

VIEW LOOKING NORTH ALONG PARK PROMNADE



SEPT.17.2007 DRB MEETING

This previous development scheme was presented to the design review board in three meetings (May 15, 2007, July 30, 2007 and Sept 17, 2007) by Collins Woerman. The following comments has been compiled from notes taken at previous design review board discussions on this project.

SCALE AND MASSING

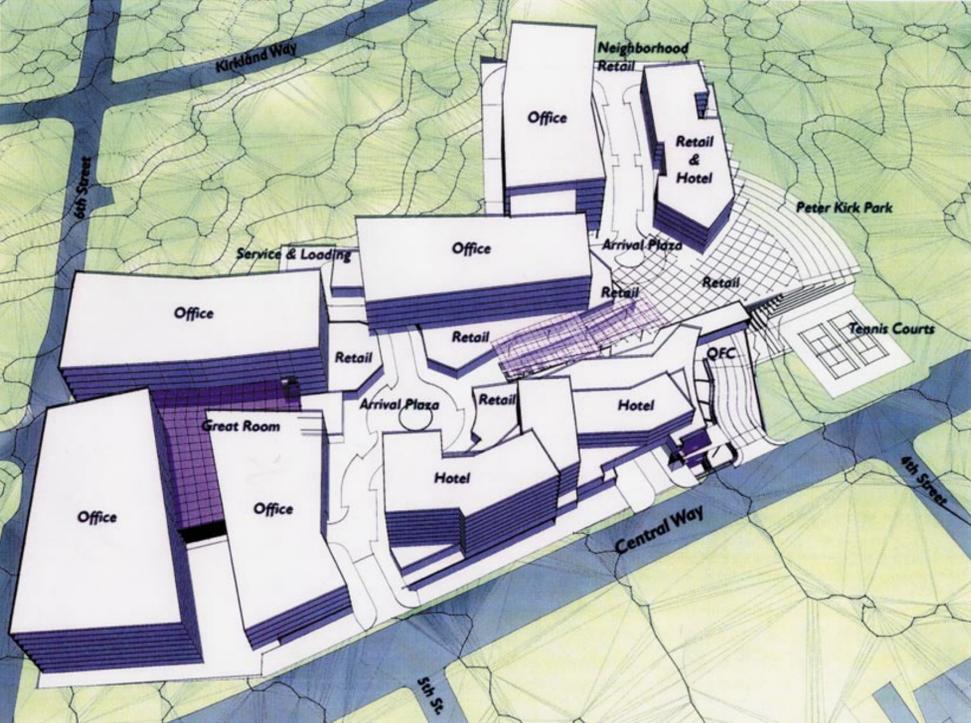
- The project is too massive. (Building height and floor plate size. Show the height to floor plate relationship for buildings.)
- Provide examples of similar project in scale / size for comparison.
- Provide variety in building massing / identity - No corporate campus
- Appropriate scale along all edges; especially on 6th Street and Central Way.

ACCESS AND CIRCULATION

- Highlight connections to surrounding area; avoid island effect.
- Strengthen sidewalk fabric and connections through the site.
- Limit the number and proximity of driveways.
- Provide clear access route through the site.
- Streets should be slow moving along retail frontage.

OPEN SPACE AND LANDSCAPING

- Need a more “organic design“
- Provide a sequence of outdoor spaces and scale throughout the site.
- The form of exterior spaces seems too urban; not enough real landscape
- Extra height should be large open space for people.
- Remove Peter Kirk Park landscape plan from the drawings unless plan to fund it.
- Complete sun and shadow analysis for public area.



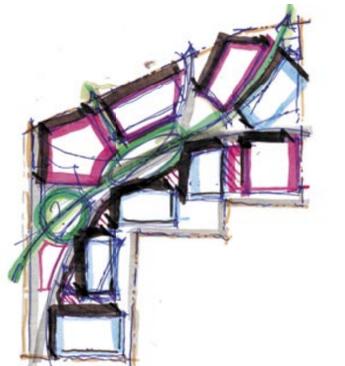
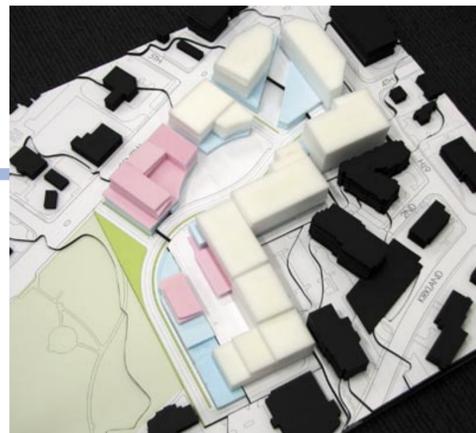
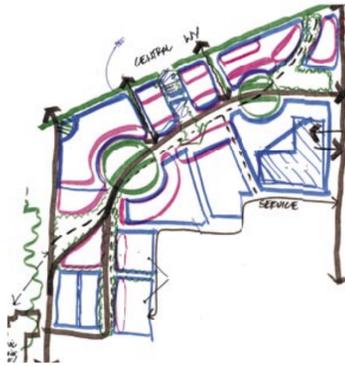
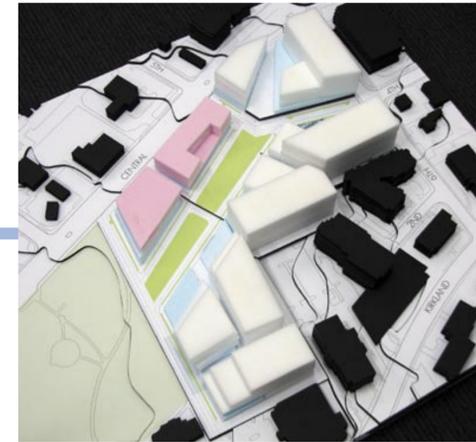
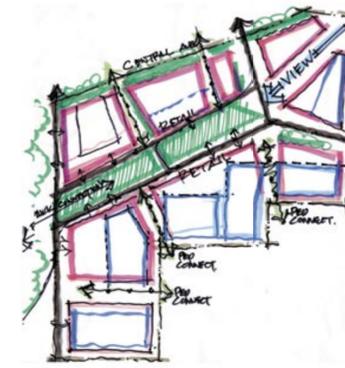
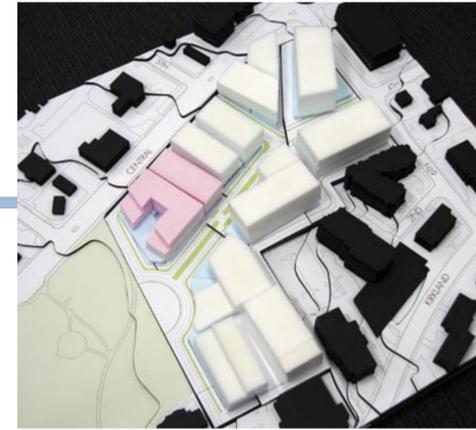
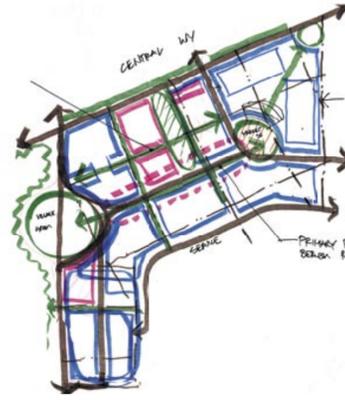
DEC.03.2007 DRB MEETING

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.



JAN.07.2008 DRB MEETING

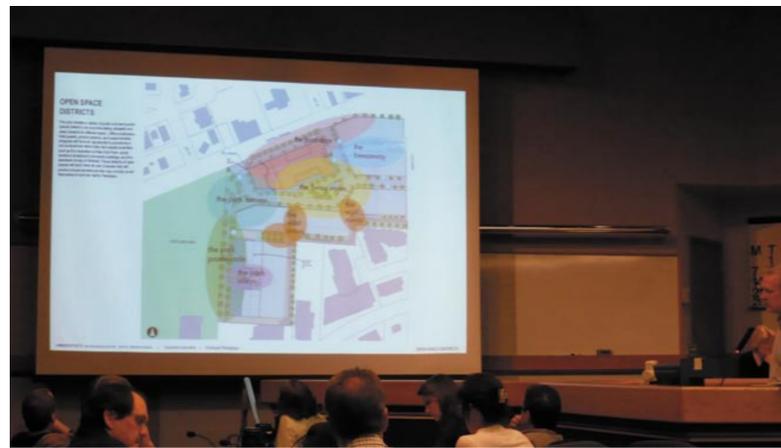
In January, LMN provided a unified master plan concept which consolidated the armature study approaches with time - tested successful open space criteria and criteria for the creation of successful retail environments. This plan reflected the input of nationally known and well regarded professionals in the urban design and retail fields.

Additionally the team presented concepts for the major pedestrian open spaces and linkages to the surrounding context and explained the qualities and features which would make the spaces unique.

Finally, the team presented initial view corridor studies and site sections for project.

DRB response

- Concern about the project scale / massing - too big?
- Ordering scheme of project needs to be more easily read.
- Public realm, should be key to project - provide more shape.
- Develop spaces / distance between buildings.
- Open space as trade-off for height - should the main open space be larger?
- Main open space should be more connected to Peter Kirk Park.
- Is it possible to view through the project to the park?
- Mixed feelings about the park street, continued concern about traffic calming and pedestrian crossing. However general understand by board street / retail impact at park edge.
- How will building heights to be measured.
- Floor plate sizes - diminish with height?
- Buildings massing all looks alike - provide more variation in massing and floor plate size.
- How should buildings be treated at corners? Step backs like Seattle?
- What is appropriate response to gateway at 6th and Central?
- Buildings should step back from park,
- More information was requested on slip street along Central; park set back; parking along park -one sided or two sided; size of living room - provide comparison studies; provide solar studies



FEB.04.2008 DRB MEETING

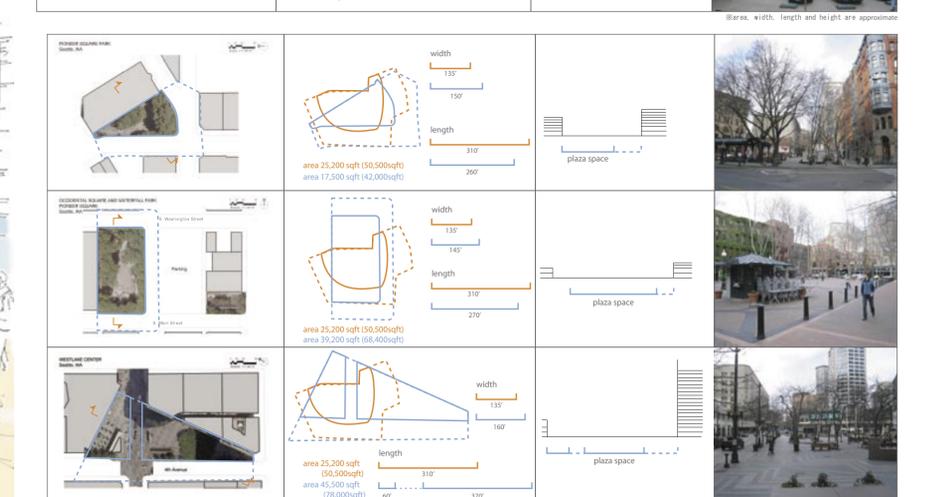
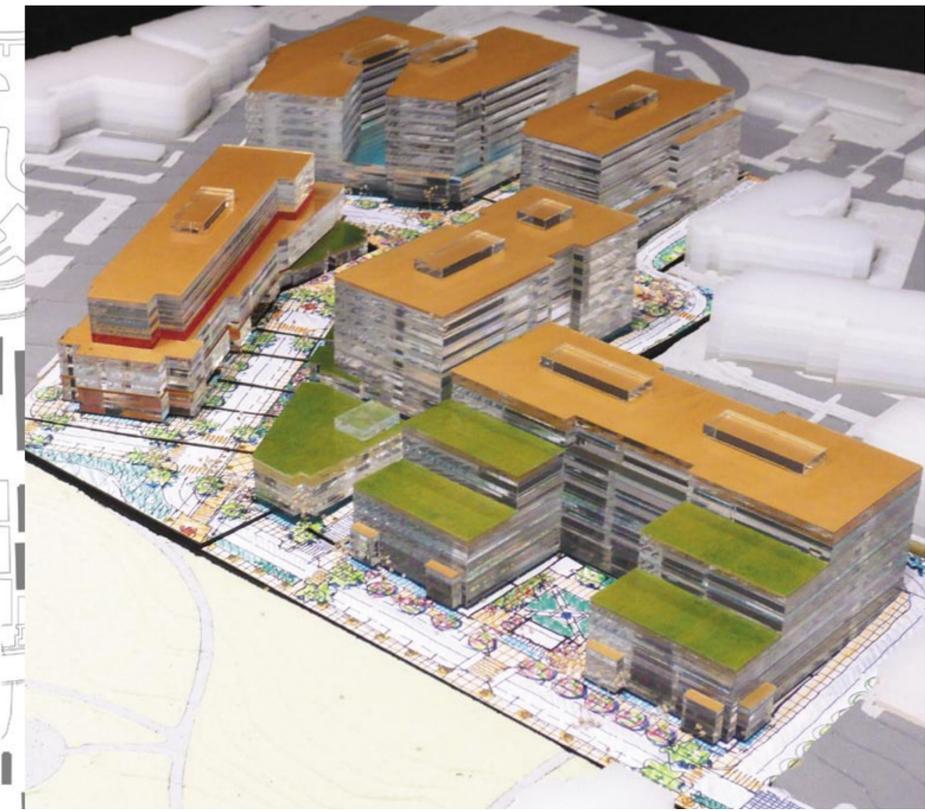
The design team provided updated master plan concept studies based off the diagram presented at the January DRB. Specifically the studies continued to evolve by placing a continued effort on quality / size / function of the major open spaces; the connections to Peter Kirk Park and the surrounding context; and open space relationships to the surrounding building masses.

The team continued to work with retail and urban planning specialists to refine the quality and nature of the pedestrian and retail experience. As part of the process, the team addressed functional concerns relating to circulation, such items as the removal of the slip street and providing more pedestrian-friendly automobile entrances / exits to the site.

Parallel with these efforts the team conducted on-going research and comparison studies of similar existing pedestrian open spaces with respect to surrounding buildings dimensions and scale.

DRB comments

The DRB requested to continue discussion on the project to the next available DRB meeting. Ultimately the date of 3.11.2008 was chosen.



Mar.11.2008 DRB MEETING

The 3.11.2008 DRB meeting was a continuation of the 2.04.2008 DRB. Although the design team provided additional information to the DRB regarding the design, the team did not provide any up date of the master plan. The primary purpose of the meeting was to develop a series of recommendations concerning overall height; massing open space, gateway views, set backs, step backs, and park connections.

Our understanding of the DRB recommendations and implications to the project follow on the next page.

1. SETBACKS

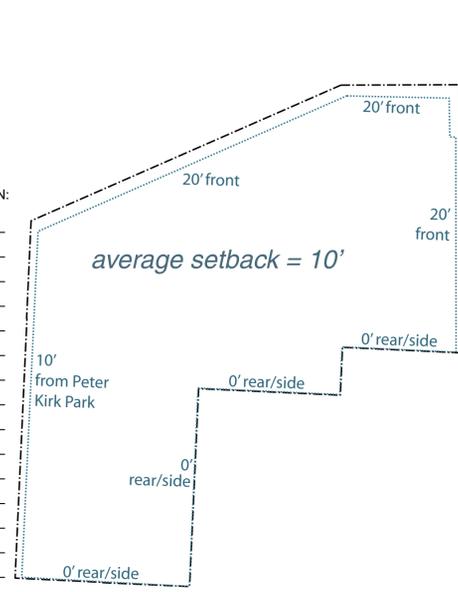
Based on the preliminary design concept, is it appropriate for the Kirkland Parkplace development to decrease front yard setbacks on:

- major pedestrian sidewalks, or pedestrian oriented streets

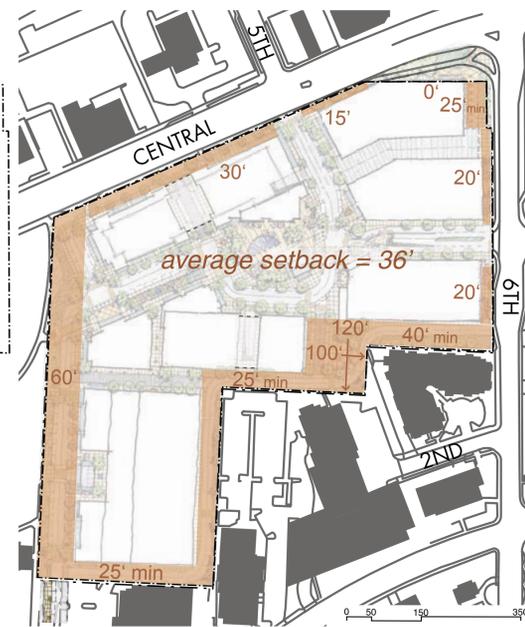
from 20' to 0' provided an overall average set back of at least 20' is achieved?

- YES
- NO, ALTERNATIVE SUGGESTION:

EXISTING REQUIRED SETBACKS:



PROPOSED SETBACKS:

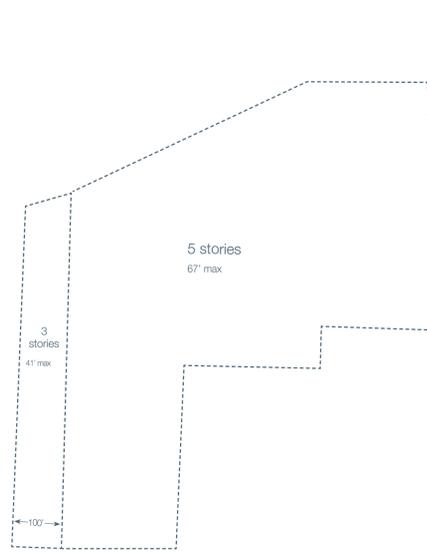


2. HEIGHT

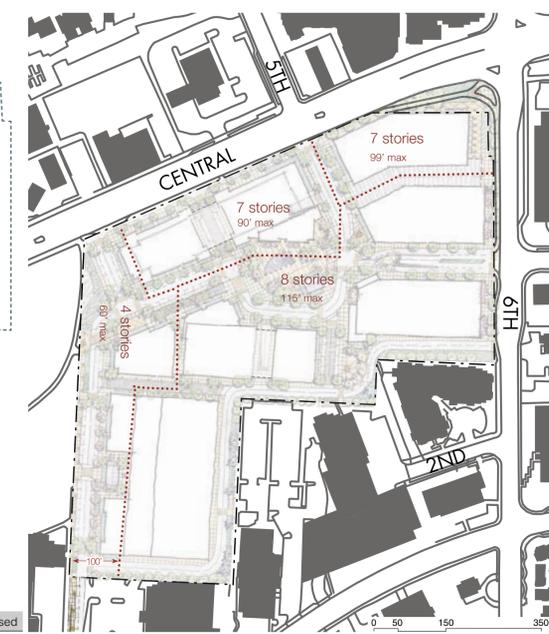
Based on the preliminary design concept, is it appropriate for the Kirkland Parkplace development to increase height from 3-5 stories to 4-8 stories in certain locations?

- YES
- NO, ALTERNATIVE SUGGESTION:

EXISTING ZONING HEIGHT:



PROPOSED HEIGHT:



Use	Existing	Proposed
Ground Floor Retail	13-15'	18'
Upper Stories Retail/Office	13'	13.5'-15'
Hotel/Residential	10'	10'

3. OPEN SPACE TO BUILDING FOOTPRINT

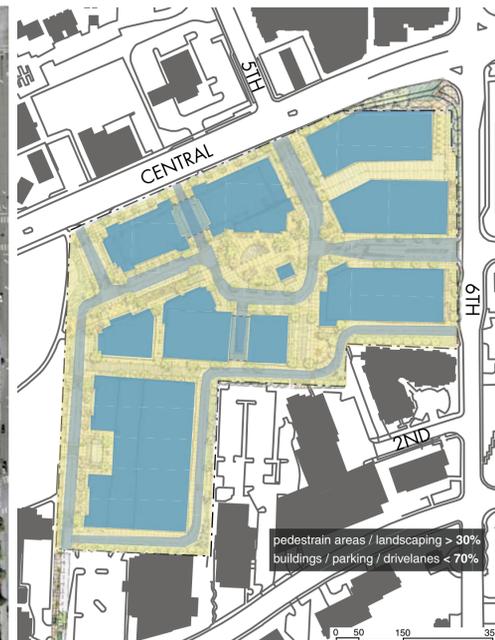
Based on the preliminary design concept, is it appropriate for the Kirkland Parkplace development to limit the building footprint and drive lanes to allow for a minimum of 25% open space (plazas, courtyards, pedestrian pathways, etc)?

- YES
- NO, ALTERNATIVE SUGGESTION:

EXISTING:



PROPOSED CONCEPT:



OPEN SPACES BUILDING FOOTPRINT AND DRIVE LANES

DRB RECOMMENDATIONS TO THE PLANNING COMMISSION

What we heard:

1. The Gateway at 6th and Central Way: View corridors should cut through site as seen from the corner of 6th and Central. Additionally, to frame the view down Central, a lower building should be provided adjacent to Central Way with significant setbacks and a 'subtractive approach' to the handling of the massing at the corner. The 6th and Central Building should not read as being 'paired' with the 8 story building/ winter garden directly to the south to avoid the perception of one large building. It was suggested that it be paired, or in the same grouping as the buildings along Central Way. The 6th and Central Corner building should have a significant [min 15-20 feet] of height differential from the building directly to the south.

2. The site should have 3 height zones:

Height Zone A [Lowest Zone]: This zone should extend along Peter Kirk Park and along Central Way. The approximate height of this zone should be 45-50 feet [or approx. 3 stories]. The zone would be 100 feet wide along the park. Along Central Way any portion of the building above the 45-50 height would be required to 'step back' approximately 10-15 feet

Height Zone B [Medium Zone]: This zone runs along Central Way and along the west side of the site adjacent to the 100' setback along the park. The height of this zone would be approximately 75 feet [5 stories].

Height Zone C [High Zone]: This zone runs along the eastern and southeastern portion of the site. It abuts the major open space to the north and the medium height zone to the west. The approximate height of this zone would be approximately 115 feet [approx. 8 stories].

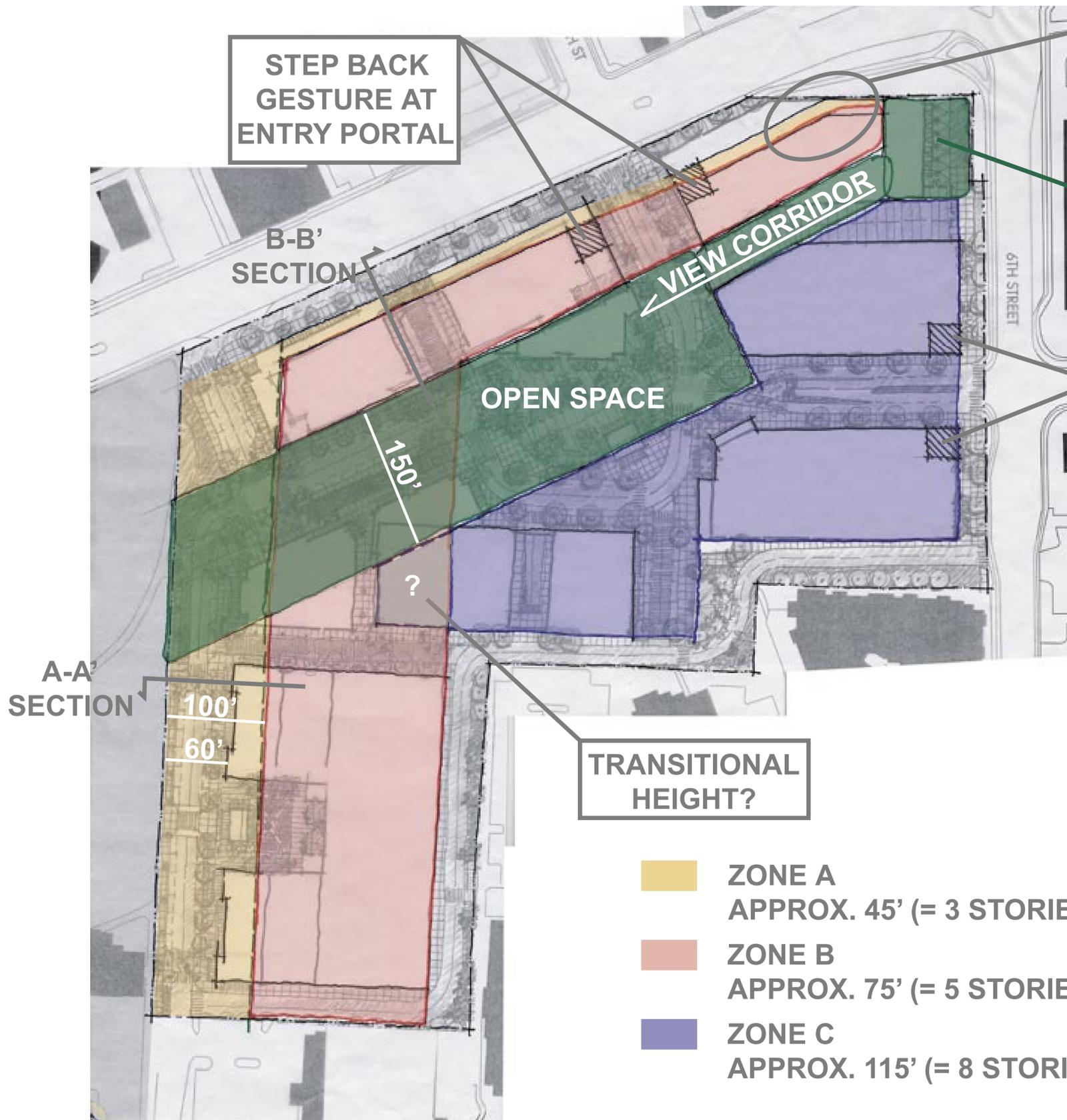
Stepped Height from the park: In that portion of the medium height zone that abuts the 100 foot setback along Peter Kirk Park, buildings should step back 1 foot in width for every 1 foot in height.

3. Setbacks: The setback should generally follow those which are shown on the current mixed-use plan. Buildings which anticipate street-front retail should back-up against the side walk. If retail cannot be achieved, then a great setback should be accommodated along pedestrian-oriented streets.

4. Open Space: The current development plan provides an open space that seems distinct and separated from Peter Kirk Park. The discussion diagrams created by the DRB imply a continuous [150 feet?] major open space/ public green similar to one of the original armature concepts. The open space should be seen as an extension of the park into and through the Kirkland Park Place site. The discussion diagrams also indicate that the major Open Space be oriented such that it would continue the view created with the view corridor from the corner of 6th and Central Avenue.

What Implications All of the Recommendations Could Have to the Current Master Plan:

1. Loss of approximately 120,000 sq. ft. of office space in building at the corner of 6th and Central Way.
2. Inefficient office floor plate in building at the corner of 6th and Central Way
3. Inefficient retail floor plate in building at 6th and Central Way
4. Loss of approximately 100,000 sq. ft. in office in the stepped building along the park.
5. Loss of 45,000 sq. ft of hotel space [meeting space would have to be pulled out of project in order to accommodate critical mass of rooms?]
6. Total retail sq. ft. now stands at less than 200,000 sq. ft. This is less than project critical mass
7. Open space at a continuous 150' width would be extremely difficult for retail functioning. Width of open space may be too wide for shoppers to traverse.
8. 1:1 Step back at Peter Kirk Park could be more stringent than current zoning.



SIGNIFICANT STEP BACK / HEIGHT RELATIONSHIP

GATEWAY SIGNIFICANT SUBTRACTIVE FEATURE

STEP BACK GESTURE AT ENTRY PORTAL

	PROPOSED	ESTIMATED "DRB" ALTERNATIVE
OFFICE	1,200,000	840,000
RETAIL	300,000	195,000
HOTEL SPORTS CLUB	245,000	200,000
TOTAL	1,745,000	1,235,000

