



# KIRKLAND PARKPLACE

Mixed-Use Development

457 CENTRAL WAY  
KIRKLAND, WA 98033

**DESIGN RESPONSE CONFERENCE**  
SUBMITTAL : NOVEMBER 13, 2015  
PRESENTATION : NOVEMBER 16, 2015

WOLLINS  
CORMIERMAN

**RYAN**  
BUILDING LASTING RELATIONSHIPS

**TALON**  
PRIVATE CAPITAL

# INTRODUCTION

## PROJECT INFORMATION

<b>LOCATION</b>	457 Central Way Kirkland, WA 98033
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<b>LANDSCAPE ARCHITECT</b>	<b>Hewitt</b> 101 Stewart Street Suite 200 Seattle, WA 98101 Kris Snider 206.624.8154 ksnider@hewittseattle.com

## TABLE OF CONTENTS

### INTRODUCTION

2	Table of Contents
3	Project Summary - Phase 1

### DESIGN CONCEPT | SITE + LANDSCAPE

4	Site Plan
5	Planting Plan
6	Tree Plans
12	Planting Material

### DESIGN CONCEPT | BUILDING A

19	Perspectives
29	Building Plans
35	Exterior Materials
36	Elevations

### DESIGN CONCEPT | EXTERIOR FINISHES

41	Exterior Finishes
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### DESIGN CONCEPT | BUILDING E

44	Overview
45	Perspectives
46	Materials and Finishes Palette
48	Elevations
51	Enlarged Elevations
56	Perspectives

### DESIGN CONCEPT | BUILDING F

58	Overview
59	Perspectives
60	Materials and Finishes Palette
62	Elevations
66	Enlarged Elevations
74	Perspectives

### DESIGN CONCEPT | AUXILIARY RETAIL

76	Materials and Finishes Palette
----	--------------------------------

### BUILDING F1

77	Overview
78	Elevation
79	Perspective

### BUILDING G

80	Overview
81	Perspective
82	Elevations

### BUILDING B

86	Overview
87	Perspective
88	Elevations

Reviewed by: \_\_\_\_\_

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# INTRODUCTION

## Project Summary - Phase 1

### DEVELOPMENT OBJECTIVES



The submittal package for this Design Response conference will address color and material selections for all buildings and planting selections for the entire site, as well as a review of physical samples of paving and decking materials. This meeting will also address outstanding items from previous Design Response Conferences, with the goal of positioning the project for final approval at the December 7, 2015 Design Review Board meeting. Many of the materials included in this submittal have been reviewed in previous DRC meetings in preliminary form, and this meeting will serve as a brief review of those materials as well as any new materials.

For the commercial buildings, most of the materials shown do not have manufacturer designations, as specific suppliers of materials have not been selected at this time. Material boards for all buildings and site paving were submitted on November 10, 2015 for Design Review board viewing prior to DRC #5.

Items for discussion:

1. Site design
  - a. Paving Material samples
  - b. Plant materials and placement
2. Building A
  - a. Final colors and materials
3. Building E
  - a. Final colors and material palette
  - b. East and west façade expression
  - c. North façade, central bay expression
4. Building F
  - a. Final colors and materials palette
5. Buildings B, G and F1
  - a. Final colors and materials palette

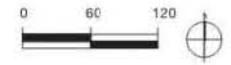
#### SITE DEVELOPMENT (APPROX. AREAS)

	PHASE 1 BUILDINGS						TOTAL: PHASE 1	TOTAL: FULL BUILD-OUT	
	A	E	F	B	F1	G			
Office	--	194,000	189,000	--	--	--	383,000	605,000 SF	up to 650,000 SF
Residential	168,000	--	--	--	--	--	168,000	285,000 SF	up to 300,000 SF
Retail	3,000	31,000	47,000	4,000	1,600	2,000	86,000	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	
<b>Totals</b>	171,000	224,000	284,000	4,000	1,600	2,000	686,600 *	1,115,000 SF	up to 1,175,000 SF

\* BUILDING D: 69,000 SF office building to be removed after Building F is occupied

# SITE PLAN | OVERALL

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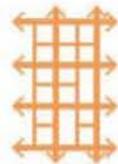
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# PLANTING PLAN | OVERALL

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## LANDSCAPE ZONES

- PARK EDGE**  
Soft :: Flowing :: Sun-loving :: Textured
- SURFACE PARKING**  
Patterned :: Sun-loving :: Visually Clear
- CENTRAL WAY FRONTAGE**  
Urban :: Sun-Shade Tolerant :: Tough
- LEVEL 1 :: PLAZA**  
Civic :: Visually Permeable :: Sun-Shade Tolerant :: Seasonal color accents
- LEVEL 2 PLAZA**  
Urban :: Ordered :: Sun-Shade Tolerant :: Seasonal color accents
- CENTRAL + 6TH**  
Natural But Organized :: Native/NW Adaptive :: Layered :: Shade tolerant



**URBAN**  
TAILORED  
FINE-DRAWN  
OPEN  
DURABLE



**WOODLANDS**  
MULTI-TEXTURED  
COARSE-DRAWN  
LAYERED  
NATURAL

# TREE PLAN | PARK EDGE

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## TREE PLAN - PARK EDGE

- LARGE DECIDUOUS SHADE TREES**  
*Aesculus hippocastanum* - Horse Chestnut  
*Quercus alba* - White Oak
- ENTRY DRIVE TREES**  
*Ulmus parvifolia* - Chinese Elm  
*Zelkova serrata* - Japanese Elm
- EVERGREEN TREES**  
*Calocedrus decurrens* - Incense Cedar
- COLUMNAR DECIDUOUS TREES**  
*Acer rubrum 'Bowhall'* - Bowhall Red Maple  
*Acer rubrum 'Armstrong'* - Armstrong Red Maple
- SMALL ACCENT TREES**  
*Amelanchier x grandiflora* - Serviceberry  
*Magnolia 'Galaxy'* - Galaxy magnolia  
*Sorbus aucuparia 'Michred'* - Cardinal Royal Sorbus



*Aesculus hippocastanum*



*Quercus alba*



*Ulmus parvifolia*



*Zelkova serrata*



*Acer rubrum 'Bowhall'*



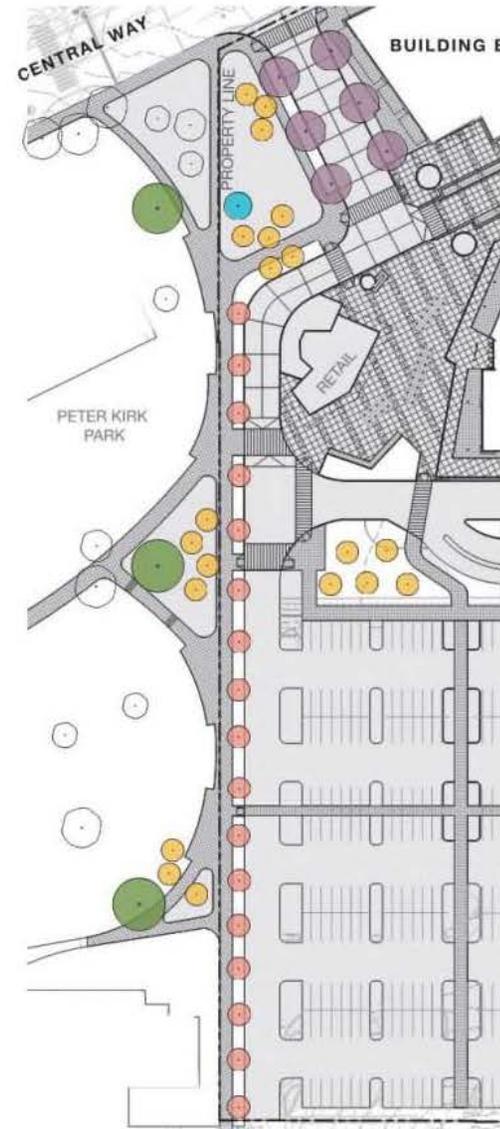
*Sorbus aucuparia 'Michred'*



*Magnolia 'Galaxy'*



*Amelanchier x grandiflora*



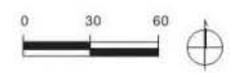
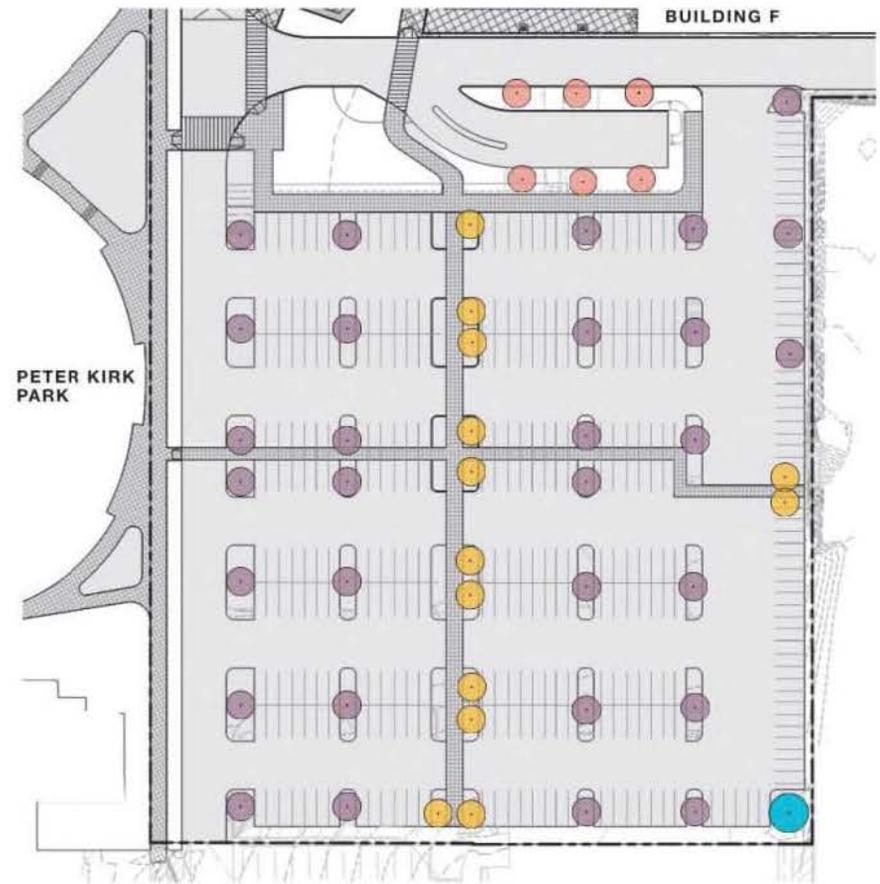
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# TREE PLAN | SURFACE PARKING

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## TREE PLAN - SURFACE PARKING

- PARKING LOT TREES**  
*Fraxinus pennsylvanica* 'Summit' - Summit Green-Ash  
*Fraxinus pennsylvanica* 'Patmore' - Green Ash  
*Acer rubrum* - Red Maple
- COLUMNAR DECIDUOUS TREES**  
*Carpinus betulus* 'Frans Fontaine' - Frans Fontaine Hornbeam  
*Liriodendron tulipifera* 'Fastigiata' - Fastigiata Tulip Tree
- FLOWERING ACCENT TREES**  
*Pyrus calleryana* 'Chanticleer' - Chanticleer Flowering Pear  
*Prunus sargentii* 'Columnaris' - Columnar Sargent Cherry
- EVERGREEN TREES**  
*Thuja plicata* - Western Red cedar

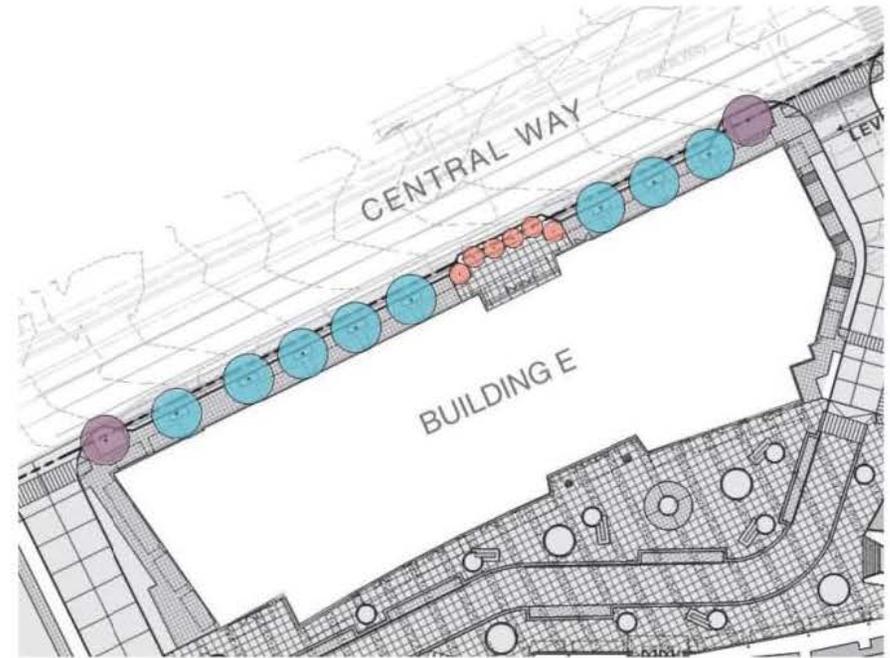


# TREE PLAN | CENTRAL WAY FRONTAGE

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## TREE PLAN - CENTRAL WAY FRONTAGE

- **STREET TREES**  
*Acer truncatum x platanoides 'Kalthform'* - Norwegian Sunset Maple
- **ENTRY DRIVE TREES**  
*Ulmus parvifolia* - Chinese Elm  
*Zelkova serrata* - Japanese Elm
- **FLOWERING ACCENT TREES**  
*Stewartia pseudocamellia* - Stewartia  
*Amelanchier grandiflora* - Serviceberry



*Acer truncatum x platanoides 'Kalthform'*



*Ulmus parvifolia*



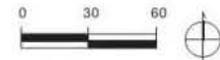
*Zelkova serrata*



*Amelanchier grandiflora*



*Stewartia pseudocamellia*



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# TREE PLAN | LEVEL 1 PLAZA

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## TREE PLAN - LEVEL 1 PLAZA

### LARGE DECIDUOUS SHADE TREE (MATCHING + SPECIMEN)

- Cercidiphyllum* - Katsura Tree
- Fagus grandifolia* - Beech
- Fraxinus* - Ash
- Quercus* - Oak

### MEDIUM TREES

- Acer griseum* - Paperbark maple
- Acer palmatum* - Japanese maple
- Cedrasis kentukea* - Yellowwood
- Parrotia persica* - Persian ironwood
- Stewartia pseudocamellia* - Stewartia

### ENTRY DRIVE TREES

- Ulmus parvifolia* - Chinese Elm
- Zelkova serrata* - Japanese Elm

### SMALL ACCENT TREES

- Amelanchier x grandiflora* - Serviceberry
- Magnolia 'Galaxy'* - Galaxy magnolia
- Sorbus aucuparia 'Michred'* - Cardinal Royal Sorbus



*Fagus grandifolia*

*Cercidiphyllum japonicum*

*Acer rubrum 'Karpick'*

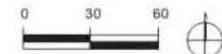


*Amelanchier x grandiflora*

*Magnolia 'Galaxy'*

*Sorbus aucuparia 'Michred'*

*Cedrasis kentukea*



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# TREE PLAN | LEVEL 2 PLAZA

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## TREE PLAN - LEVEL 2 PLAZA

- LARGE DECIDUOUS SHADE TREES**  
*Cercidiphyllum japonicum* - Katsura Tree  
*Ulmus parvifolia* 'Emer II' - Alice Chinese Elm
- COLUMNAR DECIDUOUS TREES**  
*Acer rubrum* 'Armstrong' - Armstrong Maple  
*Fagus sylvatica* 'Fastigiata' - Columnar European Beech
- SMALL ACCENT TREES**  
*Acer ginnala* 'Flame' - Amur maple 'Flame'  
*Amelanchier x grandiflora* 'Autumn Brilliance' - Autumn Brilliance Serviceberry  
*Cercis canadensis* 'Forest Pansy' - Forest Pansy Redbud  
*Lagerstroemia indica* 'Natchez' - Crape Myrtle  
*Magnolia grandiflora* 'Little Gem' - Little Gem Magnolia
- EVERGREEN TREES**  
*Tsuga heterophylla* - Western Hemlock  
*Pinus flexilis* 'Vanderwolf's Pyramid' - Vanderwolf pine  
*Pinus contorta* 'Contorta' - Shore Pine
- GROVE TREES**  
*Betula utilis* var. *jacquemonti* - Himalayan White Birch  
*Koeleruteria paniculata* - Golden Raintree  
*Rooibia pseudacacia* 'Frisia' - 'Frisia' Black locust



*Cercidiphyllum japonicum*



*Ulmus parvifolia* 'Emer II'



*Amelanchier x grandiflora*



*Acer ginnala* 'Flame'



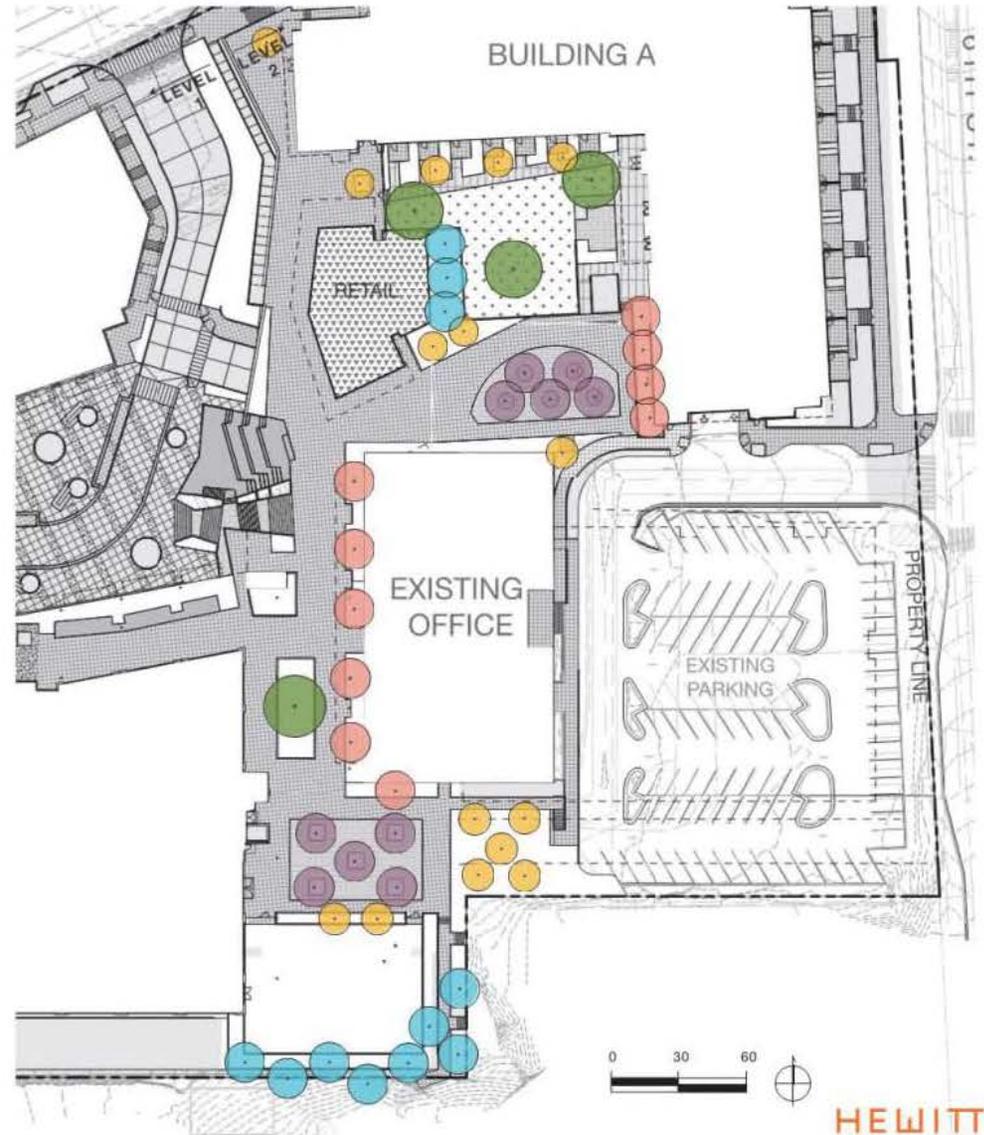
*Tsuga heterophylla*



*Fagus sylvatica* 'Fastigiata'



*Betula utilis* var. *jacquemonti*



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# TREE PLAN | CENTRAL + 6TH

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## TREE PLAN - CENTRAL + 6TH

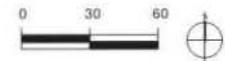
- STREET TREES (CENTRAL WAY)  
*Acer truncatum x platanooides 'Kethsform'* - Norwegian Sunset Maple
- STREET TREES (6TH STREET)  
*Fraxinus pennsylvanica 'Palmore'* - *Fraxinus pennsylvanica 'Palmore'*
- ENTRY DRIVE TREES  
*Ulmus parvifolia* - Chinese Elm  
*Zelkova serrata* - Japanese Elm
- LARGE DECIDUOUS SHADE TREES (SPECIMEN)  
*Cercidiphyllum japonicum* - Katsura Tree  
*Acer rubrum* - Red Maple
- SMALL ACCENT TREES  
*Acer circinatum* - Vine Maple  
*Acer palmatum* - Japanese Maple  
*Cercis canadensis* - Redbud  
*Stewartia monadelphga* - Tall Stewartia



*Acer truncatum x platanooides 'Kethsform'*    *Fraxinus pennsylvanica 'Palmore'*    *Acer rubrum*



*Acer circinatum*    *Acer palmatum*    *Cercis canadensis*    *Stewartia monadelphga*



6TH ST

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# PLANT MATERIAL | PARK EDGE

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## PLANTING PLAN - PARK EDGE

### EVERGREEN SHRUBS

*Senecio grayi* - Daisybush  
*Choisya ternata* 'Aztec Pearl' - Aztec Pearl Mexican Orange  
*Cephalotaxus harringtonia* - Japanese Plum Yew  
*Rhapiolepis umbellata* 'Minor' - Dwarf Yucca Hawthorn  
*Lonicera pileata* - Privet Honeysuckle

### DECIDUOUS SHRUBS

*Viburnum plicatum* f. *tomentosum* 'Maricisi' - Doublefile Viburnum  
*Syringa patula* 'Miss Kim' - Miss Kim Lilac  
*Cithra aitifolia* 'Hummingbird' - Hummingbird Summersweet  
*Magnolia stellata* - Star Magnolia  
*Philadelphus* ssp. - Mock Orange  
*Cornus sanguinea* 'Midwinter Fire' - Midwinter Fire Dogwood

### GROUNDCOVERS

*Prunus laurocerasus* 'Mount Vernon' - Mt. Vernon Laurel  
*Liriope muscari* 'Big blue' - Liriope  
*Fragaria chilensis* - Coastal strawberry  
*Euphorbia amygdaloides* var. *robbae* - Mrs. Robb's Bonnet

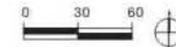
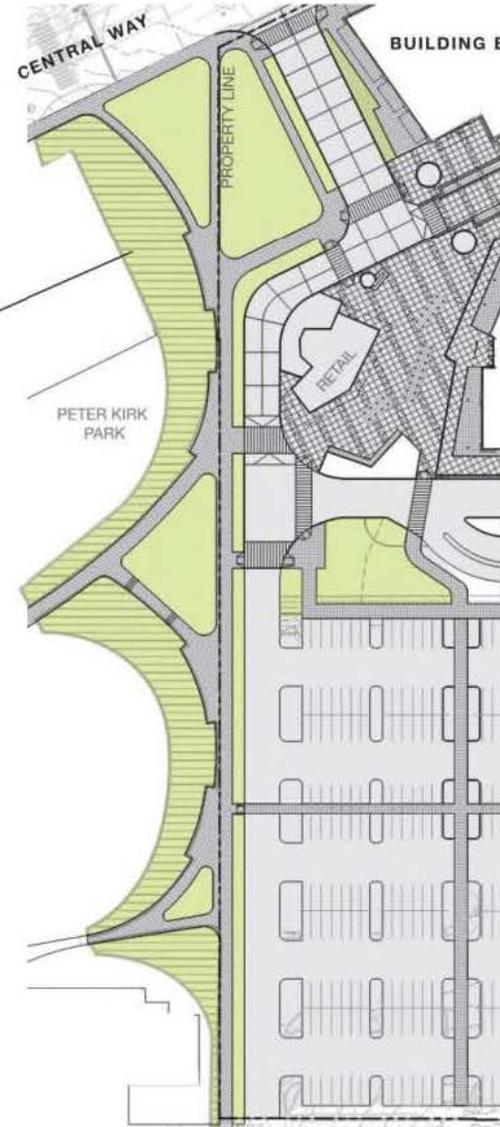
### GRASSES

*Miscanthus sinensis* 'Morning Light' - Maiden Grass  
*Helictotrichon sempervirens* - Blue Oat Grass  
*Pennisetum orientale* 'Karley Rose' - Karley Rose Oriental Fountain Grass  
*Calamagrostis x acutiflora* 'Karl Foerster' - Foerster's Feather Reed Grass  
*Carex dyvysa* - Berkeley Sedge  
*Molinia caerulea* ssp. *caerulea* 'Moorflamme' - Purple Moor Grass

### PERENNIALS

*Rudbeckia fulgida* - Black-eyed Susan  
*Hemerocallis* ssp. - Daylily  
*Echinacea purpurea* - Purple Coneflower  
*Agapanthus x 'Mormid'* - Lily of the Nile  
*Sonchostylis coccinea* - Kaffir Lily  
*Allium 'Globemaster'* - Ornamental Onion

### PARK REPARATION AREA (HYDROSEED)



*Rhaphiolepis umbellata*  
'Minor'



*Choisya ternata* 'Aztec Pearl'



*Syringa patula* 'Miss Kim'



*Cornus sanguinea*  
'Midwinter Fire'



*Prunus laurocerasus*  
'Mount Vernon'



*Miscanthus sinensis*  
'Morning Light'



*Helictotrichon sempervirens*



*Rudbeckia fulgida*



*Agapanthus x 'Mormid'*

# PLANTING MATERIAL | SURFACE PARKING

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## PLANTING PLAN - SURFACE PARKING

### EVERGREEN SHRUBS

*Lonicera pileata* 'Moss Green' - Moss Green Privet Honeysuckle  
*Prunus laurocerasus* 'Otto Luyken'  
*Senecio greyii* - Daisybush  
*Taxus x. media* - Yew

### DECIDUOUS SHRUBS

*Physocarpus opulifolius* 'Seward' - Summer Wine Ninebark  
*Hypericum inodorum* 'Mystical Red Star' - Mystical Red Star St. John's Wort  
*Spiraea x bumalda* 'Dart's Gold'  
*Cornus sanguinea* 'Midwinter Fire' - Midwinter Fire Dogwood

### GROUNDCOVERS

*Arctostaphylos uva-ursi* - Bearberry  
*Fragaria chiloensis* - Coastal strawberry  
*Prunus laurocerasus* 'Mount Vernon' - Dwarf english laurel  
*Rubus pentalobus* 'Emerald Carpet' - Creeping Bramble

### GRASSES

*Haichtotrichon sempervirens* - Blue Oat Grass  
*Carex Divulsa* - Berkeley Sedge  
*Miscanthus sinensis* 'Adagio' - Dwarf Maiden Grass



*Lonicera pileata* 'Moss Green'

*Senecio greyii*

*Physocarpus opulifolius* 'Seward'

*Cornus sanguinea* 'Midwinter Fire'

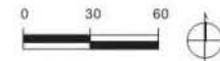
*Spiraea x bumalda*

*Rubus pentalobus* 'Emerald Carpet'

*Fragaria chiloensis*

*Carex Divulsa*

*Miscanthus sinensis* 'Adagio'



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# PLANTING MATERIAL | CENTRAL WAY FRONTAGE

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## PLANTING PLAN - CENTRAL WAY FRONTAGE

### EVERGREEN SHRUBS

*Prunus laurocerasus* 'Otto Luyken' - Otto Luyken Laurel  
*Lonicera pileata* 'Moss Green' - Moss Green Privet/Honeysuckle  
*Sarcococca rusifolia* - Sweet box

### DECIDUOUS SHRUBS

*Cornus sericea* 'Kobsov' - Dwarf Red-Osier Dogwood  
*Clethra alnifolia* 'Hummingbird' - Hummingbird Summerweet

### GROUNDCOVERS

*Sarcococca hookeriana* var. *humilis* - Himalayan Sweet Box  
*Liriope muscari* 'Big Blue' - Liriope  
*Rubus pentalobus* 'Emerald Carpet' - Creeping Bramble

### PERENNIALS

*Heuchera* - Coral Bells  
*Achemilla mollis* - Lady's Mantle  
*Astilbe* 'Dott Laco' - Dott Laco Astilbe  
*Ligularia stenocephala* 'Little Rocket' - Little Rocket Ligularia



*Prunus laurocerasus* 'Otto Luyken'



*Sarcococca rusifolia*



*Clethra alnifolia*  
 'Hummingbird'



*Cornus sericea*  
 'Kobsov'



*Sarcococca hookeriana*  
 var. *humilis*



*Rubus pentalobus* 'Emerald Carpet'



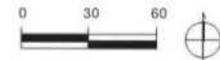
*Liriope muscari* 'Big Blue'



*Heuchera*



*Ligularia stenocephala* 'Little Rocket'



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# PLANTING MATERIAL | LEVEL 1 PLAZA

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## PLANTING PLAN - LEVEL 1 PLAZA

### EVERGREEN SHRUBS

*Rhaphiolepis umbellata* 'Minor' - Dwarf Yeddo Hawthorn  
*Senecio greyi* - Daisy bush  
*Lavandula angustifolia* 'Hidcote Blue' - Hidcote Blue English Lavender  
*Lonicera pileata* 'Moss Green' - Privet Honeysuckle  
*Cephalotaxus harringtonia* - Japanese Plum Yew  
*Choisya ternata* 'Aztec Pearl' - Aztec Pearl Mexican Orange

### DECIDUOUS SHRUBS

*Hydrangea paniculata* 'Bombshell' - Bombshell Hydrangea  
*Hamelis x intermedia* 'Arnold Promise' - Witch Hazel  
*Chaenomeles speciosa* 'Pink Storm' - Flowering Quince  
*Cornus sanguinea* 'Midwinter Fire' - Dwarf Red-Osier Dogwood  
*Fothergilla gardenii* - Dwarf fothergilla  
*Itea virginica* 'Little Henry' - Virginia Sweetgum  
*Rosa Bonica* - Bonica Rose  
*Salix purpurea* 'Nana' - Purple Willow

### GROUNDCOVERS

*Rubus pentalobus* 'Emerald Carpet' - Creeping Raspberry  
*Liriope muscari* - Liriope  
*Euphorbia amygdaloides* var. *Robbiae* - Wood Spurge

### GRASSES

*Pennisetum orientale* 'Karley Rose' - Fountain Grass  
*Miscanthus sinensis* - Maiden Grass  
*Carex testacea* - Orange Sedge  
*Halonchloa macra* - Japanese Forest Grass

### PERENNIALS

*Agapanthus x 'Mormid'* - Lily of the Nile  
*Achillea millefolium* - Yarrow  
*Allium 'Globemaster'* - Ornamental Onion  
*Hemerocallis* spp. - Daylily  
*Crocosmia 'George Davidson'* - Montbretia  
*Geum 'Totally Tangerine'* - Avens  
*Schizostylis coccinea* - Kaffir Lily  
*Sedum 'Autumn Joy'* - Stonecrop  
*Astilbe 'Delft Lace'* - False Spirea  
*Anemone x hybrida 'Honore jobert'* - Windflower

### GREEN ROOF

Evergreen Sedum Tiles (trays)



*Senecio greyii*

*Cephalotaxus harringtonia*

*Salix purpurea* 'Nana'

*Lavandula angustifolia* 'Hidcote Blue'

*Euphorbia amygdaloides* var. *Robbiae*

*Carex testacea*

*Sedum 'Autumn Joy'*

*Schizostylis coccinea*



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# PLANTING MATERIAL | LEVEL 2 PLAZA

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## PLANTING PLAN - LEVEL 2 PLAZA

### EVERGREEN SHRUBS

*Rhaphiolepis umbellata* 'Minor' - Dwarf Yeddo Hawthorn  
*Vaccinium ovatum* - Evergreen huckleberry  
*Arbutus undoe* 'Compacta' - Compact Strawberry Tree  
*Myrica californica* - Pacific Wax Myrtle  
*Viburnum davidii* - David's Viburnum

### DECIDUOUS SHRUBS

*Viburnum carlesii* - Korean Spice Viburnum  
*Fothergilla gardenii* - Dwarf fothergilla  
*Philadelphus lewisii* 'Blizzard' - Lewis' Mock Orange  
*Hydrangea paniculata* 'Little Lamb' - Dwarf Panicle Hydrangea  
*Cornus stolonifera* 'Farrow' - Arctic Fire Dogwood  
*Ribes sanguineum* 'King Edward' - King Edward flowering currant

### GROUNDCOVERS

*Arctostaphylos uva-ursi* - Bearberry  
*Fragaria chiloensis* - Coastal strawberry  
*Berberis 'Batsy Doll'* - Elephant ears  
*Prunus laurocerasus* 'Mount Vernon' - Dwarf english laurel  
*Polygonatum multiflorum* - Western Swordfern

### PERENNIALS

*Crocasmia 'Emily McKenzie'* - Montbretia  
*Hemerocallis Stella d'oro* - Daylily  
*Schizostylis coccinea* - Crimson flag lily  
*Aster x trikartii* 'Morché' - Aster  
*Acanthus mollis* 'Oak Leaf' - Bear's Breech  
*Anemone x hybrids* 'Honoring jobert' - Windflower  
*Heuchera* ssp. - Coral Bells  
*Polygonatum odoratum* var. *pluriflorum* 'Variegatum' -  
 Variegated Solomon's Seal

### VINES

*Akobia quinata* - Fiveleaf Akobia  
*Haiobaella coriacea* - Sausage Vine  
*Parthenocissus tricuspidata* 'Mitchell' - Boston Ivy  
*Hydrangea integrifolia* 'Taping Shari' - Evergreen  
 Climbing Hydrangea

### GREEN ROOF

Evergreen *Sedum* Tiles (trays)

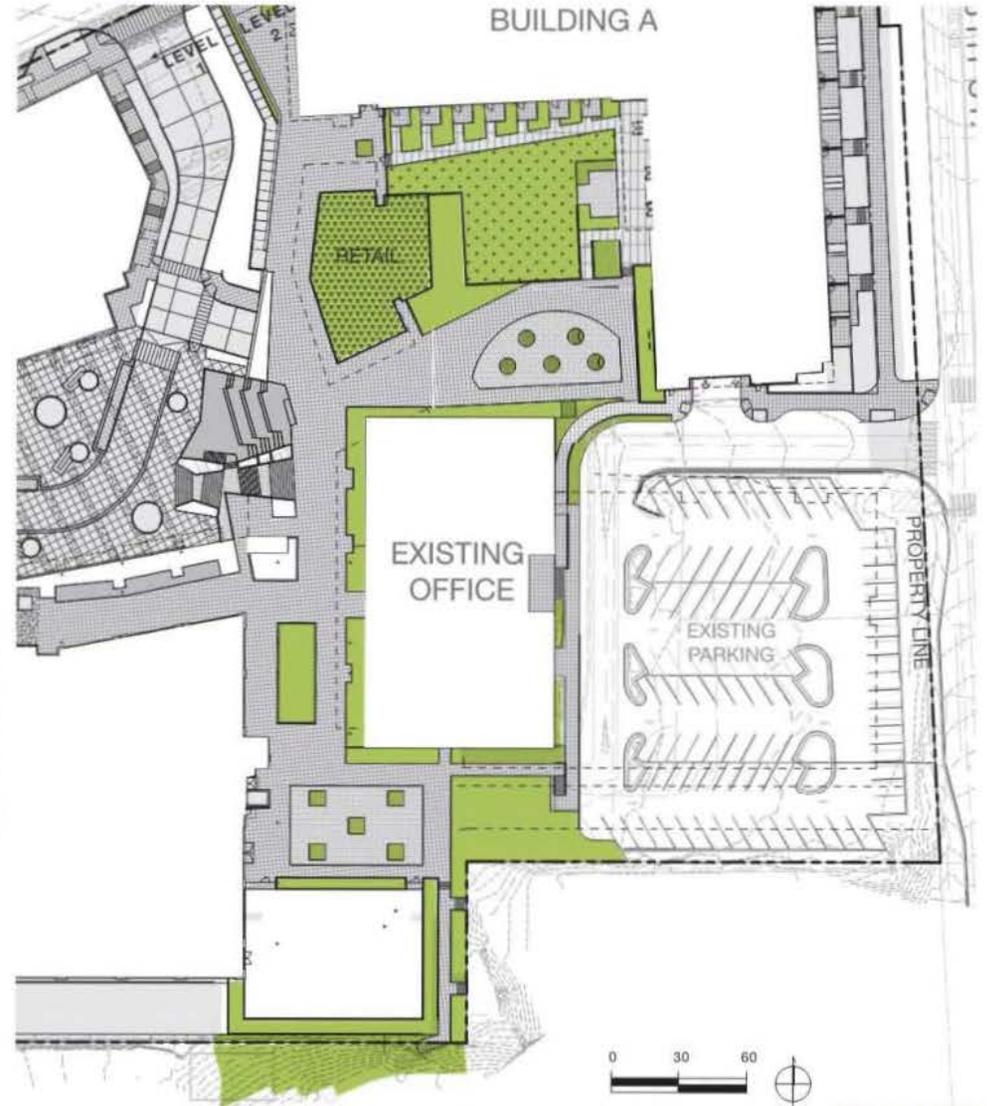
### SOD



*Rhaphiolepis umbellata* 'Minor'    *Vaccinium ovatum*    *Viburnum carlesii*    *Fothergilla gardenii*    *Arctostaphylos uva-ursi*



*Polygonatum odoratum* var. *pluriflorum* 'Variegatum'    *Ribes sanguineum* 'King Edward'    *Fragaria chiloensis*    *Sedum tiles*



HEWITT

# PLANTING MATERIAL | CENTRAL + 6TH

Kirkland Parkplace | DESIGN REVIEW | 11.16.2015

## PLANTING PLAN - CENTRAL + 6TH

### EVERGREEN SHRUBS

*Sarcococca ruscolifolia* - Sweet box  
*Mithras nervosa* - Cascade Oregon-grape  
*Kalmia latifolia* - Mountain laurel  
*Cephalotaxus harringtonii* - Japanese plum yew  
*Leucothoe axillaris* - Coast Leucothoe  
*Vaccinium ovatum* - Evergreen Huckleberry

### DECIDUOUS SHRUBS

*Cornus sericea* 'Farrow' - Red twig dogwood  
*Cornus alba* 'Balthaz' - Ivory halo dogwood  
*Hydrangea quercifolia* 'Snow Queen' - Snow Queen oakleaf hydrangea  
*Ribes sanguineum* 'King Edward' - King Edward flowering currant  
*Viburnum carlesii* - Korean Spice Viburnum  
*Physocarpus opulifolius* 'Sisward' - Summer Wine Ninebark  
*Clethra alnifolia* 'Hummingbird' - Hummingbird Summersweet

### VINES

*Parthenocissus tricuspidata* 'Veitchii' - Boston Ivy  
*Hydrangea integrifolia* 'Taping Shan' - Evergreen Climbing Hydrangea

### GROUNDCOVERS

*Liriope spicata* - Liriope  
*Acorus gramineus* 'Ogon' - Golden Variegated Sweet Flag  
*Asarum caudatum* - Wild Ginger  
*Galium odoratum* - Sweet woodruff  
*Gaultheria procumbens* - Creeping Wintergreen  
*Helleborus* 'Ivory Prince' - Lenten Rose

### FERNS

*Polystichum murinum* - Western Swordfern  
*Blechnum spicant* - Deer Fern  
*Dryopteris erythrosora* 'Brilliance' - Autumn fern

### PERENNIALS

*Acanthus mollis* 'Oak Leaf' - Bear's Breech  
*Polygonatum odoratum* var. 'pluriflorum' 'Variegatum' - Solomon's Seal  
*Hosta* 'Eola sapphire' - Eola Sapphire lily  
*Astilbe* 'Delt Lace' - False Spirea  
*Anemone x hybrida* 'Honorie Jobert' - Windflower  
*Iris Ensata* 'Variegata' - Japanese Iris



*Sarcococca nuscifolia*

*Kalmia latifolia*

*Cornus alba* 'Balthaz'

*Hydrangea quercifolia* 'Snow Queen'

*Liriope muscari* 'Big blue'



*Polystichum murinum*



*Asarum caudatum*



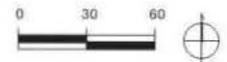
*Dryopteris erythrosora* 'Brilliance'



*Hosta* 'Eola sapphire'



*Iris Ensata* 'Variegata'





TALON

# KIRKLAND URBAN

DESIGN RESPONSE CONFERENCE

11.16.2015 | 15-017



# BUILDING EXTERIOR DESIGN

PERSPECTIVE - CORNER OF 6TH AND CENTRAL



**TALON** KIRKLAND URBAN  
11.16.15 | 15-017 | 2

WEBER THOMPSON 

NOVEMBER 16, 2015 | KIRKLAND PARKPLACE | TALON | COLLINSWOERMAN

# BUILDING EXTERIOR DESIGN

PERSPECTIVE - CORNER OF 6TH AND CENTRAL



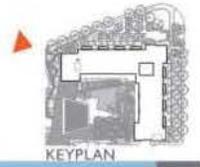
COLLINSWOERMAN | TALON | KIRKLAND PARKPLACE | NOVEMBER 16, 2015

**TALON** KIRKLAND URBAN  
11.16.15 | 15-017 | 3

WEBER THOMPSON 

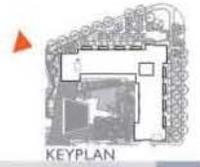
# BUILDING EXTERIOR DESIGN

PERSPECTIVE - ALONG CENTRAL WAY, LOOKING EAST AT 5TH STREET ENTRY



# BUILDING EXTERIOR DESIGN

PERSPECTIVE - ALONG CENTRAL WAY, LOOKING EAST AT 5TH STREET ENTRY



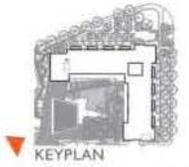
COLLINSWOERMAN | TALON | KIRKLAND PARKPLACE | NOVEMBER 16, 2015

**TALON** KIRKLAND URBAN  
11.16.15 | 15-017 | 5

WEBER THOMPSON 

# BUILDING EXTERIOR DESIGN

PERSPECTIVE - VIEW FROM UPPER PLAZA



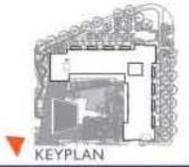
**TALON** KIRKLAND URBAN  
11.16.15 | 15-017 | 6

WEBER THOMPSON 

NOVEMBER 16, 2015 | KIRKLAND PARKPLACE | TALON | COLLINSWOERMAN

# BUILDING EXTERIOR DESIGN

PERSPECTIVE - VIEW FROM UPPER PLAZA



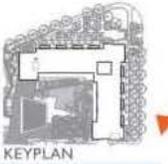
COLLINSWOERMAN | TALON | KIRKLAND PARKPLACE | NOVEMBER 16, 2015

**TALON** KIRKLAND URBAN  
11.16.15 | 15-017 | 7

WEBER THOMPSON

# BUILDING EXTERIOR DESIGN

PERSPECTIVE - LOOKING NORTH ALONG 6TH STREET



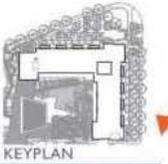
NOVEMBER 16, 2015 | KIRKLAND PARKPLACE | TALON | COLLINSWOERMAN

**TALON** KIRKLAND URBAN  
11.16.15 | 15-017 | 8

WEBER THOMPSON 

# BUILDING EXTERIOR DESIGN

PERSPECTIVE - LOOKING NORTH ALONG 6TH STREET



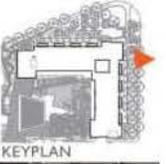
COLLINSWOERMAN | TALON | KIRKLAND PARKPLACE | NOVEMBER 16, 2015

**TALON** KIRKLAND URBAN  
11.16.15 | 15-017 | 9

WEBER THOMPSON 

# BUILDING EXTERIOR DESIGN

ROWHOUSE PERSPECTIVE



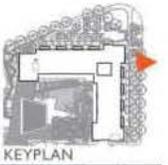
**TALON** KIRKLAND URBAN  
11.16.15 | 15-017 | 10

WEBER THOMPSON 

NOVEMBER 16, 2015 | KIRKLAND PARKPLACE | TALON | COLLINSWOERMAN

# BUILDING EXTERIOR DESIGN

ROWHOUSE PERSPECTIVE



COLLINSWOERMAN | TALON | KIRKLAND PARKPLACE | NOVEMBER 16, 2015

**TALON** KIRKLAND URBAN  
11.16.15 | 15-017 | 11

WEBER THOMPSON 

# BUILDING PLANS

LEVEL 1





# BUILDING PLANS

LEVELS 3 & 4



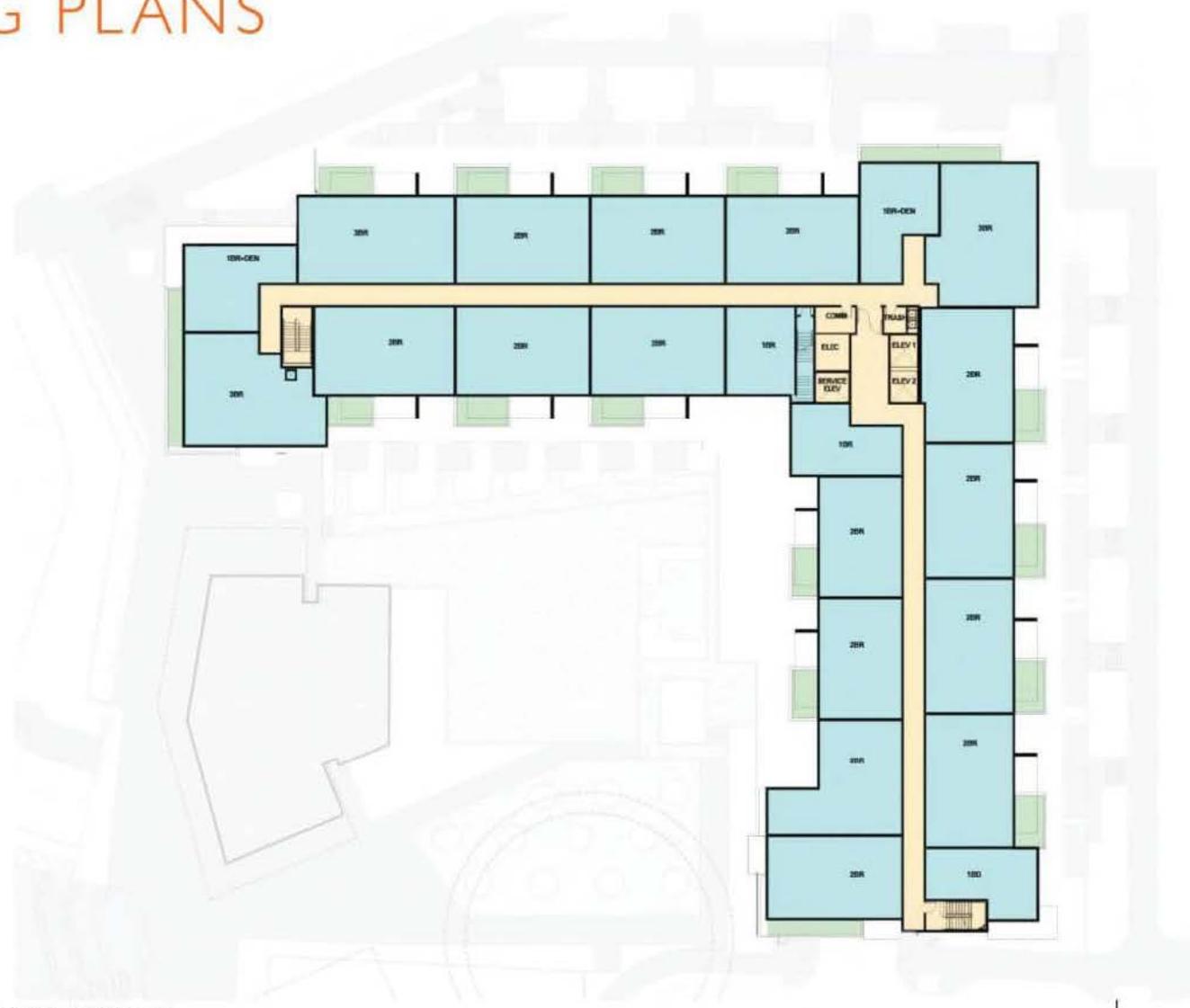
# BUILDING PLANS

LEVEL 5



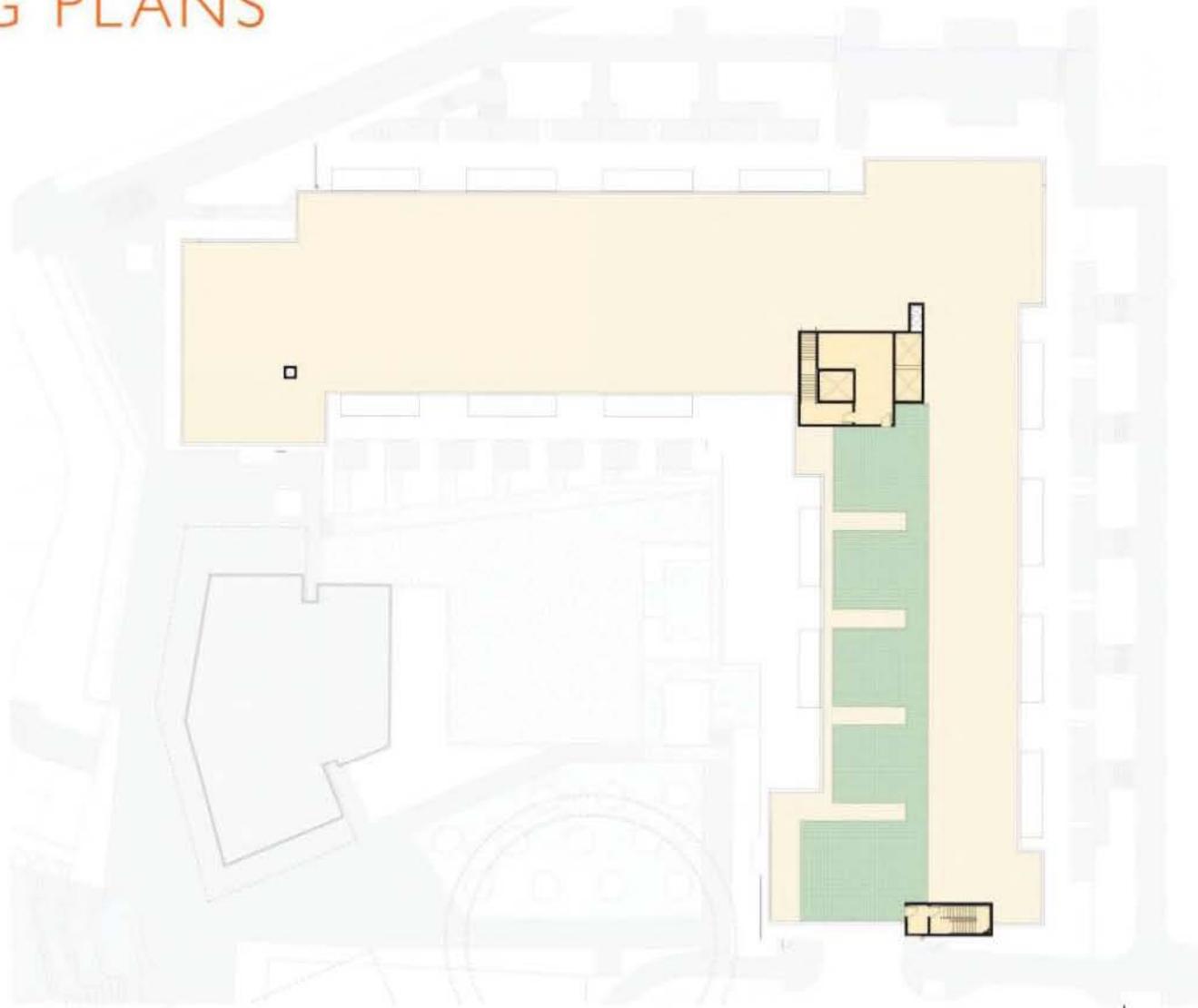
# BUILDING PLANS

LEVEL 6



# BUILDING PLANS

ROOF LEVEL



# EXTERIOR MATERIALS



**A** FIBER CEMENT PANEL



**B** FIBER CEMENT PANEL



**C** WOOD GRAIN MATERIAL



**D** FIBER CEMENT PANEL



**E** METAL PANEL



**F** STACKED BOND COAL CREEK BRICK W/ SOLDIER COURSE DETAIL



WINDOW FRAME (WITHIN MATERIAL A)



WINDOW FRAME (WITHIN MATERIALS B, E AND BRICK)



METAL COLOR (BALCONIES, HANDRAILS, ETC.)

# BUILDING EXTERIOR DESIGN

NORTH ELEVATION



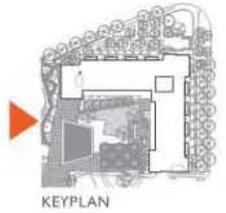
0 8' 16' 32'  
1/16"=1'-0"

**TALON** KIRKLAND URBAN  
11.16.15 | 15-017 | 19

WEBER THOMPSON 

# BUILDING EXTERIOR DESIGN

WEST ELEVATION



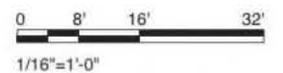
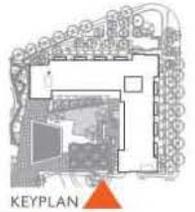
0 8' 16' 32'  
1/16"=1'-0"

**TALON** KIRKLAND URBAN  
11.16.15 | 15-017 | 20

WEBER THOMPSON 

# BUILDING EXTERIOR DESIGN

SOUTH ELEVATION



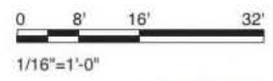
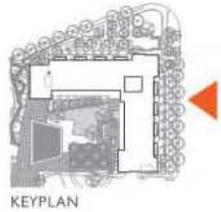
COLLINSWOERMAN | TALON | KIRKLAND PARKPLACE | NOVEMBER 16, 2015

**TALON** KIRKLAND URBAN  
11.16.15 | 15-017 | 21

WEBER THOMPSON 

# BUILDING EXTERIOR DESIGN

EAST ELEVATION



# KIRKLAND PARKPLACE

Mixed-Use Development

DESIGN RESPONSE CONFERENCE #5

W  
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**RYAN**  
BUILDING LASTING RELATIONSHIPS

**TALON**  
PRIVATE CAPITAL



**MATERIALS AND FINISHES PALETTE**

A variety of materials will be used to create a vibrant urban community where shoppers, workers and residents will find craftsmanship, diversity, and a sense of place. Materials such as stone, wood, masonry, precast concrete and metal are juxtaposed with a modern glass

expression to accommodate the need for flexible office space and the desire for a tactile and visual experience. The material palette reflects the casual, accepting nature of Kirkland while embracing its vitality and forward thinking future.



**BUILDINGS B, G, AND F1**







# DESIGN CONCEPT | BUILDING E

Overview

## LOCATOR MAP



## SUMMARY - BUILDING E MATERIALS

The base of Building E is comprised of a light colored limestone frame expression that wraps the north, east, and west facades, incorporating abundant glass for visibility into the retail spaces at grade and plenty of light for the office above. Warm grey mullions and wood grained phenolic resin board complement the stone and dark, iron spot brick anchors the base below the retail storefronts. On the south façade, the pilasters and columns are warm grey metal panel, while the wood accents and mullion color remain the same. Retail tenants will have the ability to personalize their store fronts within the confines of the building expression; all retail façade build outs will be subject to the Master Architect review. The central "Great Room" entries incorporate vestibules clad with a rich patinated metal that ties

in with the office entries on Building F. At the tower, a unitized glass curtainwall uses neutral low- e glass and a light silver toned metal panel with darker grey mullion extensions and fins at the east and west, wrapping to the north and south elevations. On the north façade, the curtainwall incorporates a charcoal colored textured terra cotta (or a matte, zinc finish metal panel) with horizontal reveals to add texture. The south curved curtainwall uses a warm gray fritted glass line pattern spandrel above and below the floor line. At the roof, a darker grey metal is used in conjunction with a wood-toned metal soffit to give the roof overhang a soft, warm appearance.



PERSPECTIVE FROM CENTRAL WAY TOWARD BUILDING E



# DESIGN CONCEPT | BUILDING E

Materials and Finshes Palette

## BUILDING E PODIUM



**E 01** STONE



**E 10** VISION GLASS



**E 09** WOOD RAINSCREEN



**E 05** METAL PANEL



**E 03** METAL PANEL COLUMN COVER

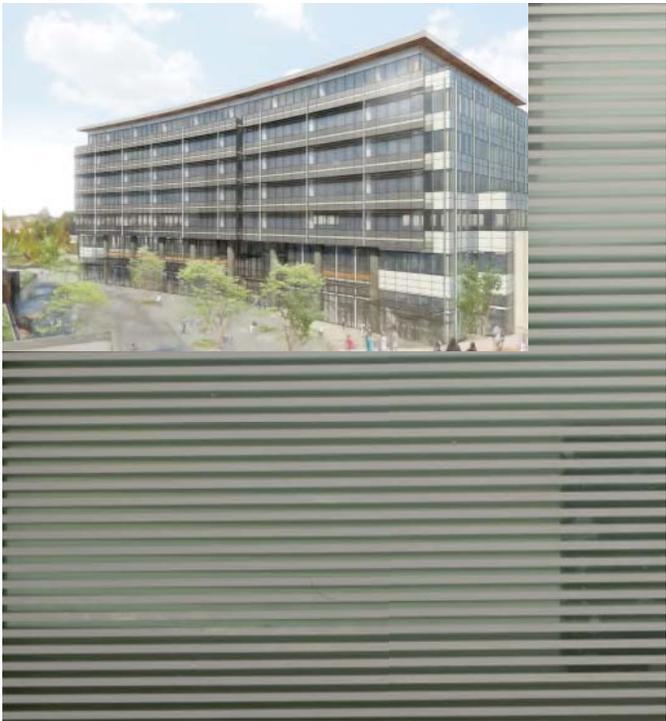


**E 02** BRICK



**E 13** PATINATED METAL

BUILDING E TOWER



**E 12** FRITTED SPANDREL GLASS



**E 08** METAL DETAILS



**E 04** TERRA COTTA OR ZINC-FINISH METAL PANEL WITH REVEALS



**E 11** OPAQUE SPANDREL GLASS



**E 07** METAL DETAILS



**E 14** METAL SOFFIT



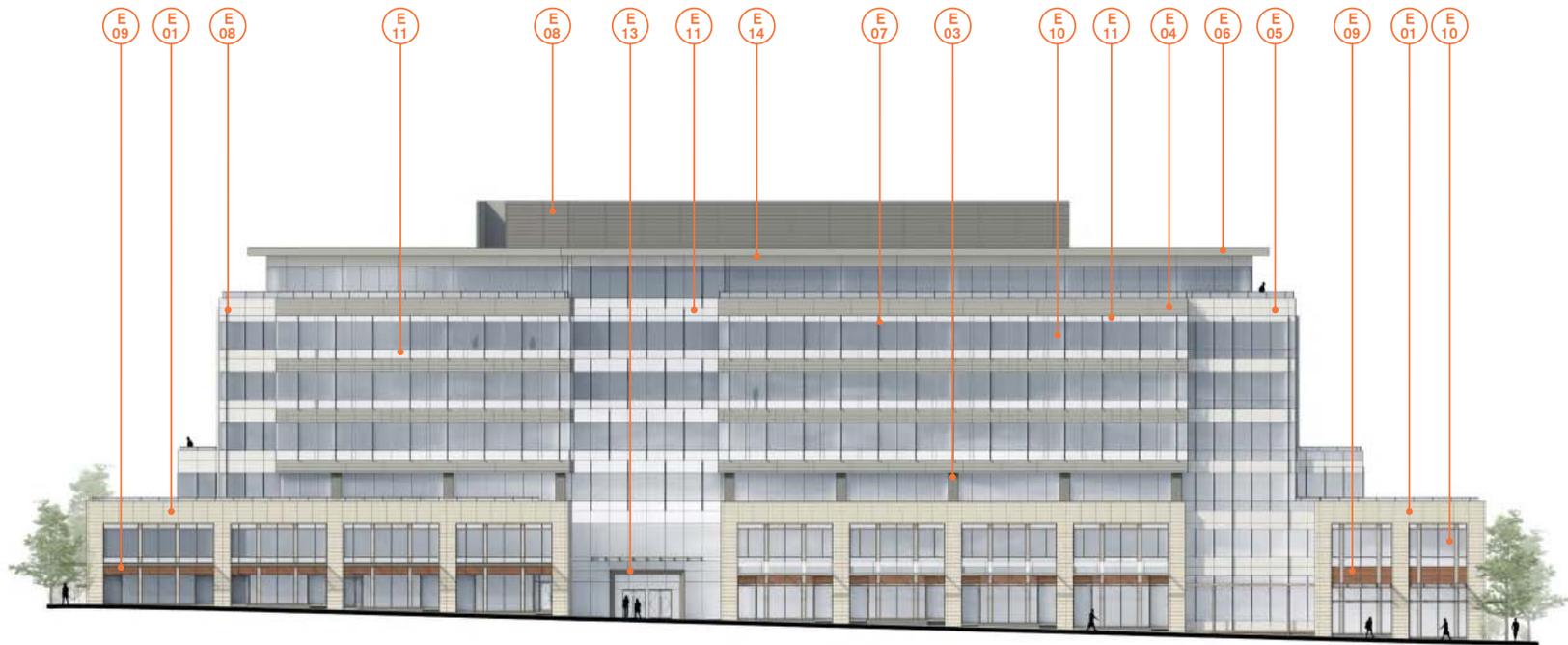
**E 05** METAL PANEL

**E 06** METAL PANEL

# DESIGN CONCEPT | BUILDING E

Elevations

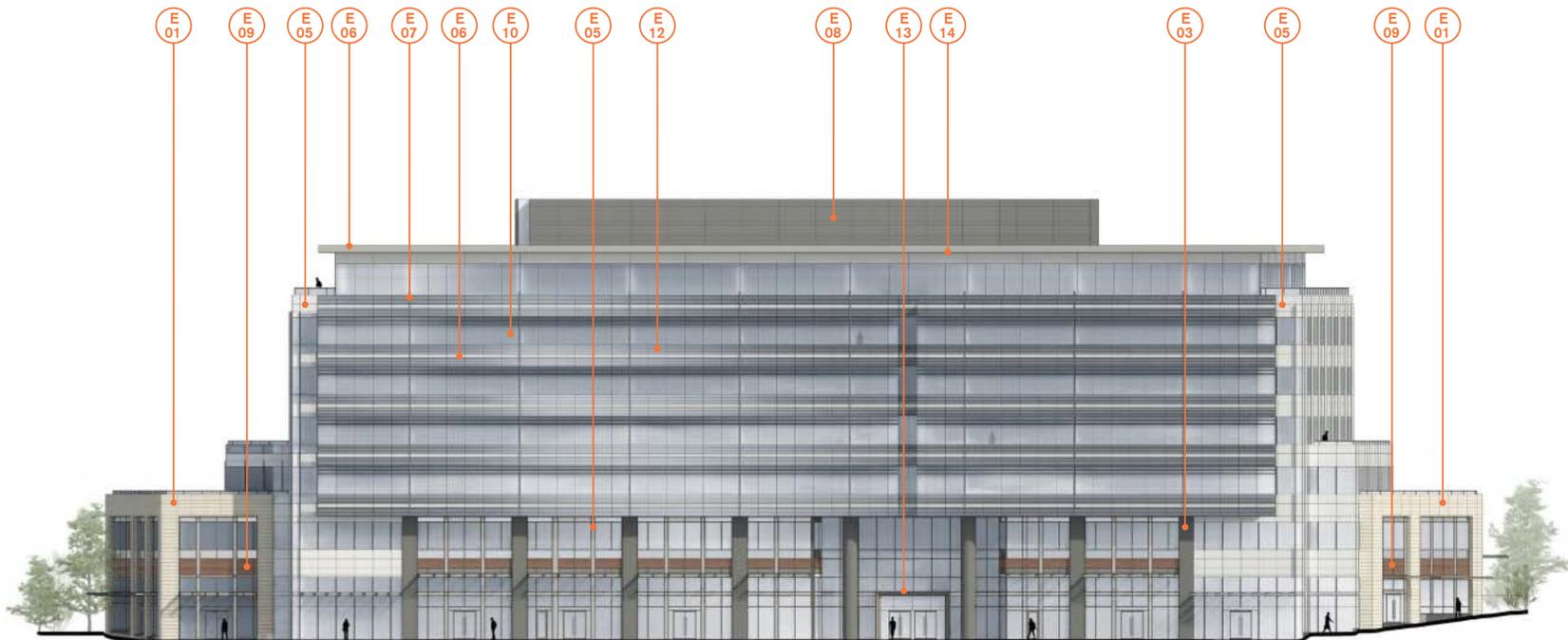
## NORTH ELEVATION



### LEGEND

- |   |  |  |                                    |
|---|--|--|------------------------------------|
| <b>E 01</b> STONE (BEIGE / OFF-WHITE)                           | <b>E 05</b> METAL PANEL (SILVER GREY)          | <b>E 09</b> WOOD-TONED RAINSCREEN        | <b>E 13</b> PATINATED METAL        |
| <b>E 02</b> BRICK (NORMAN IRON SPOT / SIMILAR)                  | <b>E 06</b> METAL PANEL (PEWTER)               | <b>E 10</b> VISION GLASS (NEUTRAL TONE)  | <b>E 14</b> WOOD TONE METAL SOFFIT |
| <b>E 03</b> METAL PANEL COLUMN COVER (WARM DARK GREY)           | <b>E 07</b> METAL DETAILS (MATTE GREY)         | <b>E 11</b> OPAQUE SPANDREL GLASS (GREY) |                                    |
| <b>E 04</b> TERRA COTTA OR ZINC-FINISH METAL PANEL WITH REVEALS | <b>E 08</b> METAL DETAILS (DARK GREY METALLIC) | <b>E 12</b> FRITTED SPANDREL GLASS       |                                    |

SOUTH ELEVATION



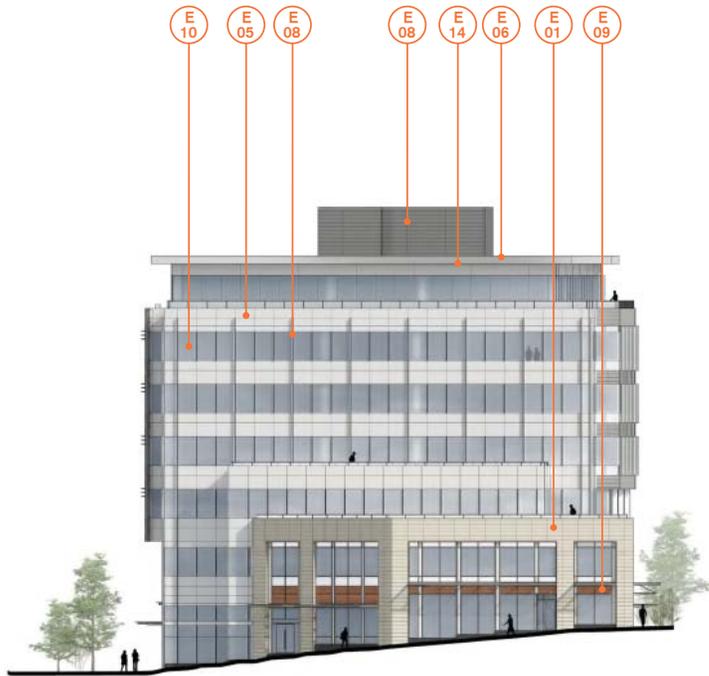
LEGEND

- |   |  |  |                                    |
|---|--|--|------------------------------------|
| <b>E 01</b> STONE (BEIGE / OFF-WHITE)                           | <b>E 05</b> METAL PANEL (SILVER GREY)          | <b>E 09</b> WOOD-TONED RAINSCREEN        | <b>E 13</b> PATINATED METAL        |
| <b>E 02</b> BRICK (NORMAN IRON SPOT / SIMILAR)                  | <b>E 06</b> METAL PANEL (PEWTER)               | <b>E 10</b> VISION GLASS (NEUTRAL TONE)  | <b>E 14</b> WOOD TONE METAL SOFFIT |
| <b>E 03</b> METAL PANEL COLUMN COVER (WARM DARK GREY)           | <b>E 07</b> METAL DETAILS (MATTE GREY)         | <b>E 11</b> OPAQUE SPANDREL GLASS (GREY) |                                    |
| <b>E 04</b> TERRA COTTA OR ZINC-FINISH METAL PANEL WITH REVEALS | <b>E 08</b> METAL DETAILS (DARK GREY METALLIC) | <b>E 12</b> FRITTED SPANDREL GLASS       |                                    |

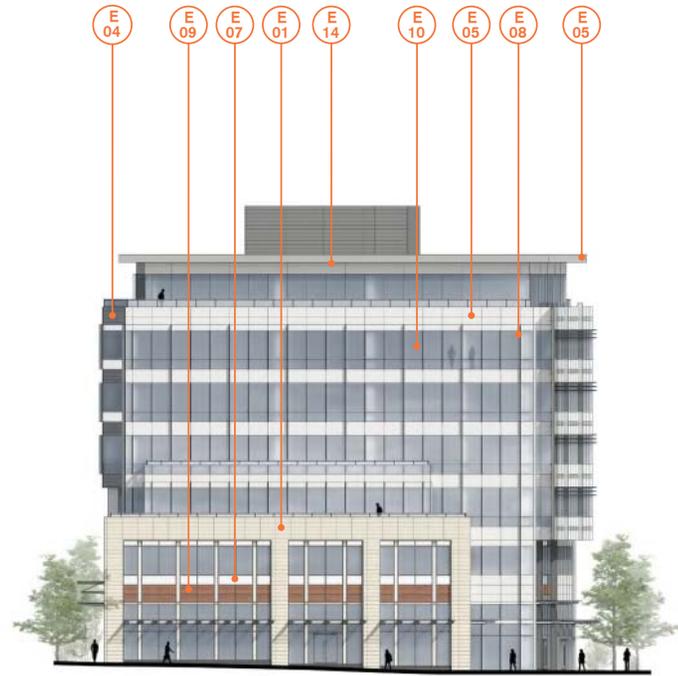
# DESIGN CONCEPT | BUILDING E

Elevations

## EAST ELEVATION



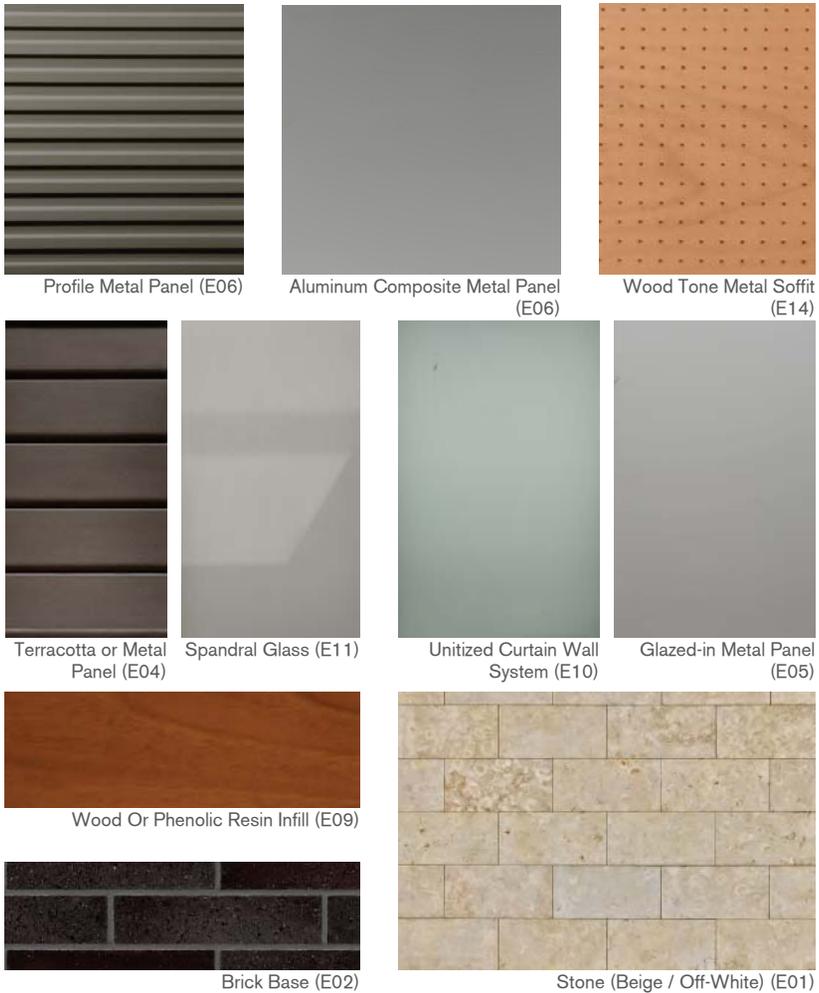
## WEST ELEVATION



### LEGEND

- |   |  |  |                                    |
|---|--|--|------------------------------------|
| <b>E 01</b> STONE (BEIGE / OFF-WHITE)                           | <b>E 05</b> METAL PANEL (SILVER GREY)          | <b>E 09</b> WOOD-TONED RAINSCREEN        | <b>E 13</b> PATINATED METAL        |
| <b>E 02</b> BRICK (NORMAN IRON SPOT / SIMILAR)                  | <b>E 06</b> METAL PANEL (PEWTER)               | <b>E 10</b> VISION GLASS (NEUTRAL TONE)  | <b>E 14</b> WOOD TONE METAL SOFFIT |
| <b>E 03</b> METAL PANEL COLUMN COVER (WARM DARK GREY)           | <b>E 07</b> METAL DETAILS (MATTE GREY)         | <b>E 11</b> OPAQUE SPANDREL GLASS (GREY) |                                    |
| <b>E 04</b> TERRA COTTA OR ZINC-FINISH METAL PANEL WITH REVEALS | <b>E 08</b> METAL DETAILS (DARK GREY METALLIC) | <b>E 12</b> FRITTED SPANDREL GLASS       |                                    |

DETAIL ELEVATION NORTH FACADE



Scale: 1/16" = 1'-0"

# DESIGN CONCEPT | BUILDING E

Enlarged Elevations

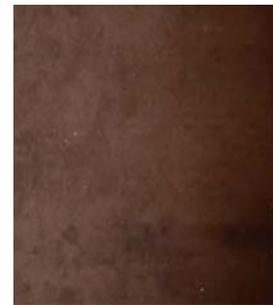
## DETAIL PERSPECTIVES OF NORTH FACADE



Glazed-in Metal Panel (E05)



Terracotta or Metal Panel (E04)



Patinated Metal (E13)



Metal Fins (E07)



Stone (E01)



Wood Infill (E09)



Vision Glass (E10)



Brick (E02)



Column Wrap (E03)

DETAIL ELEVATION NORTH FACADE



Stone (E01)



Opaque Spandrel Glass (E11)



Glazed-in Metal Panel (E05)



Mullion Color (E08)



Mullion Color (E08)



Mullion Color (E06)



Brick Base (E02)

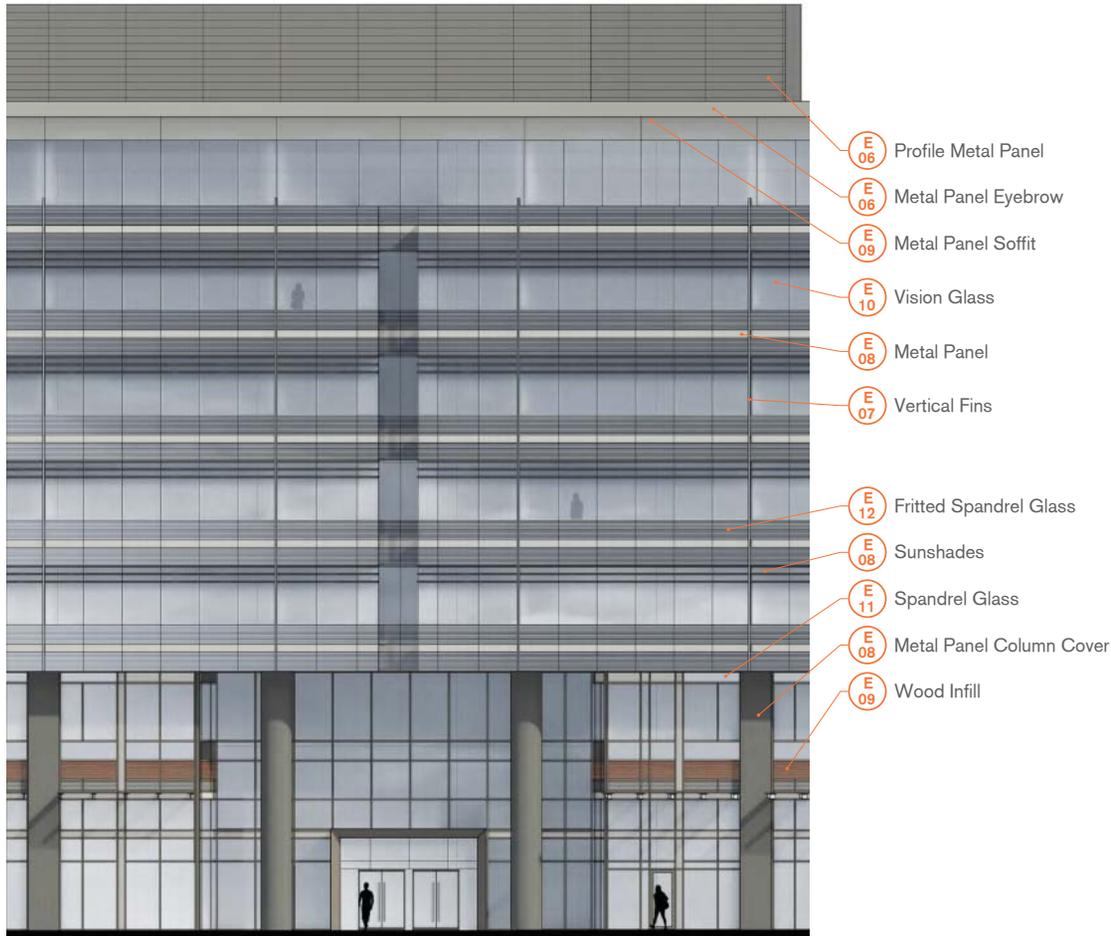


Scale: 1/8" = 1'-0"

# DESIGN CONCEPT | BUILDING E

Enlarged Elevations

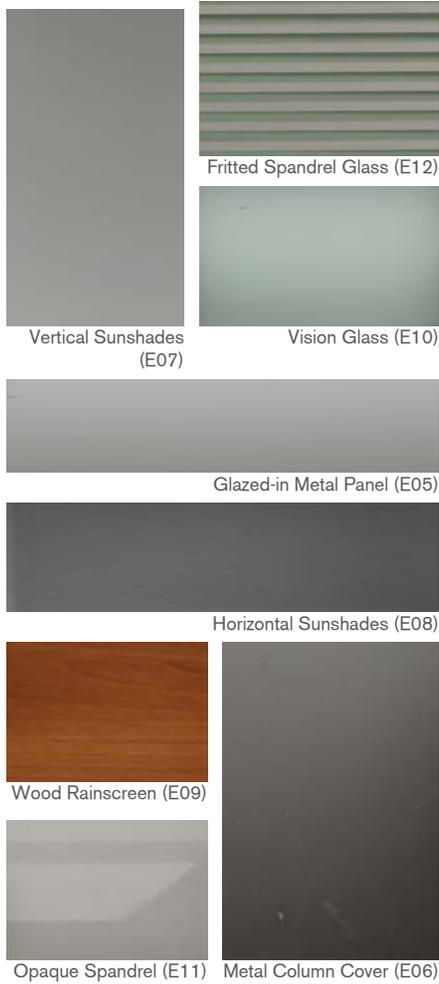
## DETAIL ELEVATION SOUTH FACADE



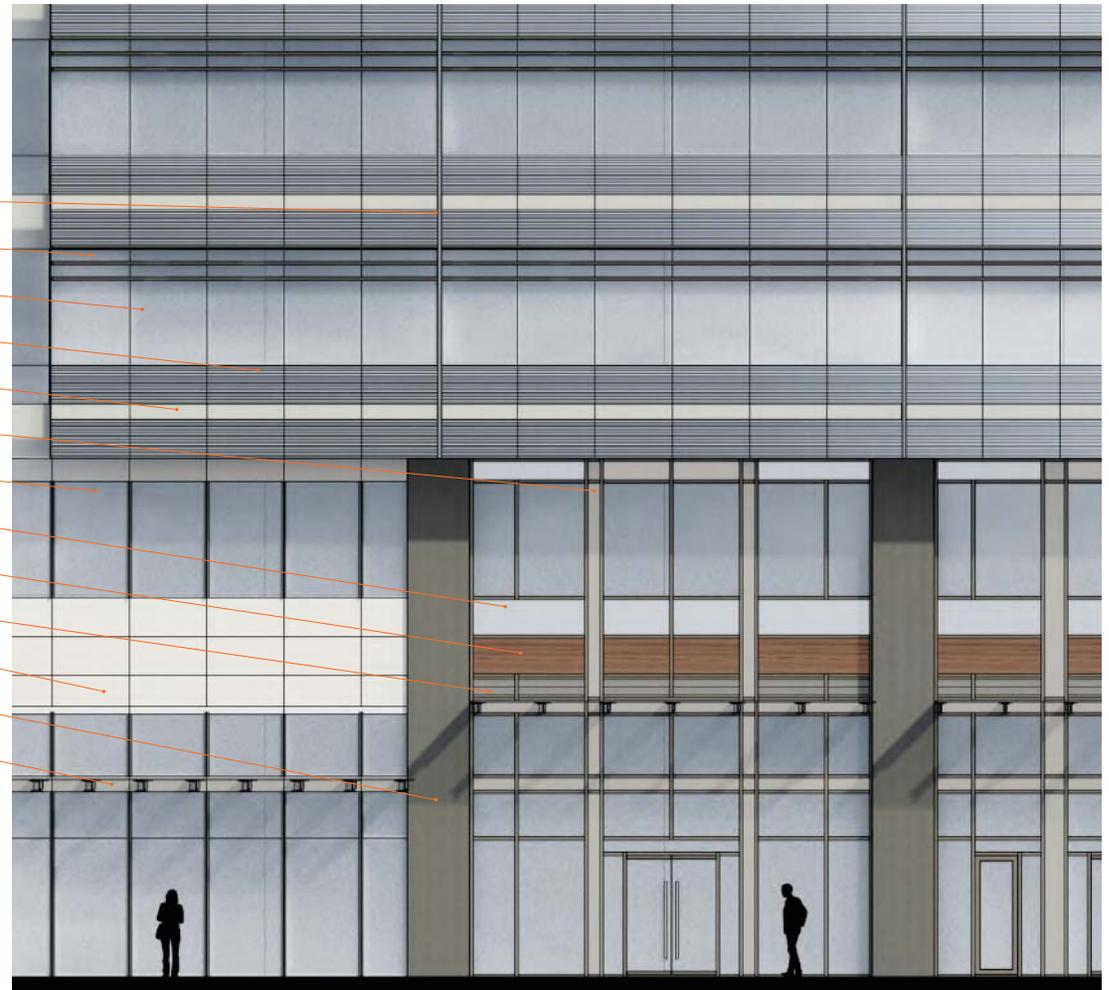
Scale: 1/16" = 1'-0"



DETAIL ELEVATION SOUTH FACADE



- Vertical Fin (E07)
- Sunshades (E08)
- Vision Glass (E10)
- Fritted Spandrel Glass (E12)
- Glazed-in Metal Panel (E05)
- Metal Panel Infill (E05)
- Vision Glass (E10)
- Opaque Spandrel Glass (E11)
- Wood Panels (E09)
- Louver Band (E06)
- Glazed-in Metal Panel (E05)
- Column Cover (Metal Panel) (E06)
- Glass and Steel Canopy (E06)



Scale: 1/8" = 1'-0"

# DESIGN CONCEPT | BUILDING E

Perspectives

## SOUTHEAST PERSPECTIVE





# DESIGN CONCEPT | BUILDING F

Overview

## LOCATOR MAP



## SUMMARY - BUILDING F MATERIALS

The base of Building F utilizes a variety of building materials, including natural stone, precast, brick and patinated metal panel as well as accents of wood rainscreen to create a rich textural experience. Neutral low-e glass will ensure visibility into retail spaces, and as in Building E, the tenants will be able to tailor their storefront to their requirements, which likely will include operable walls or windows, and custom canopies and signage.

The tower is comprised of curtainwall incorporating several metal panel colors in off white to light gray along with opaque and fritted spandrel glass, and contrasting fins and mullion extensions. As with Building E, the roofline is defined by an overhang with a wood look soffit, and is capped with a darker color metal panel roof screen.



PERSPECTIVE FROM SOUTH PARKING LOT TOWARD BUILDING F (PHASE 1 SHOWN)



# DESIGN CONCEPT | BUILDING F

Materials and Finishes Palette

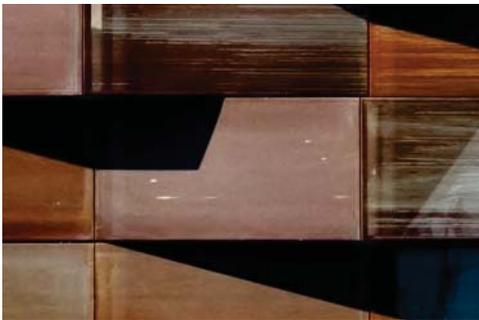
## BUILDING F PODIUM



F 09 TEXTURED RAINSCREEN



F 01 PRECAST CONCRETE



F 08 PAINTED METAL



F 10 METAL DETAILS



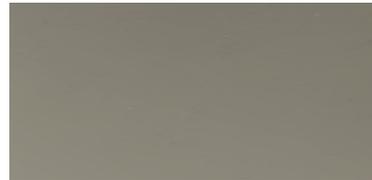
F 05 CMU



F 02 PRECAST CONCRETE



F 06 CEMENT RAINSCREEN



F 11 METAL DETAILS



F 09 WOOD RAINSCREEN



F 03 STONE



F 04 BRICK

BUILDING F TOWER



F 17 FRITTED SPANDREL GLASS



F 16 VISION GLASS



F 18 OPAQUE SPANDREL GLASS

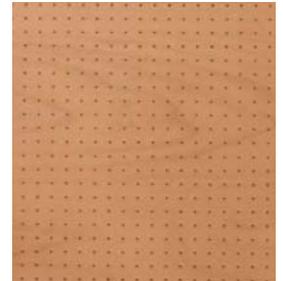
F 14 METAL DETAILS



F 13 METAL PANEL



F 07 PATINATED METAL



F 15 METAL SOFFIT

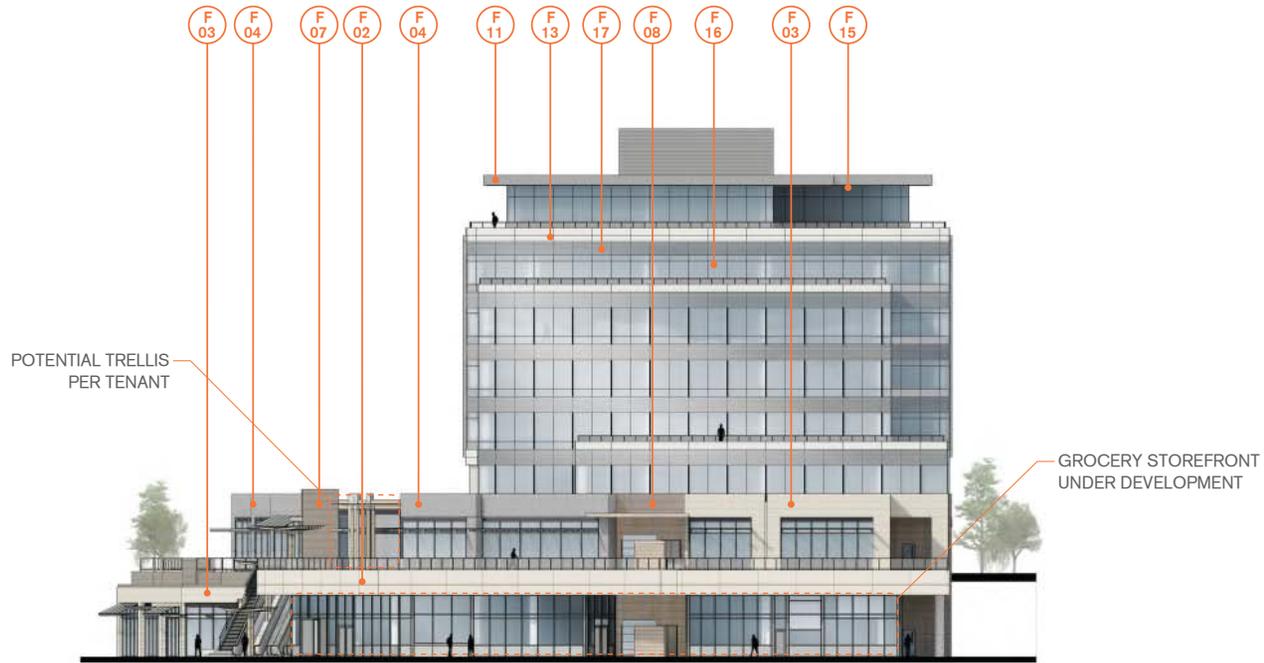


F 12 METAL PANEL

# DESIGN CONCEPT | BUILDING F

## Elevations

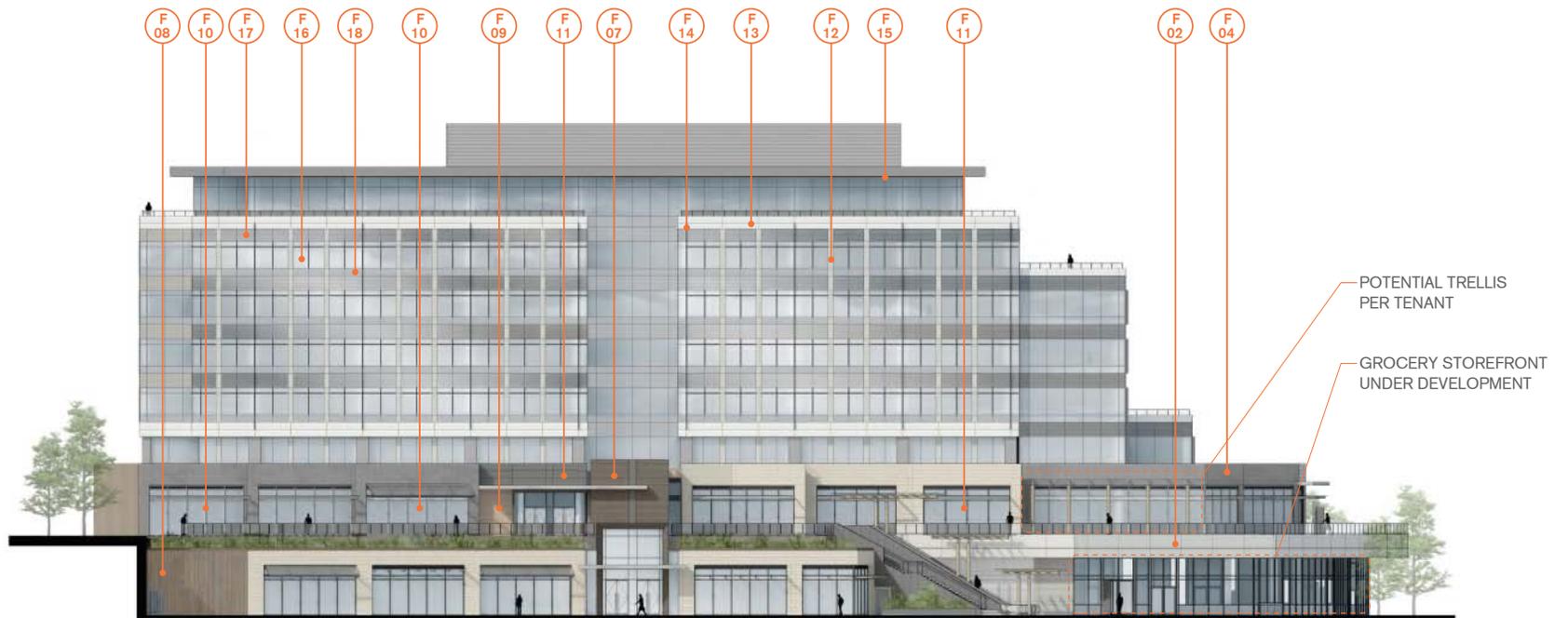
### WEST ELEVATION



### LEGEND

- |  |   |   |  |
|--|---|---|--|
| <b>F 01</b> PRECAST CONCRETE (GREY)      | <b>F 06</b> TEXTURED CEMENT RAINSCREEN          | <b>F 11</b> METAL DETAILS (MEDIUM GREY)   | <b>F 16</b> VISION GLASS (NEUTRAL TONE)  |
| <b>F 02</b> PRECAST CONCRETE (OFF-WHITE) | <b>F 07</b> PATINATED METAL (DEEP BROWN)        | <b>F 12</b> METAL PANEL (WARM LIGHT GREY) | <b>F 17</b> FRITTED SPANDREL GLASS       |
| <b>F 03</b> STONE (BEIGE / OFF-WHITE)    | <b>F 08</b> PATINATED METAL (RUSTICATED FINISH) | <b>F 13</b> METAL PANEL (OFF-WHITE)       | <b>F 18</b> OPAQUE SPANDREL GLASS (GREY) |
| <b>F 04</b> BRICK (IRON SPOT)            | <b>F 09</b> WOOD RAINSCREEN                     | <b>F 14</b> METAL DETAILS (GUNMETAL GREY) |  |
| <b>F 05</b> TEXTURED GREY CMU            | <b>F 10</b> METAL DETAILS (CHAMPAGNE TONE)      | <b>F 15</b> WOOD TONE METAL SOFFIT        |  |

NORTH ELEVATION



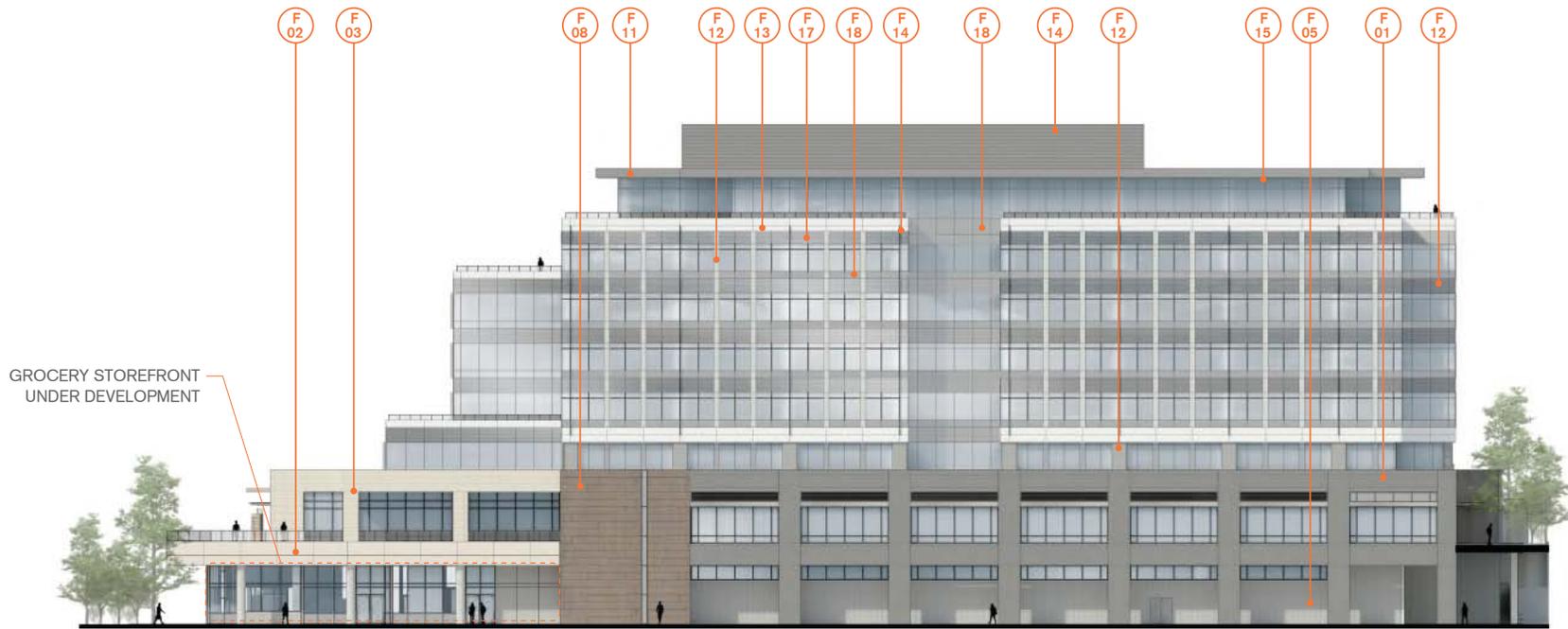
LEGEND

- |                                     |  |                                      |                                     |
|-------------------------------------|--|--------------------------------------|-------------------------------------|
| (F 01) PRECAST CONCRETE (GREY)      | (F 06) TEXTURED CEMENT RAINSCREEN          | (F 11) METAL DETAILS (MEDIUM GREY)   | (F 16) VISION GLASS (NEUTRAL TONE)  |
| (F 02) PRECAST CONCRETE (OFF-WHITE) | (F 07) PATINATED METAL (DEEP BROWN)        | (F 12) METAL PANEL (WARM LIGHT GREY) | (F 17) FRITTED SPANDREL GLASS       |
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| (F 04) BRICK (IRON SPOT)            | (F 09) WOOD RAINSCREEN                     | (F 14) METAL DETAILS (GUNMETAL GREY) |                                     |
| (F 05) TEXTURED GREY CMU            | (F 10) METAL DETAILS (CHAMPAGNE TONE)      | (F 15) WOOD TONE METAL SOFFIT        |                                     |

# DESIGN CONCEPT | BUILDING F

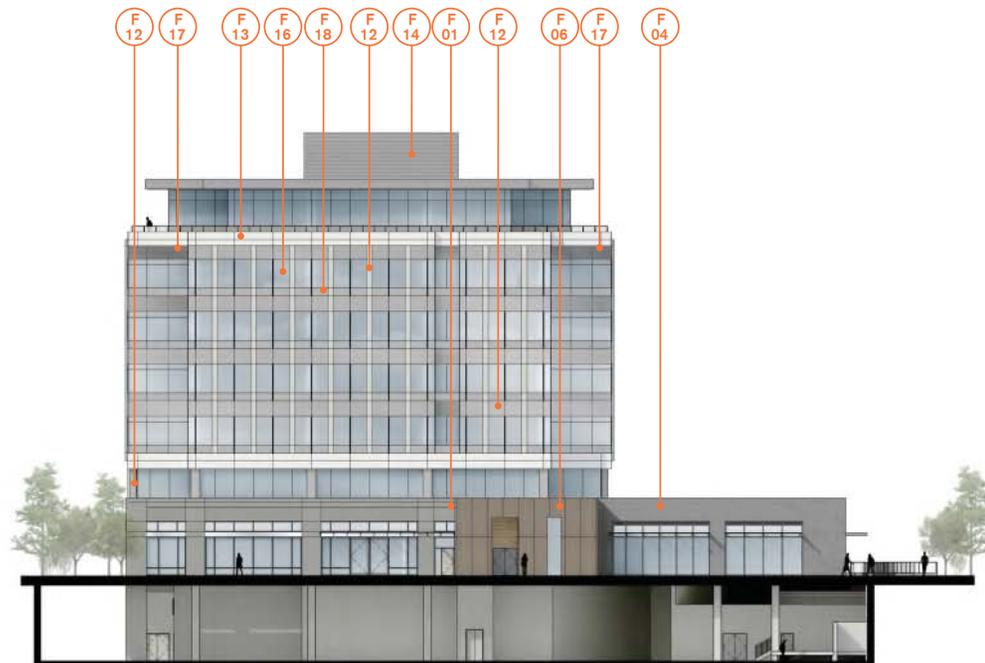
Elevations

## SOUTH ELEVATION



### LEGEND

- |  |   |   |  |
|--|---|---|--|
| <b>F 01</b> PRECAST CONCRETE (GREY)      | <b>F 06</b> TEXTURED CEMENT RAINSCREEN          | <b>F 11</b> METAL DETAILS (MEDIUM GREY)   | <b>F 16</b> VISION GLASS (NEUTRAL TONE)  |
| <b>F 02</b> PRECAST CONCRETE (OFF-WHITE) | <b>F 07</b> PATINATED METAL (DEEP BROWN)        | <b>F 12</b> METAL PANEL (WARM LIGHT GREY) | <b>F 17</b> FRITTED SPANDREL GLASS       |
| <b>F 03</b> STONE (BEIGE / OFF-WHITE)    | <b>F 08</b> PATINATED METAL (RUSTICATED FINISH) | <b>F 13</b> METAL PANEL (OFF-WHITE)       | <b>F 18</b> OPAQUE SPANDREL GLASS (GREY) |
| <b>F 04</b> BRICK (IRON SPOT)            | <b>F 09</b> WOOD RAINSCREEN                     | <b>F 14</b> METAL DETAILS (GUNMETAL GREY) |  |
| <b>F 05</b> TEXTURED GREY CMU            | <b>F 10</b> METAL DETAILS (CHAMPAGNE TONE)      | <b>F 15</b> WOOD TONE METAL SOFFIT        |  |



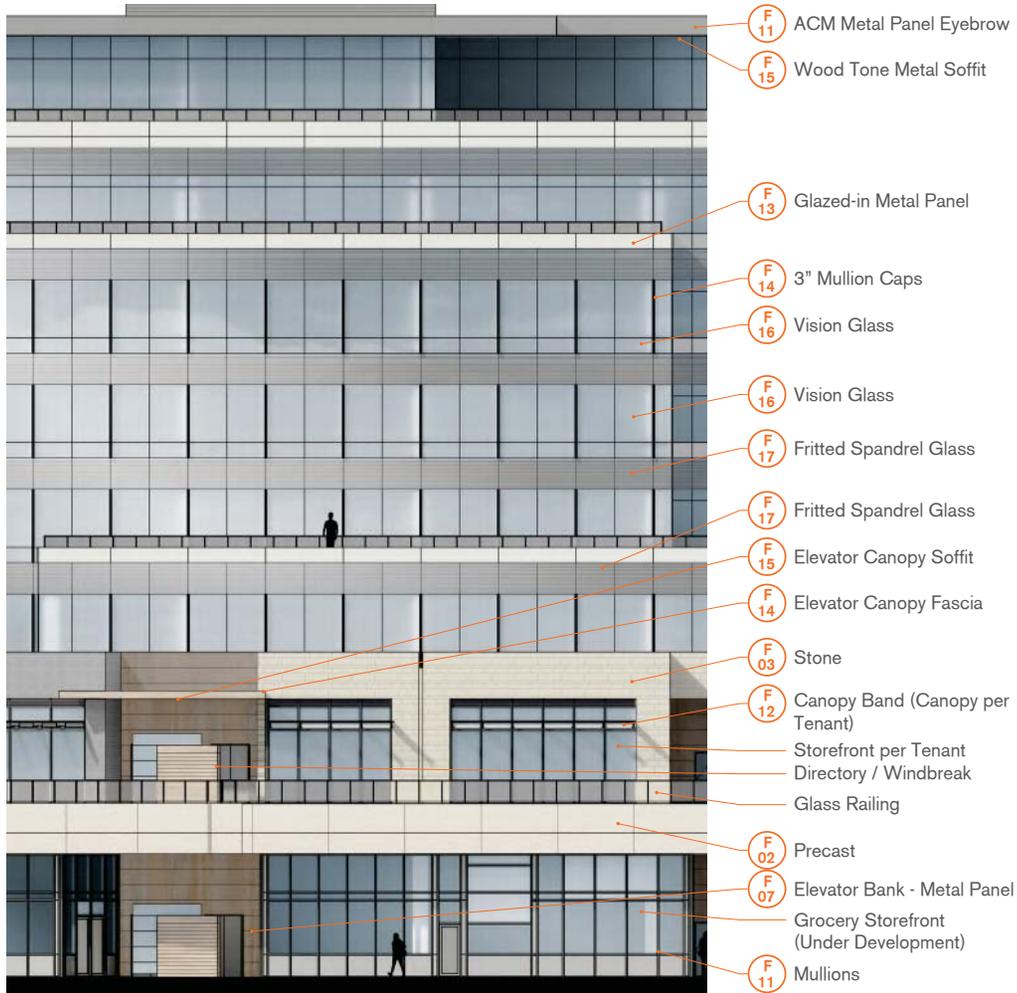
LEGEND

- |                                     |  |                                      |                                     |
|-------------------------------------|--|--------------------------------------|-------------------------------------|
| (F 01) PRECAST CONCRETE (GREY)      | (F 06) TEXTURED CEMENT RAINSCREEN          | (F 11) METAL DETAILS (MEDIUM GREY)   | (F 16) VISION GLASS (NEUTRAL TONE)  |
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| (F 05) TEXTURED GREY CMU            | (F 10) METAL DETAILS (CHAMPAGNE TONE)      | (F 15) WOOD TONE METAL SOFFIT        |                                     |

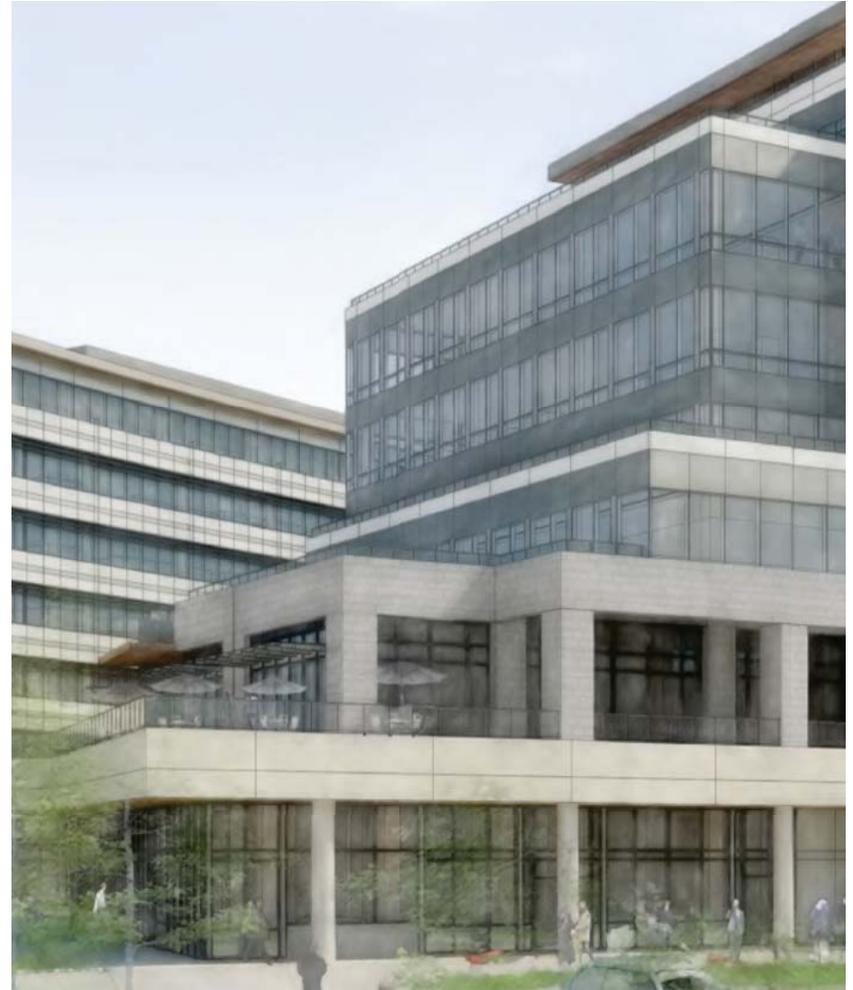
# DESIGN CONCEPT | BUILDING F

Enlarged Elevations

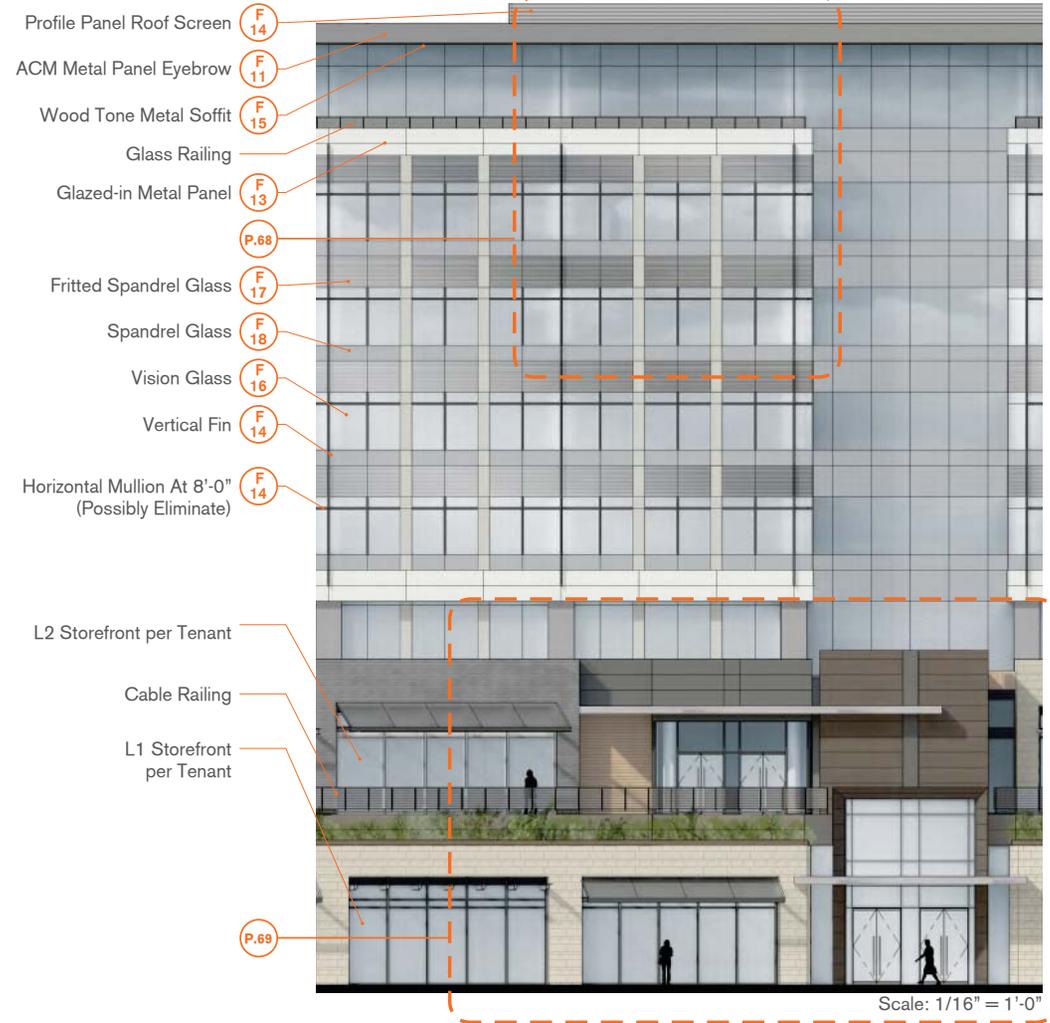
## DETAIL ELEVATION WEST FACADE



Scale: 1/16" = 1'-0"



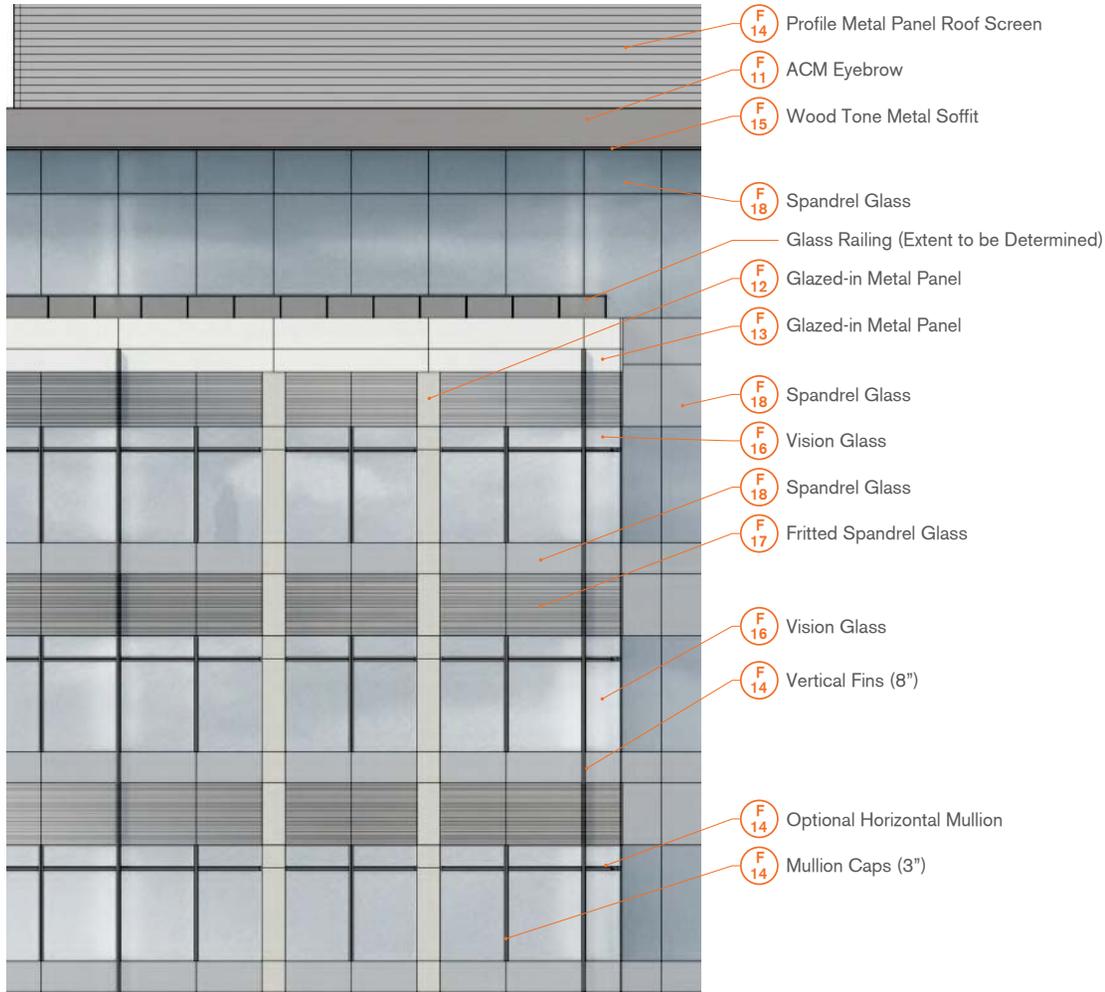
DETAIL ELEVATION NORTH FACADE



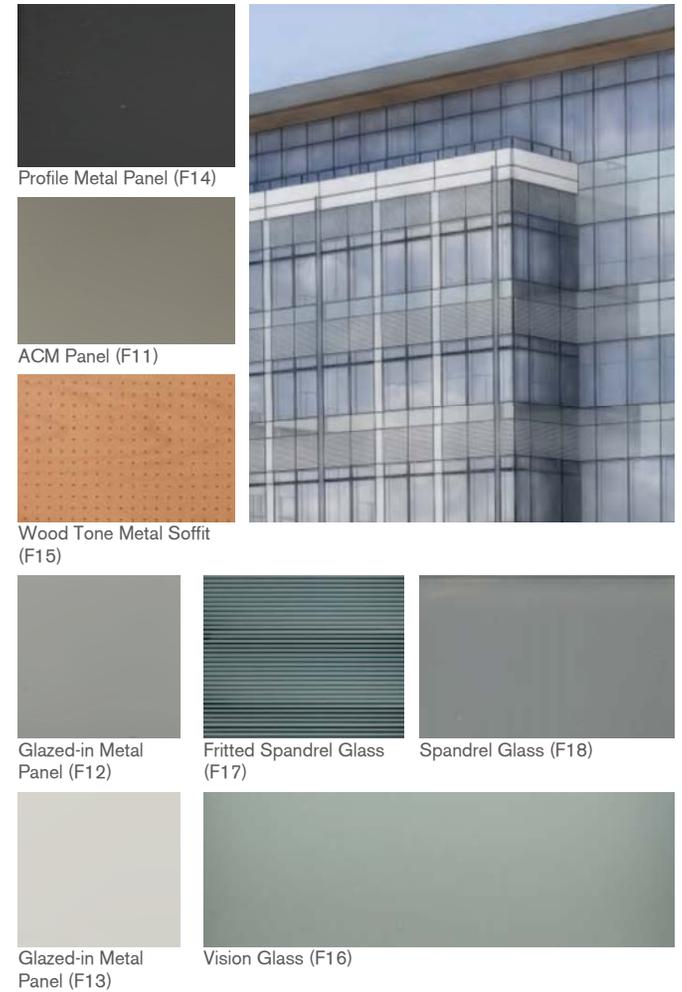
# DESIGN CONCEPT | BUILDING F

Enlarged Elevations

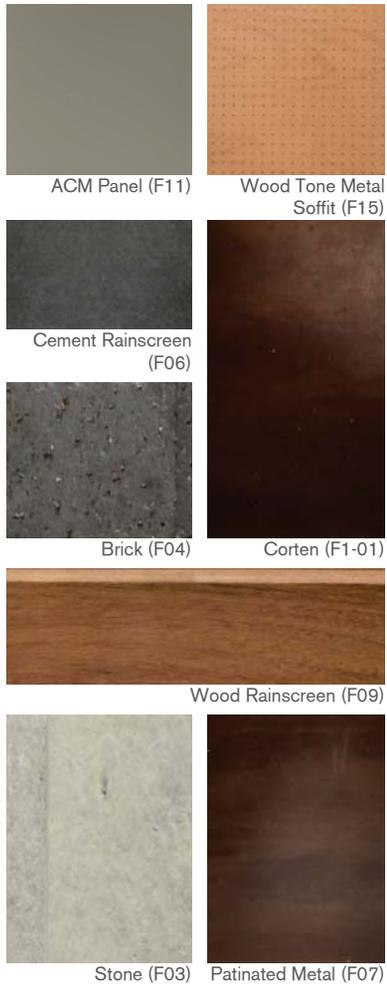
## DETAIL ELEVATION NORTH FACADE



Scale: 1/8" = 1'-0"



DETAIL ELEVATION NORTH FACADE



Scale: 1/8" = 1'-0"

## DESIGN CONCEPT | BUILDING F

Perspectives

VIEW TOWARD ESCALATOR AT NORTH FACADE OF BUILDING F



DETAIL ELEVATION NORTH FACADE



Brick (F04)



Wood Rainscreen (F09)



Metal Panel (F12)



Vision Glass (F16)



Precast (F02)



Stone (F03)

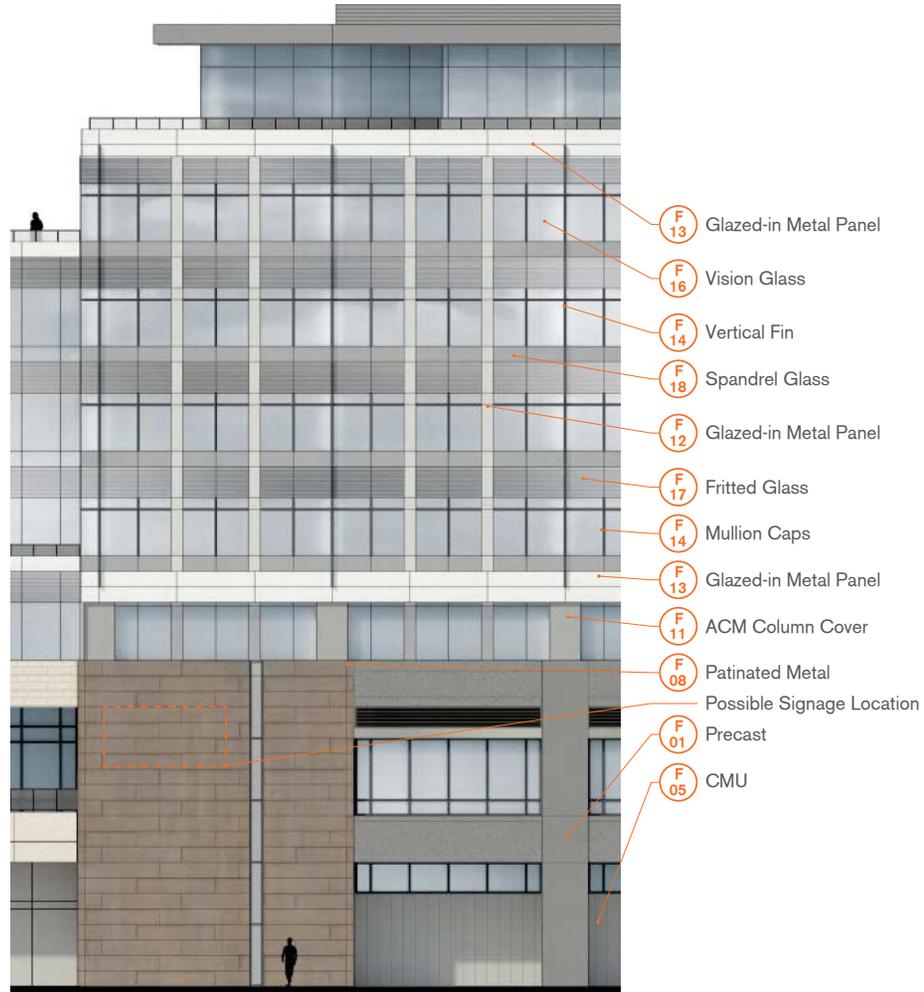


Scale: 1/8" = 1'-0"

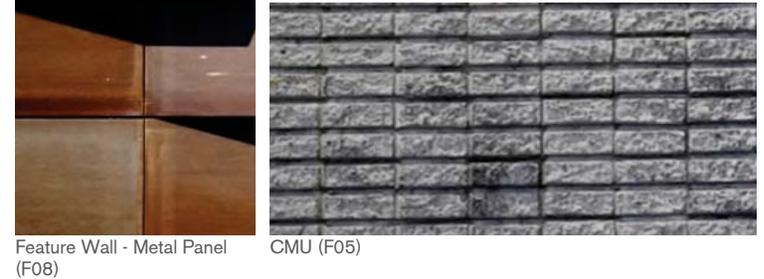
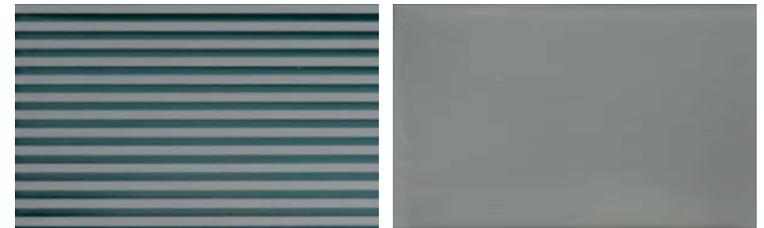
# DESIGN CONCEPT | BUILDING F

Enlarged Elevations

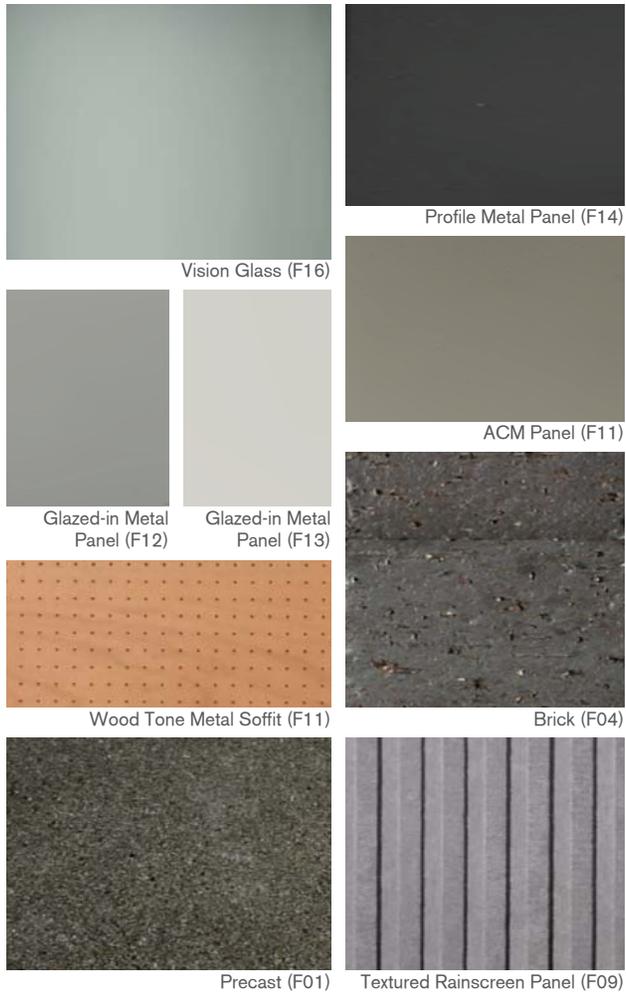
## DETAIL ELEVATION SOUTH FACADE



Scale: 1/16" = 1'-0"



DETAIL ELEVATION EAST FACADE



Scale: 1/16" = 1'-0"

DESIGN CONCEPT | BUILDING F

Perspectives

NORTHWEST PERSPECTIVE



DESIGN CONCEPT | BUILDINGS B, G, AND F1  
Materials and Finishes Palette

AUXILIARY RETAIL BUILDINGS AND SITE FEATURES



F1 01 CORTEN PLANTER WALL



F1 02 CORTEN SCREEN WALL



B 01 PATINATED METAL PANEL RAINSCREEN

G 01 PATINATED METAL PANEL RAINSCREEN



B 06 VISION GLASS

G 06 VISION GLASS



B 04 METAL TRIM FASCIA/MULLION

G 04 METAL TRIM FASCIA/MULLION



B 02 WOOD RAINSCREEN

B 05 WOOD COLUMNS

G 02 WOOD RAINSCREEN

# DESIGN CONCEPT | BUILDING F1 + GRAND STAIR

Overview

## LOCATOR MAP



## SUMMARY - BUILDING F1 MATERIALS

Building F1, and the adjoining vertical circulation elements utilize materials from the palette established by Buildings E and F and the site paving and seating components. Neutral color low-e glass, grey metal panel, and light colored precast combine with natural wood and Corten steel planters to weave these elements into the fabric of the project.

The tapering garage wall leading into the project along the sloped entry drive from Central Way is clad with perforated sheets of Corten steel to act as a floating screen in front of the concrete garage wall, adding texture and richness to the entry experience.



DESIGN CONCEPT | BUILDING F1 + GRAND STAIR

Perspectives

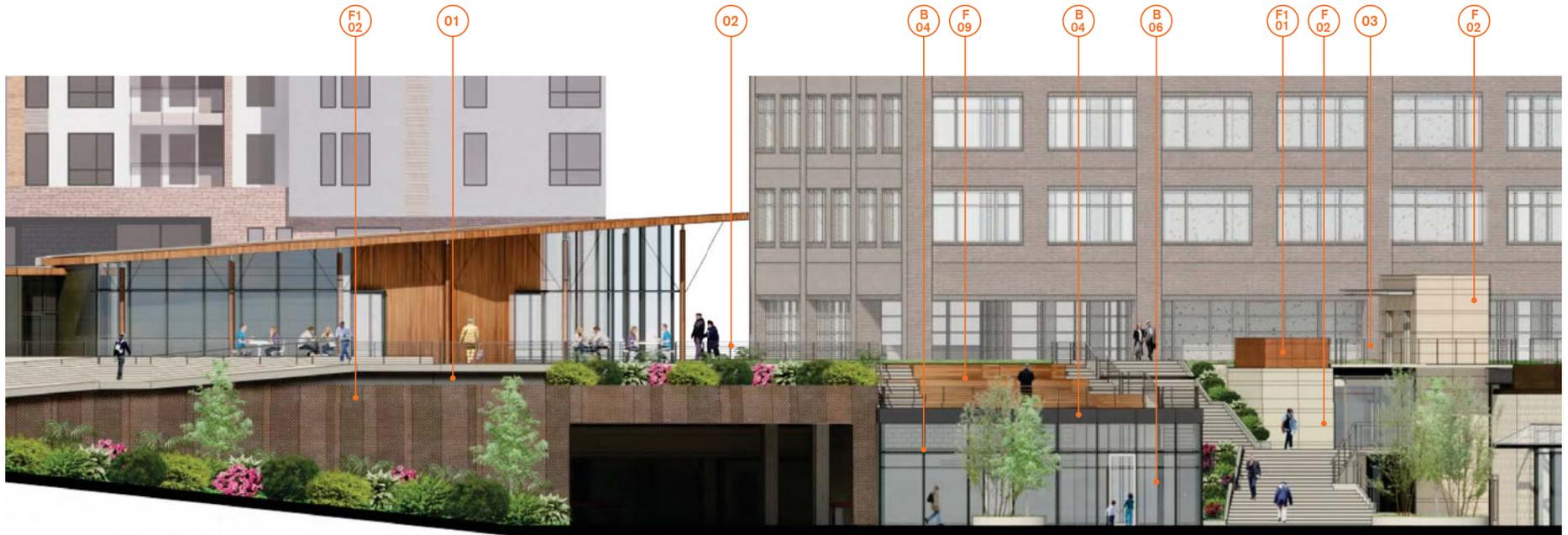
AERIAL PERSPECTIVE VIEW OF BUILDING F1 AND GRAND STAIR



# DESIGN CONCEPT | BUILDING F1 + GRAND STAIR

Elevations

## WEST ELEVATION



### LEGEND

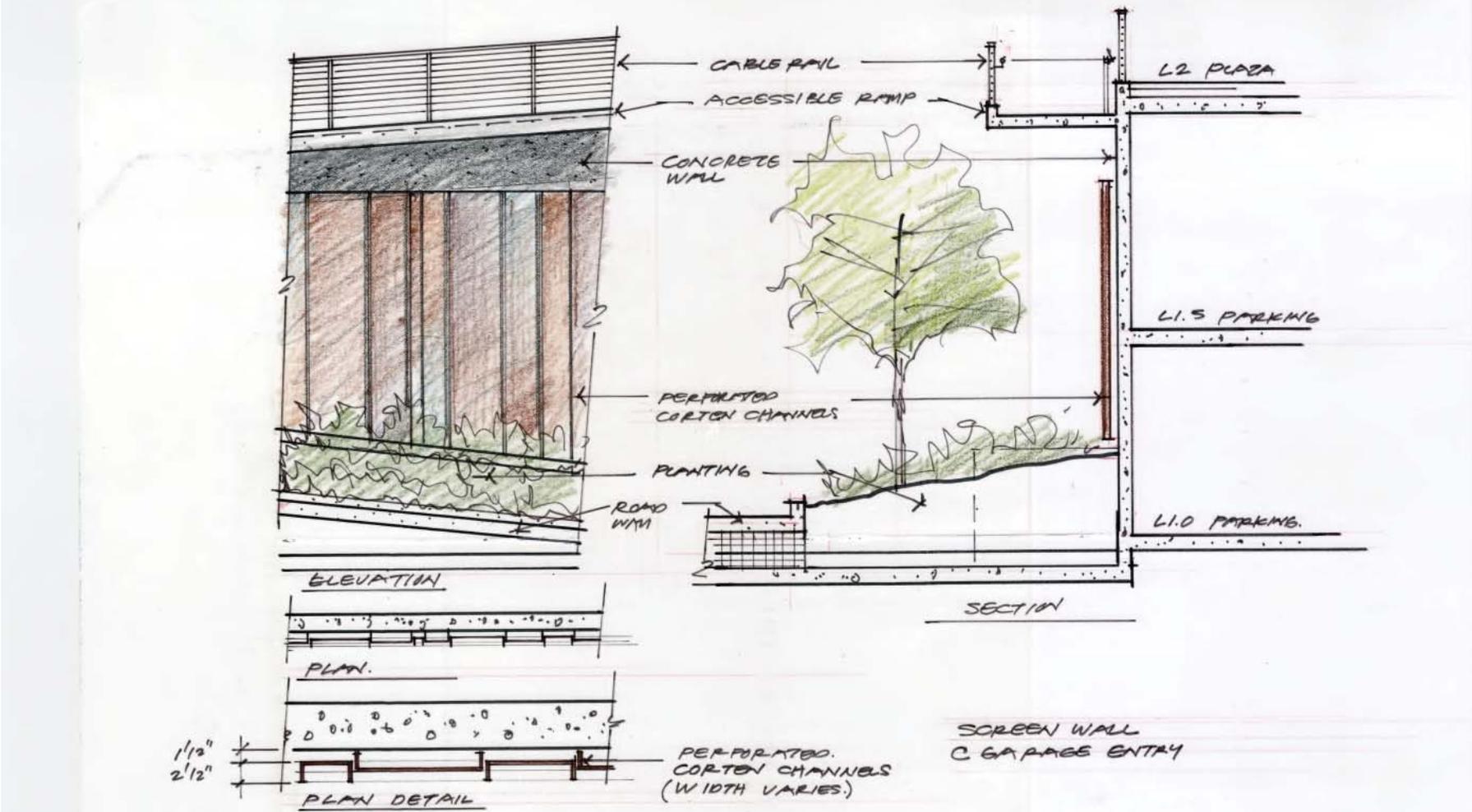
- 01 CONCRETE WALL
- 02 CABLE RAILING
- 03 GLASS RAILING

- B 04 METAL PANEL
- B 04 MULLIONS
- B 06 VISION GLASS

- F 09 WOOD BLEACHERS
- F 02 PRECAST

- F1 01 CORTEN SHEET PLANTER
- F1 02 PERFORATED CORTEN SCREEN WALL (CONCRETE BEHIND)

CONCEPTUAL DETAIL OF CONDITION AT ENTRY WALL ADJACENT TO GARAGE ENTRY



# DESIGN CONCEPT | BUILDING G

Overview

## LOCATOR MAP



## SUMMARY - BUILDING G MATERIALS

Building G is a retail pavilion with extensive glass and a combination of real wood rain screen façade and patinated metal panel along with detail elements in gun metal gray finish. The columns will be a combination of wood and steel, and support a large overhanging green roof clad with wood soffit material, finished to match or compliment the siding. The natural wood siding and soffit is used where it will receive protection from the elements and provide the building users with an authentic experience of natural material in the areas of highest use. The patinated metal will provide a counter point to the wood, and a more maintenance free exterior finish at exposed areas. The protective finish used on the wood, and the tone of the patinated metal will be slightly different between Buildings B and G.



PERSPECTIVE LOOKING NORTHWEST TOWARD BUILDING G



# DESIGN CONCEPT | BUILDING G

Elevations

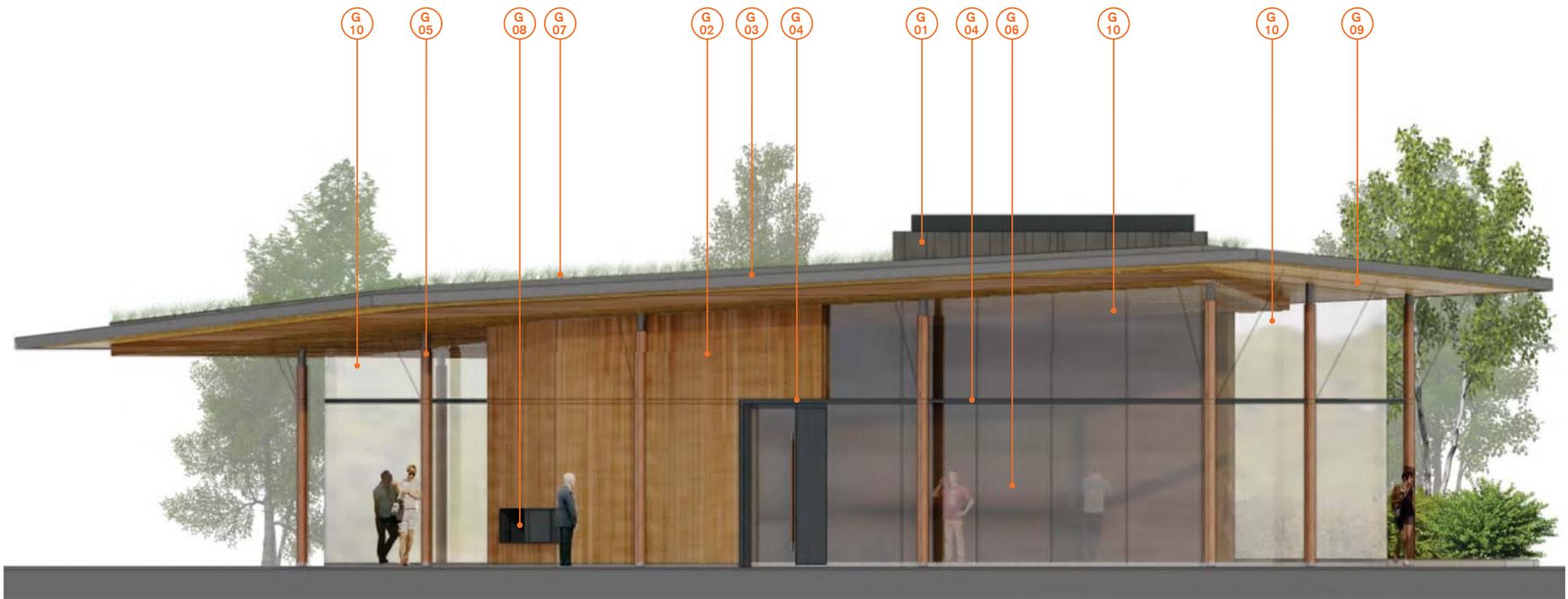
## NORTH ELEVATION



### LEGEND

- |  |   |                        |   |
|--|---|------------------------|---|
| <b>G 01</b> PATINATED METAL PANEL RAINSCREEN | <b>G 04</b> METAL TRIM FASCIA / MULLION | <b>G 07</b> GREEN ROOF | <b>G 09</b> WOOD SOFFIT                                     |
| <b>G 02</b> WOOD RAINSCREEN                  | <b>G 05</b> WOOD COLUMNS                | <b>G 08</b> FIREPLACE  | <b>G 10</b> EXTENT OF GLAZING AT UPPER BAND TO BE CONFIRMED |
| <b>G 03</b> METAL PANEL (MEDIUM GREY)        | <b>G 06</b> VISION GLASS (NEUTRAL TONE) |                        |   |

EAST ELEVATION



LEGEND

- |  |   |                        |   |
|--|---|------------------------|---|
| <b>G 01</b> PATINATED METAL PANEL RAINSCREEN | <b>G 04</b> METAL TRIM FASCIA / MULLION | <b>G 07</b> GREEN ROOF | <b>G 09</b> WOOD SOFFIT                                     |
| <b>G 02</b> WOOD RAINSCREEN                  | <b>G 05</b> WOOD COLUMNS                | <b>G 08</b> FIREPLACE  | <b>G 10</b> EXTENT OF GLAZING AT UPPER BAND TO BE CONFIRMED |
| <b>G 03</b> METAL PANEL (MEDIUM GREY)        | <b>G 06</b> VISION GLASS (NEUTRAL TONE) |                        |   |

# DESIGN CONCEPT | BUILDING G

Elevations

## SOUTH ELEVATION



### LEGEND

- |  |   |                        |   |
|--|---|------------------------|---|
| <b>G 01</b> PATINATED METAL PANEL RAINSCREEN | <b>G 04</b> METAL TRIM FASCIA / MULLION | <b>G 07</b> GREEN ROOF | <b>G 09</b> WOOD SOFFIT                                     |
| <b>G 02</b> WOOD RAINSCREEN                  | <b>G 05</b> WOOD COLUMNS                | <b>G 08</b> FIREPLACE  | <b>G 10</b> EXTENT OF GLAZING AT UPPER BAND TO BE CONFIRMED |
| <b>G 03</b> METAL PANEL (MEDIUM GREY)        | <b>G 06</b> VISION GLASS (NEUTRAL TONE) |                        |   |

WEST ELEVATION



LEGEND

- |  |   |                        |   |
|--|---|------------------------|---|
| <b>G 01</b> PATINATED METAL PANEL RAINSCREEN | <b>G 04</b> METAL TRIM FASCIA / MULLION | <b>G 07</b> GREEN ROOF | <b>G 09</b> WOOD SOFFIT                                     |
| <b>G 02</b> WOOD RAINSCREEN                  | <b>G 05</b> WOOD COLUMNS                | <b>G 08</b> FIREPLACE  | <b>G 10</b> EXTENT OF GLAZING AT UPPER BAND TO BE CONFIRMED |
| <b>G 03</b> METAL PANEL (MEDIUM GREY)        | <b>G 06</b> VISION GLASS (NEUTRAL TONE) |                        |   |

## DESIGN CONCEPT | BUILDING B

Overview

### LOCATOR MAP



### SUMMARY - BUILDING B MATERIALS

Building B is another free standing retail pavilion which also employs extensive glass and a combination of real wood rain screen façade and patinated metal panel along with detail elements in gun metal gray finish. The columns will be a combination of wood and steel, and support a large overhanging green roof clad with wood soffit material, finished to match or compliment the siding. The natural wood siding and soffit is used where it will receive protection from the elements and provide the building users with an authentic experience of natural material in the areas of highest use. The patinated metal will provide a counter point to the wood, and a more maintenance free exterior finish at exposed areas.



PERSPECTIVE LOOKING EAST TOWARD BUILDING B



# DESIGN CONCEPT | BUILDING B

Elevations

## NORTH ELEVATION



### LEGEND

- |  |   |   |
|--|---|---|
| <b>B 01</b> PATINATED METAL PANEL RAINSCREEN | <b>B 04</b> METAL TRIM FASCIA / MULLION | <b>B 07</b> GREEN ROOF                                      |
| <b>B 02</b> WOOD RAINSCREEN                  | <b>B 05</b> WOOD COLUMNS                | <b>B 08</b> WOOD SOFFIT                                     |
| <b>B 03</b> METAL PANEL (MEDIUM GREY)        | <b>B 06</b> VISION GLASS (NEUTRAL TONE) | <b>B 09</b> EXTENT OF GLAZING AT UPPER BAND TO BE CONFIRMED |

EAST ELEVATION



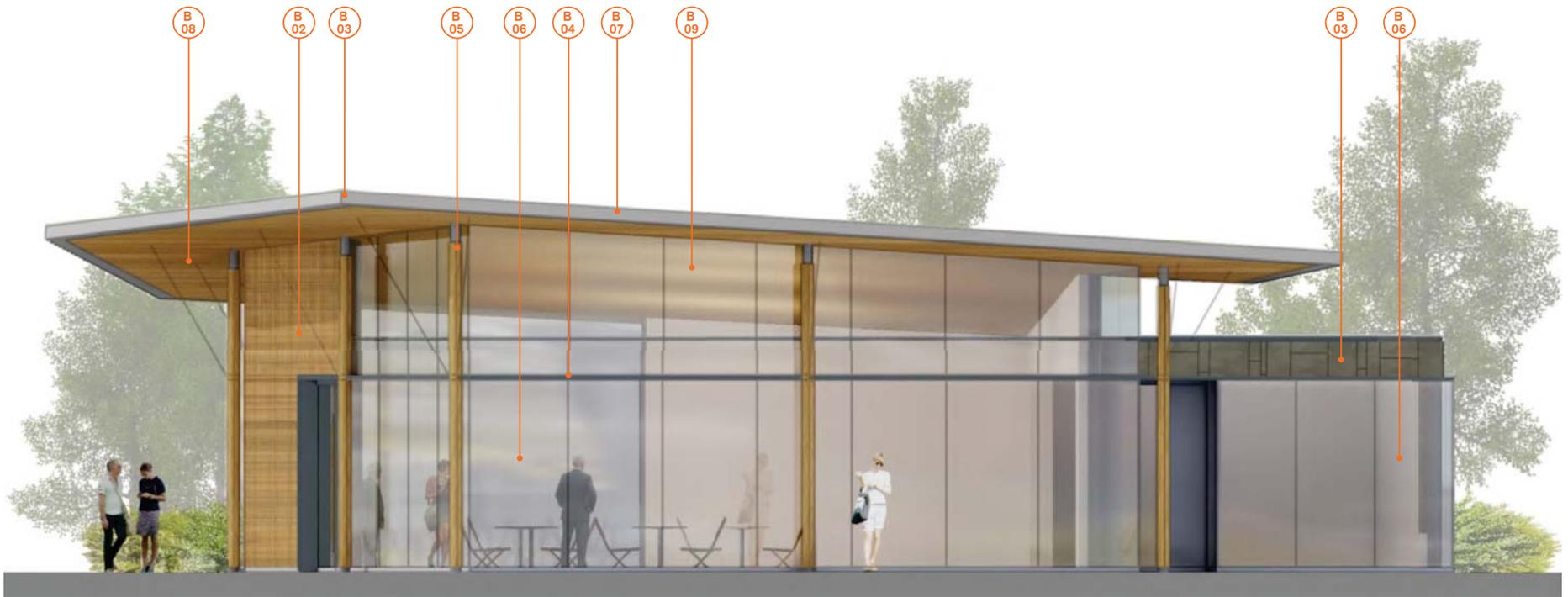
LEGEND

- |  |   |   |
|--|---|---|
| <b>B 01</b> PATINATED METAL PANEL RAINSCREEN | <b>B 04</b> METAL TRIM FASCIA / MULLION | <b>B 07</b> GREEN ROOF                                      |
| <b>B 02</b> WOOD RAINSCREEN                  | <b>B 05</b> WOOD COLUMNS                | <b>B 08</b> WOOD SOFFIT                                     |
| <b>B 03</b> METAL PANEL (MEDIUM GREY)        | <b>B 06</b> VISION GLASS (NEUTRAL TONE) | <b>B 09</b> EXTENT OF GLAZING AT UPPER BAND TO BE CONFIRMED |

# DESIGN CONCEPT | BUILDING B

Elevations

## SOUTH ELEVATION

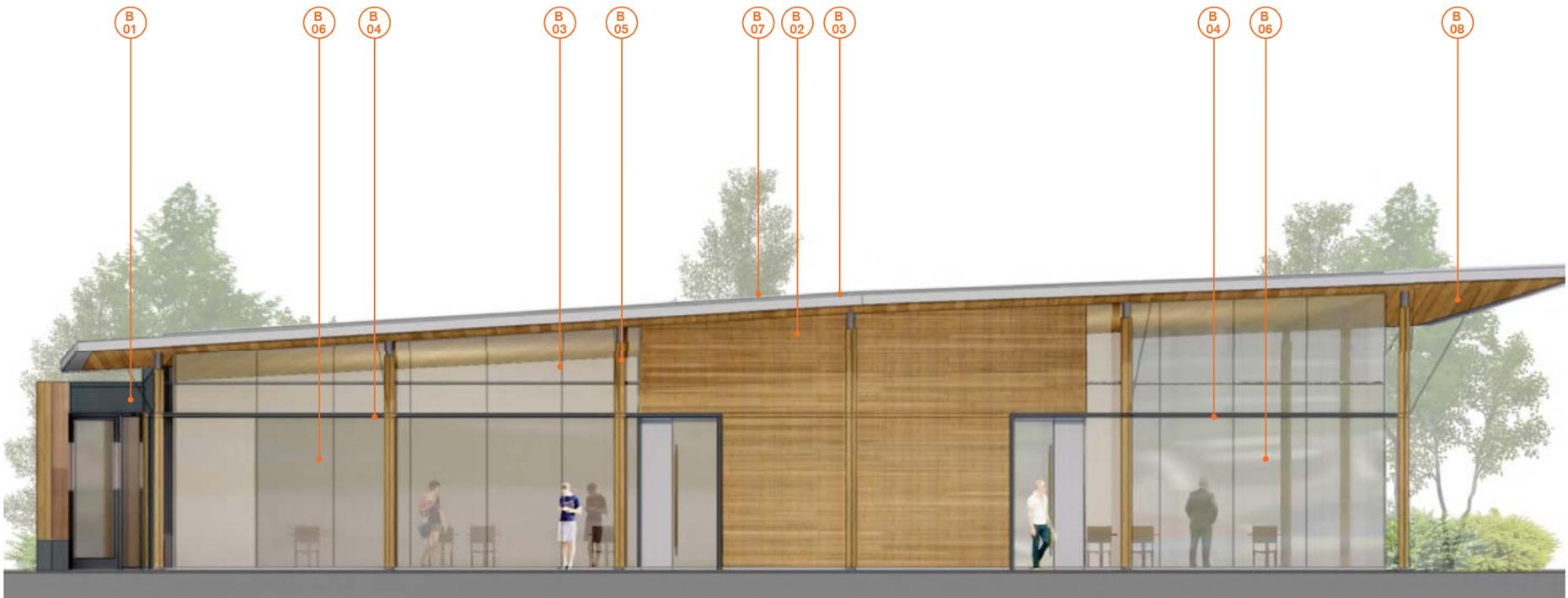


### LEGEND

- |  |   |   |
|--|---|---|
| <b>B 01</b> PATINATED METAL PANEL RAINSCREEN | <b>B 04</b> METAL TRIM FASCIA / MULLION | <b>B 07</b> GREEN ROOF                                      |
| <b>B 02</b> WOOD RAINSCREEN                  | <b>B 05</b> WOOD COLUMNS                | <b>B 08</b> WOOD SOFFIT                                     |
| <b>B 03</b> METAL PANEL (MEDIUM GREY)        | <b>B 06</b> VISION GLASS (NEUTRAL TONE) | <b>B 09</b> EXTENT OF GLAZING AT UPPER BAND TO BE CONFIRMED |

DESIGN CONCEPT | BUILDING B  
Elevations

WEST ELEVATION



LEGEND

- |  |   |   |
|--|---|---|
| <b>B 01</b> PATINATED METAL PANEL RAINSCREEN | <b>B 04</b> METAL TRIM FASCIA / MULLION | <b>B 07</b> GREEN ROOF                                      |
| <b>B 02</b> WOOD RAINSCREEN                  | <b>B 05</b> WOOD COLUMNS                | <b>B 08</b> WOOD SOFFIT                                     |
| <b>B 03</b> METAL PANEL (MEDIUM GREY)        | <b>B 06</b> VISION GLASS (NEUTRAL TONE) | <b>B 09</b> EXTENT OF GLAZING AT UPPER BAND TO BE CONFIRMED |



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