

DESIGN CONCEPT - BUILDING A

RESPONSE TO DESIGN GUIDELINES

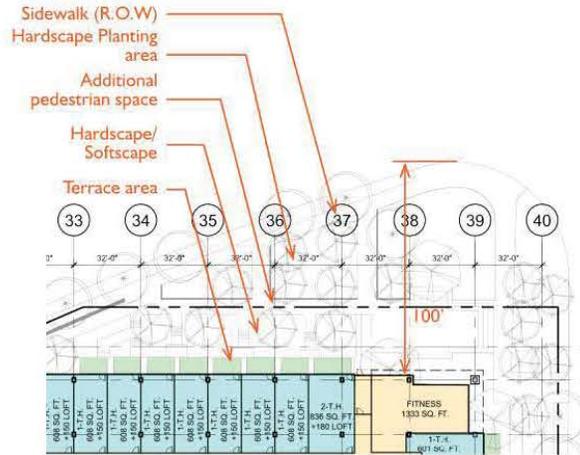
SECTION 13 - DESIGN GUIDELINES: A. GATEWAY DISTRICT

BUILDING DESIGN

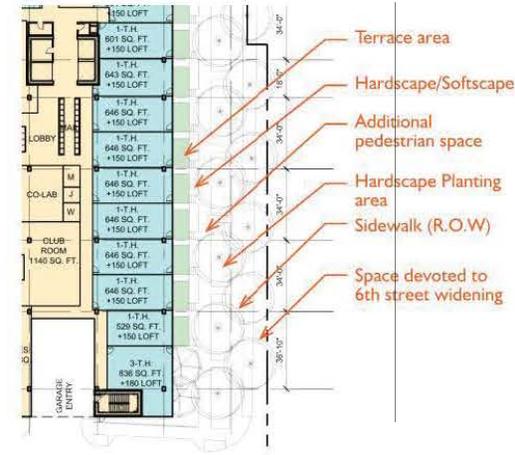
I. Ground Level Treatment

a. Setbacks from Streets - The ground floor levels of the corner building should be permitted to set back to allow for cut away view and obvious pedestrian connection into the site.

Response: Building A is set back from the East Plaza over 30' to provide additional space for this critical outdoor area, which is divided into public, semi-public, and private outdoor zones. The landscape design will act to funnel pedestrians into the site.



ENLARGED PLAN ADJACENT TO EAST PLAZA



ENLARGED PLAN ADJACENT TO 6TH STREET

b. Active and Inviting - Design for an engaging pedestrian experience along ground floor of the building.

Response: Stoop-like terrace elements add an intimate pedestrian experience evoking a rowhouse feel. This strong 22' datum responds to the scale of the pedestrian, while offering variation, depth, and visual interest within the facades themselves. The entrances to these units will create a very inviting and active pedestrian experience, allowing people to filter into the site in a park-like setting.



ENLARGED VIEW OF ROWHOUSES ADJACENT TO EAST PLAZA

TALON | KIRKLAND PARKPLACE | OCTOBER 5, 2015

RESPONSE TO DESIGN GUIDELINES

SECTION 13 - DESIGN GUIDELINES: A. GATEWAY DISTRICT BUILDING DESIGN - CONTINUED

c. Details Visible at Different Movement Speeds - Incorporate details in the building along the corner that bring visual interest at the pedestrian level, as well as for vehicular traffic entering Kirkland.

Response: Building A has been designed to incorporate a wide variety of scales. Larger design features such as the strong corner element, with extended eave element at the top and large open glass areas at the base, and a rhythm of overhanging eave elements along the street facades respond to the vehicular scale. The rowhouse language along the base responds to the scale of the pedestrian, incorporating unique and varied facade design, stoop elements, entry canopies, and individual unit lighting which add finer grain visual interest.



VEHICULAR SCALE



PEDESTRIAN SCALE



LOOKING SOUTH ALONG 6TH ST



LOOKING WEST ALONG CENTRAL WAY

OCTOBER 5, 2015 | KIRKLAND PARKPLACE | TALON

DESIGN CONCEPT - BUILDING A RESPONSE TO DESIGN GUIDELINES

SECTION 13 - DESIGN GUIDELINES: A. GATEWAY DISTRICT BUILDING DESIGN - CONTINUED

2. Upper Levels

a. Change of Expression/Material Choices:

A clear visual division between upper and lower floors should be incorporated through a change in materials, colors, and forms.

Response: Though final materials haven't been chosen at this phase of development, the Ground floor will be comprised of durable materials in keeping with the historic downtown core. The upper levels will be clad in a variety of fiber cement panels with different color, pattern, and surface characteristics.



HORIZONTAL DATUMS / SETBACKS



VERTICAL SETBACKS



INSET CORNER BALCONIES

c. Step backs: The upper level (or levels) should step back significantly from the floor below to reduce the apparent height of the building at the intersection of Central Way and Sixth Street.

Response: In many areas of the building, the uppermost level is setback from the floors below to reduce the bulk of the building and incorporate terrace elements at the top level.

d. Top Floor/Roof Edge: should have a distinct profile against the sky through elements such as projections, overhangs, cornices, step backs, trellises, changes in material, or other elements.

Response: The corner element has a very deep eave that will be uplit to provide a beacon-like element. Street facades employ smaller projecting elements complementing the rhythm established by the bays. In all areas of the building, the uppermost level is predominantly setback from the floors below to reduce the bulk of the building and incorporate outdoor terrace elements at the top level.

e. Accent Lighting: The innovative use of accent lighting incorporated into the building facade is encouraged. Lighting should include non-glaring design solutions such as cut off fixtures that avoid light spilling over onto other properties. Flood lighting of entire building facades is discouraged.

Response: The projecting eave of the Northeast Corner Element will be subtly uplit from a reveal, allowing this warm wood eave surface to have a glow at this very prominent street corner.



ROOF FORM AT CORNER



ROOF FORMS AT STREET FACADES



ROOF FORMS AT PLAZA FACADES

TALON KIRKLAND PARKPLACE OCTOBER 5, 2015

BUILDING EXTERIOR DESIGN

PERSPECTIVE - CORNER OF 6TH AND CENTRAL



OCTOBER 5, 2015 | KIRKLAND PARKPLACE | TALON

DESIGN CONCEPT - BUILDING A
BUILDING EXTERIOR DESIGN

PERSPECTIVE - VIEW FROM UPPER PLAZA



TALON | KIRKLAND PARKPLACE | OCTOBER 5, 2015

TALON KIRKLAND URBAN

10.05.15 | 15-017 | 8

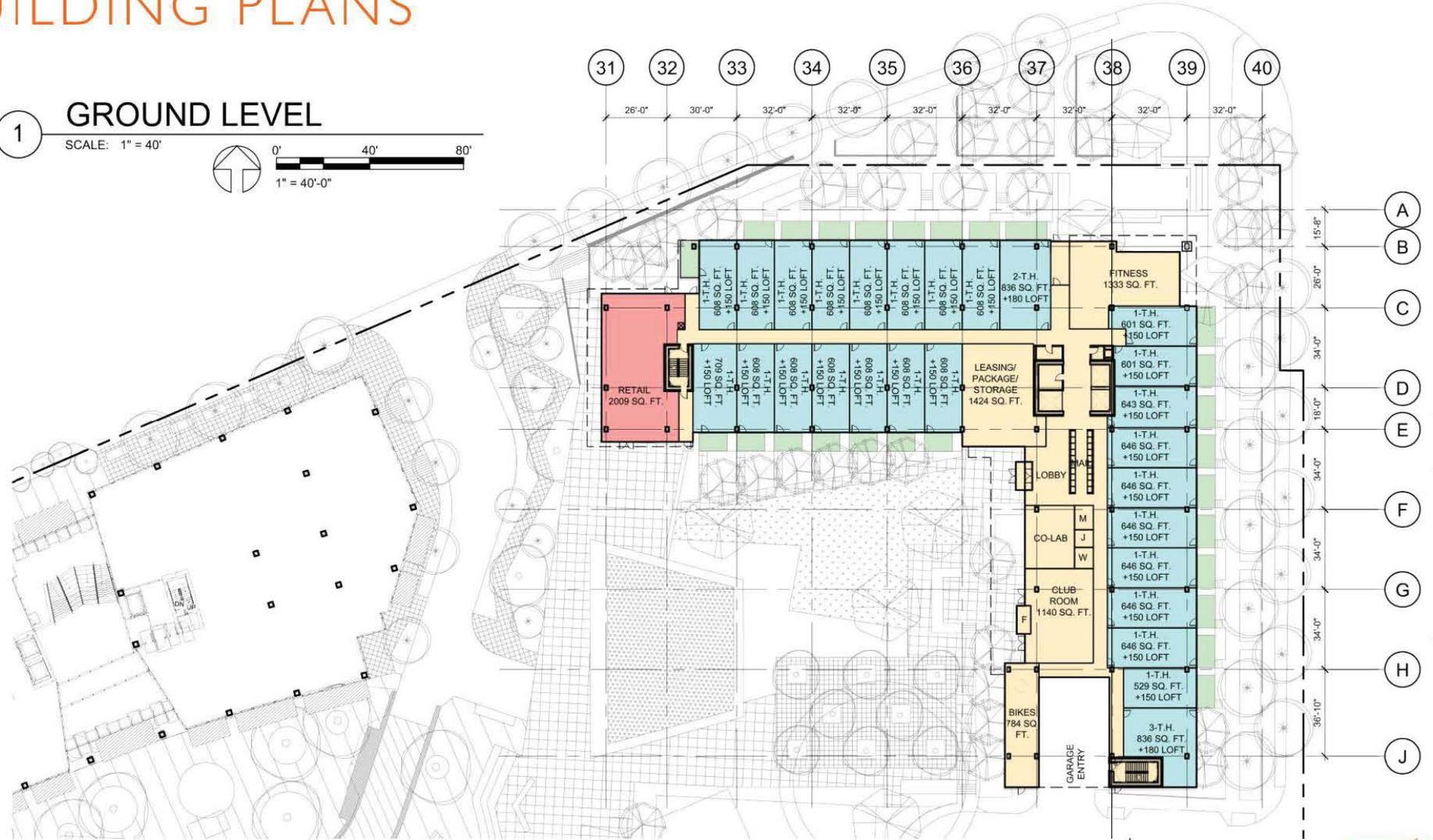
WEBER THOMPSON



BUILDING PLANS

1 GROUND LEVEL
 SCALE: 1" = 40'

 1" = 40'-0"



OCTOBER 5, 2015 | KIRKLAND PARKPLACE | TALON

DESIGN CONCEPT - BUILDING A

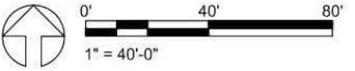
BUILDING PLANS

1 LEVELS 2-5
 SCALE: 1" = 40'



TALON | KIRKLAND PARKPLACE | OCTOBER 5, 2015

BUILDING PLANS

1 LEVEL 6
 SCALE: 1" = 40'




OCTOBER 5, 2015 | KIRKLAND PARKPLACE | TALON

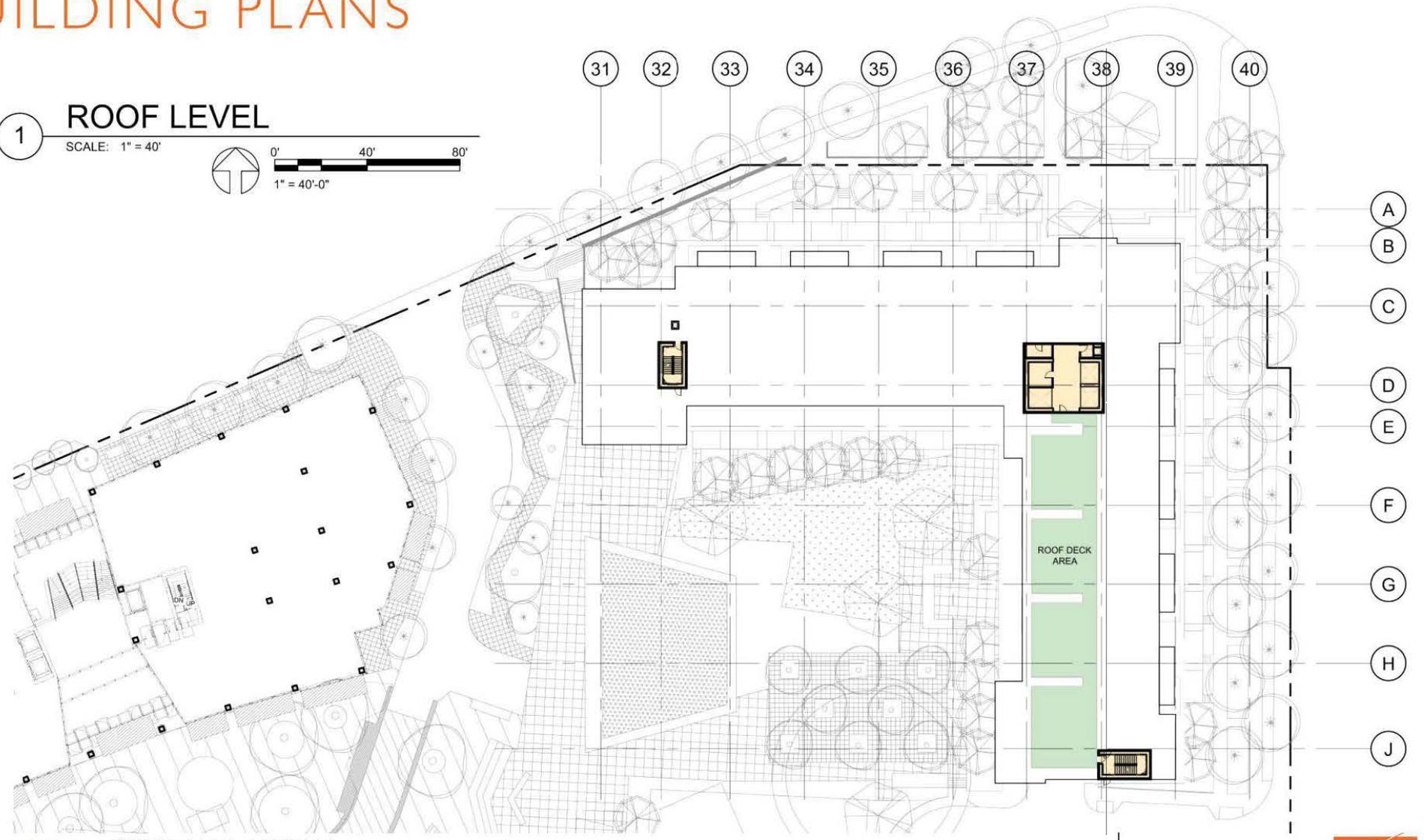
DESIGN CONCEPT - BUILDING A BUILDING PLANS

1 ROOF LEVEL

SCALE: 1" = 40'

0' 40' 80'

1" = 40'-0"



TALON | KIRKLAND PARKPLACE | OCTOBER 5, 2015

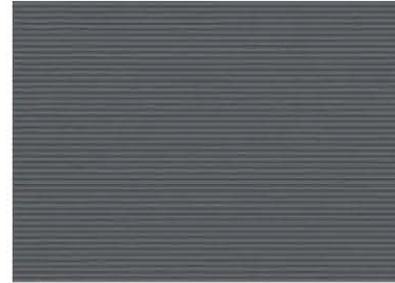
EXTERIOR MATERIALS



A FIBER CEMENT PANEL



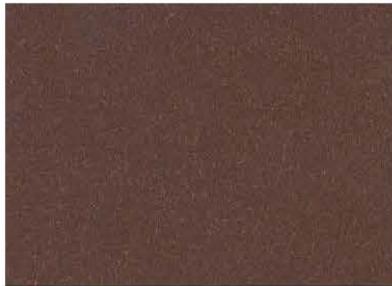
B FIBER CEMENT PANEL



C FIBER CEMENT PANEL



D HIGH-PRESSURE LAMINATE PANEL



E FIBER CEMENT PANEL



F BRICK

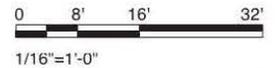
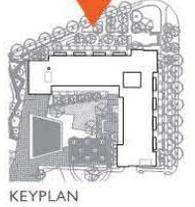


G BRICK

DESIGN CONCEPT - BUILDING A BUILDING EXTERIOR DESIGN

NORTH ELEVATION

Attachment 1



TALON KIRKLAND URBAN
10.05.15 | 15-017 | 14

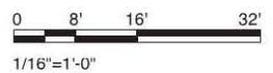
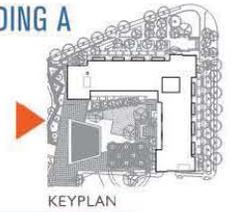


TALON | KIRKLAND PARKPLACE | OCTOBER 5, 2015

BUILDING EXTERIOR DESIGN

WEST ELEVATION

Attachment 1
DESIGN CONCEPT - BUILDING A



TALON KIRKLAND URBAN
10.05.15 | 15-017 | 15

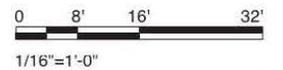
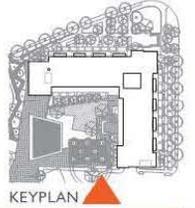
WEBER THOMPSON 

OCTOBER 5, 2015 | KIRKLAND PARKPLACE | TALON

DESIGN CONCEPT - BUILDING A
BUILDING EXTERIOR DESIGN

SOUTH ELEVATION

Attachment 1



TALON | KIRKLAND PARKPLACE | OCTOBER 5, 2015

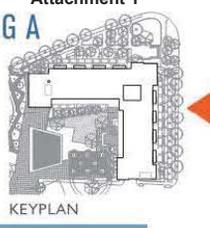
TALON KIRKLAND URBAN
 10.05.15 | 15-017 | 16

WEBER THOMPSON 

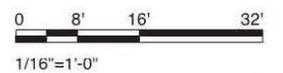
BUILDING EXTERIOR DESIGN

EAST ELEVATION

Attachment 1
DESIGN CONCEPT - BUILDING A



OCTOBER 5, 2015 | KIRKLAND PARKPLACE | TALON



TALON KIRKLAND URBAN
10.05.15 | 15-017 | 17

WEBER THOMPSON 

DESIGN CONCEPT - BUILDING F

Design Review Board Direction at Design Response Conference (8/17/2015)

DESIGN REVIEW BOARD DIRECTION

- Generally approved of direction presented
- Approved of massing and articulation
- More detail and refinement of materials needed for the next meeting

Response:

- Preliminary material selections have been included for the office tower as well as the retail at levels one and two
- Final retail storefront design will involve individual retailers, but the framework is formulated with the provision for a variety of materials to be used at the opaque portions of the exterior wall
- Several areas of Building F are still under development
 - Escalator canopy
 - Retail Building F1
 - Feature wall at south facade adjacent to Grocery
 - Grocery storefront design

DESIGN CONCEPT - BUILDING F

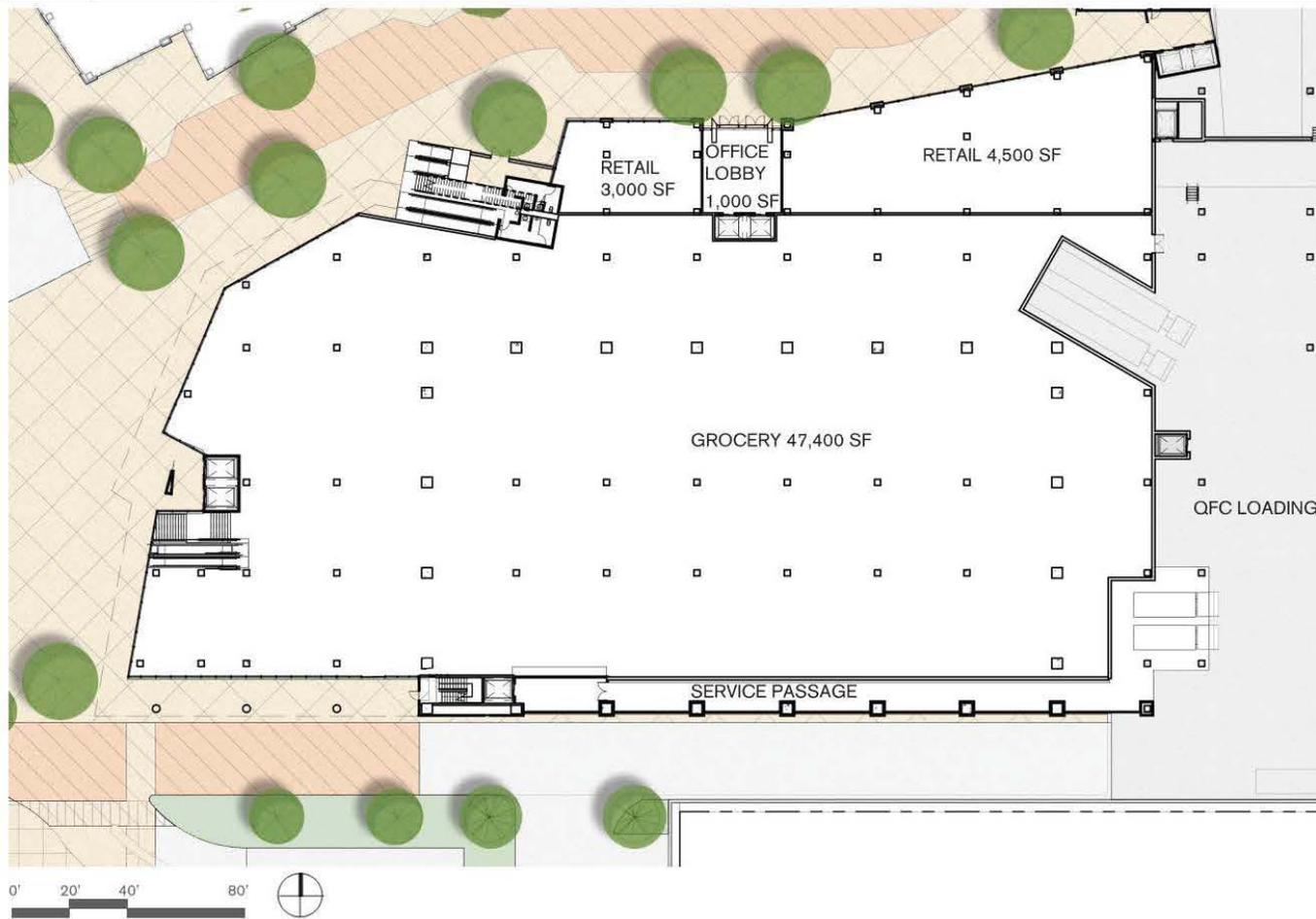
PERSPECTIVE FROM SOUTH PARKING LOT TOWARD BUILDING F



DESIGN CONCEPT - BUILDING F

Floor Plans

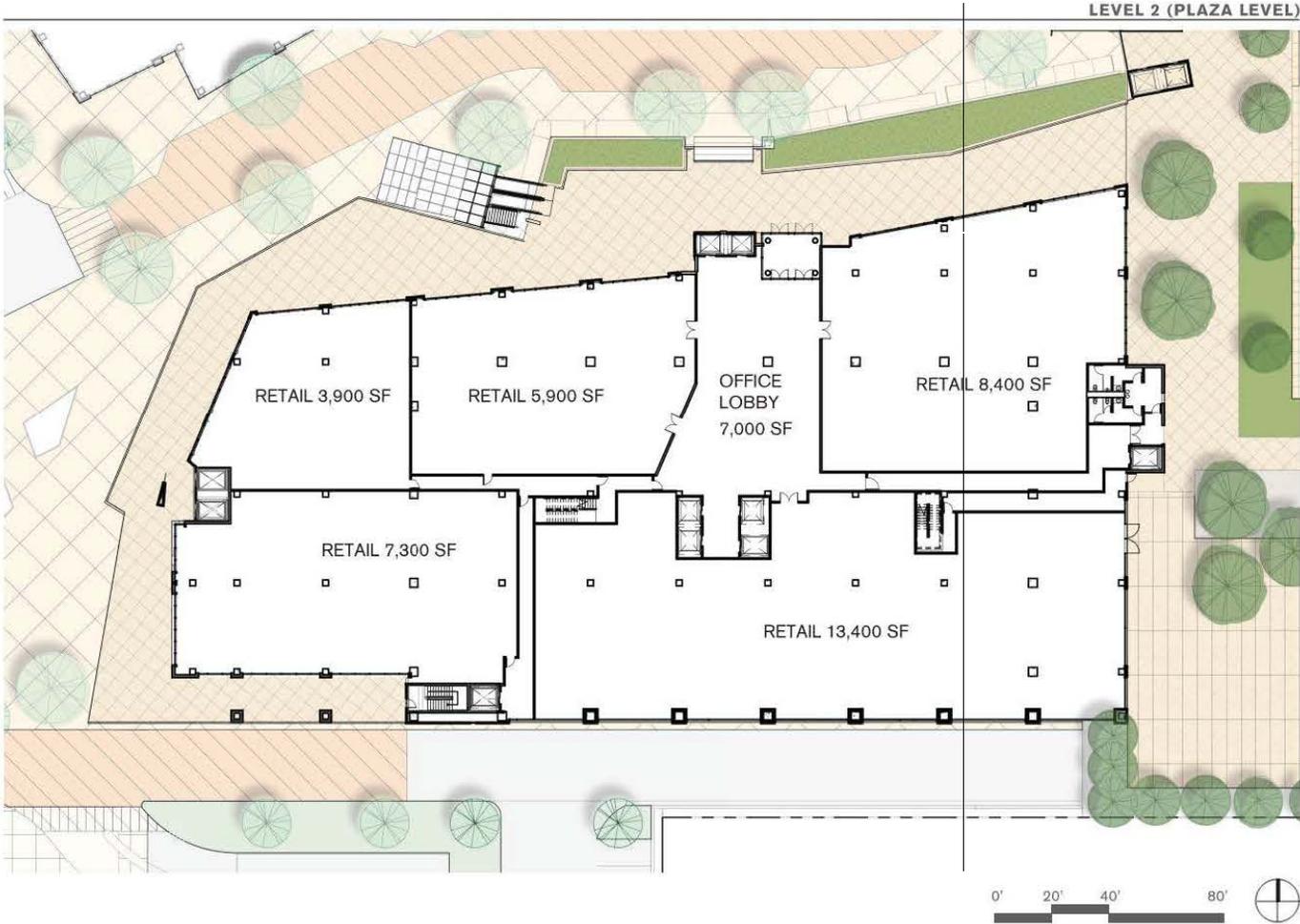
LEVEL 1 (PARK LEVEL)



COLLINSWOERMAN | TALON | KIRKLAND PARKPLACE | OCTOBER 5, 2015

DESIGN CONCEPT - BUILDING F

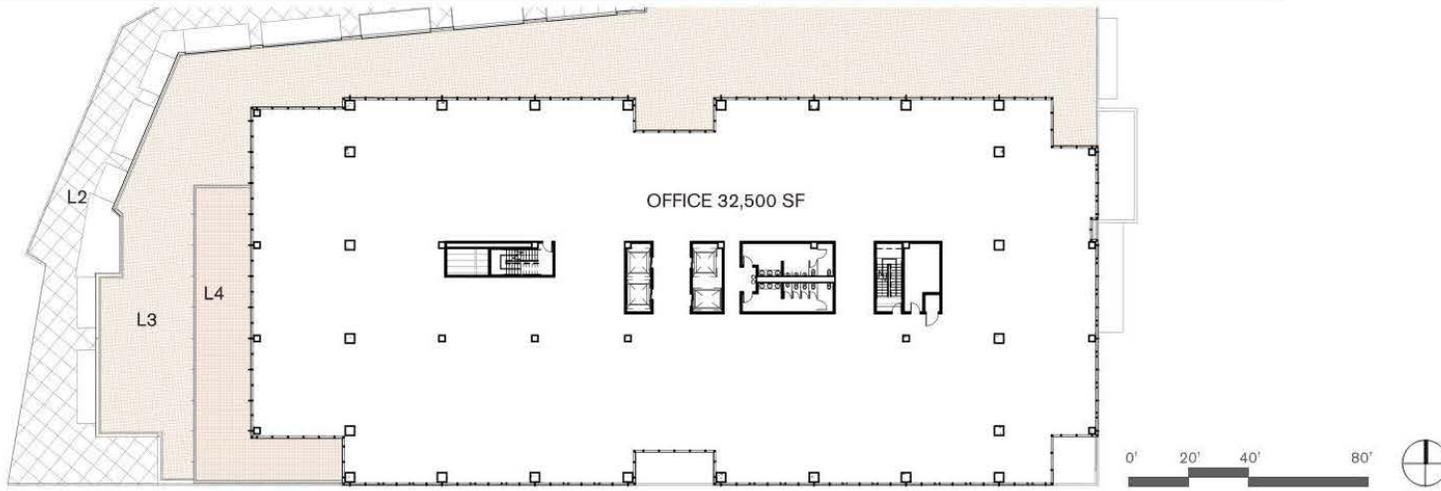
Floor Plans



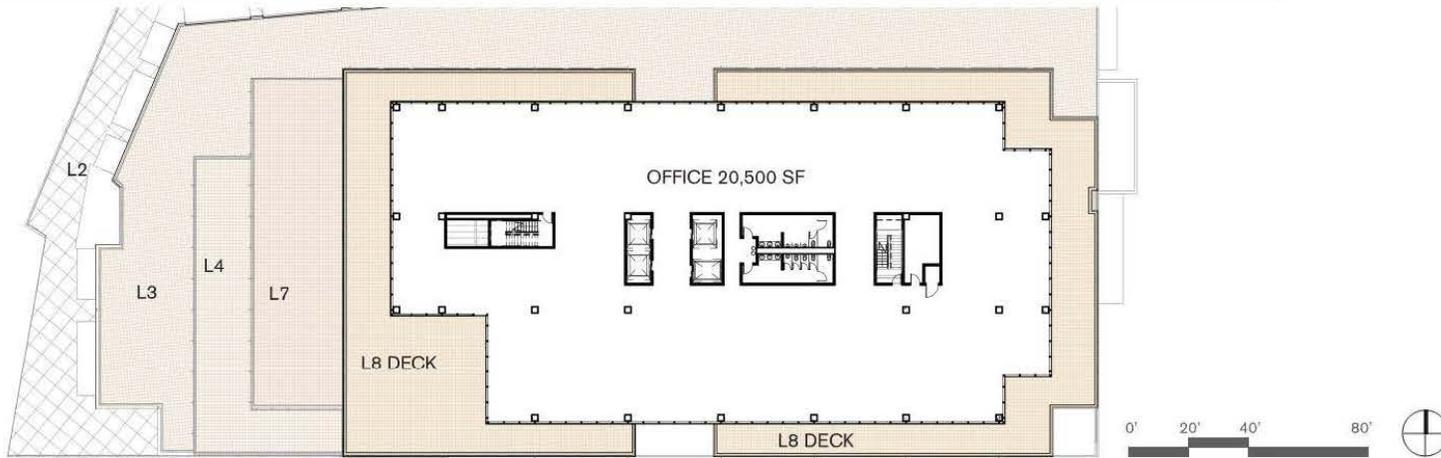
DESIGN CONCEPT - BUILDING F

Floor Plans

UPPER LEVEL - TYPICAL



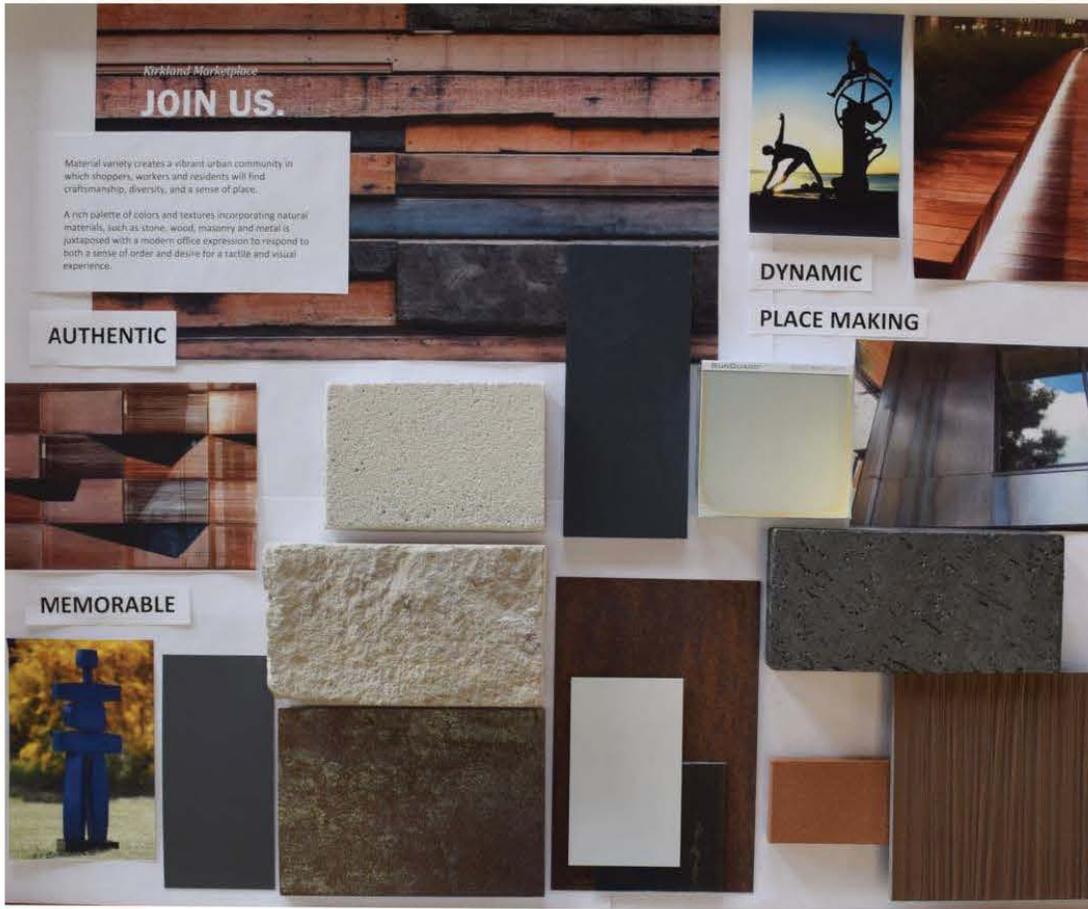
LEVEL 8



DESIGN CONCEPT - BUILDING F

Exterior Standard Finishes

BUILDINGS E AND F COLOR AND MATERIALS



Introduction

The materials for Buildings E and F represent a preliminary color and material palette to be used as a guideline throughout the project. Specific retail tenant requirements will likely incorporate additional materials to be reviewed by the project team.

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."

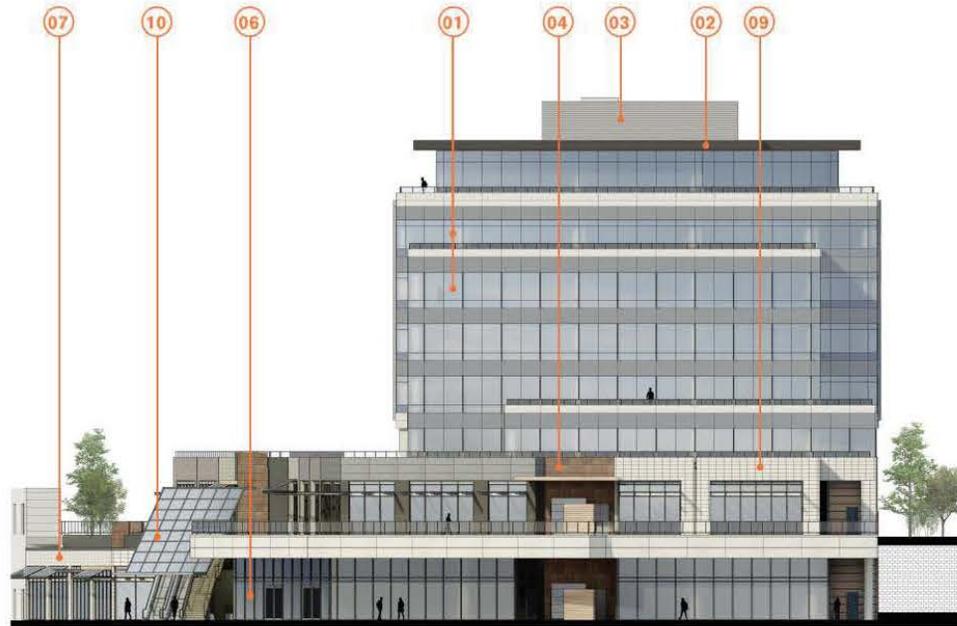
Material variety

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.

DESIGN CONCEPT - BUILDING F

Elevations

WEST ELEVATION



LEGEND

- 01 UNITIZED CURTAIN WALL
- 02 METAL PANEL EYEBROW
- 03 PROFILE METAL PANELS @ ROOF SCREEN
- 04 METAL PANELS OR RAINSCREEN
- 05 CANOPIES
- 06 GROCERY STOREFRONT
- 07 L1 RETAIL STONE, PRECAST
- 08 RETAIL STOREFRONT GLAZING
- 09 L2 RETAIL BRICK, STONE, PRECAST, METAL PANEL
- 10 GLASS COVER @ ESCALATOR (TO BE DETERMINED)

DESIGN CONCEPT - BUILDING F

Elevations

NORTH ELEVATION

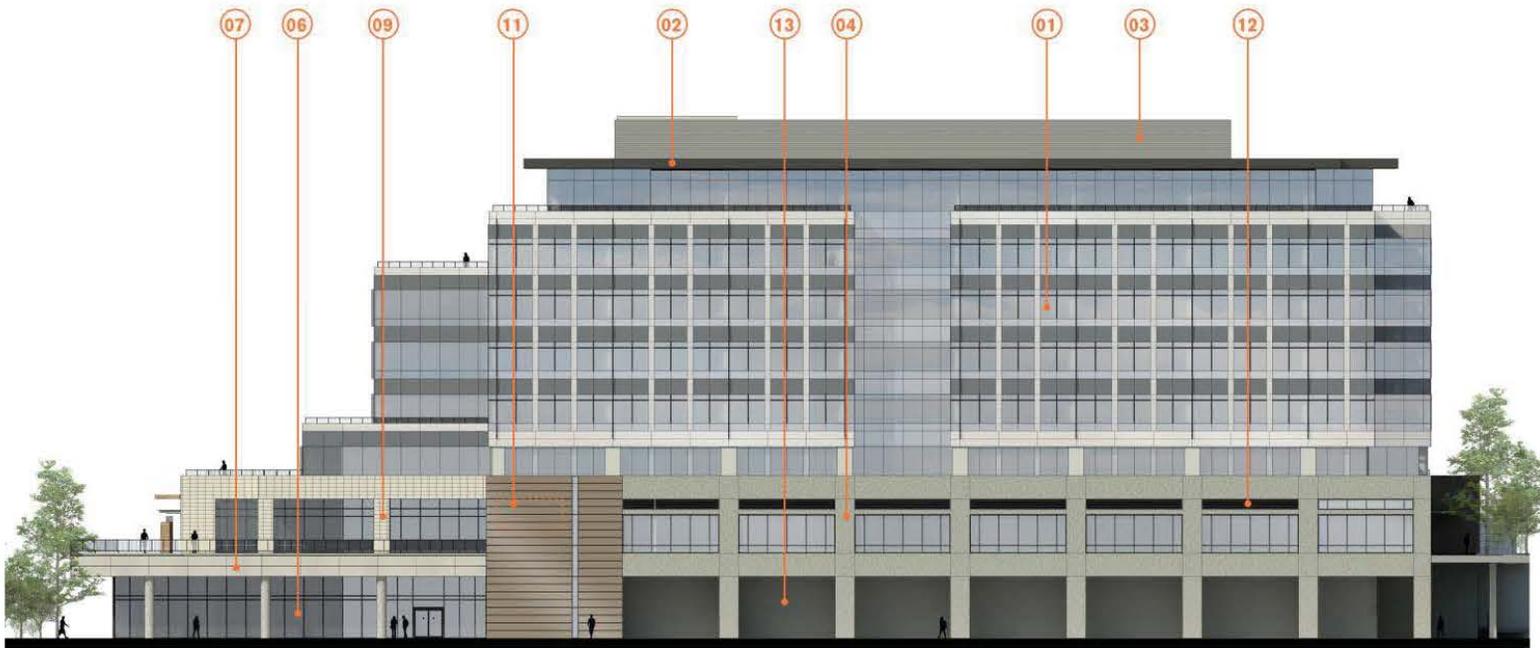


LEGEND

- 01 UNITIZED CURTAIN WALL
- 02 METAL PANEL EYEBROW
- 03 PROFILE METAL PANELS @ ROOF SCREEN
- 04 METAL PANELS OR RAINSCREEN
- 05 CANOPIES
- 06 GROCERY STOREFRONT
- 07 L1 RETAIL MASONRY, PRECAST
- 08 RETAIL STOREFRONT GLAZING
- 09 L2 RETAIL BRICK, STONE, PRECAST, METAL PANEL
- 10 GLASS COVER @ ESCALATOR (TO BE DETERMINED)

DESIGN CONCEPT - BUILDING F
Elevations

SOUTH ELEVATION



LEGEND

- | | | | |
|---------------------------------------|------------------------------|---|---------------------------|
| 01 UNITIZED CURTAIN WALL | 05 CANOPIES | 09 L2 RETAIL BRICK, STONE, PRECAST, METAL PANEL | 13 TEXTURED CMU / PLASTER |
| 02 METAL PANEL EYEBROW | 06 QFC STOREFRONT | 10 GLASS COVER @ ESCALATOR | |
| 03 PROFILE METAL PANELS @ ROOF SCREEN | 07 PRECAST | 11 FEATURE WALL / POSSIBLE SIGNAGE LOCATION | |
| 04 METAL PANELS OR RAINSCREEN | 08 RETAIL STOREFRONT GLAZING | 12 LOUVER BAND | |

COLLINSWOERMAN | TALON | KIRKLAND PARKPLACE | OCTOBER 5, 2015

DESIGN CONCEPT - BUILDING F

Elevations

EAST ELEVATION



LEGEND

- | | | |
|---------------------------------------|------------------------------|---|
| 01 UNITIZED CURTAIN WALL | 05 CANOPIES | 09 L2 RETAIL BRICK, STONE, PRECAST, METAL PANEL |
| 02 METAL PANEL EYEBROW | 06 QFC LOADING | 10 TEXTURED RAINSCREEN |
| 03 PROFILE METAL PANELS @ ROOF SCREEN | 07 PRECAST | |
| 04 METAL PANELS OR RAINSCREEN | 08 RETAIL STOREFRONT GLAZING | |

DESIGN CONCEPT - BUILDING F

Enlarged Elevations

DETAIL ELEVATION WEST FACADE



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

COLLINSWOERMAN | TALON | KIRKLAND PARKPLACE | OCTOBER 5, 2015

DESIGN CONCEPT - BUILDING F

Enlarged Elevations



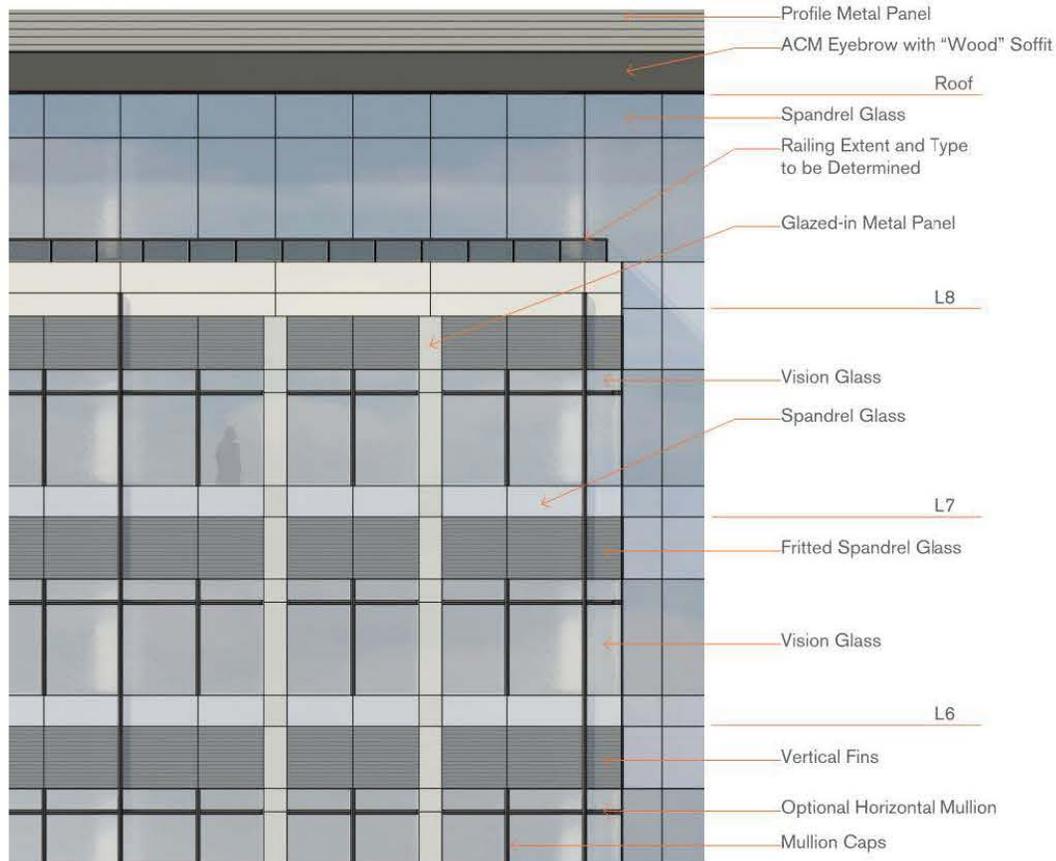
DETAIL ELEVATION NORTH FACADE



DESIGN CONCEPT - BUILDING F

Enlarged Elevations

DETAIL ELEVATION NORTH FACADE



ACM / Profile Metal Panel



"Wood" Soffit

Glazed-in Metal Panel



Vision Glass



Fritted Spandrel Glass



Spandrel Glass



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

DESIGN CONCEPT - BUILDING F

Enlarged Elevations

DETAIL ELEVATION NORTH FACADE

ACM / Profile Metal Panel



Stone

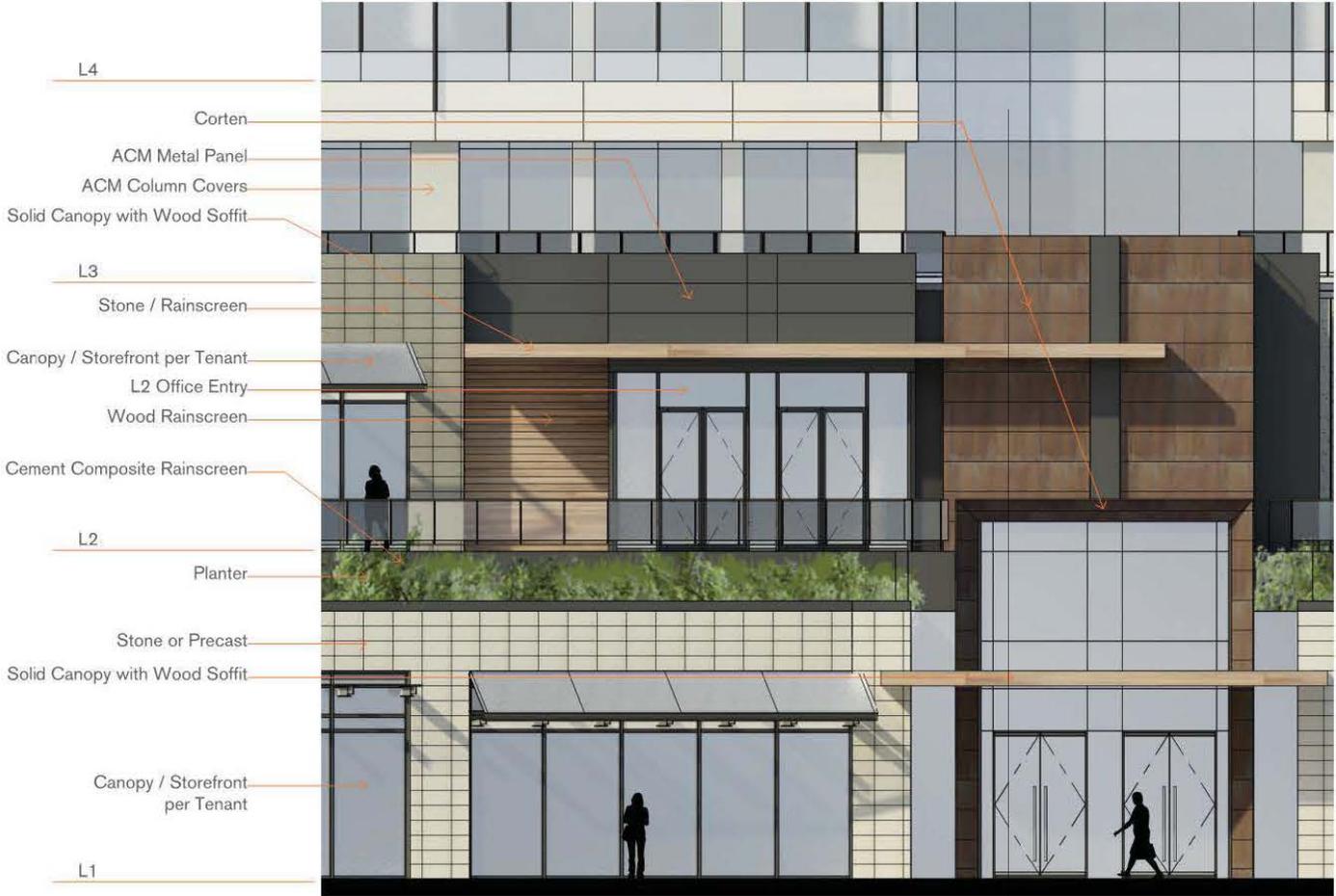


Precast

Corten



Wood Rainscreen

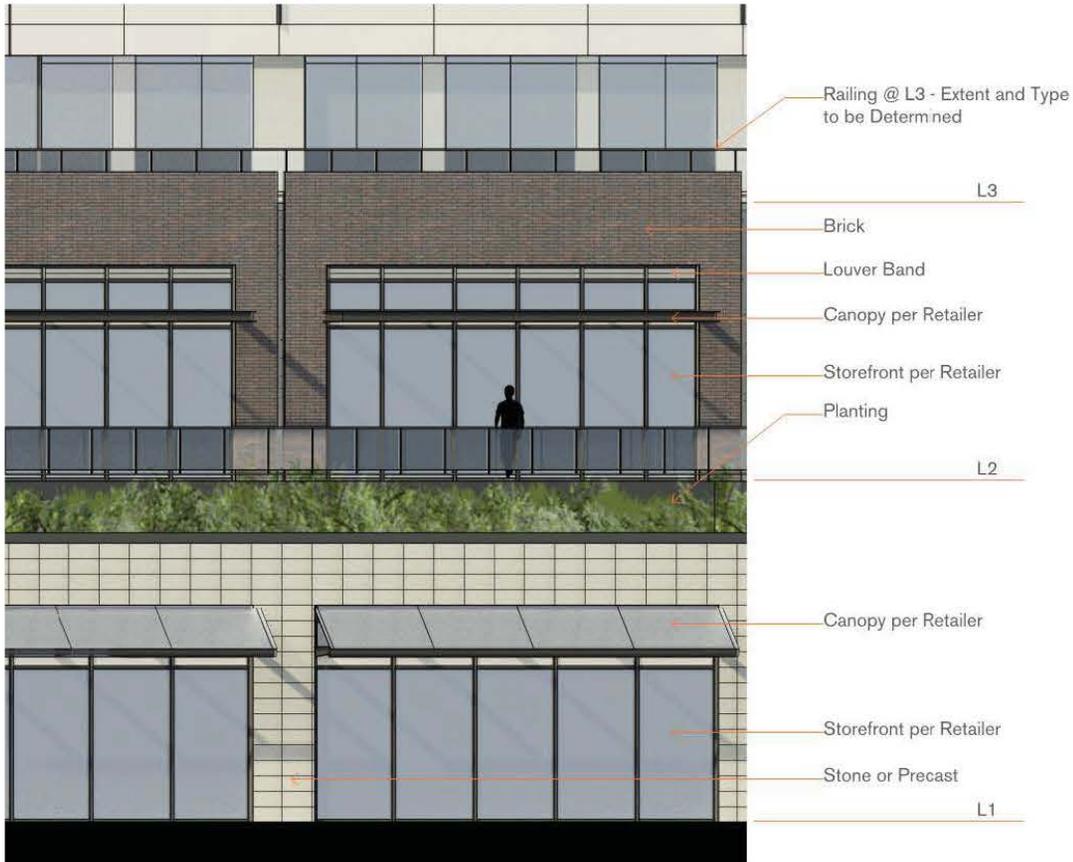


Scale: 1/8" = 1'-0"

DESIGN CONCEPT - BUILDING F

Enlarged Elevations

DETAIL ELEVATION NORTH FACADE

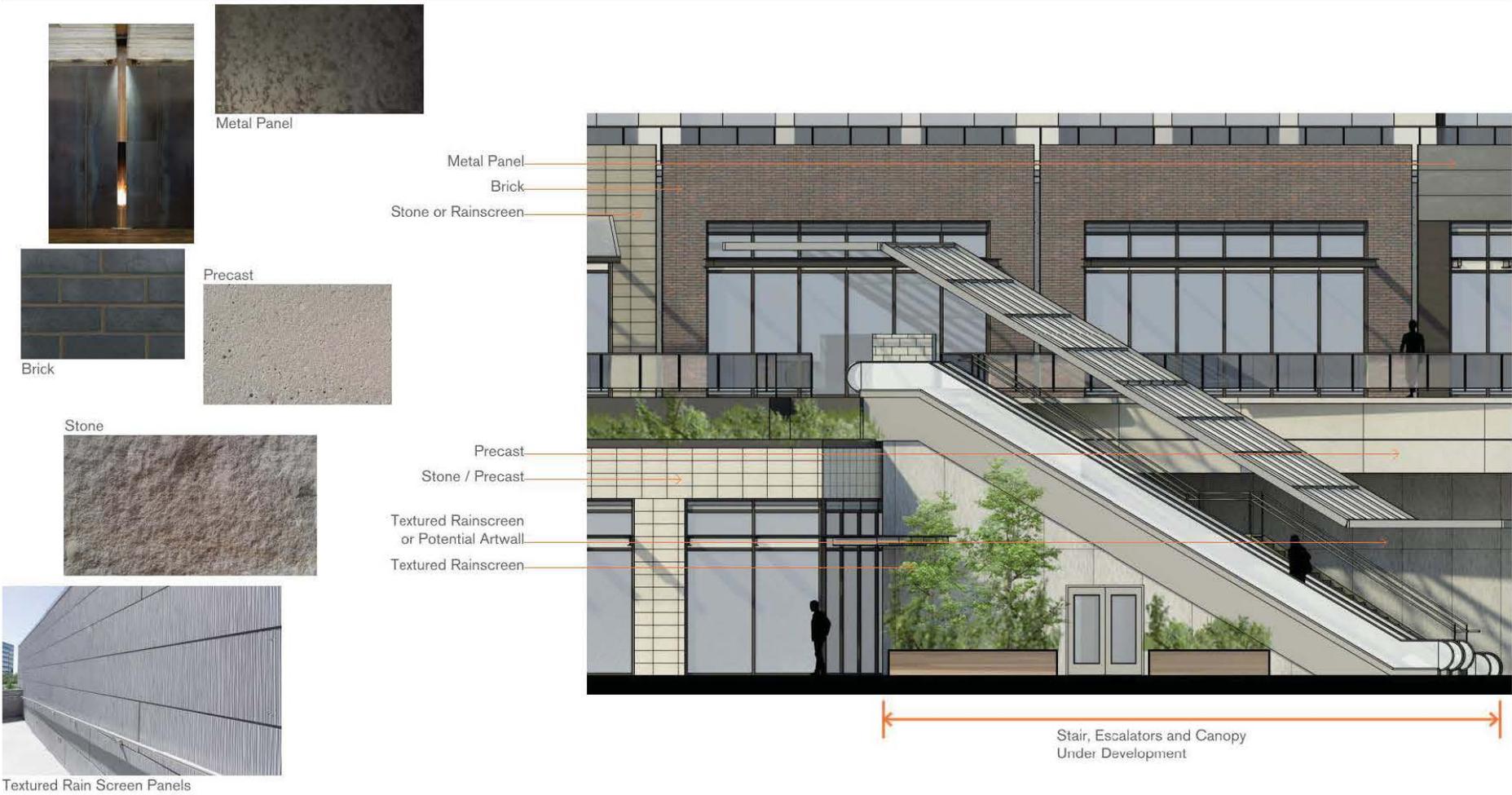


Scale: 1/8" = 1'-0"

DESIGN CONCEPT - BUILDING F

Enlarged Elevations

DETAIL ELEVATION NORTH FACADE



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

DESIGN CONCEPT - BUILDING F

Enlarged Elevations

DETAIL ELEVATION SOUTH FACADE



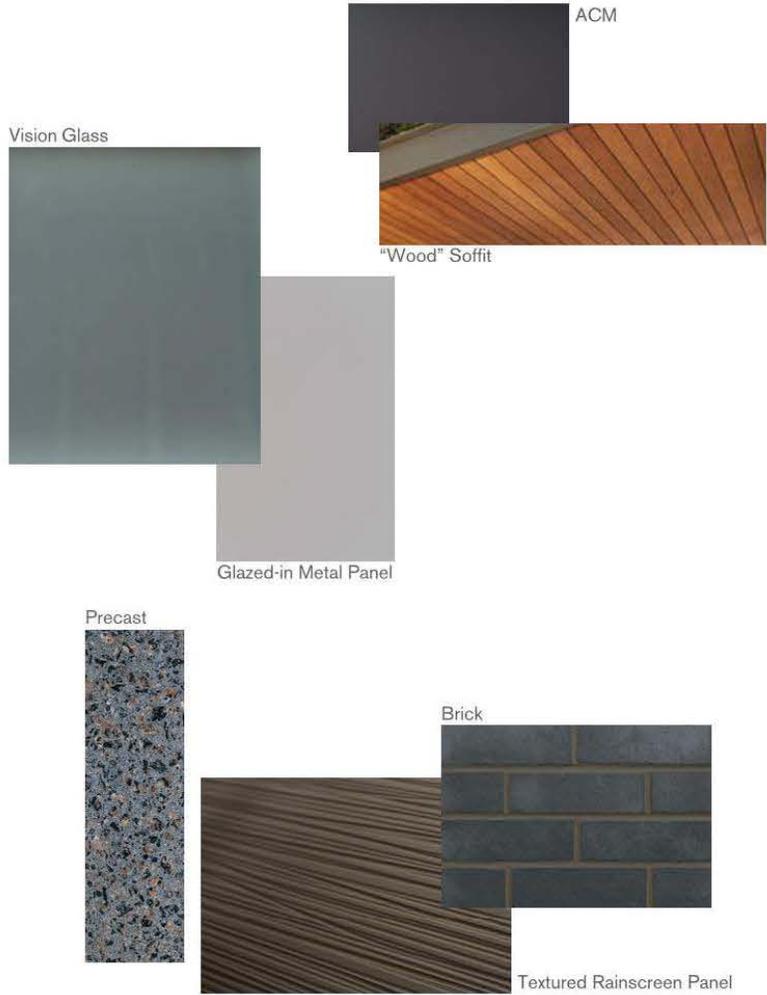
Scale: 1/16" = 1'-0"

COLLINSWOERMAN | TALON | KIRKLAND PARKPLACE | OCTOBER 5, 2015

DESIGN CONCEPT - BUILDING F

Enlarged Elevations

DETAIL ELEVATION EAST FACADE



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