

DESIGN CONCEPT - BUILDING F

Perspectives

SOUTHWEST PERSPECTIVE



COLLINSWOERMAN | TALON | KIRKLAND PARKPLACE | OCTOBER 5, 2015

DESIGN CONCEPT - BUILDING F
Perspectives

NORTHWEST PERSPECTIVE



DESIGN CONCEPT - BUILDING F

Perspectives

SOUTHEAST PERSPECTIVE



COLLINSWOERMAN | TALON | KIRKLAND PARKPLACE | OCTOBER 5, 2015

DESIGN CONCEPT - BUILDING F
Perspectives

NORTHEAST PERSPECTIVE



DESIGN CONCEPT - BUILDING F

Detail Perspectives

LEVEL ONE AND LEVEL TWO RETAIL @ OFFICE ENTRIES



COLLINSWOERMAN | TALON | KIRKLAND PARKPLACE | OCTOBER 5, 2015

DESIGN CONCEPT - BUILDING F
Detail Perspectives

DETAIL PERSPECTIVE OF NORTHWEST CORNER, LEVELS 4-8



DESIGN CONCEPT - BUILDING E

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

DESIGN REVIEW BOARD DIRECTION

A. CURVED FACADE AT SOUTH ELEVATION

Explore ways to break down the scale and/or provide more detail

- Appears too long and unbroken
- Investigate elements to provide a visual cue to denote the building entry
- Overhangs appear to reinforce length

Response:

- The curved facade has been shortened by 10 feet on each end, resulting in a 20 foot shorter element. A notch has been added to the facade, aligning with the building entry. This break in the facade divides the elevation into two unequal segments and provides a visual clue to mark the entry to the building central space.
- In addition, vertical fins have been added at the column lines and the horizontal sunshade is split into two or three segments that are approximately 12 inches deep. Both elements provide shade and shadow to the façade and break up the elevation into smaller components while allowing the strong gesture of the curved wall to read through.

B. CENTRAL WAY FACADE

- Western portion of the façade appears long
- Punched opening façade needs refinement
 - Interface with base needs to be stronger
 - North west corner of tower – brick return needs to be refined
- Overall façade needs refinement and additional detail
- Explore ways to break down scale further
- Provide additional detail at the base of the building

Response:

- The west portion of the Central Way façade is now broken into multiple sections to reduce the apparent length and better define the base from the upper stories.
- The punched opening expression has been eliminated and replaced with a window wall and rain screen expression that is contained within a perimeter frame of precast concrete (or cement composite rain screen).
- Vertical fins at 15 feet on center break up the façade and decrease the apparent length.
- The base below this portion of the façade consists of pilasters with storefront infill.
- To the west of this element, a bay of the unitized curtain-wall façade from the upper levels is allowed to extend to grade, providing a visual break in the façade between the frame and pilaster element and the adjoining retail façade to the west.
- Additional detail has been added to the street level façade, including articulation of the bays with thickened verticals and the addition of a wood or wood look horizontal band, and a base treatment of stone or brick at the bottom of the retail storefront.
- The preferred material at the solid sections of the building base will be either stone or Takl rainscreen.

C. BREEZEWAY

- The idea of enclosing the breezeway was presented to create an indoor-outdoor “great room”. The idea was generally well received with additional detail requested at future meeting.

Response:

- The enclosed breezeway concept is continuing to develop and will be presented at a future Design Response Conference.

DESIGN CONCEPT - BUILDING E

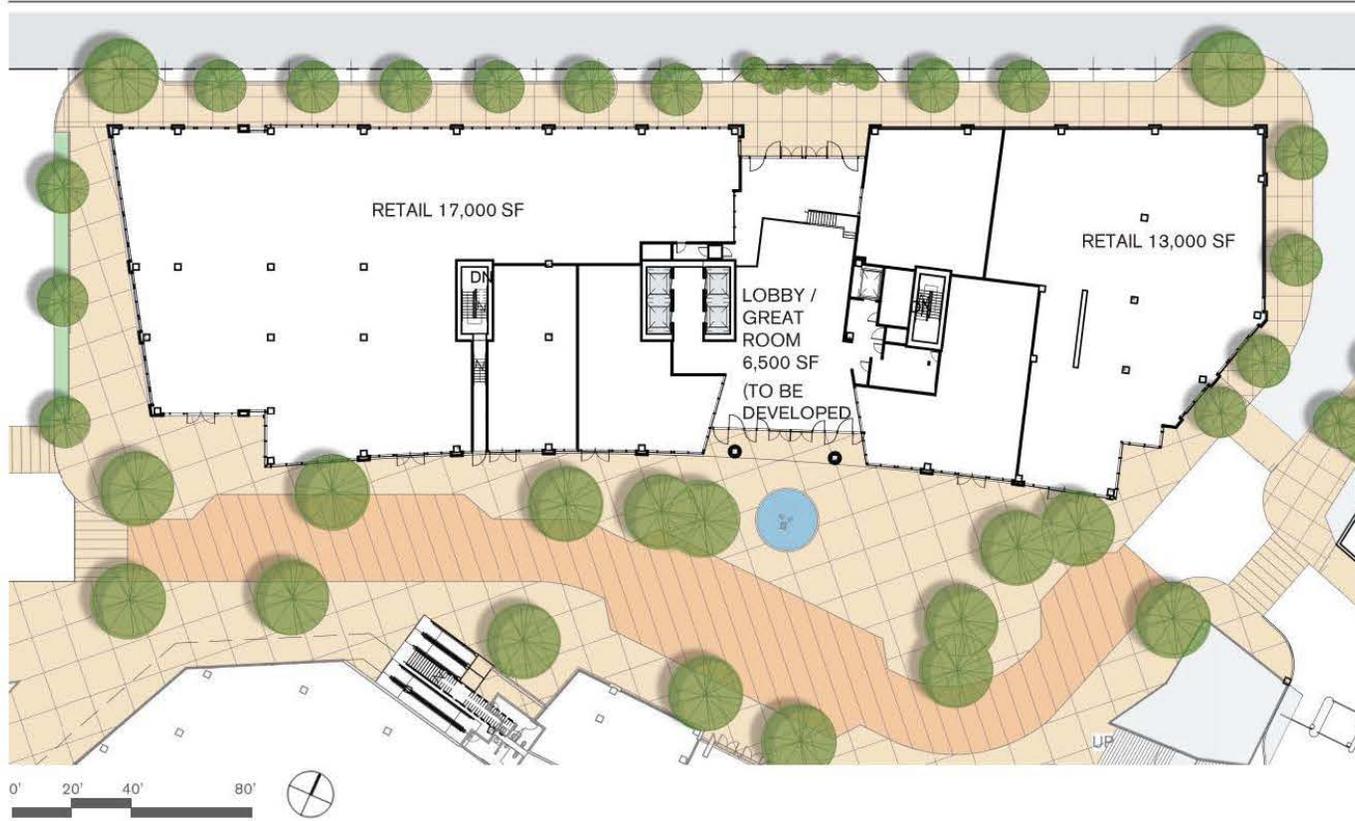
PERSPECTIVE FROM CENTRAL WAY TOWARD BUILDING E



DESIGN CONCEPT - BUILDING E

Floor Plans

LEVEL 1 (PARK LEVEL)

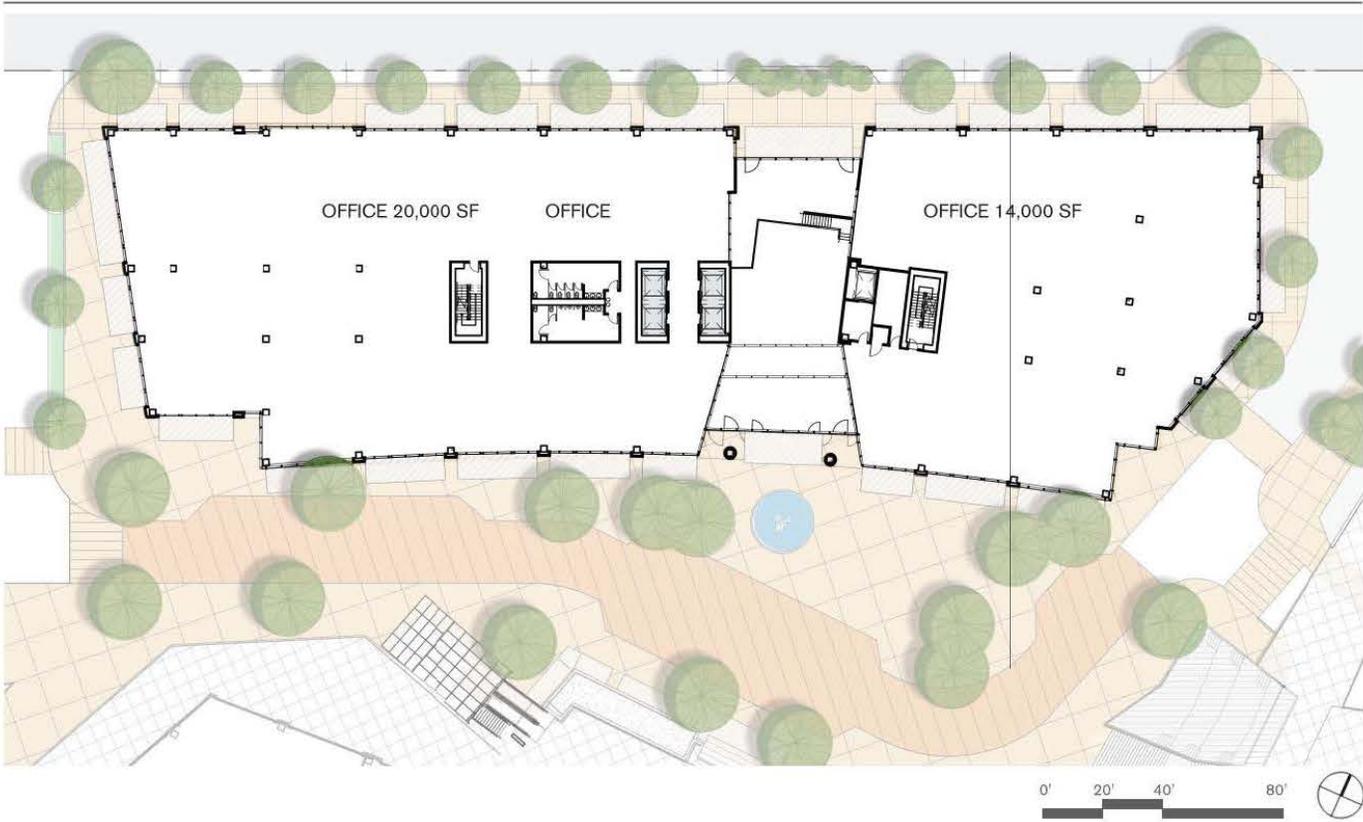


COLLINSWOERMAN | TALON | KIRKLAND PARKPLACE | OCTOBER 5, 2015

DESIGN CONCEPT - BUILDING E

Floor Plans

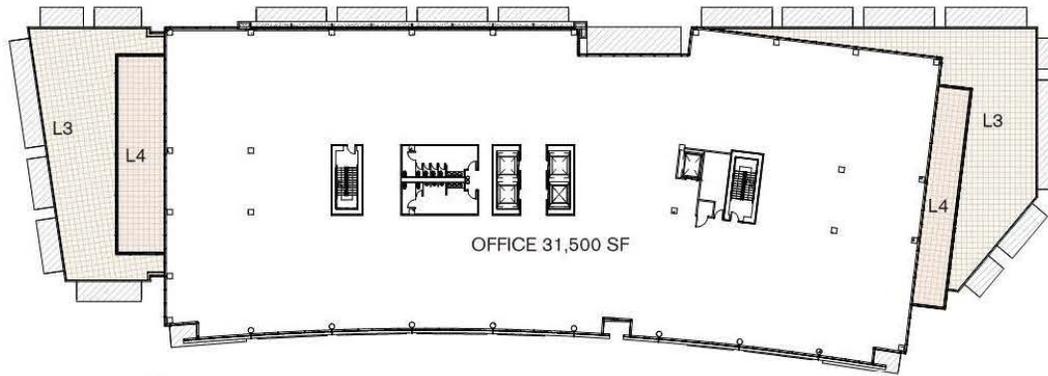
LEVEL 2 (PLAZA LEVEL)



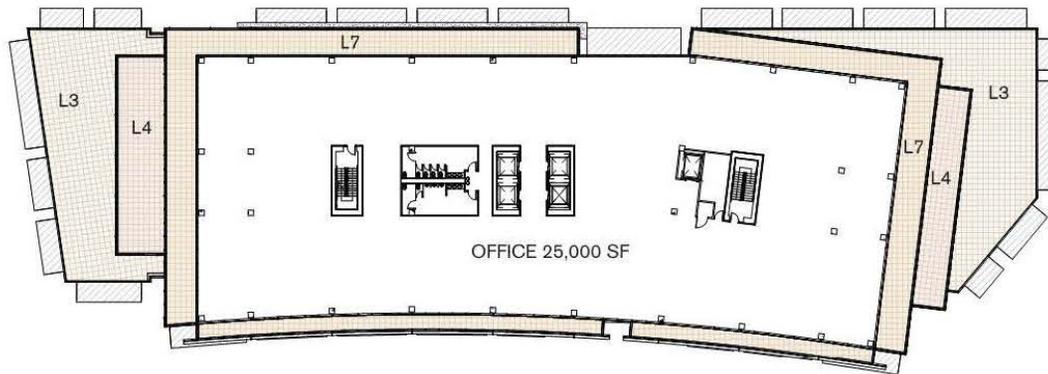
DESIGN CONCEPT - BUILDING E

Floor Plans

UPPER LEVEL - TYPICAL



LEVEL 7

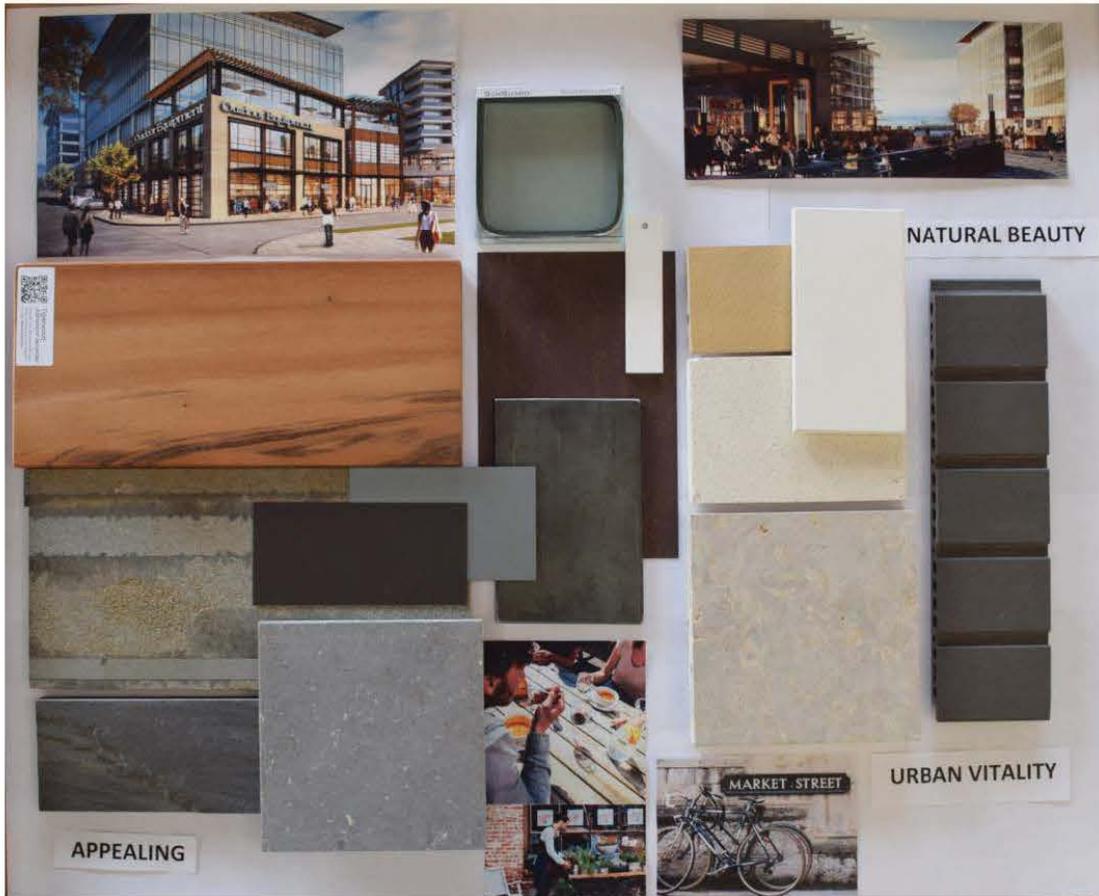


COLLINSWOERMAN | TALON | KIRKLAND PARKPLACE | OCTOBER 5, 2015

DESIGN CONCEPT - BUILDING E

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 E

Elevations

NORTH ELEVATION



LEGEND

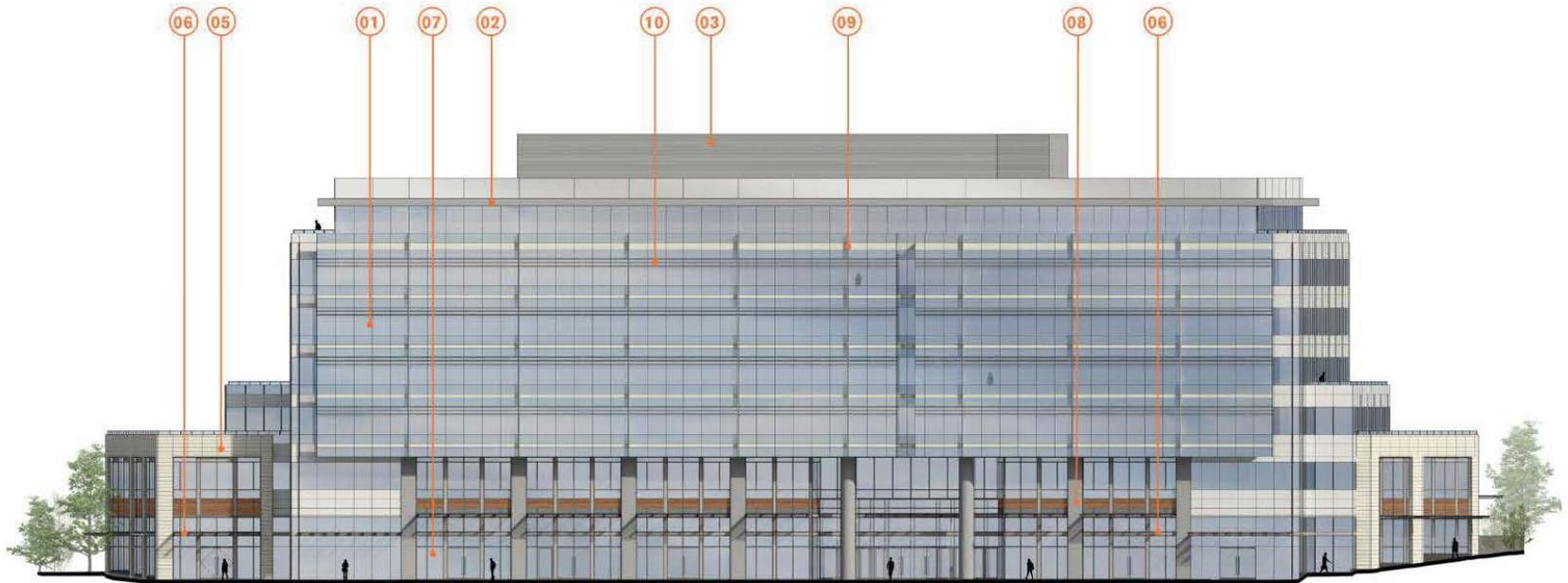
- | | | | |
|----------------------------------------|-------------------------------------|----------------------------------|-----------------------------------|
| 01 UNITIZED CURTAIN WALL | 04 METAL PANELS | 07 L1 RETAIL STOREFRONT | 10 RAINSCREEN |
| 02 METAL PANEL EYEBROW | 05 STONE OR TAKTL RAINSCREEN PANELS | 08 PRECAST OR METAL COLUMN COVER | 11 PRECAST OR RAINSCREEN CLADDING |
| 03 PROFILE METAL PANELS AT ROOF SCREEN | 06 METAL OR METAL & GLASS CANOPIES | 09 VERTICAL FINS | |

COLLINSWOERMAN | TALON | KIRKLAND PARKPLACE | OCTOBER 5, 2015

DESIGN CONCEPT - BUILDING E

Elevations

SOUTH ELEVATION



LEGEND

- | | | | |
|---------------------------------------|------------------------------------|-----------------------------------|---------------|
| 01 UNITIZED CURTAIN WALL | 04 METAL PANEL | 07 L1 RETAIL STOREFRONT | 10 SUN SHADES |
| 02 METAL PANEL EYEBROW | 05 STONE | 08 PRECAST OR METAL COLUMN COVERS | |
| 03 PROFILE METAL PANELS @ ROOF SCREEN | 06 METAL OR METAL & GLASS CANOPIES | 09 VERTICAL FINES | |

DESIGN CONCEPT - BUILDING E

Elevations

EAST ELEVATION

WEST ELEVATION



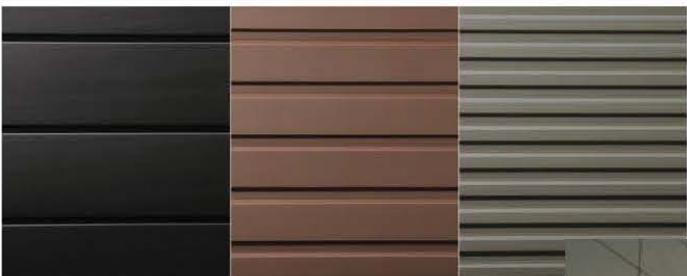
LEGEND

- 01 UNITIZED CURTAIN WALL
 - 02 METAL PANEL EYEBROW
 - 03 PROFILE METAL PANELS AT ROOF SCREEN
- 04 METAL PANELS
 - 05 STONE
 - 06 METAL OR METAL & GLASS CANOPIES
- 07 L1 RETAIL STOREFRONT

DESIGN CONCEPT - BUILDING E

Enlarged Elevations

DETAIL ELEVATION NORTH FACADE



Profile Metal Panel



Unitized Curtain Wall System



Aluminum Composite Metal Panel



Stone



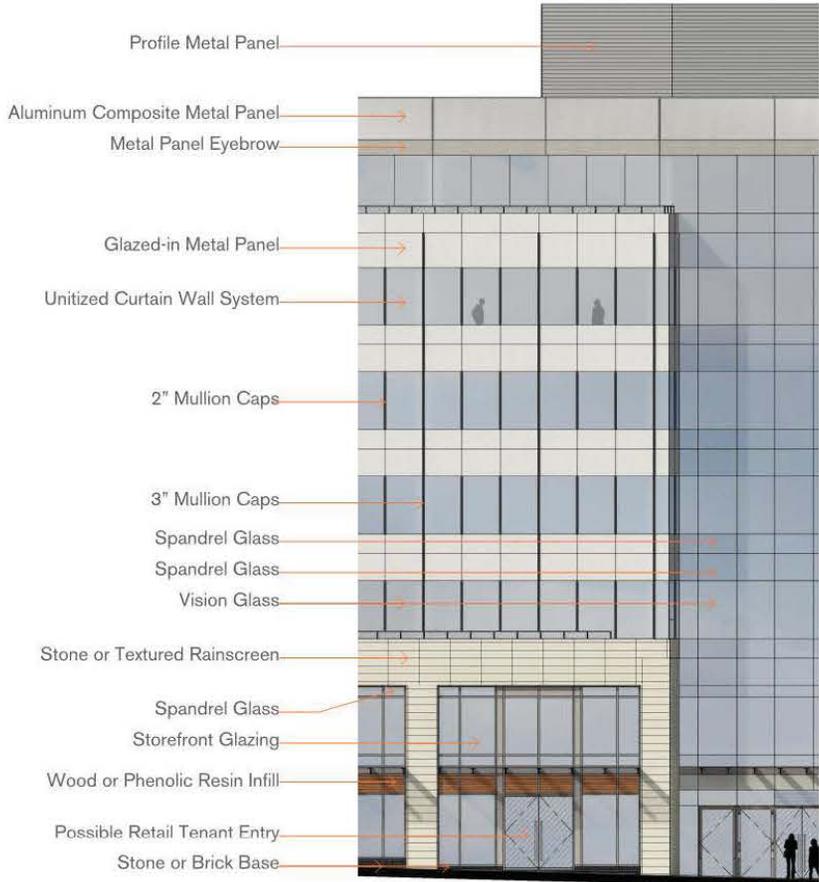
Wood Or Phenolic Resin Infill



Stone or Brick Base



Textured Rainscreen

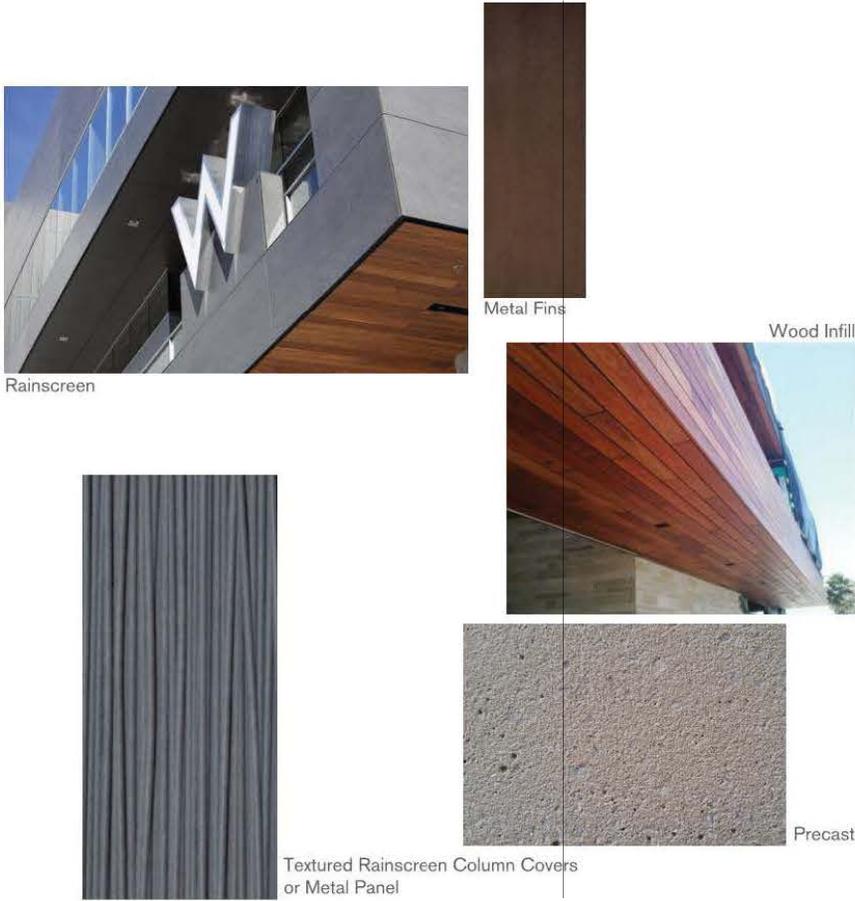


Scale: 1/16" = 1'-0"

DESIGN CONCEPT - BUILDING E

Enlarged Elevations

DETAIL ELEVATION NORTH FACADE



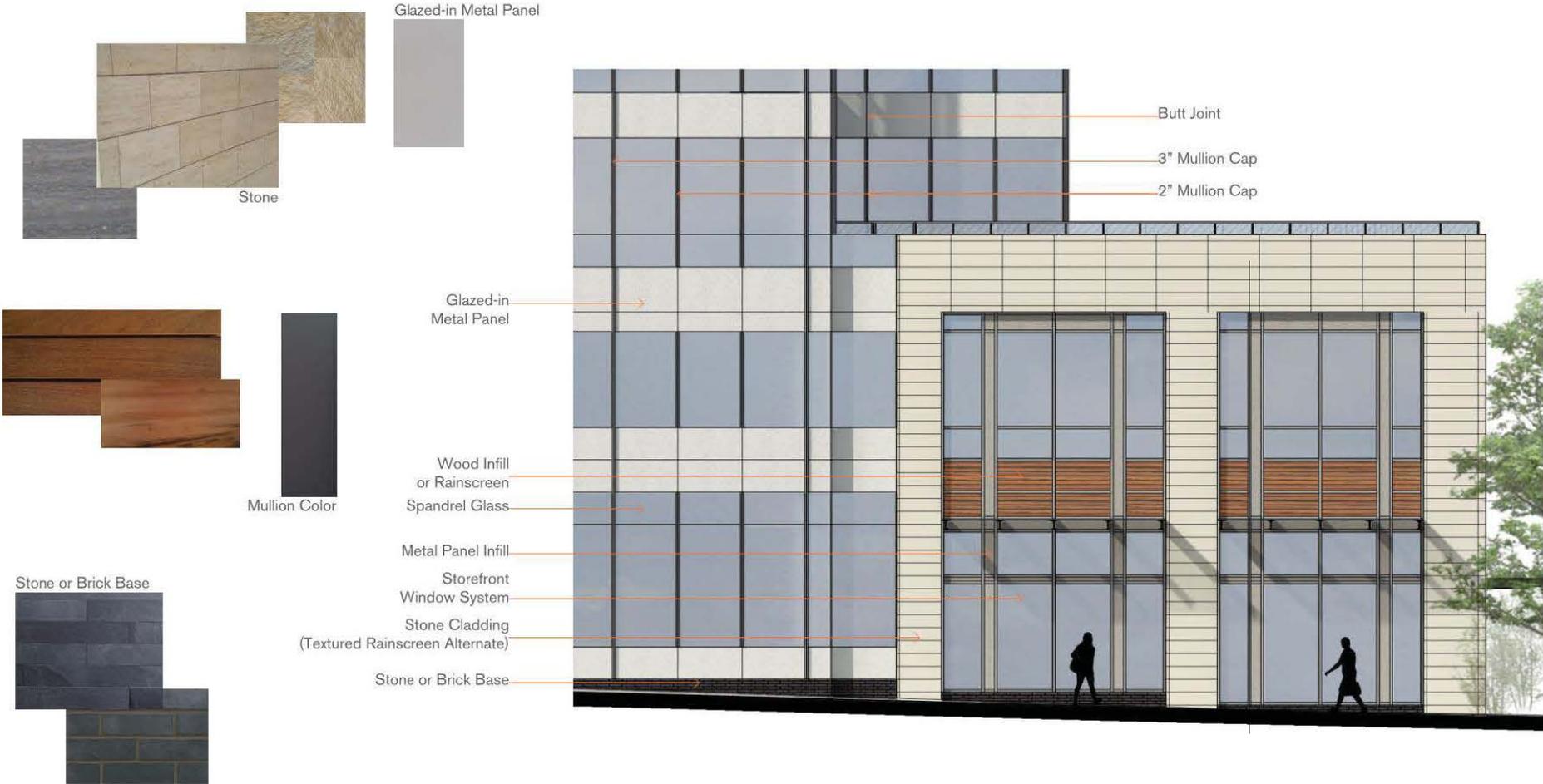
Scale: 1/16" = 1'-0"

COLLINSWOERMAN | TALON | KIRKLAND PARKPLACE | OCTOBER 5, 2015

DESIGN CONCEPT - BUILDING E

Enlarged Elevations

DETAIL ELEVATION NORTH FACADE

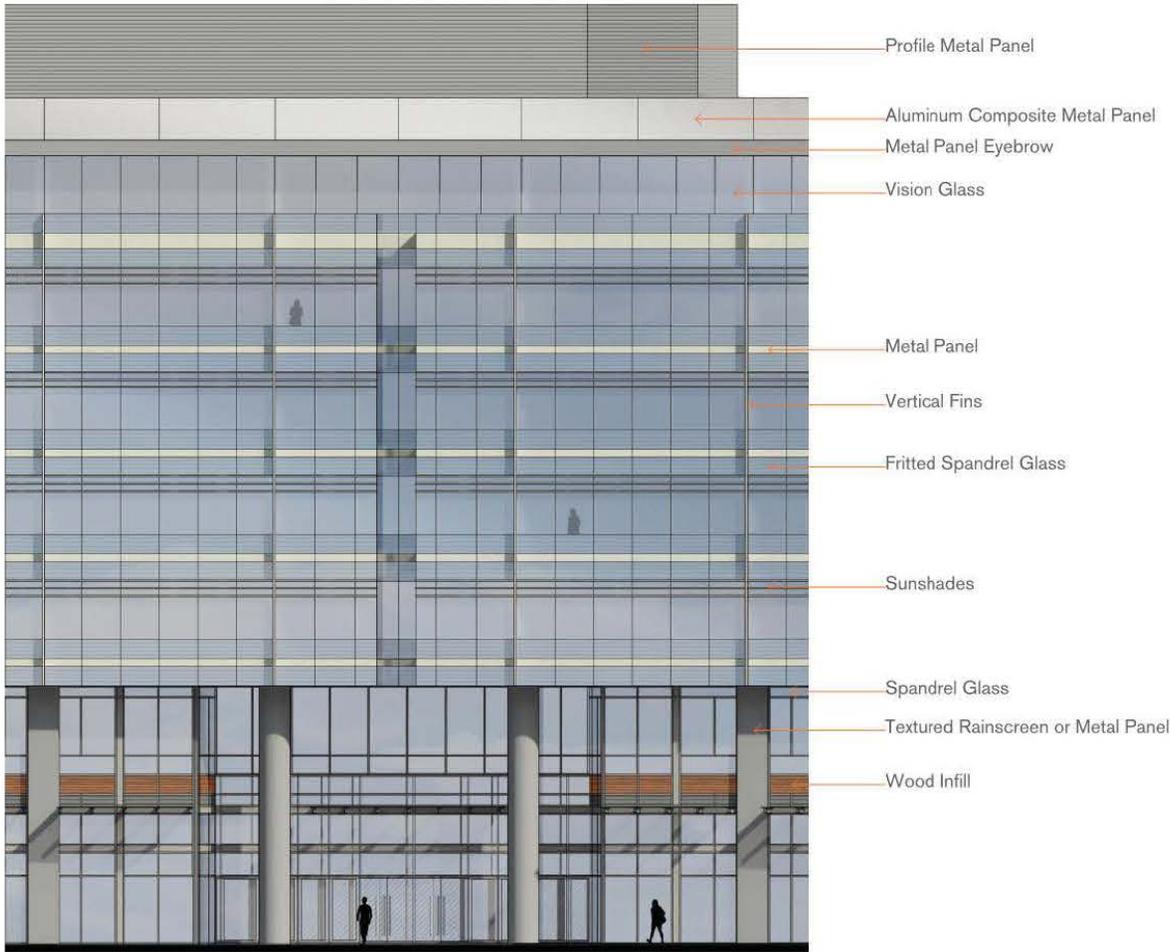


Scale: 1/8" = 1'-0"

DESIGN CONCEPT - BUILDING E

Enlarged Elevations

DETAIL ELEVATION SOUTH FACADE



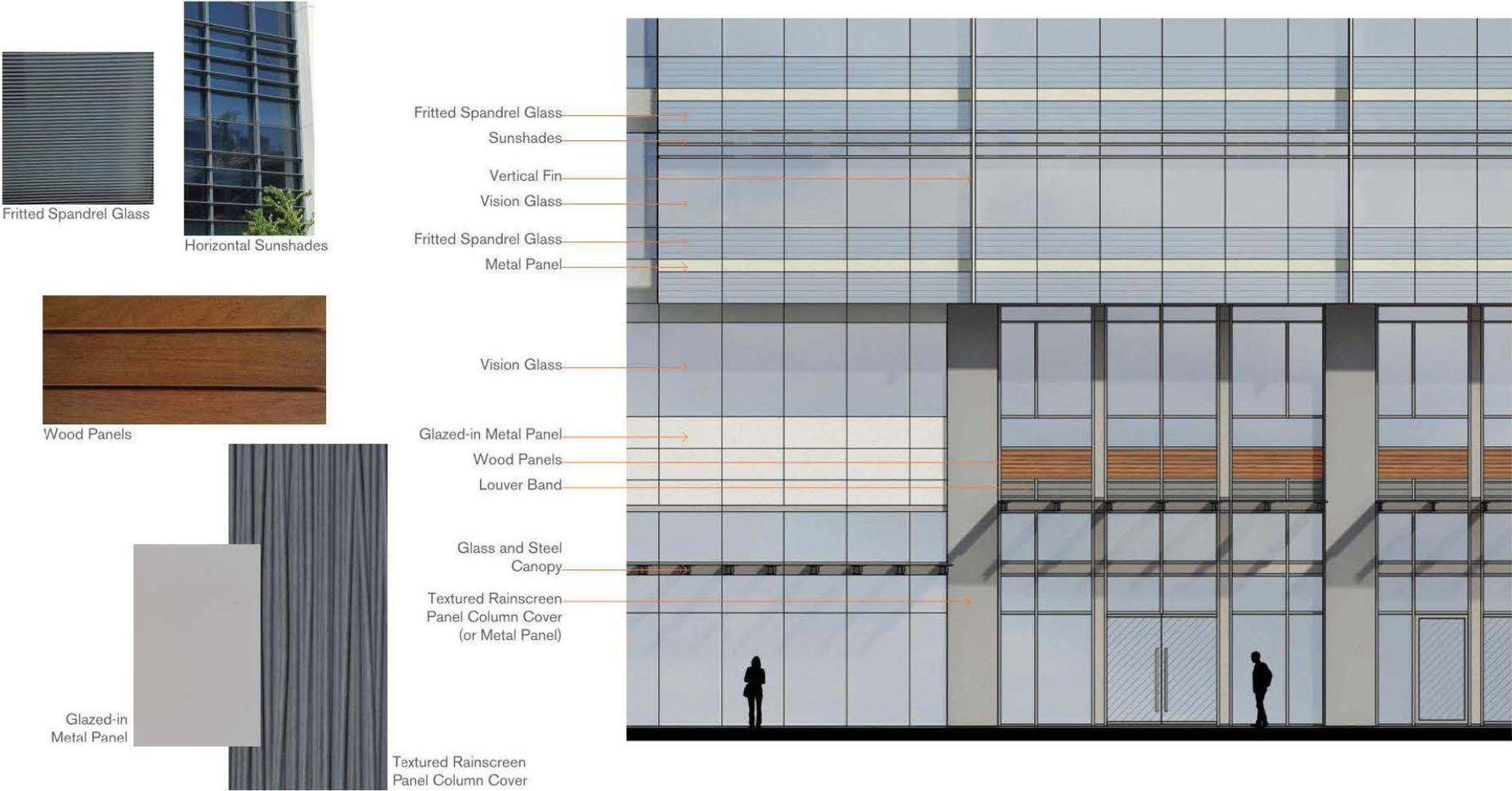
Scale: 1/16" = 1'-0"



DESIGN CONCEPT - BUILDING E

Enlarged Elevations

DETAIL ELEVATION SOUTH FACADE



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

DESIGN CONCEPT - BUILDING E

Perspectives

NORTHEAST PERSPECTIVE



COLLINSWOERMAN | TALON | KIRKLAND PARKPLACE | OCTOBER 5, 2015

DESIGN CONCEPT - BUILDING E
Perspectives

NORTHWEST PERSPECTIVE



DESIGN CONCEPT - BUILDING E

Perspectives

SOUTHWEST PERSPECTIVE



COLLINSWOERMAN | TALON | KIRKLAND PARKPLACE | OCTOBER 5, 2015

DESIGN CONCEPT - BUILDING E
Perspectives

SOUTHEAST PERSPECTIVE



DESIGN CONCEPT - BUILDING E

Detail Perspectives

DETAIL PERSPECTIVE @ CENTRAL WAY



COLLINSWOERMAN | TALON | KIRKLAND PARKPLACE | OCTOBER 5, 2015

DESIGN CONCEPT - BUILDING E
Detail Perspectives

DETAIL PERSPECTIVE @ SOUTHWEST CORNER





ARCHITECTURE PLANNING INTERIORS SUSTAINABILITY

710 SECOND AVENUE SUITE 1400
SEATTLE WASHINGTON 98104-1710
t. 206.245.2100 f. 206.245.2101 COLLINSWOERMAN.COM

Gilles Consulting

— Brian K. Gilles —

4 2 5 - 8 2 2 - 4 9 9 4

EVALUATION OF SELECTED TREES AT

KIRKLAND ARK PLACE
6th Street & Central Way
Kirkland, WA 98033

Original Report August 30, 2010

Revised September 14, 2015

PREPARED FOR:

Talon Private Capital

Attn: William Leedom, Director – Investments

720 Olive Way

Suite 1020

Seattle, WA 98101

PREPARED BY:

GILLES CONSULTING

Brian K. Gilles, Consulting Arborist

ISA Certified Arborist # PN-0260A

ISA TRAQ Qualified

ISA TRAQ Certified Instructor

PNW-ISA Certified Tree Risk Assessor #148



fax: 425-822-6314

email: bkgilles@comcast.net

P.O. Box 2366 Kirkland, WA 98083

CONTENTS

ASSIGNMENT 4

METHODOLOGY 4

 Missing Trees 5

OBSERVATIONS..... 5

 Additional Testing 6

DISCUSSION 6

 Trees Status 8

 Current Health Rating 8

 Trees on Adjacent Properties 9

 Trees on the Subject Property 11

 Right-of-Way Trees 14

 Tree Protection Measures 17

WAIVER OF LIABILITY 18

ATTACHMENTS 20



fax: 425-822-6314

email: bkgilles@comcast.net

P.O. Box 2366 Kirkland, WA 98083

EXECUTIVE SUMMARY

The original report was done on August 30, 2010 and included 117 trees on and around the subject property. The same survey was used and the same 117 symbols of trees were re-evaluated in September of 2015. In addition, trees within Peter Kirk Park that are within the first 120 feet west of the west property line were included in this report. They can be summarized as follows:

LOCATION SUMMARY		
#	Location of Tree	%
69	Off Property	52.7%
25	Right-of-Way	19.1%
37	Subject Property	28.2%
131	Total # of Trees	100.0%

SIGNIFICANCE SUMMARY		
#	Status	%
7	Non-Significant	5.3%
124	Significant	94.7%
131	Total # of Trees	100.0%

VIABILITY SUMMARY		
#	Condition	%
8	Non-Viable	6.1%
123	Viable	93.9%
131	Total # of Trees	100.0%

ASSIGNMENT

William Leedom, of Talon Private Capital, contracted with Gilles Consulting to evaluate selected trees at Kirkland Park Place in downtown Kirkland. The property is located at the southwest corner of the intersection of 6th Street and Central Way. The property is bounded by Peter Kirk Park and the Kirkland Performing Arts Center on the west and private property to the south and east. The property is being considered for re-development and the City of Kirkland requires an analysis of the trees as part of the permit process. This report provides the analysis. The information in this report can be utilized to create a Tree Plan as required by Chapter 95 of the Kirkland Code.

METHODOLOGY

To evaluate the trees for risk, as well as to prepare this report, I drew upon my 30+ years of experience in the field of arboriculture and my formal education in natural resources management, dendrology, forest ecology, plant identification, and plant physiology. I followed the protocol of the International Society of Arboriculture (ISA) for tree risk assessment. Published in 2011, the *Best Management Practices, Tree Risk Assessment, ANSNI A300 Part 9* was developed to aid in the interpretation of professional standards and guide work practices based upon current science and technology. Using this process, now called the *Tree Risk Assessment Qualification*, or TRAQ for short, I performed a Level Two assessment which included looking at the overall health of the tree as well as the site conditions. This is a scientifically based process to look at the entire site, surrounding land and soil, as well as a complete look at the tree itself.

In examining each tree, I looked at such factors as: size, vigor, canopy and foliage condition, density of needles, injury, insect activity, root damage and root collar health, crown health, evidence of disease-causing bacteria, fungi or virus, dead wood and hanging limbs.

Tree Tags

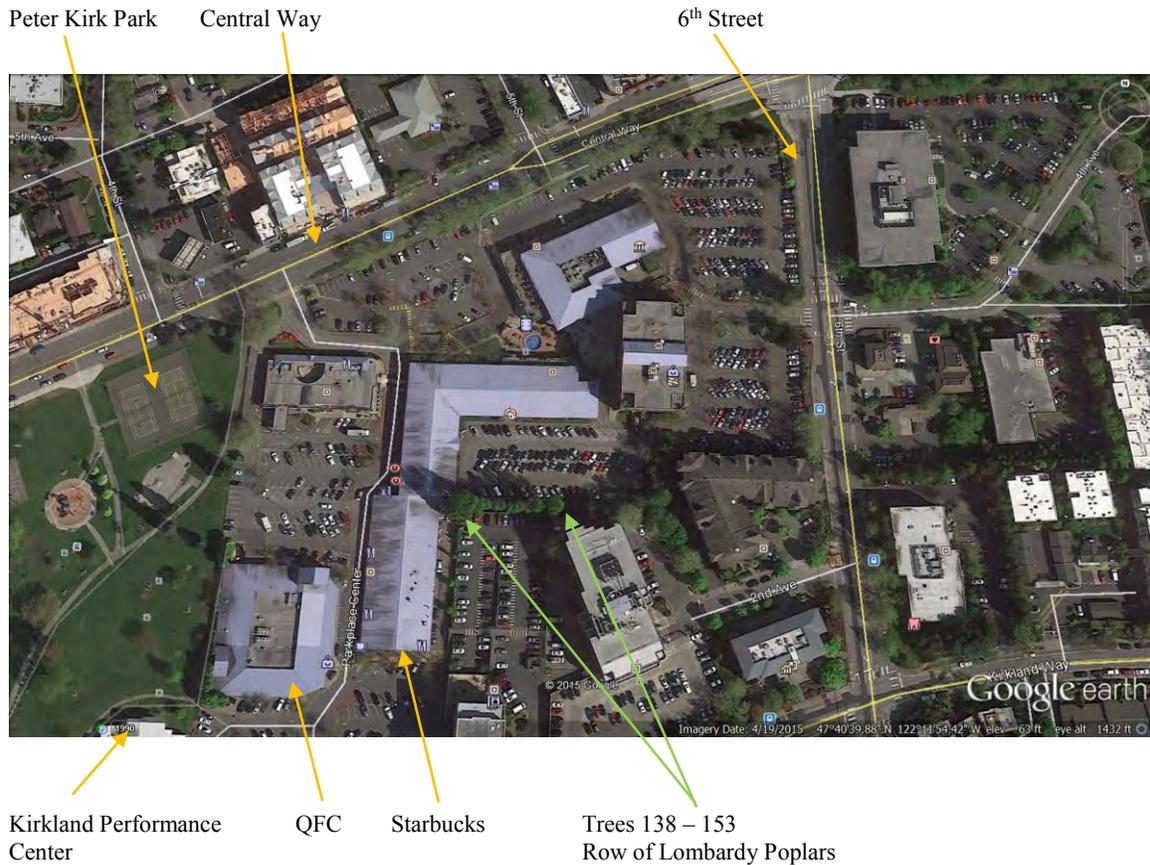
The trees were tagged and numbered 101 through 217. The new trees in the park were tagged with numbers 168 through 182. The tags are made of shiny aluminum approximately one inch by three inches in size and are attached to the tree with staples and a one foot strip of brightly colored survey tape. The tags were placed as high as possible to minimize their removal and were generally placed on the backsides of the trees as inconspicuously as possible. Please refer to [Attachment 1, Site Plan](#) for an orientation to the site and the approximate location of the trees.

Missing Trees

There were a few trees that were not included on the survey. They were labeled with the next number in the sequence and then their approximate location was indicated on the included site plan. These trees may need to be surveyed to determine their exact location in relation to the proposed site improvements and their retainability.

There were a few trees that were added to the inventory because they were within a few feet of the trees in the delineated impact zone. They will likely require tree protection and the City of Kirkland will want the information about them. It was more efficient to pick up these few trees at the same time rather than have to go back and collect the data at a later time.

Photo # 1: A Google Earth image of the Park Place site dated 4/19/15.



OBSERVATIONS

The property is an irregularly shaped parcel bounded to the north by Central Way, to the east it is bounded by 6th Street and private property, to the south by private property with

access to Kirkland Avenue, and to the west by City of Kirkland property—namely the Kirkland Performance Center and Peter Kirk Park. Central Way and 6th Street are at a higher elevation than the building floors, drive lanes, and the parking lots. The north, south, and east sides have existing retaining walls to make the most efficient use of the property.

Almost all of the trees on the property appear to appear to have been installed as part of historic landscape plans. There is one Black Cottonwood and seven Red Alder trees in the southeast corner area that appear to have naturally seeded into the landscape.

In an effort to present the information and conclusions for each tree in a manner that is clear and easy to understand, as well as to save paper, (the ISA form is a two page form for each tree), I have included a detailed spreadsheet, [Attachment 2, Tree Inventory/Condition Spreadsheet](#). All the same information from the ISA Tree Hazard Form is included in this spreadsheet and the attached glossary. The descriptions on the spreadsheet were left brief in order to include as much pertinent information as possible and to make the report manageable. The attached glossary provides a detailed description of the terms used in the spreadsheet and in this report. It can be found in [Attachment 3, Glossary](#). A brief review of these terms and descriptions will enable the reader to rapidly move through the spreadsheet and better understand the information.

Additional Testing

The trees all presented signs and/or symptoms that were readily discernible using the TRAQ Level Two evaluation system. These signs and/or symptoms indicate extensive internal decay and/or structural defects in some trees and solid trunks and lack of disease in others. Therefore, no additional tests were performed during these site visits.

DISCUSSION

The tree data were sorted in multiple ways to derive a full picture of the trees that were included in this report. These sorted data include descriptions of:

- Species:
 - There are 30 different species represented on the property. They are:

SPECIES SUMMARY	
#	Species
2	<i>Austrian Black Pine, Pinus nigra</i>
1	<i>Blue Atlas Cedar, Cedrus atlantica</i>
1	<i>Black Cottonwood, Populus trichocarpa</i>
1	<i>Big Leaf Maple, Acer macrophyllum</i>

2	Deodar Cedar, <i>Cedrus deodara</i>
8	Douglas Fir, <i>Pseudotsuga menziesii</i>
1	English Oak, <i>Quercus robur</i>
5	Giant Sequoia, <i>Sequoiadendron giganteum</i>
4	Incense Cedar, <i>Calocedrus decurrens</i>
1	Jacquemont Birch, <i>Betula jacquemontii</i>
3	Japanese Zelkova, <i>Zelkova serrata</i>
1	Kentucky Coffeetree, <i>Gymnocladus dioicus</i>
2	Leyland Cypress, x <i>Cupressocyparis leylandii</i>
10	Lombardy Poplar, <i>Populus nigra 'Italica'</i>
25	London Plane, <i>Platanus x acerifolia</i>
1	Norway Spruce, <i>Picea abies</i>
4	Pear, <i>Pyrus sp.</i>
1	Pyramidalis (Arborvitae), <i>Thuja occidentalis 'Pyramidalis'</i>
2	Port Orford Cedar, <i>Chamaecyparis lawsoniana</i>
7	Ponderosa Pine, <i>Pinus ponderosa</i>
7	Red Alder, <i>Alnus rubra</i>
7	Red Maple, <i>Acer rubrum</i>
7	Scots Pine, <i>Pinus sylvestris</i>
1	Spanish Fir, <i>Abies pinsapo</i>
1	Sweetgum, <i>Liquidambar styraciflua</i>
2	Sitka Spruce, <i>Picea sitchensis</i>
1	Thundercloud Plum, <i>Prunus cerasifera</i>
1	Tulip Tree, <i>Liriodendron tulipifera</i>
1	Western Hemlock, <i>Tsuga heterophylla</i>
21	Western Red Cedar, <i>Thuja plicata</i>
131	Total Number of Trees in the Report

- Location of the Trees describes the property where the trees are growing:

LOCATION SUMMARY		
#	Location of Tree	%
69	Off Property	52.7%
25	Right-of-Way	19.1%
37	Subject Property	28.2%
131	Total # of Trees	100.0%

Trees Status

Kirkland Code defines a *Significant Tree* as any tree greater than 6.0 inches in diameter measured at the standard 4.5 feet above the average ground level. Of the 131 trees included in this report, they can be summarized as:

SIGNIFICANCE SUMMARY		
#	Status	%
7	Non-Significant	5.3%
124	Significant	94.7%
131	Total # of Trees	100.0%

Please be aware that of the 124 *Significant Trees*, six have been removed in the past five years leaving 119 actual *Significant Trees*.

Current Health Rating

Data is gathered on each individual tree in order to assign to it a current health rating. These ratings range from Dead, to Dying, to Poor, to Fair, to Good, to Very Good, to Excellent. Trees that have a Current Health Rating of Dead, Dying, or Poor are then rated as *Non-Viable Trees*. Trees that rate Fair, Good, Very Good, or Excellent are given a rating of *Viable*.

Again, the six trees that were cut in the last five years have been included in the “Dead” and *Non-Viable* ratings.

The 131 trees included in this report can be summarized as follows:

VIABILITY SUMMARY		
#	Condition	%
14	Non-Viable	10.7%
117	Viable	89.3%
131	Total # of Trees	100.0%

Trees on Adjacent Properties

There are 69 trees on adjacent properties and the extension of the property line out to Kirkland Avenue.

Photo # 1: Panoramic photo of the trees along the west property line extension with vehicular access to Kirkland Way showing trees # 101 – 124 as they looked in August of 2010.



Trees 102 -- 124

Tree # 101 is in the Kirkland Avenue sidewalk and will need to be protected during construction