



KIRKLAND PARKPLACE

Mixed-Use Development

457 CENTRAL WAY
KIRKLAND, WA 98033

DESIGN RESPONSE CONFERENCE
PRE-SUBMITTAL : NOVEMBER 30, 2015
SUBMITTAL : DECEMBER 4, 2015
PRESENTATION : DECEMBER 7, 2015

WOLLINS
CORMIERMAN

RYAN
BUILDING LASTING RELATIONSHIPS

TALON
PRIVATE CAPITAL

INTRODUCTION

PROJECT INFORMATION

LOCATION	457 Central Way Kirkland, WA 98033
DEVELOPER	Talon Private Capital, LLC William Leedom 720 Olive Way, Suite 1020 Seattle, WA 98101 (206) 607 - 2561 leedom@talonprivate.com
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RESIDENTIAL ARCHITECT	Weber Thompson 225 Terry Ave N. Suite 200 Seattle, WA 98109 Amanda Keating 206.344.5700 akeating@weberthompson.com
LANDSCAPE ARCHITECT	Hewitt 101 Stewart Street Suite 200 Seattle, WA 98101 Kris Snider 206.624.8154 ksnider@hewittseattle.com

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Reviewed by: _____

DESIGN CONCEPT | PHASE 1

Design Review Conference #6

INTRODUCTION

This submittal serves as the final approval package for the Kirkland Parkplace Mixed Use project (Phase One). It synthesizes the previous Design Response Conference material into one comprehensive booklet containing final design information for the Site and Landscape as well as all Phase One buildings. Several items from DRC 5 are included for review as well.

Site:

1. Ensure previous submittal packages regarding plaza and street lighting are included (include the street lights that are proposed and also what lighting is proposed along the park edge)
2. Provide options for vine maples

Commercial buildings

1. Provide sample of alternate zinc finish (in lieu of Terra Cotta)
2. Show how the Corten steel will look (larger perspective of page 79)
3. Information on mechanical (show on roof plans and elevations) – keep screening simple
4. What do small buildings look like from above?
5. Study railings at building F1/grand stair
 - a. Continuity of expression
 - b. Safety of cable railing

Residential

1. Grout color for brick
2. Coping detail at brick soldier course
3. Study band of light at corner (delete or change?)
4. Soffit and louver details
5. Information on mechanical (show on roof plans and elevations) – keep screening simple

DESIGN CONCEPT | PHASE 1

Project Summary

DEVELOPMENT OBJECTIVES



SITE DEVELOPMENT (APPROXIMATE AREAS)

	PHASE 1 BUILDINGS						TOTAL: PHASE 1	TOTAL: FULL BUILD-OUT (FOR REFERENCE ONLY)			
	A	E	F	B	F1	G					
Office	--	194,000	189,000	--	--	--	383,000	605,000	SF	up to	650,000 SF
Residential	172,000	--	--	--	--	--	172,000	285,000	SF	up to	300,000 SF
Retail	1,800	31,000	47,000	4,000	1,600	2,000	87,400	100,000	SF	up to	125,000 SF
Grocery	--	--	47,400	--	--	--	47,400	47,400	SF		
Retail/Entertainment	--	--	--	--	--	--	--	40,000	SF		
Health Club	--	--	--	--	--	--	--	13,000	SF		
Totals	173,800	224,000	284,400	4,000	1,600	2,000	689,800 *	1,115,400	SF	up to	1,175,000 SF

* BUILDING D (69,000 SF) TO BE REMOVED AFTER BUILDING F IS OCCUPIED

DESIGN CONCEPT | PHASE 1

Overall Site Plans

MAP KEY

PHASE 1 - PARK LEVEL (APPROX. AREAS)

	PARK LEVEL	PHASE 1 TOTAL
Office	7,500	383,000 SF
Residential	-	172,000 SF
Retail	40,500	87,600 SF
Grocery	47,400	47,400 SF
TOTAL	95,400	689,800 SF

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

SITE PLAN | LEVEL 1



DESIGN CONCEPT | PHASE 1

Overall Site Plans

SITE PLAN | LEVEL 2

MAP KEY



PHASE 1 - PLAZA LEVEL (APPROX. AREAS)

	PLAZA LEVEL	PHASE 1 TOTAL
Office	41,500	383,000 SF
Residential	30,400	172,000 SF
Retail	46,500	87,600 SF
Grocery	-	47,400 SF
TOTAL	118,400	689,800 SF

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



DESIGN CONCEPT | PHASE 1

Overall Site Plans

MAP KEY

PHASE 1 - TYPICAL LEVEL (APPROX. AREAS)

	TYPICAL LEVEL	PHASE 1 TOTAL
Office	64,000	383,000 SF
Residential	29,000	172,000 SF
Retail	-	87,600 SF
Grocery	-	47,400 SF
TOTAL	93,000	689,800 SF

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

SITE PLAN | TYPICAL TOWER LEVEL 3



DESIGN CONCEPT | PHASE 1

Overall Site Plans

SITE PLAN | TYPICAL TOWER LEVEL 7

MAP KEY



PHASE 1 - LEVEL 7 (APPROX. AREAS)

	LEVEL 7	PHASE 1 TOTAL
Office	54,000	383,000 SF
Residential	26,000 **	172,000 SF
Retail	-	87,600 SF
Grocery	-	47,400 SF
TOTAL	80,000	689,800 SF

** LEVELS IN THIS CHART CORRESPOND TO LEVELS AS COUNTED FROM PARK LEVEL (I.E. 'LEVEL 7 RESIDENTIAL' INDICATES THE 6TH RESIDENTIAL FLOOR OF BUILDING A)



DESIGN CONCEPT | PHASE 1

Perspectives

NORTHEAST AERIAL PERSPECTIVE



DESIGN CONCEPT | PHASE 1
Perspectives

NORTHWEST AERIAL PERSPECTIVE



DESIGN CONCEPT | PHASE 1

Perspectives

CENTRAL WAY PERSPECTIVE



DESIGN CONCEPT | PHASE 1
Perspectives

CENTRAL WAY PERSPECTIVE



HEWITT

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Mixed-Use Development
DESIGN RESPONSE CONFERENCE #6

SITE PLAN | OVERALL

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SITE PLAN | CENTRAL PLAZA ENLARGEMENT | LEVEL 1

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SITE PLAN | CENTRAL PLAZA ENLARGEMENT | LEVEL 2

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MATERIALS PLAN | OVERALL
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- HARDSCAPE**
- STANDARD CONCRETE- PEDESTRIAN AND VEHICULAR
 - SPECIALTY CONCRETE - PEDESTRIAN AND VEHICULAR
 - PEDESTRIAN PEDESTAL PAVERS (LEVEL 2)
 - SECONDARY ROAD AND PARKING - ASPHALT
 - CRUSHED STONE (LEVEL 2)
 - WOOD DECKING
 - WATER FEATURES WITH GRANITE PAVERS



MATERIALS PLAN | ENLARGEMENT 1

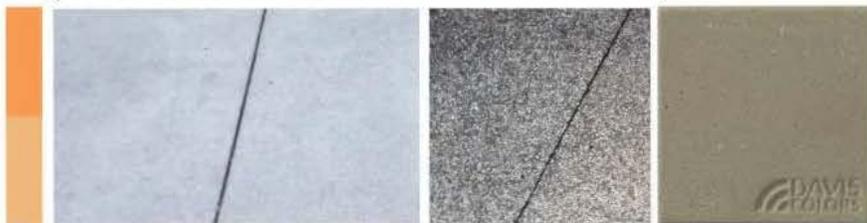
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STANDARD CONCRETE PEDESTRIAN AND VEHICULAR



2'X2' SCORED CONCRETE SIDEWALKS SCORED CONCRETE CROSSINGS CONCRETE ROAD

SPECIALTY PAVING CONCRETE WITH INTEGRAL COLOR (SANDBLAST AND SEALED FINISH AND TOP SEEDED SURFACE)



SANDBLASTED FINISH PAVING FIELD TOP SEEDED FINISH ACCENT BANDS INTEGRAL BUFF COLOR (DAVIS PALOMINO OR SIM.)

WOOD BENCH / SEAT



IPE OR SIMILAR

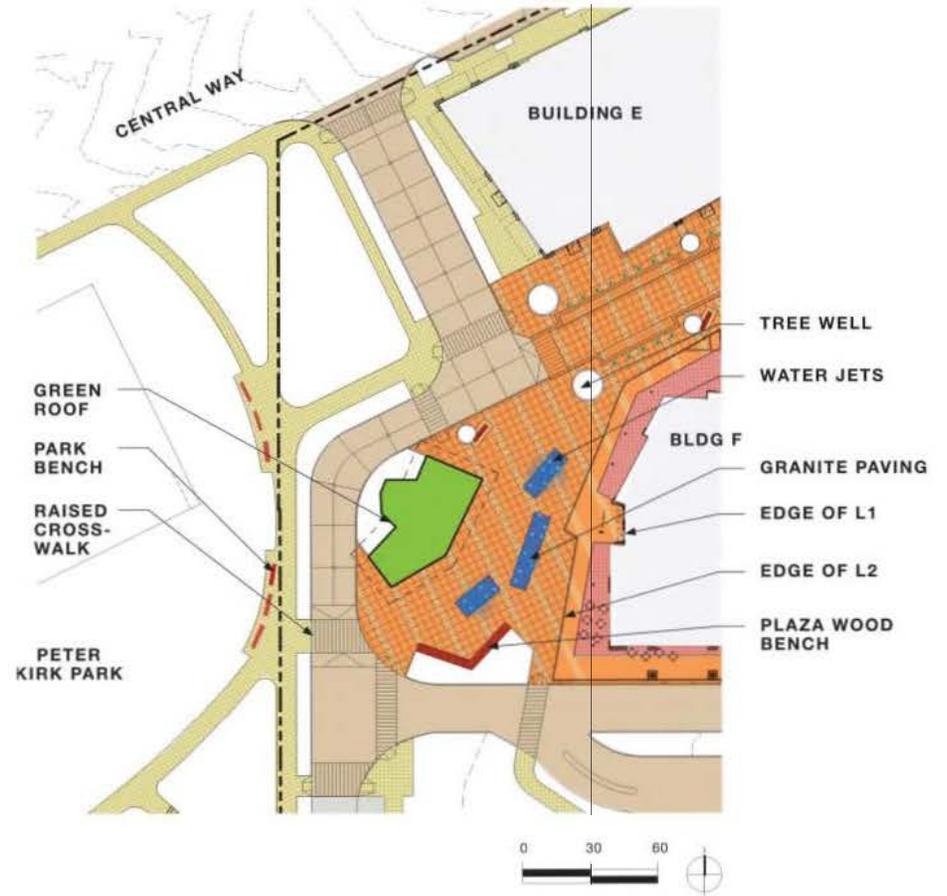
WATER FEATURE



WATER JETS FLUSH WITH GRANITE PAVEMENT SURFACE



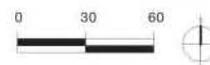
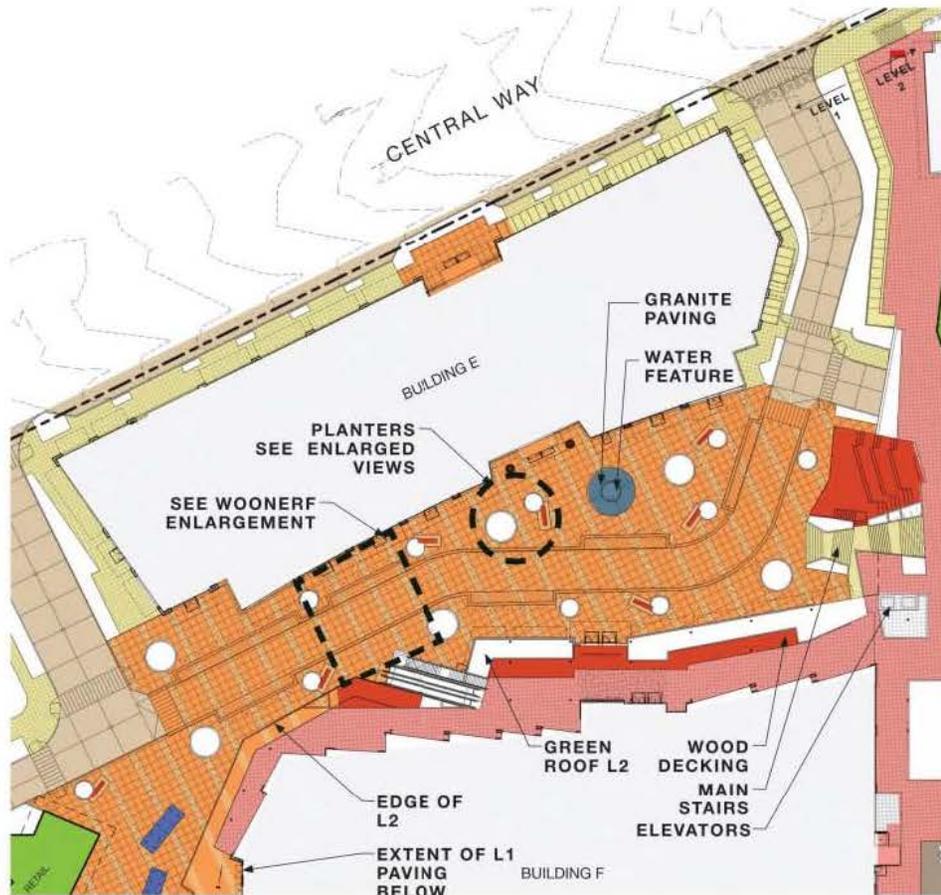
BUFF COLOR GRANITE (OR SIM.)



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MATERIALS PLAN | ENLARGEMENT 2

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STANDARD CONCRETE PEDESTRIAN AND VEHICULAR



2'X2' SCORED CONCRETE SIDEWALKS SCORED CONCRETE CROSSINGS CONCRETE ROAD
SPECIALTY PAVING (CONCRETE WITH SANDBLAST AND SEALED FINISH AND TOP SEEDED SURFACE WITH INTEGRAL COLOR)



SANDBLASTED FINISH TOP SEEDED FINISH INTEGRAL BUFF COLOR (DAVIS PALOMINO)

WOOD DECKING (IPE OR SIMILAR)



STADIUM SEATING AND WOOD DECKING BENCHES AT CENTRAL PLAZA WOONERF

PEDESTRIAN PEDESTAL PAVERS



2' X 2' STANDARD PRECAST PEDESTAL PAVER AT L2 - BLEND OF 2 GRAY COLORS W/ TAN ACCENT PEDESTAL PAVERS COLORS: GRAY, CHARCOAL, TAN - (MUTUAL MATERIALS VANCOUVER BAY SERIES OR SIM.) WATER FEATURE WITH GRANITE PAVING SURROUND BUFF COLOR GRANITE (OR SIM.)

CENTRAL PLAZA | WOONERF ENLARGEMENT

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PRECAST TACTILE WARNING PAVER AND TRENCH DRAIN AT EDGE OF VEHICULAR THROUGH WAY



PLAZA TREE PLANTER AND TREE CANOPY

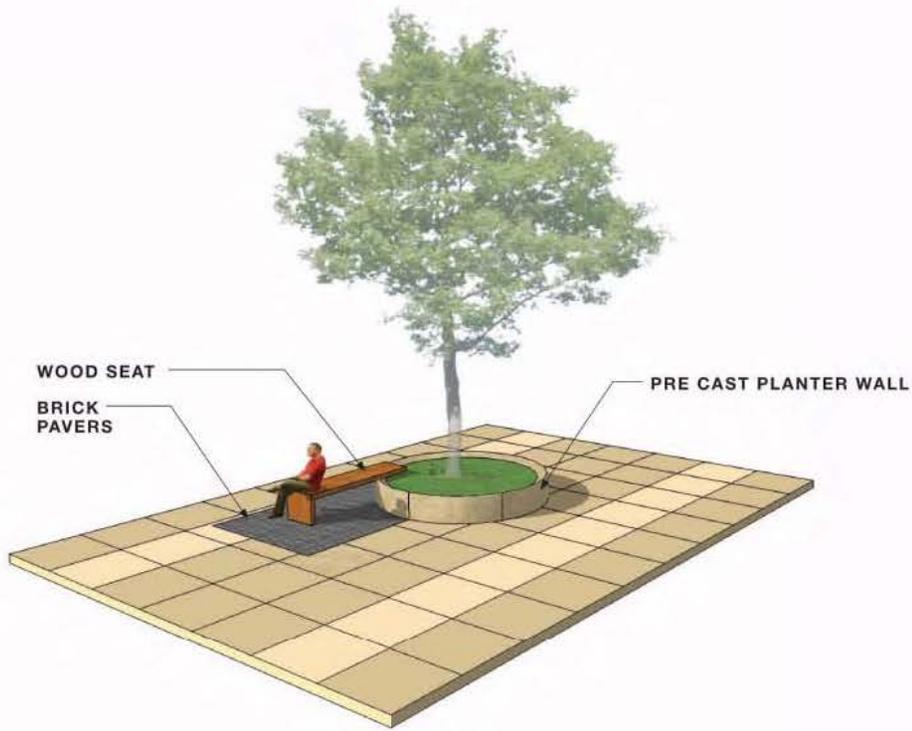


BOLLARDS

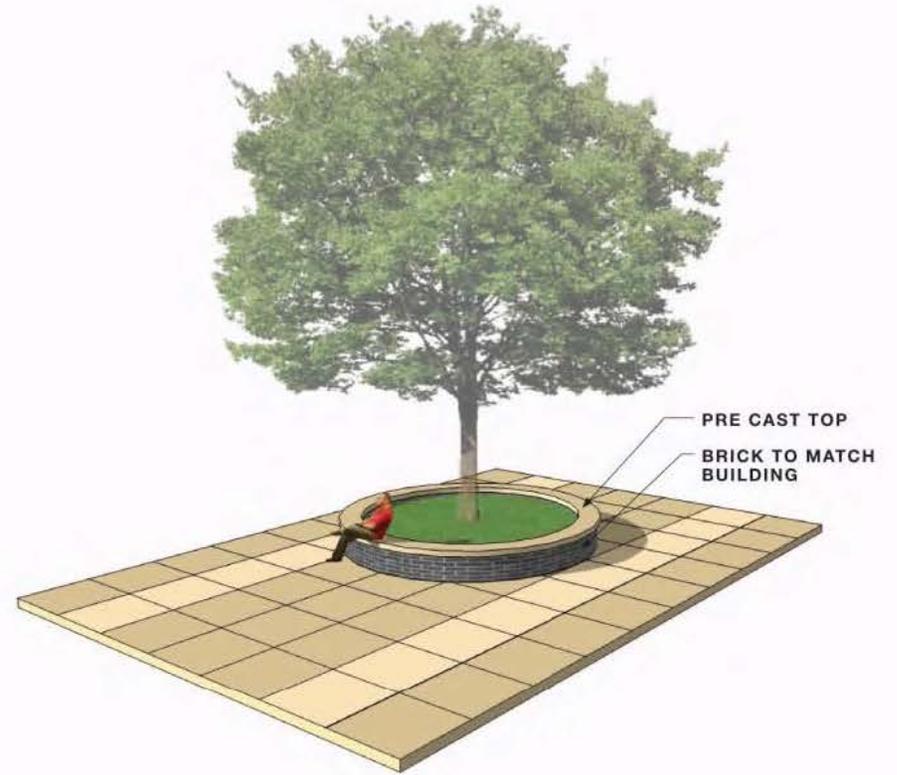


CENTRAL PLAZA - WOONERF | PLANTER VIEWS

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10 FT DIAMETER PLANTER WITH INTEGRAL WOOD SEAT



16 FT DIAMETER PLANTER WITH CAP

MATERIALS PLAN | ENLARGEMENT 3

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STANDARD CONCRETE PEDESTRIAN AND VEHICULAR



2'X2' SCORED CONCRETE SIDEWALKS | SCORED CONCRETE CROSSINGS | CONCRETE ROAD

CRUSHED STONE



CRUSHED STONE SURFACING AT FREESTANDING PLANTER AREA | BOTTICINO / CREAM COLOR

WOOD DECKING (IPE OR SIMILAR)



STADIUM SEATING AND DECKING

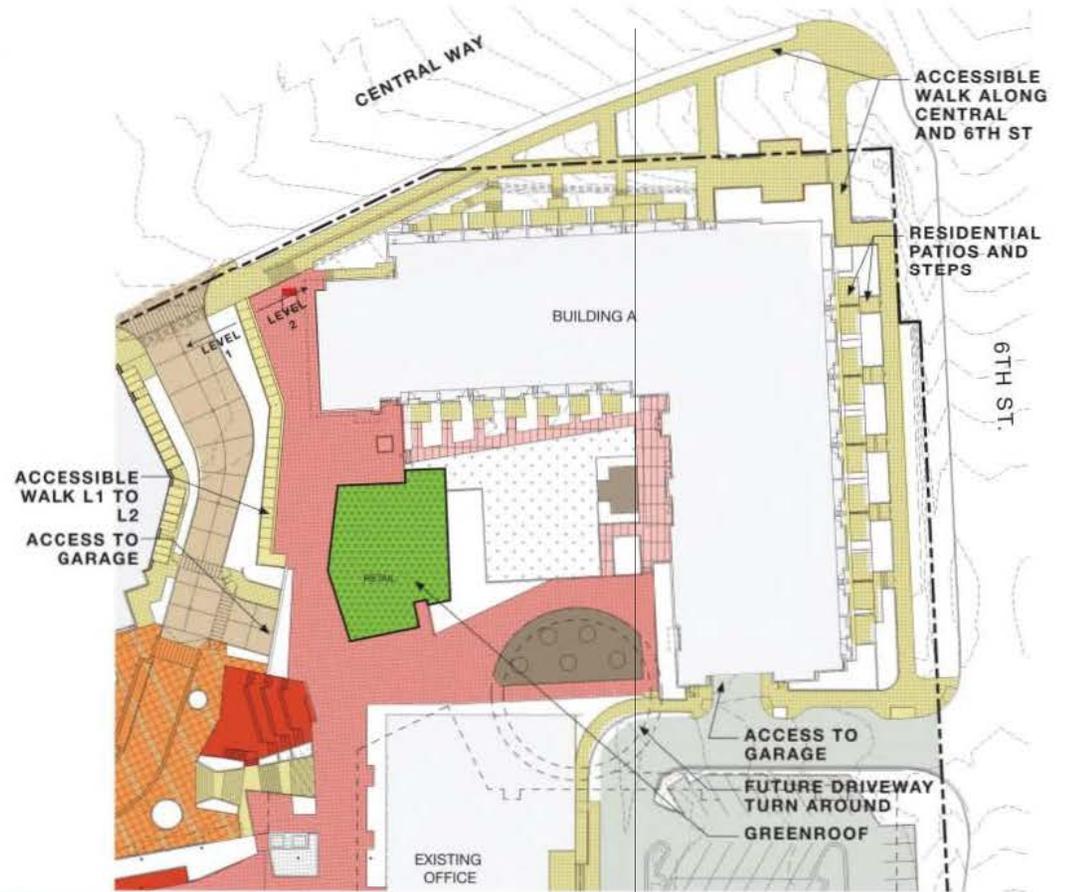
PEDESTRIAN PEDESTAL PAVERS



2' X 2' STANDARD PRECAST PEDESTAL PAVER AT L2 - BLEND OF 2 GRAY COLORS W/ TAN ACCENT | PEDESTAL PAVERS COLORS: GRAY, CHARCOAL, TAN - (MUTUAL MATERIALS VANCOUVER BAY SERIES OR SIM.)



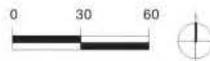
1'X3' PLANK PRECAST PAVER AT RESIDENTIAL BUILDING



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MATERIALS PLAN | ENLARGEMENT 4

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STANDARD CONCRETE PEDESTRIAN AND VEHICULAR



2'X2' SCORED CONCRETE SIDEWALKS

SCORED CONCRETE CROSSINGS

CRUSHED STONE



CRUSHED STONE SURFACING AT FREESTANDING PLANTER AREA

BOTTICINO / CREAM COLOR

WOOD DECKING (IPE OR SIMILAR)



PLAYGROUND SURFACE



RUBBERIZED SAFETY PLAY SURFACE

PEDESTRIAN PEDESTAL PAVERS



2' X 2' STANDARD PRECAST PAVER BLEND OF 3 COLORS

PEDESTAL PAVERS COLORS: GRAY, CHARCOAL, TAN - (MUTUAL MATERIALS VANCOUVER BAY SERIES OR SIM.)

SITE LIGHTING PLAN | OVERALL

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- RIGHT-OF-WAY***
 - Vehicular and/or Pedestrian Pole Light (to be coordinated with City of Kirkland)

- PRIMARY INTERNAL STREET***
 - Vehicular and/or Pedestrian Pole Light
 - Uplight (In Landscape)

- PEDESTRIAN PLAZAS***
 - Pedestrian Pole Light / Feature Light
 - Step / Wall Lighting
 - Light Bollards
 - Uplight (In Landscape)

- PARKING AREAS***
 - Vehicular Pole Light

REPRESENTATIVE MANUFACTURER'S*

- LUMEC
- KIM
- POULSEN
- BK LIGHTING
- SISTEMALUX

* LIGHT TYPES SHOWN ARE REPRESENTATIVE OF STYLE AND QUALITY. FINAL SELECTIONS INCLUDING MANUFACTURER AND QUANTITY TO BE DETERMINED. TYPES OF LIGHTING WITHIN EACH ZONE MAY VARY DEPENDING ON FINAL LIGHTING PLAN.



PEDESTRIAN POLE LIGHT- PARK EDGE (CITY STD)

POLE LIGHT PEDESTRIAN

PLAZA FEATURE LIGHT

VEHICULAR POLE LIGHT



STEP / WALL LIGHT

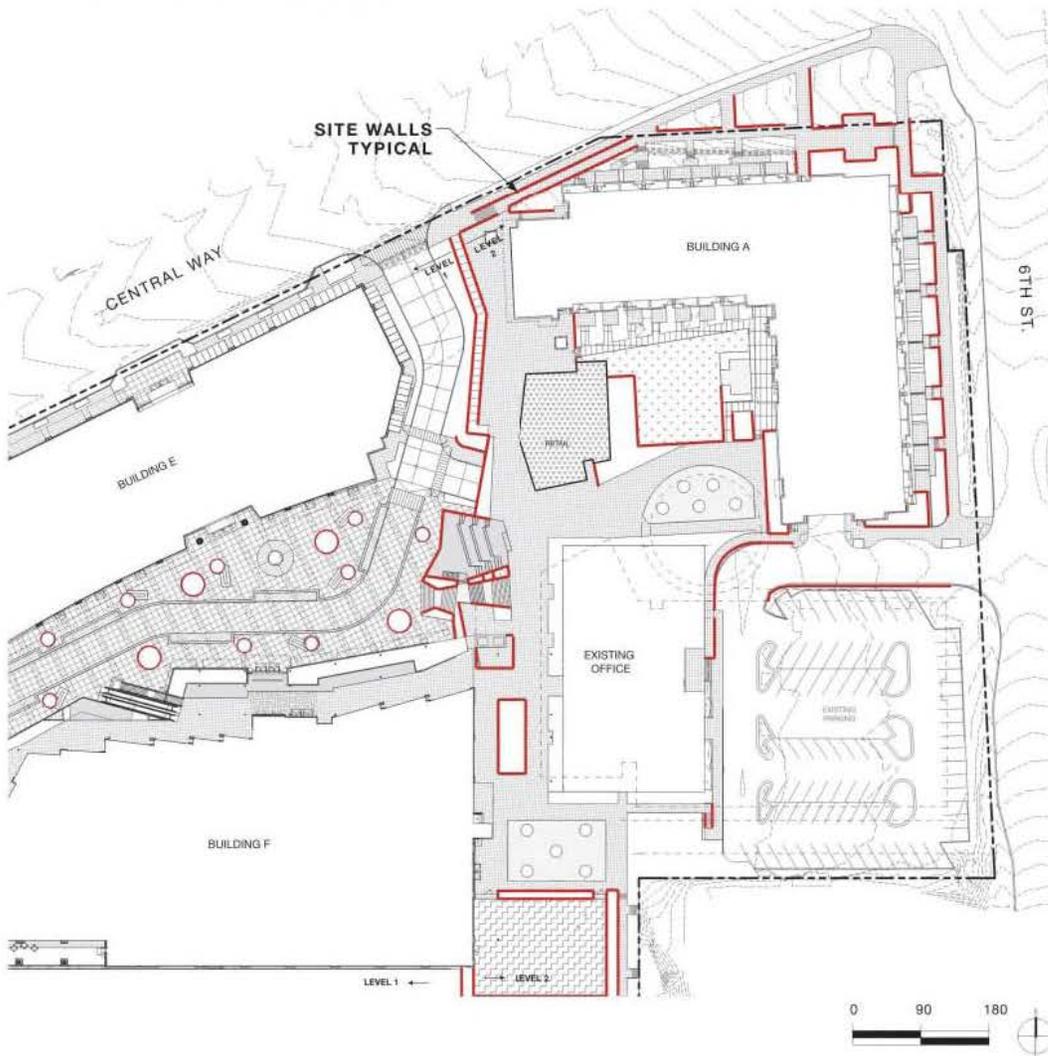


UPLIGHT - IN LANDSCAPE



SITE AMENITIES PLAN | OVERALL
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SITE SEAT WALL / LOW WALL DIAGRAM



SITE AMENITIES**



PLAZA BENCH



PARK BENCH



CONCRETE SEATING /
SITE WALLS



SEASONAL COLOR -
PLANTERS



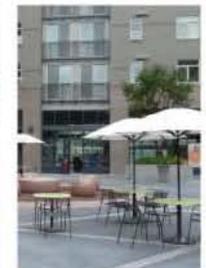
BIKE RACK



WASTE RECEPTACLE



MOVABLE
FURNITURE



TABLES AND
UMBRELLAS

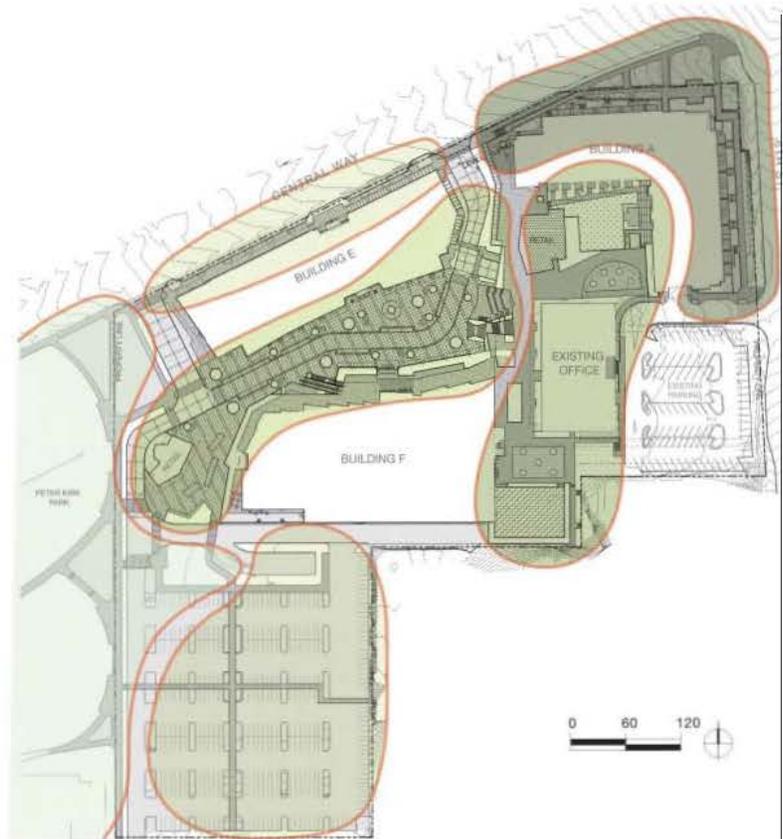
**FINAL AMENITY MANUFACTURERS AND MODELS TO BE DETERMINED

PLANTING PLAN | OVERALL

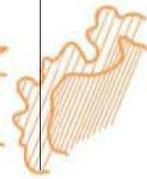
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LANDSCAPE ZONES

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



URBAN
TAILORED
FINE-GRAINED
OPEN
DURABLE



WOODLANDS
MULTI TEXTURED
COARSE GRAINED
LAYERED
NATURAL

TREE PLAN - PARK EDGE

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

*NOTE: PLANTING IN R.O.W. AND PARK TO BE COORDINATED WITH CITY ARBORIST.



Quercus rubra



Quercus alba



Ulmus parvifolia



Zelkova serrata



Acer rubrum 'Bowhall'



Sorbus aucuparia 'Michred'



Magnolia 'Galaxy'



Amelanchier x grandiflora



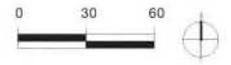
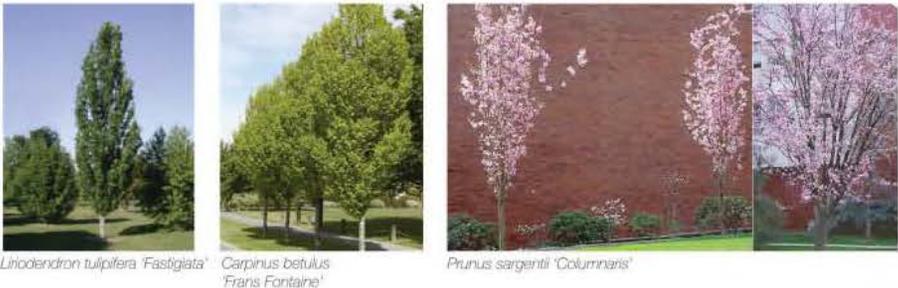
TREE PLAN | SURFACE PARKING

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TREE PLAN - SURFACE PARKING

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

*NOTE: PLANTING IN R.O.W. AND PARK TO BE COORDINATED WITH CITY ARBORIST.



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TREE PLAN | CENTRAL WAY FRONTAGE

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TREE PLAN - CENTRAL WAY FRONTAGE

STREET TREES

- Acer rubrum* 'Bowhall' - Bowhall Red Maple
- Acer rubrum* 'Scarsen' - Scarlet Sentinel Maple
- Acer truncatum x platanoides* 'Keithsform' - Norwegian Sunset Maple

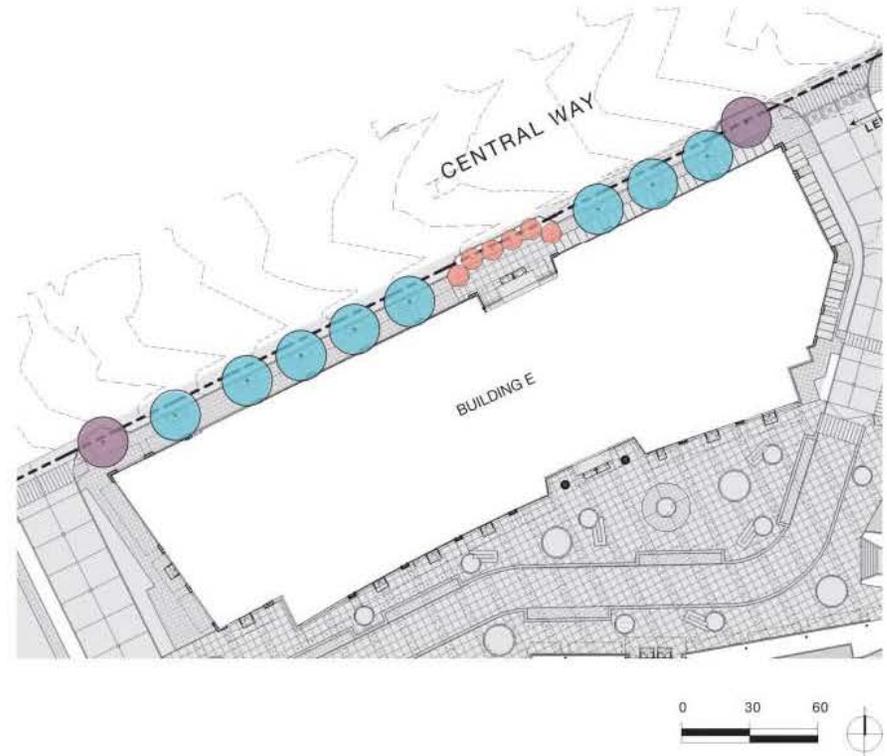
ENTRY DRIVE TREES

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

FLOWERING ACCENT TREES

- Stewartia pseudocamellia* - Stewartia
- Amerlanchier grandiflora* - Serviceberry

*NOTE: PLANTING IN R.O.W. AND PARK TO BE COORDINATED WITH CITY ARBORIST.



Acer rubrum 'Scarsen'



Ulmus parvifolia



Zelkova serrata



Amerlanchier grandiflora



Stewartia pseudocamellia

TREE PLAN | LEVEL 1 PLAZA

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TREE PLAN - LEVEL 1 PLAZA

- LARGE DECIDUOUS SHADE TREE (MATCHING + SPECIMEN)**
 - Cercidiphyllum* - Katsura Tree
 - Fagus grandifolia* - Beech
 - Fraxinus* - Ash
 - Quercus* - Oak

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

- ENTRY DRIVE TREES**
 - Ulmus parvifolia* - Chinese Elm
 - Zelkova serrata* - Japanese Elm

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



Fagus grandifolia *Cercidiphyllum japonicum* *Acer rubrum 'Karpick'*



Amelanchier x grandiflora *Magnolia 'Galaxy'* *Sorbus aucuparia 'Michred'* *Cladrastis kentukea*



KIRKLAND PARKPLACE | DECEMBER 7, 2015
TALON | COLLINSWOERMAN

TREE PLAN - LEVEL 2 PLAZA

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

*NOTE: PLANTING IN R.O.W. AND PARK TO BE COORDINATED WITH CITY ARBORIST.



Cercidiphyllum japonicum



Ulmus parvifolia 'Emer II'



Amelanchier x grandiflora



Acer ginnala 'Flame'



Tsuga heterophylla



Fagus sylvatica 'Fastigiata'



Betula utilis var. *jacquemontii*



TREE PLAN | CENTRAL + 6TH

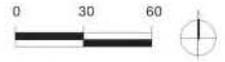
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TREE PLAN - CENTRAL + 6TH

- STREET TREES (CENTRAL WAY)**
Acer rubrum 'Bowhall' - Bowhall Red Maple
Acer rubrum 'Scarsen' - Scarlet Sentinel Maple
Acer truncatum x platanoides 'Keithsform' - Norwegian Sunset Maple
- STREET TREES (6TH STREET)**
Fraxinus pennsylvanica 'Patmore' - Fraxinus pennsylvanica 'Patmore'
- ENTRY DRIVE TREES**
Ulmus parvifolia - Chinese Elm
Zelkova serrata - Japanese Elm
- LARGE DECIDUOUS SHADE TREES (SPECIMEN)**
Cercidiphyllum japonicum - Katsura Tree
Acer rubrum - Red Maple
- SMALL ACCENT TREES**
Acer buergerianum - Trident Maple
Acer circinatum - Vine Maple
Acer palmatum - Japanese Maple

- Cornus nuttallii* - Pacific Dogwood
- Cercis canadensis* - Redbud
- Stewartia monadelphica* - Tall Stewartia

*NOTE: PLANTING IN R.O.W. AND PARK TO BE COORDINATED WITH CITY ARBORIST.



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Acer truncatum x platanoides 'Keithsform'



Fraxinus pennsylvanica 'Patmore'



Acer rubrum



Zelkova serrata



Acer palmatum



Cercis canadensis



Stewartia monadelphica

PLANTING PLAN - PARK EDGE

EVERGREEN SHRUBS

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

DECIDUOUS SHRUBS

- Viburnum plicatum f. tomentosum* 'Mariesii' - Doublefile Viburnum
- Syringa patula* 'Miss Kim' - Miss Kim Lilac
- Clethra alnifolia* 'Hummingbird' - Hummingbird Summersweet
- Magnolia stellata* - Star Magnolia
- Philadelphus* spp. - Mock Orange
- Cornus sanguinea* 'Midwinter Fire' - Midwinter Fire Dogwood

GROUNDCOVERS

- Prunus laurocerasus* 'Mount Vernon' - Mt. Vernon Laurel
- Liriope muscari* 'Big Blue' - Liriope
- Fragaria chiloensis* - Coastal strawberry
- Euphorbia amygdaloides* var. *robbiae* - Mrs. Robb's Bonnet

*NOTE: PLANTING IN R.O.W. AND PARK TO BE COORDINATED WITH CITY ARBORIST.

GRASSES

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

PERENNIALS

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

PARK REPARATION AREA (HYDROSEED)



PLANTING MATERIAL | SURFACE PARKING

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PLANTING PLAN - SURFACE PARKING

EVERGREEN SHRUBS

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

DECIDUOUS SHRUBS

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

GROUNDCOVERS

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

GRASSES

Helictotrichon sempervirens - Blue Oat Grass
Carex Divulsa - Berkely Sedge
Miscanthus sinensis 'Adagio' - Dwarf Maiden Grass



Lonicera pileata 'Moss Green'



Senecio greyi



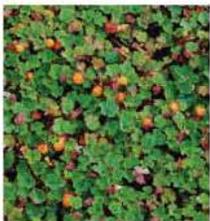
Physocarpus opulifolius 'Seward'



Cornus sanguinea 'Midwinter Fire'



Spiraea x bumalda



Rubus pentalobus 'Emerald Carpet'



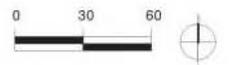
Fragaria chiloensis



Carex Divulsa



Miscanthus sinensis 'Adagio'



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KIRKLAND PARKPLACE

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PLANTING MATERIAL | CENTRAL WAY FRONTAGE

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PLANTING PLAN - CENTRAL WAY FRONTAGE

EVERGREEN SHRUBS

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

DECIDUOUS SHRUBS

Cornus sericea 'Kelsey' - Dwarf Red-Osier Dogwood
Clethra alnifolia 'Hummingbird' - Hummingbird Summersweet

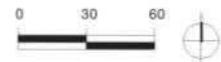
GROUNDCOVERS

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

PERENNIALS

Heuchera - Coral Bells
Alchemilla mollis - Lady's Mantle
Astilbe 'Delft Lace' - Delft Lace Astilbe
Ligularia stenocephala 'Little Rocket' - Little Rocket Ligularia

*NOTE: PLANTING IN R.O.W. AND PARK TO BE COORDINATED WITH CITY ARBORIST.



Prunus laurocerasus 'Otto Luyken' | *Sarcococca ruscifolia* | *Clethra alnifolia* 'Hummingbird' | *Cornus sanguinea* 'Midwinter Fire' | *Sarcococca hookeriana* var. *humilis*



Rubus pentalobus 'Emerald Carpet' | *Liriope muscari* 'Big Blue' | *Heuchera* | *Ligularia stenocephala* 'Little Rocket'

PLANTING MATERIAL | LEVEL 1 PLAZA

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PLANTING PLAN - LEVEL 1 PLAZA

EVERGREEN SHRUBS

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

DECIDUOUS SHRUBS

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

GROUNDCOVERS

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

GRASSES

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

PERENNIALS

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

GREEN ROOF

- Evergreen Sedum Tiles (trays)



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Senecio greyii



Cephalotaxus harringtonia



Salix purpurea 'Nana'



Lavandula angustifolia 'Hidcote Blue'



Euphorbia amygdaloides var. *Robbiae*



Carex testacea



Sedum 'Autumn Joy'



Schizostylis coccinea

PLANTING MATERIAL | LEVEL 2 PLAZA

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PLANTING PLAN - LEVEL 2 PLAZA

EVERGREEN SHRUBS

Rhaphioliopsis umbellata 'Minor' - Dwarf Yeddo Hawthorn
Vaccinium ovatum - Evergreen huckleberry
Arbustus undec 'Compacta' - Compact Strawberry Tree
Myrica californica - Pacific Wax Myrtle
Viburnum davidii - David's Viburnum

DECIDUOUS SHRUBS

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

GROUNDCOVERS

Arctostaphylos uva-ursi - Bearberry
Fragaria chiloensis - Coastal strawberry
Bergenia 'Baby Doll' - Elephant ears
Prunus laurocerasus 'Mount Vernon' - Dwarf english laurel
Polystichum munitum - Western Swordfern

PERENNIALS

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

VINES

Akebia quinata - Fiveleaf Akebia
Holboellia coriacea - Sausage Vine
Parthenocissus tricuspidata 'Veitchii' - Boston Ivy
Hydrangea integrifolia 'Taiping Shan' - Evergreen
 Climbing Hydrangea

GREEN ROOF

Evergreen Sedum Tiles (trays)

SOD

*NOTE: PLANTING IN R.O.W. AND PARK TO BE COORDINATED WITH CITY ARBORIST.



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



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



PLANTING MATERIAL | LEVEL 2 PLAZA

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PLANTING PLAN - CENTRAL + 6TH

EVERGREEN SHRUBS

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

DECIDUOUS SHRUBS

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

VINES

- Parthenocissus tricuspidata* 'Veitchii' - Boston Ivy
- Hydrangea integrifolia* 'Tajping Sharp' - Evergreen Climbing Hydrangea

GROUNDCOVERS

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

FERNS

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

PERENNIALS

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

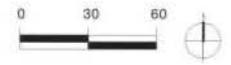
*NOTE: PLANTING IN R.O.W. AND PARK TO BE COORDINATED WITH CITY ARBORIST.



Sarcococca ruscifolia *Kalmia latifolia* *Cornus alba* 'Bailhala' *Hydrangea quercifolia* 'Snow Queen' *Liriope muscari* 'Big blue'



Polystichum muticum *Asarum caudatum* *Dryopteris erythrosora* 'Brilliance' *Hosta 'Eola sapphire'* *Iris Ensata 'Variegata'*



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TALON

KIRKLAND URBAN

DESIGN RESPONSE CONFERENCE

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WEBER THOMPSON

BUILDING DESIGN

PERSPECTIVE - CORNER OF 6TH AND CENTRAL



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BUILDING DESIGN

PERSPECTIVE - CORNER OF 6TH AND CENTRAL



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BUILDING DESIGN

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



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WEBER THOMPSON 

BUILDING DESIGN

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



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WEBER THOMPSON 

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BUILDING DESIGN

PERSPECTIVE - VIEW FROM UPPER PLAZA



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WEBER THOMPSON 

BUILDING DESIGN

PERSPECTIVE - VIEW FROM UPPER PLAZA



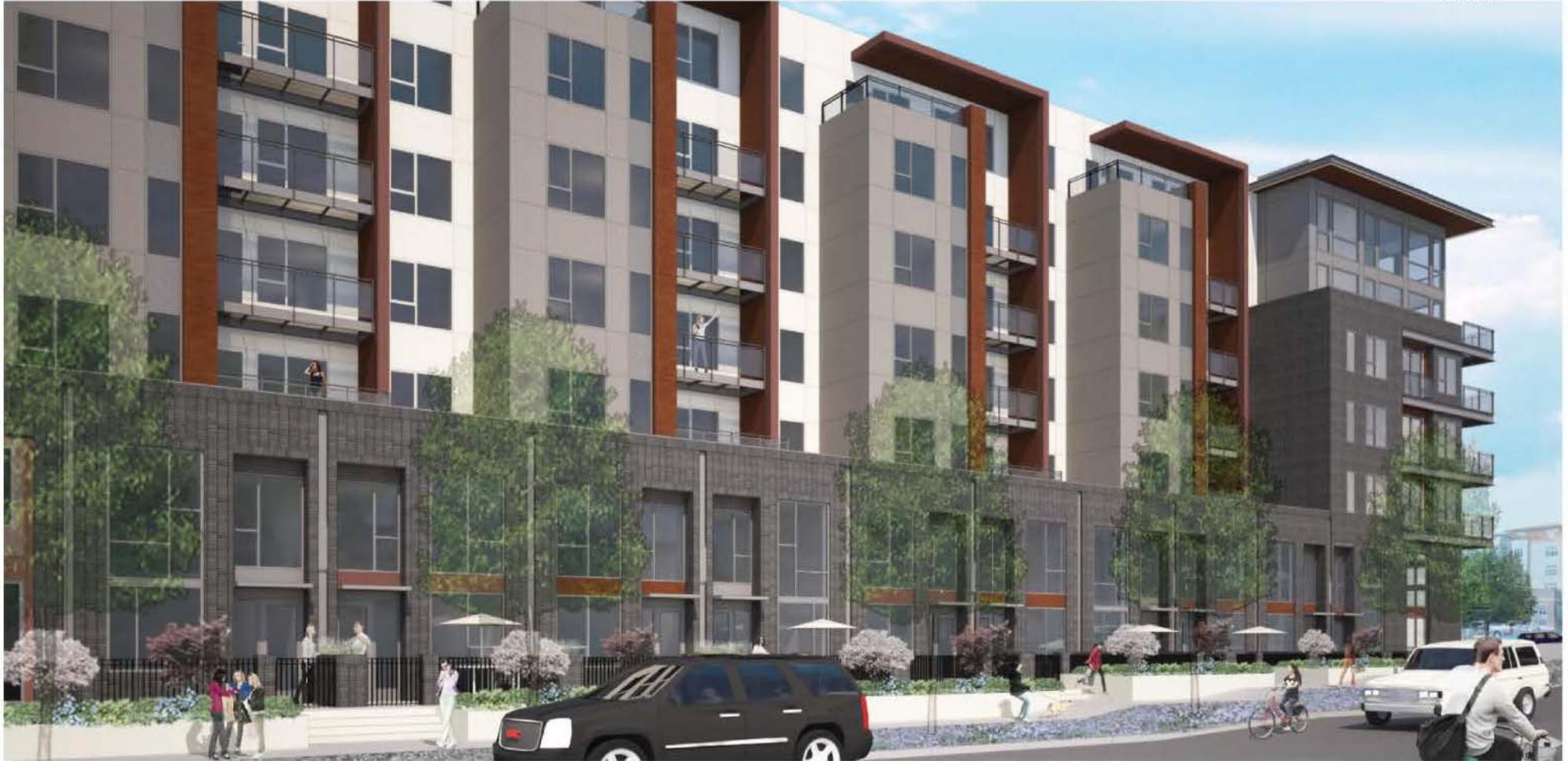
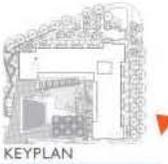
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BUILDING DESIGN

PERSPECTIVE - LOOKING NORTH ALONG 6TH STREET



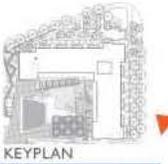
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BUILDING DESIGN

PERSPECTIVE - LOOKING NORTH ALONG 6TH STREET



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BUILDING DESIGN

ROWHOUSE PERSPECTIVE



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BUILDING DESIGN

ROWHOUSE PERSPECTIVE



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BUILDING PLANS

LEVEL 1



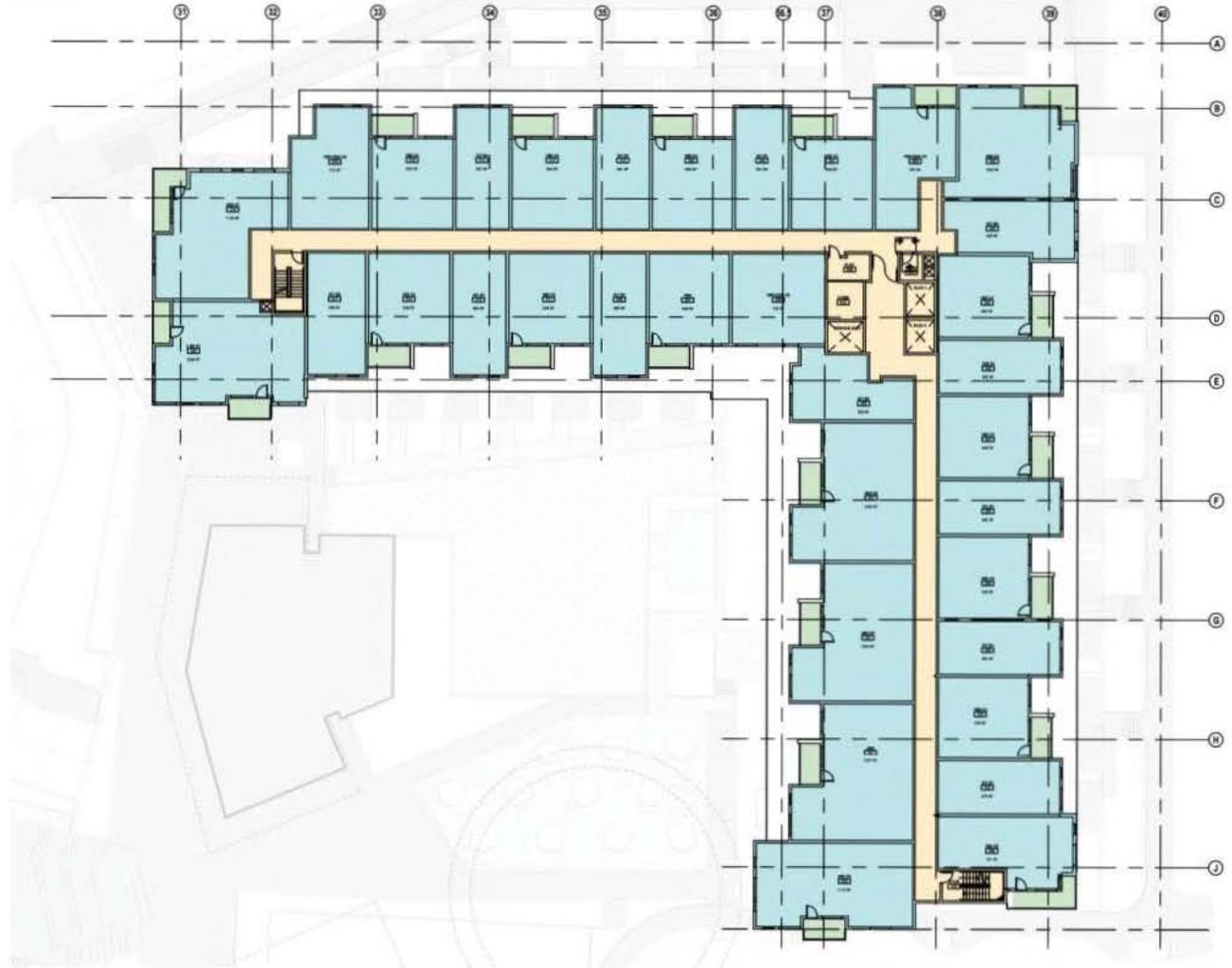
BUILDING PLANS

LEVEL 2



BUILDING PLANS

LEVELS 3 & 4



BUILDING PLANS

LEVEL 5



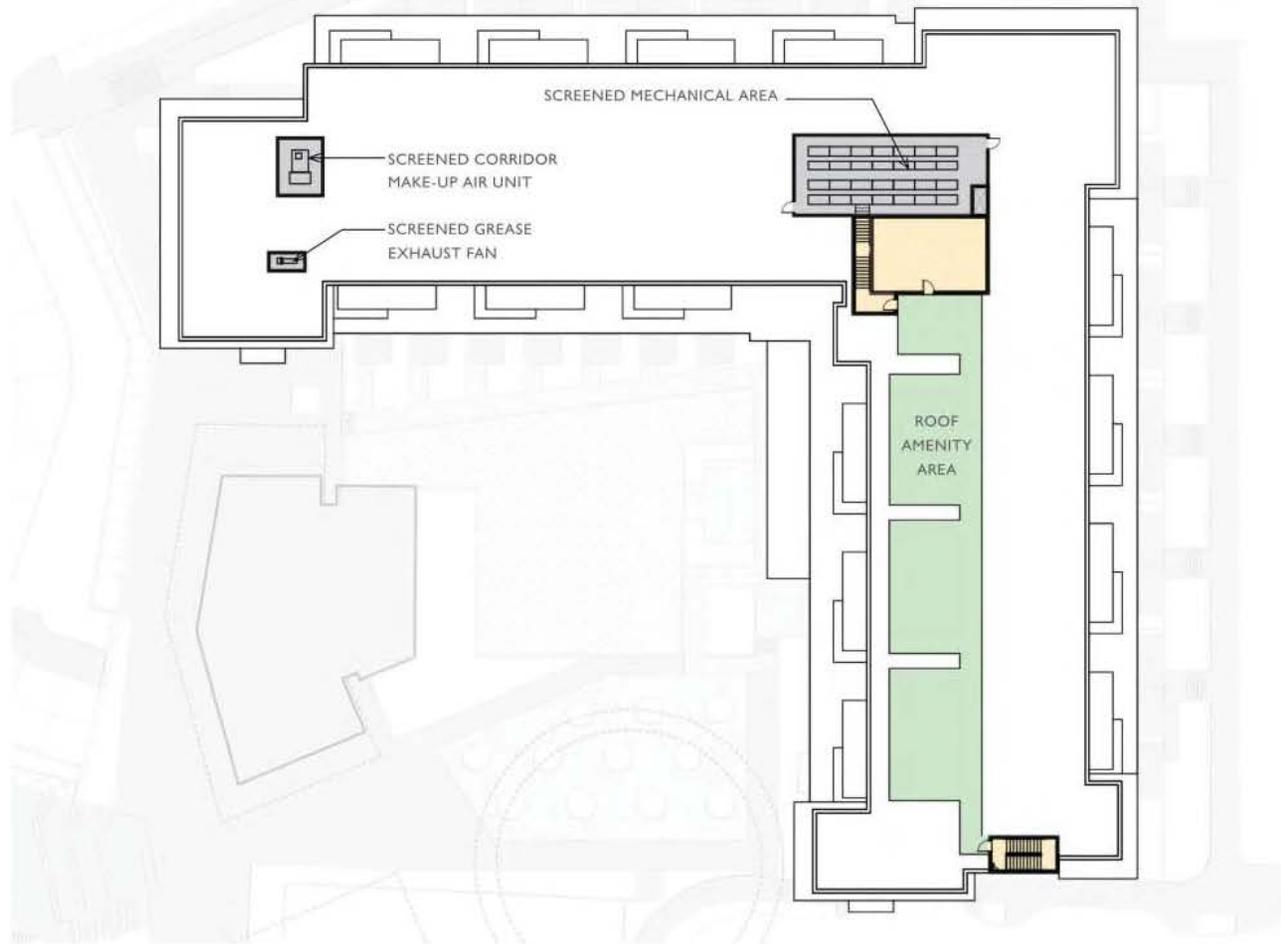
BUILDING PLANS

LEVEL 6



IDENTIFICATION OF ROOFTOP MECHANICAL AREAS

ROOF LEVEL



EXTERIOR MATERIALS

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A FIBER CEMENT PANEL



B FIBER CEMENT PANEL



C WOOD GRAIN MATERIAL



D FIBER CEMENT PANEL



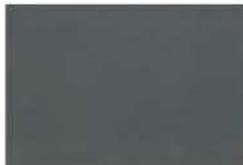
E METAL PANEL



F ARDEX 'CHOCOLATE MOUSSE' 1/4" GROUT
F STACKED BOND COAL CREEK BRICK W/ SOLDIER COURSE DETAIL



WINDOW FRAME (WITHIN MATERIAL A)



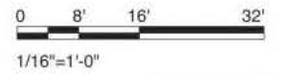
WINDOW FRAME (WITHIN MATERIALS B, E AND BRICK)



METAL COLOR (BALCONIES, HANDRAILS, ETC.)

BUILDING DESIGN

NORTH ELEVATION



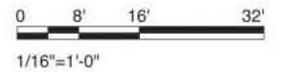
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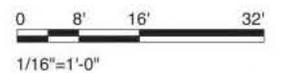
BUILDING DESIGN

WEST ELEVATION



BUILDING DESIGN

SOUTH ELEVATION

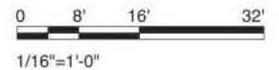


BUILDING DESIGN

EAST ELEVATION

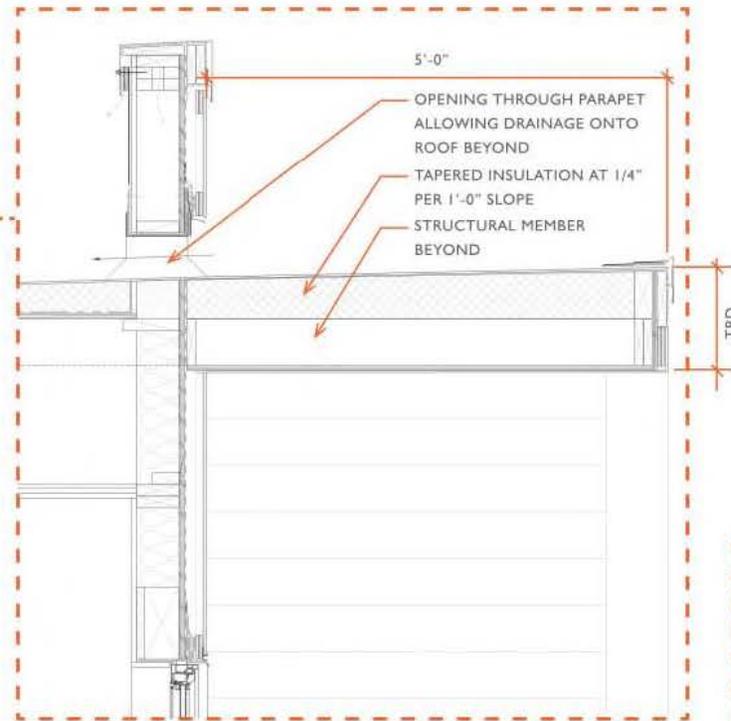
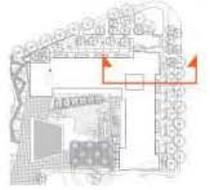


KEYPLAN

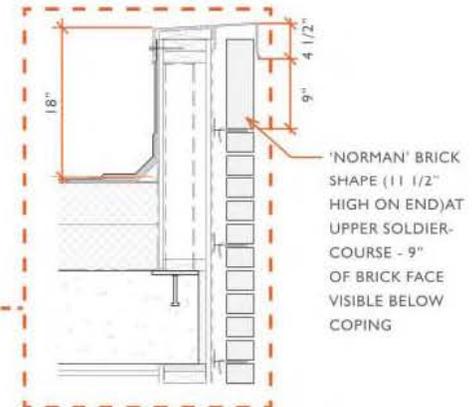


COPING AND DRAINAGE DETAILS

REQUESTED BY BOARD



DRAINAGE DETAIL AT PROJECTING 'FIN' ELEMENT



COPING DETAIL AT ROWHOUSE PARAPET





DESIGN CONCEPT | BUILDING E

Overview

LOCATOR MAP



SUMMARY - BUILDING E

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

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



PERSPECTIVE FROM CENTRAL WAY TOWARD BUILDING E



BUILDING E FLOOR PLAN (LEVEL 1)



DESIGN CONCEPT | BUILDING E

Floor Plans

BUILDING E FLOOR PLAN (LEVEL 2)

