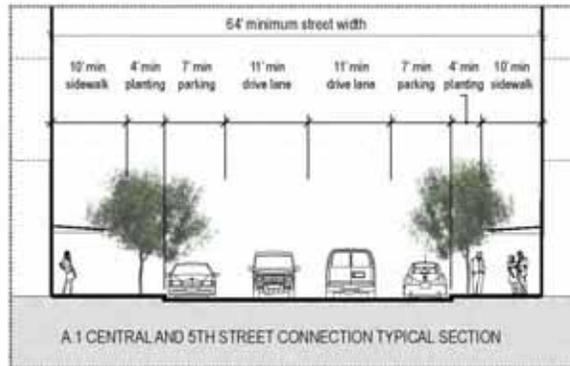


11. STREET CLASSIFICATION

Access Streets

- A.1 Central and 5th Street Connection
- A.2 6th Street and 4th Avenue Connection

Street classifications are meant to be typical sections of the roadway. Slight variations may be necessary to accommodate driveways, varied landscaping techniques, street furniture, structural constraints, etc.

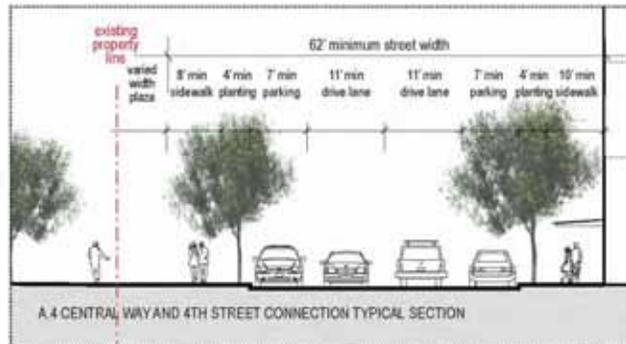


11. STREET CLASSIFICATION

Access Streets

- A.3 6th Street access to service alley (minor)
- A.4 Central Way and 4th Street Connection

Street classifications are meant to be typical sections of the roadway. Slight variations may be necessary to accommodate driveways, varied landscaping techniques, street furniture, structural constraints, etc.

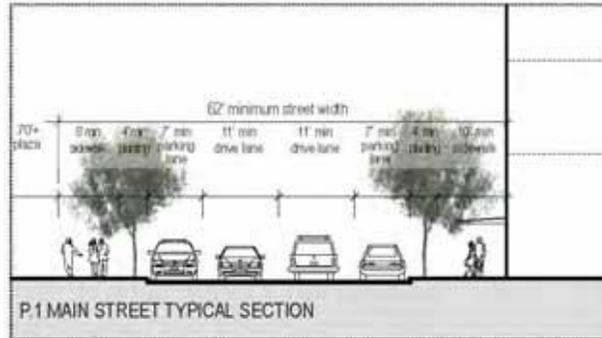


### 11. STREET CLASSIFICATION

#### Pedestrian Streets

- P.1 Main Street
- P.2 Park Promenade

Street classifications are meant to be typical sections of the roadway. Slight variations may be necessary to accommodate driveways, varied landscaping techniques, street furniture, structural constraints, etc.

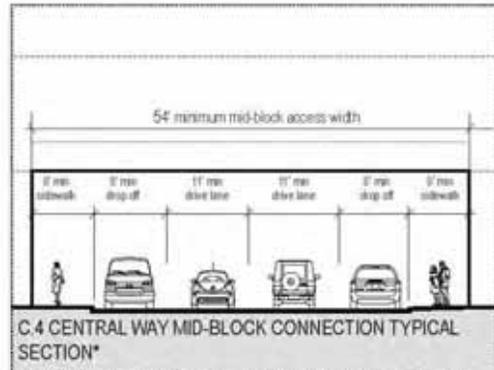


### 11. STREET CLASSIFICATION

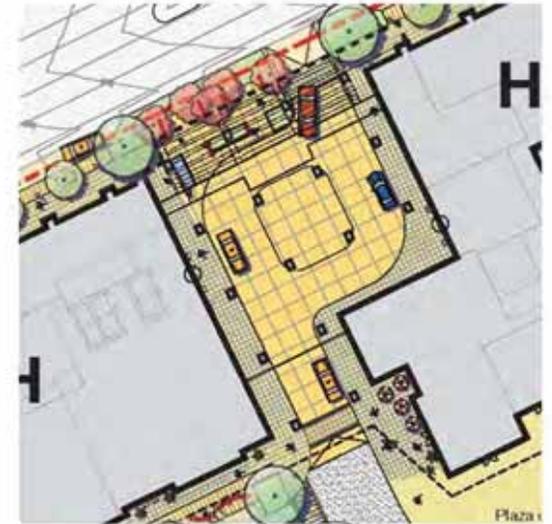
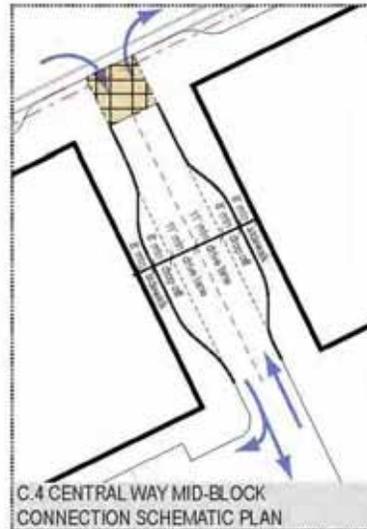
#### Secondary Connections

- C.3 Main Street/C.2 Connection (ped only)
- C.4 Central Way Mid-Block Connection

Street classifications are meant to be typical sections of the roadway. Slight variations may be necessary to accommodate driveways, varied landscaping techniques, street furniture, structural constraints, etc.

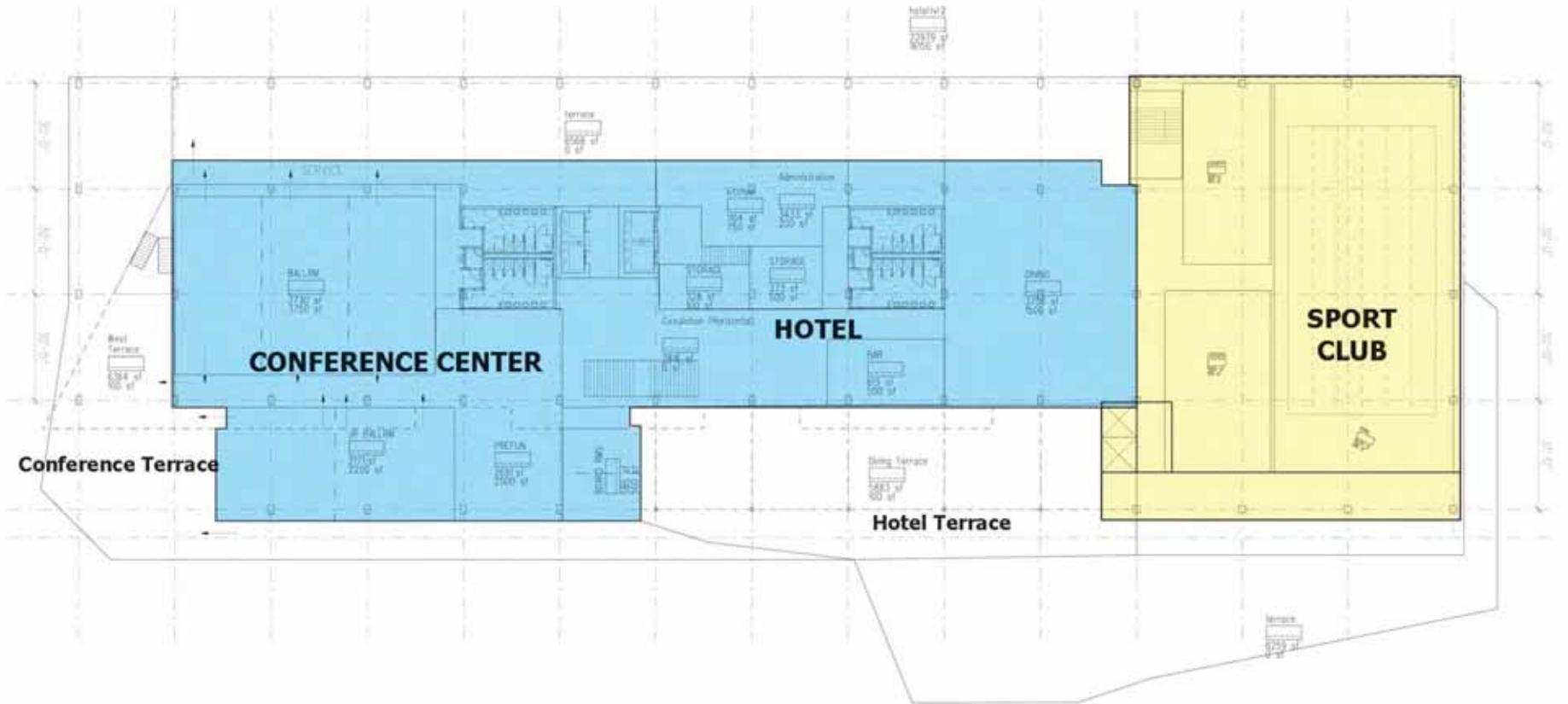


\* The connection to Central Way will be a right in, right out per City of Kirkland street standards CK-R.22)

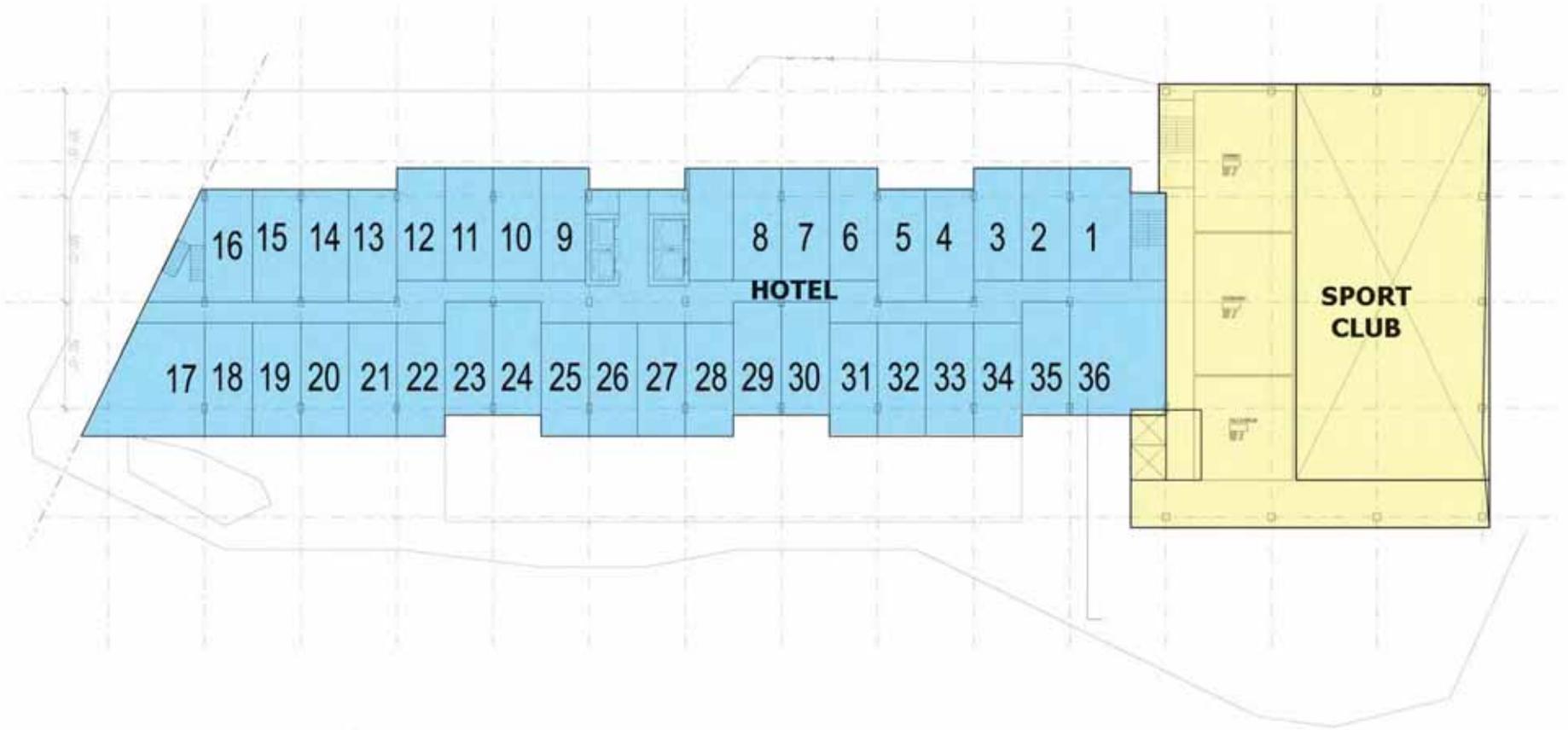




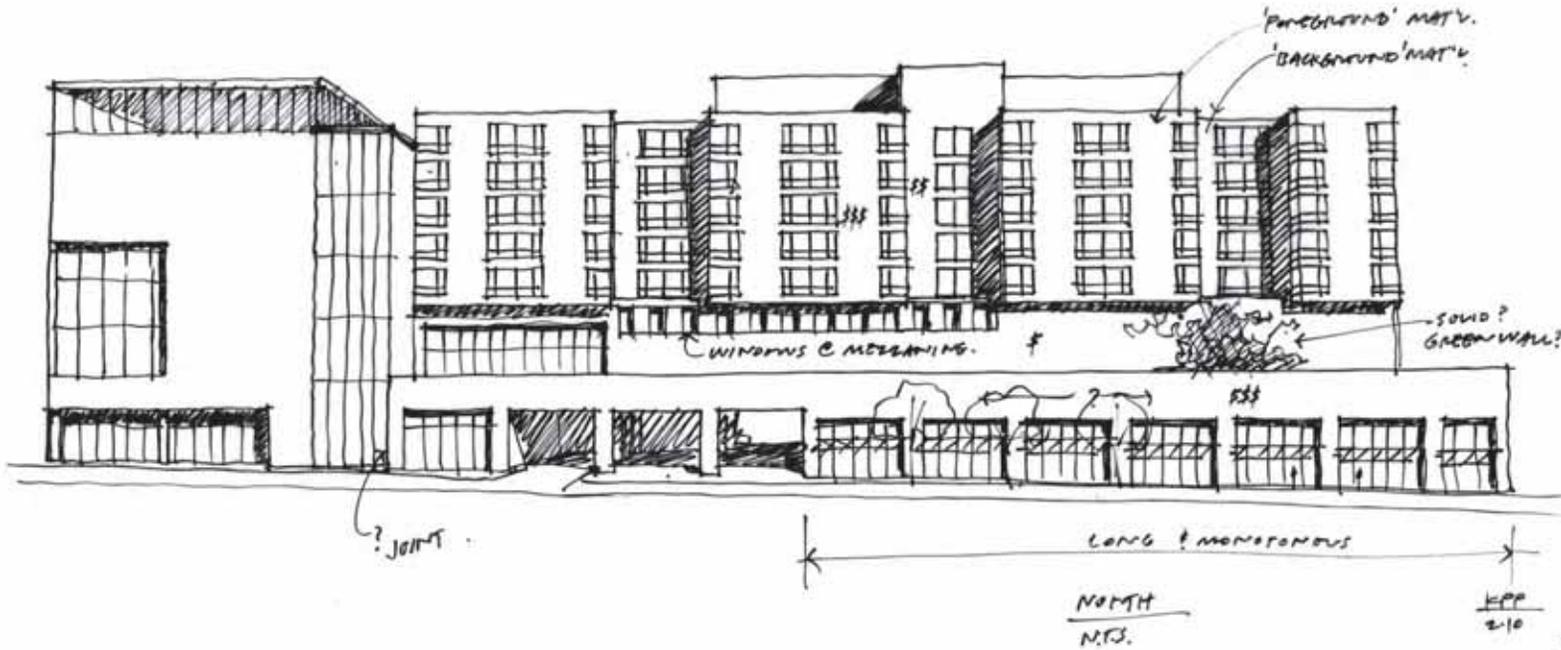
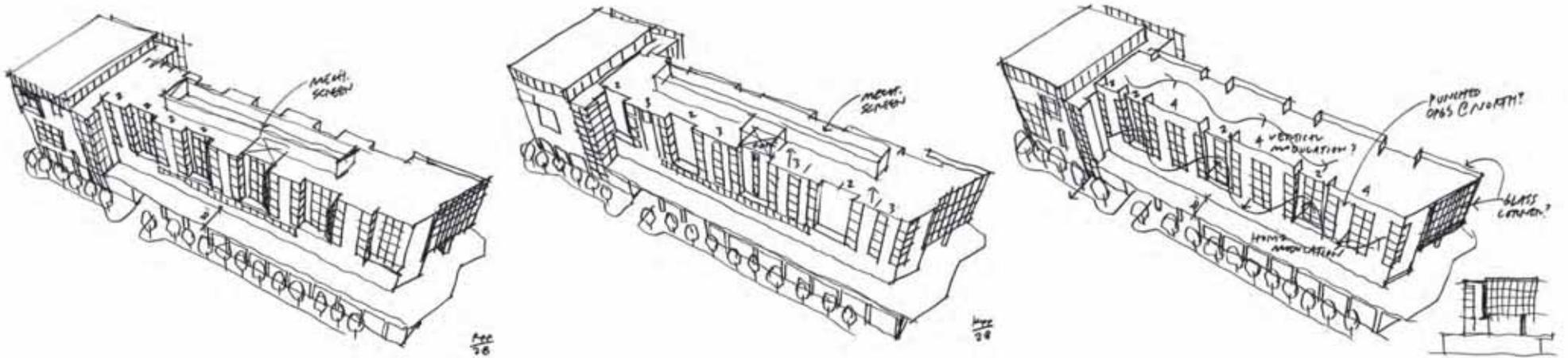
First Floor Plan



Second Floor Plan



Third Floor Plan



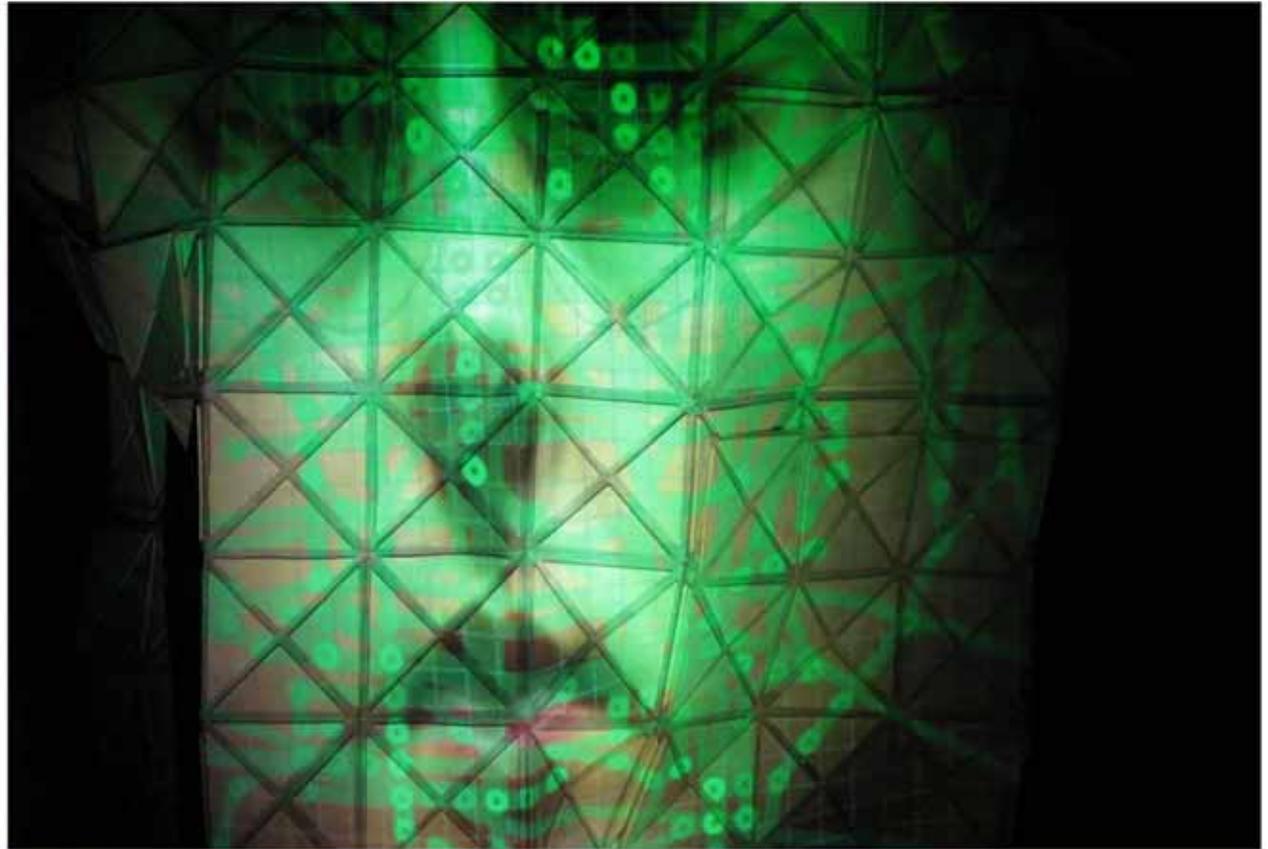
North Elevation Studies



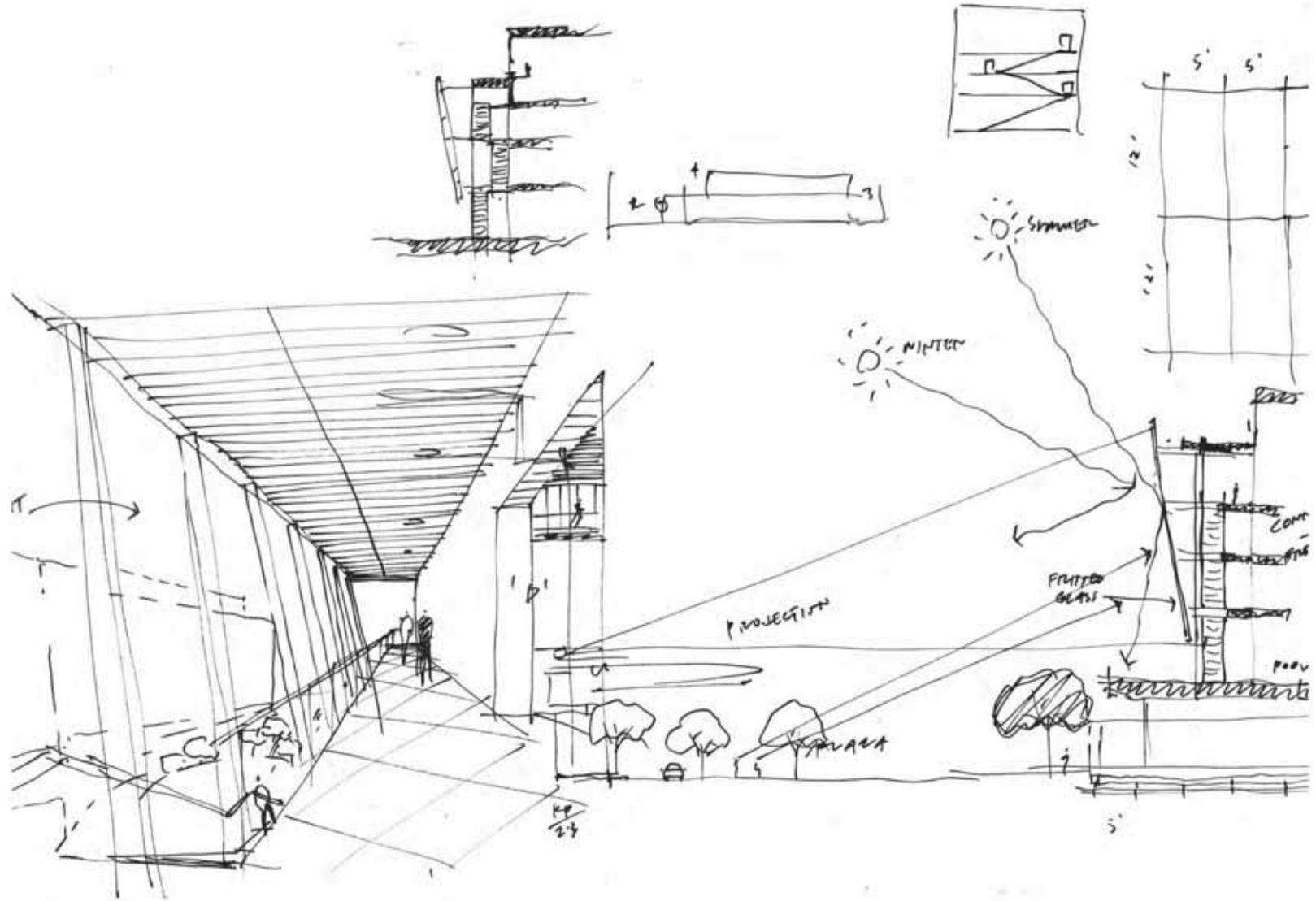
Sport Club northeast studies



Screen Images



Screen Images



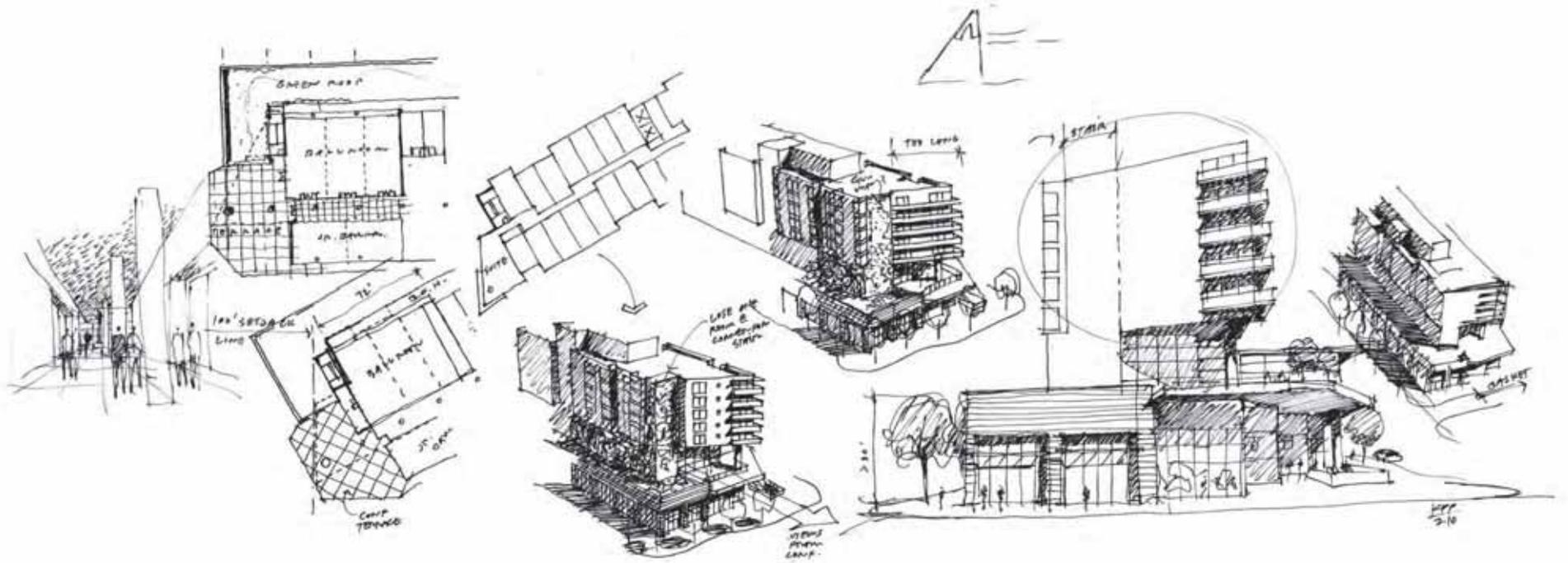
Sport Club / Screen Studies



Sport Club south studies



Sport Club southeast studies



West Elevation / Massing Studies

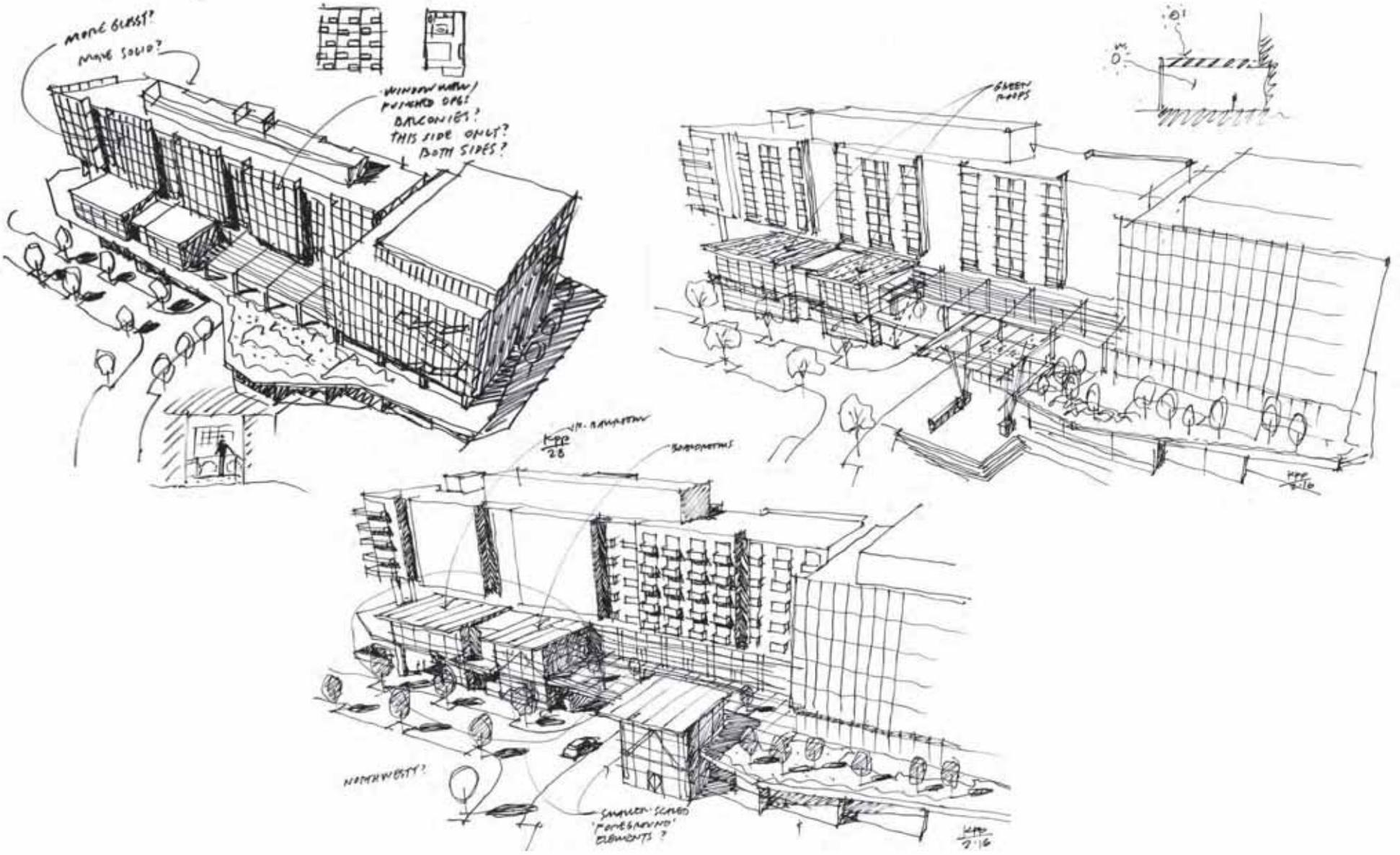


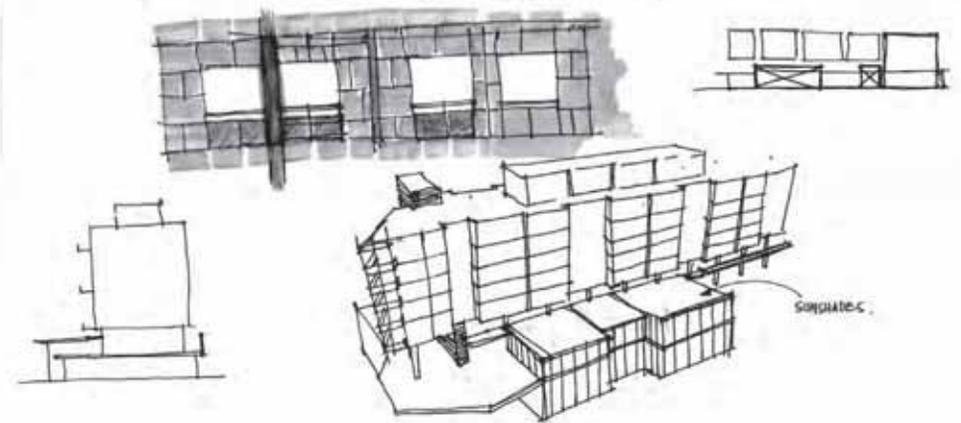
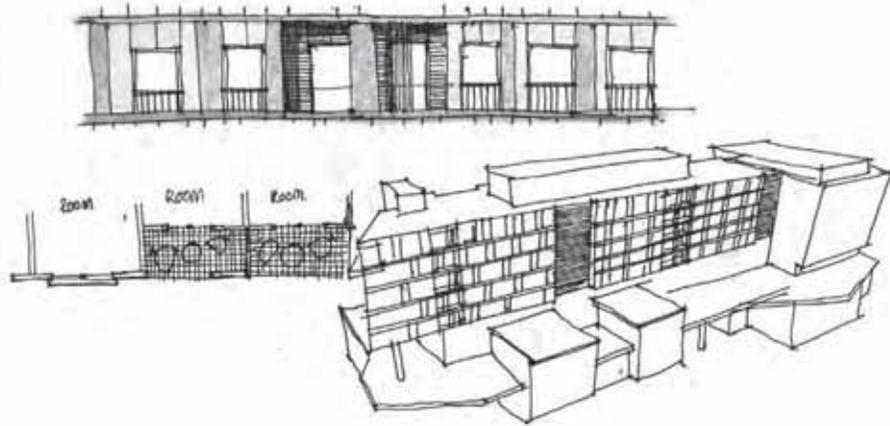
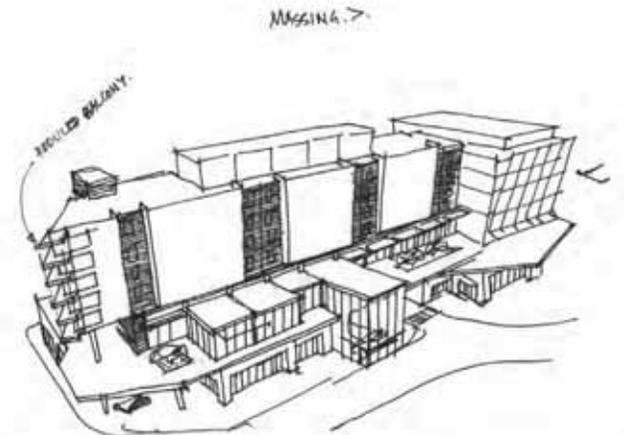
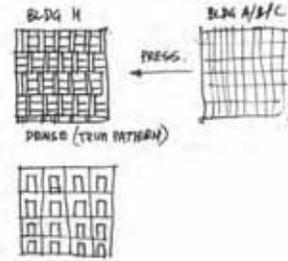
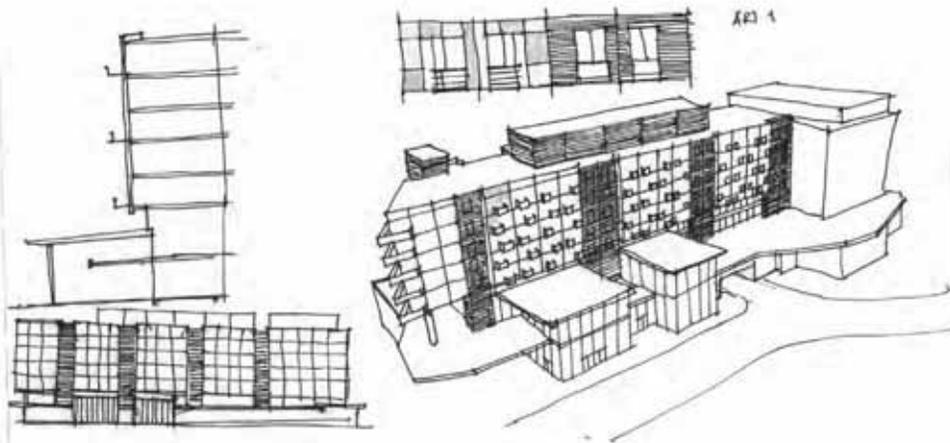
Hotel northwest studies





Hotel southwest studies





South Elevation / Massing Studies



Hotel southeast studies



**View from northwest**



View from southwest



**View from southeast**



View of Sport Club from north



**View from northeast**



View of Sport Club from southwest



View of Conference Center from southwest



**View of Hotel from northeast**



**South Elevation**



**North Elevation**



**North Elevation**



West Elevation



N-S Section at Hotel