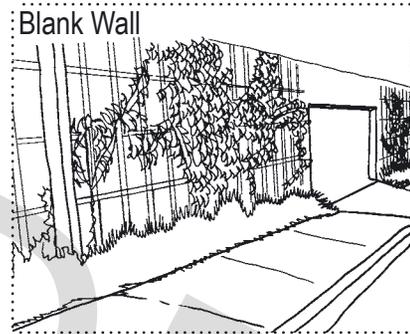


OVERLAY AREAS

1. Gateway
2. Central Way
3. Park Block
4. Retail/Office Hub



Building using of high quality of materials



Building using of high durable materials at the street level of materials

Building Design for All Overlay Areas

3. Blank Wall Treatments

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

- a. Blank walls longer than 30 feet facing streets or public spaces shall incorporate two or more of the following:
 - i) Vegetation, such as trees, shrubs, ground cover and or vines adjacent to the wall surface.
 - ii) Artwork, such as bas-relief sculpture, murals, or trellis structures.
 - iii) Seating area with special paving and plantings.
 - iv) Architectural detailing, reveals, contrasting materials or other special visual interest.

4. Encourage High-Quality Construction

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

- a. Exterior architectural design and building materials should exhibit permanence and quality appropriate to an urban setting.
- b. Employ especially durable and high-quality materials at the street level, such as stone, masonry, brick, metal and transparent glass.

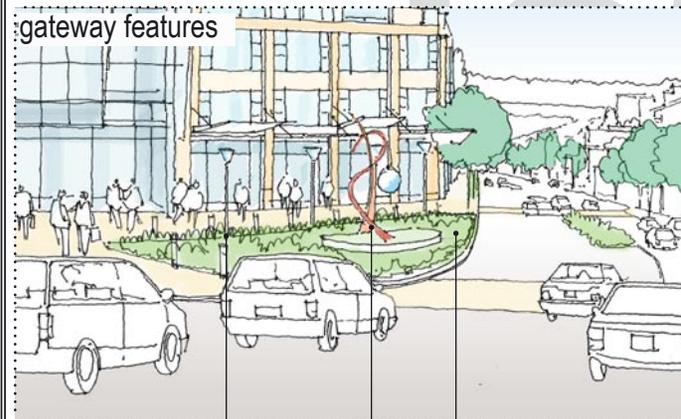
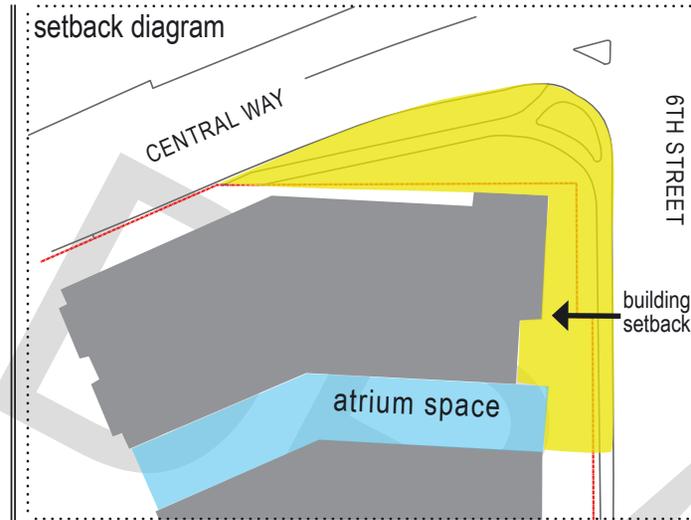
Overlay Areas



GATEWAY OVERLAY AREA

Intent:

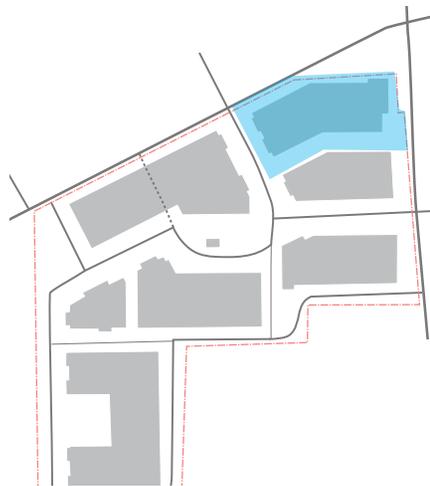
The gateway is intended to be a welcoming not only to the Parkplace development but to the City itself, this area should create an inviting entrance that is representative of the community using art, landscape and architecture.



lighting
public art
unique landscaping

Site Planning for Gateway Overlay Area

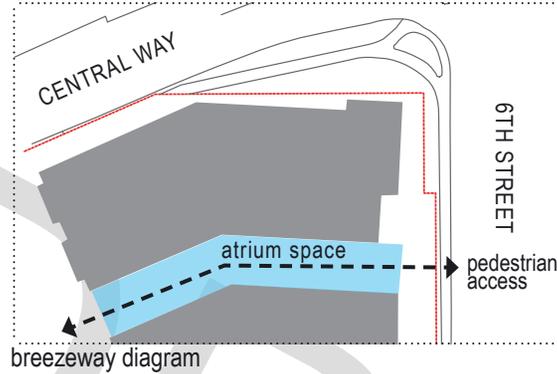
1. The building should set back from 6th Street to allow for visual porosity/connection to the atrium space/corner entry into the project directly south.
2. The area should reflect character of Kirkland and emphasis its gateway by utilizing the following techniques:
 - public art
 - decorative lighting
 - special paving
 - unique landscaping



GATEWAY OVERLAY AREA

Intent:

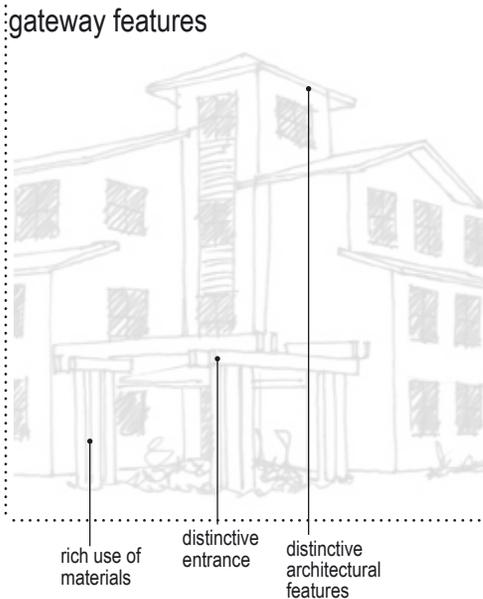
The gateway is intended to be a welcoming to not only the Parkplace development but to the City itself, this area should create an inviting entrance that is representative of the community using art, landscape and architecture.



galleria accessing restaurants and landscaped public seating areas



open air lattice covered atrium with outdoor cafe seating



Site Planning for Gateway Overlay Area continued...

3. Breezeway/Atrium Space

Create an open air or covered pedestrian connection from the corner of 6th and Central into the heart of the project, consider including the following:

- Winter Garden
- Connection from 6th to Living Room
- Retail / Restaurant Opportunities
- High Canopy / Galleria

Building Design for Gateway Overlay Area

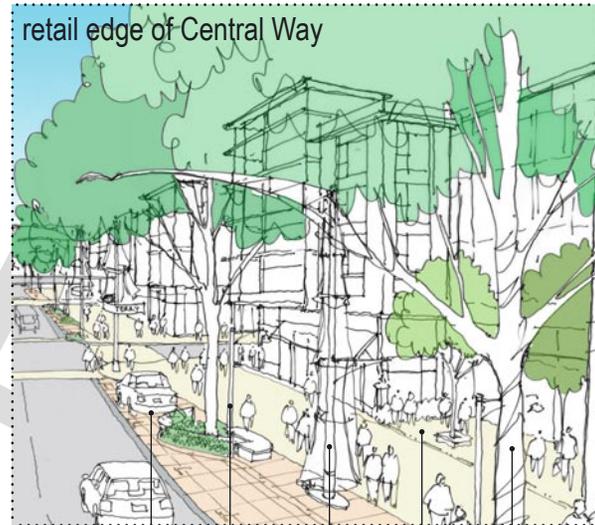
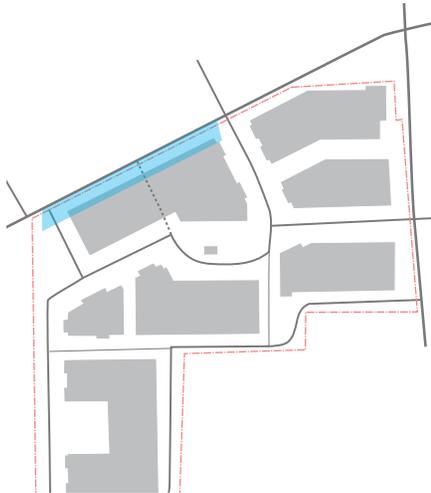
1. The building should reflect character of Kirkland and emphasis its gateway by allowing the following techniques:

- art integrated with building design
- distinct canopy entrance
- rich use of materials and building form
- expressive lighting
- unique and distinctive tower or architectural features

CENTRAL WAY OVERLAY AREA

Intent:

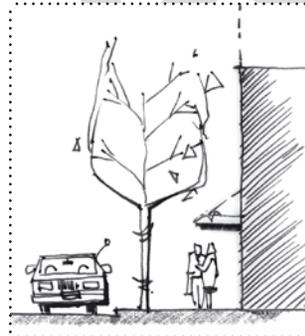
Central Way currently serves as a major arterial that links downtown Kirkland with the areas east and beyond, Parkplace must take advantage of this volume and activity to help create a multi-functioning, more pedestrian-scale shopping street.



on-street parking ped-scaled light vehicular-scaled light small courtyard large tree species



Building set to sidewalk with on street parking



Building set to sidewalk with on street parking

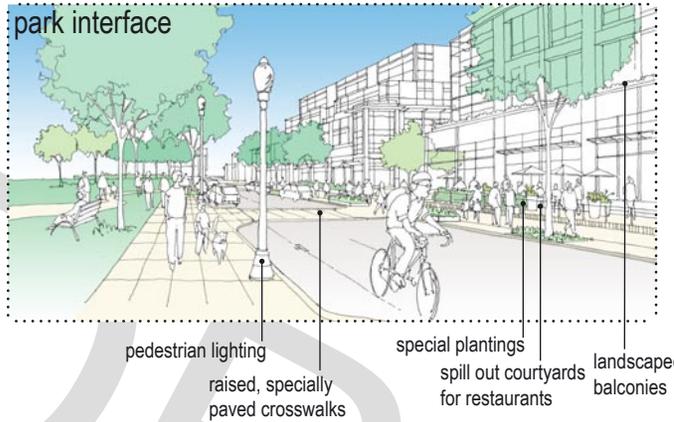
Site Planning for Central Way Overlay Area

1. Encourage and activated street edge by incorporating:
 - On street parking along Central Way
 - Buildings shall be located up to the edge of the sidewalk
2. Streetscape elements along Central Way should be designed and sited in a manner appropriate to the scale of the street:
 - street tree spacing/species
 - lighting scale
 - signage

PARK BLOCK OVERLAY AREA

Intent:

The Park interface should create a strong connection from the park and downtown that allows for clear pedestrian flow to and into the site by incorporating softer building edges and terraced bowl effect referenced in the Kirkland Downtown Strategic Plan.



Site Planning for Park Block Overlay Area

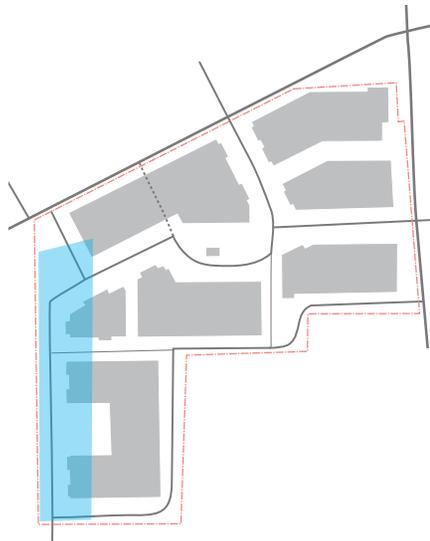
1. Increased landscaping/plantings
2. Raised Cross walk and special paving to promote pedestrian priority along promenade (see street section on page 11)
3. Retail spill out spaces and landscaped small courtyards along building edge to encourage pedestrian accommodation.



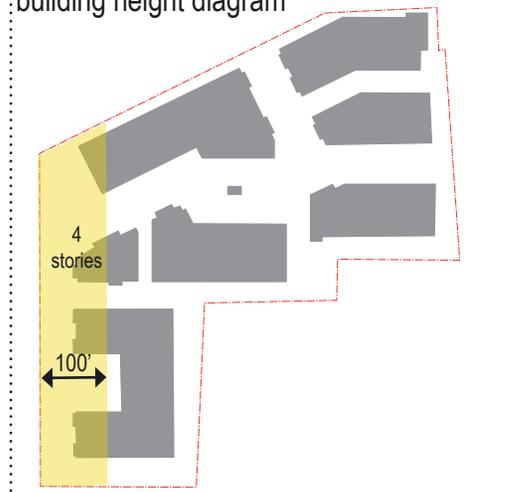
buildings addressing promenade and providing street fronting courtyards

Building Design for Park Block Overlay Area

1. Buildings along park edge shall maintain a maximum of four stories in height for first 100ft from park property line.
2. Building shall address park and promenade street by incorporating:
 - terraces and balconies
 - entrances along promenade
 - transparency at ground floor



building height diagram



RETAIL/OFFICE HUB OVERLAY AREA

Intent:

The Central Retail Hub will create vibrant public space and retail/window shopping experience with offices, hotel and sports club uses overlooking a large central plaza.



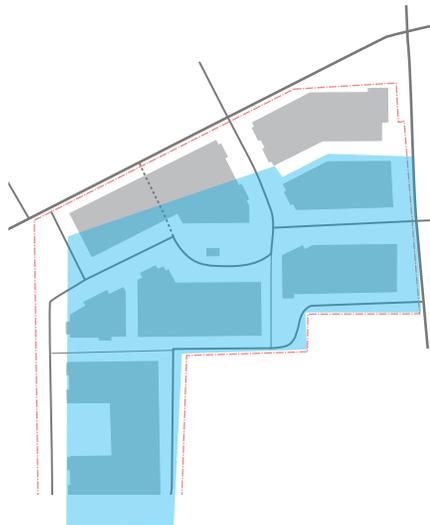
special landscaping water feature open seating specialty paving retail entrances opening to plaza/street



large plaza space with distinctive lighting and interactive water feature



plaza space with special paving and seating and small retail pavilion



Site Planning for Retail/Office Hub Overlay Area

1. The main plaza space should be a grand gathering space shall incorporate three of the following:

- special paving
- water feature
- special landscaping
- seating- covered and open
- distinct lighting
- access to sunlight
- small retail pavilion