

PHASE 1 DEVELOPMENT CONCEPT

Floor Plans | Building F

LEGEND

	LEVEL 7	BLDG TOTAL
■ OFFICE	29,500 SF	189,000 SF
■ RESIDENTIAL	--	--
■ RETAIL	--	46,000 SF
■ GROCERY	--	47,000 SF
TOTAL	29,500 SF	282,000 SF

LEVEL 7



PHASE 1 DEVELOPMENT CONCEPT

Floor Plans | Building F

LEVEL 8

LEGEND



	LEVEL 8	BLDG TOTAL
■ OFFICE	20,500 SF	189,000 SF
■ RESIDENTIAL	--	--
■ RETAIL	--	46,000 SF
■ GROCERY	--	47,000 SF
TOTAL	20,500 SF	282,000 SF

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PHASE 1 DEVELOPMENT CONCEPT
Elevations | Building F

EAST ELEVATION

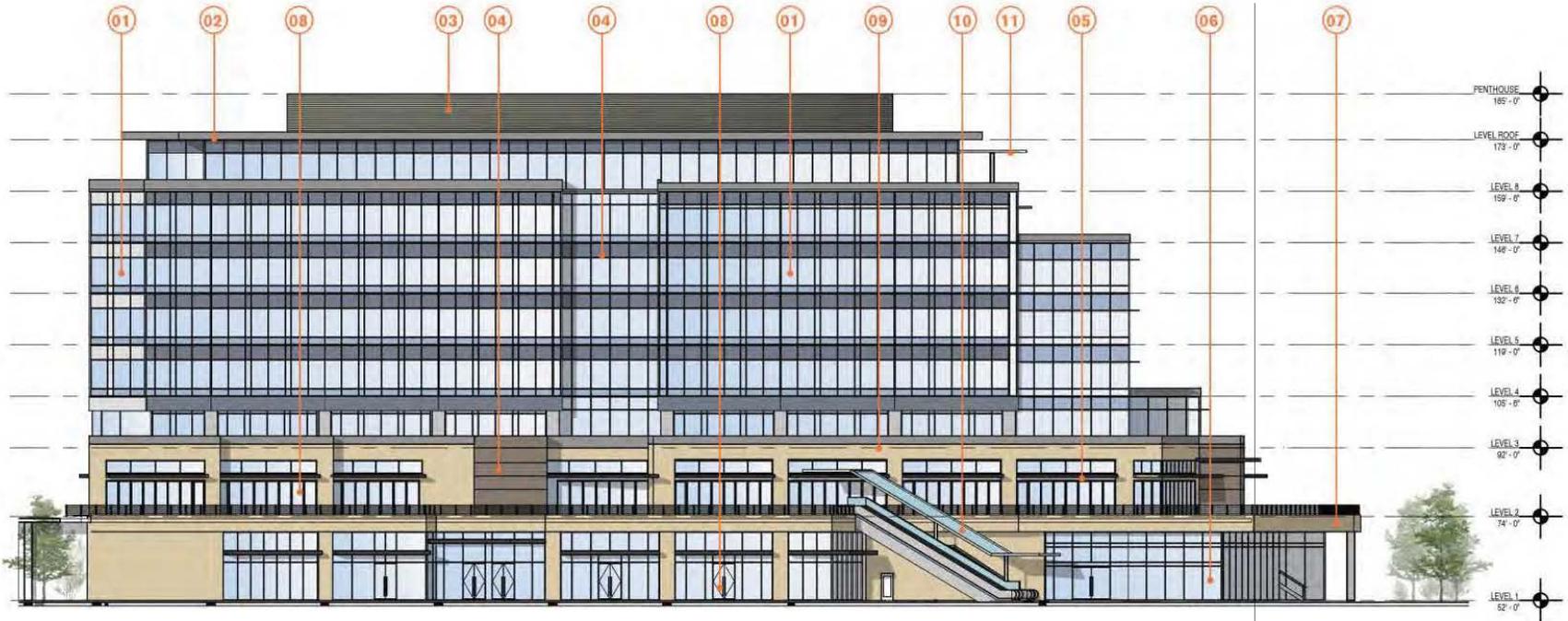


LEGEND

- | | | | |
|---------------------------------------|-------------------------------|----------------------------------|----------------------|
| 01 UNITIZED CURTAINWALL | 05 METAL & GLASS CANOPIES | 09 L2 RETAIL MASONRY, PRECAST | 13 OPTIONAL SUNSHADE |
| 02 ALUMINUM PANEL EYEBROW | 06 QFC STOREFRONT | 10 GLASS COVER @ ESCALATOR | |
| 03 PROFILE METAL PANELS @ ROOF SCREEN | 07 L1 RETAIL MASONRY, PRECAST | 11 POSSIBLE TRELLIS/COVERED AREA | |
| 04 METAL PANELS OR RAINSCREEN | 08 RETAIL STOREFRONT GLAZING | 12 LOUVER BAND FOR HVAC | |

PHASE 1 DEVELOPMENT CONCEPT
Elevations | Building F

NORTH ELEVATION

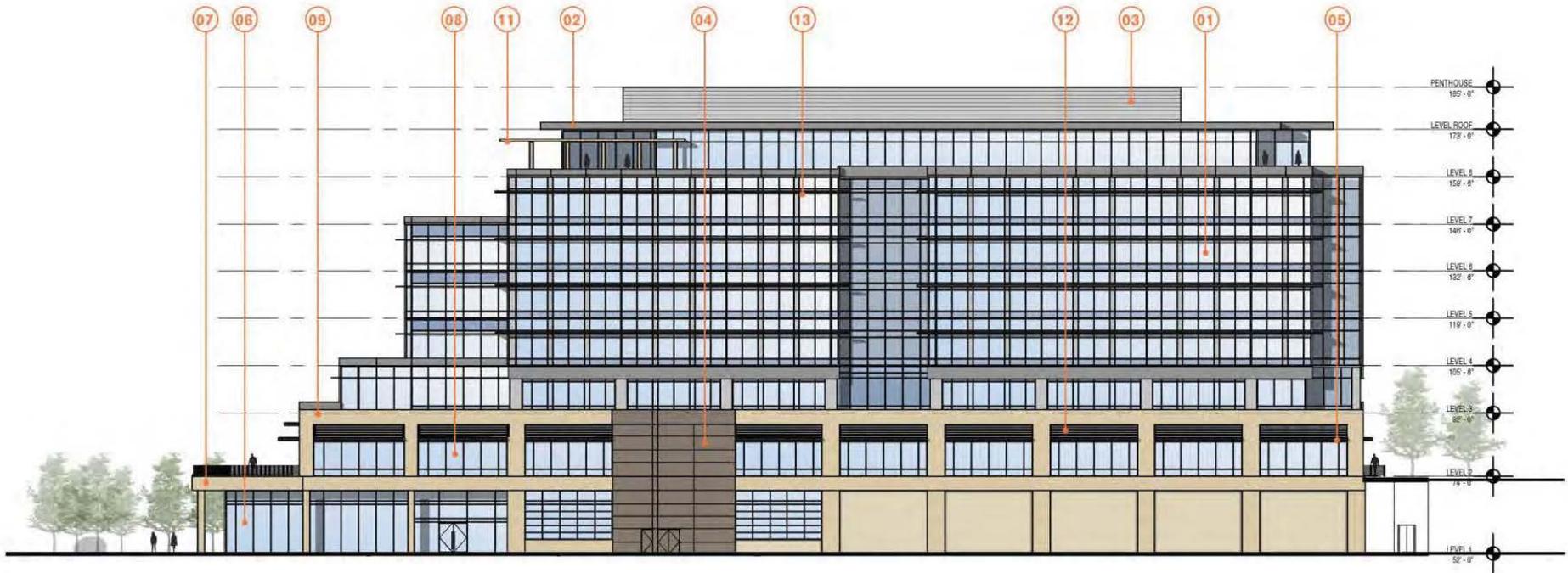


LEGEND

- | | | | |
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PHASE 1 DEVELOPMENT CONCEPT
Elevations | Building F

SOUTH ELEVATION

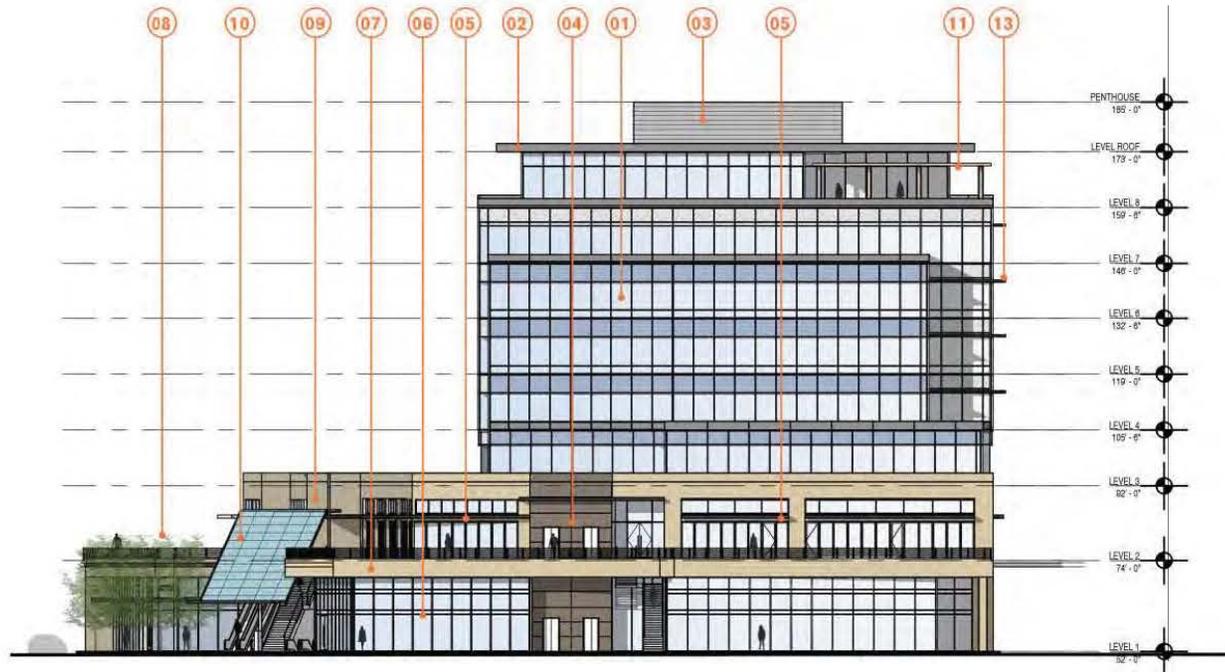


LEGEND

- | | | | |
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PHASE 1 DEVELOPMENT CONCEPT
Elevations | Building F

WEST ELEVATION



LEGEND

- | | | | | | | | |
|----|------------------------------------|----|----------------------------|----|-------------------------------|----|-------------------|
| 01 | UNITIZED CURTAINWALL | 05 | METAL & GLASS CANOPIES | 09 | L2 RETAIL MASONRY, PRECAST | 13 | OPTIONAL SUNSHADE |
| 02 | ALUMINUM PANEL EYEBROW | 06 | QFC STOREFRONT | 10 | GLASS COVER @ ESCALATOR | | |
| 03 | PROFILE METAL PANELS @ ROOF SCREEN | 07 | L1 RETAIL MASONRY, PRECAST | 11 | POSSIBLE TRELLIS/COVERED AREA | | |
| 04 | METAL PANELS OR RAINSCREEN | 08 | RETAIL STOREFRONT GLAZING | 12 | LOUVER BAND FOR HVAC | | |

PHASE 1 DEVELOPMENT CONCEPT

Perspectives | Building F

SOUTHWEST PERSPECTIVE



NORTHWEST PERSPECTIVE



SOUTHEAST PERSPECTIVE



NORTHEAST PERSPECTIVE



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PHASE 1 DEVELOPMENT CONCEPT
Perspectives | Building F

PERSPECTIVE FROM SOUTH PARKING LOT TOWARD BUILDING F



PHASE 1 DEVELOPMENT CONCEPT

Design Guidelines Response | Phase 1

DESIGN RESPONSE

Curved facade
Responds to bend in plan
Counter point to angular geometry

Levels 4, 5, & 6
Set back to reduce apparent length of facade

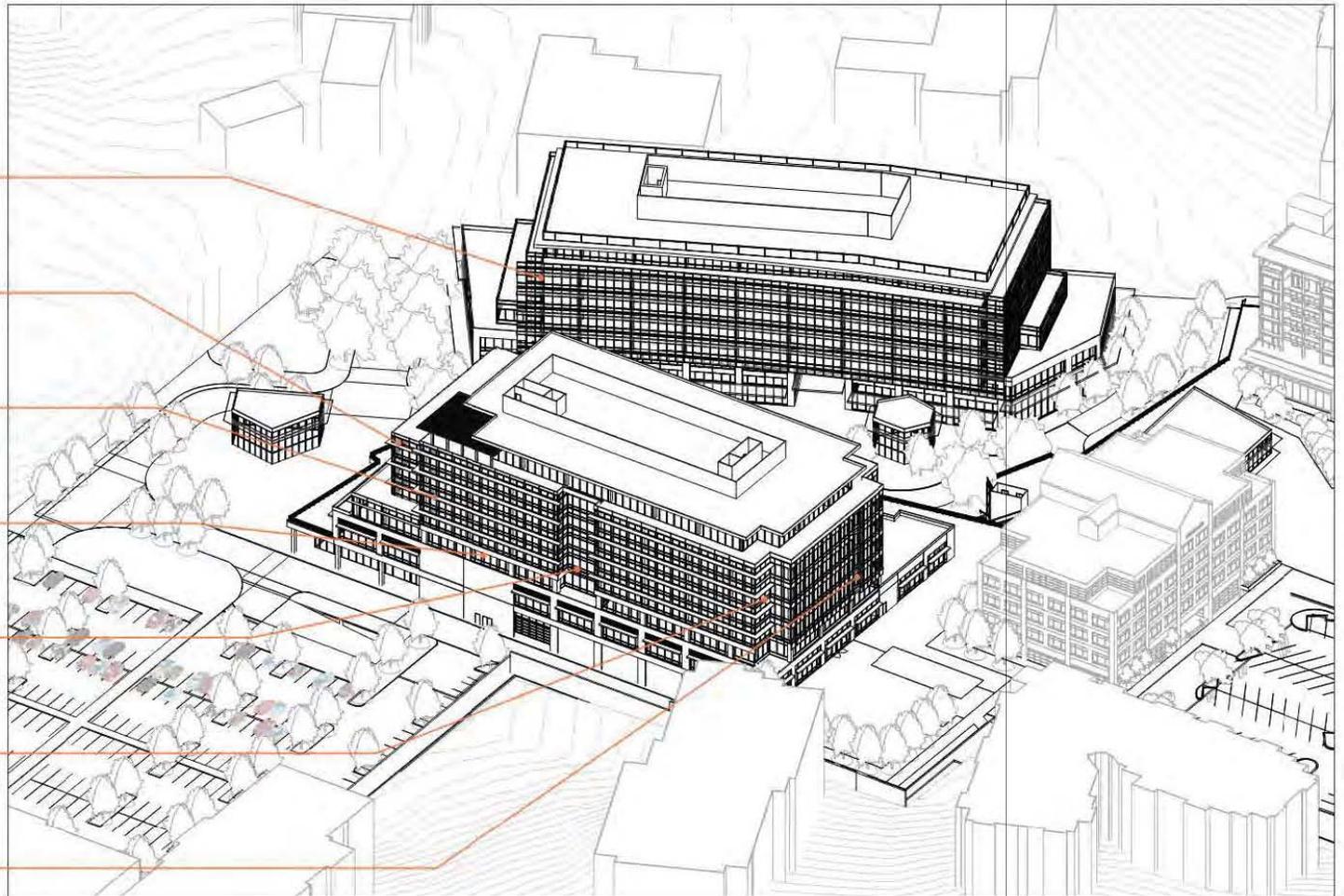
Sunshades
Add depth and detail to south facade

Level 3
Recessed and articulated to reduce scale

Central notch
Breaks facade at mid-point

Notches at each end of east facade reduce apparent length of facade

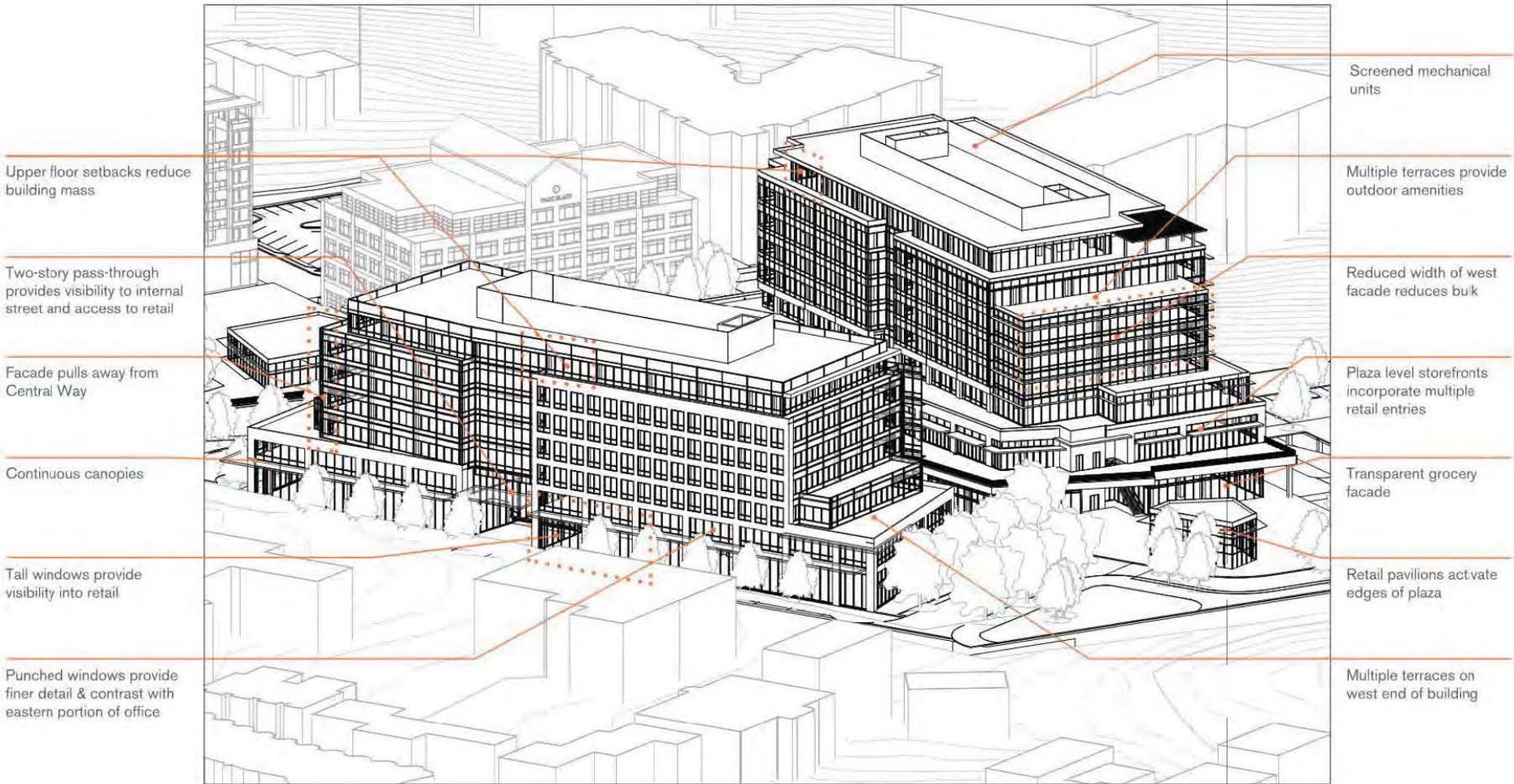
Notch breaks up east facade



PHASE 1 DEVELOPMENT CONCEPT

Design Guidelines Response | Phase 1

DESIGN RESPONSE



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DESIGN GUIDELINES

Design Guidelines Response | Building E

BUILDING E

OVERALL BUILDING DESIGN GUIDELINES

1. ORIENTATION TO THE STREET

a. Streets and public spaces should be enlivened by Storefronts, windows, merchandise and other activity. Buildings should be designed with frequent entrances to encourage multi-tenant occupancy and walk-in traffic.

Response: All street and plaza facades are composed primarily of vision glass, promoting transparency. Retail spaces are designed to allow entries at multiple points to allow for a variety of building tenant configurations.

b. Ground level retail heights should be a minimum of 14 feet in height.

Response: Most retail spaces at Level one have a 20 foot floor to floor.

c. Entrances: Principal building entry should be visible from internal or external streets and public space. Entries should be marked by large entry doors and/or canopy/portico/overhang.



Response: At building E, the majority of retail entries will be oriented to the internal main street, with the opportunity to add entries at the internal pass-through as well as Central Way.

d. Transparency: To help provide a visual connection between activities, ground floor facades should provide:
 • windows – 60% on Central Way, 50% along access streets of clear
 Weather Protection: placed along at least 75% of facades of retail frontages
 Retail frontages with wide sidewalks, transparency, visible entries, and weather protection

Response: All sides of the ground level at building E include ample windows, and canopies for weather protection. A framework of pilasters and glazing allows for continuity of design while allowing for variation in individual storefront design.

2. MASSING/ARTICULATION

a. In general, break down the scale and massing of larger buildings into smaller and varied volumes

b. All building faces should be responsive to the context of the surrounding environment and neighboring buildings.

c. Design all sides of the building with care (i.e. there should be no “back-side” of a building.)

d. Buildings should distinguish a “base” using articulation and materials. Include regulating lines and rhythms to create a pedestrian-scaled environment

h. Building modulation should be employed to break up long facades and create a visual interest unique to each building in the project. The type of modulation should be determined by the overall design concept for each building, using dimensions from window sizes, column spacing, rain screen paneling, etc. to determine a distinct design solution.

i. Roof Silhouettes: Express roofs in varied ways

j. Locate and/or screen rooftop equipment so that it is not visible from public spaces. Integrate rooftop screening into building’s form.

Response: Building E is composed of a two story base expression, a four story middle office floor expression and a top that is set back from the floors below.

The Central Way façade is divided into two halves, with the western portion composed of punched openings and the eastern end a curtain wall expression, in order to visually separate the two halves and reduce the overall appearance of length, while providing a finer grain detail to the façade. The eastern office component angles back away from the street to further reduce the bulk.

The west end includes more vision glass to take advantage of views and includes roof terraces overlooking the park and city. The internal street façade is treated differently and incorporates a sweeping curve that relates to the geometry of the building and the internal space between buildings.

The building mass is weighted toward the interior space and away from Central way, to maintain desired office width, and reduce bulk along Central Way.

4. ENCOURAGE HIGH-QUALITY DESIGN

a. Exterior architectural design and building materials should exhibit permanence and quality appropriate to Kirkland’s urban setting.

Response: The building design and detailing will be commensurate with class A office space, and high quality retail and entertainment tenants. The primary building materials at the base of the building will include commercial window systems that will vary with retail requirements as well as masonry, precast concrete, metal panel, and accents of stone, wood, tile, phenolic resin board, and other materials that would be common in a retail setting.

5. BUILDING DIVERSITY

a. Buildings should be designed to integrate with each other, while demonstrating architectural diversity. Buildings should be responsive to

DESIGN GUIDELINES
Design Guidelines Response | Building E

BUILDING E



each specific district and its site conditions.

- b. Materials should be selected to integrate with each other and to help provide a richness of architectural diversity.
- c. Windows should incorporate variation of patterning between buildings.

Response:

Buildings E and F incorporate some of the same elements, such as masonry expression with larger openings at the base, giving way to a more glassy expression at the typical office floors. Building E incorporates a different window expression at the northeast façade.

DISTRICT-SPECIFIC DESIGN GUIDELINES

B. CENTRAL WAY DISTRICT SITE PLANNING

- 1. Encourage connections and activate the street edge by incorporating:
 - on-street parking along Central Way

- buildings located up to the edge of the sidewalk
- storefront entrances
- visibility into buildings in order to engage pedestrian interest
- generous sidewalk amenity zone (trees, lights)
- street tree selection and spacing that provide visual continuity, buffer pedestrians from the busy street, and allow visibility of retail
- pedestrian signage

2. Reduce the length of street wall by pulling back portions of the building at ground level from the street edge in key locations provided street continuity is not interrupted.

3. Include a pedestrian-only connection from Central Way into the interior of the project. Pedestrian access along this route should include pedestrian-scaled lighting and a clear connection to the streetscape/plaza space on the opposite side.

4. Activate building corners with visibility into retail and/or other inviting design features, as denoted on Organization of Uses diagram (page 10).

Response: Building E incorporates on-street parking, a generous amenity zone, and visibility into the retail spaces along Central Way, along with the opportunity for storefront entries if tenants desire them. A pedestrian through connection is provided close to the midpoint of the façade to break the length and provide access and views into the center of the site.

BUILDING DESIGN

1. Reduce apparent bulk of buildings along Central Way by incorporating elements such as step backs and modulation, along with shifts or angles in the building mass. Differentiate the upper portion of the building from the lower by setting the upper floors back from the building base on the western and eastern ends of the building. The step backs should create roof terraces that overlook Central Way and the interior of the site. Balconies, terraces, and landscaping are encouraged in upper level step backs.

Response: A major break in the building façade is flanked by two different façade expressions, while a shift in the eastern office tower mass away from Central Way opens views towards the residential building. Building projections on level three create additional articulation and opportunity for exterior terraces.

2. The upper floor of buildings facing Central Way should step back from the floors below and incorporate a change in materials or expression to clearly differentiate the upper floor and reduce the overall visual impact of the building.

Response:

The upper floor sets back on all sides and is expressed as a glass element capped by metal panel, with an eyebrow projection on several sides.

3. Facades that are stepped back should be distinguished by a change in elements such as window design, railings, trellises, details, materials, and/or color so that the result is a richly organized combination of features that face the street.

Response: The setback portions of the building will incorporate usable deck area, and have a different façade expression

4. Provide a two-story pass-through at grade to break up the length of the building base fronting Central Way. The pass-through should be of sufficient height and width to provide views into the “main street” retail, creating a prominent and attractive visual and physical connection to the interior of the development.

Response: This element is receiving further design study to determine the best method for achieving activation and ways to create a unique project and city amenity.

DESIGN GUIDELINES

Design Guidelines Response | Building F

RESPONSE NARRATIVE

OVERALL BUILDING DESIGN GUIDELINES

1. ORIENTATION TO THE STREET

a. Streets and public spaces should be enlivened by storefronts, windows, merchandise and other activity. Buildings should be designed with frequent entrances to encourage multi-tenant occupancy and walk-in traffic.

Response: All internal street and plaza facades are composed primarily of vision glass, promoting transparency. Retail spaces are designed to allow entries at multiple points to allow for a variety of building tenant configurations.

The grocery façade facing the plaza will be primarily glass with roll-up doors allowing indoor-outdoor connections.

Restaurant uses will provide for the opportunity to incorporate sliding, roll up and folding doors to allow for internal seating areas to spill out onto plazas.

b. Ground level retail heights should be a minimum of 14 feet in height.

Most retail spaces at Level one have a 20 to 22 foot floor to floor. Retail

spaces at Level two have a 14 foot to 18 foot floor to floor.

c. Entrances: Principal building entry should be visible from internal or external streets and public space. Entries should be marked by large entry doors and/or canopy/portico/overhang.

Response: At Level One, (Park Level) the grocery entries will be from the primary plaza, while the in-line retail abutting the north wall of the grocery will be accessed from the Main Street plaza. At the Plaza Level, all retail orients towards the adjoining public plazas and terraces.

2. MASSING/ARTICULATION

a. In general, break down the scale and massing of larger buildings into smaller and varied volumes

b. All building faces should be responsive to the context of the surrounding environment and neighboring buildings.

c. Design all sides of the building with care (i.e. there should be no "backside" of a building.)

d. Buildings should distinguish a "base" using articulation and materials. Include regulating lines and rhythms to create a pedestrian-scaled environment

h. Building modulation should be employed to break up long facades and create a visual interest unique to each building in the project. The type of modulation should be determined by the overall design concept for each building, using dimensions from window sizes, column spacing, rain screen paneling, etc. to determine a distinct design solution.

i. Roof Silhouettes: Express roofs in varied ways

j. Locate and/or screen rooftop equipment so that it is not visible from public spaces. Integrate rooftop screening into building's form.

Response: Building F is composed of a two-level retail base and an office tower above. The second floor of the base steps back on the west and north sides to create a break between the two levels. The office floors set back further on the west and north facades, reducing bulk and allowing more sunlight into the main street plaza.

The south façade is broken into four sections vertically: a two story base expression, a recessed third floor, a four level office expression, and finally a set-back top floor. The base is comprised of masonry or other solid material with punched openings, while the office floors are composed of a combination of curtain wall and opaque material, most likely metal panel. Sunshades at the office levels will add detail and texture to the façade.

4. ENCOURAGE HIGH-QUALITY DESIGN

a. Exterior architectural design and building materials should exhibit permanence and quality appropriate to Kirkland's urban setting.

Response:

The building design and detailing will be commensurate with class A office space, and high quality retail and entertainment tenants.



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DESIGN GUIDELINES

Design Guidelines Response | Building F

RESPONSE NARRATIVE

The primary building materials at the base of the building will include commercial window systems that will vary with retail requirements as well as masonry, precast concrete, metal panel, and accents of stone, wood, tile, phenolic resin board, and other materials that would be common in a retail setting. Back-of-house portions of the Grocery may include concrete masonry units with an integral color finish.

5. BUILDING DIVERSITY

a. Buildings should be designed to integrate with each other, while demonstrating architectural diversity. Buildings should be responsive to each specific district and its site conditions.

b. Materials should be selected to integrate with each other and to help provide a richness of architectural diversity.

c. Windows should incorporate variation of patterning between buildings.

Response:

Buildings E and F incorporate some of the same elements, such as masonry expression with larger openings at the base giving way to a more glassy expression at the typical office floors.

DISTRICT-SPECIFIC DESIGN GUIDELINES

D. MIXED USE HUB

BUILDING DESIGN

1. Lower level facades with predominantly retail uses should locate entrances at the sidewalk or edge of public space to frame pedestrian spaces in key locations.

Response: All Retail and office entrances will be accessed from public plazas, internal streets or public terraces

2. Where feasible, provide rooftop terraces on lower roof levels as gathering spaces that include such amenities as:
- seating
 - landscaping
 - canopies or coverings for weather protection
 - public access open during regular operating hours
 - retail/food service locations

Response: The Level two plaza incorporates retail/restaurant space facing most of the public plaza spaces and will incorporate canopies and landscaping as well as ample space for outdoor seating.



SITE PLAN + LANDSCAPE CONCEPTS

Guiding Principles

Accessibility



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

Activation



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

Accommodation



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

Authenticity



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

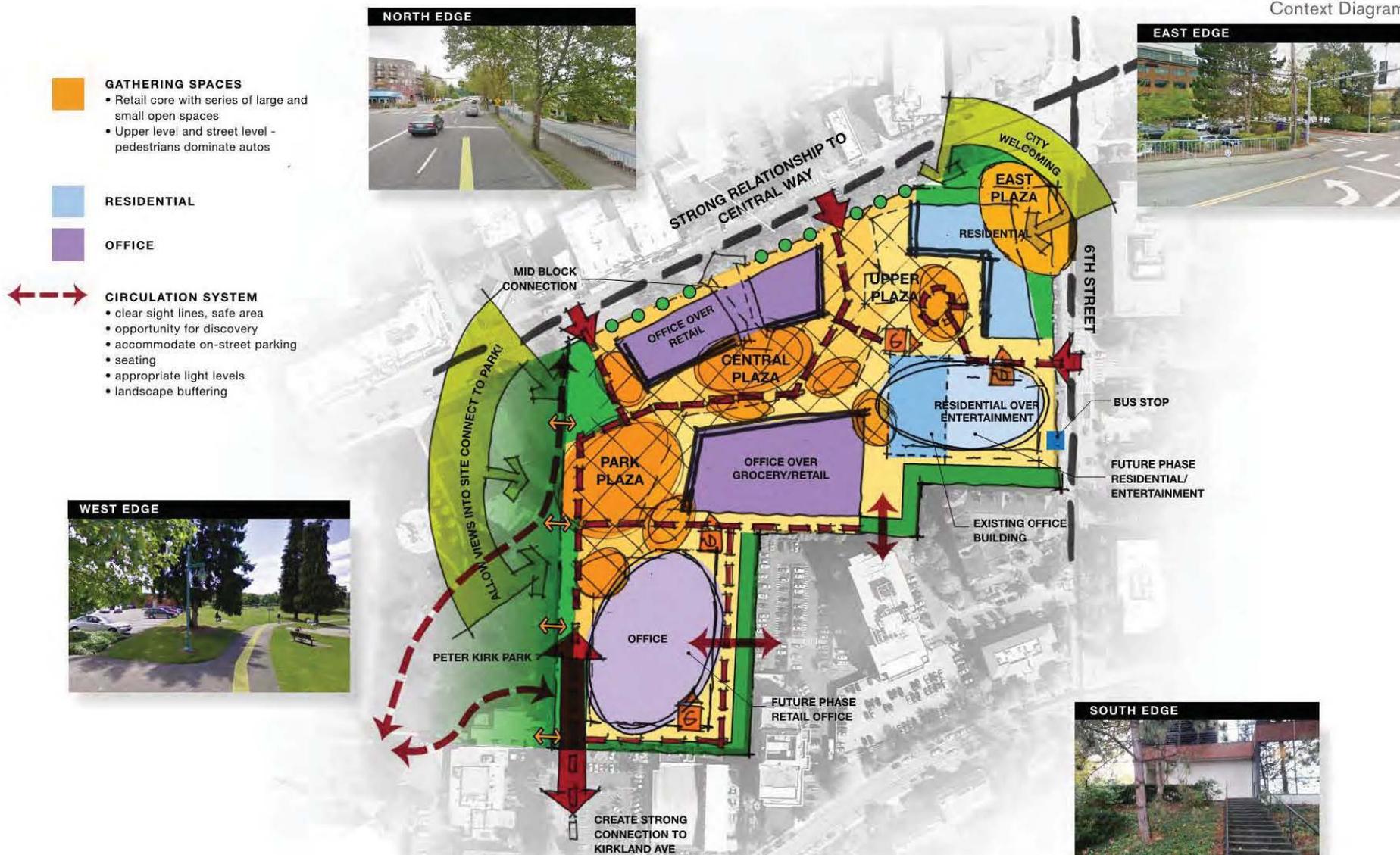
Anticipation



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

SITE PLAN + LANDSCAPE CONCEPTS

Context Diagram



SITE PLAN + LANDSCAPE CONCEPTS
 Site Program Diagram

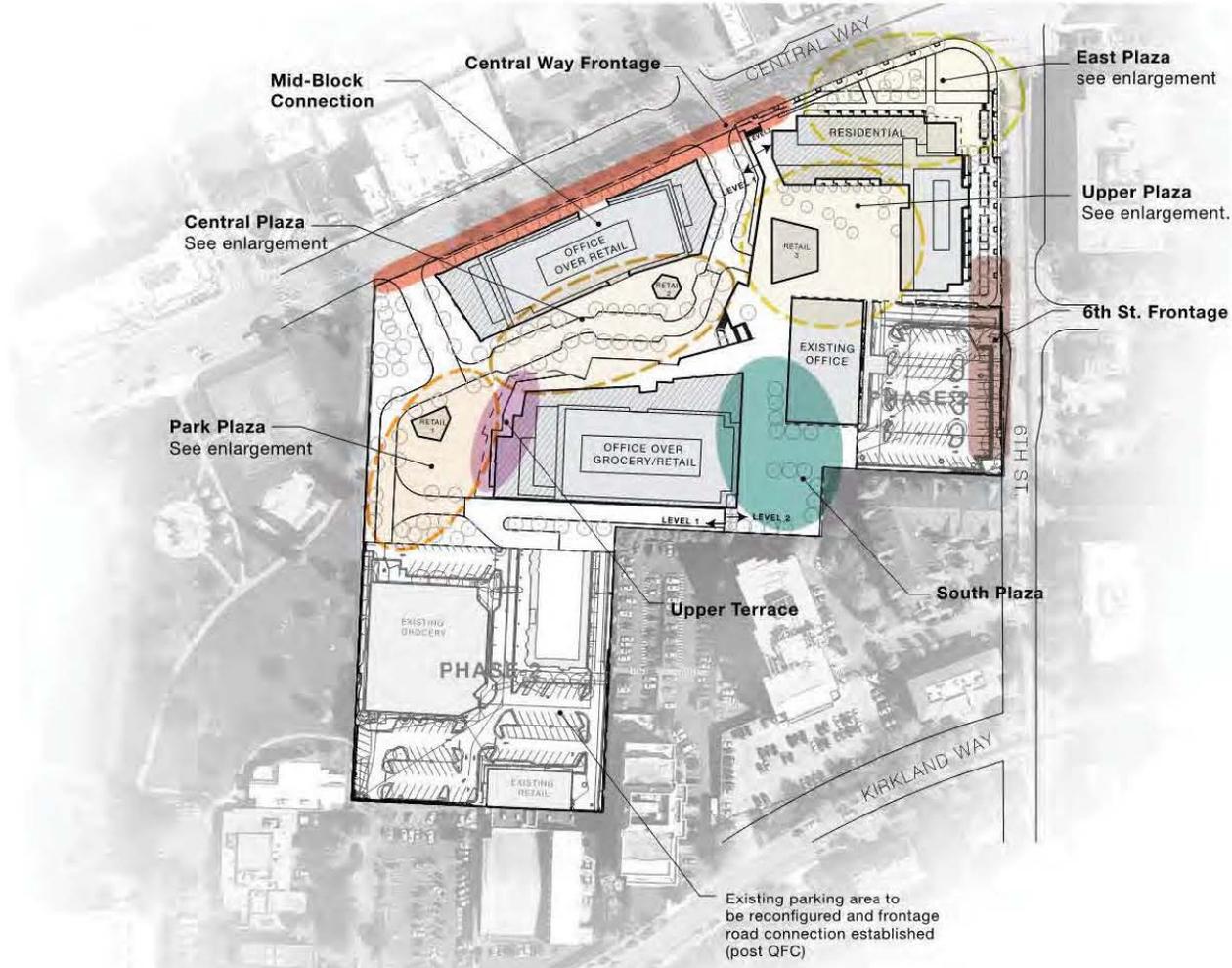
- CENTRAL WAY FRONTAGE**
 - Adjacent retail
 - Sidewalks
 - Street trees
 - Parallel parking
 - Landscape improvements as appropriate for retail frontage
 - Extension of city street system

- 6TH ST FRONTAGE**
 - Maintain bus stop (Phase II)
 - Accommodate vehicular traffic
 - Sidewalks
 - Street trees
 - Multiple pedestrian connections
 - Landscape appropriate for residential frontage

- SOUTH PLAZA**
 - Daycare operated and maintained play area
 - Linkages to adjacent property
 - Transitional landscape quality – scale, buffering

- UPPER TERRACE**
 - Outdoor dining – tables, chairs
 - Ensure visibility to terrace edges
 - Overlook with views to park and plaza

- ACCESSIBLE ROOF AREA OPPORTUNITY**



SITE PLAN + LANDSCAPE CONCEPTS

General Site Character Images

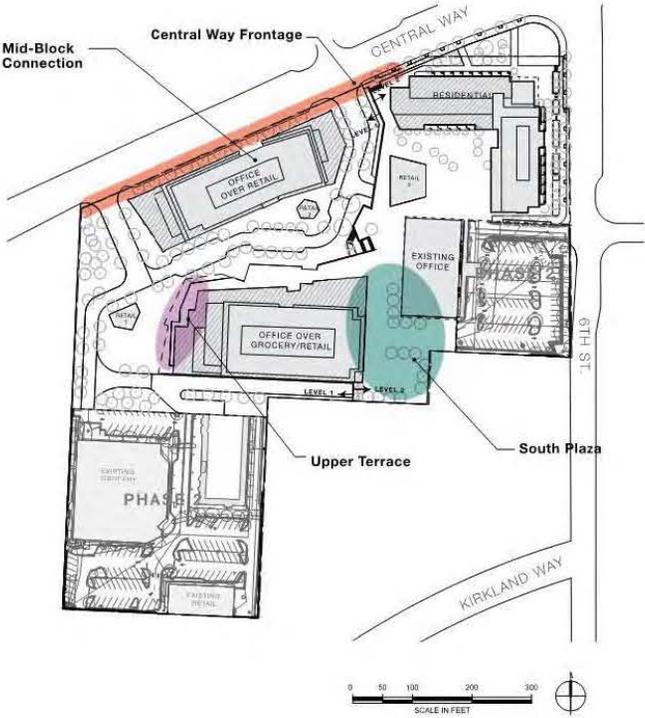
CENTRAL WAY FRONTAGE



UPPER TERRACE



SOUTH PLAZA



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SITE PLAN + LANDSCAPE CONCEPTS

Program Diagram | Central + Park Plazas

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

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

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

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

- FREESTANDING RETAIL**



SITE PLAN + LANDSCAPE CONCEPTS

Character Images | Central + Park Plazas

LIVING STREET / WOONERF



STREETSCAPE



CENTRAL + PARK PLAZA



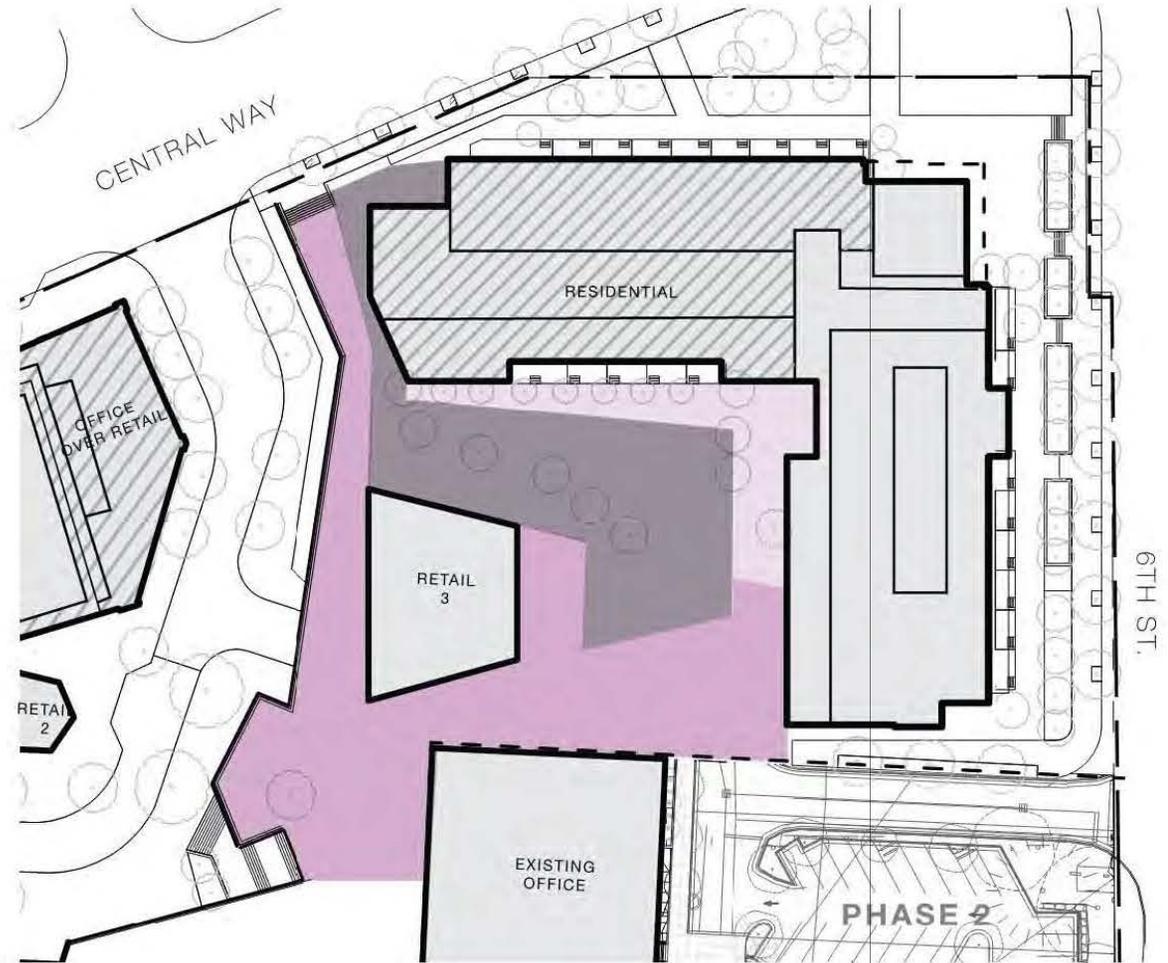
SITE PLAN + LANDSCAPE CONCEPTS

Program Diagram | Upper Plaza

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

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

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



SITE PLAN + LANDSCAPE CONCEPTS

Character Images | Upper Plaza

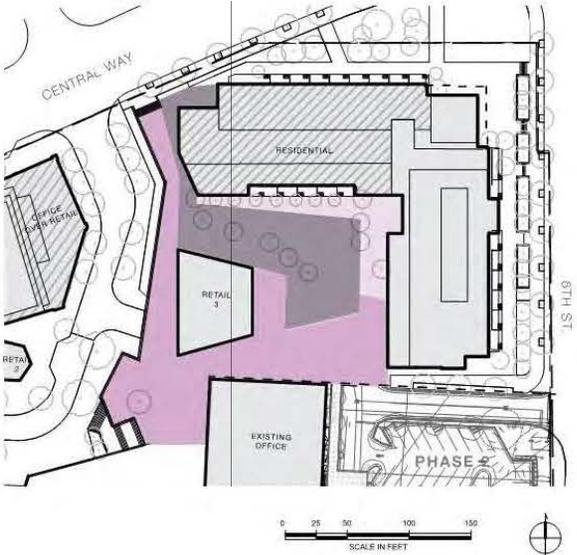
RESIDENTIAL EDGE



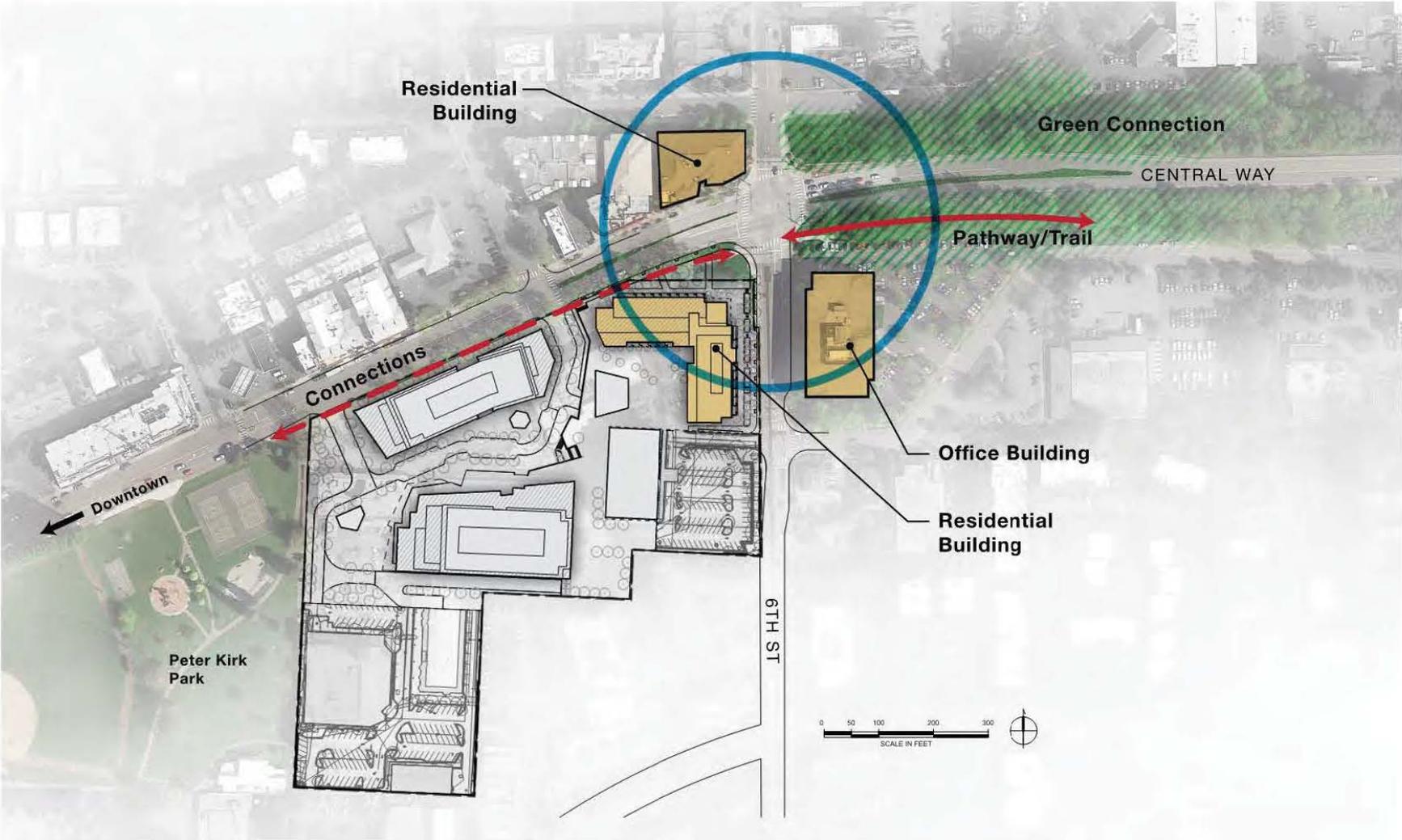
RESIDENTIAL BUFFER LANDSCAPE



MULTI-PURPOSE PLAZA



SITE PLAN + LANDSCAPE CONCEPTS
Context Diagram | Central Way + 6th Street

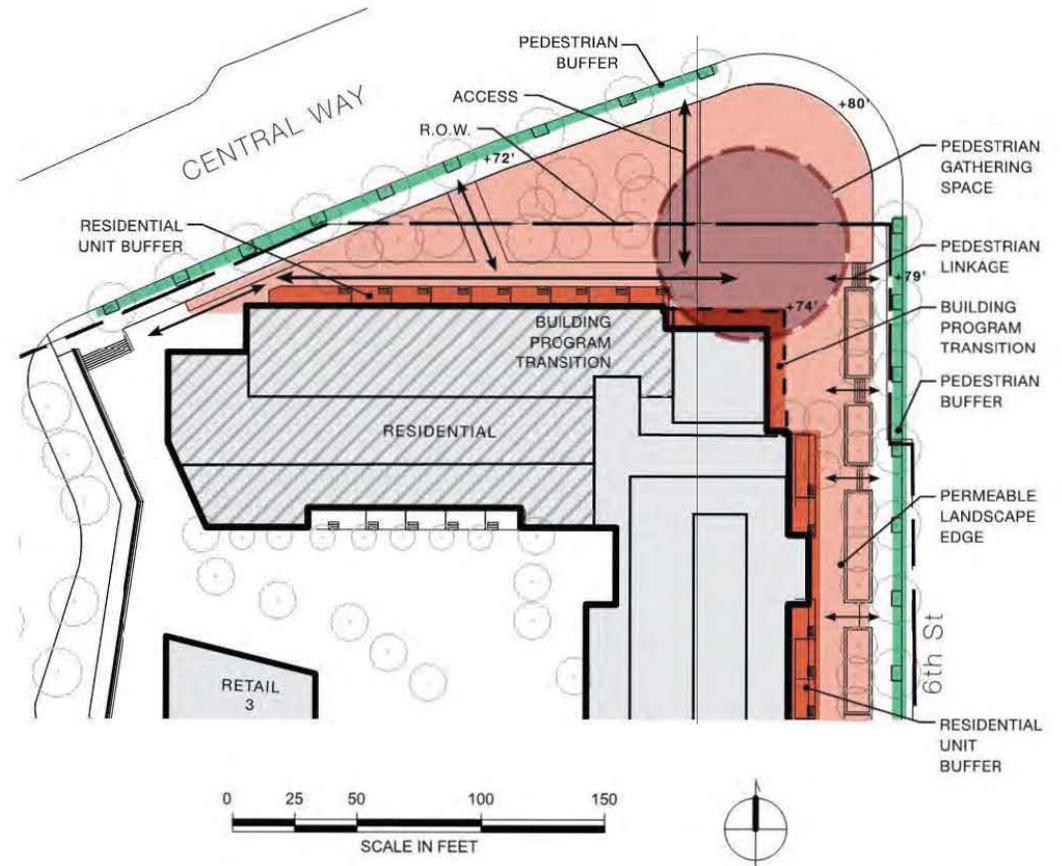


SITE PLAN + LANDSCAPE CONCEPTS
 Program Diagram | East Plaza

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

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

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



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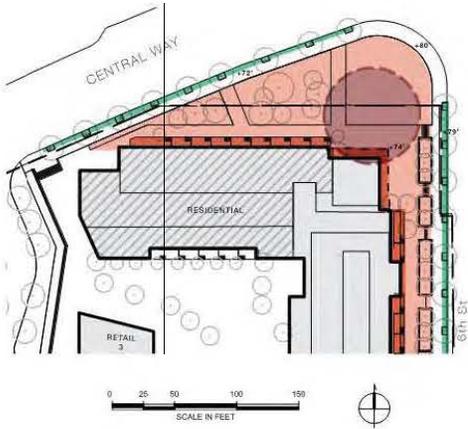
SITE PLAN + LANDSCAPE CONCEPTS

Character Images | East Plaza

RESIDENTIAL TOWNHOME AREA



PEDESTRIAN GATHERING SPACE

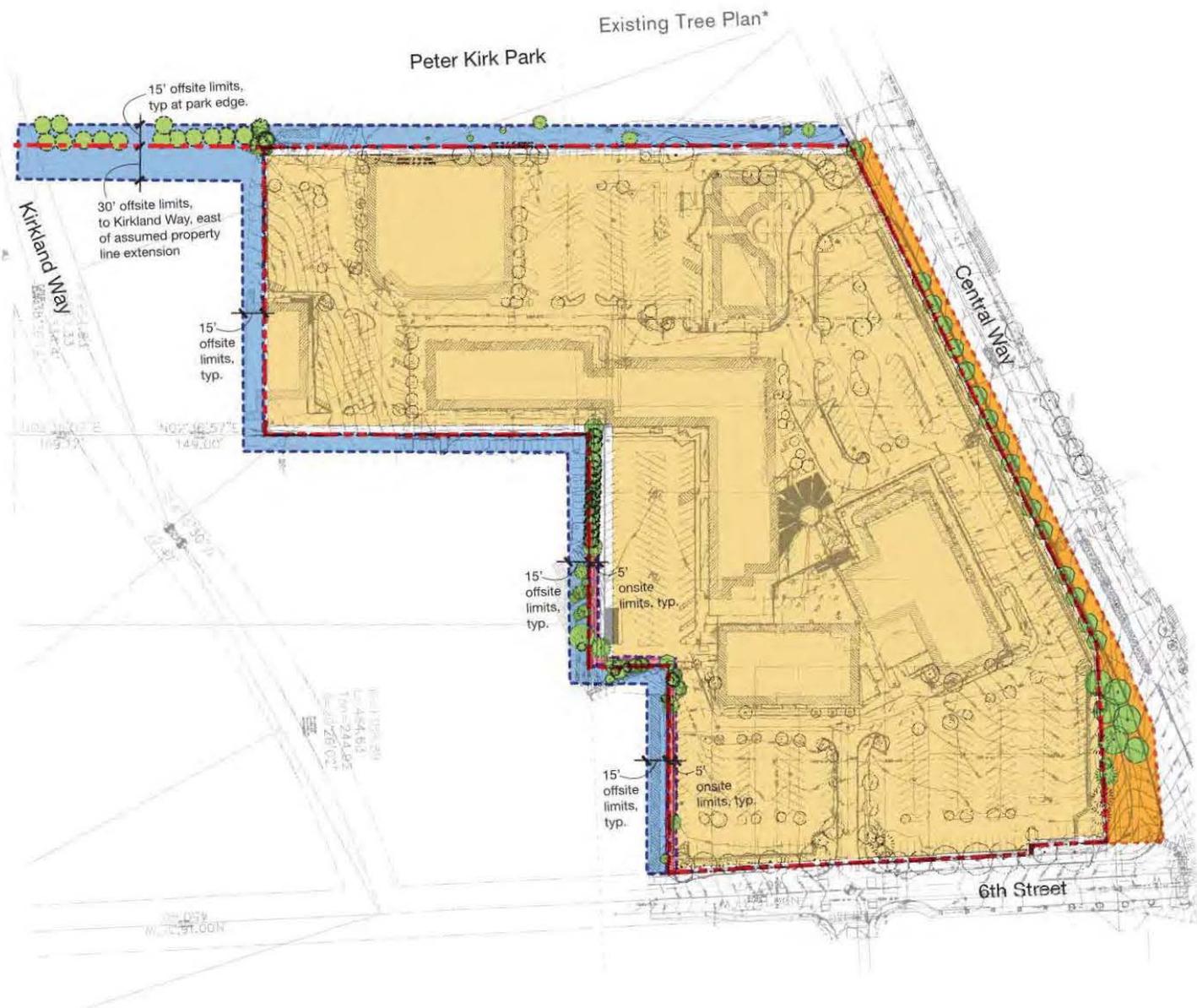


BUFFER AREA / PEDESTRIAN LINKAGES



SITE PLAN + LANDSCAPE CONCEPTS

*Note: This sheet is one page from a comprehensive Existing Tree Plan from 2010. Further information -- in more detail and updated for present conditions - will be included as appropriate in future Design Response Conference submissions.



LEGEND:

- Trees to be Surveyed:
 - Private Property (On-site): ± 25 Trees
 - Adjacent Properties:
 - Park Edge: ±10 Trees
 - Extention to Kirkland Way: ± 14 Trees
 - Adjacent Properties: ±15 Trees
 - ROW (Central Way only): ±25 Trees
 - Limits of Proposed Parking Garage / Project Site
- *include any trees with driplines which extend onto the Kirkland Parkplace property

Existing Tree Plan - Limits of Work



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THE CITY OF KIRKLAND

Kirkland Parkplace Mixed-Use Development

Master Plan and Design Guidelines

Prepared by CollinsWoerman

February 6, 2015

Amended June 1, 2015

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Acknowledgment: Written content in this document has been excerpted and/or excerpted and edited from the previously approved *Kirkland Parkplace Mixed Use Development Master Plan and Design Guidelines* document updated December 16, 2008 as created by LMN Architects.