



CITY OF KIRKLAND  
Planning and Building Department  
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## MEMORANDUM

**To:** Design Review Board  
**From:** Angela Ruggeri, Senior Planner  
**Date:** August 7, 2015  
**File No.:** DRV15-01462  
**Subject:** **KIRKLAND PARKPLACE MIXED USE DEVELOPMENT  
DESIGN RESPONSE CONFERENCE**

### I. **MEETING GOALS**

At the August 17, 2015 Design Review Board (DRB) meeting, the DRB should conduct a Design Response Conference and determine if the project is consistent with the design guidelines contained in Kirkland Parkplace Mixed-Use Development Master Plan and Design Guidelines, as adopted in Kirkland Municipal Code Section 3.30.040.

During the Design Response Conference, the DRB should provide feedback on the overall site plan and landscape concepts, as well as, the proposed Phase 1 buildings.

### II. **PROPOSAL**

The subject property is located at 457 Central Way (see Attachment 1, page 3). Pat Logan, from CollinsWoerman architects, with authorization from the property developer Talon Private Capital LLC, has applied for a Design Response Conference for a new mixed-use development on the subject property (see Attachment 1). The project will include 650,000 square feet of office, 225,000 square feet of retail and entertainment, and 250-300 residential units. Structured parking with some on grade parking for the QFC grocery store is proposed.

Phase 1 of the project includes a new enlarged QFC, additional retail, two new office buildings, and one residential building containing approximately 205 units. Future phases will include additional office, retail, entertainment and residential uses. Attachment 2, page 4 contains the phasing plan.

The applicant has provided information on the site plan and landscape concepts, the 2 office buildings (Buildings E and F) and a concept proposal for the corner residential building (Building A). They plan to bring additional information on the residential building to the DRB meeting **on September 8, 2015 for the Board's review.**

The applicant is requesting approval of a minor variation to the required 25' rear yard setback to screen loading and service areas for the grocery store. Details of this request will be provided at a future meeting.

The applicant will also be requesting an extension to the standard lapse of approval **period to allow the project approval to remain in effect for the same term as the City's Planned Action Ordinance (until 2/28/2025).**

### **III. SITE**

The subject property currently contains the existing Park Place Shopping Center. The site is a corner property with street frontage along Central Way to the north and 6<sup>th</sup> Street to the east. It is adjacent to Peter Kirk Park on the west side. The site slopes **generally from the east (approx. elevation 80') down to the west (approx. elevation 50')** over a distance of about 840'. The steepest portion of the property is at the northeast corner.

The following list summarizes the zoning designations and allowed heights of properties adjacent to the subject property.

- North:* **CBD 6 & 7:** Maximum height is 54' above Average Building Elevation (ABE) in CBD 6 and 41' above ABE in CBD 7.
- East:* **PLA 5C:** Maximum height is between 25' above ABE and 60' above ABE depending on use and size of the site.
- South:* **CBD 5:** Maximum height is 67' above ABE.
- West:* **Park/Public Use:** Maximum height is determined on a case-by-case basis.

### **IV. CONCEPTUAL DESIGN CONFERENCE**

A Conceptual Design Conference was held on June 15, 2015. The DRB provided direction to the applicant in preparation for the Design Response Conference. The Board approved the general layout of the full site development concept, but will discuss it in more detail at the Design Response Conference.

The buildings that will be a part of the first phase of the development were also discussed. The applicant presented three options for each of the three buildings in Phase 1. The DRB chose Option 3 for both Building E and Building F and asked that more work be done on Building A, the residential building. It was suggested that a possible hybrid of the 3 options for Building A be brought to the Design Response Conference.

The Board also gave the applicant direction on application materials to be provided for the Design Response Conference. The DRB's feedback from the conference is summarized below under the discussion of the various design topics. The applicant responded to the DRB direction given at the CDC on page 6 of their application package.

### **V. DESIGN RESPONSE CONFERENCE**

The DRB will review the project for consistency with the Kirkland Parkplace Mixed Use Development Master Plan and Design Guidelines, as adopted in Kirkland Municipal Code Chapter 3.30 (see Attachment 2).

#### **Compliance with Design Guidelines**

##### **1. Building Design and Scale**

###### **a. DRB Discussion**

The DRB gave the following direction relating to building design and scale:

- Reduce visual bulk and scale
- Break up long buildings on Central Way to make the project more engaging for pedestrians
- Make the breezeway through Building E more inviting
- Avoid backsides to buildings
- Modulate the south façade of OFC building

b. Supporting Design Guidelines

The *Design Guidelines for the Kirkland Parkplace Mixed-Use Development* (see Attachment 2) contain policy statements that support the direction given by the DRB.

- General Guidelines for Parkplace building design and scale are included on pages 23 through 25.
- Guidelines for the Gateway District building design and scale are on pages 27 and 28. These guidelines discuss the gateway building design in some detail.
- Guidelines for the Central Way District building design and scale are on page 29. These guidelines discuss the two story pass through for Building E.
- Guidelines for the Park Interface District building design and scale are on page 30.
- Guidelines for the Mixed Use Hub building design and scale are on page 32.

c. Response

*As requested by the DRB, the applicant has pursued Massing Option #3 for both Building E and Building F and has provided detailed plans for review (see Attachment 1). The applicant's development concept for Phase 1 is shown on pages 74 and 75 of the application packet. They have also included their response to each of the Building Design Guidelines on pages 76 and 79 of their packet.*

*The DRB should provide input on the following items:*

- Has the visual bulk and scale of Buildings E and F been adequately reduced?
- Has the length of Building E on Central Way been broken up enough to make it more engaging for pedestrians?
- Is the breezeway through Building E inviting?
- Do Buildings E and F have backsides?
- Is the south façade of the QFC building (Building F) adequately modulated?

*The applicants have provided preliminary drawings of the residential building (Building A) for DRB comment. They will bring additional options to the DRB meeting on September 8<sup>th</sup> for further review. The DRB should provide any initial thoughts about Building A at this time and discuss in more detail at its September 8<sup>th</sup> meeting.*

**2. Access**

a. DRB Discussion

The DRB supported moving forward with the vehicular access proposal shown at the Conceptual Design Conference, which is based on the Master Plan for the project (see pages 13-17). The applicant was asked to provide the following additional information at the Design Response Conference.

- Develop overall pedestrian connections throughout the site.

- Show the transition to Peter Kirk Park and how it will work for Phase 1.
- b. Supporting Design Guidelines
- General Guidelines for Parkplace streetscape design are included on page 18 and for pedestrian connections and wayfinding are on page 20.
  - Guidelines for the Gateway District for site planning including pedestrian connections are on pages 26 and 27.
  - Guidelines for the Central Way District for site planning including pedestrian connections are on page 28.
  - Guidelines for the Park Interface District for site planning including pedestrian connections are on page 30.
  - Guidelines for the Mixed Use Hub for site planning including pedestrian connections are on page 31.
  - Pedestrian Connections are also shown on page 8 of the Master Plan Development Standards and Pedestrian Spaces are shown on page 12 (see Attachment 2).
- c. Response

*Pedestrian circulation for the Phase 1 Development Concept is shown on pages 38 and 39 of the applicant's **proposal**. The DRB should provide input on the pedestrian circulation and the transition to Peter Kirk Park.*

### **3. Open Space and Landscaping**

a. DRB Discussion

The DRB asked for the following additional information regarding open space and landscaping:

- Develop overall landscape concept further
- Show grade transitions (L1/Park Level – L2/Plaza Level)
- Study the Central Way breezeway
- Develop the gateway concept at the corner of Central Way and 6<sup>th</sup> Street that will soften the impact of the residential building
- Provide more information about the central plaza

b. Supporting Design Guidelines

- General Guidelines for open space and landscaping are included under Site Planning on pages 18 through 20.
- Guidelines for the Gateway District open space and landscaping are included under Site Planning on pages 26 and 27. There are specific **policies that relate to the "Gateway Garden" at the corner of Central and 6<sup>th</sup> Street.**
- Guidelines for the Central Way District open space and landscaping are on page 28.
- Guidelines for the Park Interface District open space and landscaping are on page 30. The guidelines address the interface with the park.

- Guidelines for the Mixed Use Hub open space and landscaping are on page 31.
- c. Response
- The site plan and landscape concepts have been included on pages 80 – 91 of the application package. The drawings show gathering spaces and circulation throughout the site.*
- The DRB should provide input on the following items:*
- Are there any changes desired to the landscape concepts?
  - Are the grade transitions clear (L1/Park Level – L2/Plaza Level)?
  - What additional information is needed on the Central Way breezeway?
  - Are there additional comments on the gateway concept at the corner of Central Way and 6<sup>th</sup> Street?
  - What additional information is needed about the central plaza?

## **VI. KEY ZONING REGULATIONS**

The applicant's proposal is also subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, Fire and Building Code, and Public Works Standards. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. These regulations and standards are not under the review authority of the DRB and will be reviewed for compliance as part of the building permit review for the project.

The development on the subject property is subject to the regulations in CBD 5A. This zone applies specifically to the Parkplace site (see Attachment 3). Other applicable general KZC sections also apply. The following regulations are important to point out as they form the basis of any new development on the site

- A. Permitted Uses: Permitted uses in this mixed use zone include, but are not limited to retail, restaurants, office, and stacked dwelling units.
- Staff Comment: The applicant is proposing 650,000 square feet of office, 225,000 square feet of retail and entertainment, and 250-300 residential units. Structured parking with some on grade parking for the QFC grocery store is proposed. The proposal is consistent with the permitted uses for CBD 5A.*
- B. Setbacks: CBD 5A required yards are shown on Zoning Code Plate 5 (See Attachment 3).
- Staff Comment: The applicant is requesting approval of a minor variation to the **required 25' rear yard setback to screen loading and service areas for the grocery store.** The code allows the DRB to approve minor setback variations in CBD 5A. Details of this request will be provided at a future meeting.*
- C. Height: The maximum height for CBD 5A is **115' with a maximum of 8 stories.** There are lower height limits to the north and west of the site. The height requirements are shown on Zoning Code Plates 6 and 7 (see Attachment 3).
- Staff Comment: The applicant **must demonstrate compliance with the City's height requirements as part of any building permit.***
- D. Lot Coverage: CBD 5A zoning regulations allow 100% lot coverage.
- E. Parking: The Zoning Code allows for a transportation management plan and parking management plan to help determine required parking for the site.

*Staff Comment: The applicant is working with staff to determine parking requirements and must demonstrate compliance as part of any building permit.*

**VII. STATE ENVIRONMENTAL POLICY ACT**

SEPA is the state law that requires an evaluation of a development proposal for environmental impacts. An Environmental Impact Statement (EIS), Planned Action Ordinance (PAO), and a Supplemental Environmental Impact Statement (SEIS) were completed in October 2008 and August 2010 for the previous Parkplace proposal. An addendum to the EIS and SEIS was completed for the current proposal in February 2015.

The PAO for the project was also revised and is now in effect through 2/28/2025. The 2008 EIS review alternative included the adoption of a Planned Action Ordinance designating the Parkplace request as a Planned Action for the purposes of SEPA compliance. A Planned Action is intended to conduct early environmental review under SEPA so that impacts and mitigation measures for the planned development are identified up front.

**VIII. PUBLIC COMMENT**

Prior to the finalization and distribution of this staff memo, no comments from the general public were received.

**IX. SUBSEQUENT MODIFICATIONS**

Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

**X. ATTACHMENTS**

1. Applicant's Proposal
2. Master Plan & Design Guidelines
3. Use Zone Chart for CBD5A



# 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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**RYAN**  
BUILDING LASTING RELATIONSHIPS

**TALON**  
PRIVATE CAPITAL

INTRODUCTION

PROJECT INFORMATION

**LOCATION** 457 Central Way  
Kirkland, WA 98033

**DEVELOPER** **Talon Private Capital, LLC**  
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Seattle, WA 98101  
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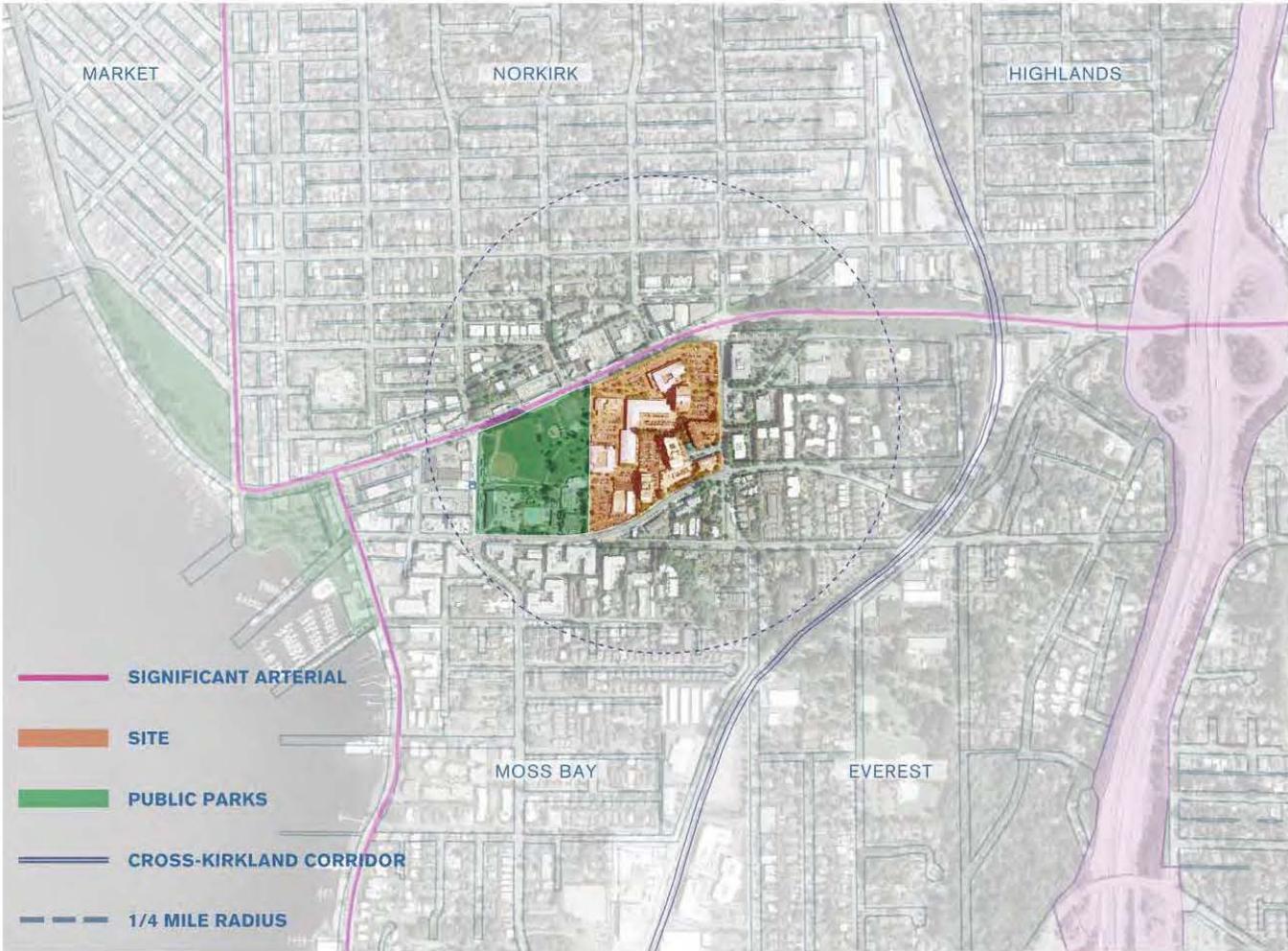
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Reviewed by: \_\_\_\_\_  
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# INTRODUCTION

## VICINITY MAP



- SIGNIFICANT ARTERIAL
- SITE
- PUBLIC PARKS
- CROSS-KIRKLAND CORRIDOR
- - - 1/4 MILE RADIUS

## DEVELOPMENT OBJECTIVES

### PROJECT GOAL

To create and develop a vibrant gathering place for Kirkland residents, innovative office users and retailers that encompasses Kirkland's unique attributes, takes advantage of the site's location, and provides retail that will draw office users, the public, and permanent residents.

### PROJECT SUMMARY

Kirkland Parkplace will be a new mixed-use office, retail, entertainment, and residential center located next to Peter Kirk Park in Kirkland's central business district. The project will be a redevelopment of the current Kirkland Parkplace shopping center, and will provide a location for office tenants, retail shops and restaurants as well as an expanded theatre and other entertainment options in a setting that will include a variety of publicly accessible open spaces.

In addition, Kirkland Parkplace will include a significant residential component to provide a true mixed-use experience and round-the-clock ownership.

### PROGRAM OBJECTIVES

The Kirkland Parkplace project will address Kirkland's shortage of office space suitable for innovative office users who require larger floor plates, and sufficient space within one or more buildings to accommodate their needs. The community-serving retail and residential will complement this office use and will provide an attractive place to work, live, shop, and play.

### PHASING

The project will likely be built in three phases. Phase 1 will include a new enlarged QFC, additional retail, two new office buildings, and one residential building containing approximately 205 units. Future phases will include additional office, retail, entertainment and residential uses. The Phase 1 residential building depicted represents a maximum building height of 8 stories. This building is still in development and will be revised.

### MINOR MODIFICATION REQUEST

A minor modification is requested to construct a plaza within the side yard setback to screen loading and service areas at the grocery.

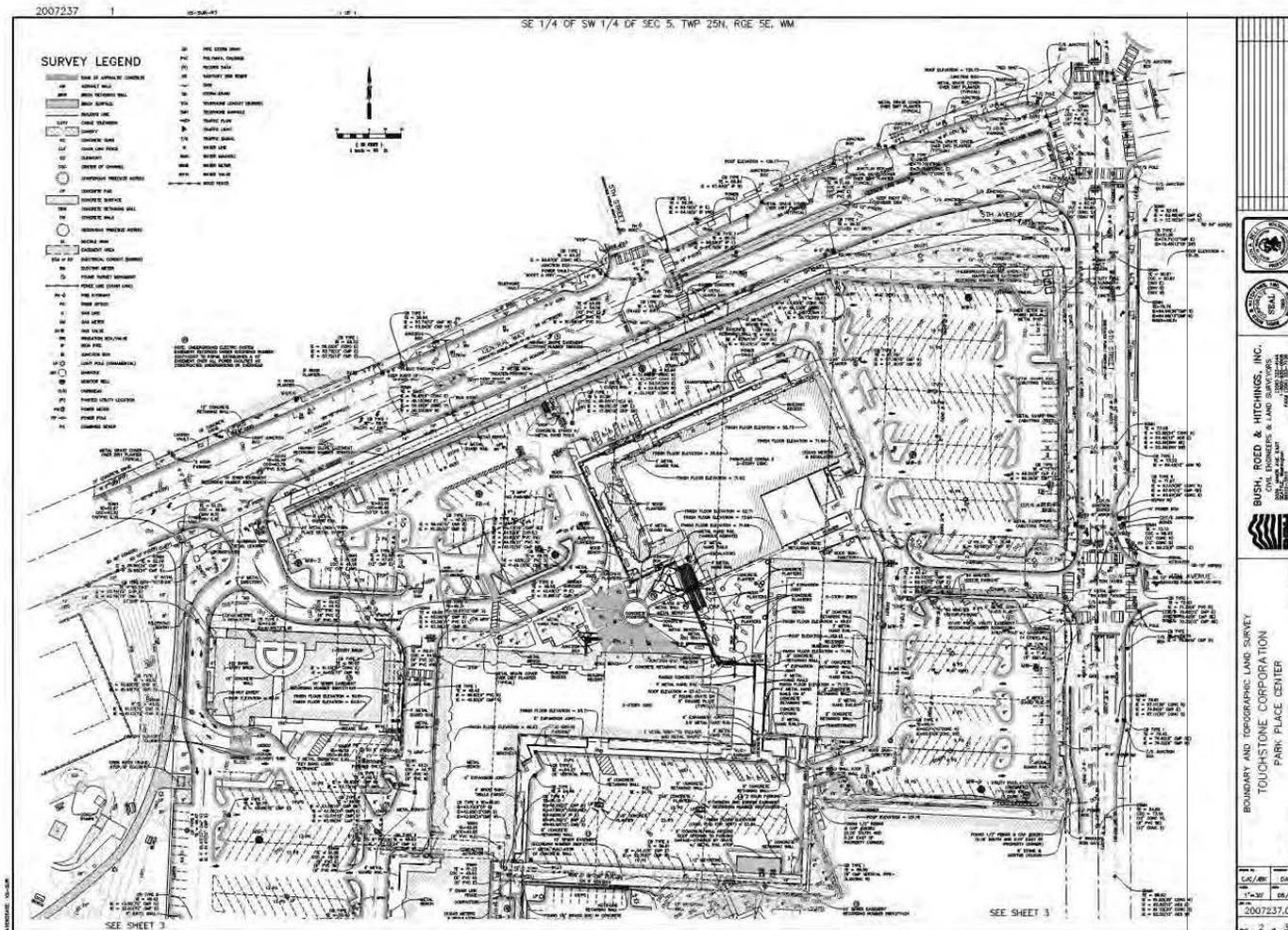


AUGUST 17, 2015 | KIRKLAND PARKPLACE | TALON | COLLINSWOERMAN

# SITE CONDITIONS

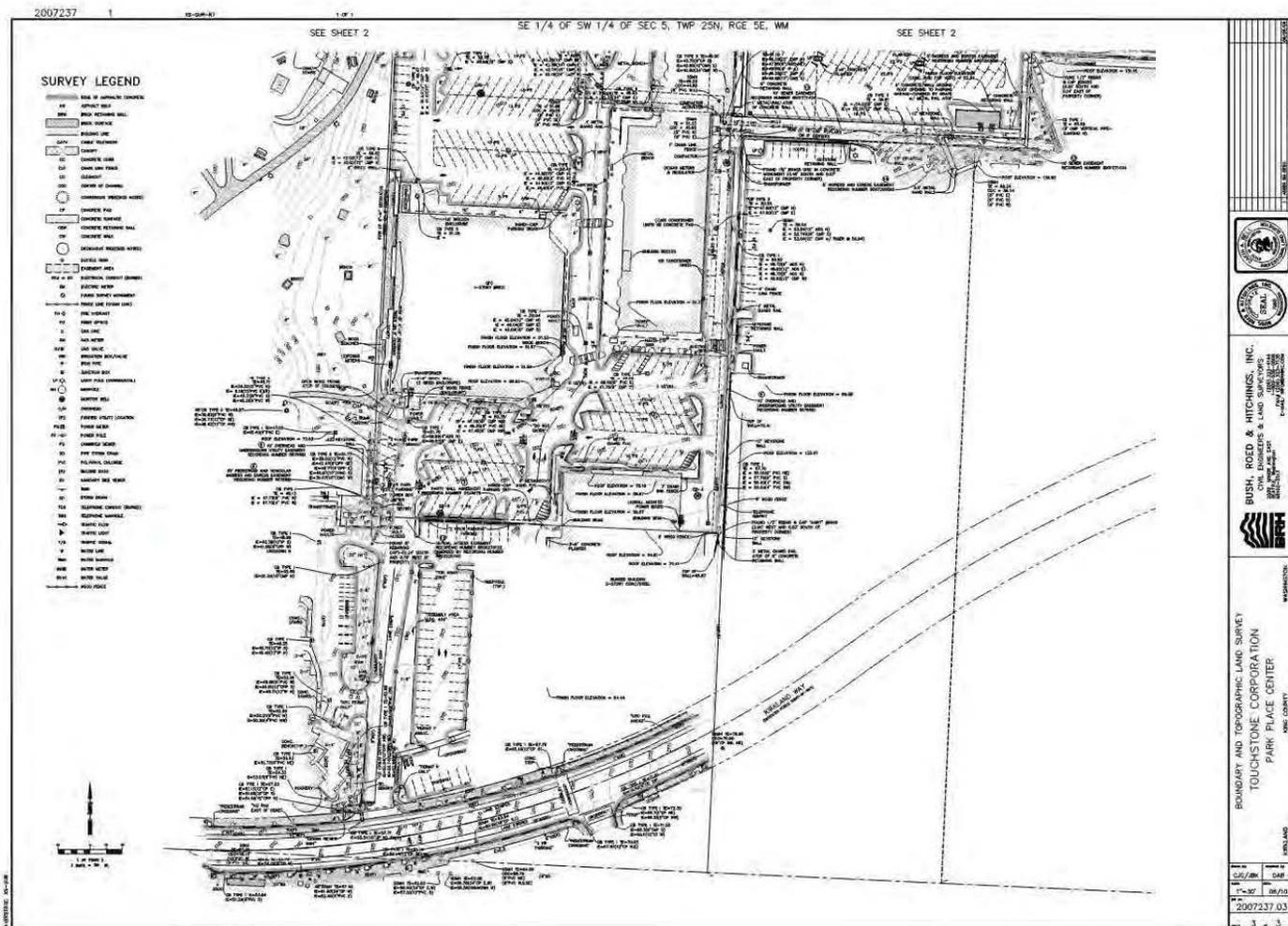
## Site Survey

SURVEY (NOT TO SCALE)



**SITE CONDITIONS**  
Site Survey

**SURVEY (NOT TO SCALE)**



## 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 existing 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 side-walks, 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).

# 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

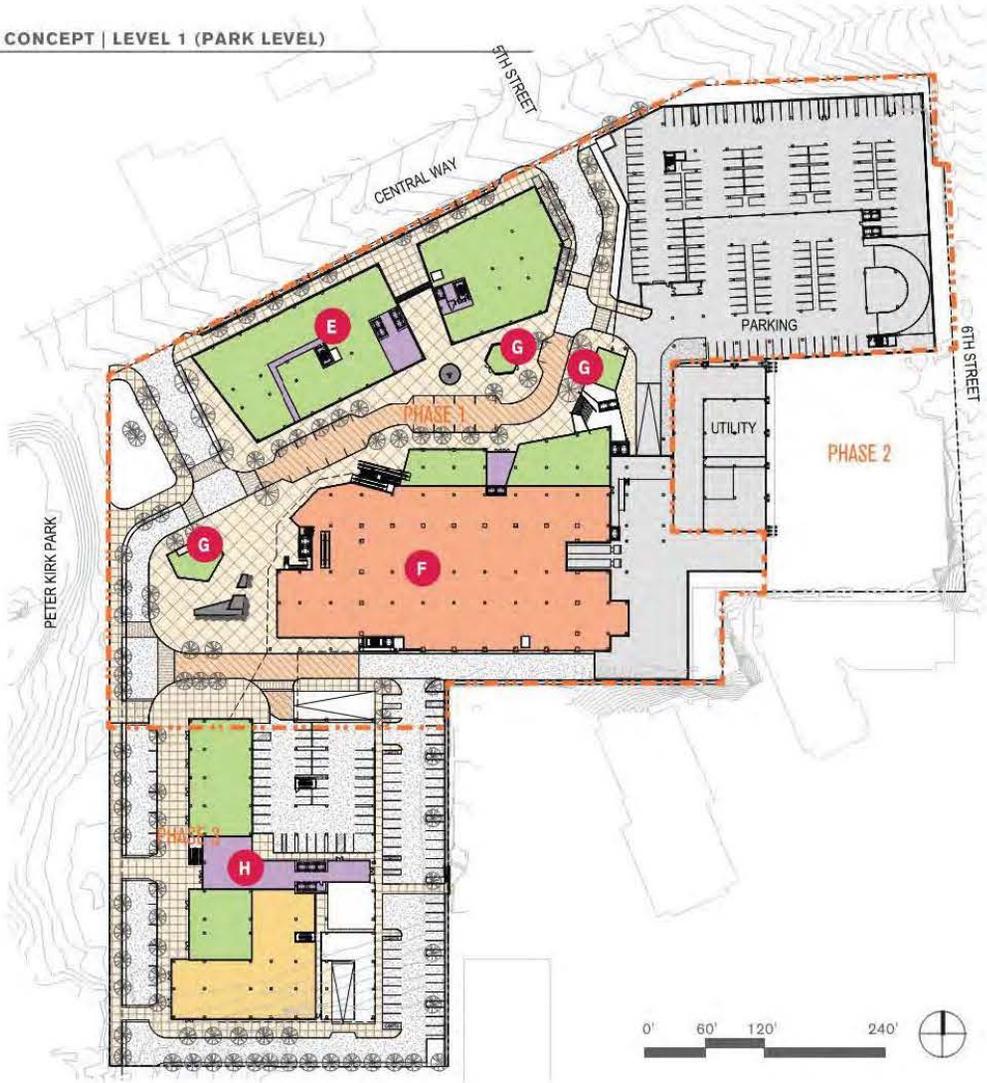
APPROX. AREAS	PHASE 1 BUILDINGS			PHASE 2 BLDGS			TOTAL: FULL BUILD-OUT	
	A	E	F	G	C	H		
Office	-	190,000	189,000	-	--	250,000	630,000 SF	up to 650,000 SF
Residential	150,000*	--	--	--	150,000	--	285,000 SF	up to 300,000 SF
Retail	3,500	29,000	46,000	7,000**	--	25,000	100,000 SF	up to 125,000 SF
Grocery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

\* RESIDENTIAL PROGRAM AND CONFIGURATION UNDER DEVELOPMENT

\*\* BUILDING G REPRESENTS SEVERAL SMALL STAND-ALONE RETAILS BUILDINGS

**FULL BUILD OUT CONCEPT**  
 Site Plan | Full Build Out

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



**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
<b>TOTAL</b>	<b>130,000</b>	<b>1,115,000 SF</b>



# FULL BUILD OUT CONCEPT

Site Plan | Full Build Out

**MAP KEY**

Full Build-Out

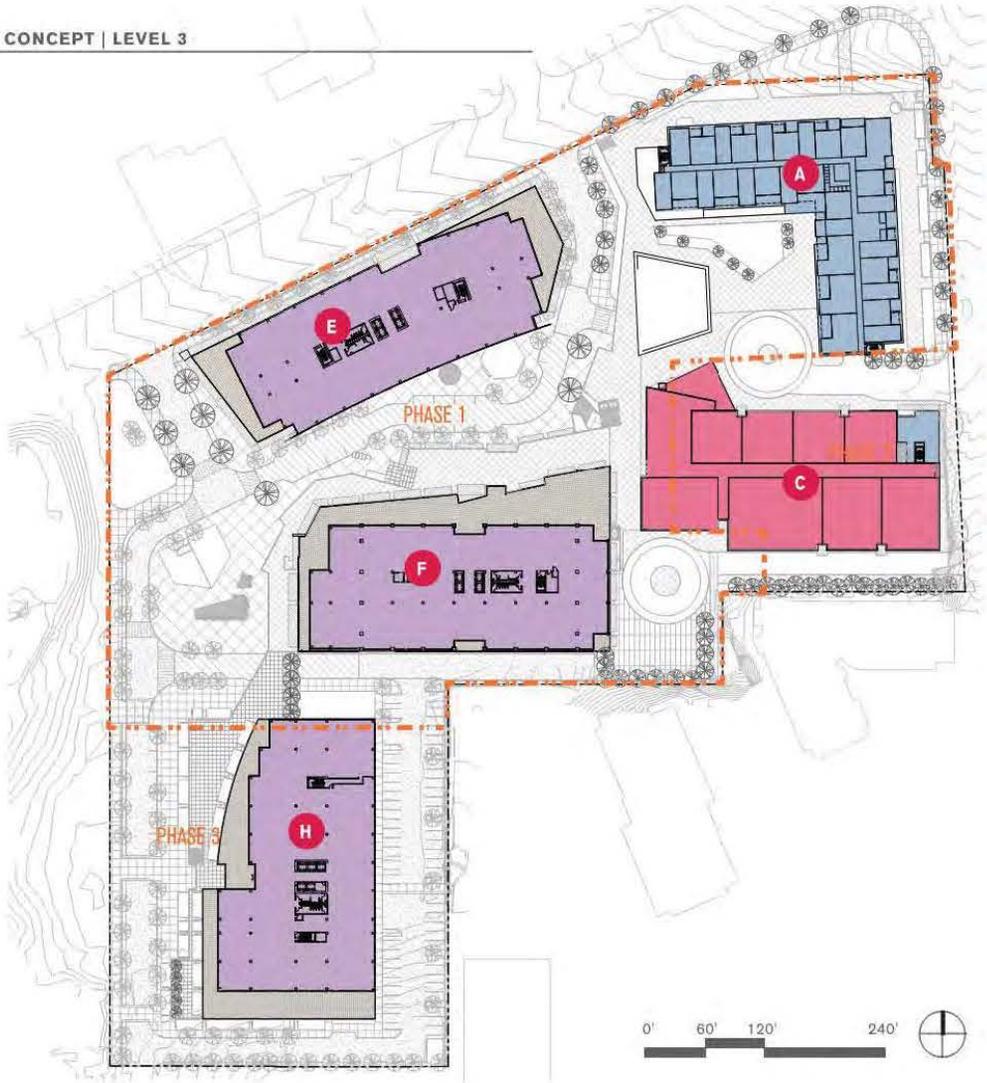
	PLAZA LEVEL	SITE TOTAL
 Office	78,000	630,000 SF
 Residential	29,000	285,000 SF
 Retail	48,000	100,000 SF
 Grocery	-	47,000 SF
 Retail/Entertainment	40,000	40,000 SF
 Health Club	-	13,000 SF
<b>TOTAL</b>	<b>195,000</b>	<b>1,115,000 SF</b>

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



**FULL BUILD OUT CONCEPT**  
Site Plan | Full Build Out

**FULL BUILD OUT SITE CONCEPT | LEVEL 3**



**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
<b>TOTAL</b>	<b>142,000</b>	<b>1,115,000 SF</b>

# FULL BUILD OUT CONCEPT

Site Plan | Full Build Out

## MAP KEY

Full Build-Out

	LEVEL L4	SITE TOTAL
 Office	112,000	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
<b>TOTAL</b>	<b>137,000</b>	<b>1,115,000 SF</b>

## FULL BUILD OUT SITE CONCEPT | LEVEL 4



**FULL BUILD OUT CONCEPT**  
 Site Plan | Full Build Out

**FULL BUILD OUT SITE CONCEPT | LEVEL 5**



**MAP KEY**

Full Build-Out

	LEVEL L5	SITE TOTAL
Office	112,000	605,000 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
<b>TOTAL</b>	<b>162,000</b>	<b>1,115,000 SF</b>

# FULL BUILD OUT CONCEPT

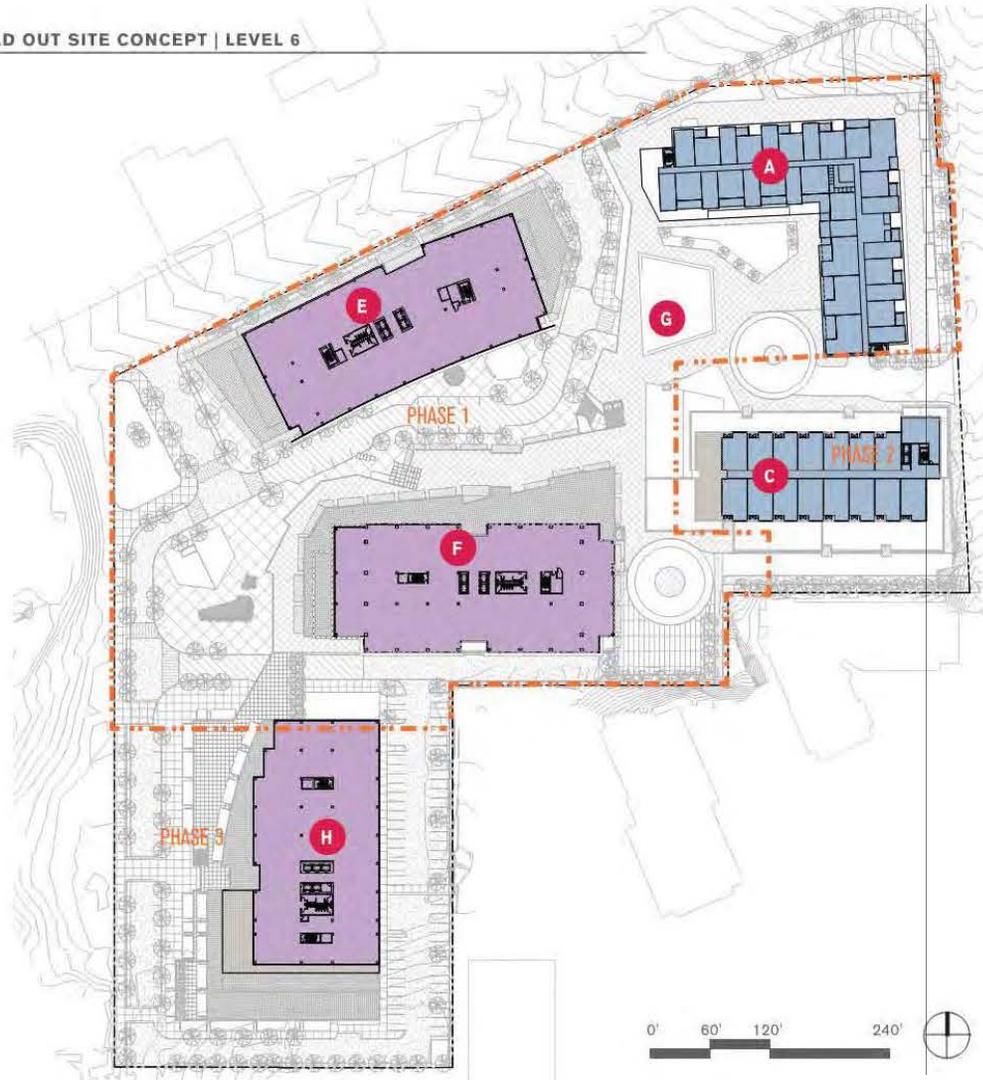
Site Plan | Full Build Out

**MAP KEY**

Full Build-Out

	LEVEL L6	SITE TOTAL
 Office	105,500	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
<b>TOTAL</b>	<b>155,500</b>	<b>1,115,000 SF</b>

**FULL BUILD OUT SITE CONCEPT | LEVEL 6**



# FULL BUILD OUT CONCEPT

Site Plan | Full Build Out

## FULL BUILD OUT SITE CONCEPT | LEVEL 7



### 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
<b>TOTAL</b>	<b>132,500</b>	<b>1,115,000 SF</b>

# FULL BUILD OUT CONCEPT

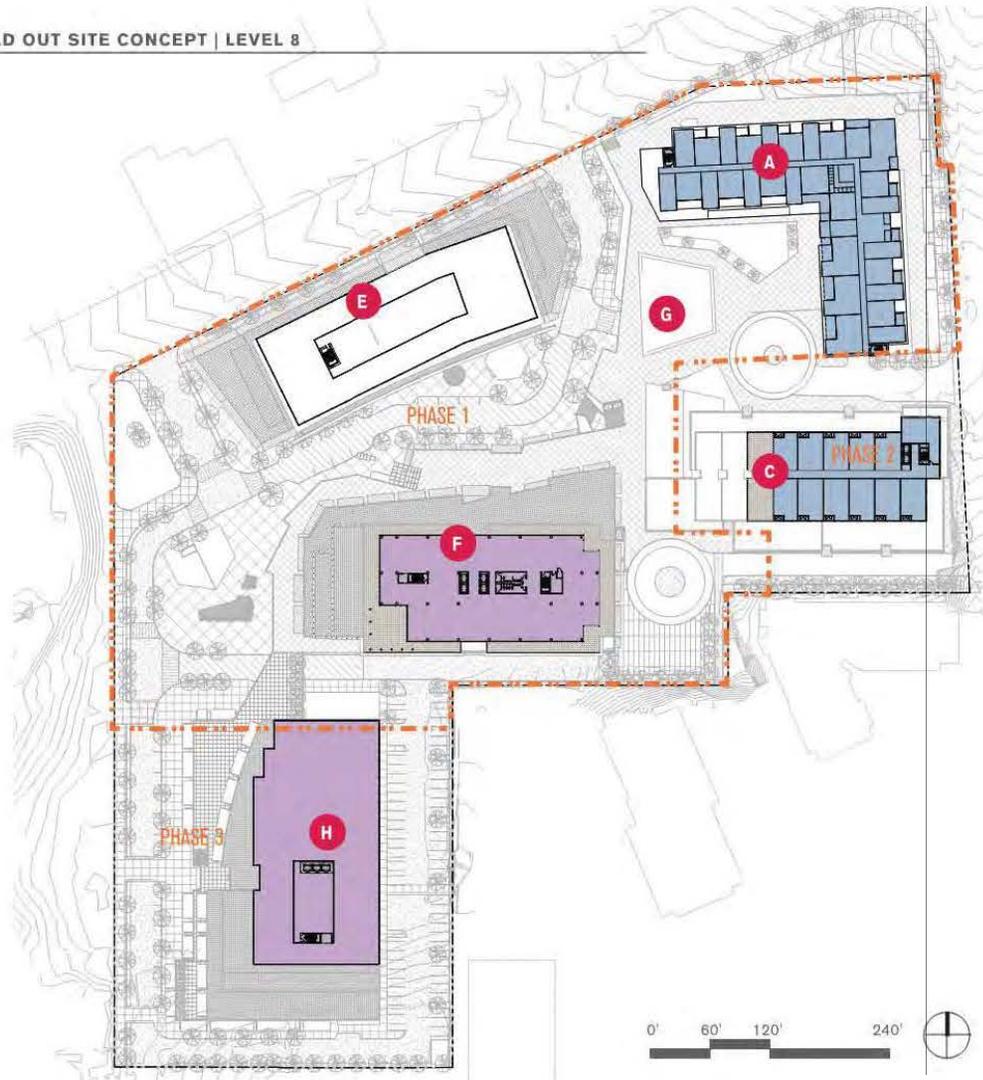
Site Plan | Full Build Out

**MAP KEY**

Full Build-Out

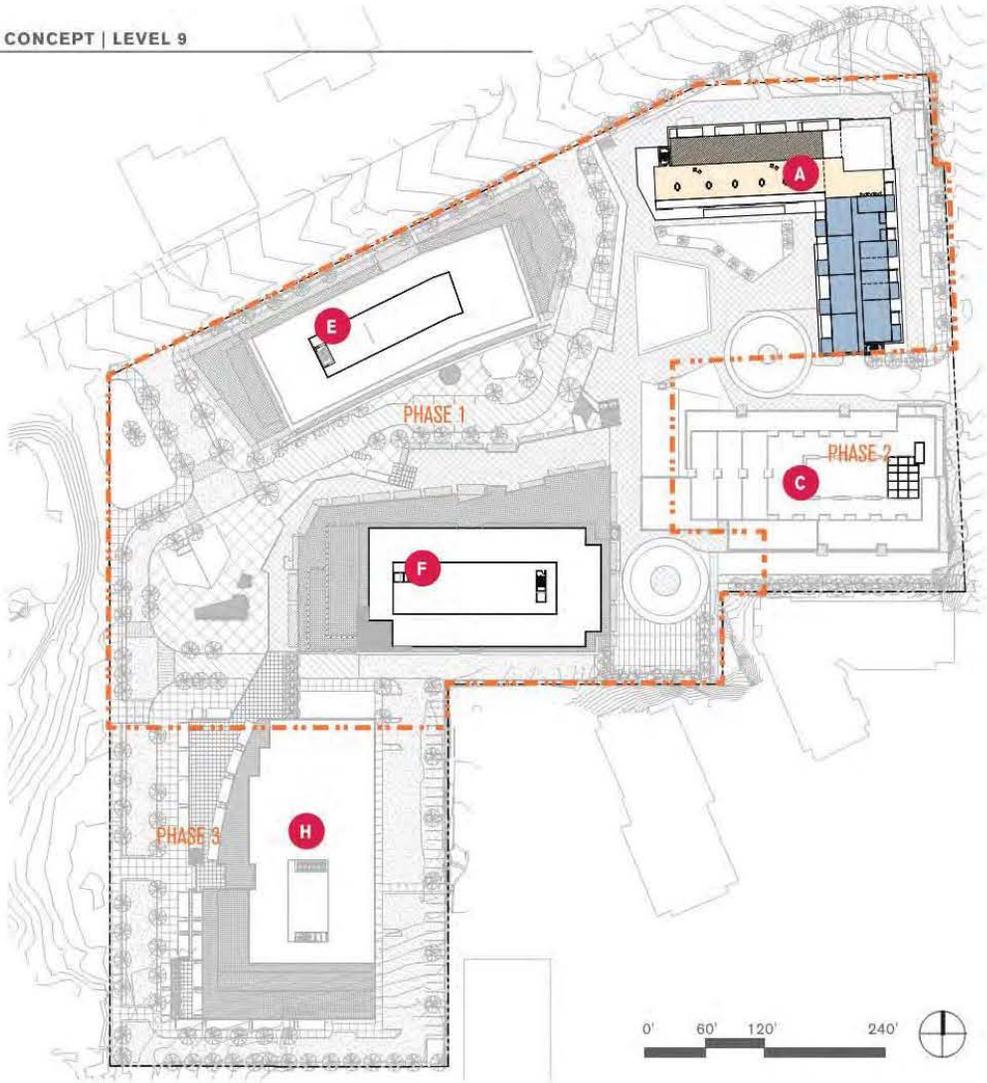
	LEVEL L8	SITE TOTAL
 Office	49,500	630,000 SF
 Residential	49,000	285,000 SF
 Retail	-	100,000 SF
 Grocery	-	47,000 SF
 Retail/Entertainment	-	40,000 SF
 Health Club	-	13,000 SF
<b>TOTAL</b>	<b>98,500</b>	<b>1,115,000 SF</b>

**FULL BUILD OUT SITE CONCEPT | LEVEL 8**



**FULL BUILD OUT CONCEPT**  
Site Plan | Full Build Out

**FULL BUILD OUT SITE CONCEPT | LEVEL 9**



**MAP KEY**

Full Build-Out

	LEVEL L9	SITE TOTAL
Office	-	630,000 SF
Residential	22,000	285,000 SF
Retail	-	100,000 SF
Grocery	-	47,000 SF
Retail/Entertainment	-	40,000 SF
Health Club	-	13,000 SF
<b>TOTAL</b>	<b>22,000</b>	<b>1,115,000 SF</b>

# FULL BUILD OUT CONCEPT

Site Elevations | Full Build Out



# FULL BUILD OUT CONCEPT

Site Elevations | Full Build Out



**SOUTH SITE ELEVATION**



**WEST SITE ELEVATION**

# FULL BUILD OUT CONCEPT

Site Sections | Full Build Out



AUGUST 17, 2015

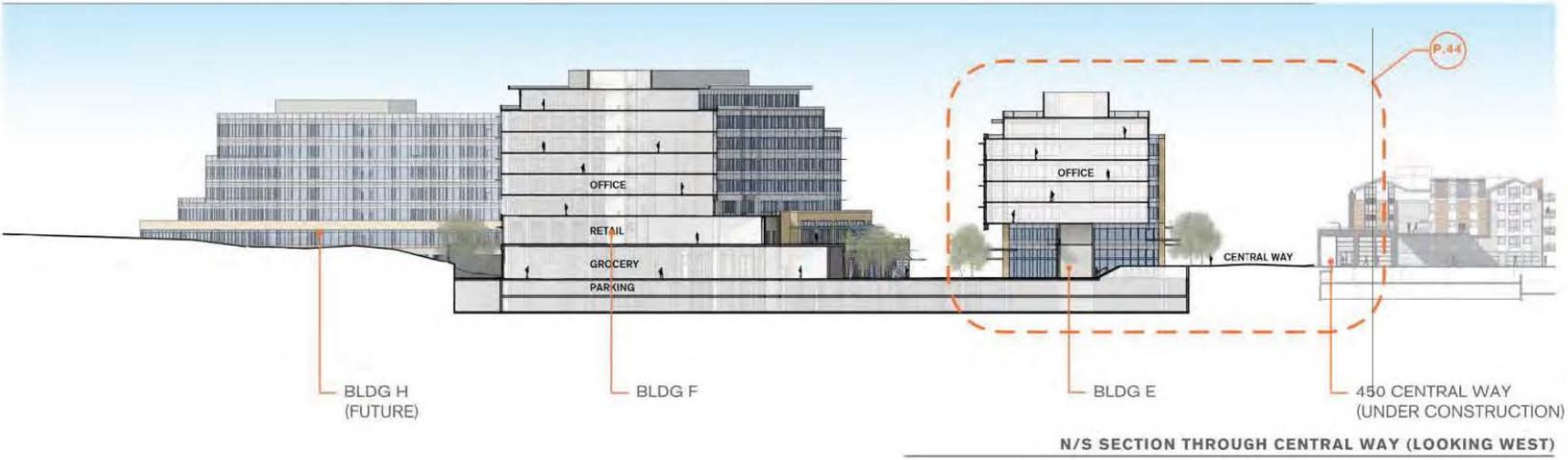
KIRKLAND PARKPLACE

TALON

COLLINSWOERMAN

# FULL BUILD OUT CONCEPT

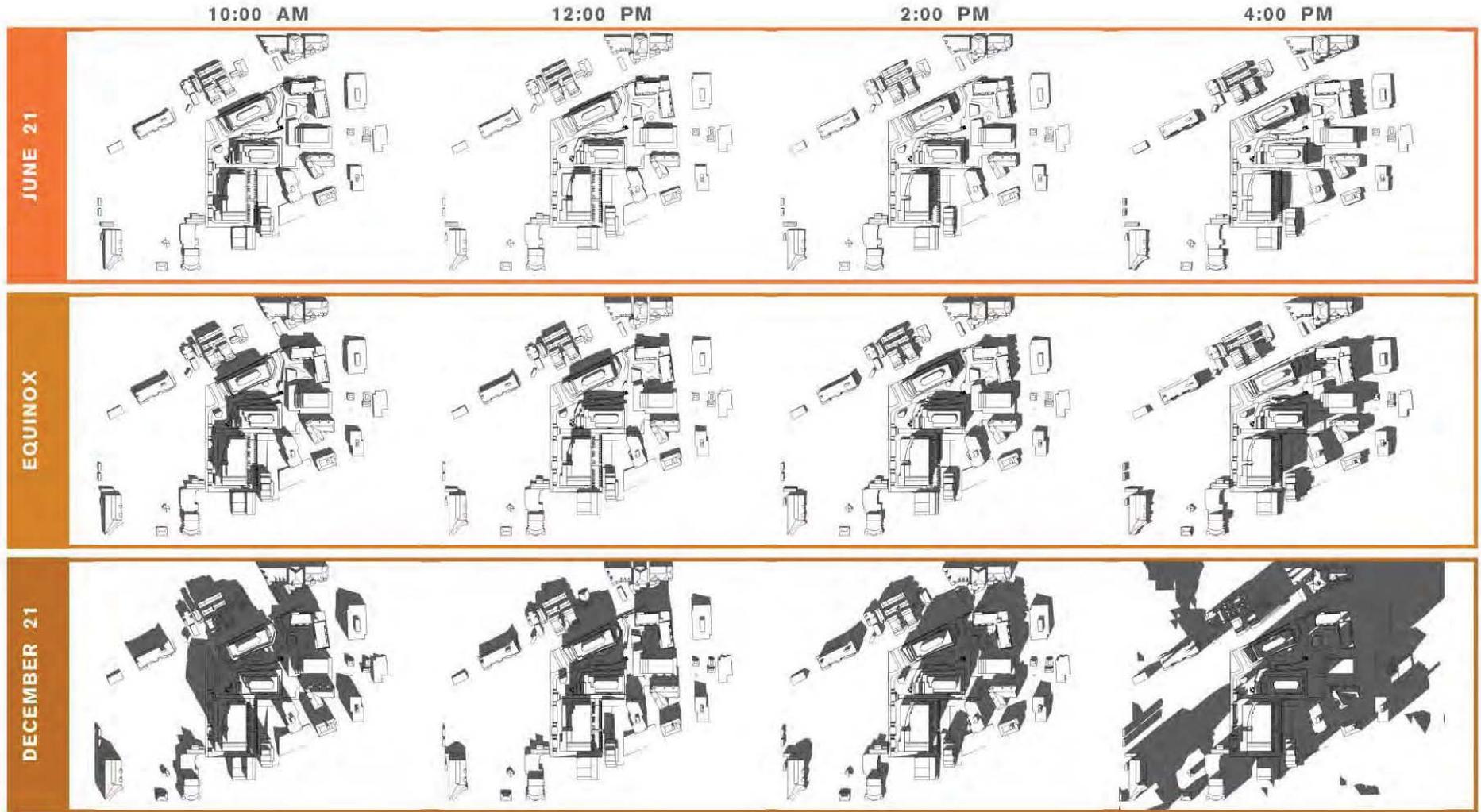
Site Sections | Full Build Out



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# FULL BUILD OUT CONCEPT

Shadow Studies | Full Build Out



# PHASE 1 DEVELOPMENT CONCEPT

Site Concept | Phase 1

PHASE 1 | NORTHEAST AERIAL LOOKING SOUTHWEST



**DESCRIPTION**

**OVERVIEW**

Phase 1 occupies the central portion of the site, and contains three new buildings totaling approximately 775,000 s.f. including one existing 70,000 s.f. office structure. Parking for this phase will be primarily below grade and will total between 1,400 to 1,800 stalls.

**QFC RELOCATION & NEW BUILDINGS**

Relocating and expanding the existing QFC store will be the first component of the redevelopment, and the new 47,000 sf 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 while concealing the loading and service areas.

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.

**BUILDING A**

The Phase 1 residential building depicted represents a maximum building height of 8 stories. This building is still in development and will be revised.

**EXISTING OFFICE (BUILDING D)**

This 70,000 sf building will remain during Phase 1 build out, and may remain occupied until Phase 2 begins construction.

**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**

Parking for this phase will be accommodated primarily below grade, in a two to four level parking structure. A portion of the existing parking field along 6th street will remain during construction of this phase and will continue in service until the future residential/ retail/ entertainment building (Phase 2) constructed.

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, with a temporary Park promenade to be constructed along Peter Kirk park. This parking field will serve as temporary parking for Building D (Existing Office) as well as temporary QFC surface parking.

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# PHASE 1 DEVELOPMENT CONCEPT

Site Concept | Phase 1

## PHASE 1 | NORTHWEST AERIAL LOOKING SOUTHEAST



### OVERALL SITE DEVELOPMENT

(APPROX. AREAS)	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	
<b>Totals</b>	<b>153,500</b>	<b>219,000</b>	<b>282,000</b>	<b>7,000</b>	<b>660,000 *</b>	<b>1,115,000 SF</b>	<b>up to 1,175,000 SF</b>

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

# PHASE 1 DEVELOPMENT CONCEPT

Site Plan | Phase 1

PHASE 1 | LEVEL 1 (PARK LEVEL)



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
<b>TOTAL</b>	<b>104,000</b>	<b>660,000 SF</b>

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

# PHASE 1 DEVELOPMENT CONCEPT

Site Plan | Phase 1

MAP KEY

PHASE 1 | LEVEL 2 (UPPER PLAZA LEVEL)

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
<b>TOTAL</b>	<b>122,000</b>	<b>660,000 SF</b>

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

Phase 1 Boundary



# PHASE 1 DEVELOPMENT CONCEPT

Site Plan | Phase 1

PHASE 1 | LEVEL 3



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
<b>TOTAL</b>	<b>107,000</b>	<b>660,000 SF</b>

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

# PHASE 1 DEVELOPMENT CONCEPT

Site Plan | Phase 1

MAP KEY

PHASE 1 | LEVEL 4

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
<b>TOTAL</b>	<b>105,000</b>	<b>660,000 SF</b>

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

