



KIRKLAND PARKPLACE

Mixed-Use Development

457 CENTRAL WAY
KIRKLAND, WA 98033

DESIGN REVIEW CONFERENCE
SUBMITTAL DATE: JULY 20, 2015
PRESENTATION DATE: AUGUST 17, 2015

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BUILDING LASTING RELATIONSHIPS

TALON
PRIVATE CAPITAL

CONCEPTUAL DESIGN CONFERENCE RECAP

CONCEPTUAL DESIGN CONFERENCE RECAP

Full Build Out Concept

FULL BUILD OUT CONCEPTUAL MASSING



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

CONCEPTUAL DESIGN CONFERENCE RECAP

Full Build Out | Site Plans

LEVEL 1

- Retail
 - Health Club
 - Theatre
 - Office
 - Residential
 - Grocery
- (55) Elevation Above Sea Level (ft)
- ↗ Below-Grade Parking Access
- ➔ Pedestrian Access from Adjoining Private Property

PROJECT SITE

Site area: 11.5 acres (501,000 sf)
Zoning: CBD-5A

PROGRAM

FULL BUILD-OUT AREA SUMMARY*

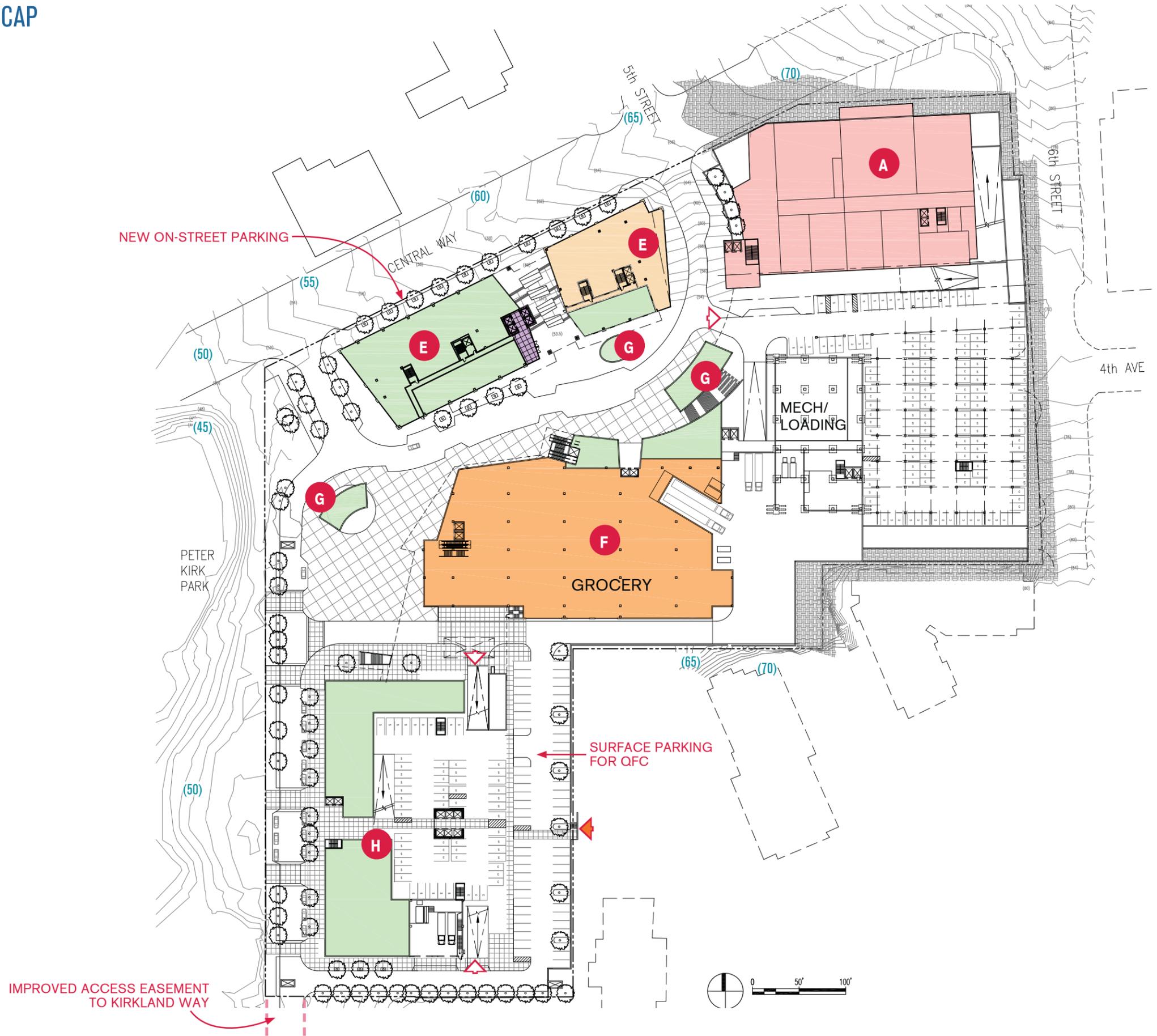
1. 650,000 gsf office
2. 300,000 gsf multifamily residential (300 units)
3. 178,500 gsf retail, entertainment and health club
 - 47,000 gsf QFC
 - 40,000 gsf Theatre
 - 10,000 gsf Health club
 - 82,500 gsf other retail

Total build-out: 1,128,500 gsf

Parking : 1,800 - 2,700 stalls**

* All areas are preliminary and subject to change.

** Stall count dependent upon parking demand analysis.



CONCEPTUAL DESIGN CONFERENCE RECAP

Full Build Out | Site Plans

LEVEL 2

- Retail
 - Health Club
 - Theatre
 - Office
 - Residential
 - Grocery
- (55) Elevation Above Sea Level (ft)
- ▶ Below-Grade Parking Access
- ▶ Pedestrian Access from Adjoining Private Property

FULL SITE DEVELOPEMENT

Blg.	Stories	Use	Approximate Area
A	7-8	Residential/ Retail/Theater	250,000 sf
C *	1	Bank/Retail	5,000 sf
D *	5-6	Office/Retail	75,000 sf
E	7	Office/Retail	222,000 sf
F	7-8	Retail/ Office	285,000 sf
G	1	Retail (multiple stand-alone buildings)	4,000 sf
H	7	Office/Retail	255,000 sf
J	1	Retail	4,000 sf
TOTAL			1,100,000 - 1,175,000 sf

* Possible future building(s) to replace Buildings C and D; Would contain Retail/Residential and possible Office uses. Up to 8 stories and ±155,000 sf. (Building D - existing office - to remain occupied through completion of buildings E and F. Building D may be retained, renovated, or demolished thereafter.)



CONCEPTUAL DESIGN CONFERENCE RECAP

Phase 1 Concept

PHASE 1 CONCEPTUAL MASSING



DESCRIPTION

OVERVIEW

Phase 1 occupies the central portion of the site, and contains three new buildings totaling approximately 760,000 s.f. as well as one existing 75,000 s.f. office structure. Parking for this phase will be primarily below grade and will total between 1,400 to 1,900 stalls.

QFC RELOCATION & NEW BUILDINGS

Relocating and expanding the existing QFC store will be the first component of the redevelopment, and the new store will be centrally located to act as an anchor to the development and a podium for office. This location takes advantage of the site grades to reveal the front-of-house and not the back.

The office above the QFC will be included in this phase as well, along with a new office building over ground floor retail along Central Way, and a residential building at the corner of Central Way and 6th Street. A new theatre will be located below the residential use with access from the upper and lower plaza levels.

MAIN STREET

The internal east-west “main street” provides access to parking as well as vehicular traffic to ensure visibility to the retail on both sides. It will have parallel parking to slow down traffic and provide convenient parking for short term use.

PARKING

A portion of the existing parking field along 6th street will remain in this phase and be upgraded and enhanced to blend into the new development and provide stalls to augment the Phase One parking.

After relocation of the QFC grocery, the existing store along with a portion of the existing retail adjacent to it will be removed and converted to a mix of open space and surface parking.

CONCEPTUAL DESIGN CONFERENCE RECAP

Building E Options

OPTION 2

Option 2 is a 104' wide x 310' long office tower with a notch in the building mass above the third floor level. The upper level is set back on all sides to reduce bulk. A two-story pass-through at the base connects the interior of the site to Central way.

- | | |
|--|---|
| <p>Pros:</p> <ul style="list-style-type: none"> • Step backs at western end create desirable outdoor decks and modulate building mass. • Building notch breaks up long façade. | <p>Cons:</p> <ul style="list-style-type: none"> • Long façade facing Central Way and internal street |
|--|---|



OPTION 3 - PREFERRED OPTION

Option 3 is a 114' wide x 280' long office tower with a notch in the building mass above at the third floor level as well as a shift in the building mass away from Central Way at the east end of the upper stories.

The top level is set back on all sides to reduce bulk. A wider two-story pass-through at the base connects the interior of the site to Central Way. The building steps down at the west and east ends.

- | | |
|---|---|
| <p>Pros:</p> <ul style="list-style-type: none"> • Step backs at western and eastern ends create desirable outdoor decks and modulate building mass. • Building is shorter in length facing Central Way and internal street. • Building notch and angled façade both serve to break up long façade. | <p>Cons:</p> <ul style="list-style-type: none"> • Wider building intrudes more into internal street space. |
|---|---|



NORTH FACADE

SOUTH FACADE

CONCEPTUAL DESIGN CONFERENCE RECAP

Building F Options

OPTION 2

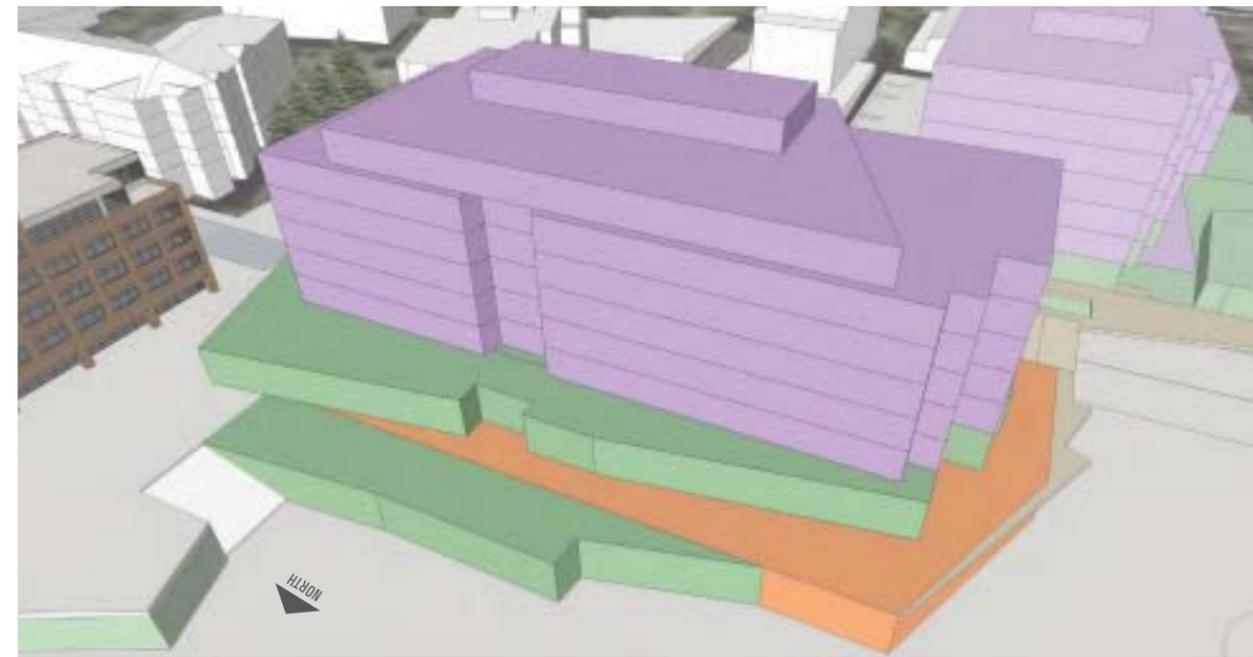
Option 2 incorporates a rectangular building plan with wider floor plates and with notches in the north and south facades as well as a series of notches at the northwest corner. It does not incorporate stepped massing at the western end of the building.

Pros:

- Less view blockage for existing Building D.
- Wider floor plates at western end increases amount of office space with most desirable views
- Building notch breaks up long facade

Cons:

- Decks only at upper floor
- Less view potential from eastern portion of building



OPTION 3 - PREFERRED OPTION

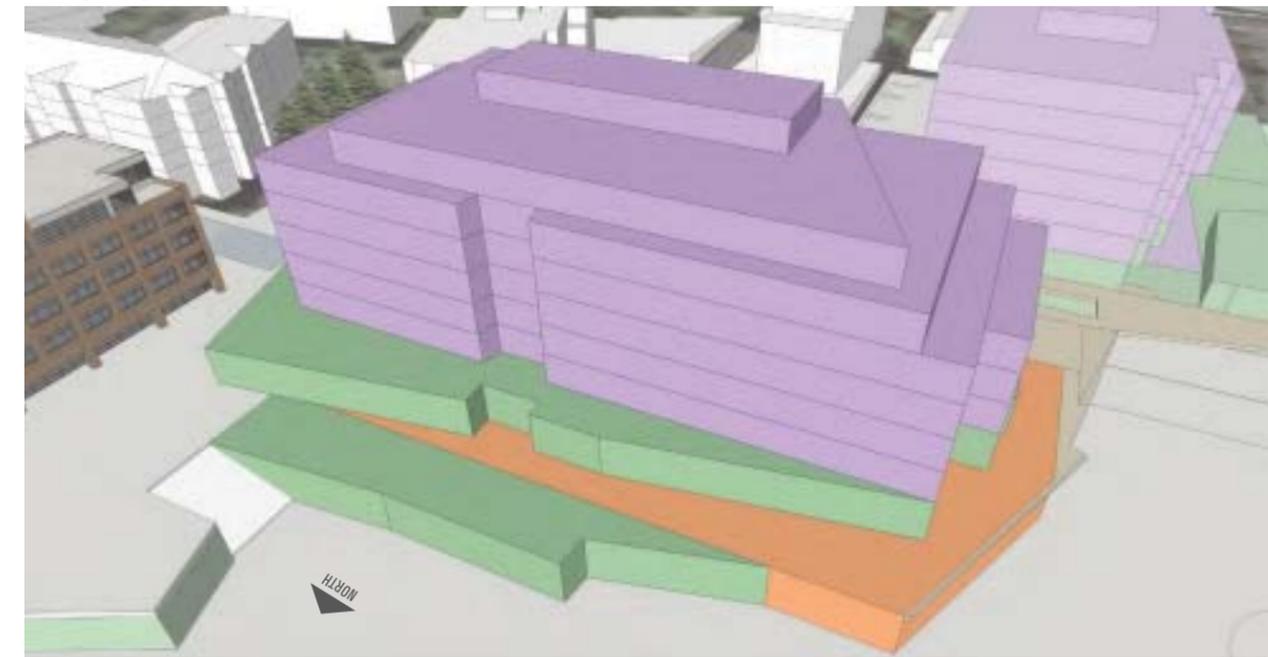
Option 3 is a slightly wider version of Option 2 with stepped massing at the western end.

Pros:

- Wider floor plates at western end increase office space with most desirable views.
- Building step backs at western end create usable decks with views of the park, downtown, and Lake Washington.
- Less view blockage for existing Building D.
- Building notch and angled façade both serve to break up long façade.

Cons:

- Less view potential from eastern portion of building.



**NORTH
FACADE**



**SOUTH
FACADE**

CONCEPTUAL DESIGN CONFERENCE RECAP

Building A Options

OPTION 2

Phase 1 Option 2 explores another 'C'-shaped building, but 'opens' to the corner of Central and 6th. The vehicular roundabout is under the building mass.



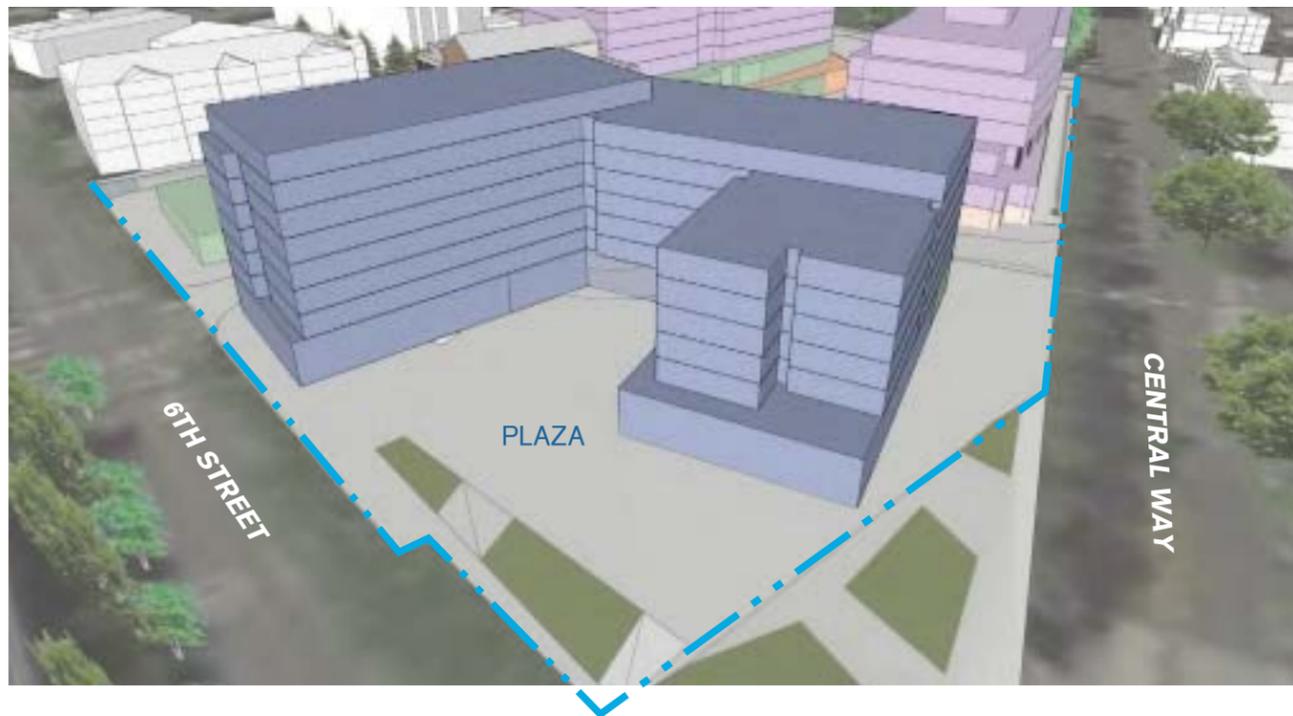
Pros

- Smaller building faces at the public right of ways at 6th and Central reduce the apparent bulk of the building.
- Stepped massing with a low point near corner of Central and 6th further reduces appearance of building bulk.
- Very 'open' at the corner of 6th and Central - this idea pushes the 'Upper Plaza' towards the street corner (might be construed as a CON as relates to the Design Guidelines).

Cons

- Southern Portion of building is a broad façade that largely faces potential Phase 2 Multifamily.
- Building mass is situated very close to the proposed theater entry element.
- Building massing shades the new 'Upper Plaza' location

- From Central Way and 5th St
- From Central Way and 6th St



OPTION 3 - PREFERRED OPTION

Phase 1 Option 3 explores a stronger street edge, anchoring the corner of 6th and Central, cleaner/simpler massing diagram, and a pedestrian lobby/breezeway that more closely mirrors the proposed pedestrian connection from 6th Street across the 'Upper Plaza' area as defined in the Design Guidelines.



Pros

- Strong Retail presence at Central and 6th
- Building mass has strong corner at 6th and Central that defines street edge
- Good solar access to Upper Plaza area
- The building encompasses and defines the "Upper Plaza".

Cons

- Phase 1 yield slightly lower than 'C'-shaped schemes (approximately 5%). Deficit could be more than made up for in Phase 2.
- Potentially more units facing 'territorial views' as opposed to view slot between Bldgs. F and E.



RESPONSE TO CDC FEEDBACK

Design Review Board Direction at Conceptual Design Conference (6/15/2015)

DESIGN REVIEW BOARD DIRECTION

A. SCALE

- Reduce visual bulk and scale.

Response: A variety of strategies are employed to reduce the visual bulk and scale of buildings. See documentation for individual buildings, including Response to Design Guidelines, perspectives, plans, and elevations. (Building A: N/A; Building E: p.47 - 59; Building F: p.60 - 73).

- Break up long buildings on Central Way to make the project more engaging for pedestrians.

Response: See building floor plans, elevations, perspectives, and descriptions (Building A: N/A; Building E: p.47 - 59.)

- Make breezeway through Building E more inviting.

Response: See Design Guidelines Response for Building E (p.76). Breezeway is under development, and will be included in future submission.

- Avoid having backsides to buildings.

- Modulate south facade of QFC building.

Response: See Building F floor plans (p.60) and south elevation (p.70).

B. ACCESS

- Develop overall pedestrian connections throughout the site.

Response: The design maintains and enhances ex-

isting pedestrian connections between the site and adjacent streets, properties, and the park. Within the site, the design creates many opportunities for pedestrian gathering and connections using a combination of sidewalks, plazas, breezeways, grand stairs, escalators, and pedestrian-oriented streets. See Pedestrian Circulation diagrams (p.38 - 39) and Landscape Concepts (p.78 - 91).

- Show transition to Peter Kirk Park and how it will work for Phase 1.

See Site Plan + Landscape Concepts (p.84)

C. OPEN SPACE AND LANDSCAPING

- Develop overall landscape concept further.

Response: See "Site Plan + Landscape Concepts" (p.80 - 91)

- Show grade transitions (L1/Park Level - L2/Plaza Level).

See elevations and sections (p.40 - 43)

- Study Central Way breezeway.

To be developed.

- Develop gateway concept at corner of Central Way and 6th Street that will soften the impact of the residential building.

See Site Plan + Landscape Concepts" (p.80 - 91)

- Provide more information about the central plaza.

See perspectives (p.45 - 46) and sections (p.42 - 43)

D. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE

- Sketchup model (including existing development on the site)

To be provided at D.R.C.

- Landscape design elements

See "Site Plan + Landscape Concepts" (p.80 - 91).

- Elevations and sections (including across Central Way)

See p.18 - 21.

- Gateway area design concepts

See landscape: p.89; Building A: N/A.

- Sun/Shade studies (Main Street)

See p. 22.

- Grade transition through the site

See site sections (p.20 - 21).

- Figure-ground switch for pedestrian spaces

See p.38 - 39.

- Street-level images

See perspectives: Site (p.45 - 46), Building A (N/A), Building E (p.58 - 59), Building F (p.72 - 73).

- Connections to Peter Kirk Park

See site sections (p. 20 - 21) and Pedestrian Circulation (p. 38 - 39).

CURRENT PROJECT SUMMARY

FULL BUILD OUT CONCEPT

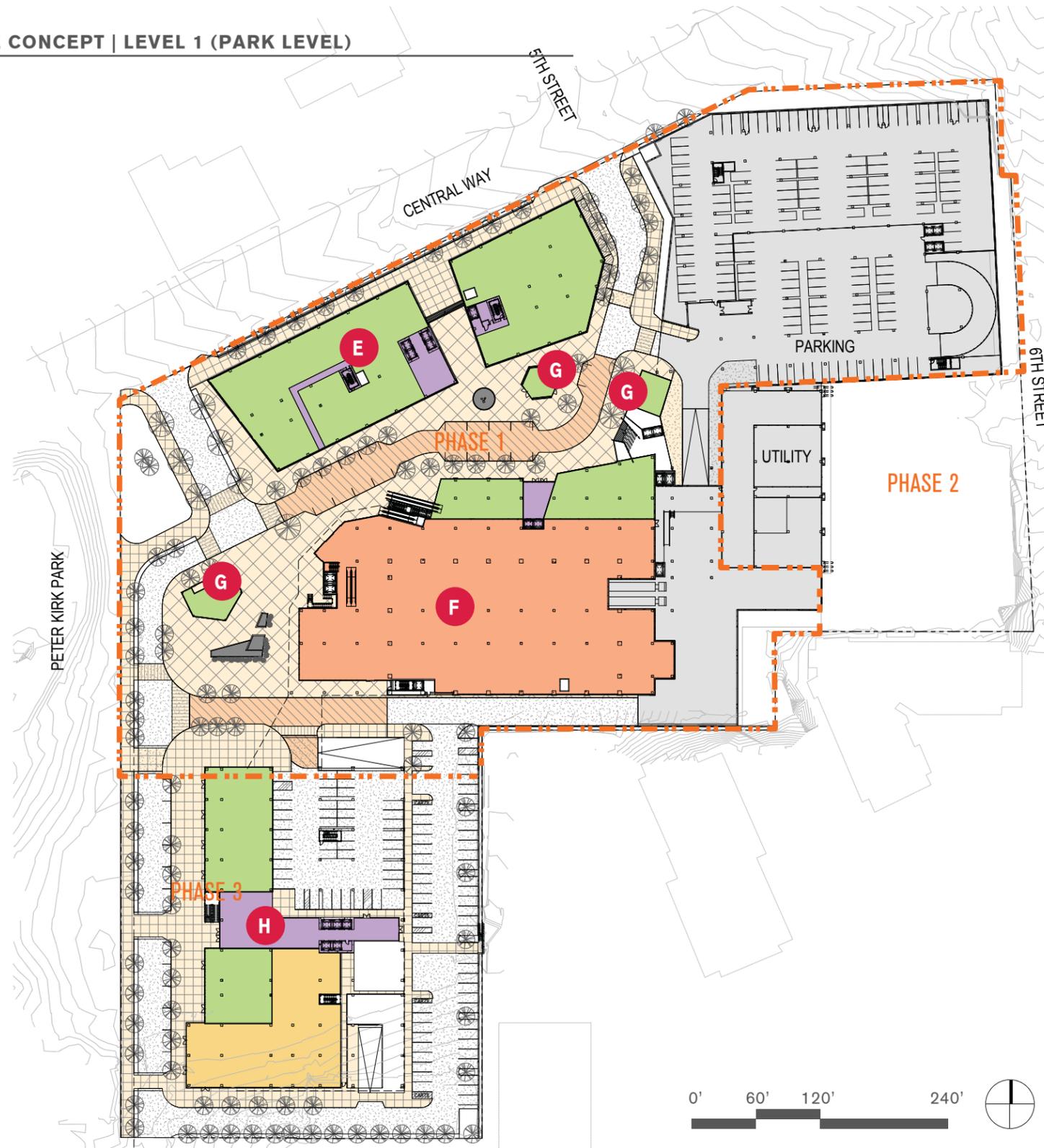
Site Plan | Full Build Out

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)



SITE PLAN + LANDSCAPE CONCEPTS

SITE PLAN + LANDSCAPE CONCEPTS

Guiding Principles

Accessibility



Integrating the site with its surroundings with safe and convenient access by foot, bicycle, transit and auto. Visual access is equally important.

Activation



Street level retail, programmed activities, and interactive elements draw people in, support pedestrian activity and help sustain a socially and visually stimulating public realm.

Accommodation



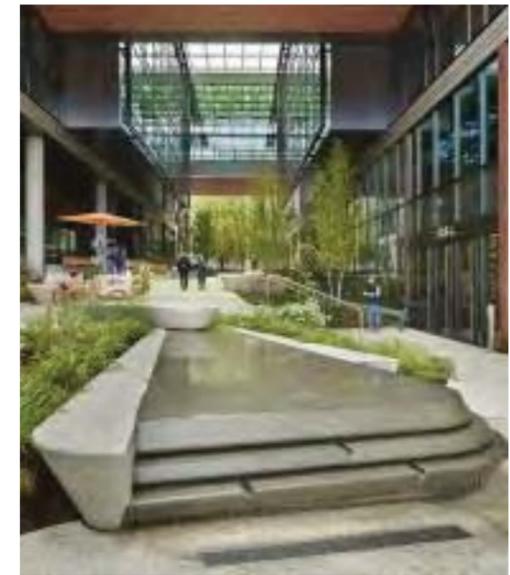
Street level elements such as awnings and overhangs, exterior light fixtures, seating and sidewalk cafes provide pedestrian comfort and places for all generations to enjoy.

Authenticity



Responding to physical, cultural and social qualities and characteristics that define local context and heritage.

Anticipation



A layered network of open spaces - from larger plazas to small surprises - can reveal itself a little differently over time, capturing the imagination of the user or visitor, and making it an experience to look forward to over and over.

SITE PLAN + LANDSCAPE CONCEPTS

Context Diagram



GATHERING SPACES

- Retail core with series of large and small open spaces
- Upper level and street level - pedestrians dominate autos



RESIDENTIAL



OFFICE



CIRCULATION SYSTEM

- clear sight lines, safe area
- opportunity for discovery
- accommodate on-street parking
- seating
- appropriate light levels
- landscape buffering



NORTH EDGE



EAST EDGE



WEST EDGE



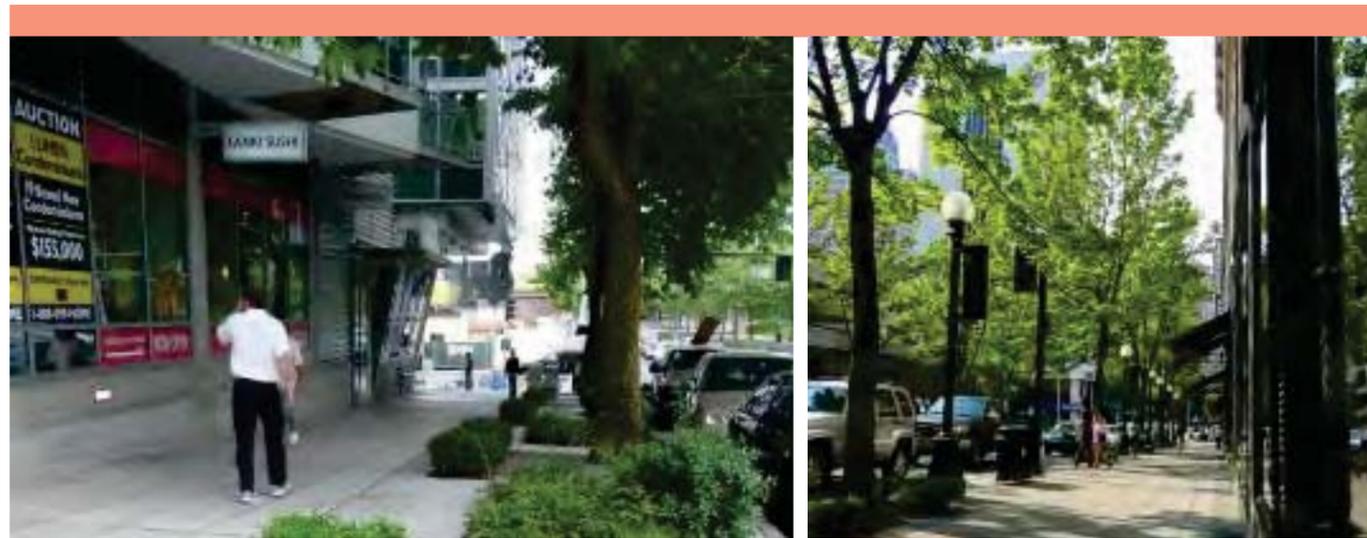
SOUTH EDGE



SITE PLAN + LANDSCAPE CONCEPTS

General Site Character Images

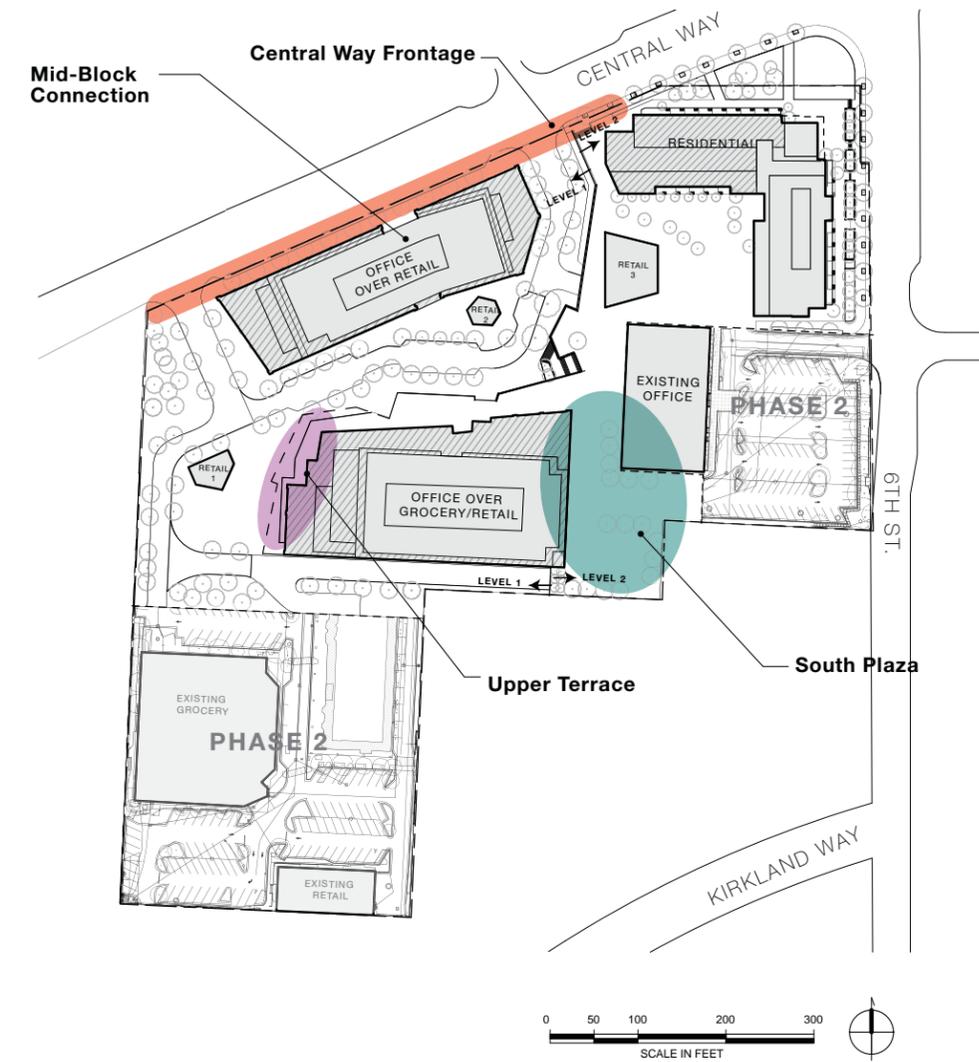
CENTRAL WAY FRONTAGE



UPPER TERRACE



SOUTH PLAZA



SITE PLAN + LANDSCAPE CONCEPTS

Program Diagram | Central + Park Plazas

- LIVING STREET / WOONERF**
 - Creates and extends civic identity
 - Raised street with decorative finish
 - Traffic calming
 - Allows festival opportunities
 - Vendor / market area with open air pavilion
 - Hardscape and landscape responsive to retail edges
 - Upper level access
 - Unique lighting
 - Great views from level 2 to living street
 - Seasonal color with planting / pots

- STREETSCAPE**
 - Urban Street Trees
 - Seating
 - Decorative Paving
 - Programmed active space

- PARK PLAZA**
 - Gathering space for various sized groups
 - Flexible, multipurpose, interactive
 - Programmed active space
 - Foreground for adjacent retail
 - Maintained sightlines to retail and Peter Kirk Park
 - Decorative hardscape
 - Furnishings: benches, tables, lighting
 - Movable planter pots

- WATER FEATURES**
 - Integrated seating, lighting
 - Focal point
 - Interactive
 - Accessible
 - Playful
 - Iconic
 - Lighting elements

- FREESTANDING RETAIL**



SITE PLAN + LANDSCAPE CONCEPTS

Character Images | Central + Park Plazas

LIVING STREET / WOONERF



STREETScape



CENTRAL + PARK PLAZA



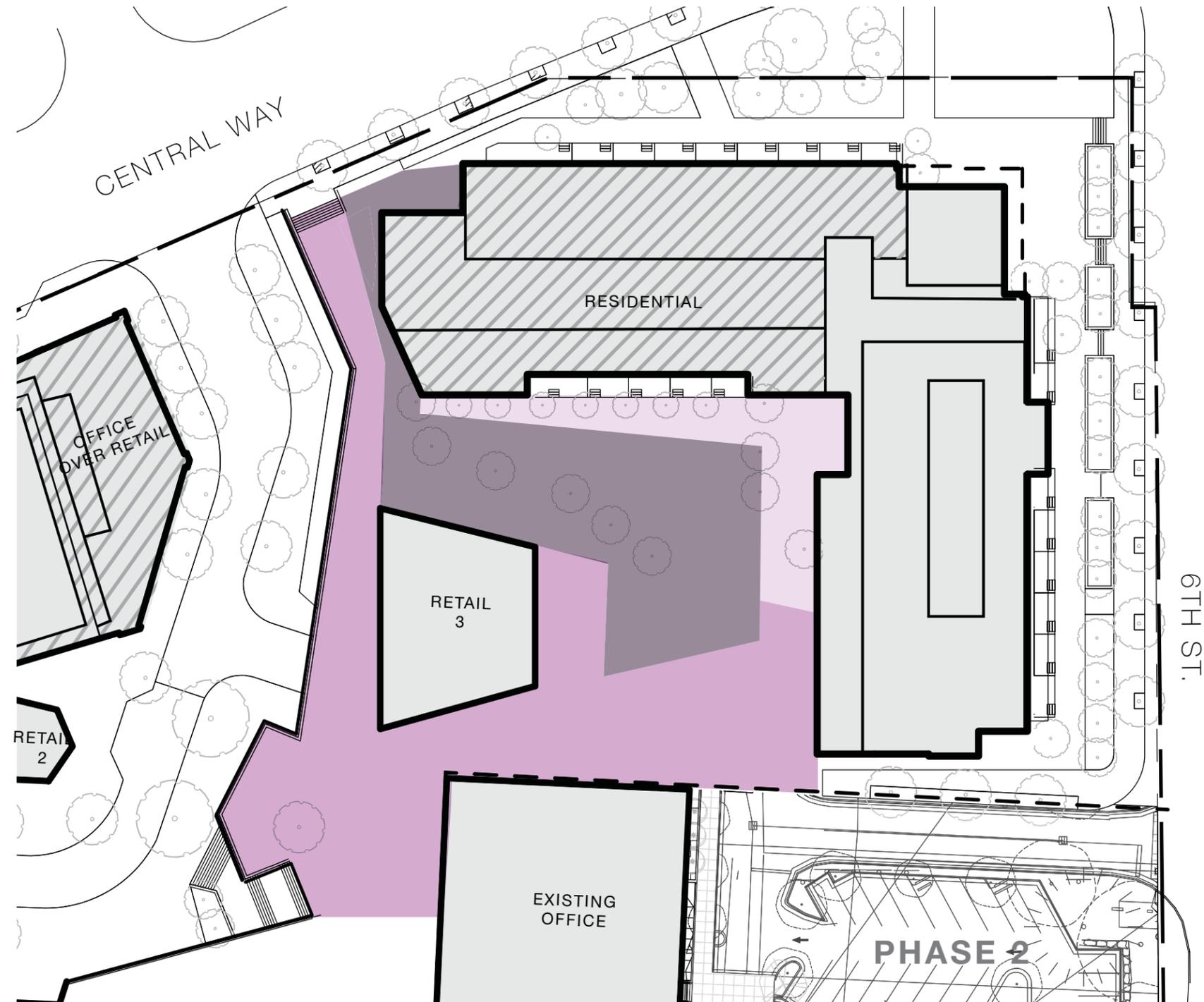
SITE PLAN + LANDSCAPE CONCEPTS

Program Diagram | Upper Plaza

- RESIDENTIAL EDGE**
 - Private, buffered space
 - Grade separated
 - Outdoor unit patios
 - Hardscape accommodates lobby entrance

- RESIDENTIAL BUFFER LANDSCAPE**
 - Lush, varied landscape
 - Parklike
 - Buffer from adjacent uses
 - Provides edge definition

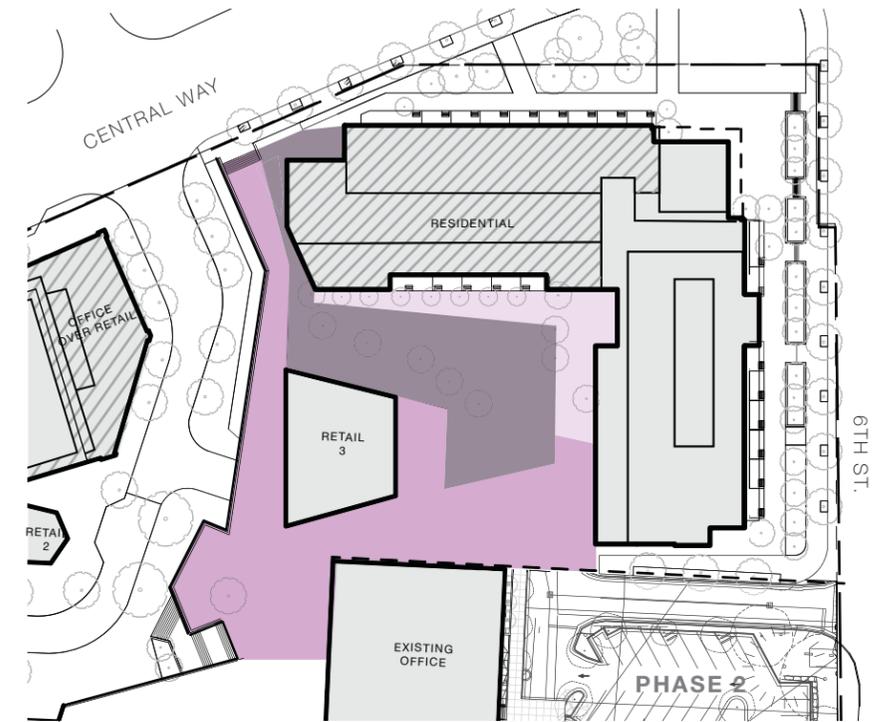
- MULTI-PURPOSE PLAZA**
 - Gathering spot for multi-sized groups
 - Mixing chamber for residents, retail users, and public
 - Dining with outdoor seating
 - Fixed and flexible seating
 - Clear connections to lower level areas
 - View opportunities to and from plaza



SITE PLAN + LANDSCAPE CONCEPTS

Character Images | Upper Plaza

RESIDENTIAL EDGE



RESIDENTIAL BUFFER LANDSCAPE



MULTI-PURPOSE PLAZA

