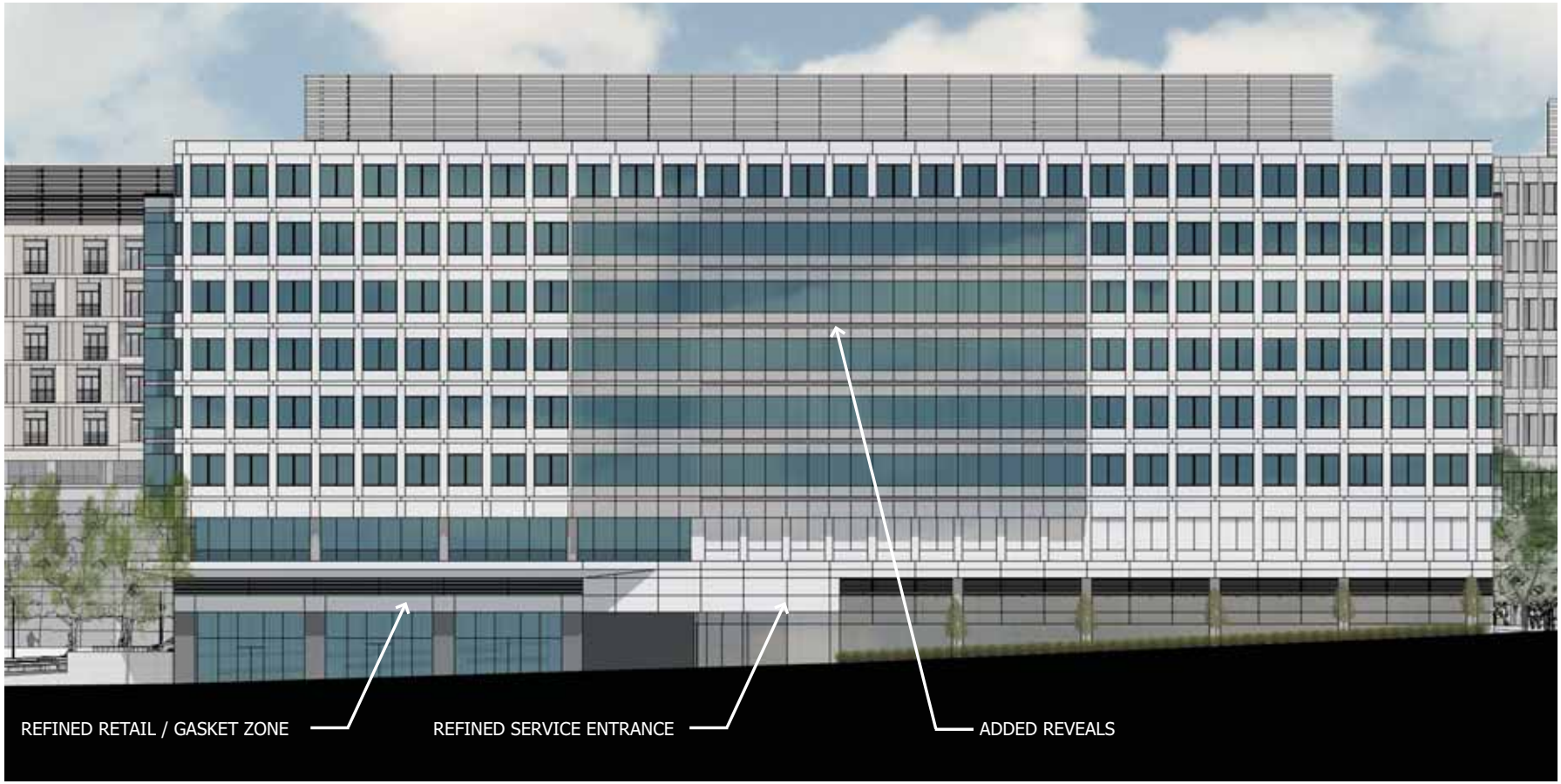
# Building ‘D’ Final Revisions

# May 17, 2010

DRB comment: "The board felt that there was more opportunity for articulation on the south elevation."

**Building 'D' South Elevation presented at 5/3/2010 DRB Meeting**




## Revised Building 'D' South Elevation

**Building 'D' South Perspective presented at 5/3/2010 DRB Meeting**

**Revised Building 'D' South Perspective**

# Building 'E' Design History

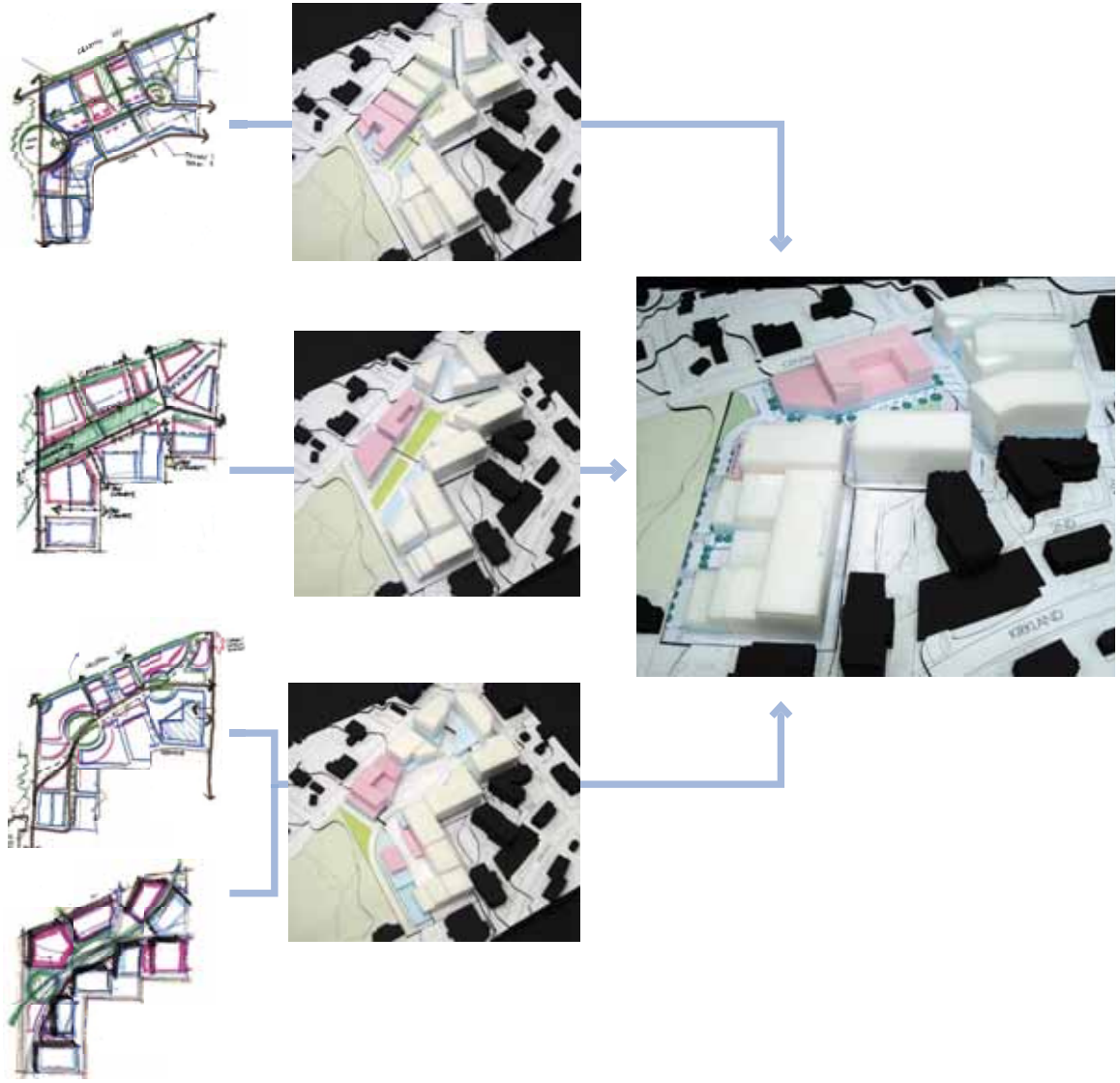
# December 2007 - February 2009

In October of 2007, LMN was asked by Touchstone Corp. to take a fresh look at the Mixed-use master plan and address the concerns of the previous design.

Our first design response conference we reviewed with the DRB a series of four master plan concepts which used an 'armature' as the concept generator. The armature, or spine, is shaped by the interaction of circulation ( pedestrian and vehicular ), activity nodes and connections to the surrounding area and through the site. This network of open spaces, sidewalks and streets become the basis for the built environment surrounding them. At the conclusion of our presentation we identified an armature approach which we felt had the strongest potential.

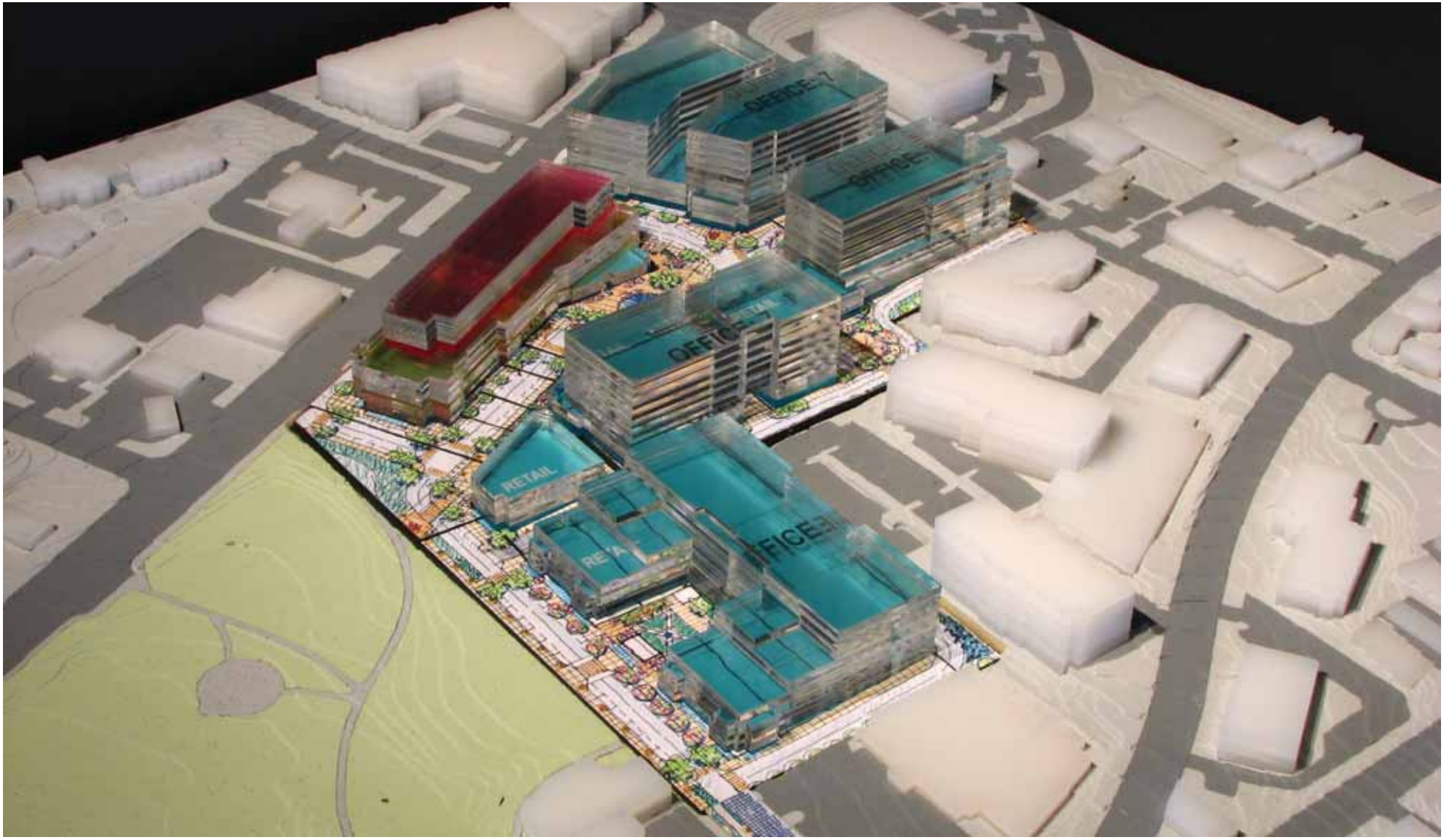
The DRB provided the following basic comments:

- How does the project link to other public spaces?
- Link central space to the park gateway. - What is proper approach?
- Would like to see more diagonal link to the park.
- The SE corner buildings are backing up to their neighbors on adjacent sites. - How to mitigate / address.
- Concerns about building heights.
- Concerns about street between park and project because main pedestrian traffic coming from the park will cross there. - How will traffic be calmed / mitigated.
- Liked slip street and how it works with Central Way.
- Want more information on public views. Develop view corridor studies.



**DRB Meeting, December 2007**

**Progress Model, Spring 2008**

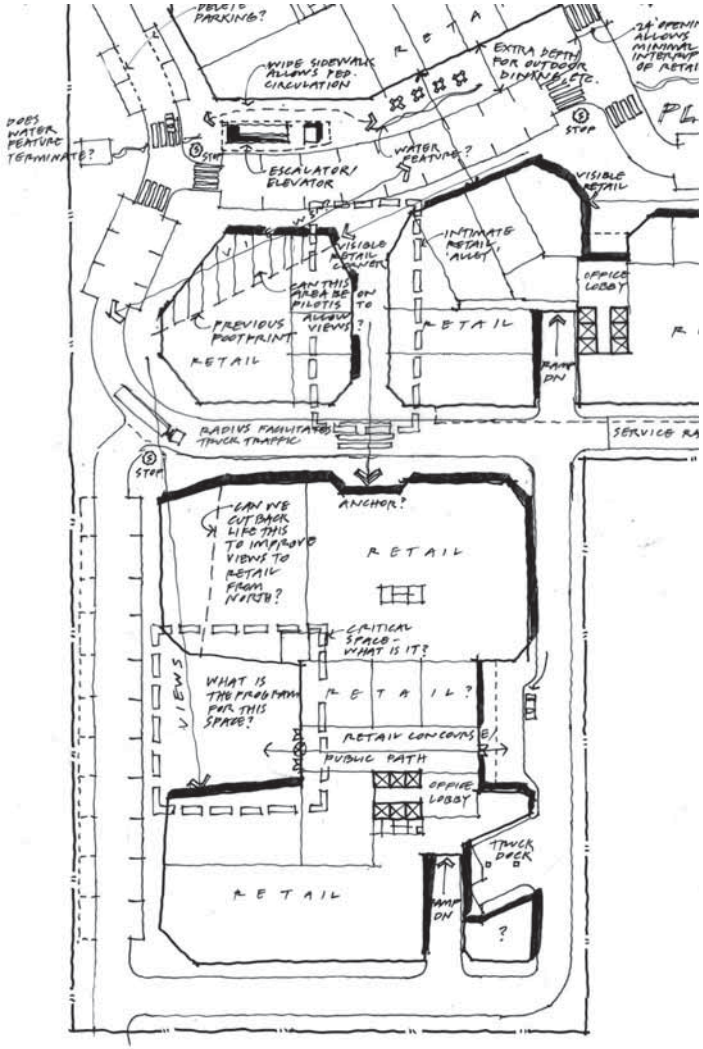


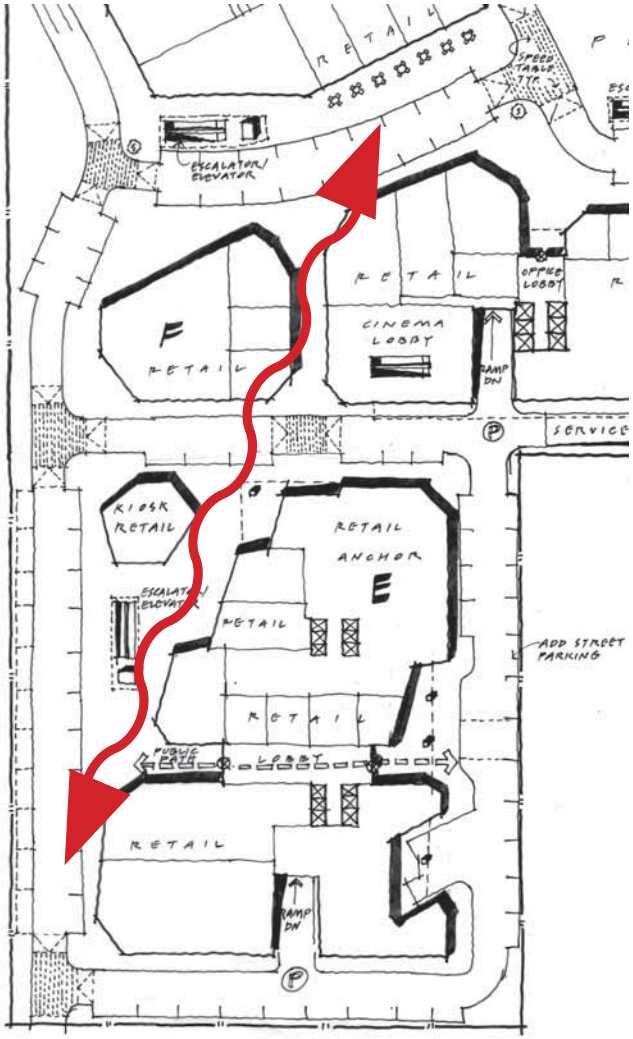

**Progress Model, Summer 2008**

**Planning Commission-approved Site Plan, December 2008**

**Planning Commission-approved Model, December 2008**

**Planning Commission-approved Model, December 2008**




**Building E Plan Studies, February 2009**

# Building 'E' Design Studies

# March - July 2009

# From the Final Master Plan and Design Guidelines:

## p. DG-20:

### 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.

## p. DG-21:

### BUILDING DESIGN

**3. Blank Wall Treatments**

***Intent: To reduce the visual impact of blank walls by providing visual interest.***

a. Although blank walls are generally not encouraged along public streets and pedestrian spaces, there may be a few occasions in which they are necessary for functional purposes. Any blank walls in these locations that are longer than 20 feet should incorporate two or more of the following:
   - Vegetation, such as trees, shrubs, ground cover and or vines adjacent to the wall surface.
   - Artwork, such as bas-relief sculpture, murals, or trellis structures.
   - Seating area with special paving and planting.
   - Architectural detailing, reveals, contrasting materials or other special visual interest.

**4. Encourage High-Quality Design**

***Intent: To ensure that all buildings in the project area are constructed as a quality addition to the Kirkland Community.***

a. Exterior architectural design and building materials should exhibit permanence and quality appropriate to an urban setting.

**5. Building Diversity**

***Intent: To ensure that buildings in the project are distinct and respond to the unique character of their specific district.***

a. Buildings should be designed to integrate with each other, while demonstrating architectural diversity. Buildings should be responsive to each specific district and its site conditions.

b. Materials should be selected to integrate with each other, while allowing a richness of architectural diversity.

c. Windows should incorporate variation in patterning between buildings.

## p. DG-29:

### BUILDING DESIGN

1. Lower level facades with predominantly retail uses should locate entrances at the sidewalk or edge of public space to frame pedestrian spaces in key locations.

2. Where feasible, provide rooftop terraces on lower roof levels as gathering spaces that include such amenities as:
   - seating
   - landscaping
   - canopies or coverings for weather protection
   - public access open during regular operating hours.

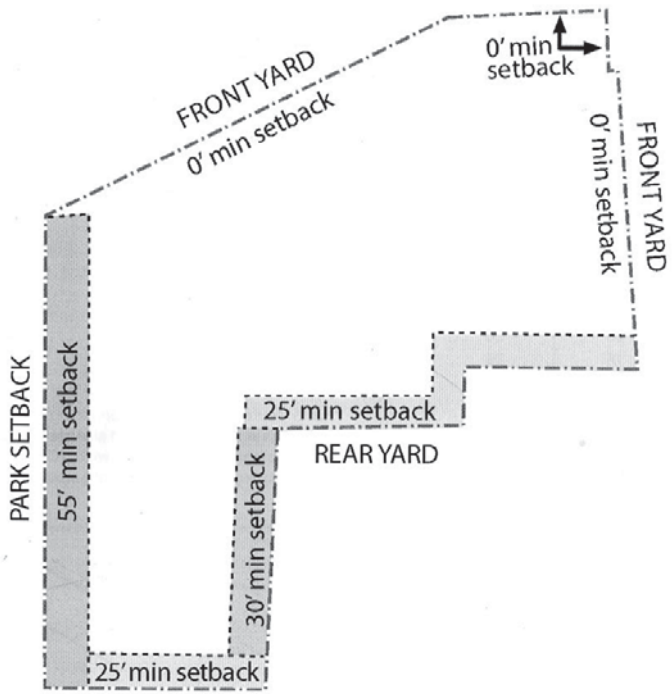
3. In order to maximize the amount of sunlight in the central plaza, building B as depicted in the diagram below should be contained under a line at a 41 degree angle measured from the center of the plaza, per diagrams below.

4. Buildings located in the southern most portion of the site should provide generous and substantial modulation in response to their proximity to neighboring buildings, including:
   - creating varied edges and visual interest on long and tall buildings
   - employing modulation to visually break up long facades
   - providing patterns of windows, bays and/or balconies that emphasize changes in modulation.

Kirkland Zoning Code

Plate 5

CBD 5A Required Yards



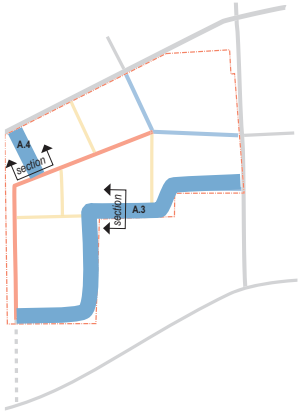

**From 'Kirkland Zoning Code' p. 842**

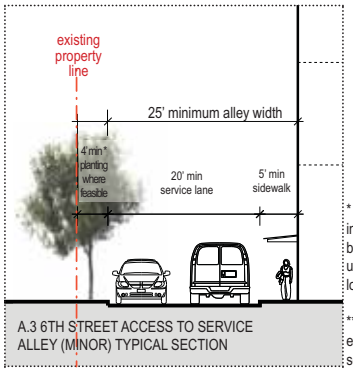
## 11. STREET CLASSIFICATION

**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.



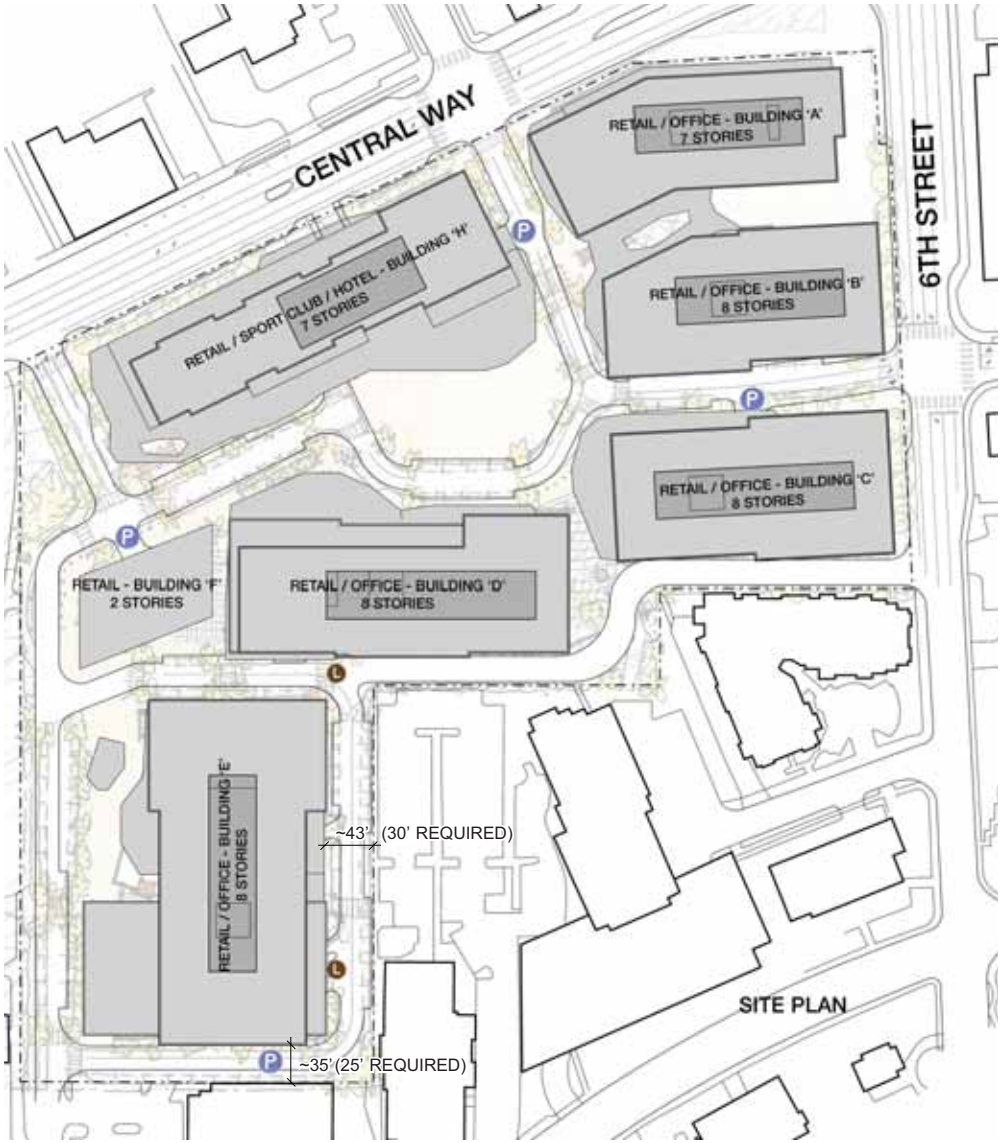




A.3 6TH STREET ACCESS TO SERVICE ALLEY (MINOR) TYPICAL SECTION

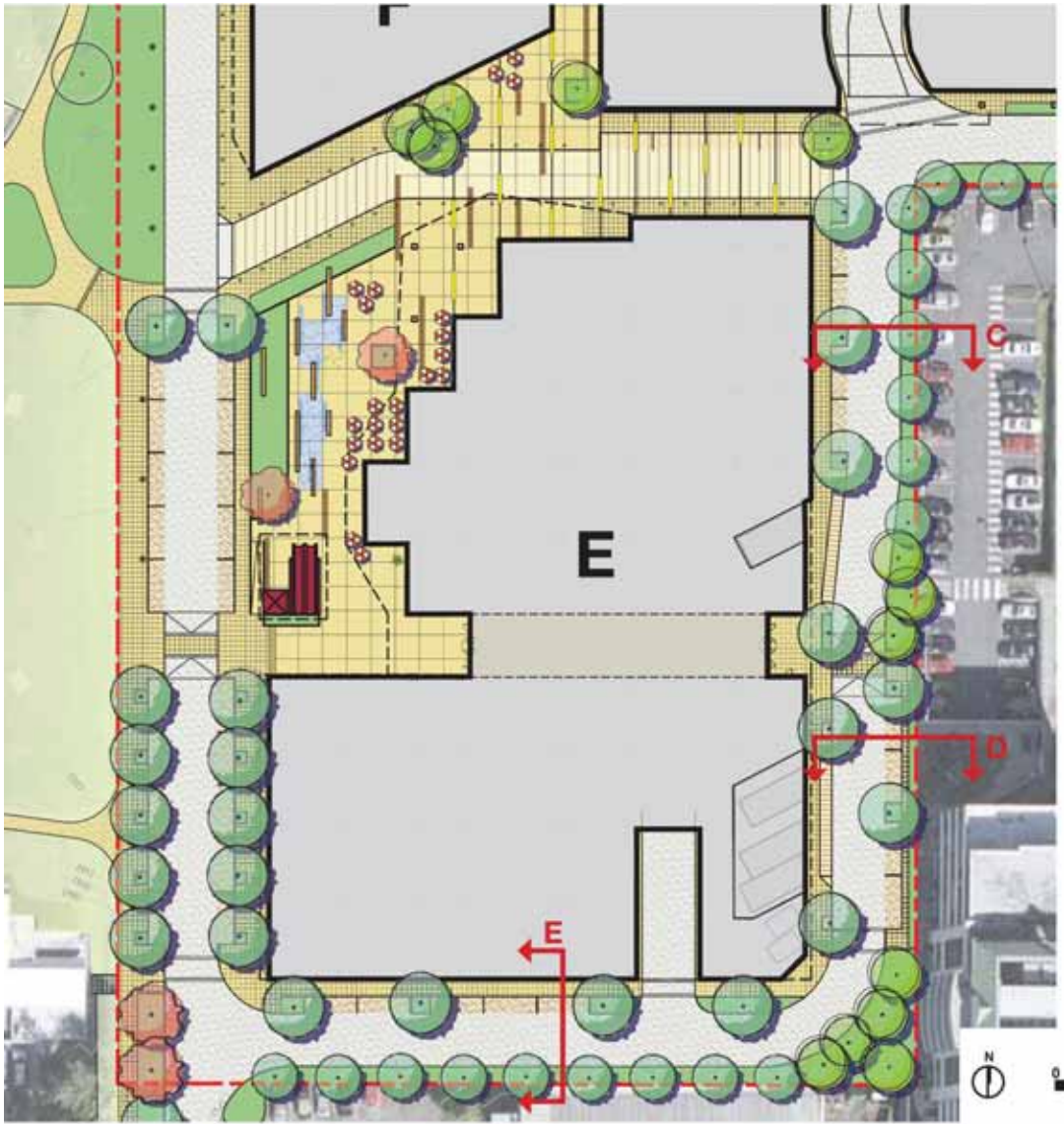
* a landscape or architectural screen should be incorporated along south east property line to buffer property from the adjacent the residential use, (see design guideline on page 27 for exact location).

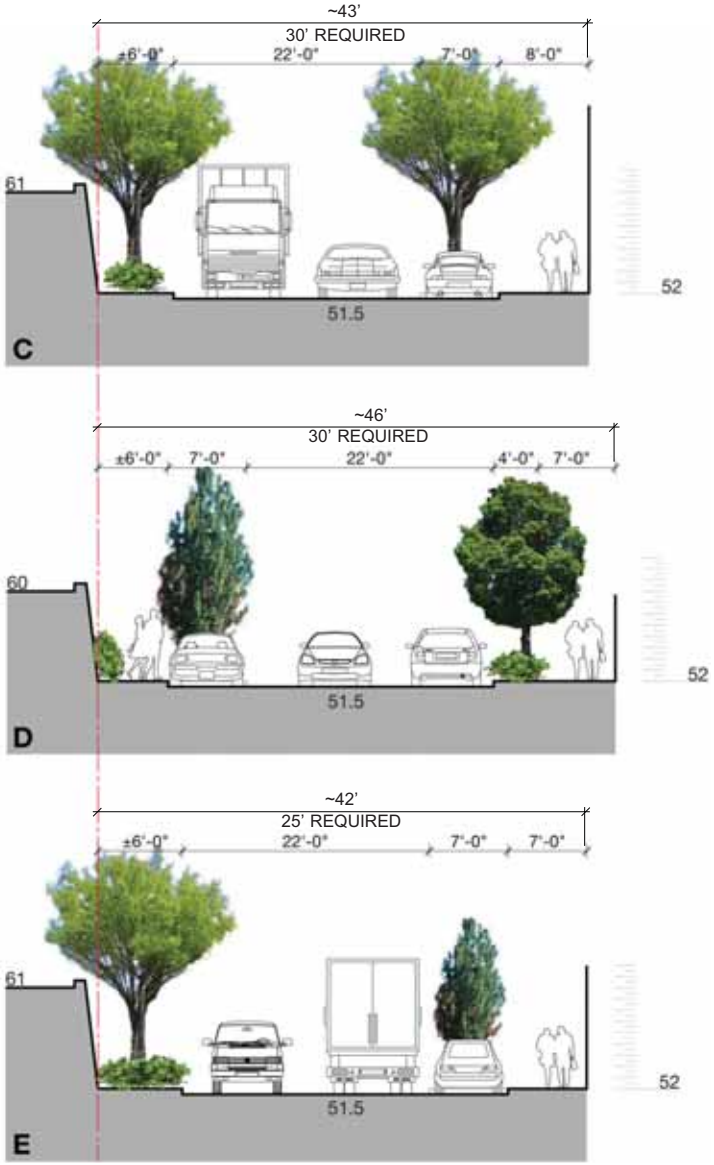
** an 8' pedestrian path is required along the established pedestrian connections on the southeast portion of the street.

**From 'Master Plan and Design Guidelines' p. MP-11**

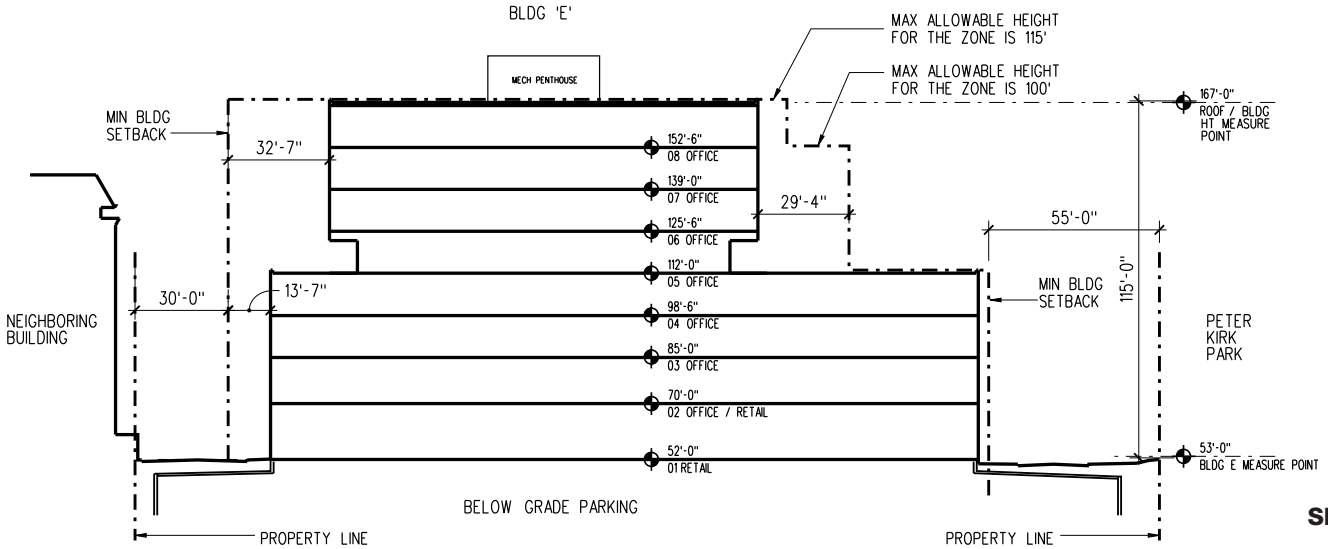



**Site Plan April 2009**



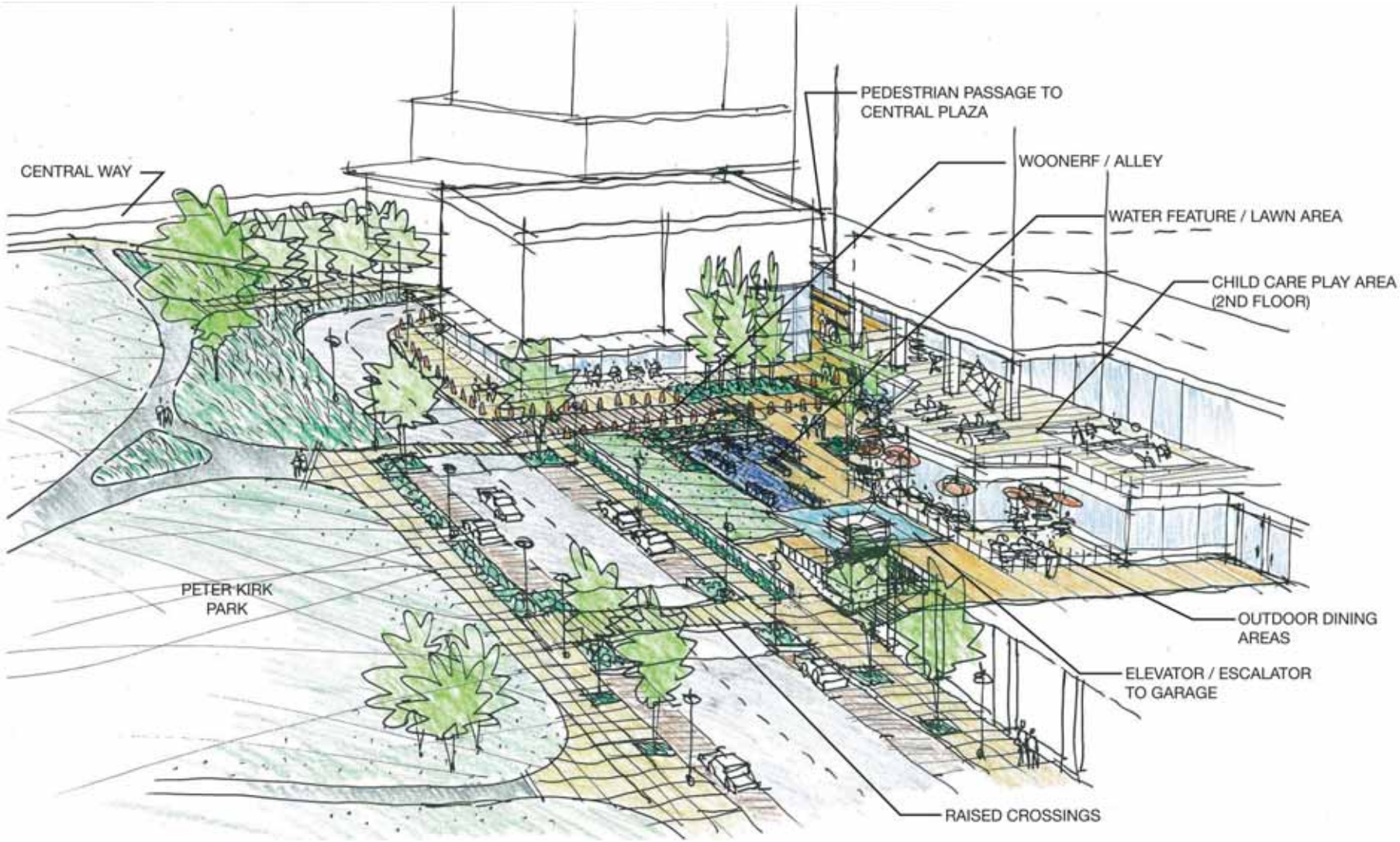

**Hewitt Street Sections, 29 June 2009**




**SECTION CC**

## Design Response Conference 6/29/2009

# Zoning Building E




**Hewitt Park Terrace Concept Sketch, 29 June 2009**

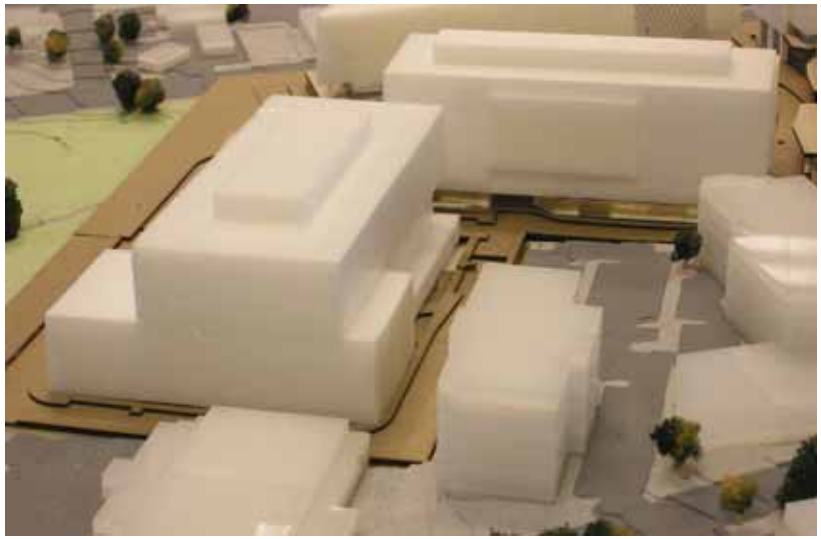
**Revised Model, June 2009**

**Revised Model, June 2009**

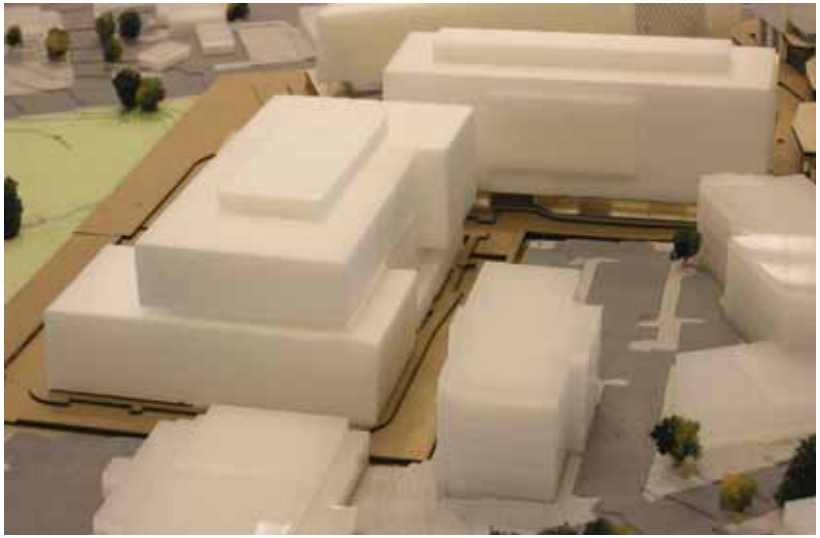
**Revised Model, June 2009**

# Building 'E' Design Refinement

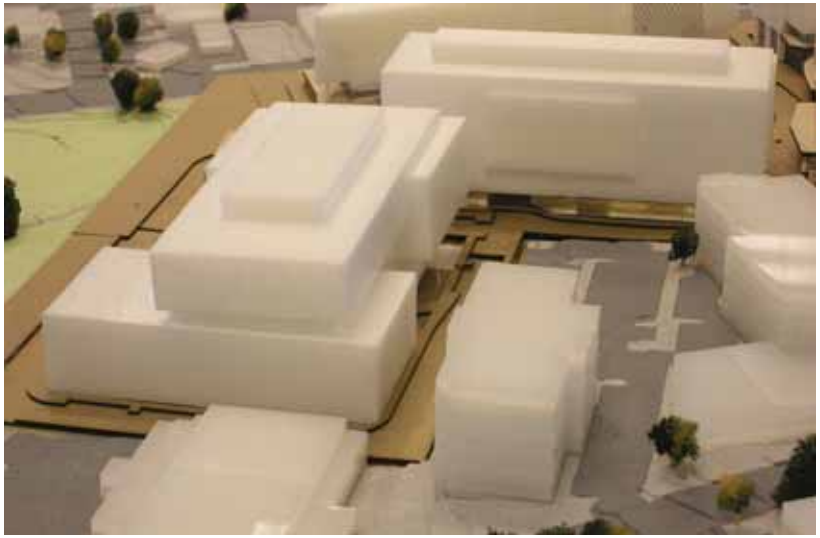
# April - May 2010



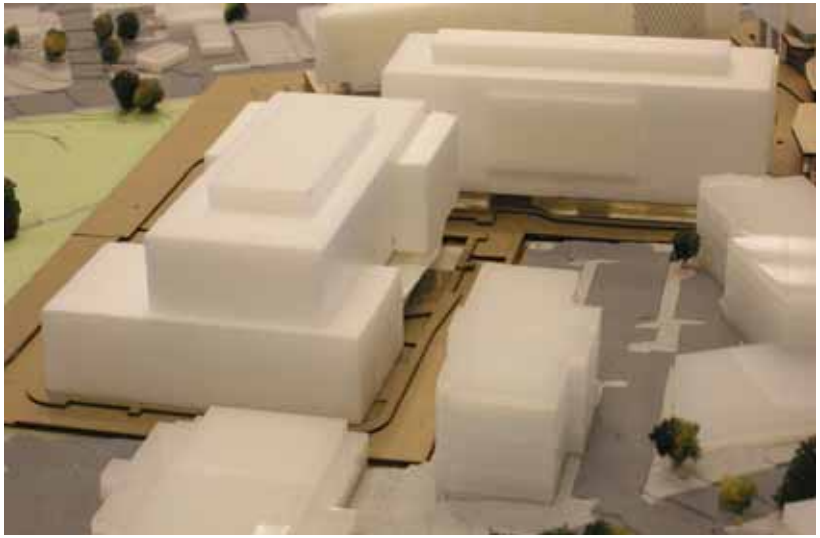
**Scheme 'A', May 2010**



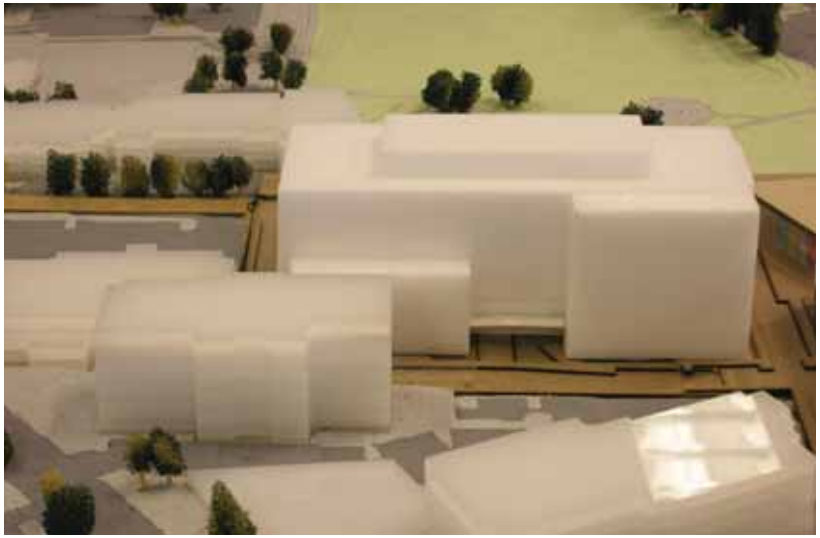
**Scheme 'B', May 2010**



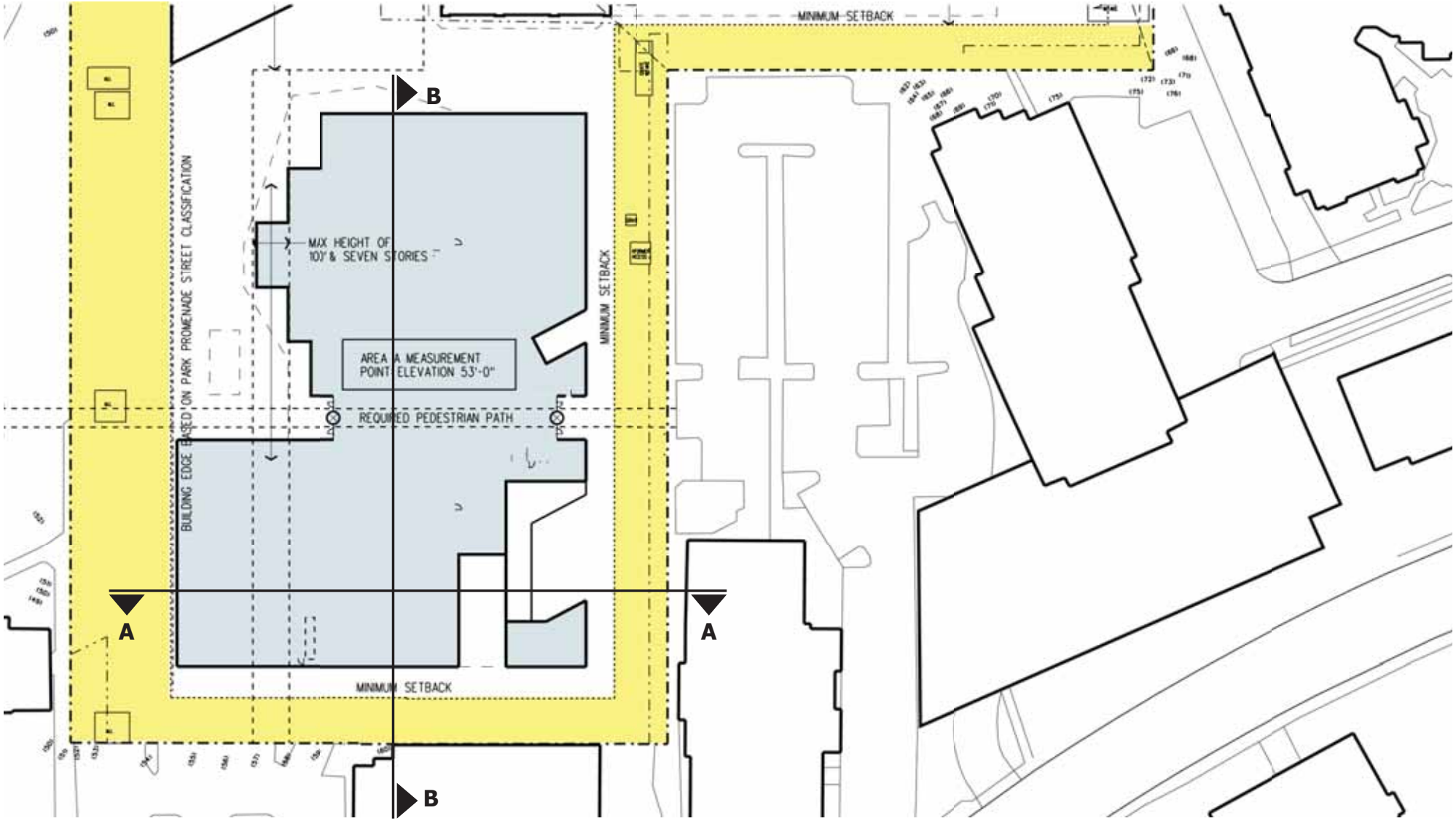
**Scheme 'C', May 2010**



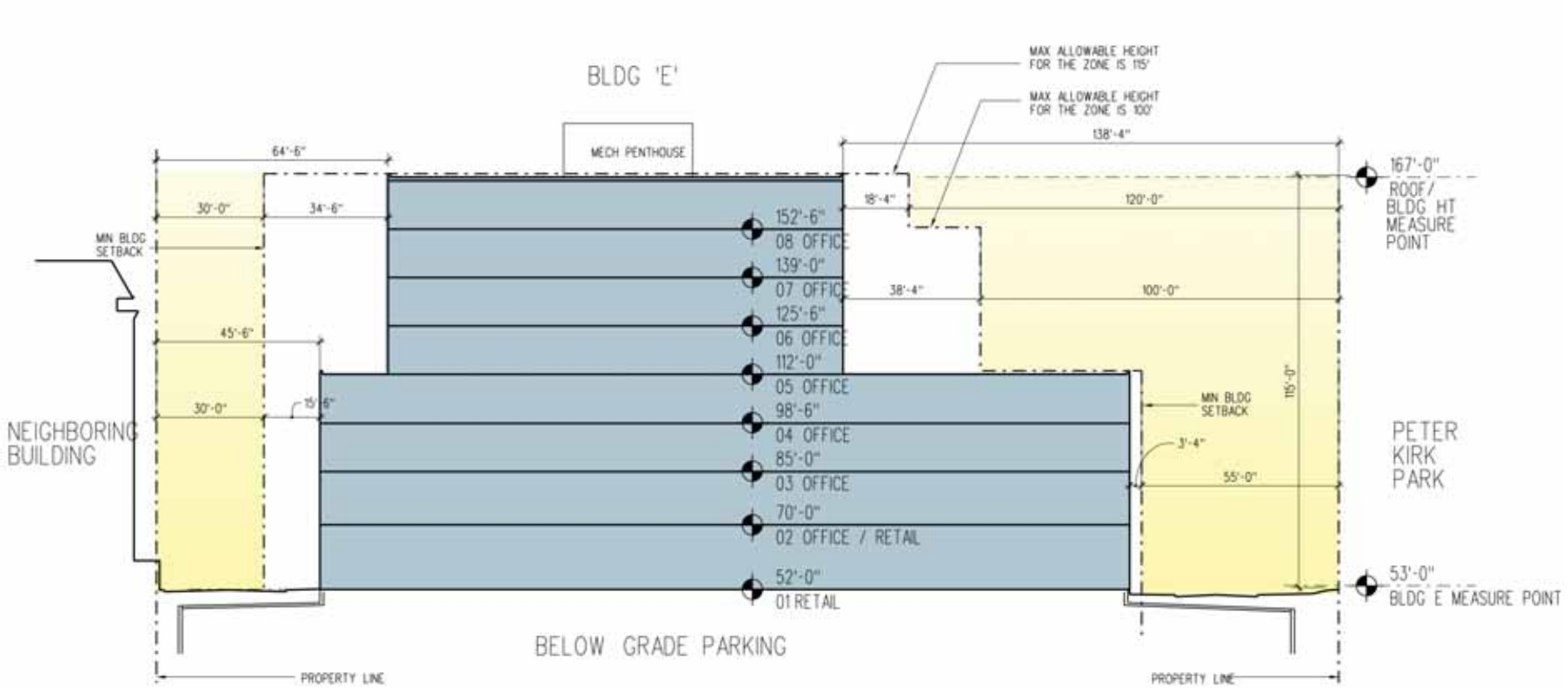
**Scheme 'D', May 2010**



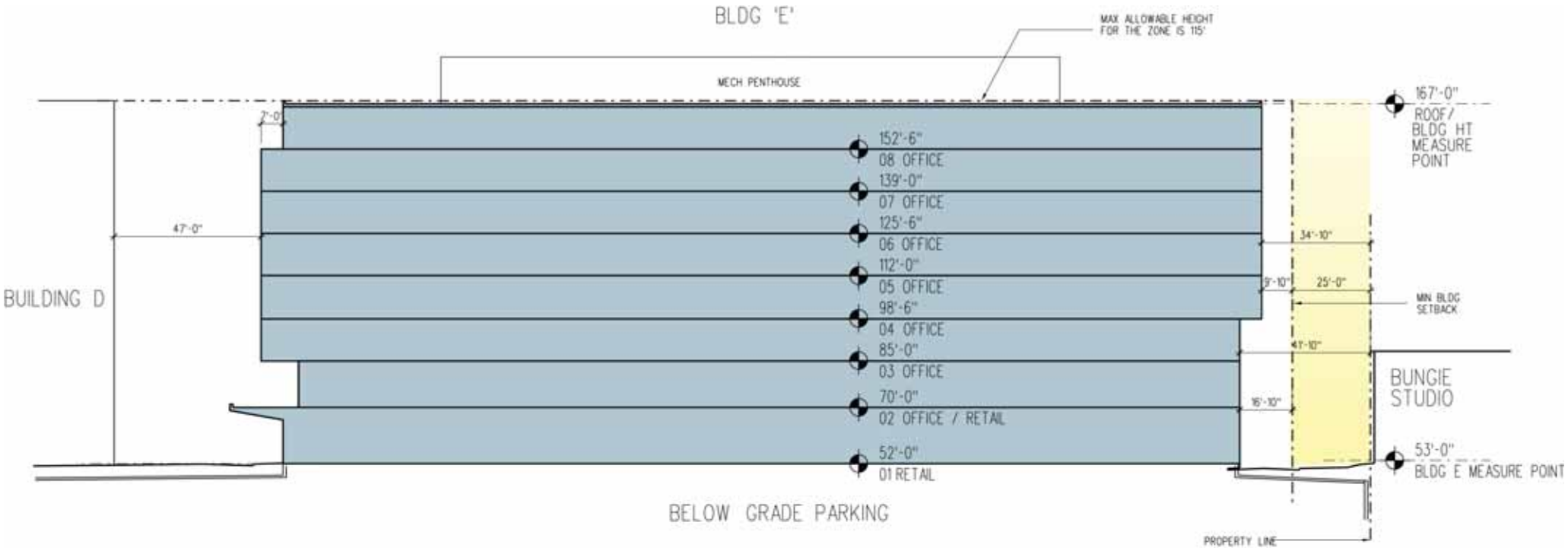
**Preferred Massing, May 2010**



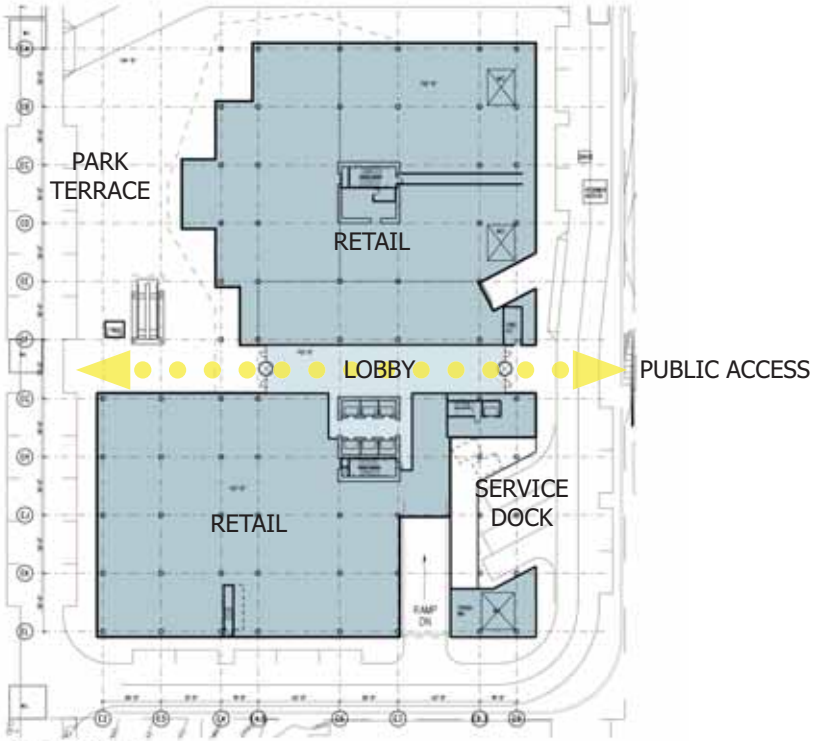

**Partial Zoning Plan**


BLDG 'E'
MAX ALLOWABLE HEIGHT FOR THE ZONE IS 115'
MAX ALLOWABLE HEIGHT FOR THE ZONE IS 100'
MECH PENTHOUSE
64'-6"
138'-4"
167'-0"
ROOF / BLDG HT MEASURE POINT
30'-0"
34'-6"
18'-4"
120'-0"
MIN BLDG SETBACK
152'-6"
08 OFFICE
139'-0"
07 OFFICE
38'-4"
100'-0"
125'-6"
06 OFFICE
45'-6"
112'-0"
05 OFFICE
115'-0"
30'-0"
15'-6"
MIN BLDG SETBACK
98'-6"
04 OFFICE
NEIGHBORING BUILDING
3'-4"
85'-0"
03 OFFICE
55'-0"
PETER KIRK PARK
70'-0"
02 OFFICE / RETAIL
52'-0"
01 RETAIL
53'-0"
BLDG E MEASURE POINT
BELOW GRADE PARKING
PROPERTY LINE
PROPERTY LINE

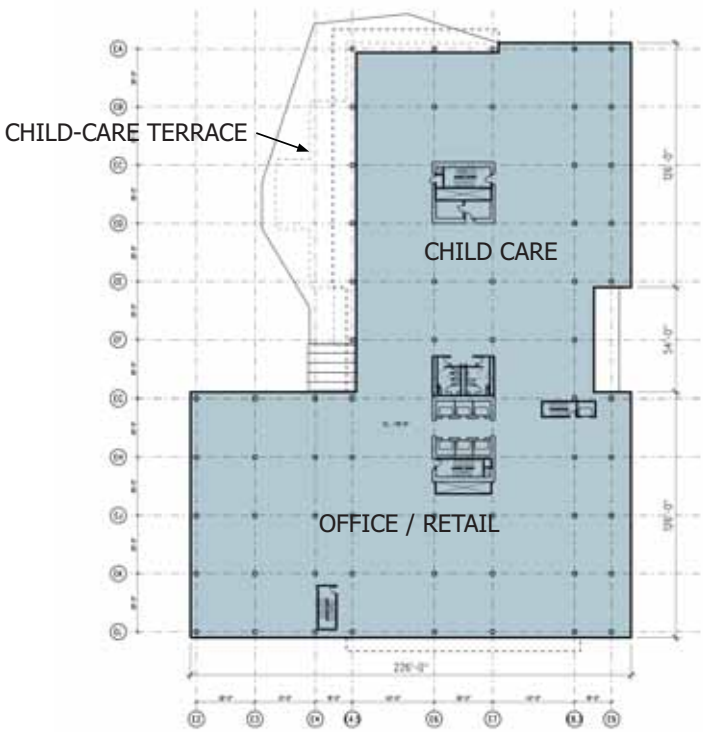
**Section A-A**


BLDG 'E'
MAX ALLOWABLE HEIGHT FOR THE ZONE IS 115'
MECH PENTHOUSE
167'-0"
ROOF / BLDG HT MEASURE POINT
2'-0"
152'-6"
08 OFFICE
139'-0"
07 OFFICE
125'-6"
06 OFFICE
112'-0"
05 OFFICE
98'-6"
04 OFFICE
85'-0"
03 OFFICE
70'-0"
02 OFFICE / RETAIL
52'-0"
01 RETAIL
47'-0"
BUILDING D
34'-10"
9'-10"
25'-0"
MIN BLDG SETBACK
13'-10"
16'-10"
BUNGIE STUDIO
53'-0"
BLDG E MEASURE POINT
BELOW GRADE PARKING
PROPERTY LINE

**Section B-B**

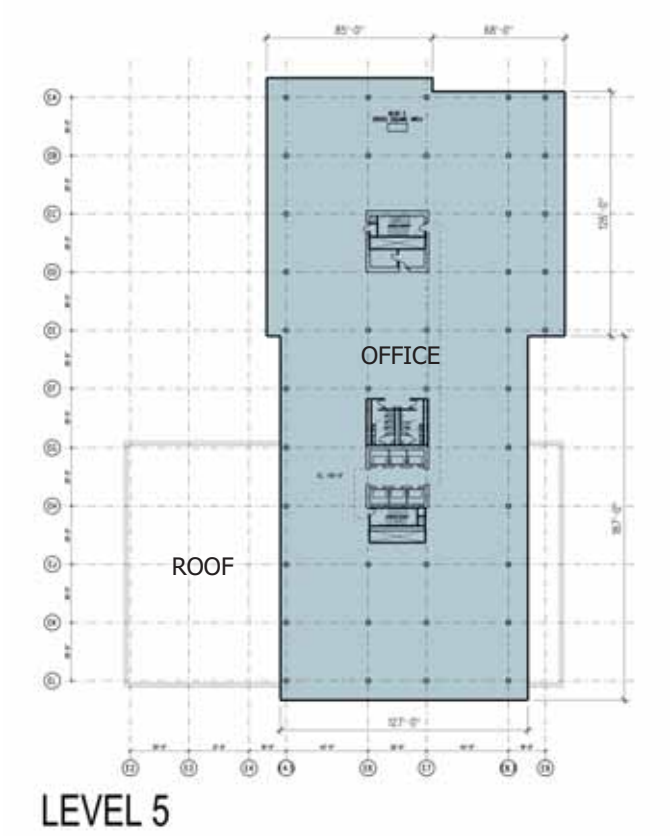


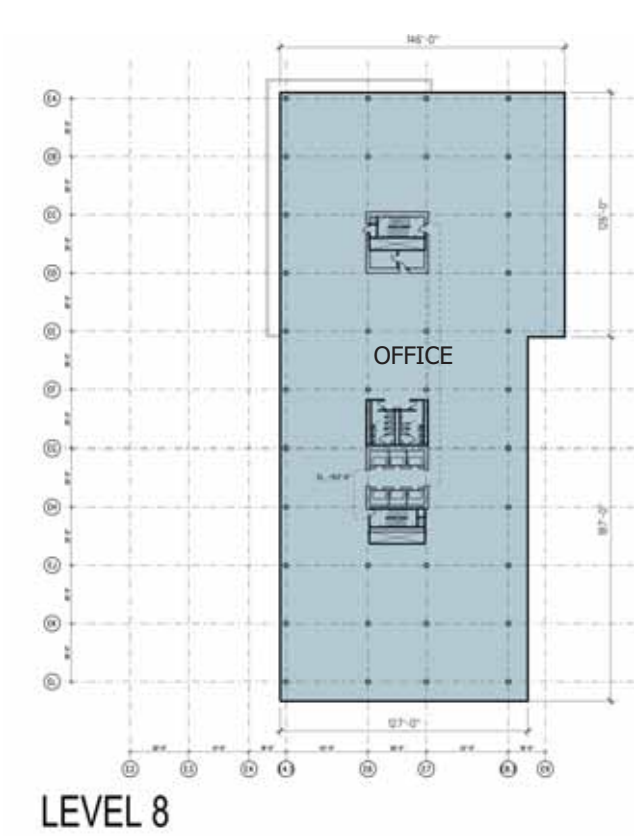

LEVEL 1




LEVEL 2

**Preferred Scheme Floor Plans**




## Preferred Scheme Floor Plans

**Preferred Scheme Model Photo**

**Preferred Scheme Model Photo**

**Preferred Scheme Model Photo**

**Preferred Scheme Model Photo**

**Preferred Scheme Model Photo**

**Preferred Scheme Model Photo**

**Preferred Scheme Model Photo**