

Kirkland Parkplace

Touchstone Corporation
LMNARCHITECTS
HEWITT Architects, Inc.

Design Review Board Meeting 2 - January 7, 2008



DESIGN REVIEW BOARD MEETING 2

- 1. Context
- 2. Program
- 3. Draft Site Plan
- 4. Sectional Study
- 5. Open Space Districts
- 6. Vehicular Circulation
- 7. View Corridor Analysis
- 8. Loading/Servicing
- 9. View Corridor Analysis





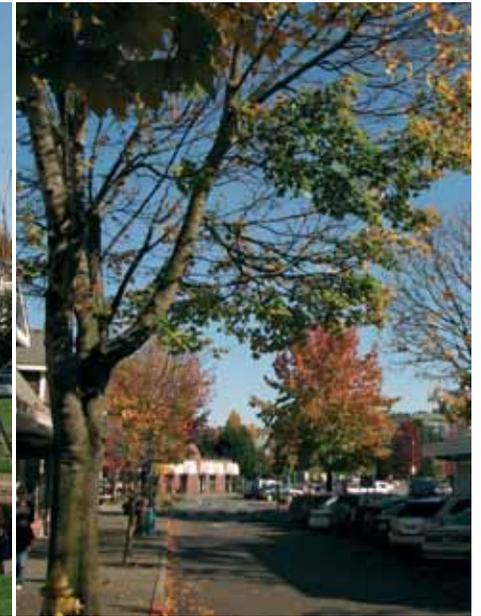
PARKPLACE SITE



PETER KIRK PARK



PETER KIRK PARK



PARK LANE

PARKPLACE: EXISTING CONDITIONS





THE PROGRAM

The Kirkland Parkplace mixed use project includes 1.8 million square feet of building:

OFFICE: 1.2 mil sq ft

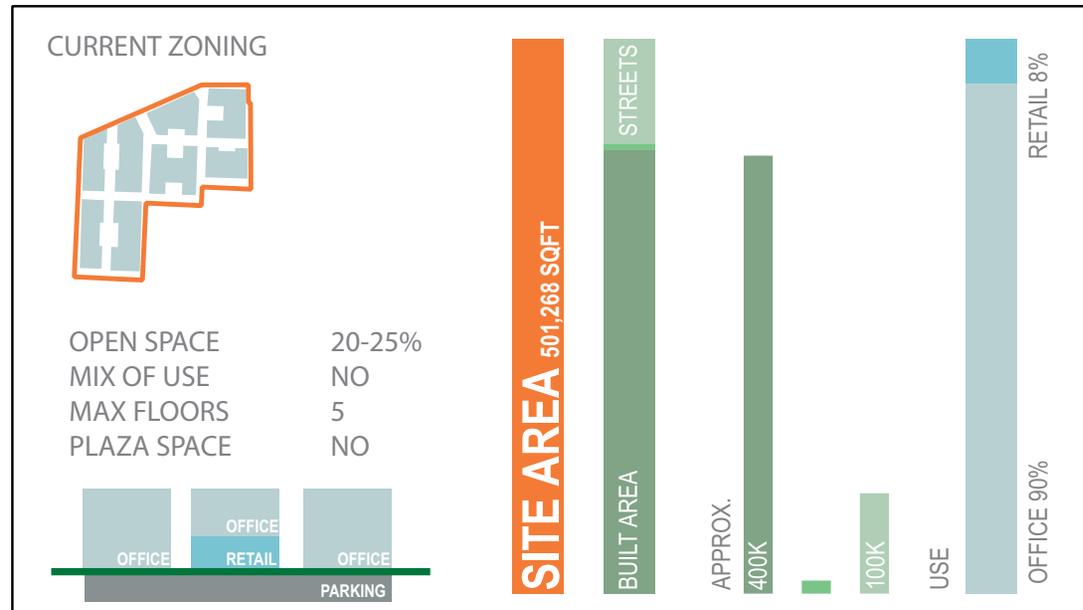
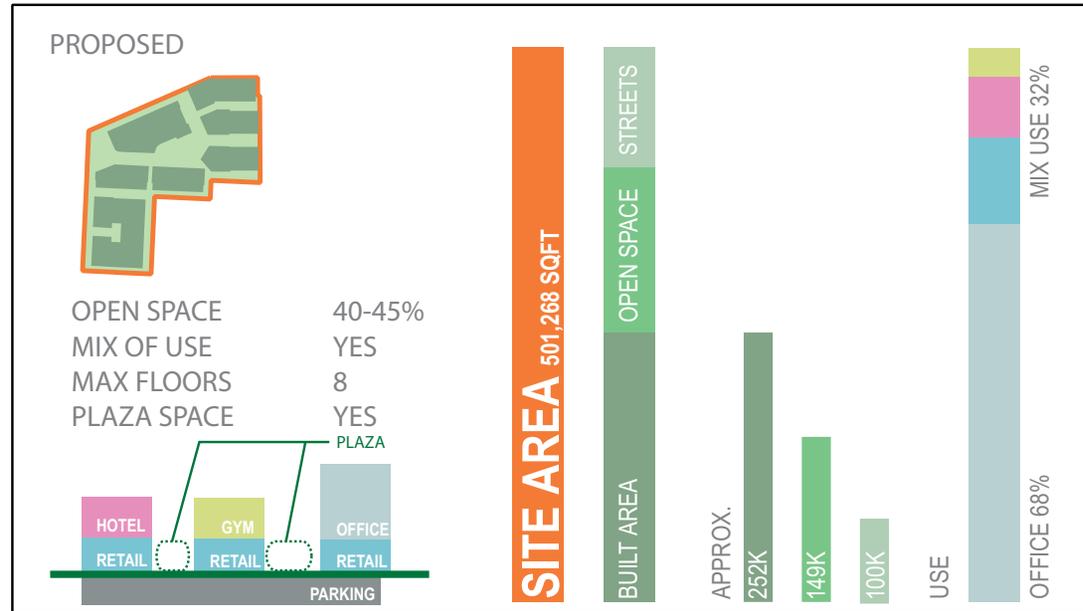
RETAIL: 300,000 sq ft

HOTEL :175 rooms

SPORTS CLUB/GYM: 70,000 sq ft

Parking will mostly be accommodated in an underground structure.

Existing zoning allows for 80% lot coverage.



IDENTIFIED GUIDING PRINCIPLES 8 POINTS

1. Emotional Ownership by the Community

- Incorporate the project into the story of Kirkland
- Enable meaningful community exchanges
- Inspire unique, emerging experiences and discoveries
- Promote the coalescence of Community, Culture and Commerce
- Provide a 'transforming experience' vs.. a ' transaction experience'

2. Site Planning “Connections”

- Public spaces such as plazas
- Vehicular access and parking
- Strong emphasis on the street
- Supports active public spaces
- Clear and inviting public access

3. Places for People

- Best public spaces tend to be easily accessible
- Vary in size, offer choices for all ages
- Provide safety and comfort
- Integral part of the social life of downtown Kirkland

4. Enhance the Pedestrian Environment

- Walkability: network of pedestrian connections
- Visual interest for street
- Rich texture of materials

5. Integrate Vehicular Access and Parking

- Parking is an integral component of downtown
- Minimize the visual presence of parked cars
- Pedestrian circulation and retail continuity

6. A Mix of Uses = A mix of Building Types

- Variety of building types, scales, and materials
- Three-dimensional quality to the public spaces

7. Appropriate Massing and Scale

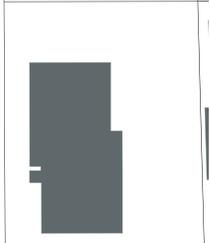
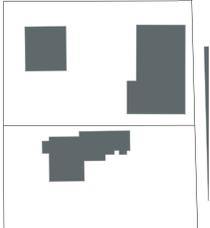
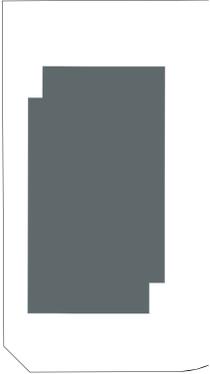
- Address sun exposure and sensitivity to surrounding edges
- Scale, massing, and detail of individual buildings
- Human-scale, detailed street level building façades

8. Sustainability

- Macro-Scale/Site
- Building Specific
- Tenant Specific

THE PLAN

The preferred alternative plan is a result of rigorous analysis and refinement of our three preliminary schemes that were presented at the December 3rd DRB Meeting, (intersecting path, park extension and main st.). This plan retains the pedestrian oriented lane shown in earlier schemes along the eastern edge of Peter Kirk Park to allow for retail/restaurant uses to face the park and strengthen this open space connection. Buildings are organized around a large central plaza area creating a memorable focal point that will enliven the abutting retail spaces. The plan's street network establishes a functional grid to improve pedestrian and vehicular circulation within the site. From smaller courtyards and breezeways to a larger plaza, the plan offers a variety of open spaces for the various types of users. Office buildings are placed with primarily east west orientation with 110' wide plates to capitalize on optimal solar access and views.



	retail	300,000 sq ft
	hotel	175 rooms
	office	1,200,000 sq ft
	parking garage entrance/exit location	