

# **Design Response Conference**

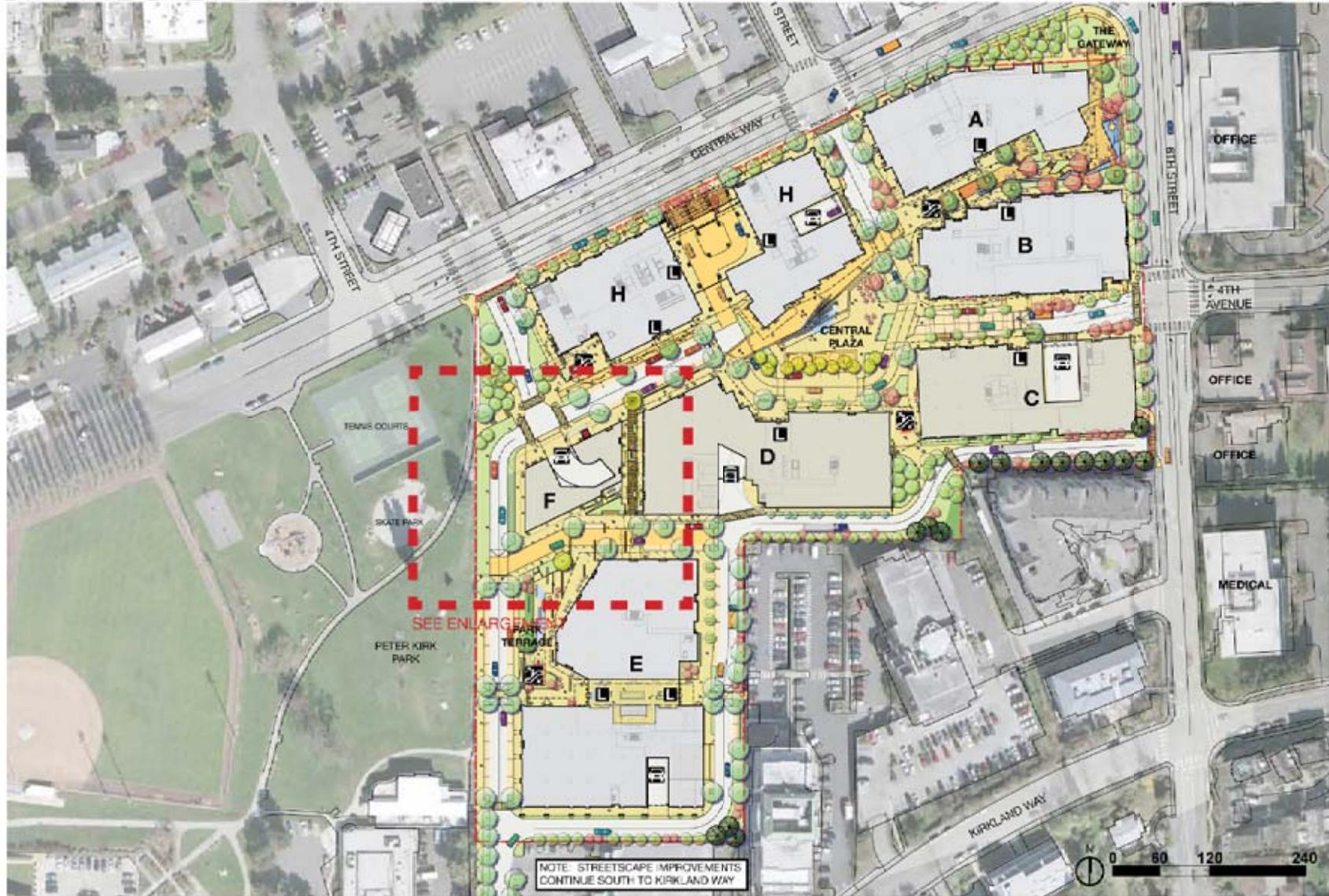
**August 30, 2010**

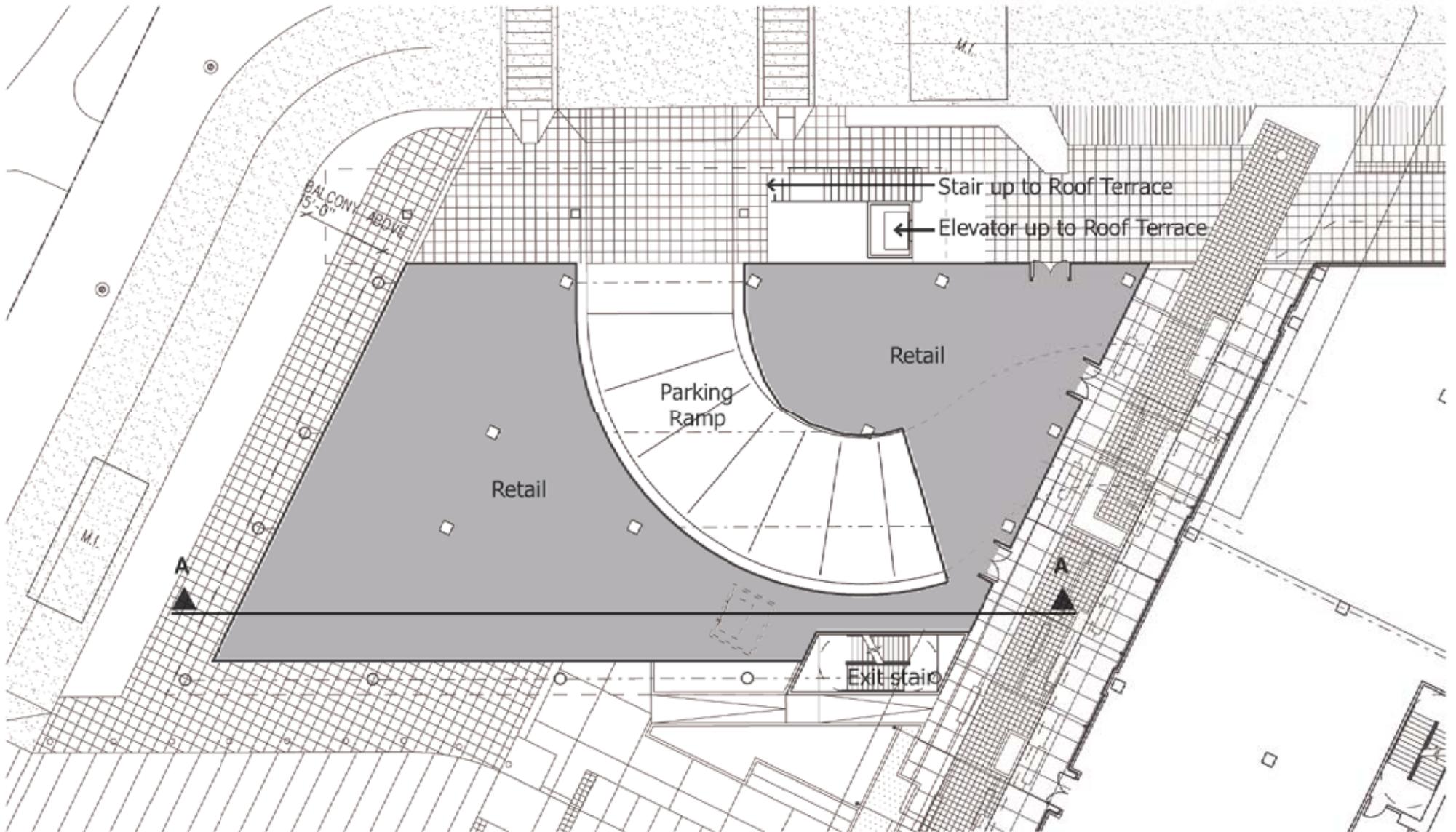
## Comments from Previous DRB Meeting

1. General: The DRB agreed that the overall design of Building F was highly successful.
2. Stair Element: Report back on relationships/shared vocabularies between similar elements in the project (red box at hotel, canopy at winter garden, escalator covers).
3. Stair and Elevator: The DRB remains concerned about the visual impact of the concrete stairs and concrete elevator concept as they relate to openness into the site. Evaluate a concept that has more transparency or justify the current proposal.
4. Balcony: The DRB agreed that the proposed minor variation for the balcony intrusion into the required setback from the park is consistent with the criteria for a minor variation.
5. Retail Guidelines: The guidelines for retail storefronts will need to preserve the approved architecture of Building F, including the extent of penetration of the scrim and limitation on using the scrim as a sign platform.
6. The roof landscape plan will be reviewed at the next meeting. DRB direction from July 19, 2010 still applies.
7. The landscape plan for Building F should be brought back to a subsequent meeting with the landscape plan for the complete project. Consider the following with regards to plant selection:
  - a. Color
  - b. Winter interest
  - c. Height
  - d. Northwest materials
  - e. Softening of building edges

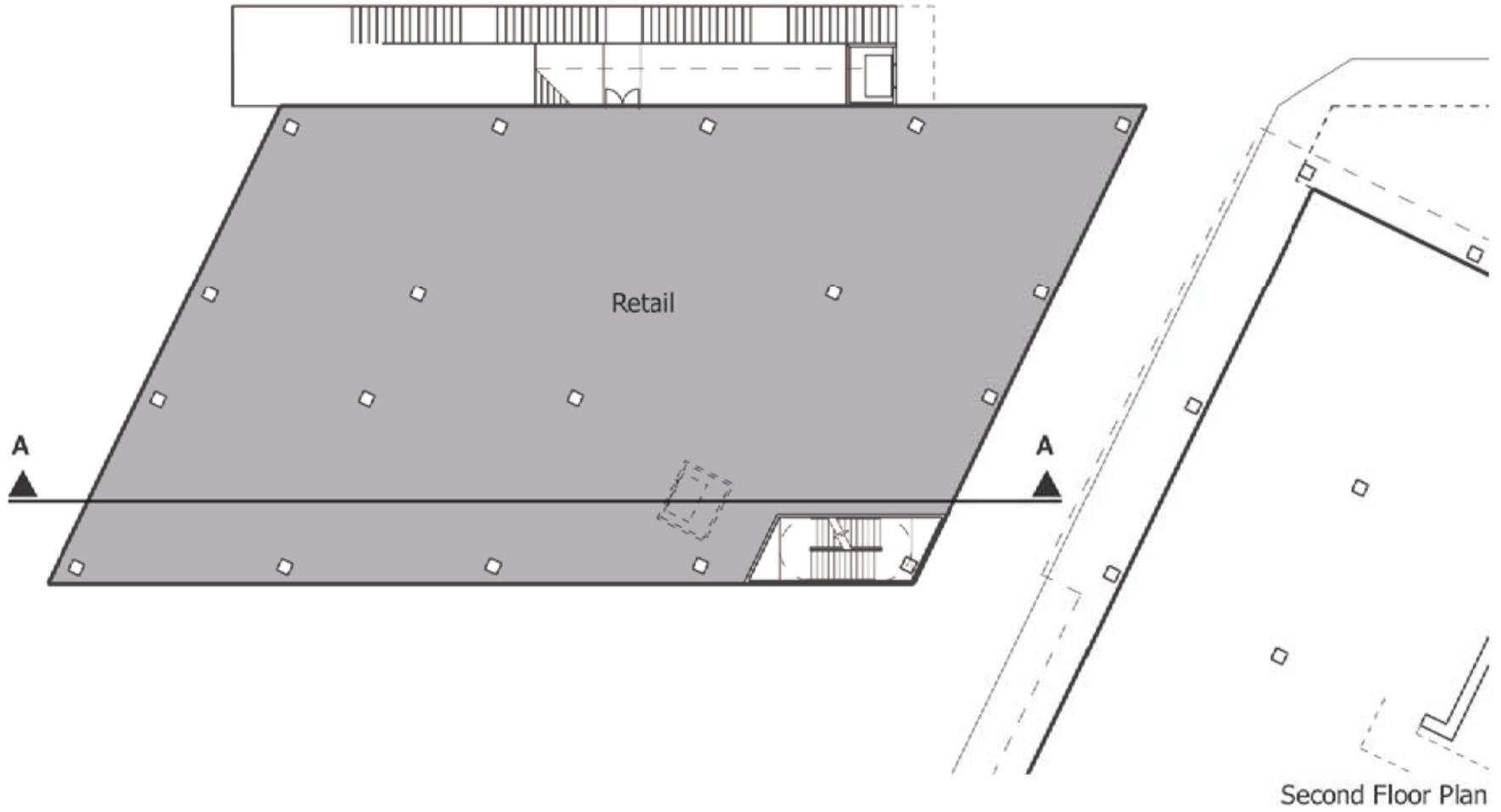
# Building 'F' Final Design

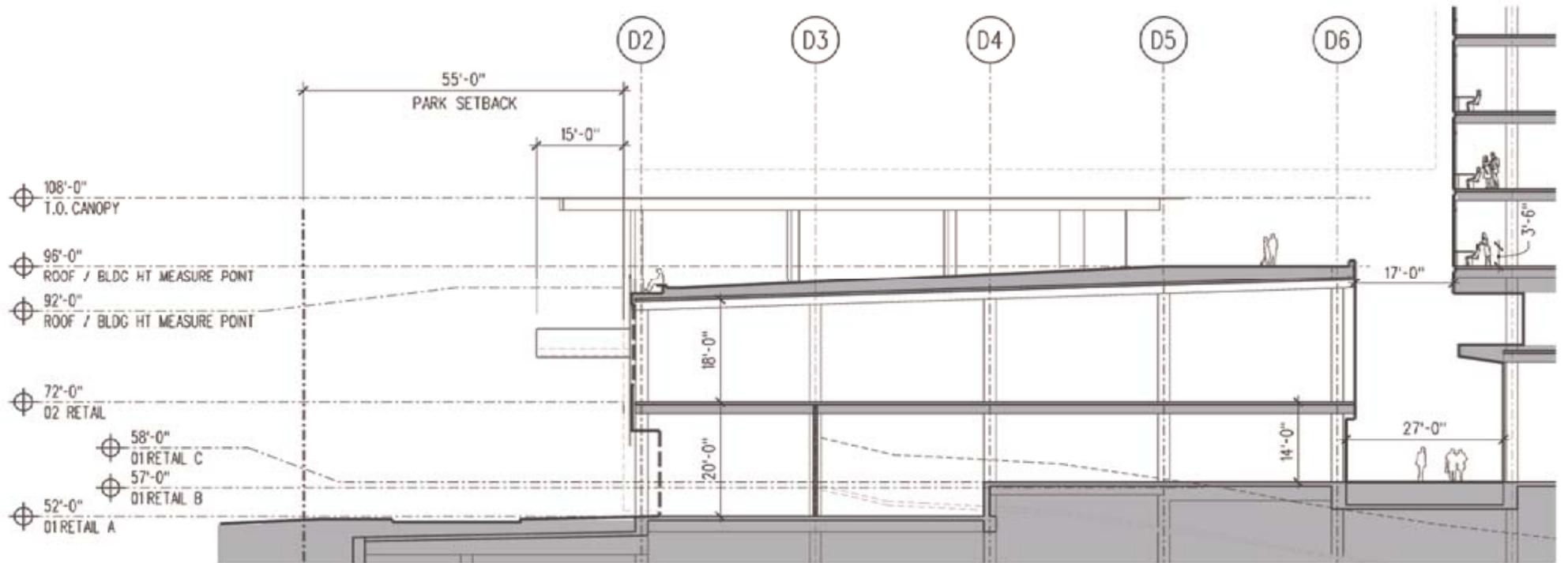
# ILLUSTRATIVE SITE PLAN



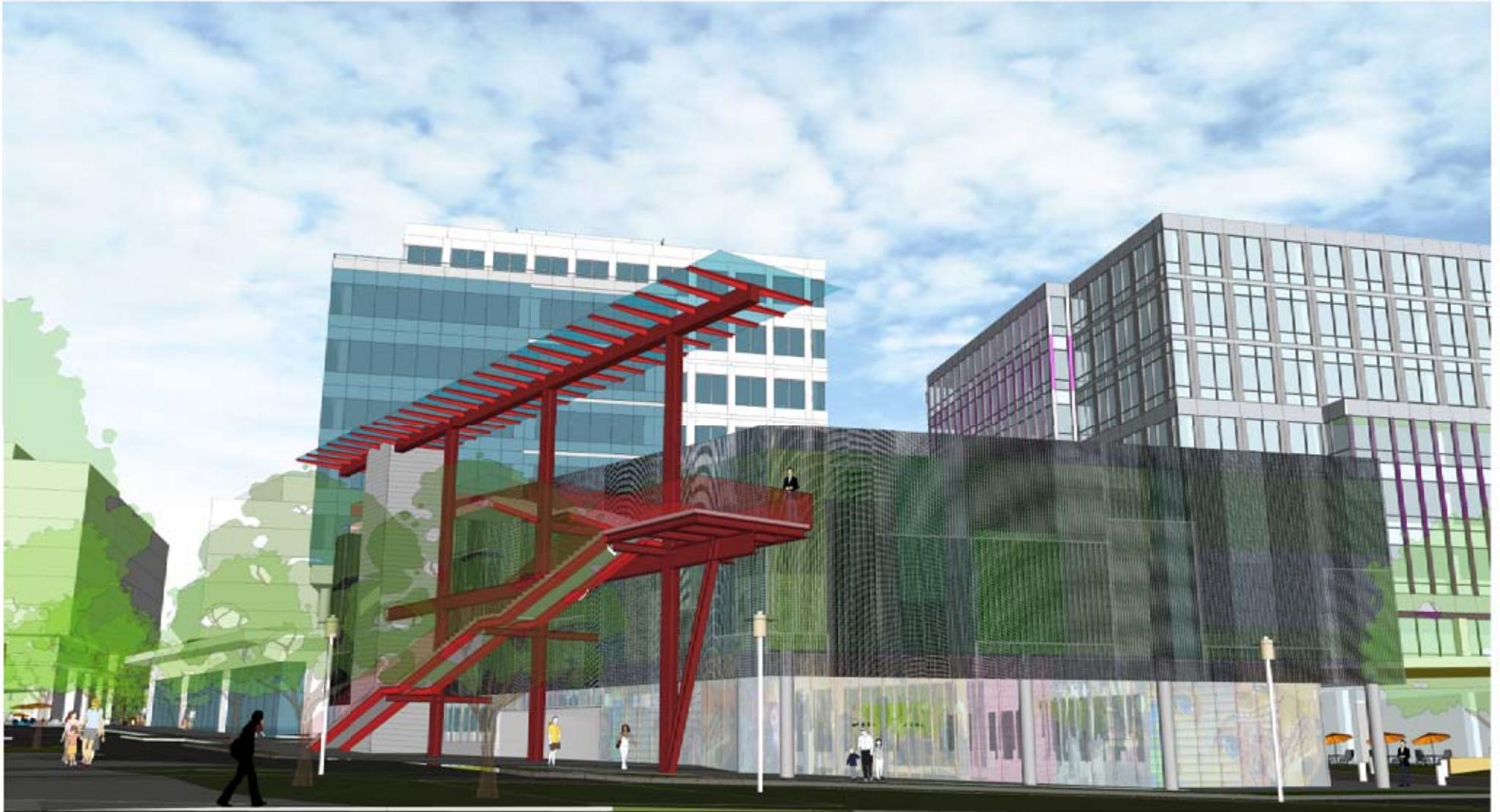


First Floor Plan

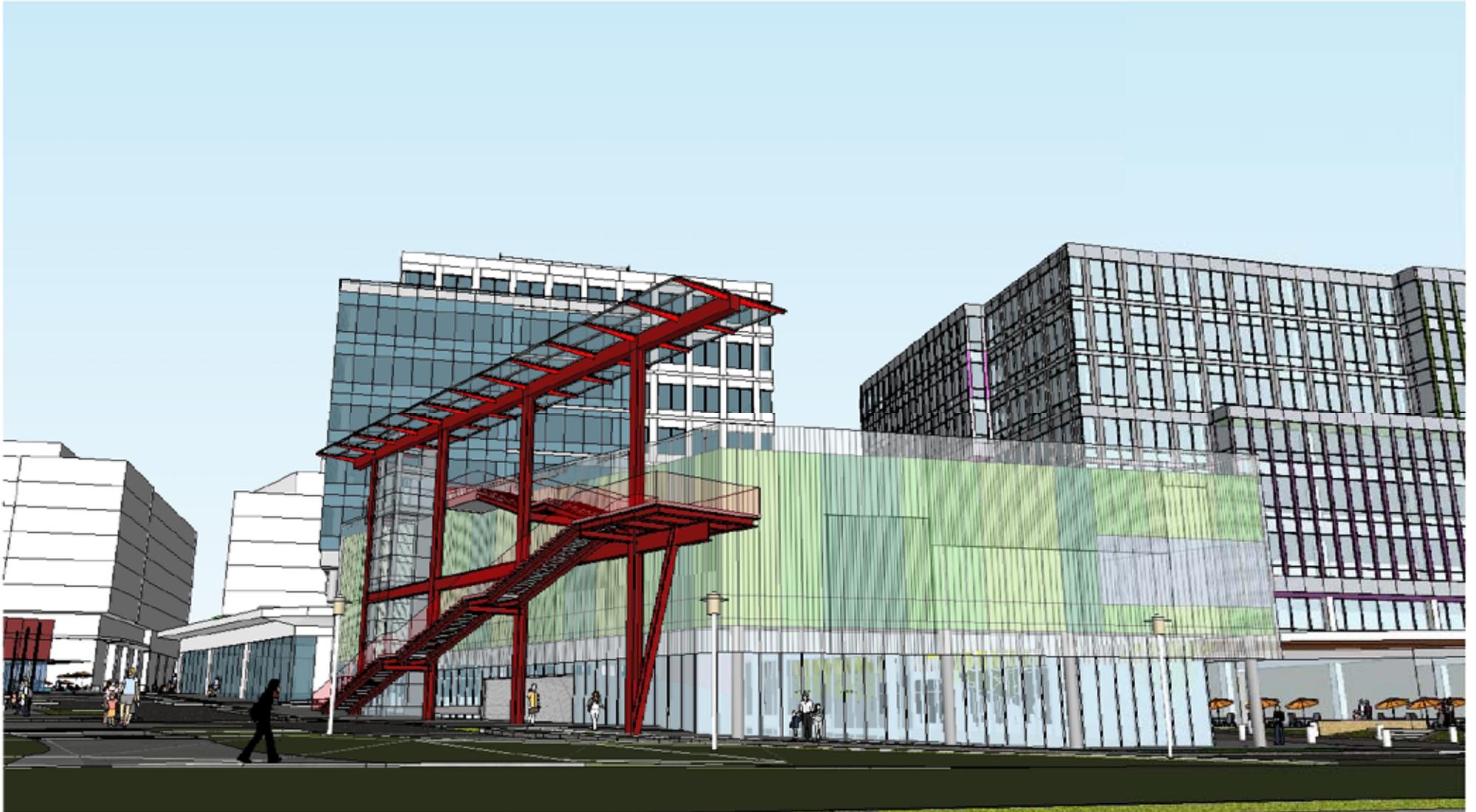




Section A-A



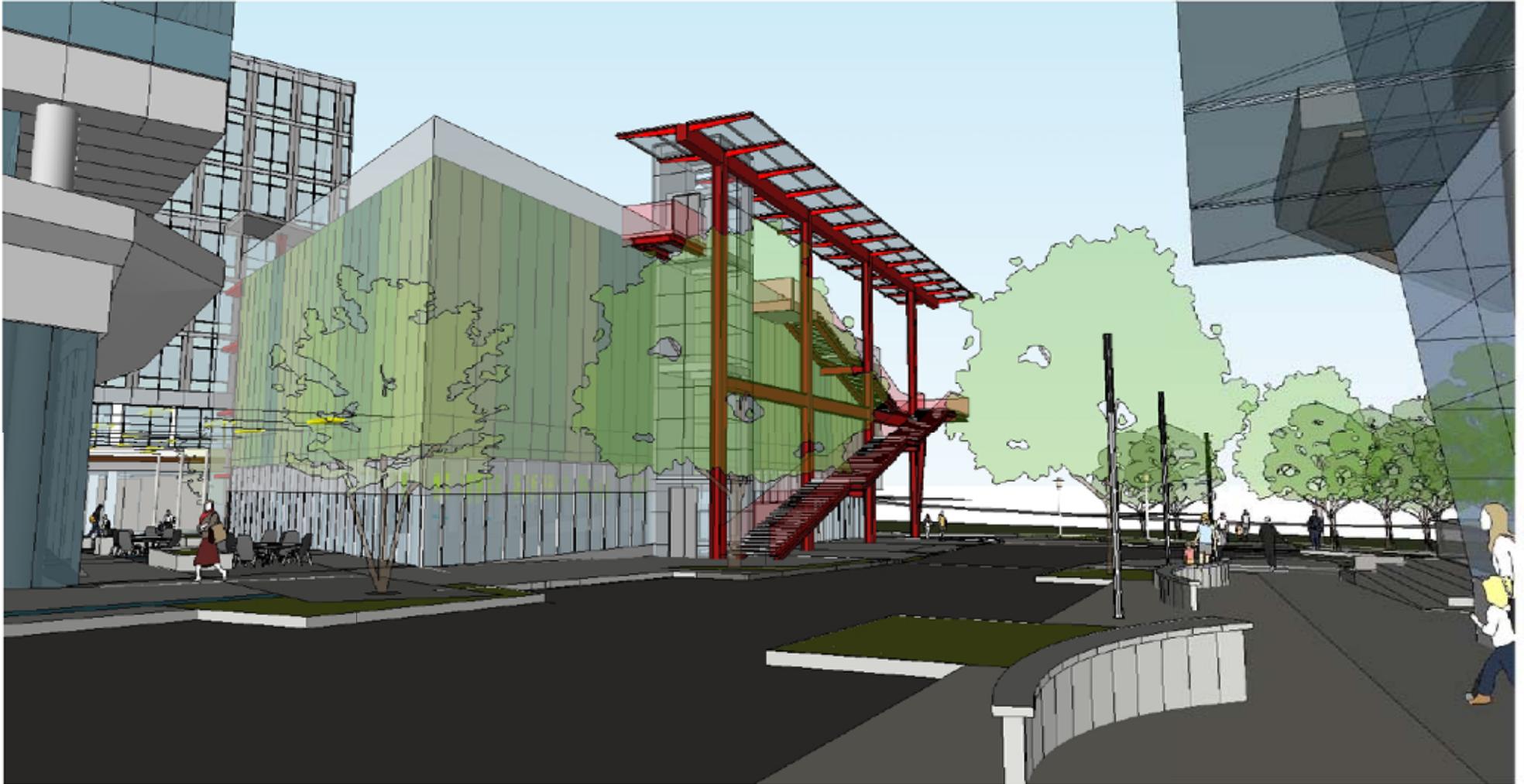
Previous Perspective View from Northwest



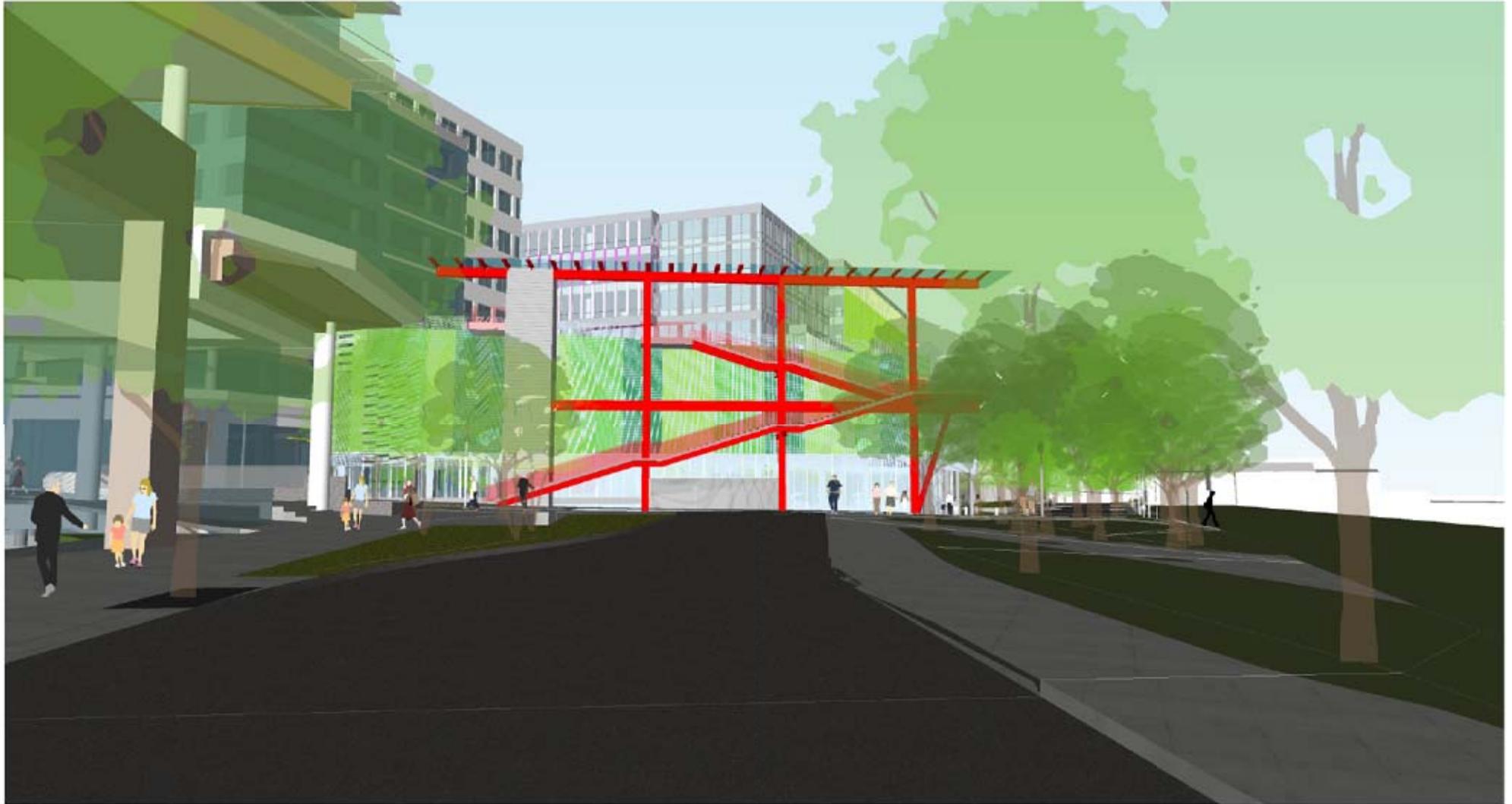
Revised Perspective View from Northwest



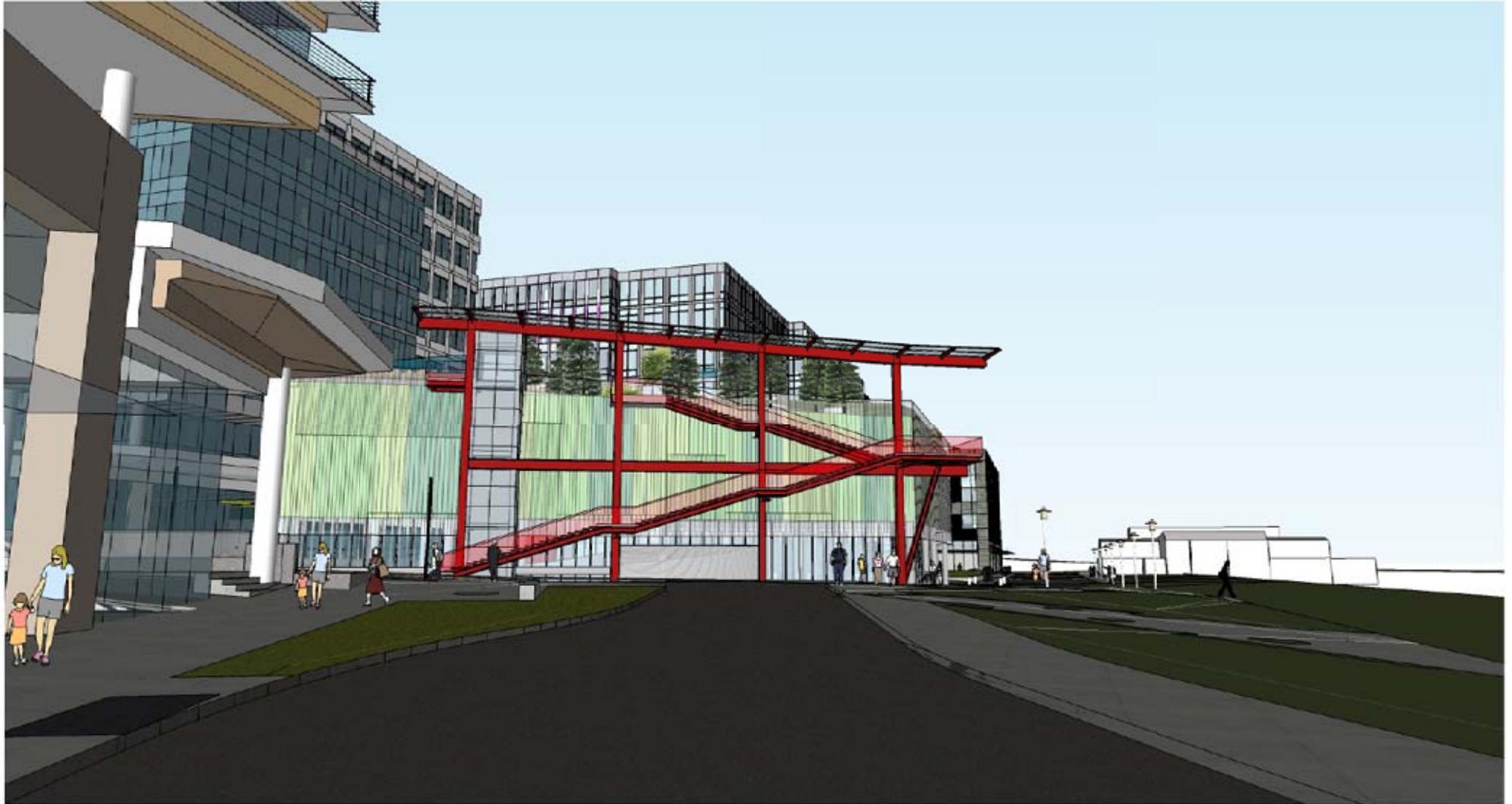
Previous Perspective View from Northeast



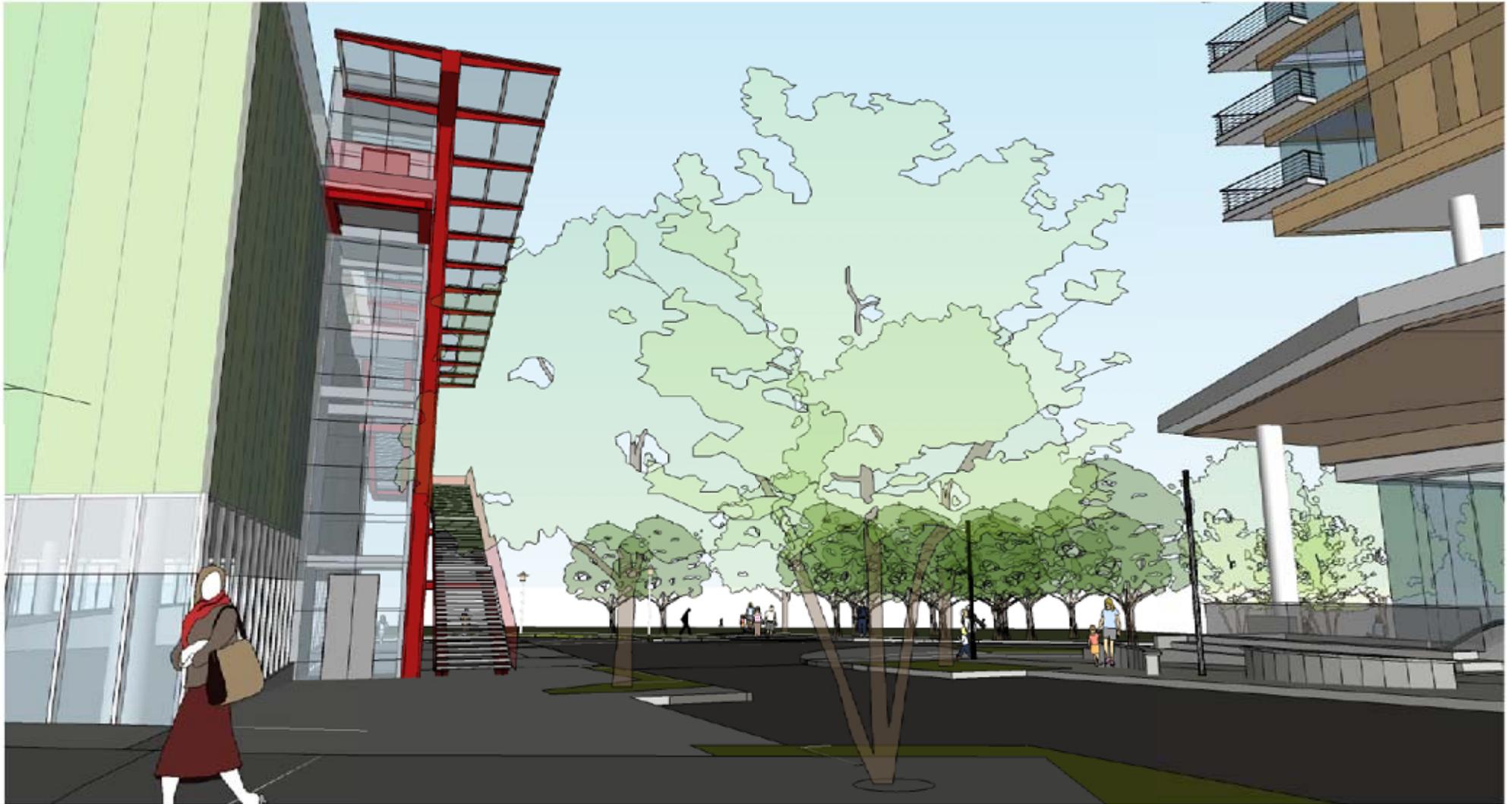
Revised Perspective View from Northeast



Previous View from North



Revised View from North



Perspective View from East



Cose-up View from East

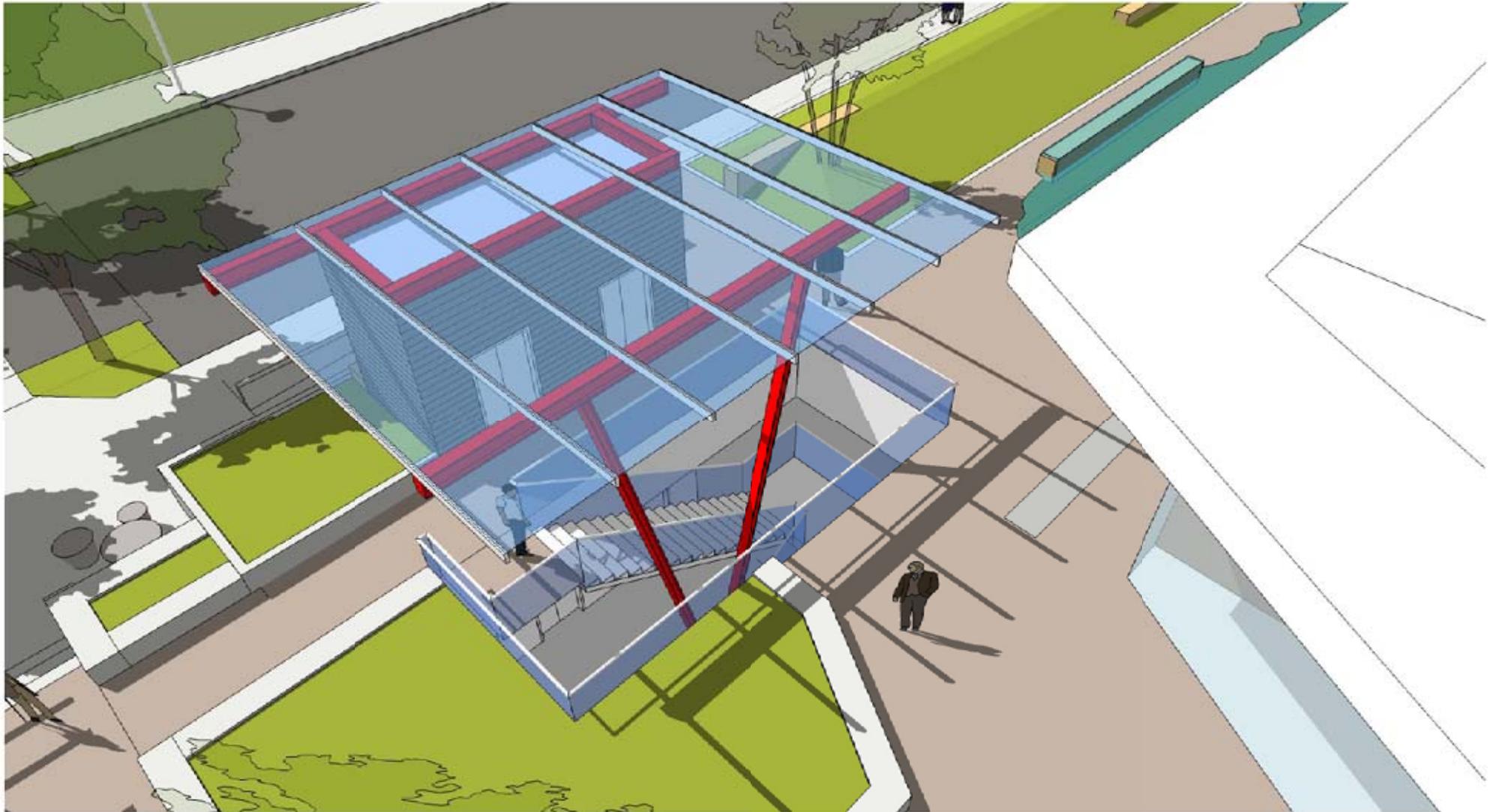


Perspective View from South

# **Building 'E' Stair / Elevator Enclosure**



Building 'E' Elevator/Stair Location



Building 'E' Elevator/Stair Aerial View



Building 'E' Elevator/Stair View from East



Building 'E' Elevator/Stair View from North

# Retail Design Standards

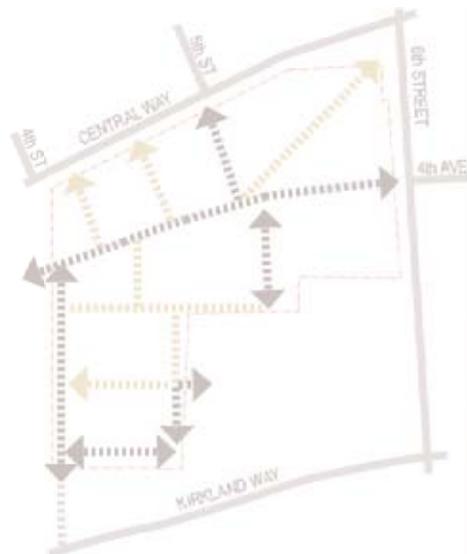
## 10. PUBLIC AMENITIES AND ACCESS

### 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



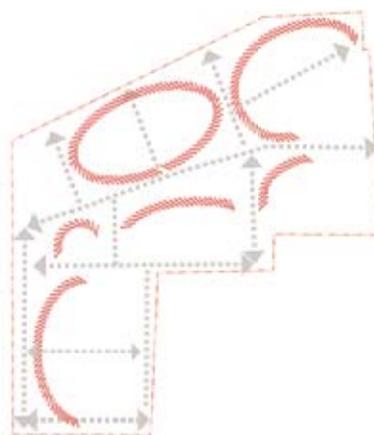
Kirkland ParkPlace Master Plan and Design Guidelines

### 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



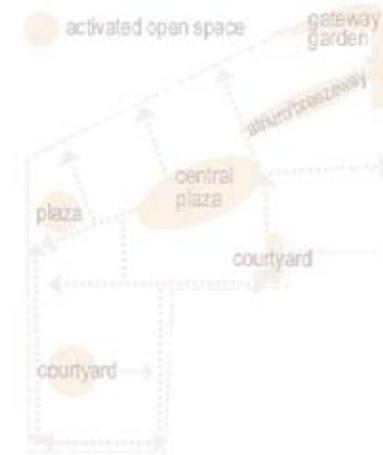
### PEDESTRIAN SPACE

*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).



FINAL

MP-7

DESIGN GUIDELINES

12. ALL DISTRICTS

**Overall Intent:**

*To create a rich pedestrian-oriented environment and successful mixed-use center.*



FINAL

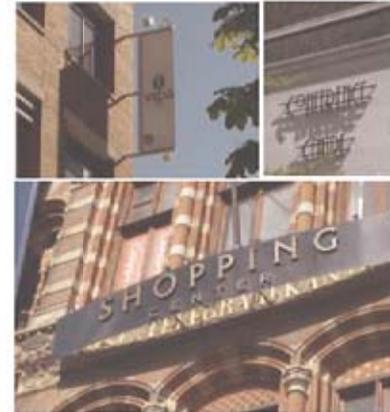
DG-18

**SITE PLANNING**

7. Signs: A Master Sign Plan will be created with the City that is in keeping with the following design objectives:

*Intent: To create signs that are creative, engaging and effective for a variety of user groups and respond to a variety of spaces.*

- a. Signage should be complementary and integrated with the unique character of the specific districts and/or buildings where they are located.
- b. Signage should be high quality and consistent with the contemporary urban/down town character of comparable developments in similar regions.
- c. The design of buildings should identify locations, sizes and general design for future signage.
- d. The Master Sign Plan should include a hierarchy of elements based on use and function, such as:
  - site signage for entries, wayfinding, Parkplace identity
  - building signage for addressing and landmarking
  - tenant signage to encourage expressive individualization.



signage integrated with the building design



unique character of pedestrian-oriented retail signage

Kirkland Parkplace Master Plan and Design Guidelines

## 12. ALL DISTRICTS

### Overall Intent:

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



Kirkland Parkplace Master Plan and Design Guidelines

### BUILDING DESIGN

#### 1. Orientation to the Street

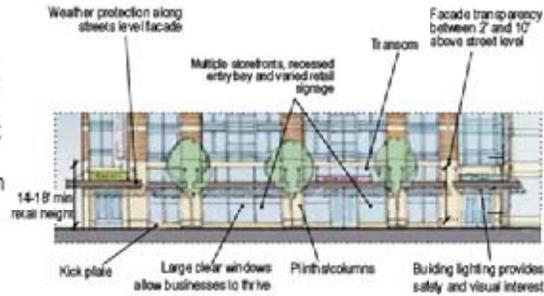
*Intent: Ensure that buildings contribute to the liveliness of Parkplace's public spaces, and overall community character.*

The following design treatments should apply to areas with required retail frontages, (see diagram on page 7):

- 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.
- Ground level retail heights should be between 14-18 feet in height.
- Entrances: Principal building entry should be visible from the street and public space and marked by large entry doors, canopy/portico/overhang.
- 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.
- 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



pedestrian-oriented street level facade

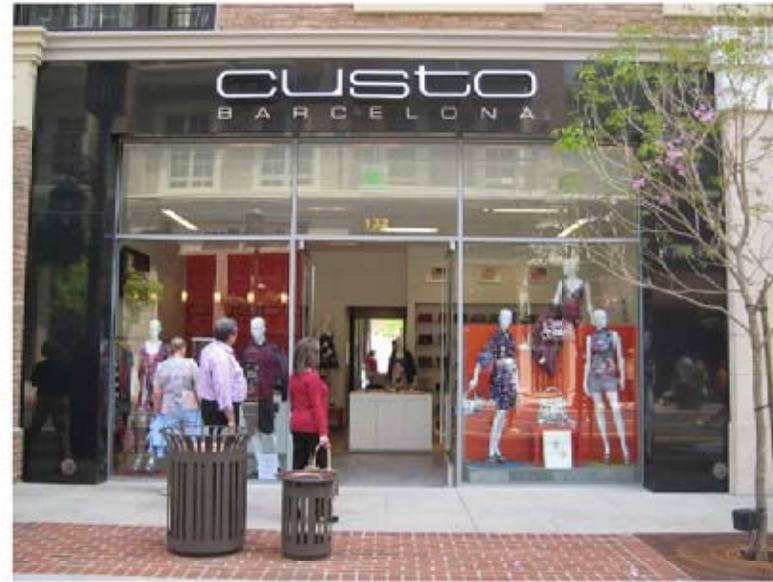


building design that enhances the activity on the street with multiple storefronts, and a variety of signage, awnings and merchandise displayed.

DESIGN GUIDELINES



Retail Imagery



Retail Imagery



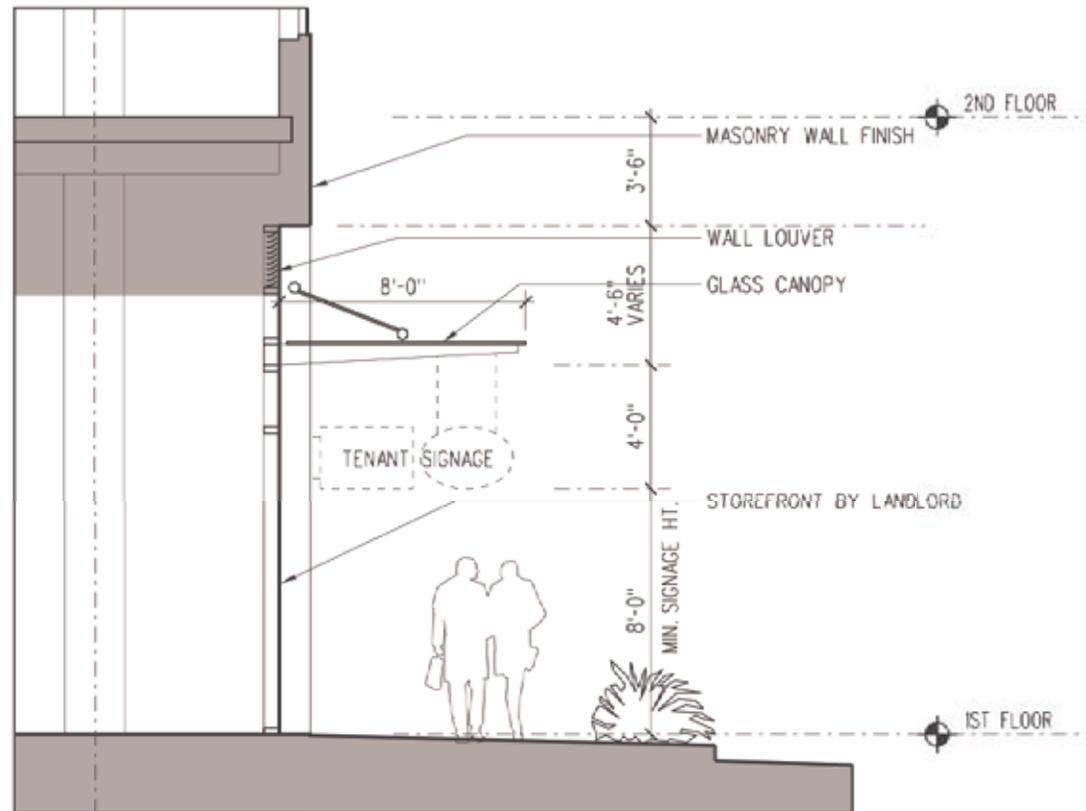
Retail Imagery



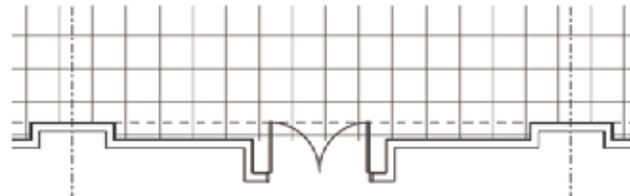
Retail Imagery



Canopy Types



Section

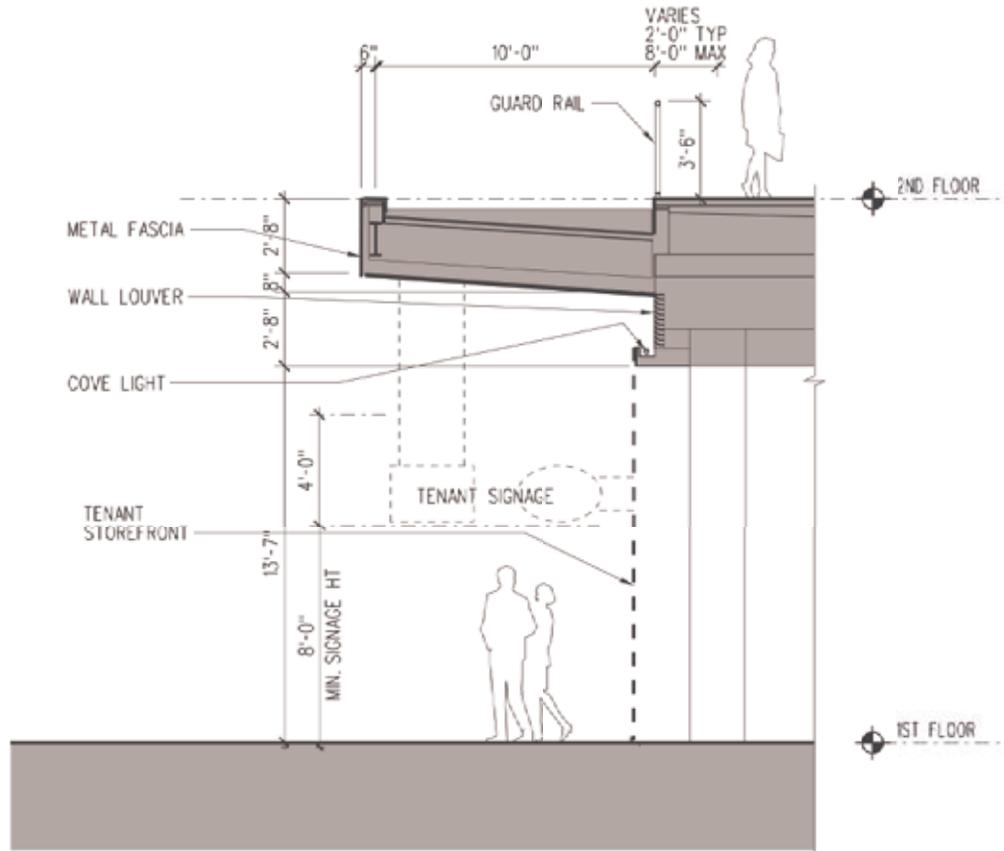


Plan

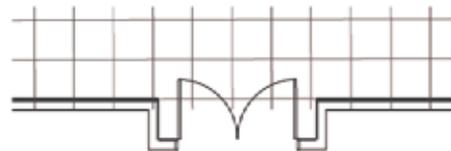
Typical Street Retail Section



Typical Street Retail View



Section



Plan

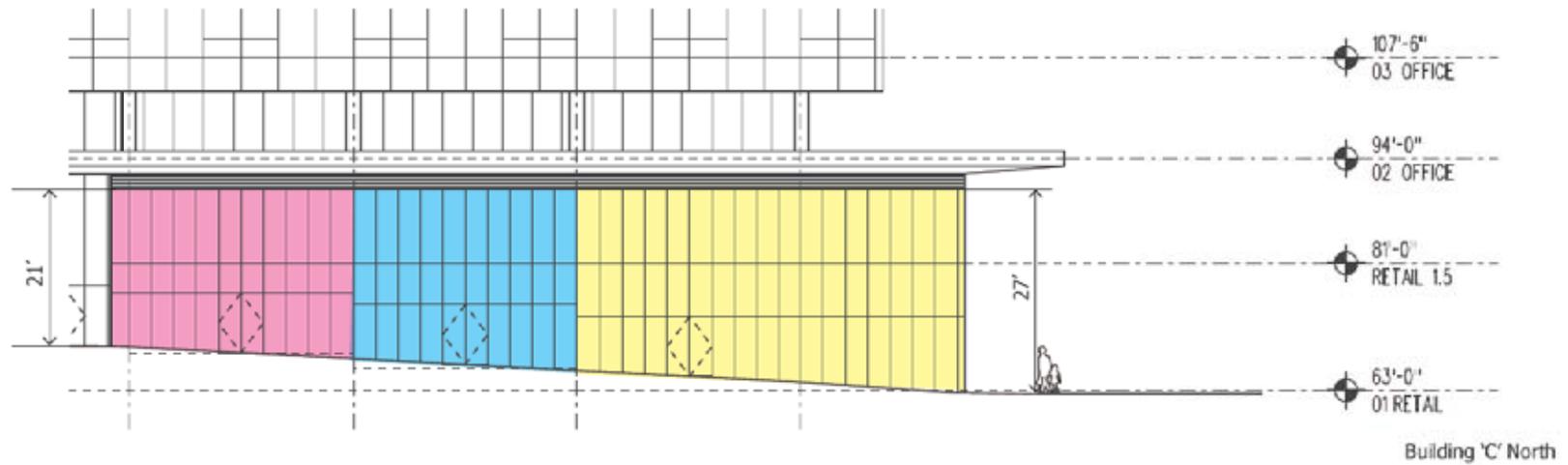
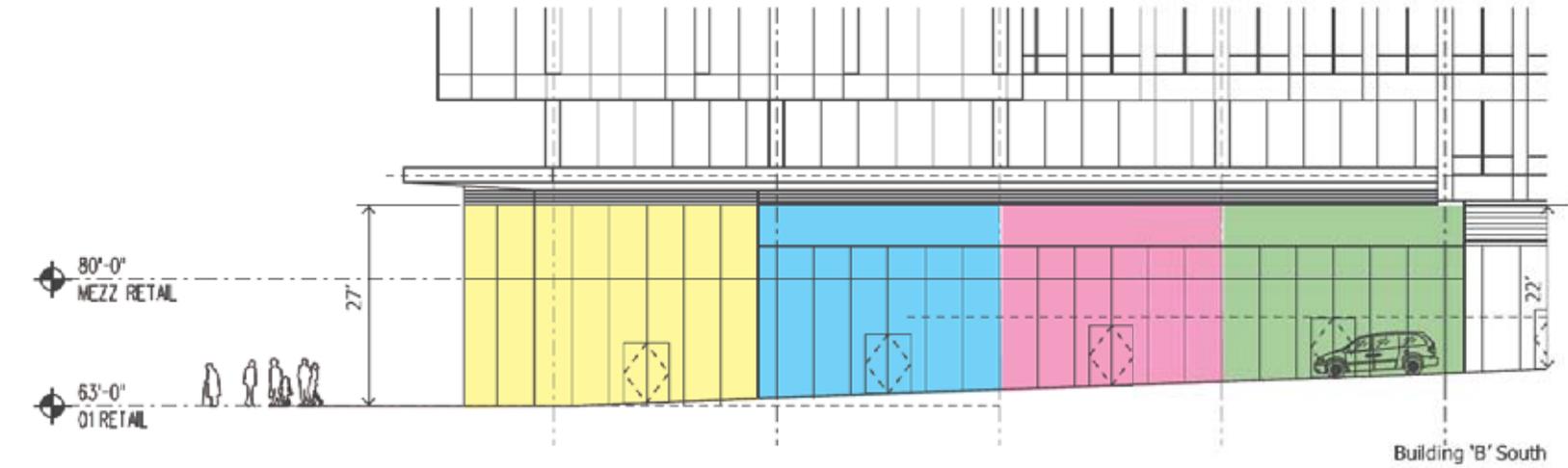
Typical Gasket Retail Section



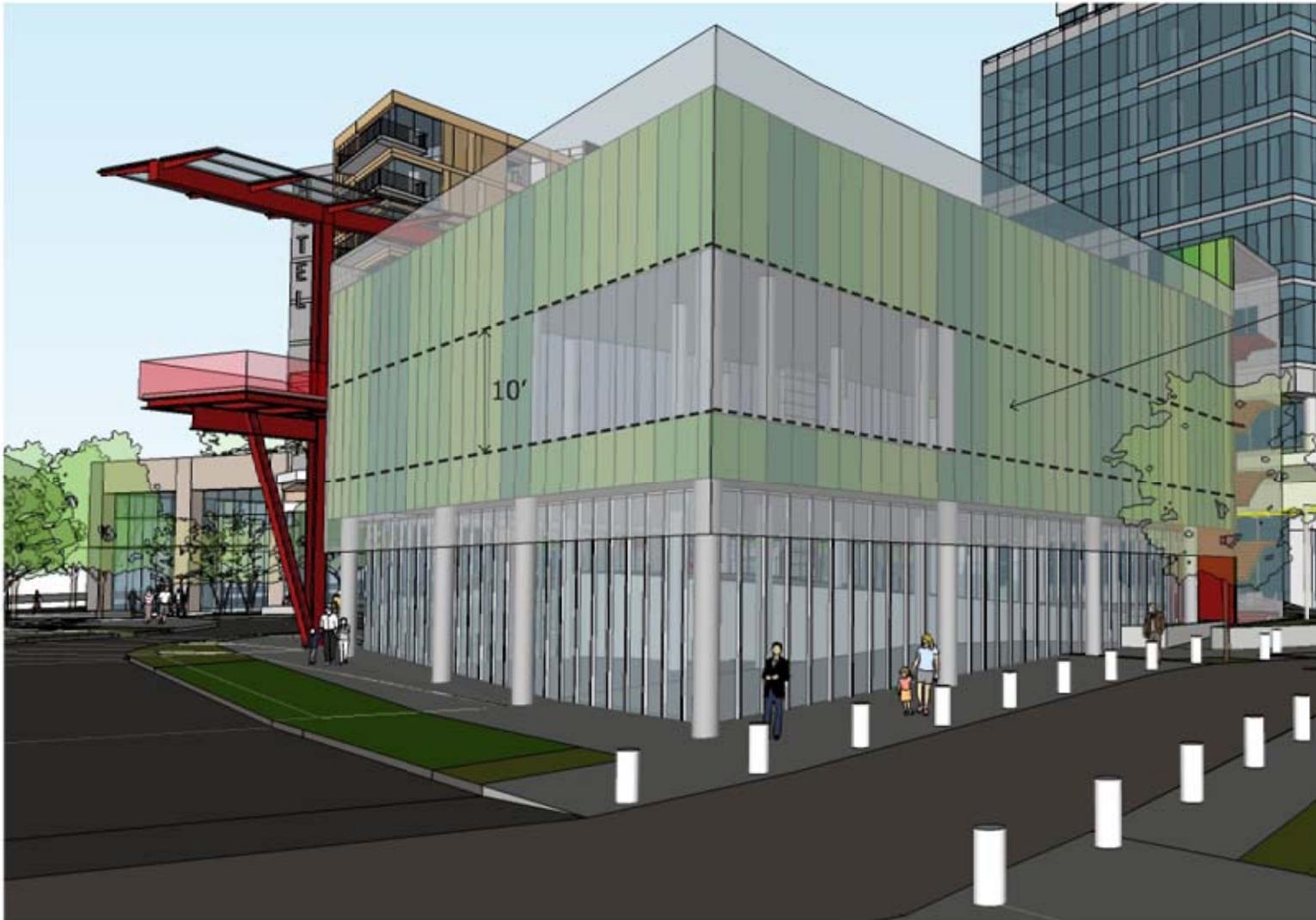
Typical Gasket Retail View



Typical Gasket Retail Night View



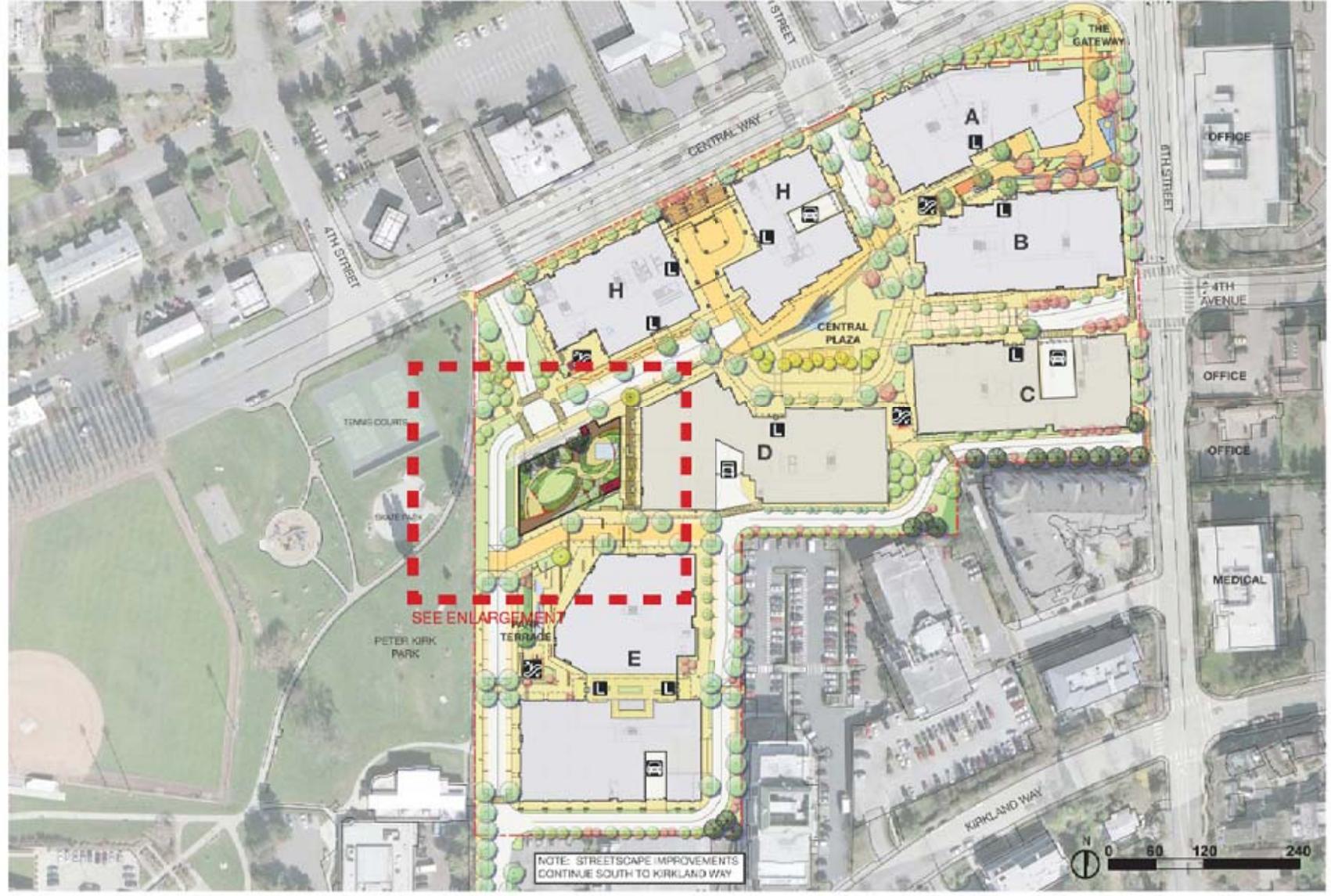
Gasket Retail Height Variation



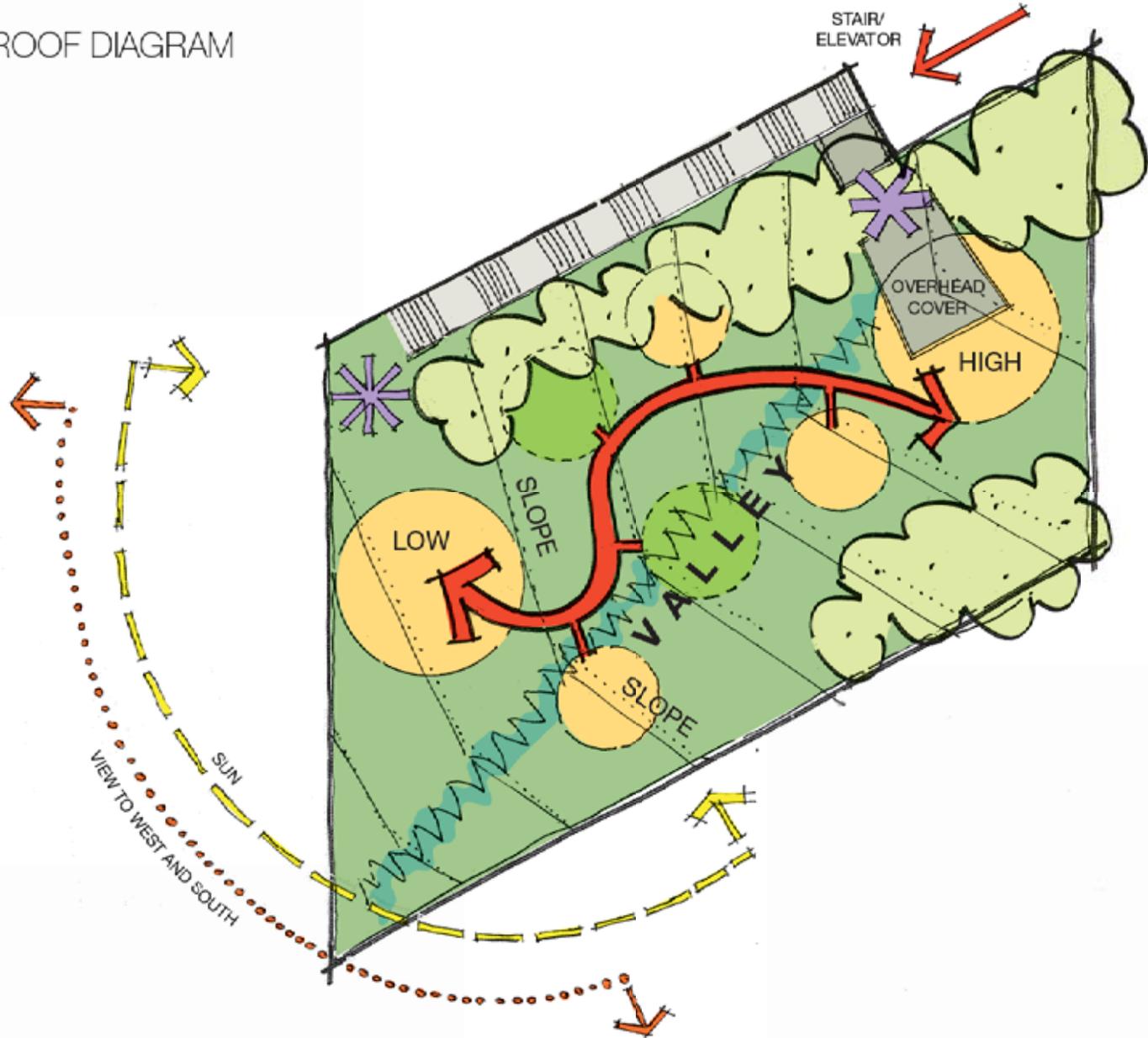
Maximum of 50% of linear wall within this zone on the south and west walls may be glazed, with a minimum opening length of 20'

Building 'F' Opening Restrictions

# ILLUSTRATIVE SITE PLAN



# BUILDING F ROOF DIAGRAM



# BUILDING F - PLANT MATERIALS PLAN

REPRESENTATIVE PLANT LIST  
(FINAL PLANT LIST TO BE SELECTED AND ADDITIONAL PLANTS TO BE INCLUDED.)

**TREES:**

|  |                                |                    |
|--|--------------------------------|--------------------|
|  | <i>Acer ginnals</i>            | Amur Maple         |
|  | <i>Amelanchier grandiflora</i> | Apple Serviceberry |
|  | <i>Prunus x yedoensis</i>      | Yoshino Cherry     |
|  | <i>Styrax japonica</i>         | Japanese Snowbell  |
|  | <i>Myrica californica</i>      | Pacific Wax Myrtle |
|  | <i>Pinus contorta</i>          | Shore Pine         |



*Amelanchier grandiflora*      *Pinus contorta*  
**TREES**

**SHRUBS:**

|  |                              |                  |
|--|------------------------------|------------------|
|  | <i>Arbutus unedo</i>         | Strawberry Tree  |
|  | <i>Physocarpus capitatus</i> | Pacific Ninebark |



*Arbutus unedo*      *Physocarpus capitatus*  
**SHRUBS**

**GRASSES:**

|  |                             |                |
|--|-----------------------------|----------------|
|  | Turf                        |                |
|  | <i>Carex obovata</i>        | Slough Sedge   |
|  | <i>Miscanthus sinensis</i>  | Maiden Grass   |
|  | <i>Panicum virgatum</i>     | Switch Grass   |
|  | <i>Pennisetum orientale</i> | Fountain Grass |



*Miscanthus sinensis*      *Pennisetum orientale* 'Karley Rose'  
**GRASSES**

**GROUNDCOVERS/PERENNIALS:**

|  |                                |                  |
|--|--------------------------------|------------------|
|    | <i>Achillea millefolium</i>    | Yarrow           |
|    | <i>Arctostaphylos uva-ursi</i> | Kinnikinnick     |
|    | <i>Astilbe rhineland</i>       | Astilbe          |
|    | <i>Cosmos bipinnatus</i>       | Cosmos           |
|    | <i>Crocosmia 'Lucifer'</i>     | Crocosmia        |
|    | <i>Echinacea purpurea</i>      | Coneflower       |
|    | <i>Gaultheria shallon</i>      | Sisal            |
|    | <i>Iris germanica</i>          | Bearded Iris     |
|    | <i>Liriope spicata</i>         | Creeping Liriope |
|    | <i>Mahonia repens</i>          | Creeping Mahonia |
|  | <i>Ophiopogon japonicus</i>    | Mondo Grass      |
|  | <i>Schizostylis coccinea</i>   | Kaffir Lily      |



Perennials/Grass Mix      *Achillea millefolium*      *Carex obovata*      *Cosmos bipinnatus*      *Crocosmia 'Lucifer'*      *Gaultheria shallon*      *Iris germanica*      *Liriope spicata*      *Ophiopogon japonicus*      *Schizostylis coccinea*  
**GROUNDCOVERS/PERENNIALS**



# BUILDING F - MATERIAL SELECTIONS

## MATERIALS LEGEND:



UNIT PAVERS



PAVERS AT SEATING AREAS



WOOD DECKING

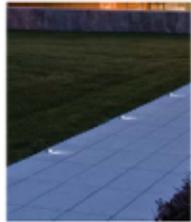


TABLES AND CHAIRS

## SITE AMENITIES:



TREE UPLIGHTS



IN GRADE LIGHTING



WALL LIGHT



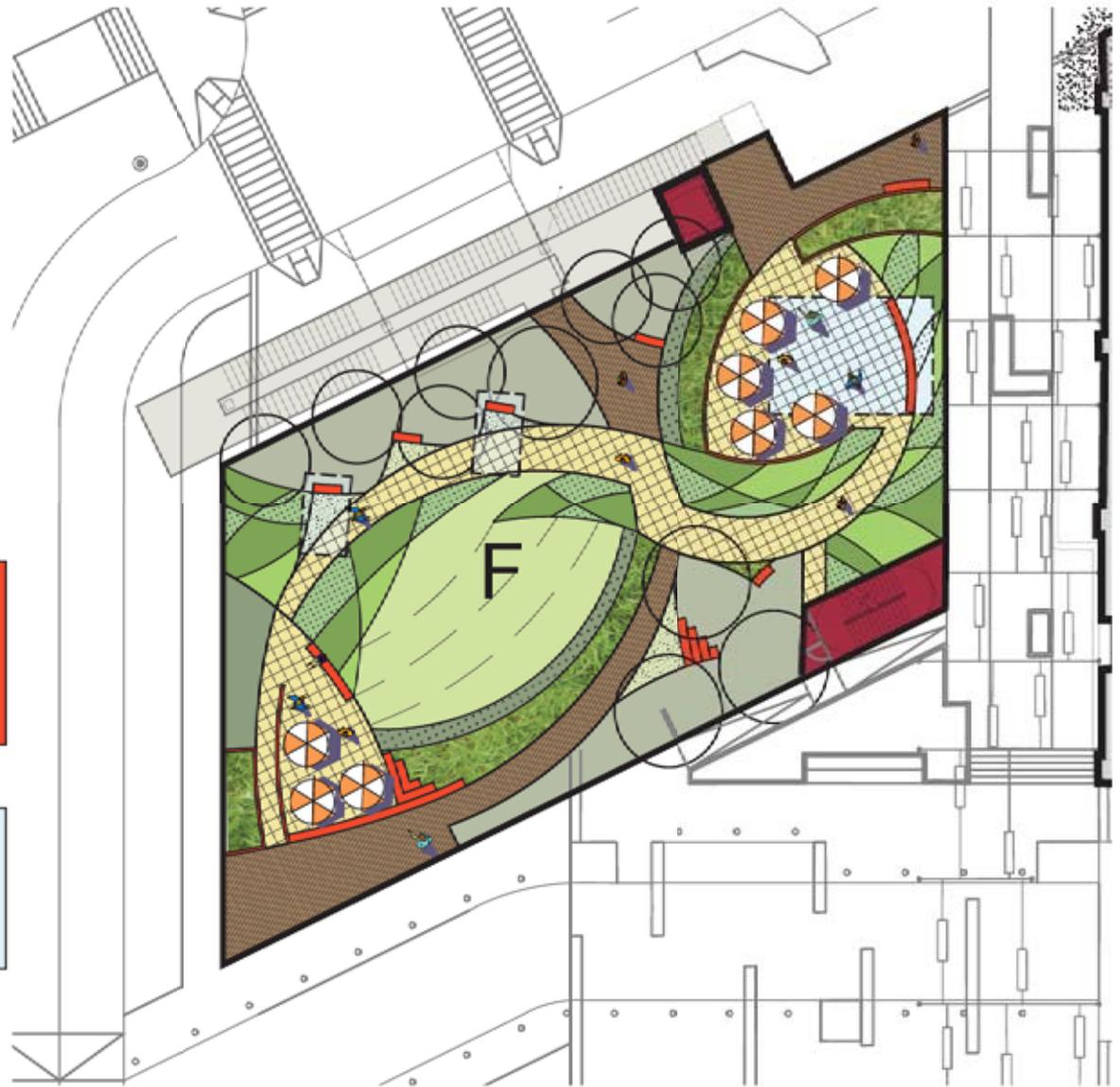
BLEACHER SEATS



BENCH SEATING



CANOPY



BUILDING F - PERSPECTIVE VIEW LOOKING NORTH



BUILDING F - PERSPECTIVE VIEW LOOKING WEST



BUILDING F - PERSPECTIVE VIEW LOOKING EAST - BIRDSEYE



BUILDING F - PERSPECTIVE VIEW LOOKING EAST - EYE LEVEL

