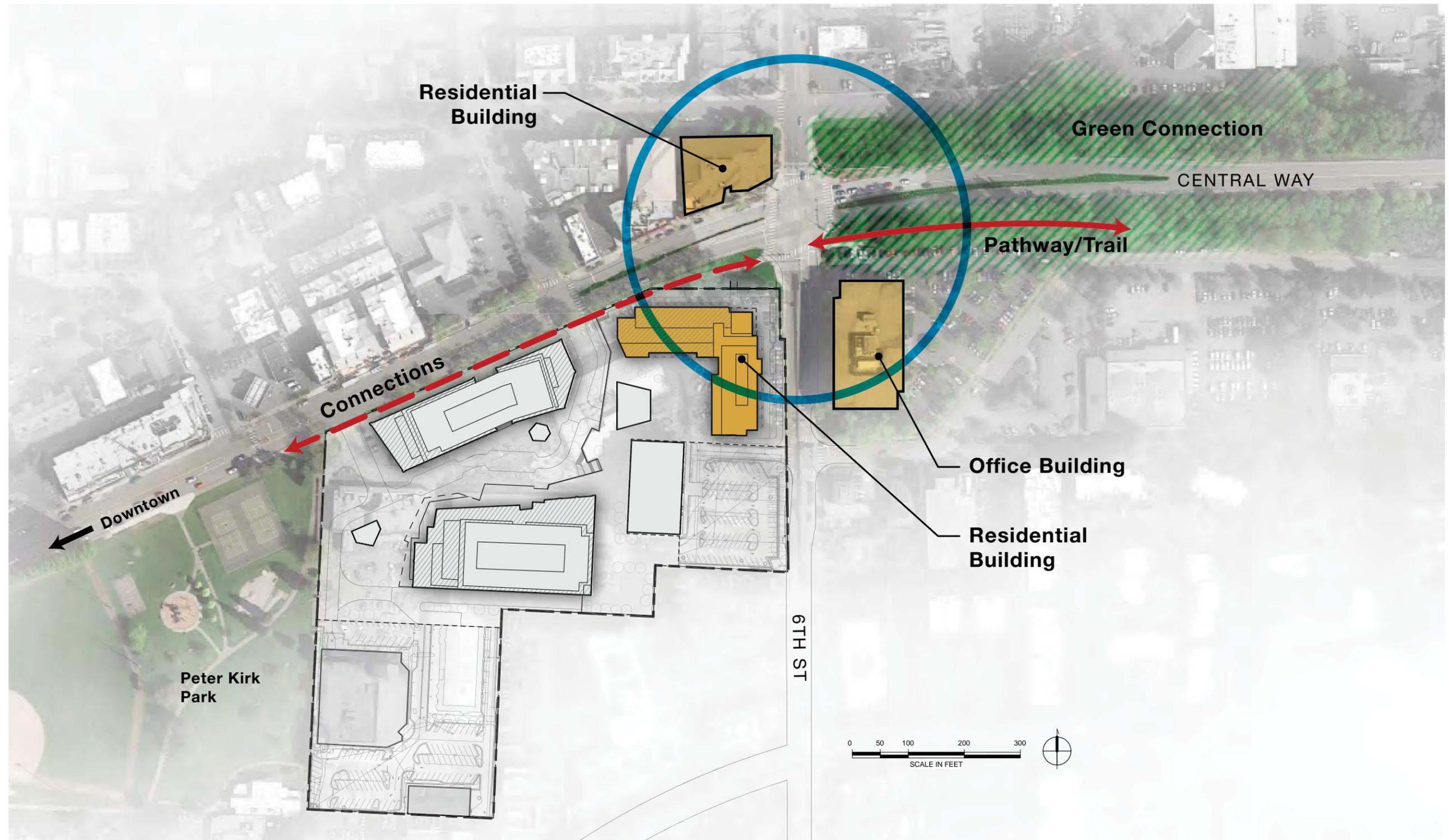


SITE PLAN + LANDSCAPE CONCEPTS

Context Diagram | Central Way + 6th Street



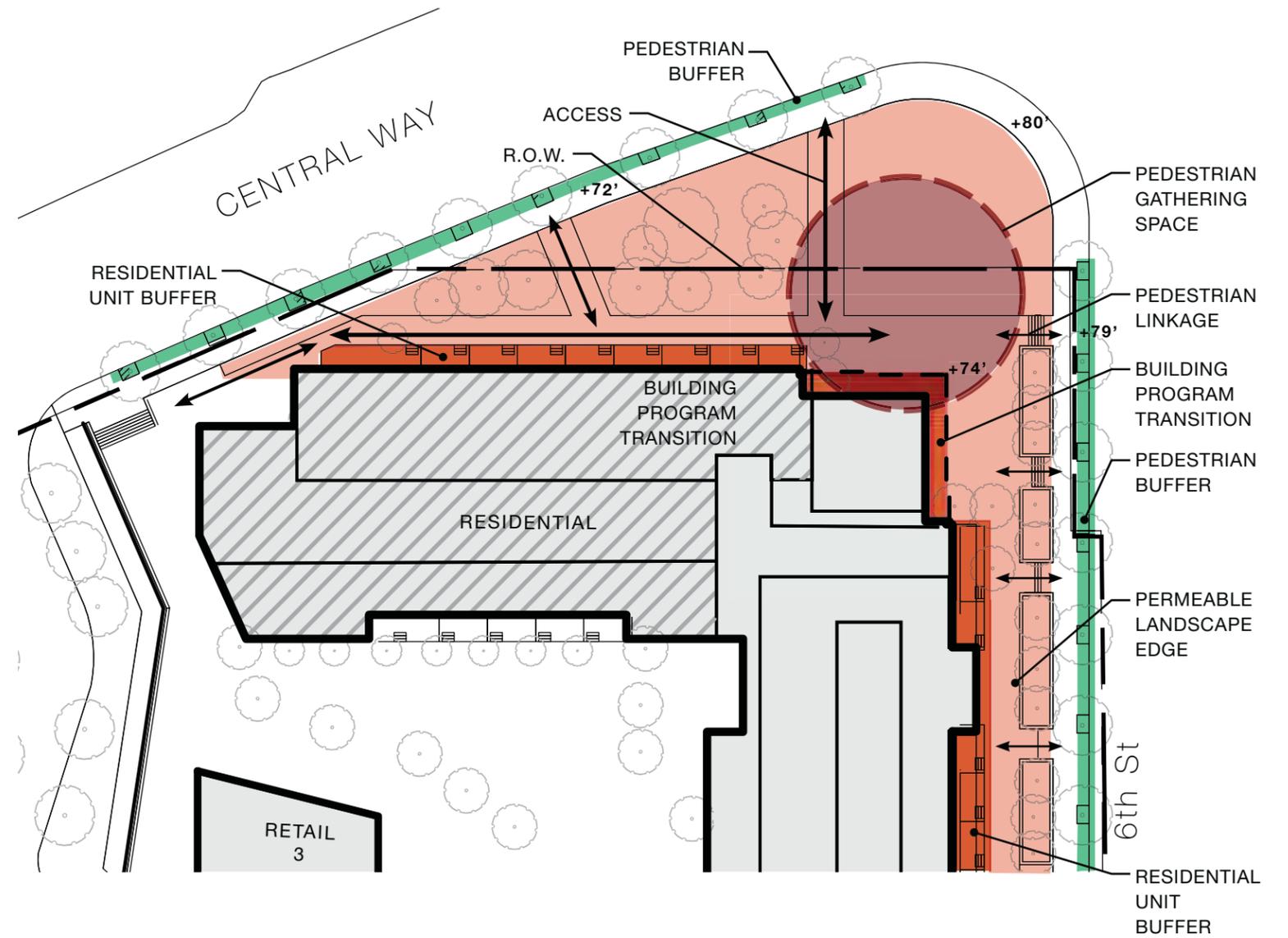
SITE PLAN + LANDSCAPE CONCEPTS

Program Diagram | East Plaza

- RESIDENTIAL TOWNHOME AREA**
 - Provide security and privacy for residential edge
 - Hardscape and landscape response to town home units
 - Grade separated townhomes
 - Safe Environment

- BUFFER AREA**
 - Manage sight-lines to ensure safety and accessibility
 - Enhanced right of way
 - Landscape transition to central way and 6th St
 - Accommodate 6th St vehicular use

- PEDESTRIAN GATHERING SPACE**
 - Plaza integrated with architecture program
 - Activated by building usage and public
 - Accessible to public



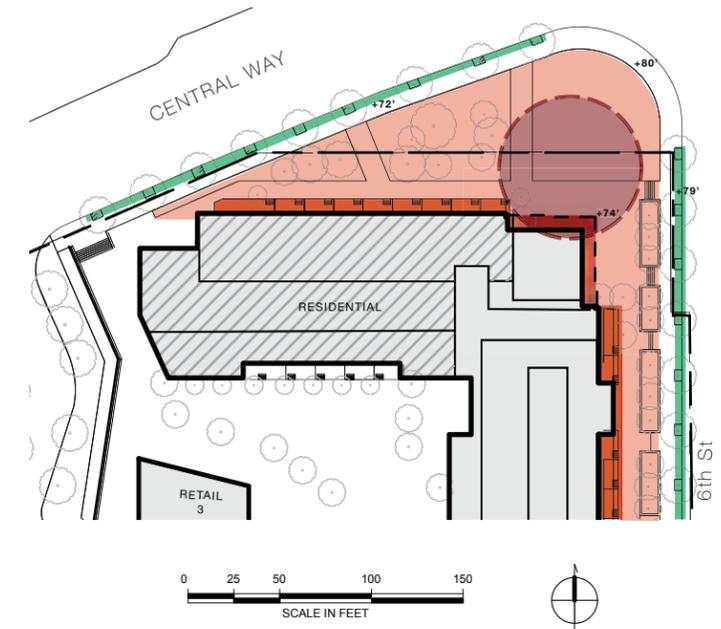
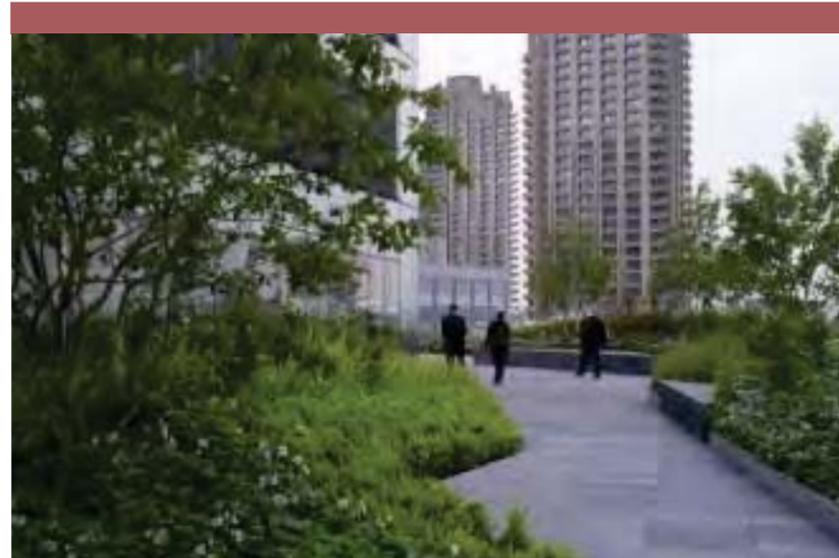
SITE PLAN + LANDSCAPE CONCEPTS

Character Images | East Plaza

RESIDENTIAL TOWNHOME AREA



PEDESTRIAN GATHERING SPACE



BUFFER AREA / PEDESTRIAN LINKAGES



FULL BUILD OUT

FULL BUILD OUT CONCEPT

Development Overview

FULL BUILD OUT SITE CONCEPT | NORTHEAST AERIAL LOOKING SOUTHWEST



DESCRIPTION

DEVELOPMENT PLAN

The development plan for the entire site contains approximately 1.1 to 1.175 million square feet of rentable space, with 650,000 sf of office, 300 residential units and over 180,000 sf of retail, entertainment, and health club uses.

The site plan was developed using the *Organization of Uses* diagrams found in the *Kirkland Parkplace Mixed-Use Development Master Plan and Design Guidelines*.

MAJOR DESIGN DRIVERS FOR THE PROJECT

1. Integrate Kirkland Parkplace into the life of the city.
2. Create great places for people
 - To work
 - To shop
 - To live
 - To play
3. Accommodate a variety of complementary uses
 - Innovative office users with significant space requirements
 - Retail space that will be successful and enhance the live/work experience
 - Residential units to add vitality and 24/7 presence
 - Entertainment uses that will draw people into the evenings and weekends
4. Take advantage of the location and site features
 - Views - Lake Washington, Peter Kirk Park, and surrounding neighborhoods
 - Proximity to Downtown Kirkland, the park, and the Cross Kirkland Corridor
 - Convenient access to 405
5. Enhance the pedestrian environment
 - Create a variety of open spaces
 - Take advantage of multiple levels
 - Strengthen pedestrian connections to and through the site
 - Accommodate vehicles but prioritize people
6. Create clear circulation through the site
 - Multiple entry points to the site
 - Convenient access to parking

FULL BUILD OUT CONCEPT

Site Concept | Full Build Out

FULL BUILD OUT SITE CONCEPT | NORTHWEST AERIAL LOOKING SOUTHEAST



OVERALL SITE DEVELOPMENT

APPROX. AREAS	PHASE 1 BUILDINGS				PHASE 2 BLDGS		TOTAL: FULL BUILD-OUT			
	A	E	F	G	C	H				
Office	-	190,000	189,000	-	--	250,000	630,000	SF	up to	650,000 SF
Residential	150,000*	--	--	--	150,000	--	285,000	SF	up to	300,000 SF
Retail	3,500	29,000	46,000	7,000**	--	25,000	100,000	SF	up to	125,000 SF
Grocery	--	--	47,000	--	--	--	47,000	SF		
Retail/Entertainment	--	--	--	--	40,000	--	40,000	SF		
Health Club	--	--	--	--	--	13,000	13,000	SF		
Totals	187,000	219,000	282,000	7,000	190,000	288,000	1,115,000	SF	up to	1,175,000 SF

* RESIDENTIAL PROGRAM AND CONFIGURATION UNDER DEVELOPMENT

** BUILDING G REPRESENTS SEVERAL SMALL STAND-ALONE RETAIL BUILDINGS

FULL BUILD OUT CONCEPT

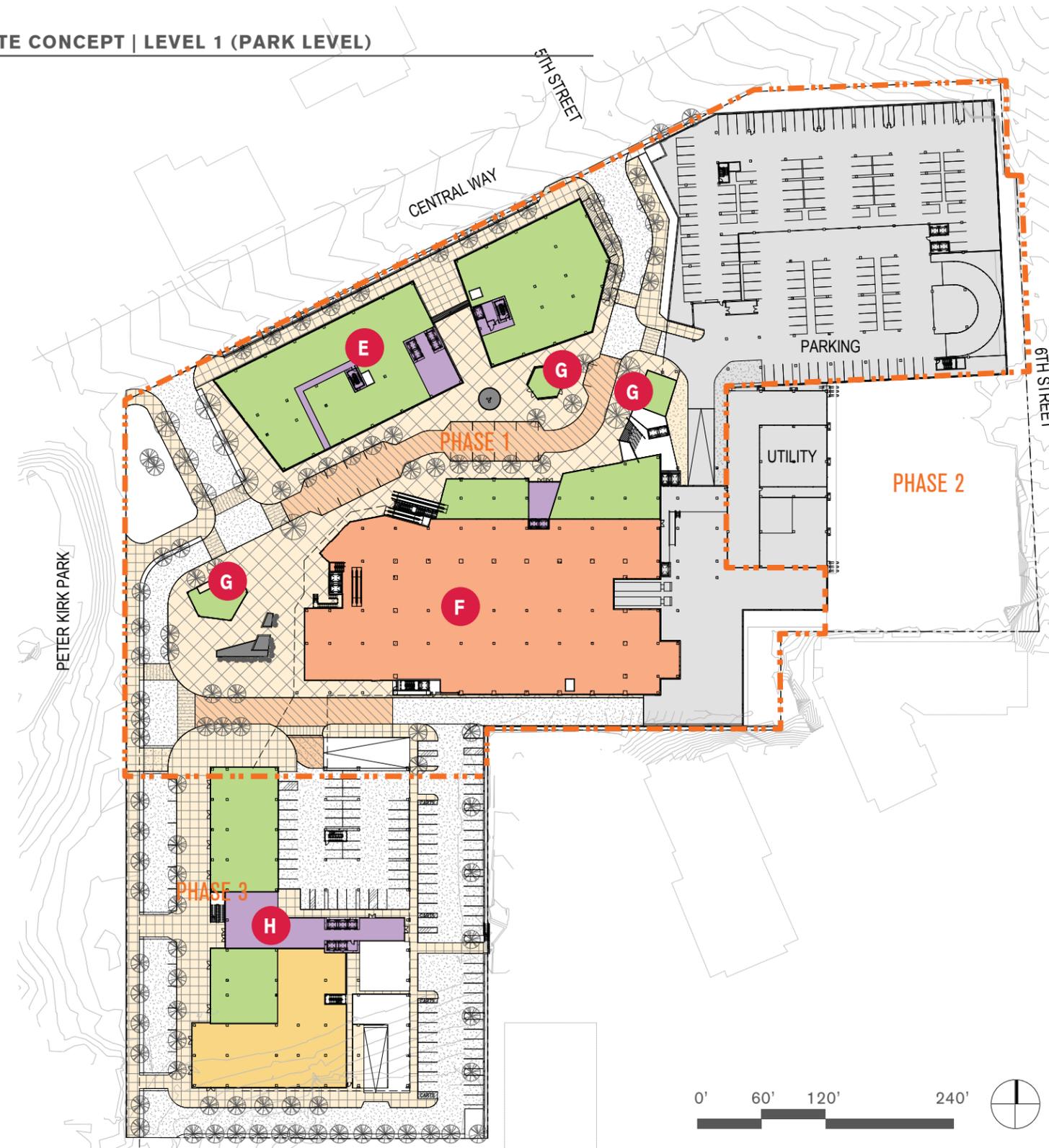
Site Plan | Full Build Out

MAP KEY

Full Build-Out

	PARK LEVEL	SITE TOTAL
 Office	10,000	630,000 SF
 Residential	-	285,000 SF
 Retail	60,000	100,000 SF
 Grocery	47,000	47,000 SF
 Retail/Entertainment	-	40,000 SF
 Health Club	13,000	13,000 SF
TOTAL	130,000	1,115,000 SF

FULL BUILD OUT SITE CONCEPT | LEVEL 1 (PARK LEVEL)



FULL BUILD OUT CONCEPT

Site Plan | Full Build Out

MAP KEY

Full Build-Out

	PLAZA LEVEL	SITE TOTAL
 Office	78,000	630,000 SF
 Residential	29,000	285,000 SF
 Retail	48,000	100,000 SF
 Grocery	-	47,000 SF
 Retail/Entertainment	40,000	40,000 SF
 Health Club	-	13,000 SF
TOTAL	195,000	1,115,000 SF

FULL BUILD OUT SITE CONCEPT | LEVEL 2 (UPPER PLAZA LEVEL)



FULL BUILD OUT CONCEPT

Site Plan | Full Build Out

MAP KEY

Full Build-Out

	LEVEL L3	SITE TOTAL
 Office	117,000	630,000 SF
 Residential	25,000	285,000 SF
 Retail	-	100,000 SF
 Grocery	-	47,000 SF
 Retail/Entertainment	-	40,000 SF
 Health Club	-	13,000 SF
TOTAL	142,000	1,115,000 SF

FULL BUILD OUT SITE CONCEPT | LEVEL 3



FULL BUILD OUT CONCEPT

Site Plan | Full Build Out

MAP KEY

Full Build-Out

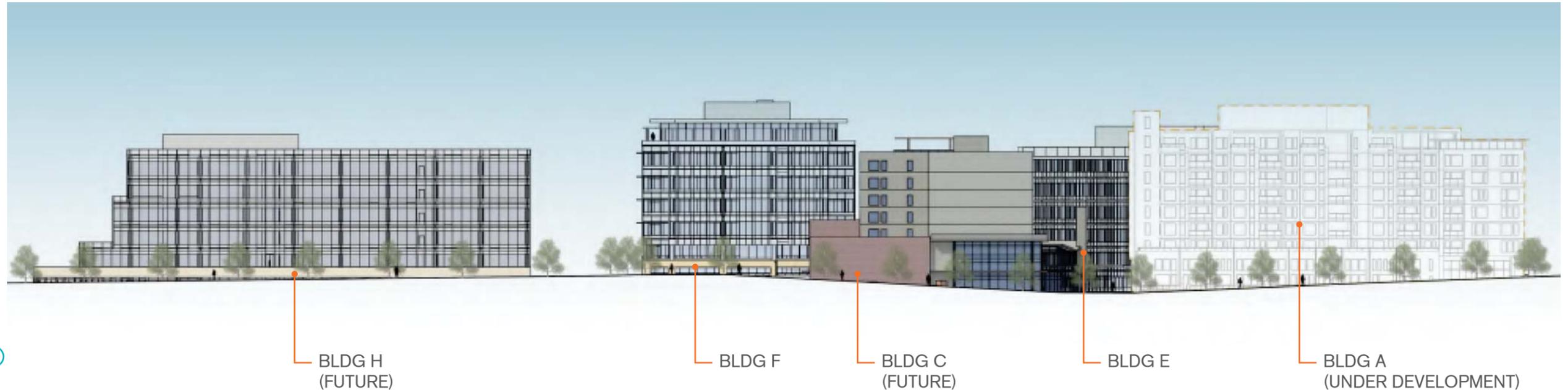
	LEVEL L7	SITE TOTAL
 Office	82,500	630,000 SF
 Residential	50,000	285,000 SF
 Retail	-	100,000 SF
 Grocery	-	47,000 SF
 Retail/Entertainment	-	40,000 SF
 Health Club	-	13,000 SF
TOTAL	132,500	1,115,000 SF

FULL BUILD OUT SITE CONCEPT | LEVEL 7



FULL BUILD OUT CONCEPT

Site Elevations | Full Build Out



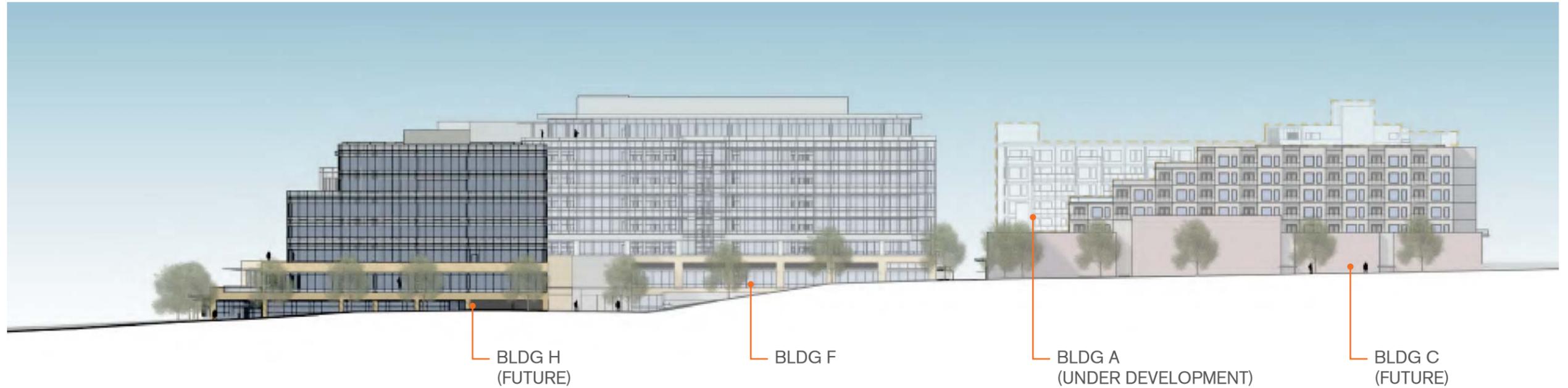
EAST SITE ELEVATION



NORTH SITE ELEVATION

FULL BUILD OUT CONCEPT

Site Elevations | Full Build Out



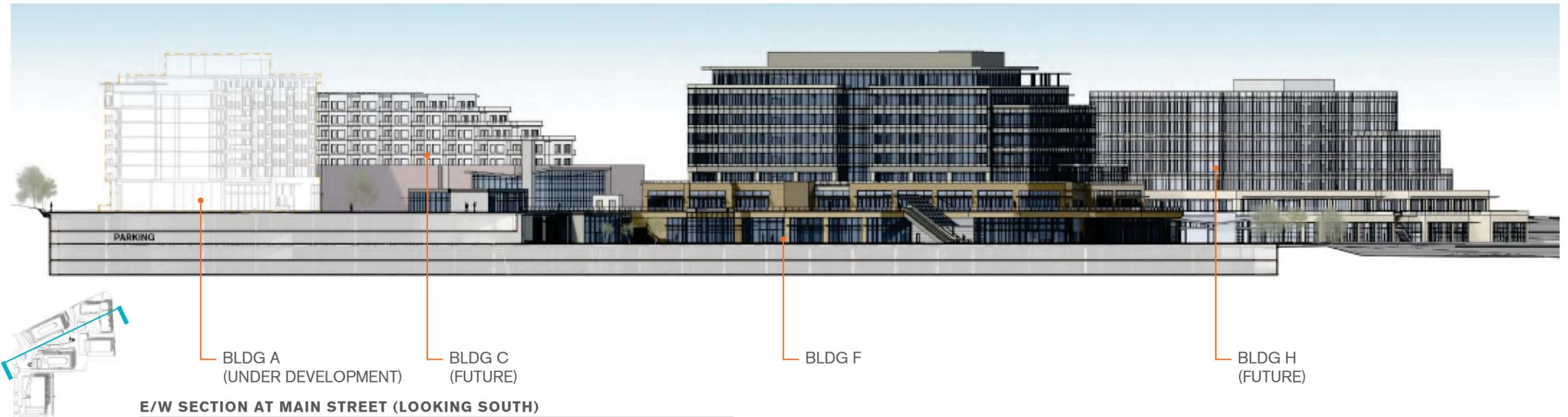
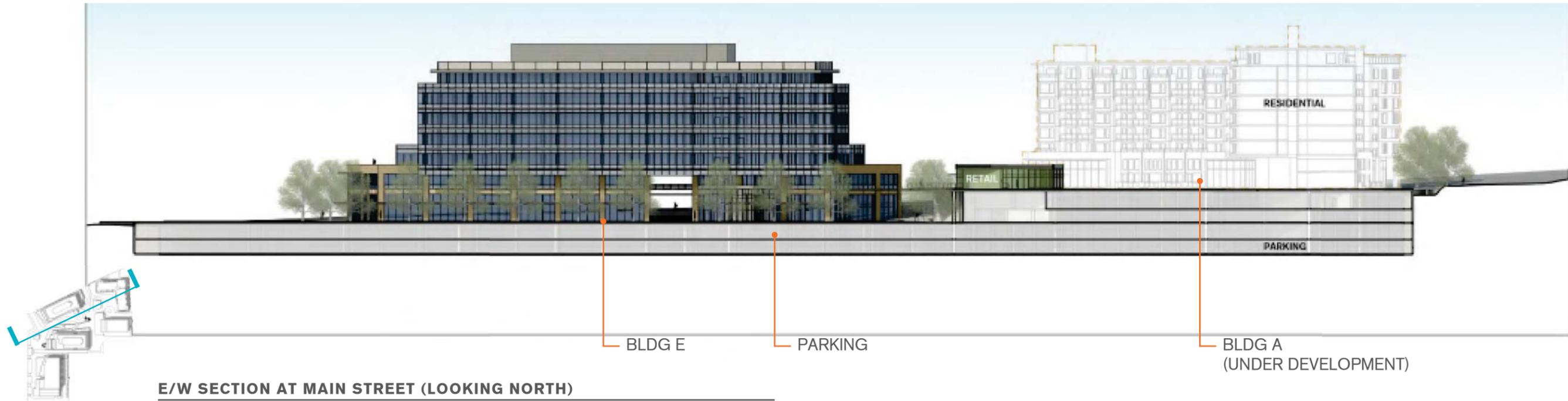
SOUTH SITE ELEVATION



WEST SITE ELEVATION

FULL BUILD OUT CONCEPT

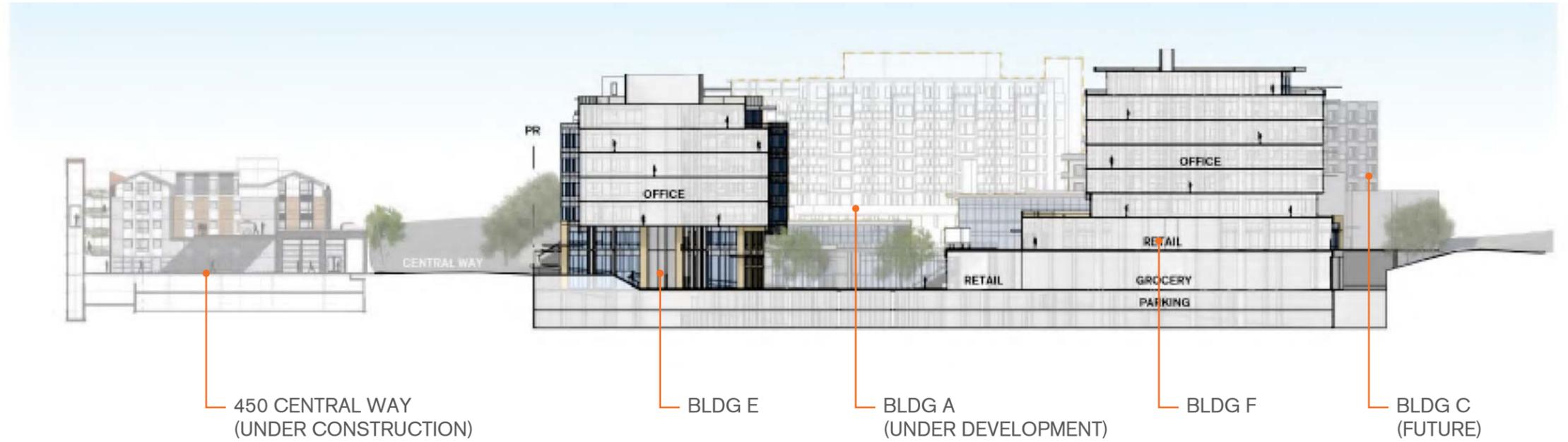
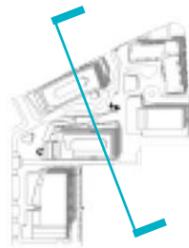
Site Sections | Full Build Out



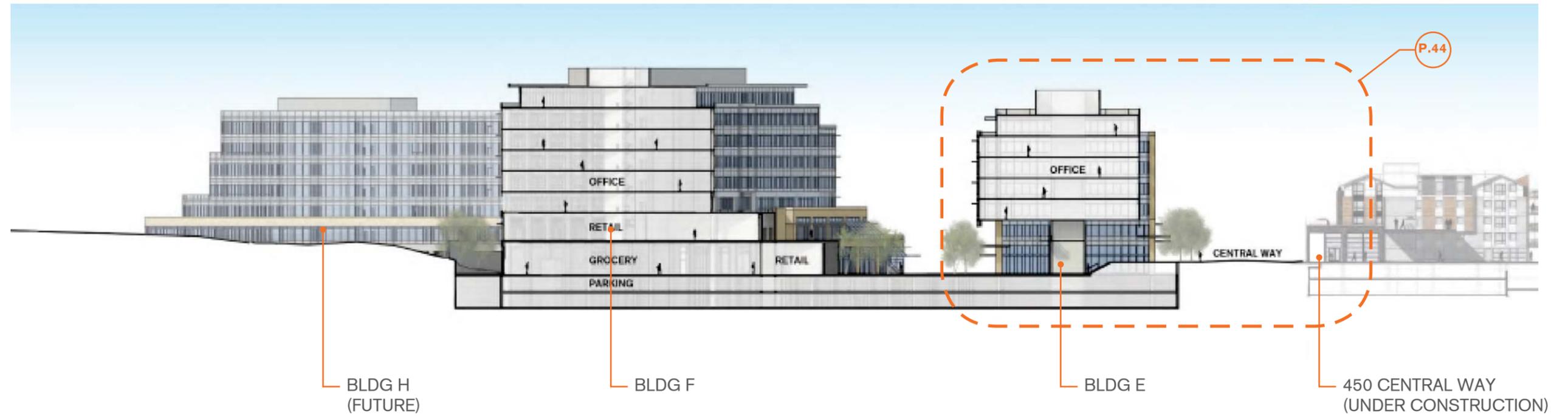
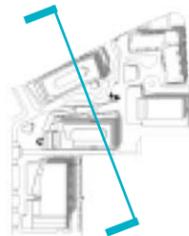
COLLINSWOERMAN | TALON | KIRKLAND PARKPLACE

FULL BUILD OUT CONCEPT

Site Sections | Full Build Out



N/S SECTION THROUGH CENTRAL WAY (LOOKING EAST)



N/S SECTION THROUGH CENTRAL WAY (LOOKING WEST)

FULL BUILD OUT CONCEPT

Shadow Studies | Full Build Out

10:00 AM

12:00 PM

2:00 PM

4:00 PM

JUNE 21



EQUINOX



DECEMBER 21

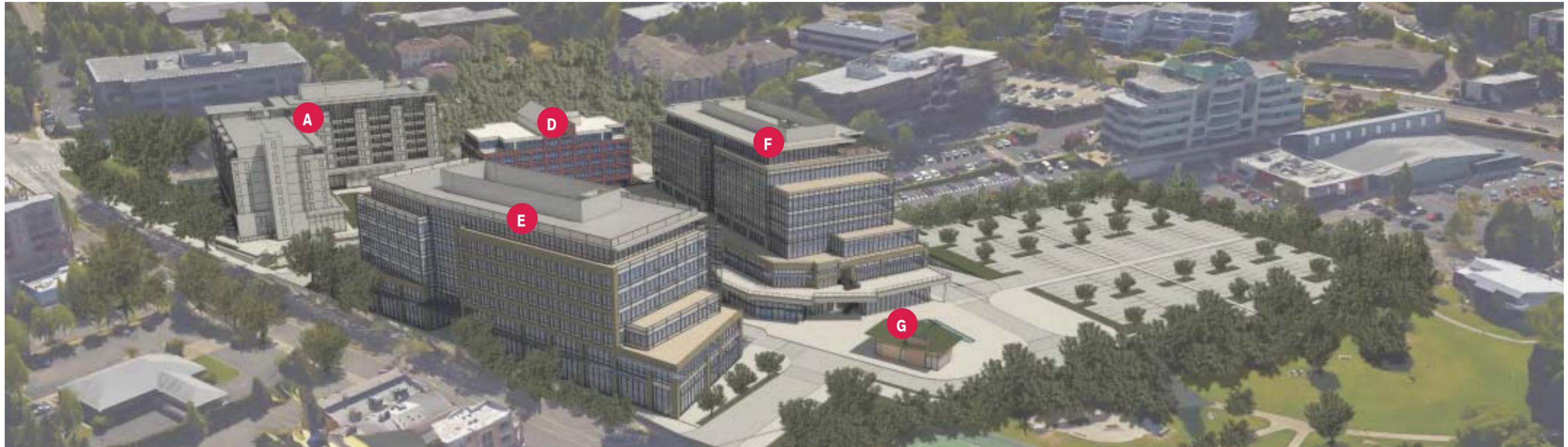


PHASE ONE

PHASE 1 DEVELOPMENT CONCEPT

Site Concept | Phase 1

PHASE 1 | NORTHWEST AERIAL LOOKING SOUTHEAST



OVERALL SITE DEVELOPMENT (APPROX. AREAS)

* BUILDING D: 69,000 SF OFFICE
BUILDING TO BE REMOVED AFTER
BUILDING F IS OCCUPIED

	PHASE 1 BUILDINGS				TOTAL: PHASE 1	TOTAL: FULL BUILD-OUT		
	A	E	F	G				
Office	-	190,000	189,000	-	379,000	605,000	SF	up to 650,000 SF
Residential	150,000*	--	--	--	150,000	285,000	SF	up to 300,000 SF
Retail	3,500	29,000	46,000	7,000	84,000	100,000	SF	up to 125,000 SF
Grocery	-	-	47,000	-	47,000	47,000	SF	
Retail/Entertainment	--	--	--	--	--	40,000	SF	
Health Club	--	--	--	--	--	13,000	SF	
Totals	153,500	219,000	282,000	7,000	660,000 *	1,115,000	SF	up to 1,175,000 SF

PHASE 1 DEVELOPMENT CONCEPT

Site Plan | Phase 1

MAP KEY

PHASE 1 - PARK LEVEL

	PARK LEVEL	PHASE 1 TOTAL
 Office	5,000	379,000 SF
 Residential	-	185,000 SF
 Retail	45,000	84,000 SF
 Grocery	48,000	47,000 SF
TOTAL	104,000	660,000 SF

* BUILDING D: 69,000 SF OFFICE BUILDING TO BE REMOVED AFTER BUILDING F IS OCCUPIED

PHASE 1 | LEVEL 1 (PARK LEVEL)



PHASE 1 DEVELOPMENT CONCEPT

Site Plan | Phase 1

MAP KEY

PHASE 1 - PLAZA LEVEL

	PLAZA LEVEL	PHASE 1 TOTAL
 Office	47,000	379,000 SF
 Residential	29,000	185,000 SF
 Retail	39,000	84,000 SF
 Grocery	-	47,000 SF
TOTAL	122,000	660,000 SF

* BUILDING D: 69,000 SF OFFICE BUILDING TO BE REMOVED AFTER BUILDING F IS OCCUPIED

PHASE 1 | LEVEL 2 (UPPER PLAZA LEVEL)

Phase 1 Boundary



PHASE 1 DEVELOPMENT CONCEPT

Site Plan | Phase 1

MAP KEY

PHASE 1 - LEVEL 3

	LEVEL 3	PHASE 1 TOTAL
 Office	82,000	379,000 SF
 Residential	25,000	185,000 SF
 Retail	-	84,000 SF
 Grocery	-	47,000 SF
TOTAL	107,000	660,000 SF

* BUILDING D: 69,000 SF OFFICE BUILDING TO BE REMOVED AFTER BUILDING F IS OCCUPIED

PHASE 1 | LEVEL 3

Phase 1 Boundary



PHASE 1 DEVELOPMENT CONCEPT

Site Plan | Phase 1

MAP KEY

PHASE 1 - LEVEL 4

	LEVEL 4	PHASE 1 TOTAL
 Office	80,000	379,000 SF
 Residential	25,000	185,000 SF
 Retail	-	84,000 SF
 Grocery	-	47,000 SF
TOTAL	105,000	660,000 SF

* BUILDING D: 69,000 SF OFFICE BUILDING TO BE REMOVED AFTER BUILDING F IS OCCUPIED

PHASE 1 | LEVEL 4

