



KIRKLAND PARKPLACE

Mixed-Use Development

457 CENTRAL WAY
KIRKLAND, WA 98033

DESIGN RESPONSE CONFERENCE
SUBMITTAL DATE: OCTOBER 16, 2015
PRESENTATION DATE: OCTOBER 19, 2015

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RYAN
BUILDING LASTING RELATIONSHIPS

TALON
PRIVATE CAPITAL

INTRODUCTION

PROJECT INFORMATION

LOCATION 457 Central Way
Kirkland, WA 98033

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Reviewed by: _____

Current Diagram

Proposed Diagram

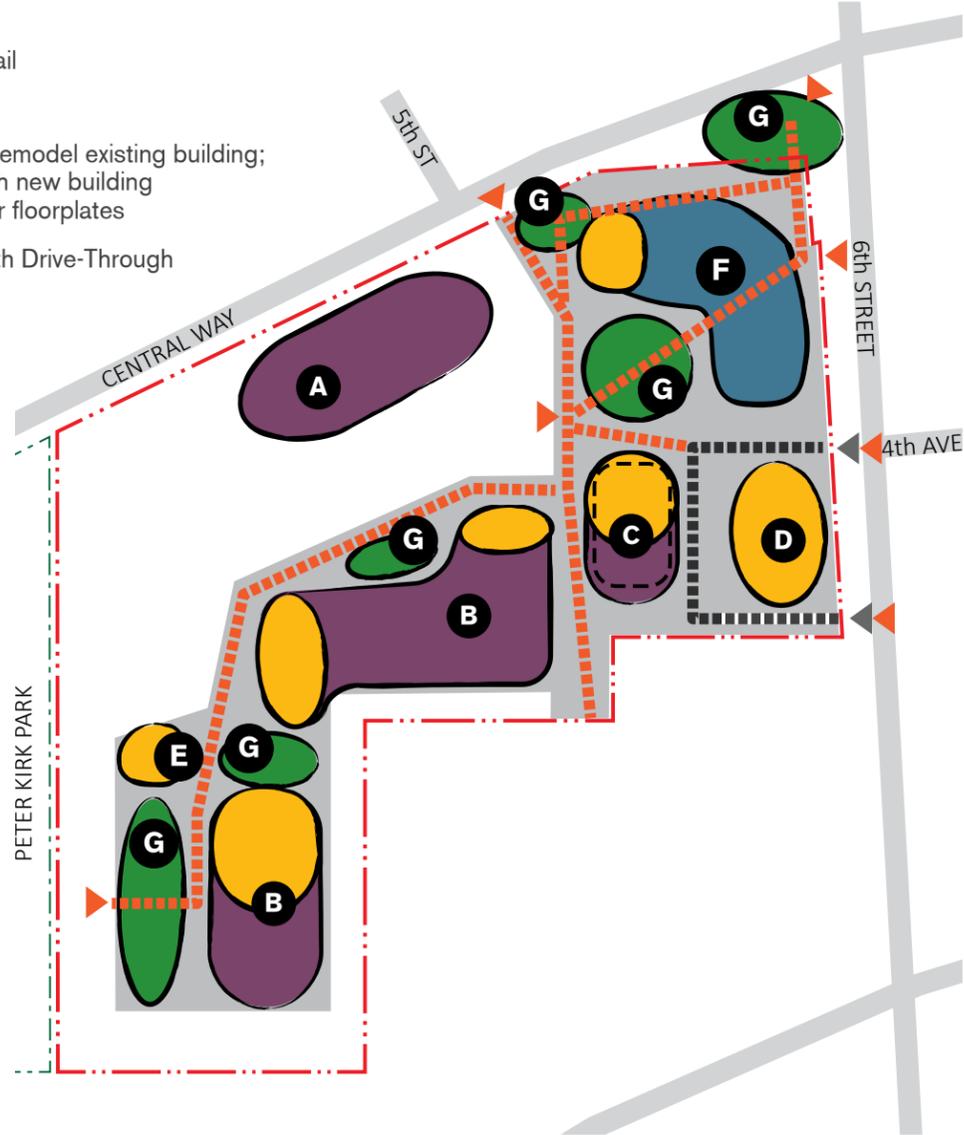
C. ORGANIZATION OF USES: UPPER GRADE LEVEL

C. ORGANIZATION OF USES: UPPER GRADE LEVEL

BUILDINGS

- A** Office over Lower Level Retail
- B** Office with Ancillary Retail
- C** Office with Retail;
Options: 1) Retain and remodel existing building;
2) Replace with new building
having larger floorplates
- D** Retail: Possible Bank with Drive-Through
- E** Possible Retail
- F** Residential with
Retail at Base

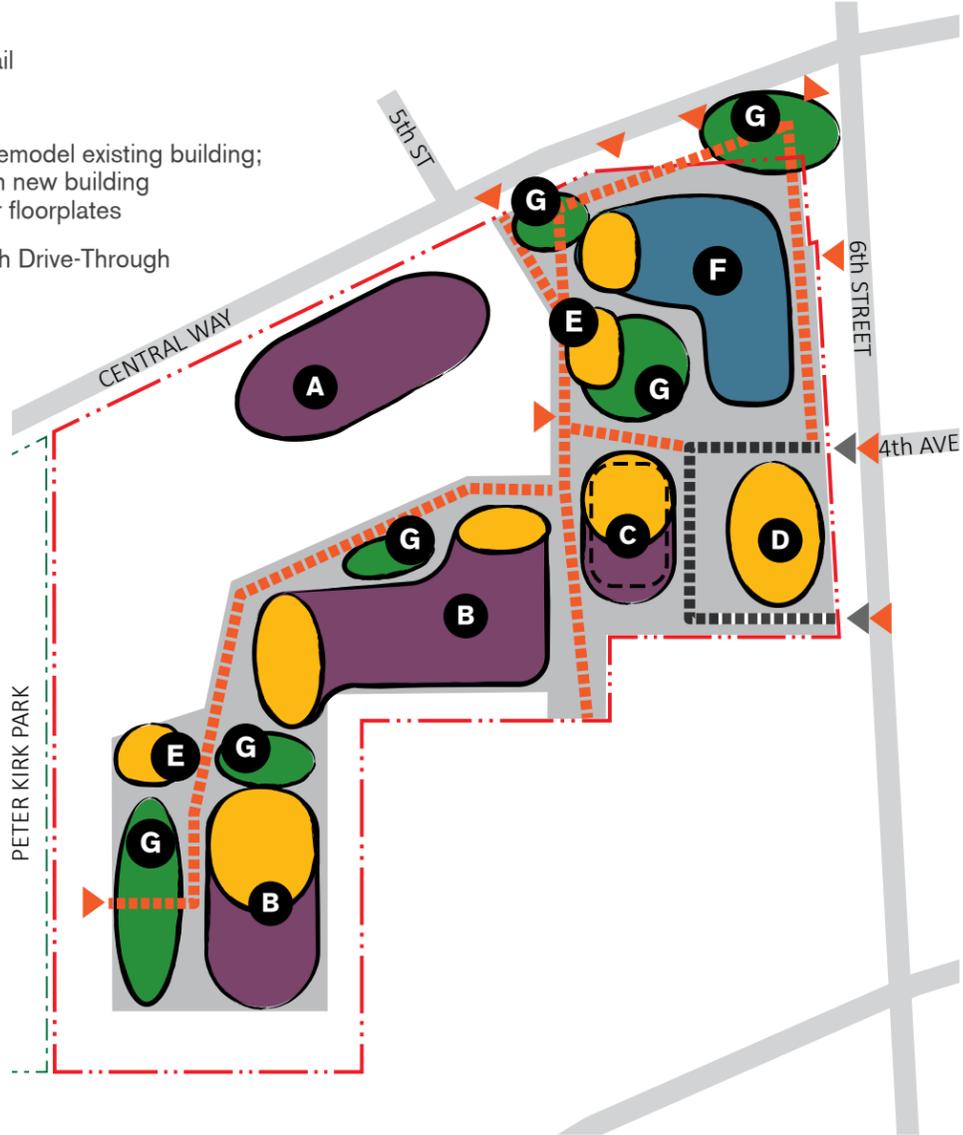
- SITE**
- G** Pedestrian Space:
Plaza/Courtyard/
Garden/Elevated
Terrace
 - Vehicular and
Pedestrian Circulation
 - Pedestrian-Only
Circulation
 - ▶ Vehicle Site Access
 - ▶ Pedestrian Site Access
 - Retail
 - Outdoor Amenity
 - Office
 - Residential



BUILDINGS

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Circulation
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 - ▶ Pedestrian Site Access
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BUILDING E:

Revise the north façade and the upper levels of the east and west façade to address the following concerns:

1. Frame element appears to enhance the scale of the building and is not used elsewhere and therefore looks out of place. Perhaps eliminate or repeat the element to tie it into the rest of the façade.
2. Increase the modulation, and/or add “texture” to the north façade- reduce sense of “flatness”.
3. Demonstrate the retail condition along Central way.
4. Add additional detail to the upper level curtain wall at each end of the north façade. This curtainwall extends the width of the east and west facades and wraps the south façade for one bay. Concern that this looks much like a strip window.
5. Extend roof eyebrow with wood soffit to north façade.
6. Provide sections of the building to address the relationship of retail to grade along Central and to address the building profile at various locations.

The board suggested that design studies and alternatives, including hand sketches and overlays would be appropriate for this discussion.

PERSPECTIVES FROM DESIGN REVIEW CONFERENCE (OCTOBER 5, 2015)



DESIGN CONCEPT - BUILDING E

Option A

NORTHWEST PERSPECTIVE



DESIGN CONCEPT - BUILDING E
Option B

NORTHWEST PERSPECTIVE



DESIGN CONCEPT - BUILDING E

Option C

NORTHWEST PERSPECTIVE



DESIGN CONCEPT - BUILDING E
Option C

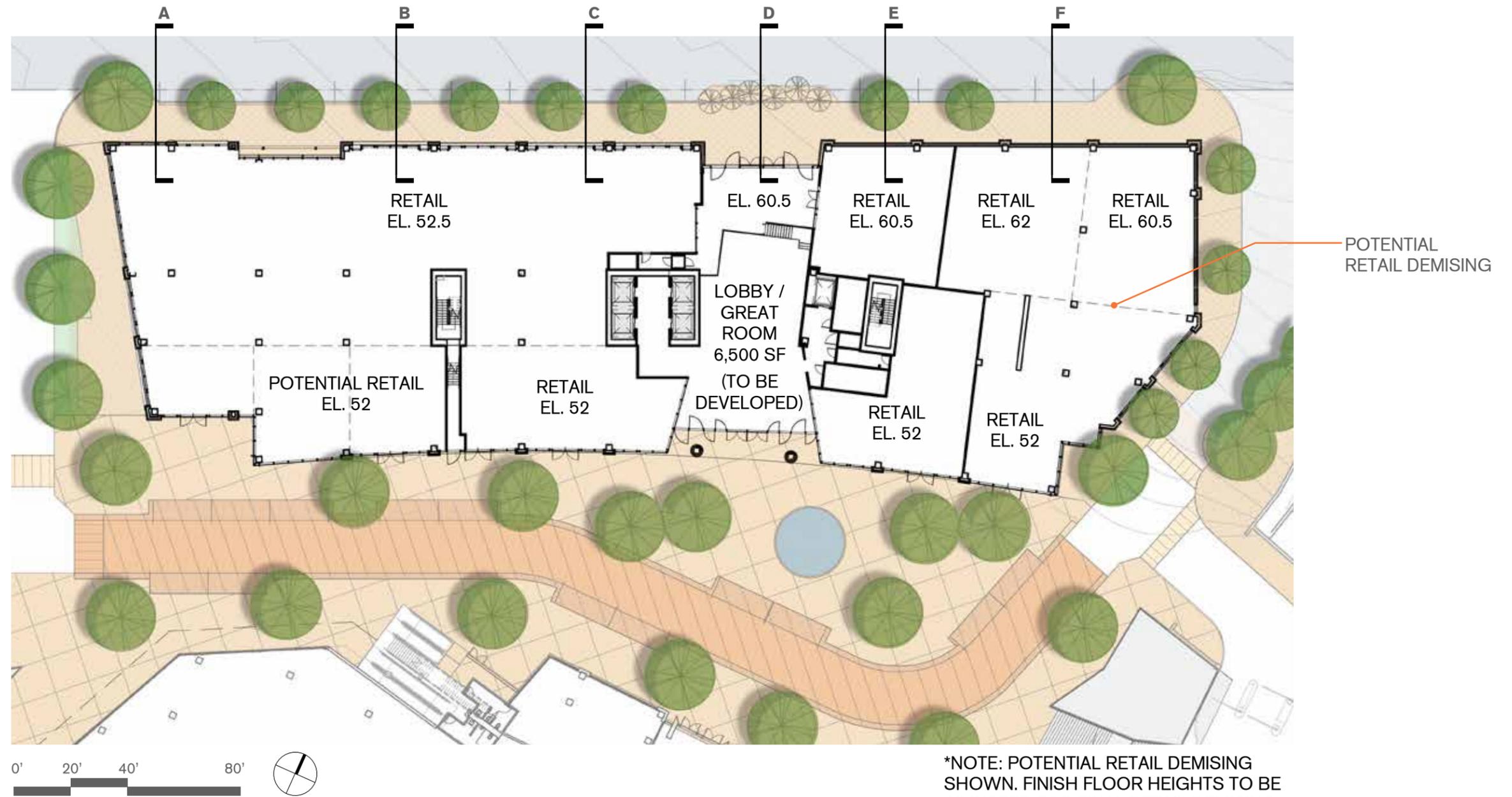
NORTHEAST PERSPECTIVE



DESIGN CONCEPT - BUILDING E

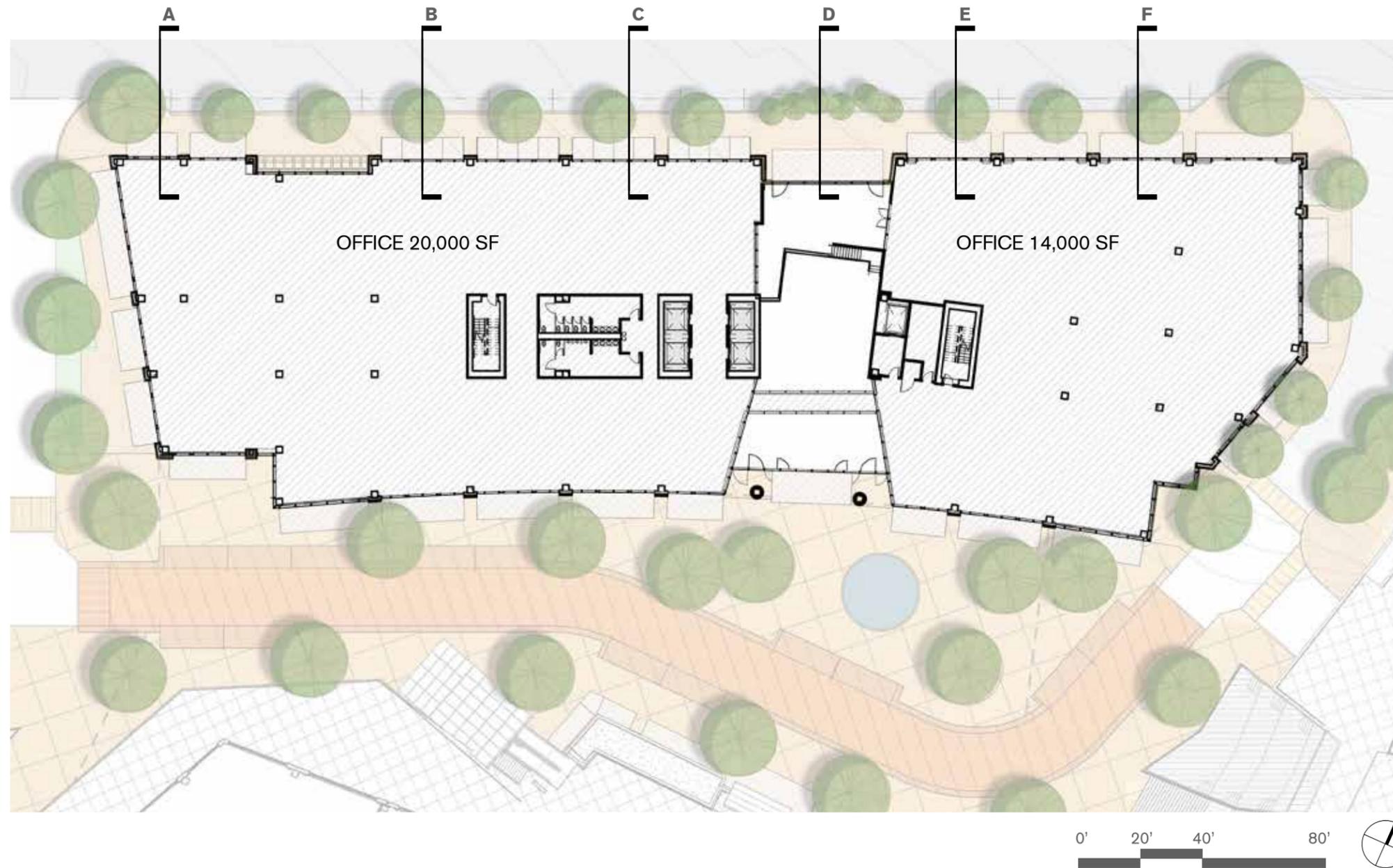
Floor Plans

LEVEL 1 (PARK LEVEL)



*NOTE: POTENTIAL RETAIL DEMISING SHOWN. FINISH FLOOR HEIGHTS TO BE ADJUSTED FOR FINAL RETAIL DEMISING.

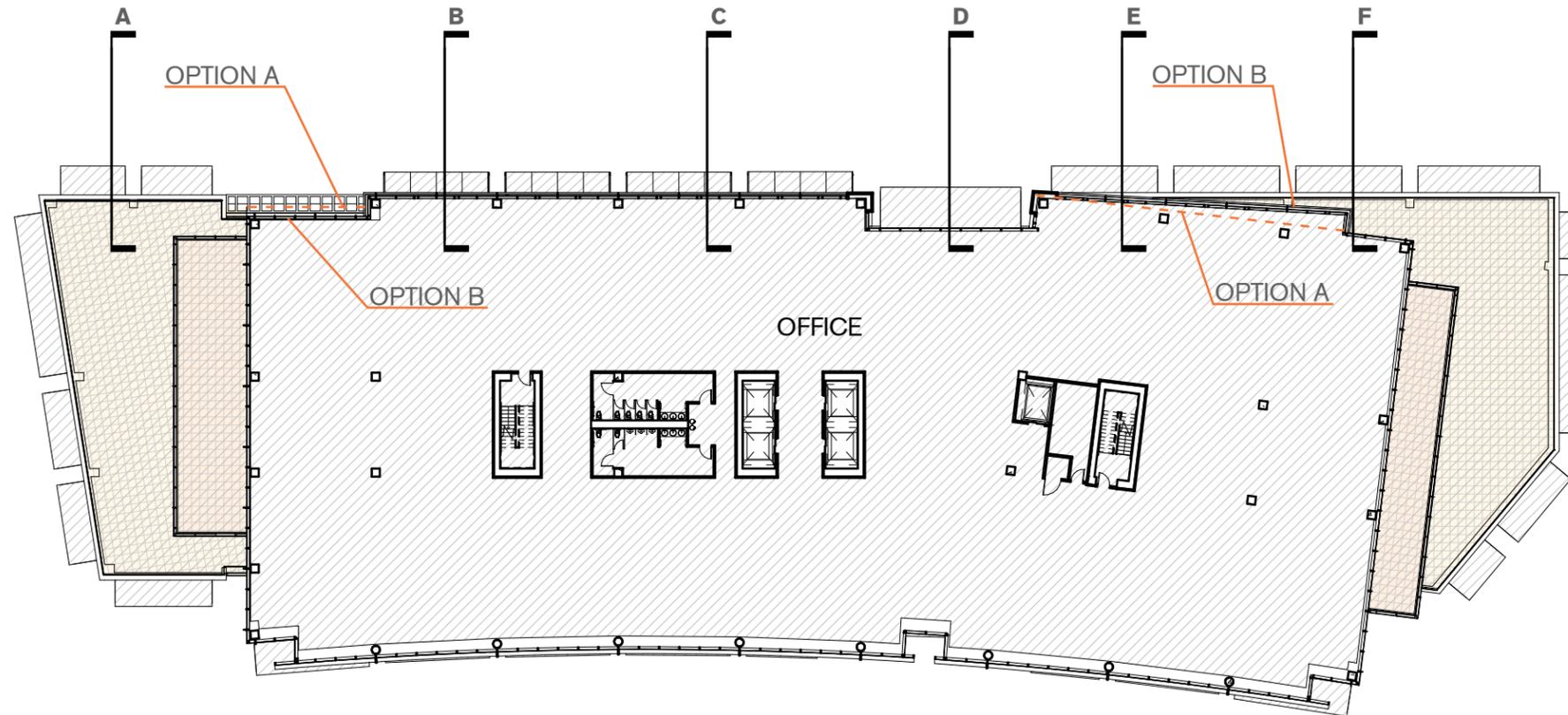
LEVEL 2 (PLAZA LEVEL)

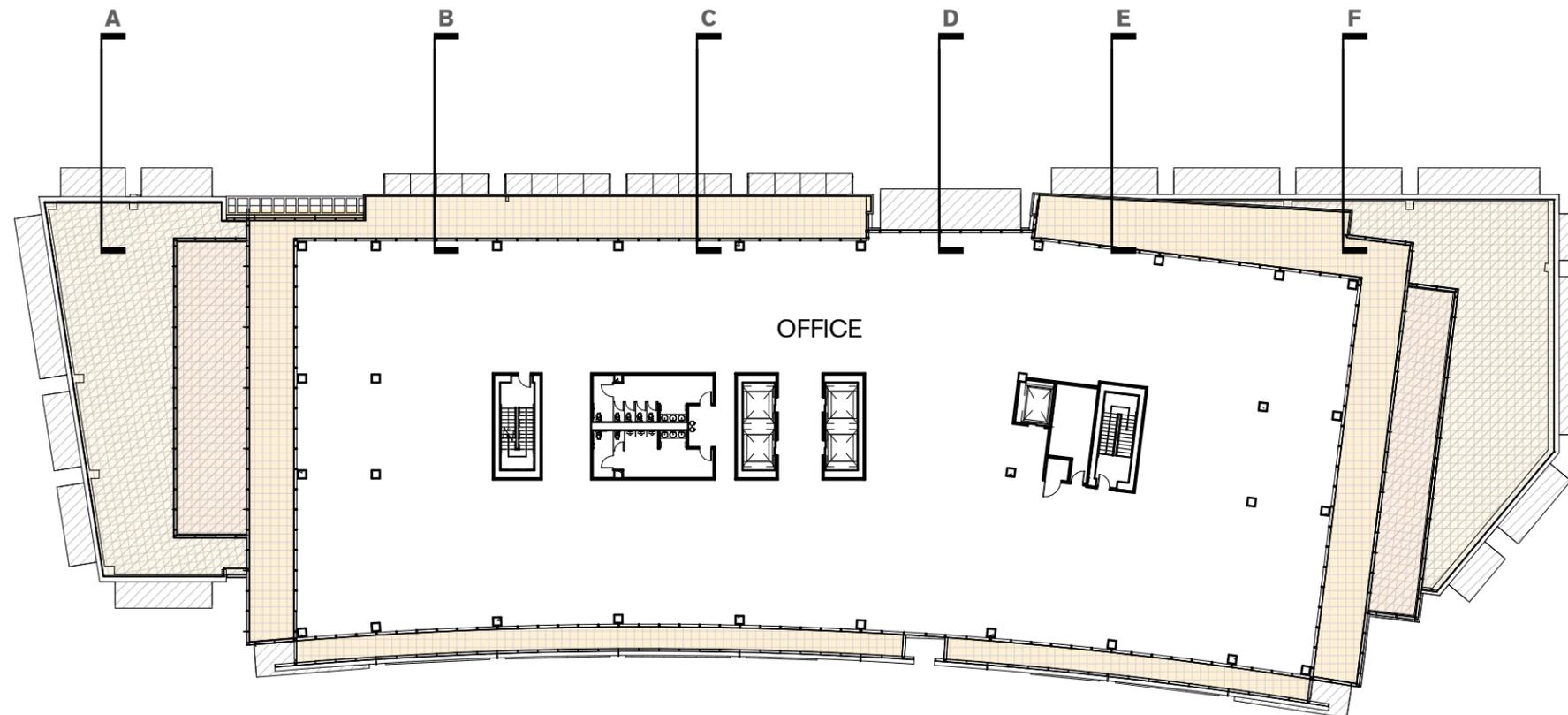


DESIGN CONCEPT - BUILDING E

Floor Plans

TYPICAL OFFICE LEVEL





DESIGN CONCEPT - BUILDING E

Option A | Elevations

CONCEPTUAL NORTH ELEVATION (SEE HAND RENDERED PERSPECTIVE FOR DETAIL)



LEGEND

- | | | |
|---|--|--------------------------------|
| 01 UNITIZED CURTAIN WALL | 04 METAL PANELS | 07 L1 RETAIL STOREFRONT |
| 02 METAL PANEL EYEBROW ("WOOD SOFFIT") | 05 STONE OR TAKTL RAINSCREEN PANELS | 08 PRECAST OR BRICK |
| 03 PROFILE METAL PANELS AT ROOF SCREEN | 06 METAL, METAL & GLASS, OR FABRIC CANOPIES | 09 VERTICAL FINIS |

NORTH FAÇADE:

Option A replaces the frame element with a punched opening expression of either precast or brick that transitions to a pilaster expression at the base. This expression is similar the August 17th submittal, but addresses the concerns about the resolution of the western end by allowing a full bay glass expression and a glass corner.

The full height center bay aligning with the great room is articulated at the 7th floor, providing a break in the glass line. At the roof line, the eyebrow extension is carried to the north façade, and the soffit of this element will be clad with a wood-look material.

The curtainwall at each end of the building, including the east and west facades, will include additional /larger mullion caps and a vertical mullion expression to add detail to these portions of the façade.

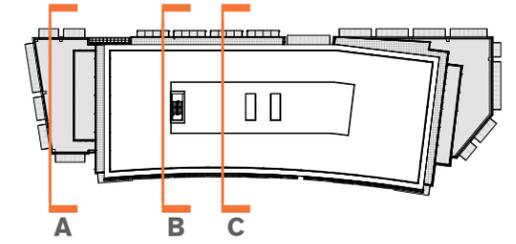
**BUILDING BASE**

In each option, the building base has been revised to include a ground level bay expression that will create recessed sections of the storefronts to provide retail entry opportunities. The recesses also create a bay window expression which will increase retail visibility and add articulation at the ground level. The Sketch Up model views included are preliminary studies of this retail expression, and as such they do not represent to actual patterning to the pilaster cladding, nor the variety of canopy types that will be included along central way.

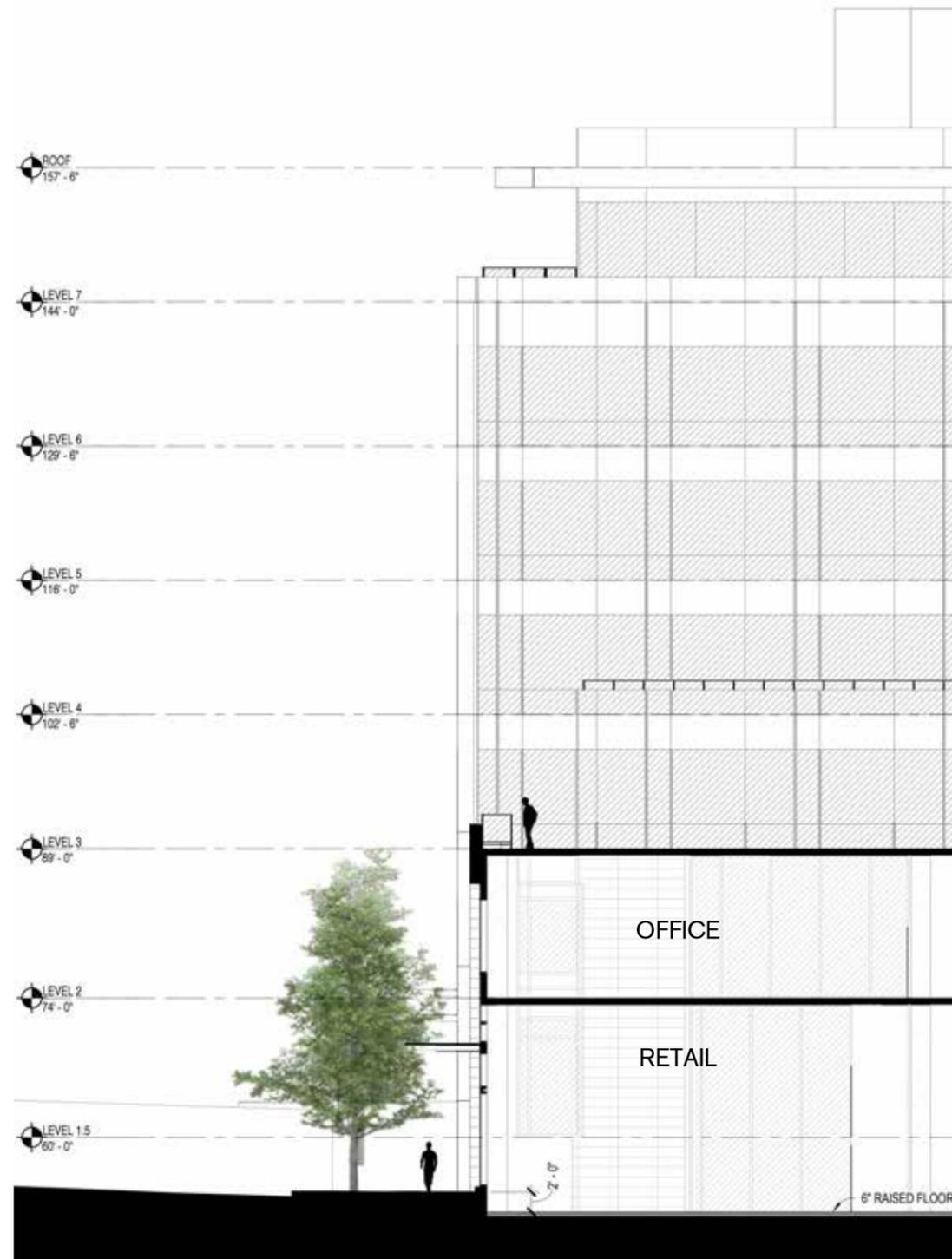
The plan and sections included show preliminary, potential retail configuration for the building, and is not final. Actual tenant demising will determine the location of doors and final retail floor elevations. The entire floor will be designed to allow for mezzanines to be constructed, especially at the northwest retail condition.

DESIGN CONCEPT - BUILDING E

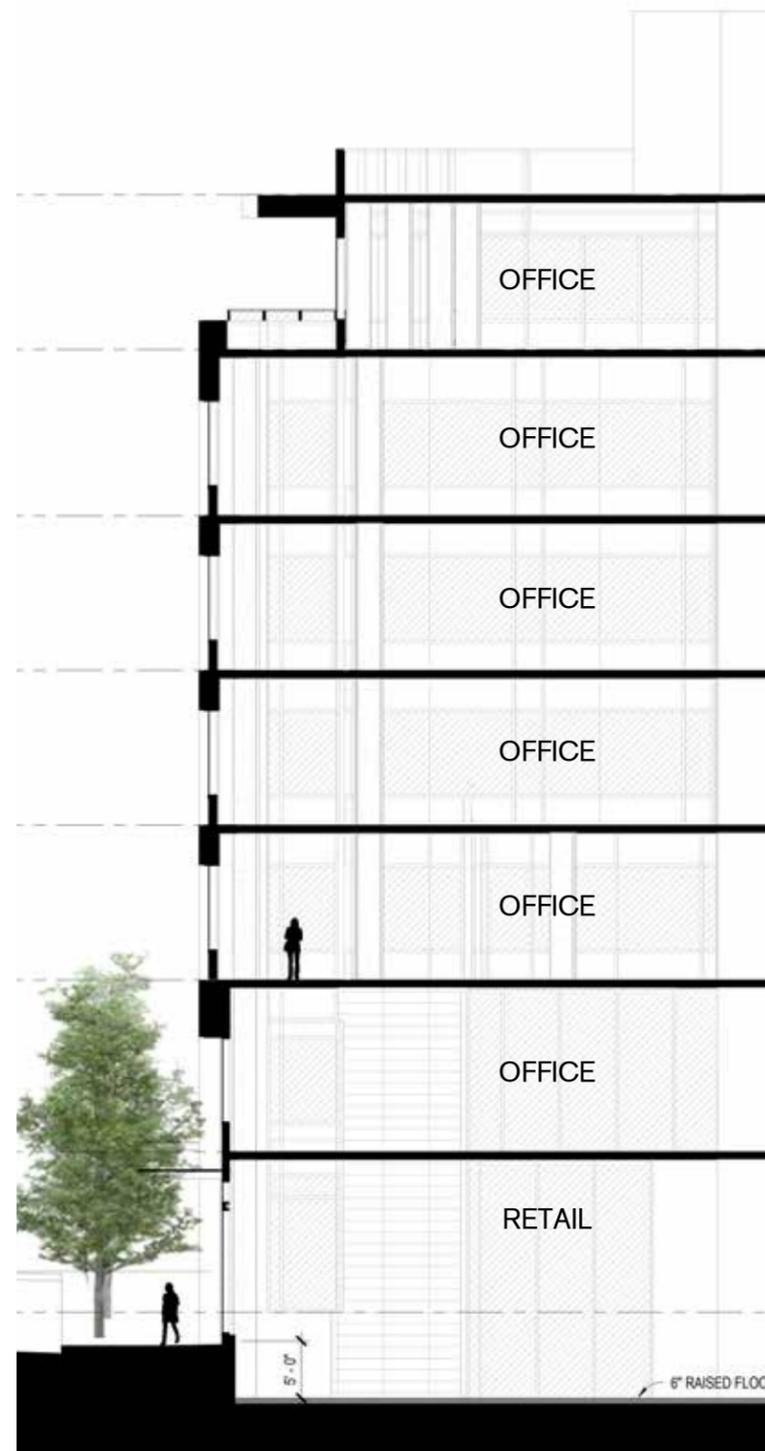
Option A | Sections Along Central Way



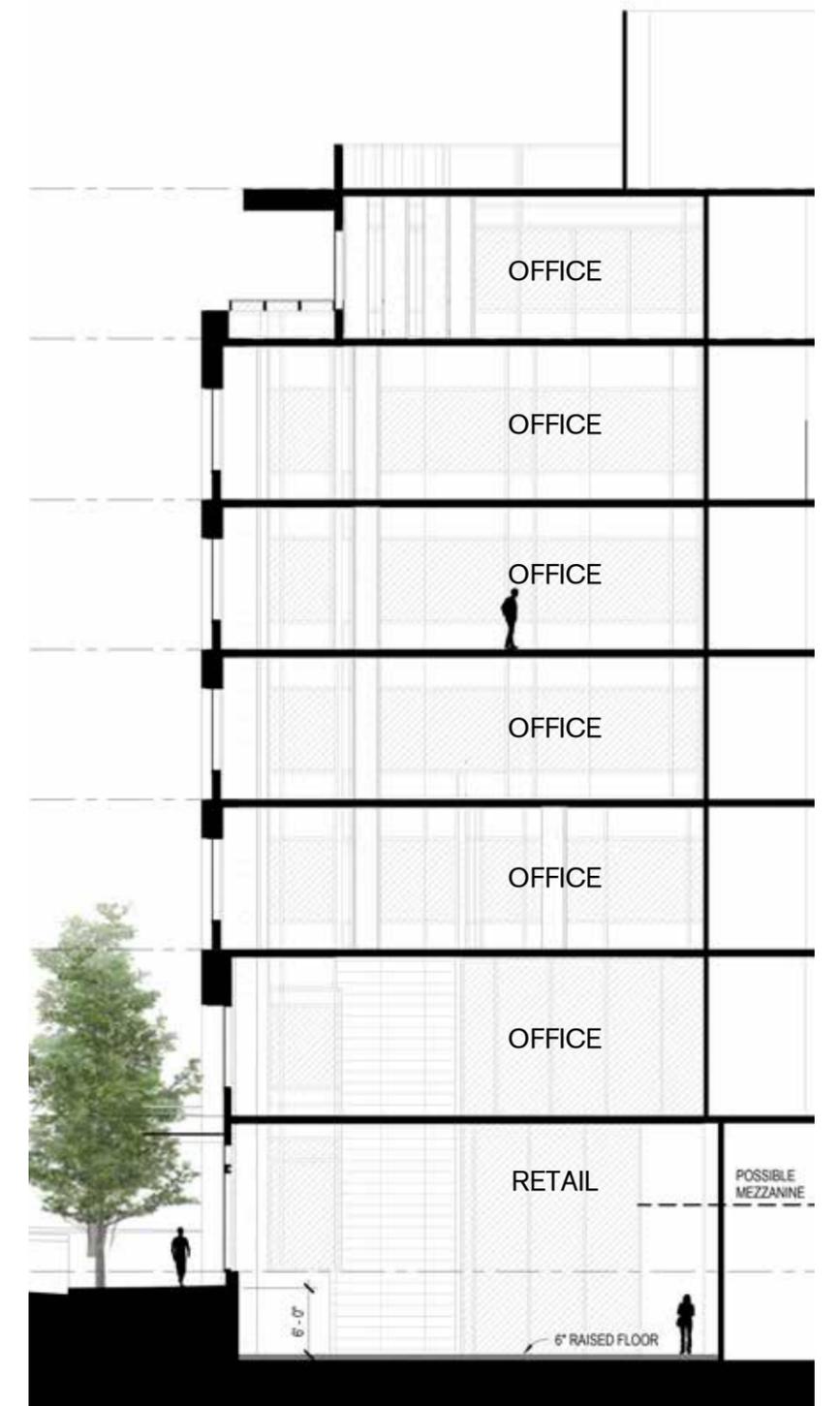
SECTION A

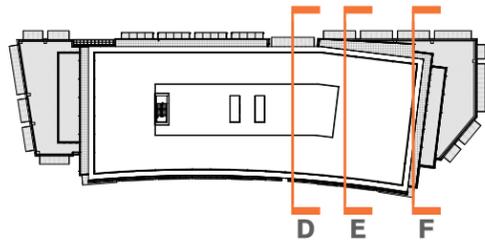


SECTION B



SECTION C

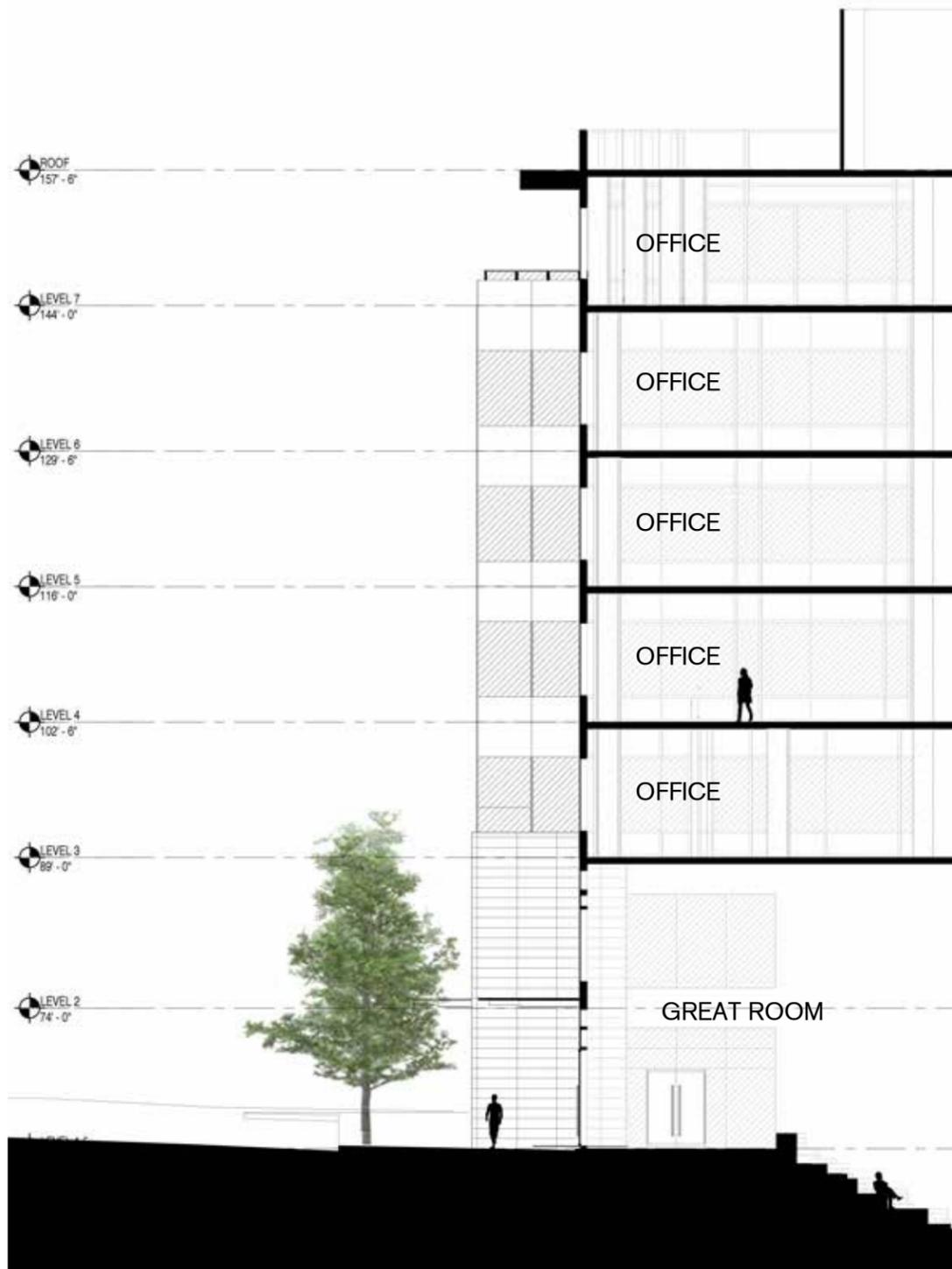




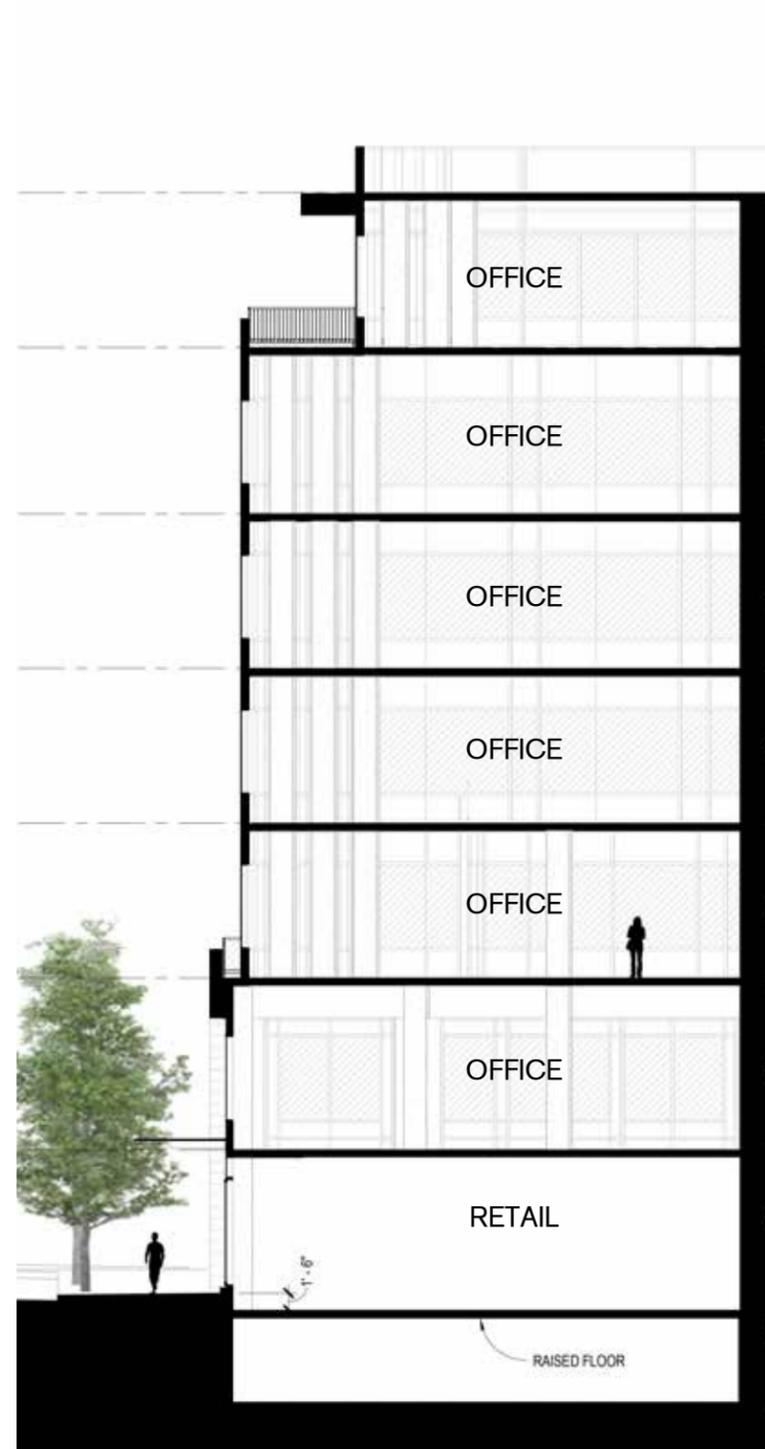
DESIGN CONCEPT - BUILDING E

Option A | Sections Along Central Way

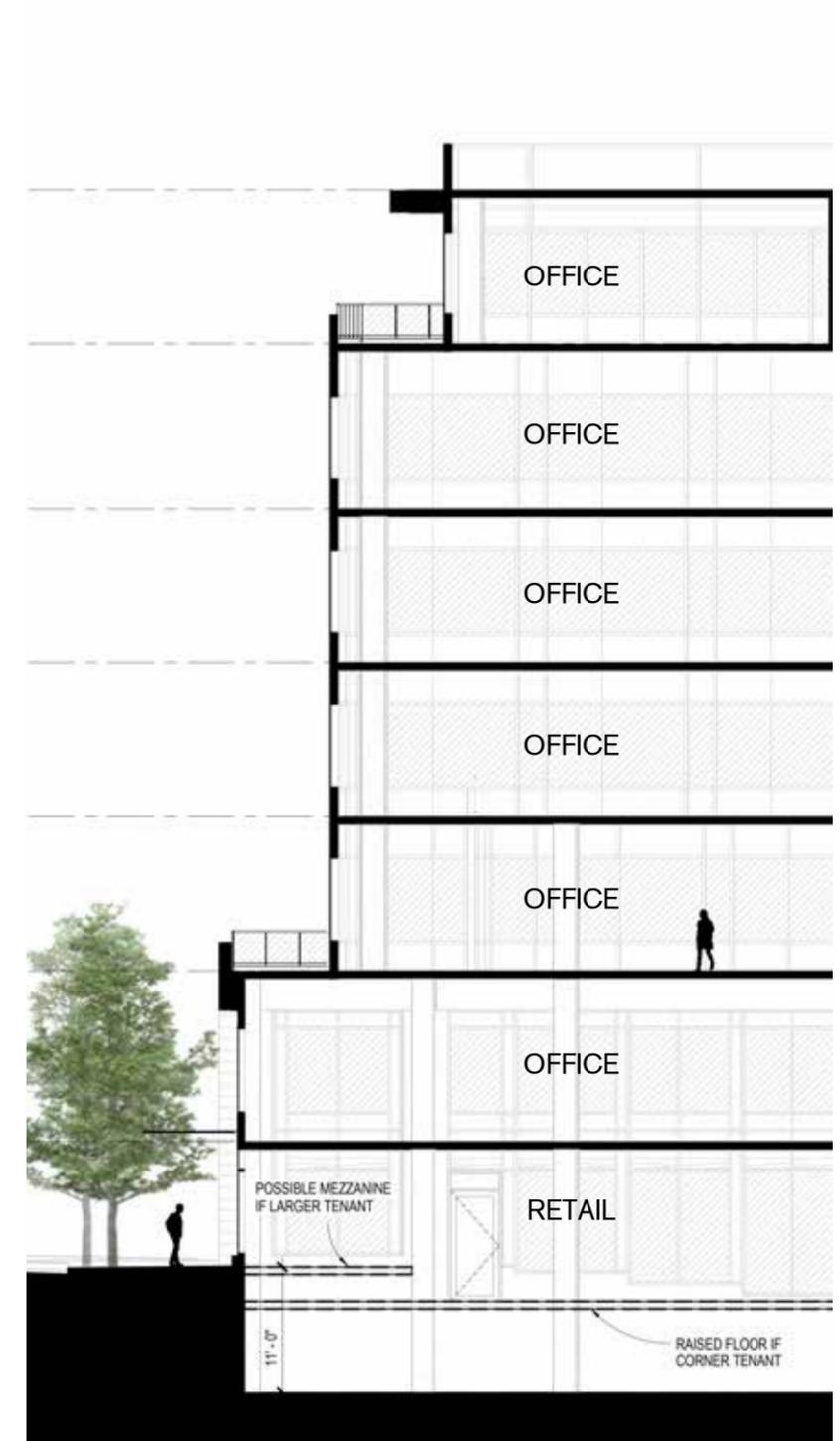
SECTION D



SECTION E



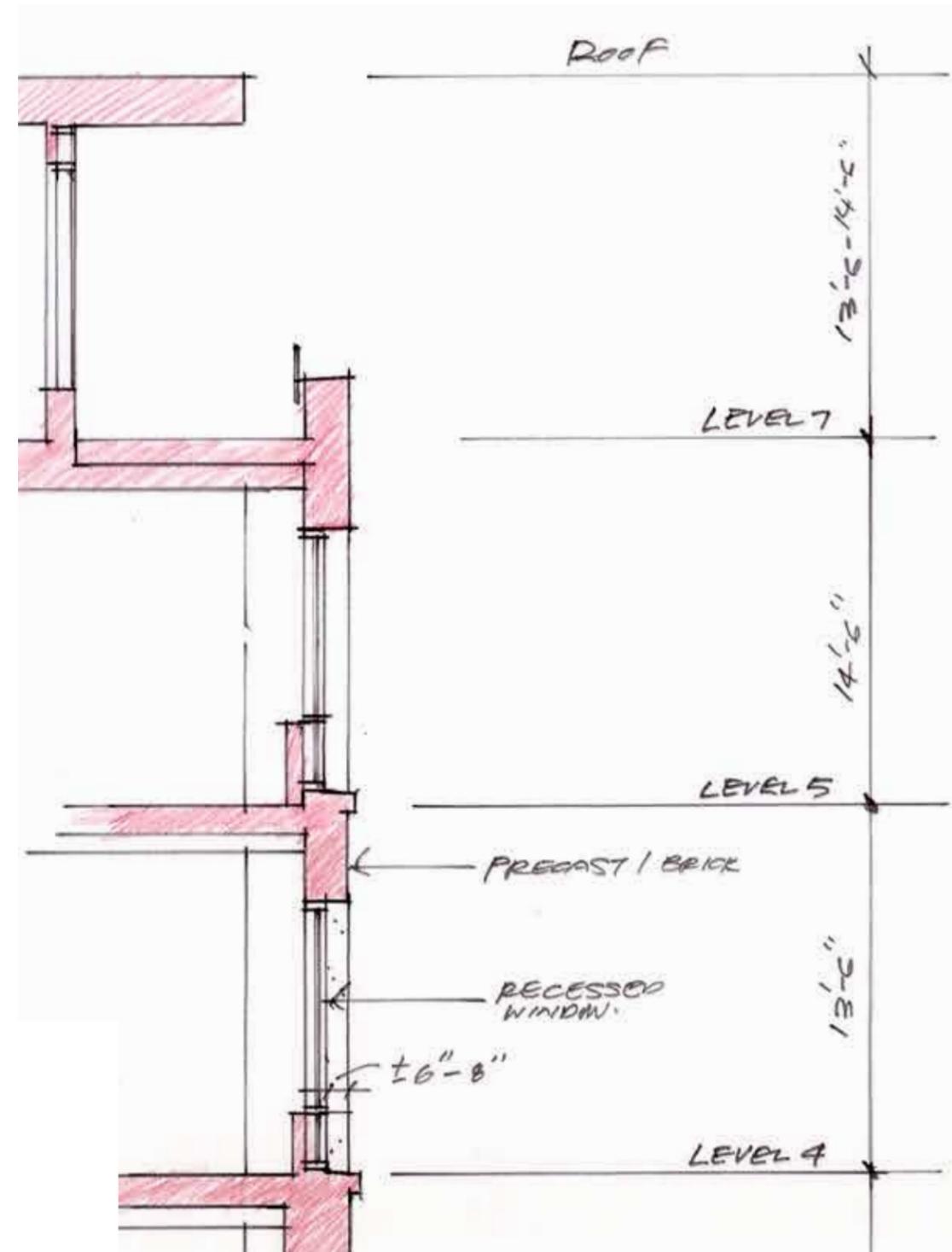
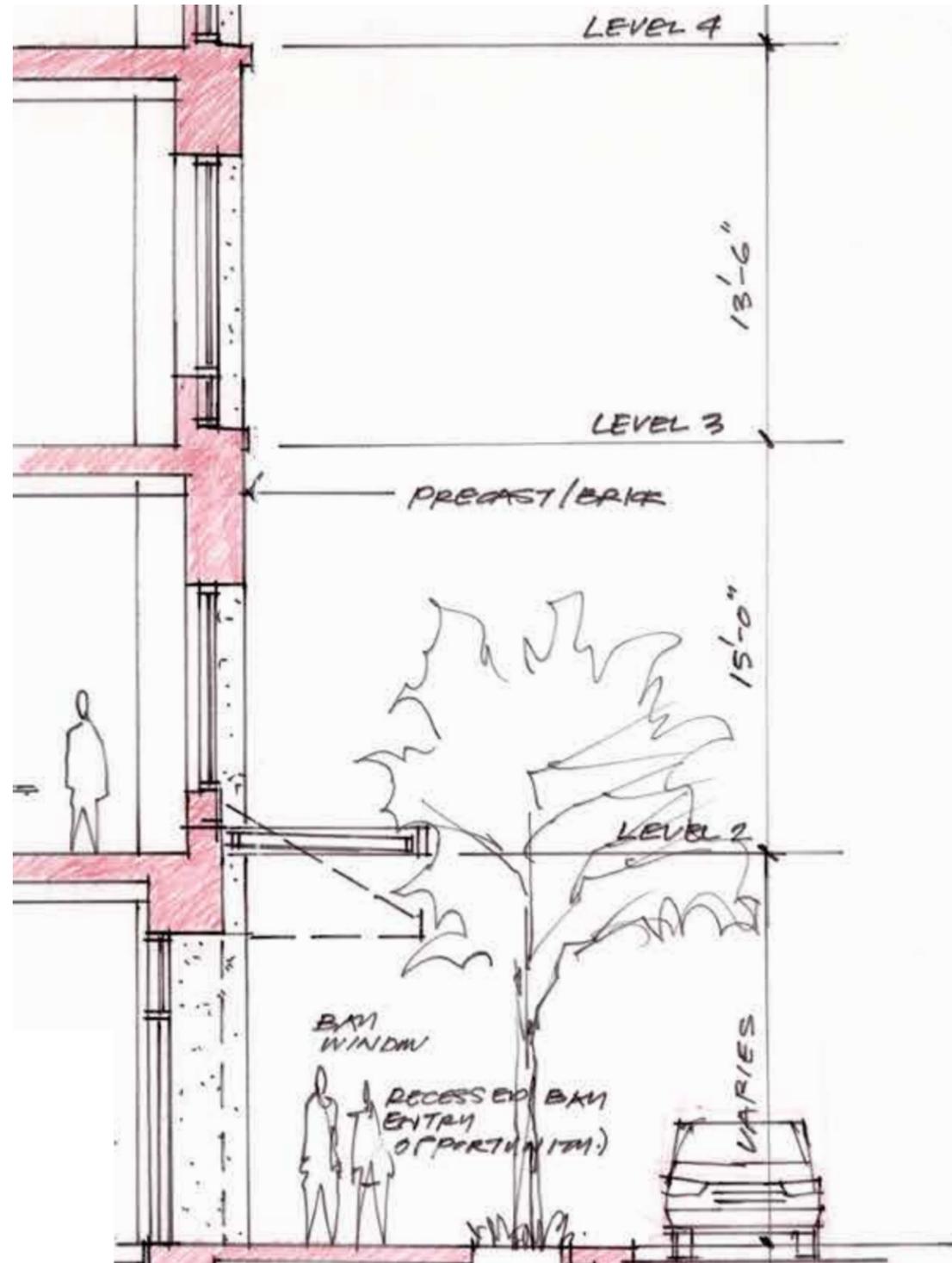
SECTION F



DESIGN CONCEPT - BUILDING E

Option A | Sections

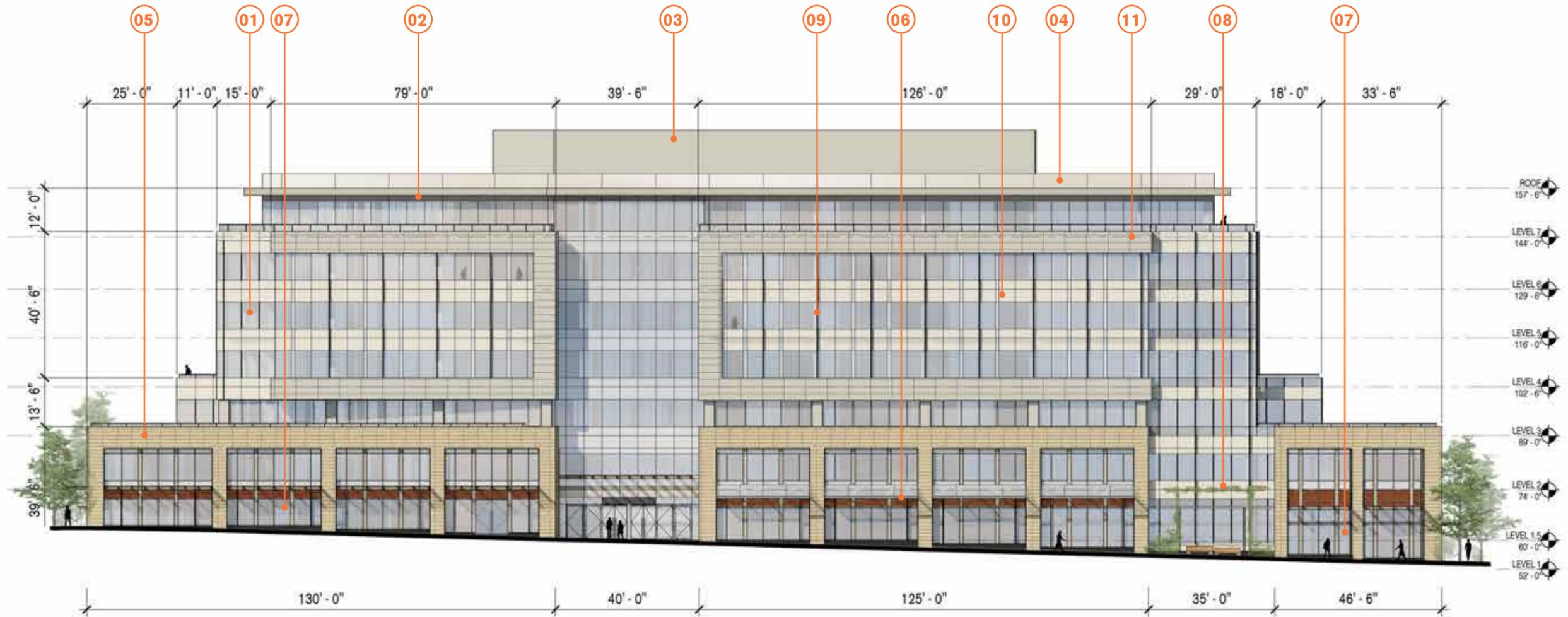
ENLARGED WALL SECTIONS ALONG CENTRAL WAY



DESIGN CONCEPT - BUILDING E

Option B | Elevations

CONCEPTUAL NORTH ELEVATION (SEE HAND RENDERED PERSPECTIVE FOR DETAIL)



LEGEND

- | | | | |
|---|--|--------------------------------|----------------------|
| 01 UNITIZED CURTAIN WALL | 04 METAL PANELS | 07 L1 RETAIL STOREFRONT | 10 RAINSCREEN |
| 02 METAL PANEL EYEBROW ("WOOD" SOFFIT) | 05 STONE OR TAKTL RAINSCREEN PANELS | 08 TRELIS ELEMENT | |
| 03 PROFILE METAL PANELS AT ROOF SCREEN | 06 METAL, METAL & GLASS, OR FABRIC CANOPIES | 09 VERTICAL FINIS | |

NORTH FAÇADE:

Option B keeps a modified frame element at the western portion of the north façade and adds a companion element to the eastern section. Each frame is open on one end allowing for a glass corner to face east and west. The eastern element cantilevers from the existing façade creating additional modulation.

Each frame extends from level 4 through level six, with a recessed glass line at level three to provide a break between the base and middle portions of the façade. The frame itself would be constructed of a segmented rain screen material, adding texture. The glass is set back a foot from the frame and vertical fins are added at 15 feet on center to create additional texture.

The roof eyebrow has been extended to the north façade and includes a wood expression at the soffit.

The curtainwall at each end of the building, including the east and west facades will include additional /larger mullion caps and a vertical mullion expression to add detail to these portions of the façade.



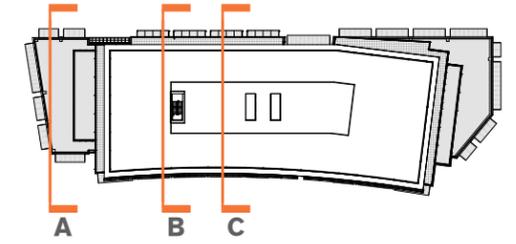
BUILDING BASE

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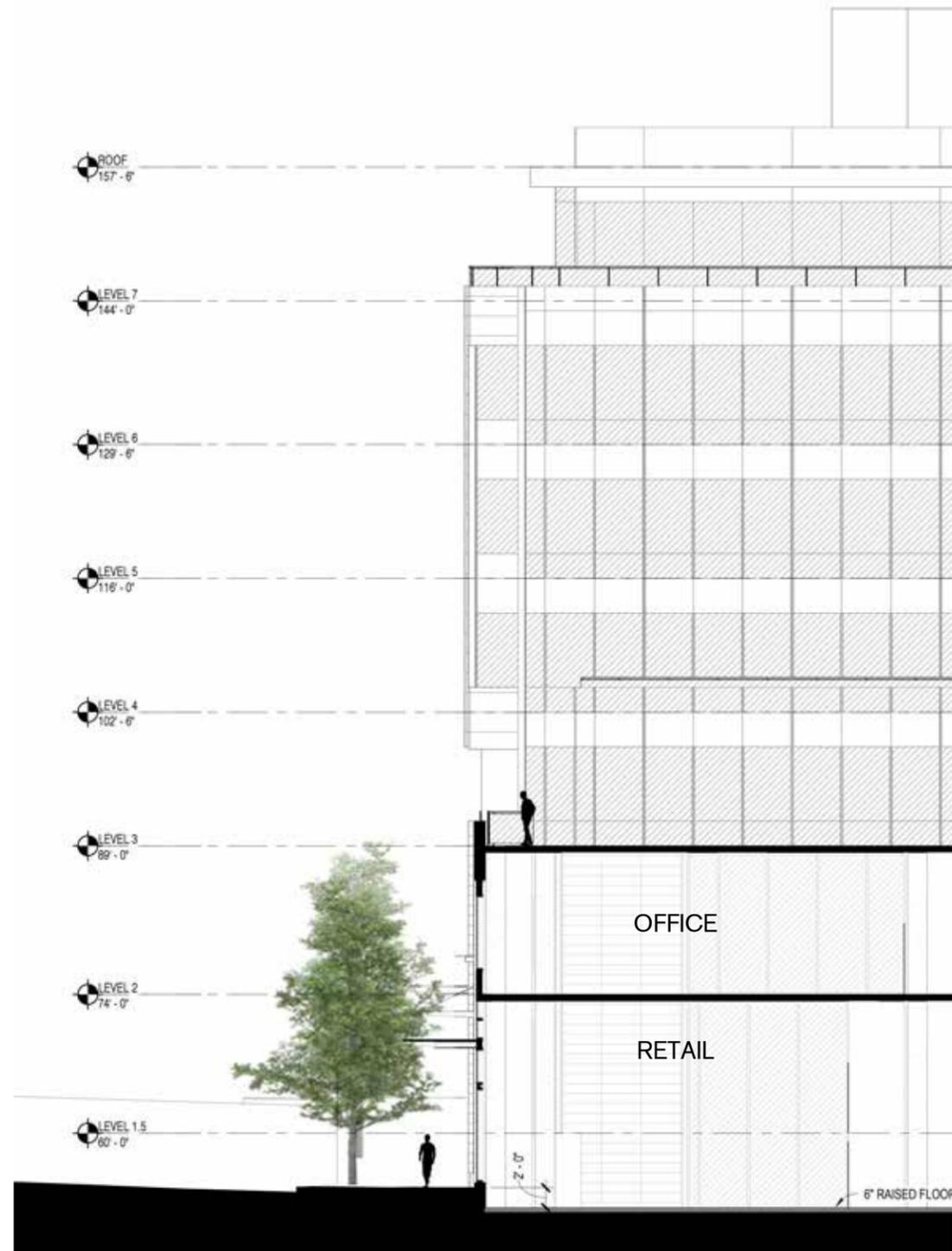
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DESIGN CONCEPT - BUILDING E

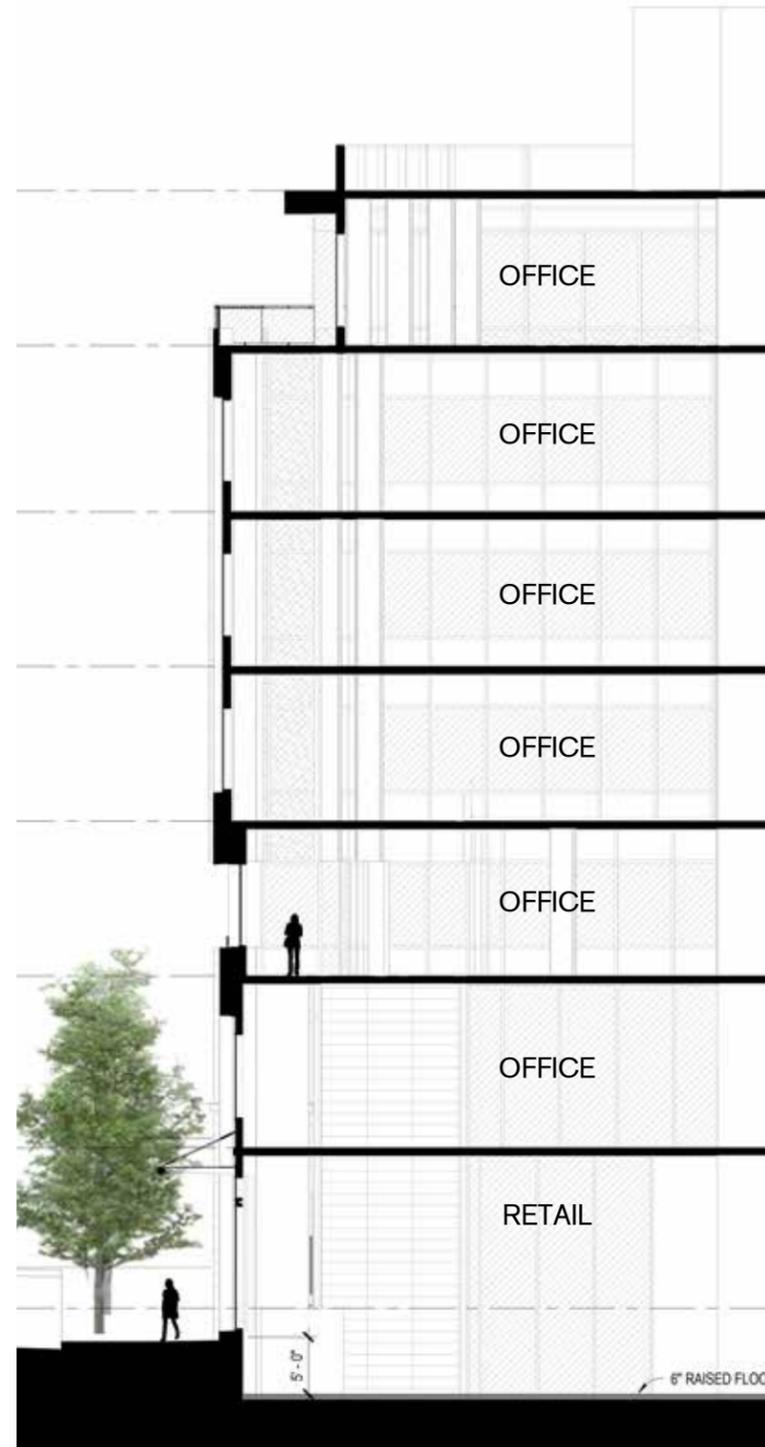
Option B | Sections Along Central Way



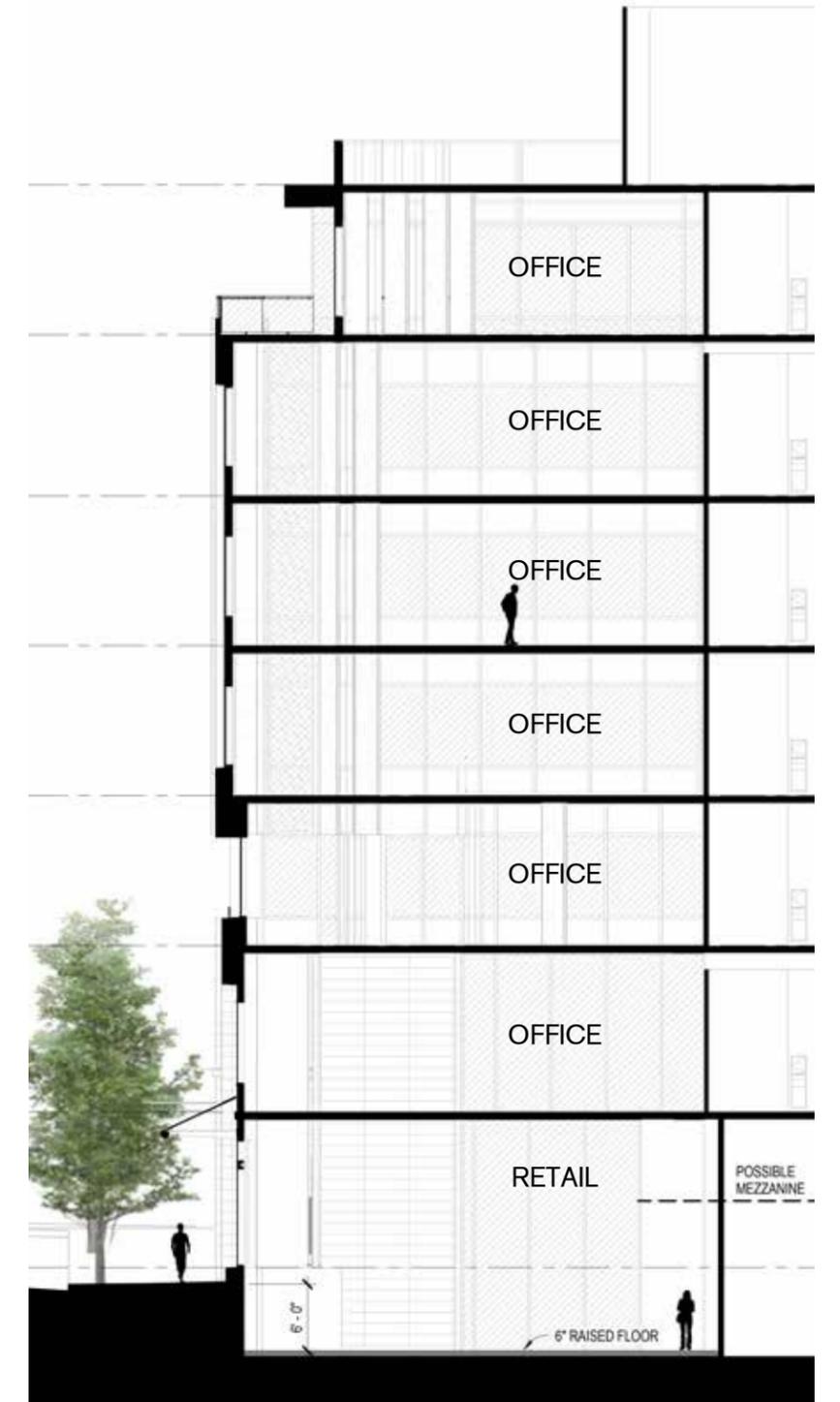
SECTION A

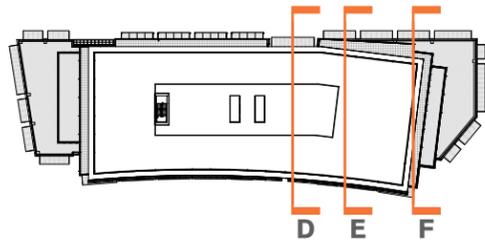


SECTION B



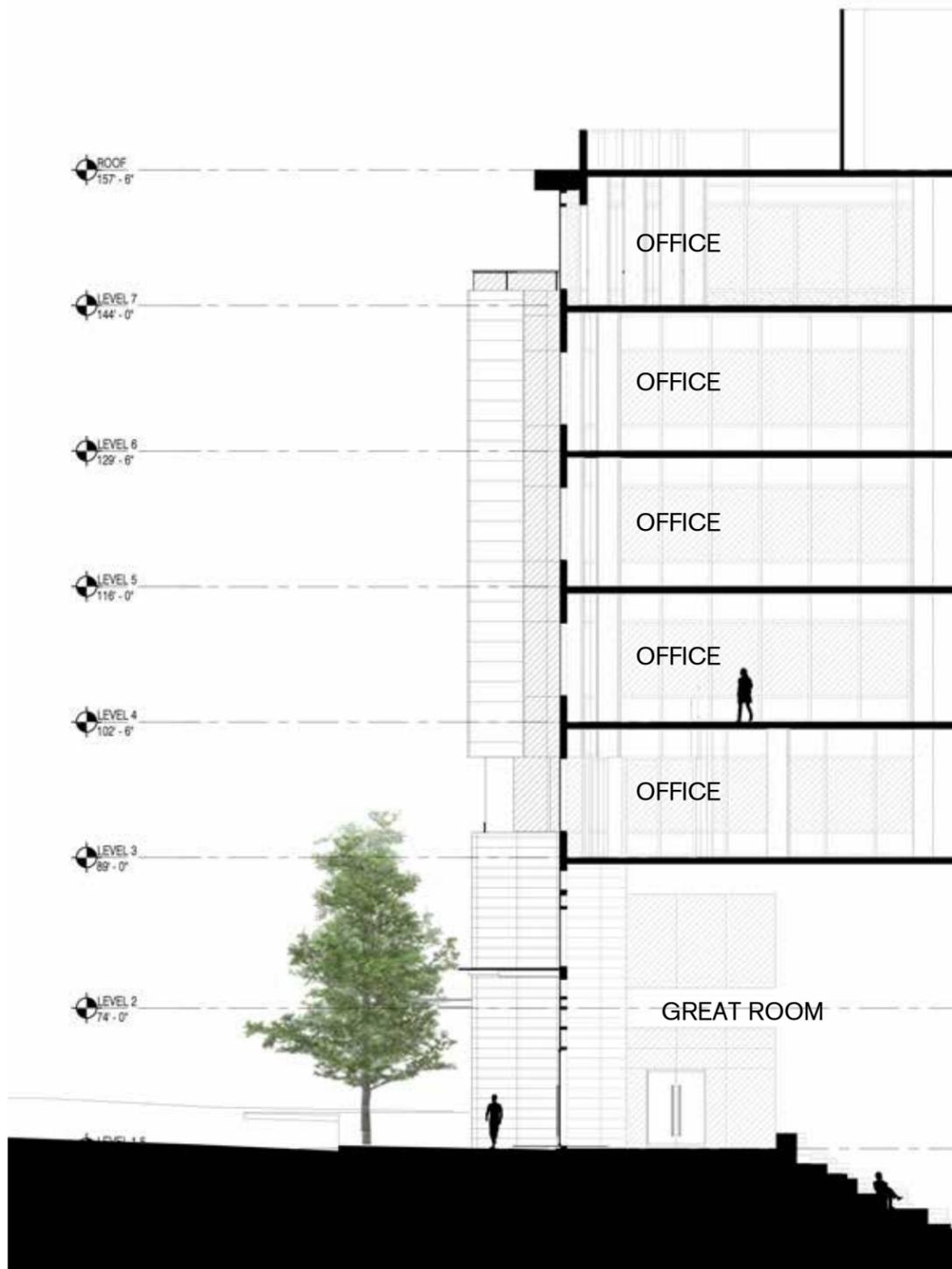
SECTION C



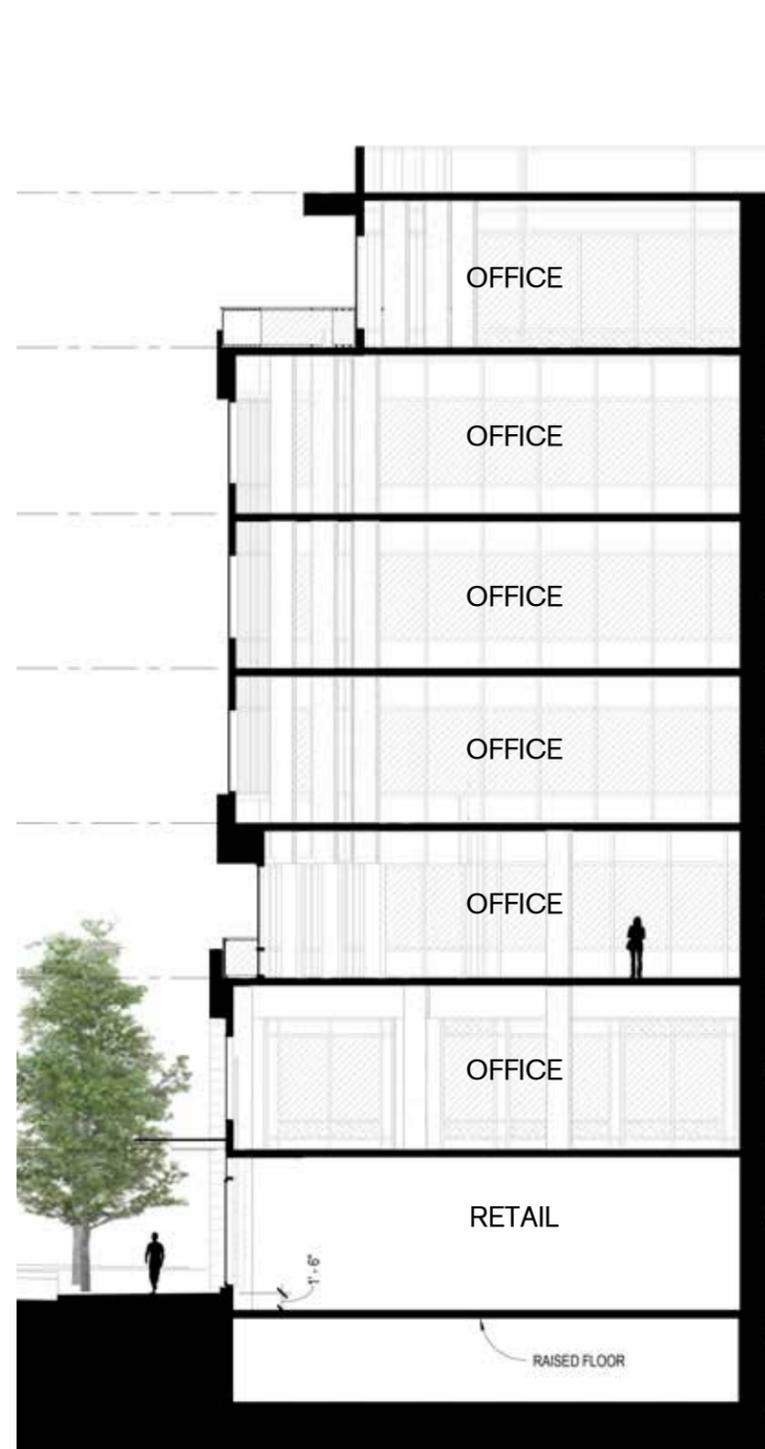


DESIGN CONCEPT - BUILDING E
Option B | Sections Along Central Way

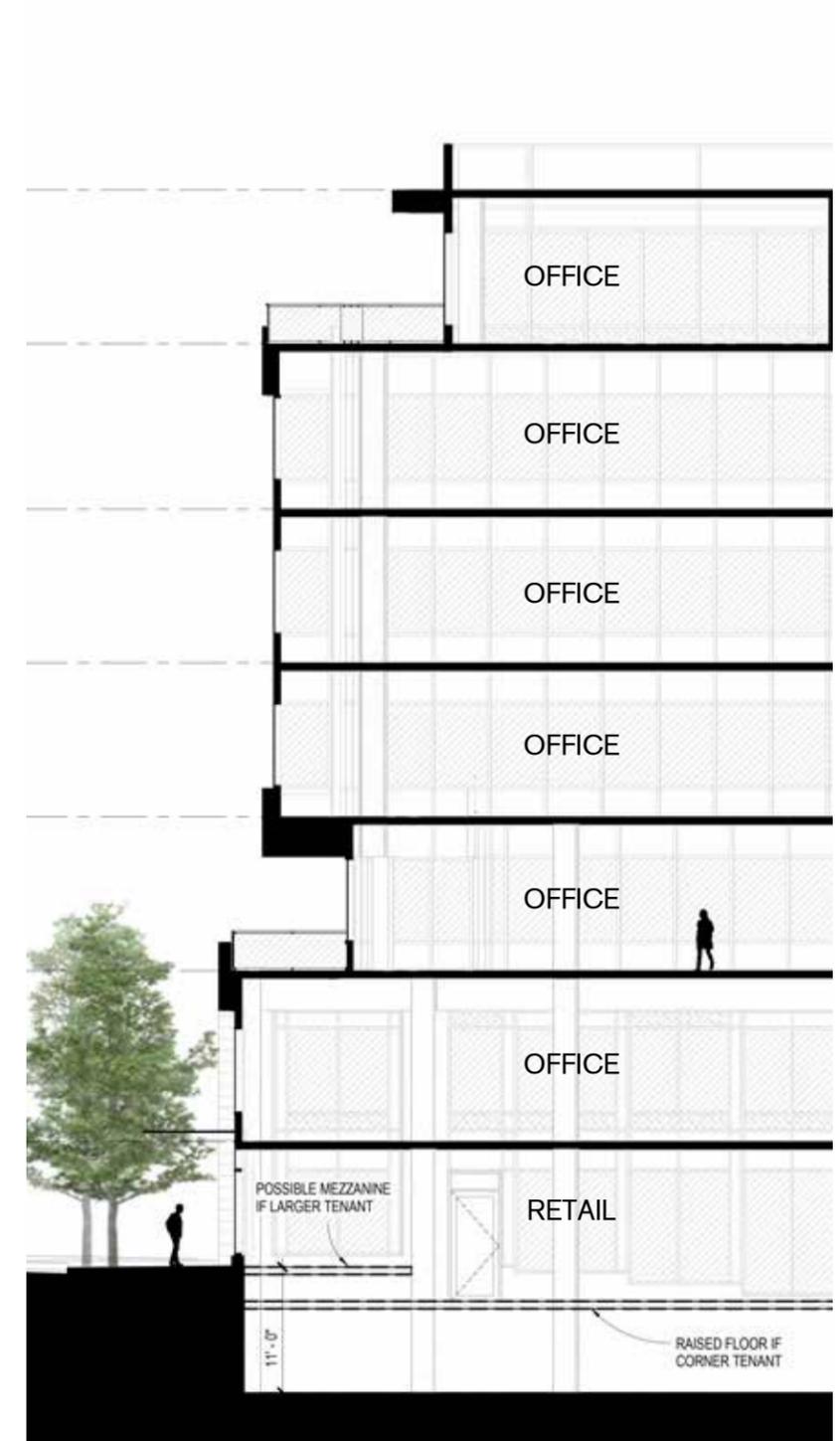
SECTION D



SECTION E



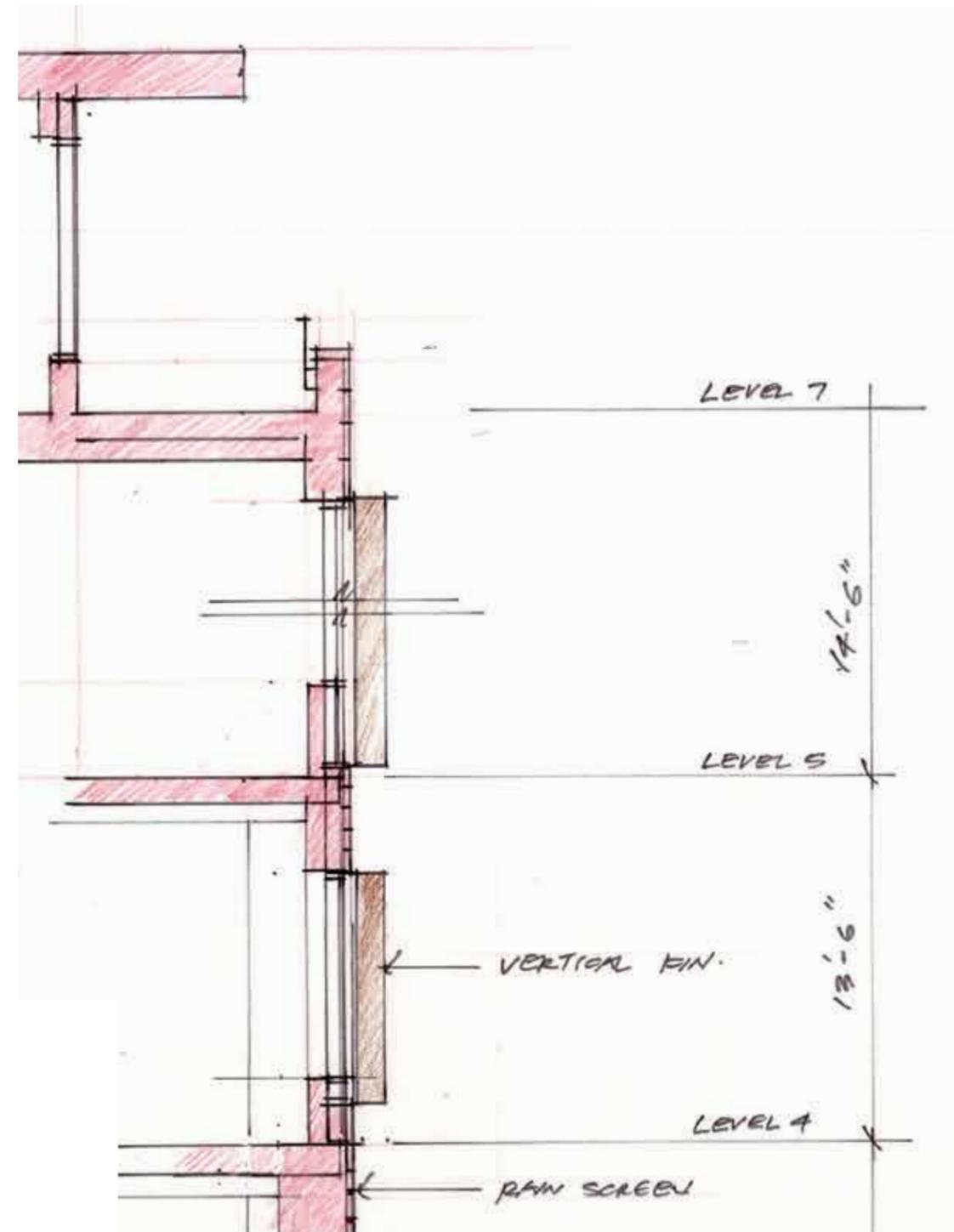
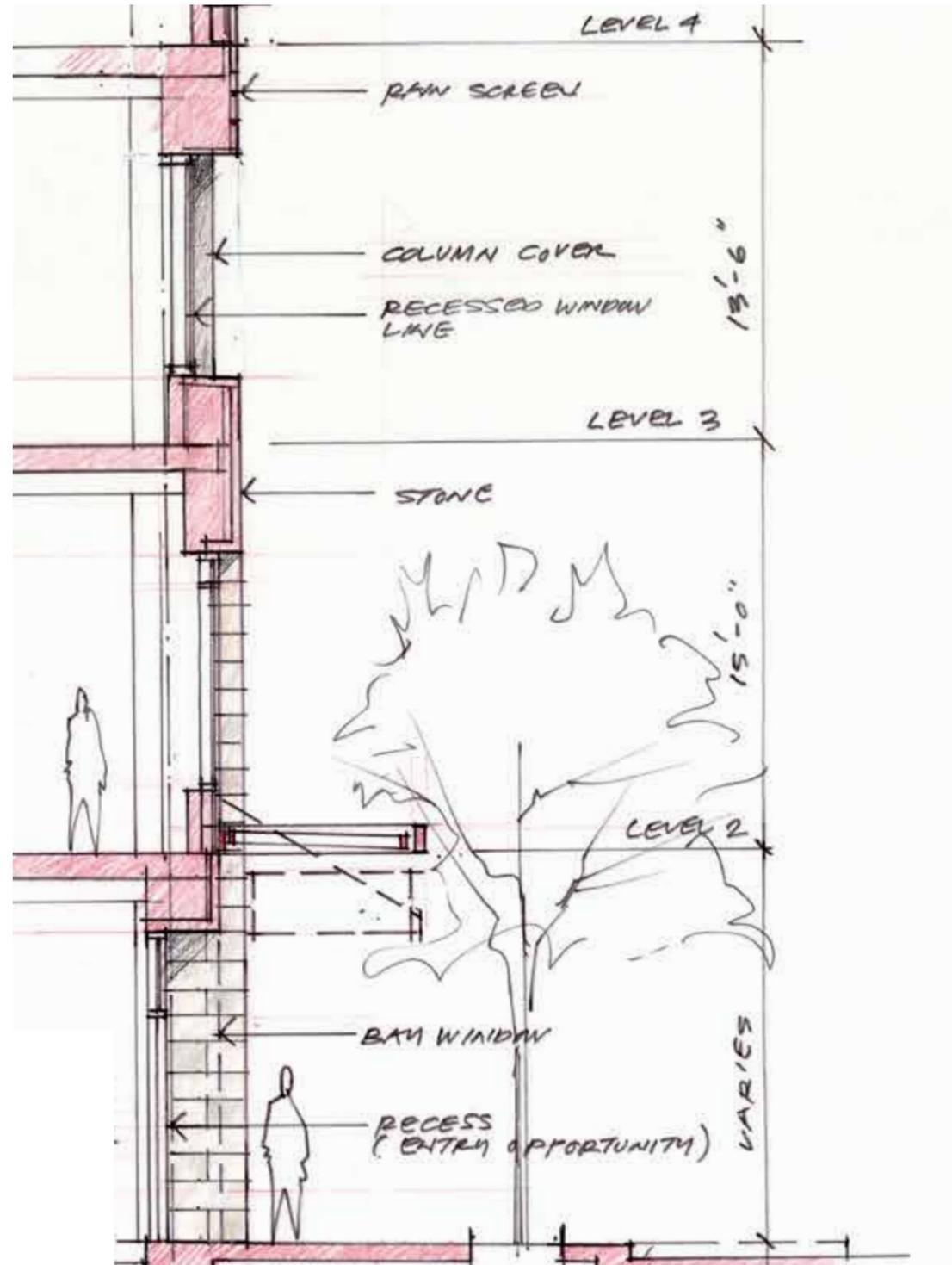
SECTION F



DESIGN CONCEPT - BUILDING E

Option B | Sections

ENLARGED WALL SECTIONS ALONG CENTRAL WAY



DESIGN CONCEPT - BUILDING E

Option C | Elevations

CONCEPTUAL NORTH ELEVATION (SEE HAND RENDERED PERSPECTIVE FOR DETAIL)



LEGEND

- | | | | |
|--|---|-------------------------|---------------|
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| 03 PROFILE METAL PANELS AT ROOF SCREEN | 06 METAL, METAL & GLASS, OR FABRIC CANOPIES | 09 VERTICAL FINES | |

NORTH FAÇADE:

Option C is similar in massing to option B, but removes the C shaped frames, allowing for glass corners at either end of the projecting element at levels 4 through 6. The area between the floor line and the head of the window below would be a rain screen material, to provide additional texture to this portion of the façade and differentiate it from the remaining unitized curtainwall flanking it to the east and west. The glass line is recessed at level three in this option as well to provide a break between the base and middle portions of the façade. Vertical fins are added at 10 feet on center to provide visual texture.

The curtainwall at each end of the building, including the east and west facades will include additional /larger mullion caps and a vertical mullion expression to add detail to these portions of the façade.

The roof eyebrow has been extended to the north façade in this option as well and includes a wood expression at the soffit. The eyebrow geometry will be stepped to create an additional break in the roofline.



BUILDING BASE

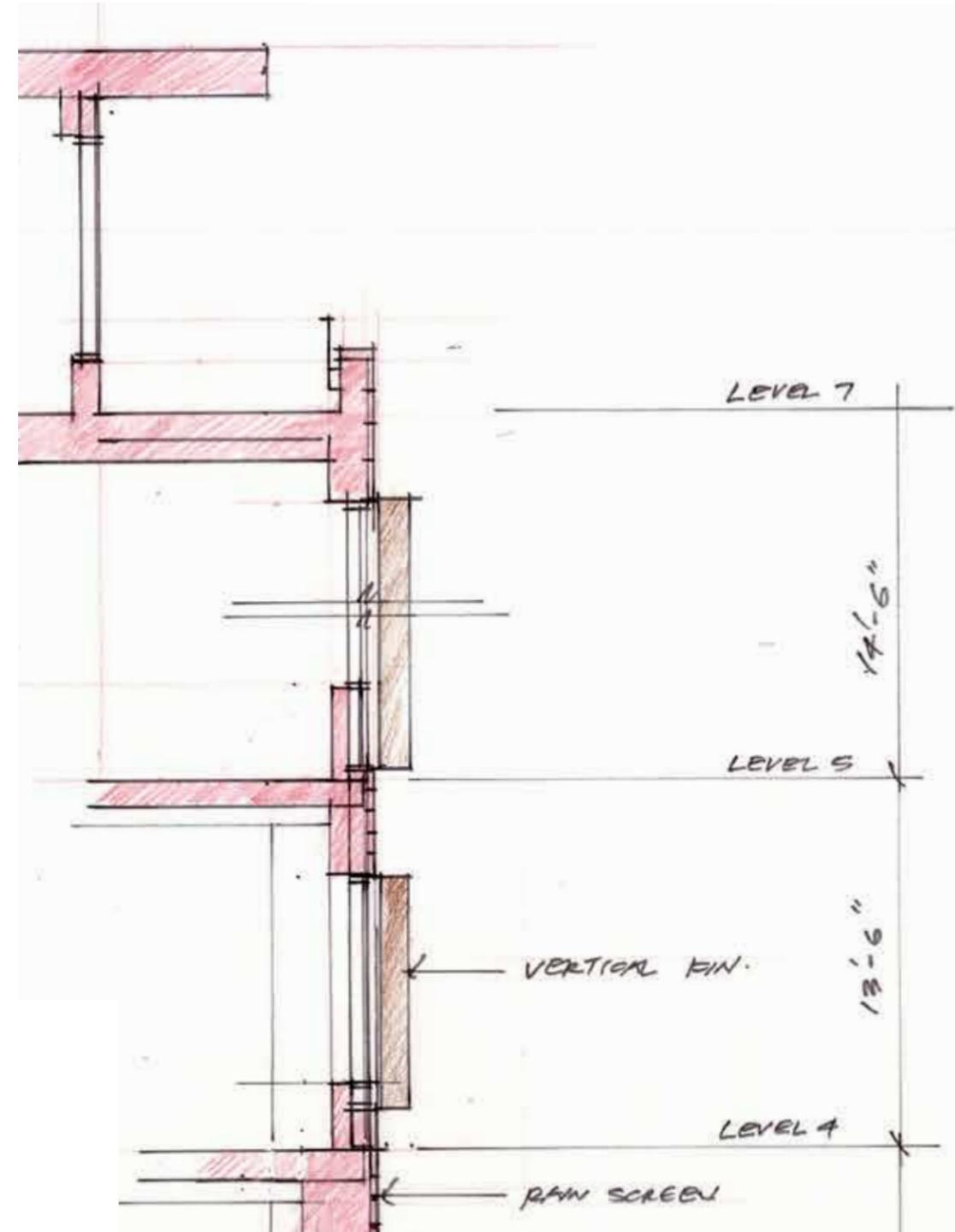
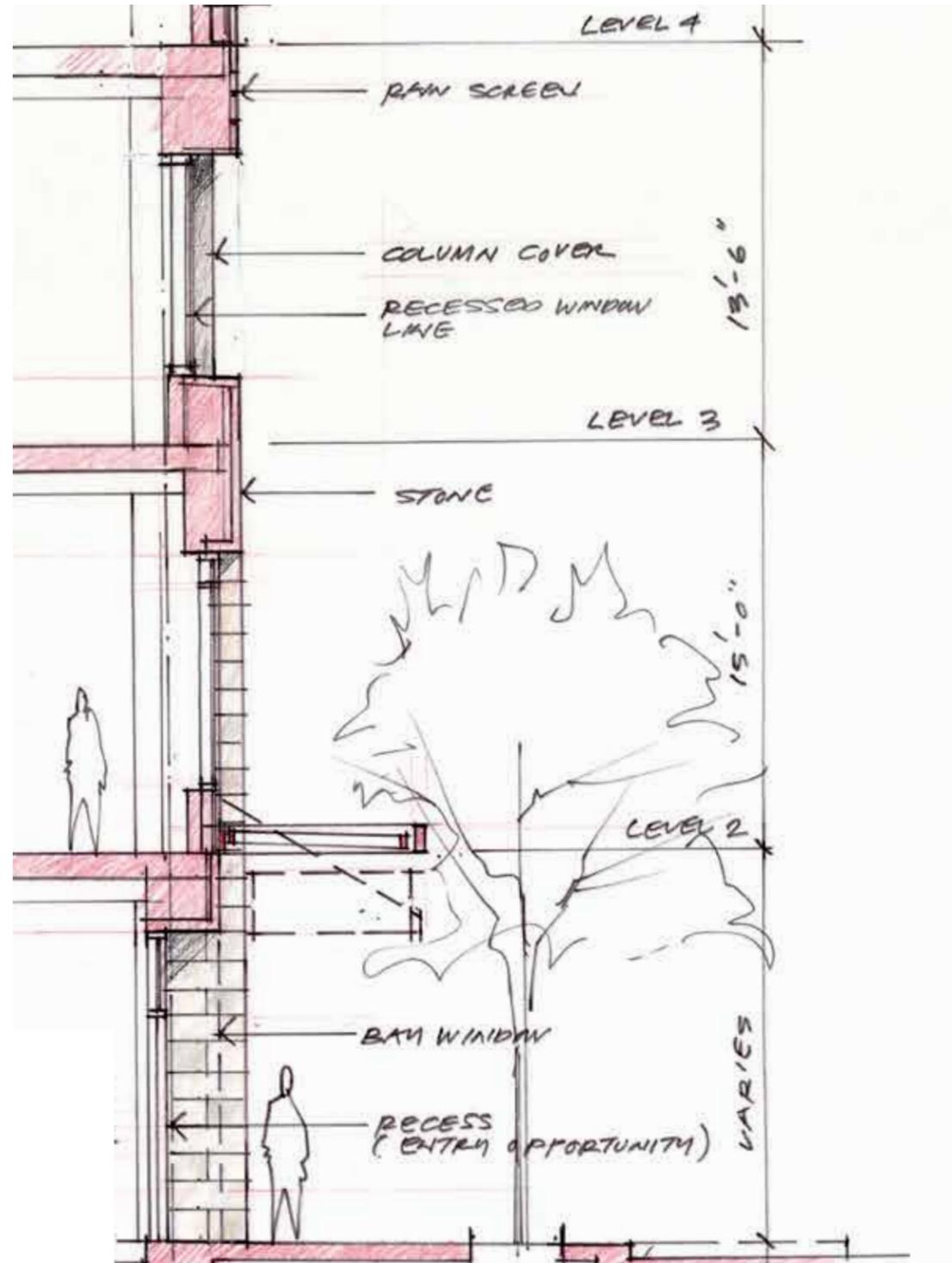
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DESIGN CONCEPT - BUILDING E

Option C | Sections

ENLARGED WALL SECTIONS ALONG CENTRAL WAY



DESIGN CONCEPT - BUILDING E
Option C

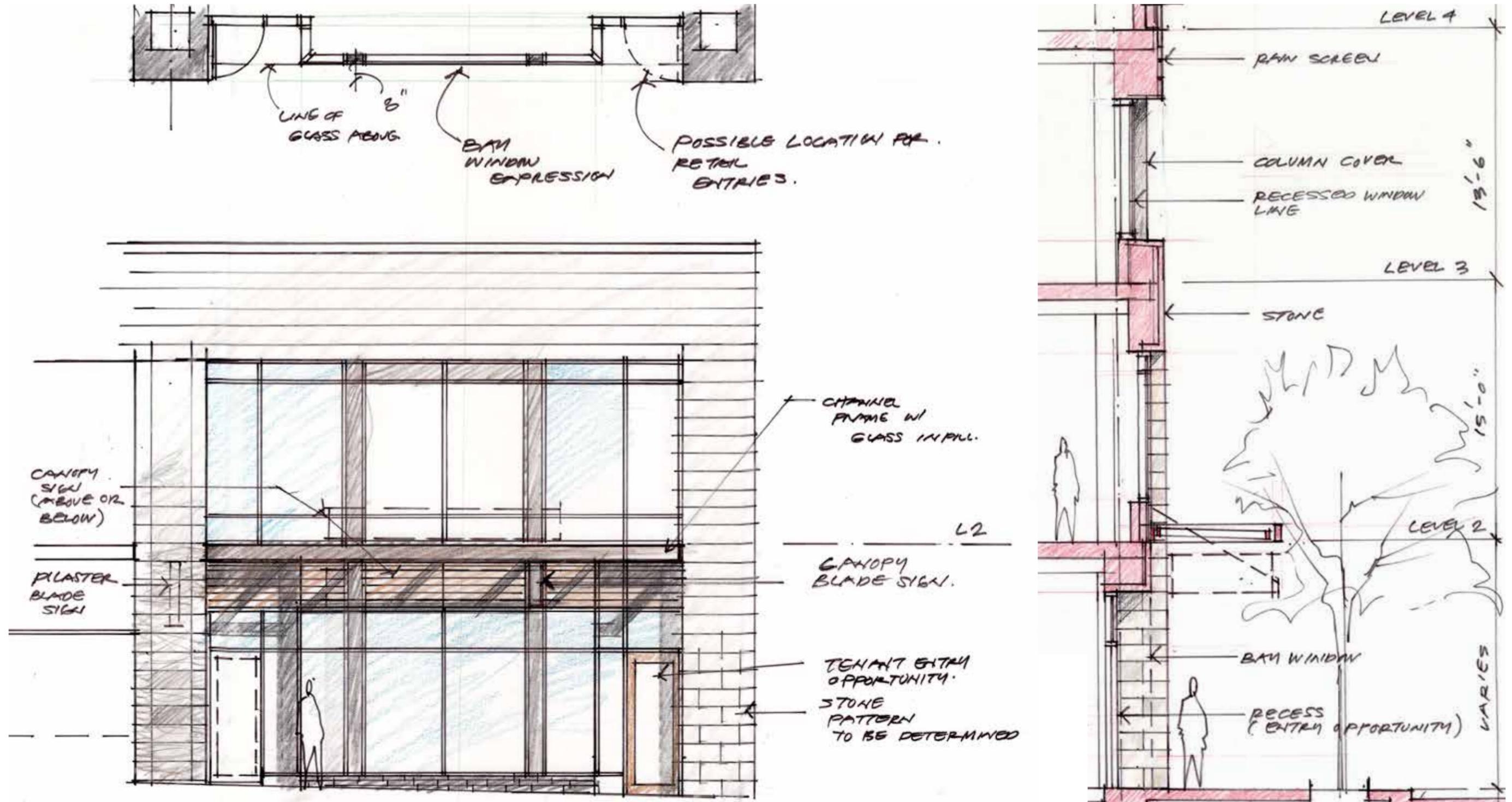
NORTHEAST PERSPECTIVE



DESIGN CONCEPT - BUILDING E

Pedestrian Experience Along Central Way

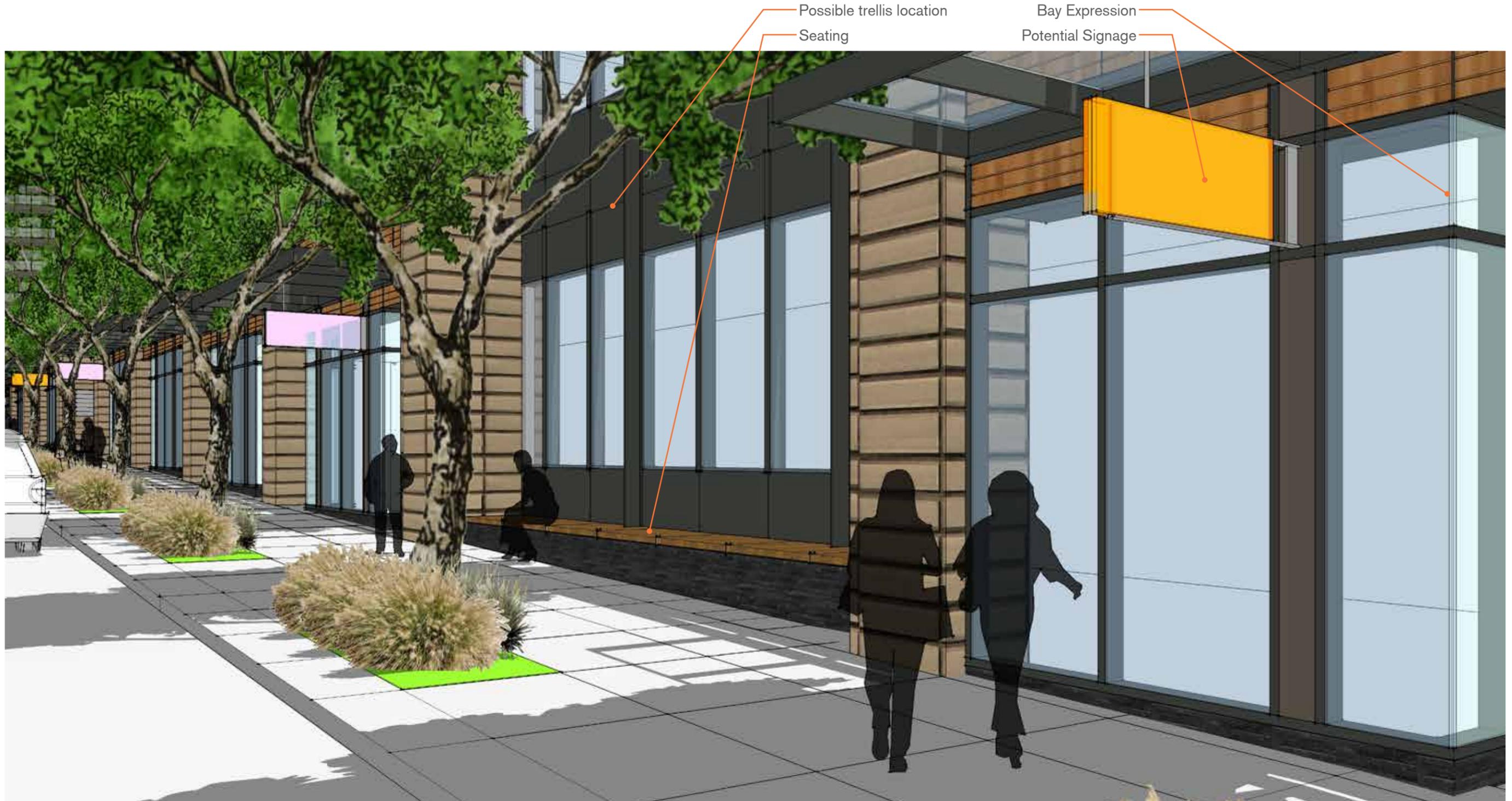
BUILDING E - TYPICAL BAY ALONG CENTRAL WAY (PLAN, ELEVATION, AND SECTION)



DESIGN CONCEPT - BUILDING E

Pedestrian Experience Along Central Way

RETAIL FACADE EXPRESSION AT WEST RETAIL BAYS



DESIGN CONCEPT - BUILDING E

Pedestrian Experience Along Central Way

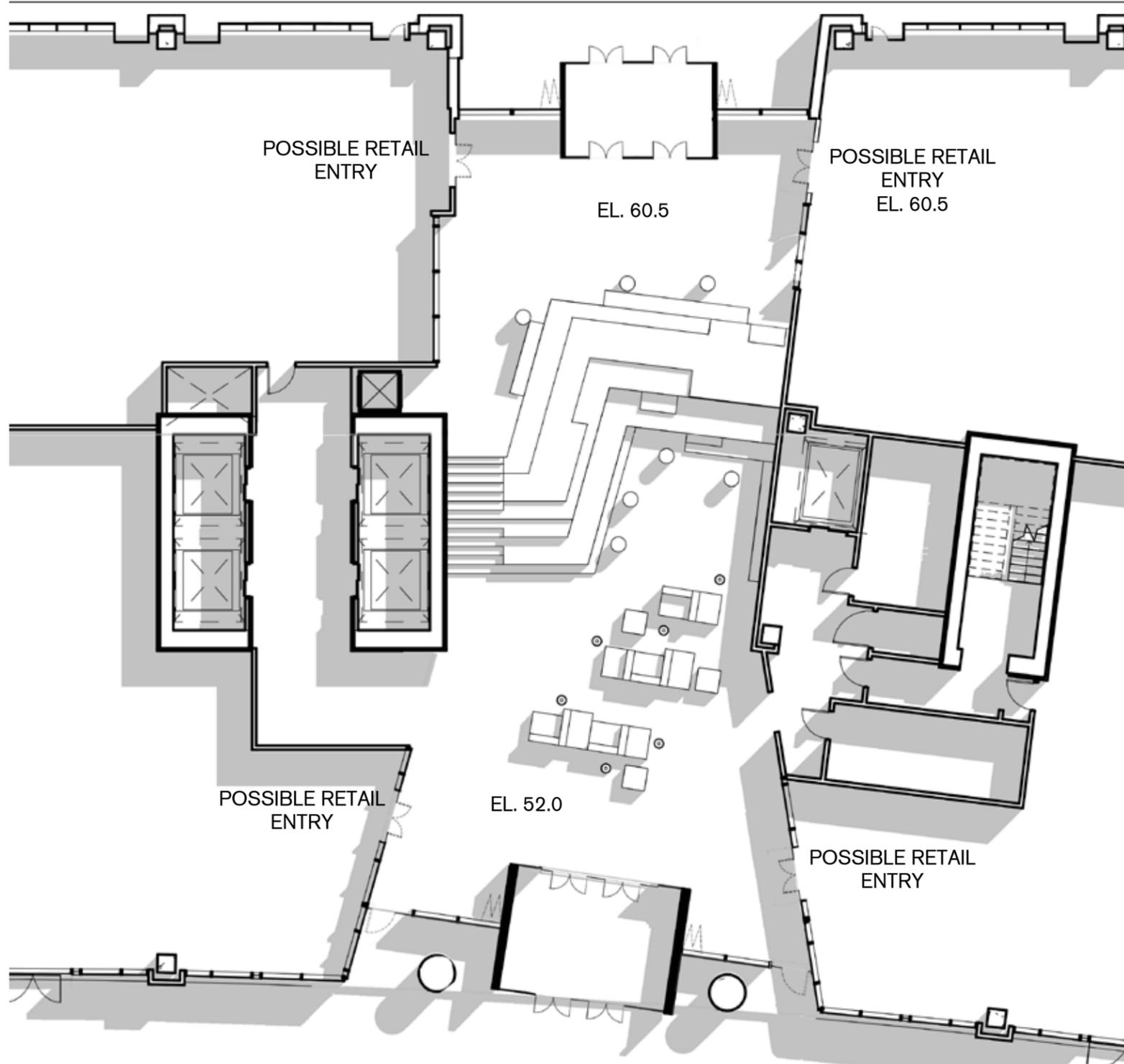
RETAIL EXPRESSION AT NORTHERN BAYS

"Wood" accent materials
Recessed storefront (entry opportunity)

Overhead weather protection
Bay window expression



CONCEPTUAL LAYOUT



GREAT ROOM BLEACHER CONCEPT

