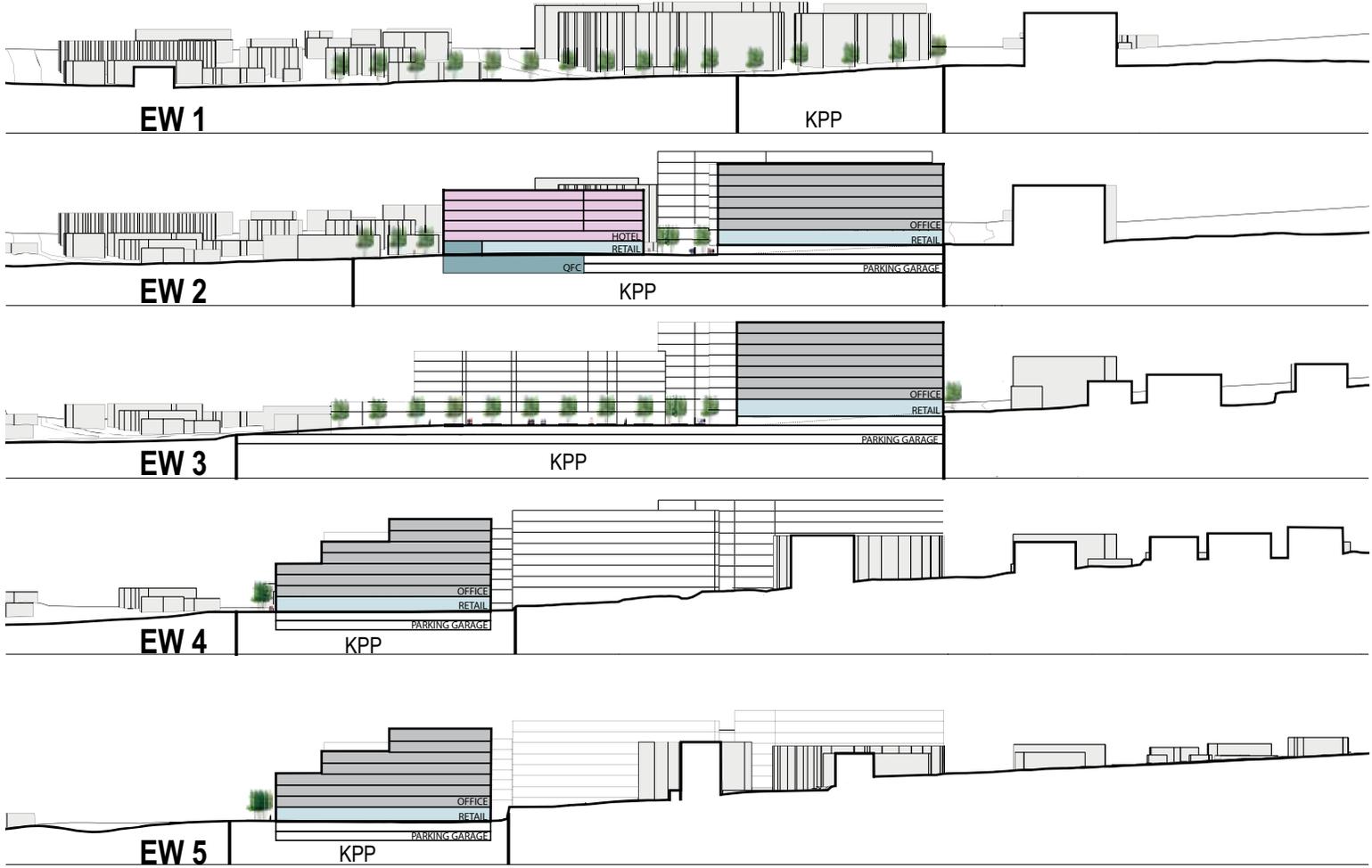
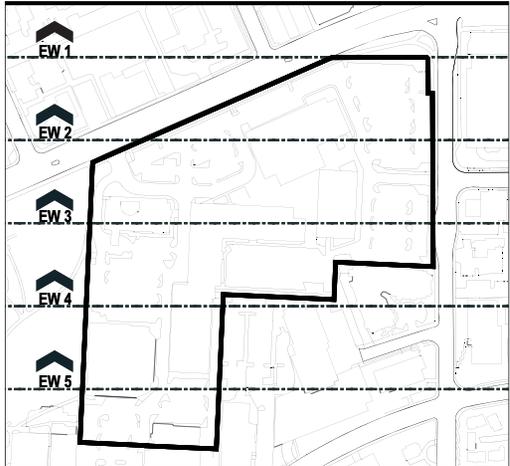


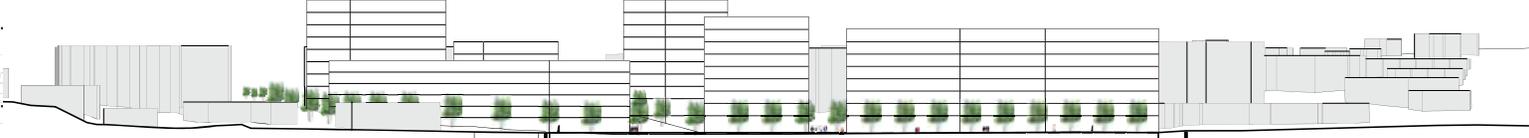
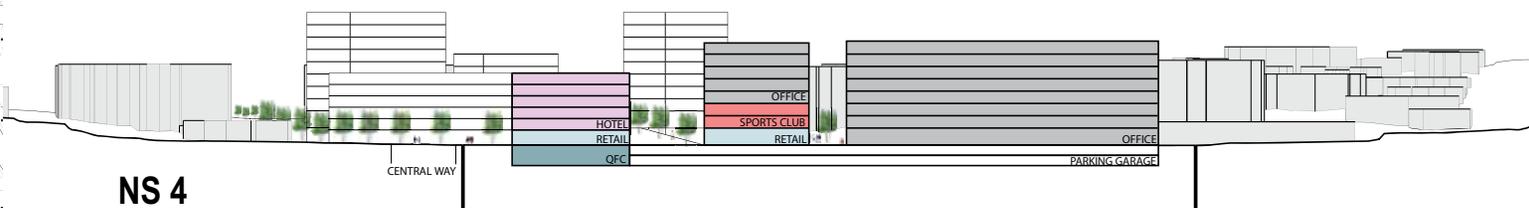
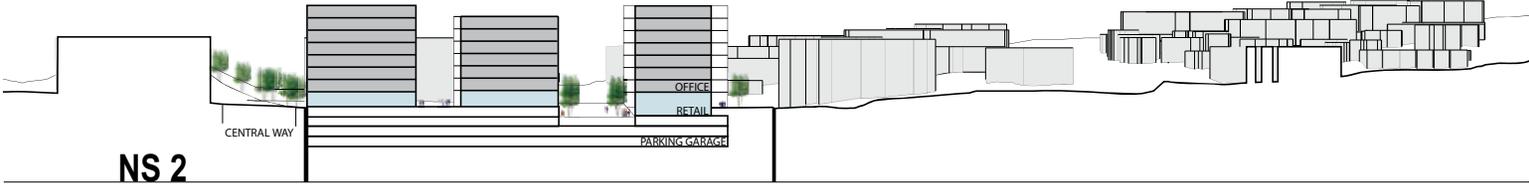
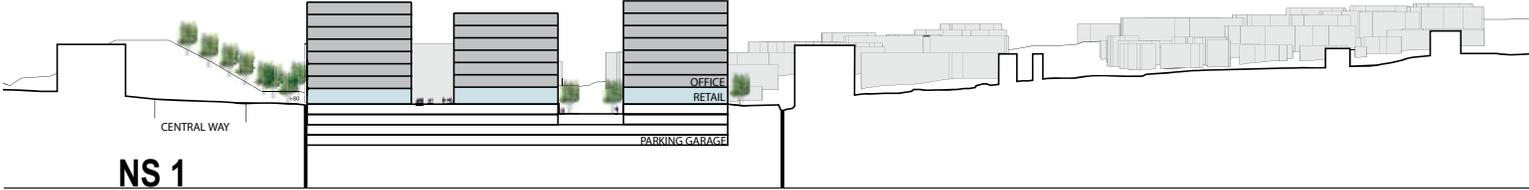
SECTIONAL ANALYSIS: EAST - WEST



KEY



SECTIONAL ANALYSIS: NORTH - SOUTH



KEY



OPEN SPACE DISTRICTS

This plan creates a variety of public and semi-public spaces linked by an accommodating sidewalk and street network for different users. Office employees, hotel guests, grocery patrons, and casual window shoppers will have an opportunity to experience a rich environment which links into outside amenities such as the recreation at Peter Kirk Park, social functions at adjacent community buildings, and the downtown shops of Kirkland. These districts of open spaces will each have its own character that will provide unique experiences that may not fully unveil themselves in just one visit to Parkplace.



the front door



the living room



the discovered courtyard



the breezeway



the park terrace



the patio

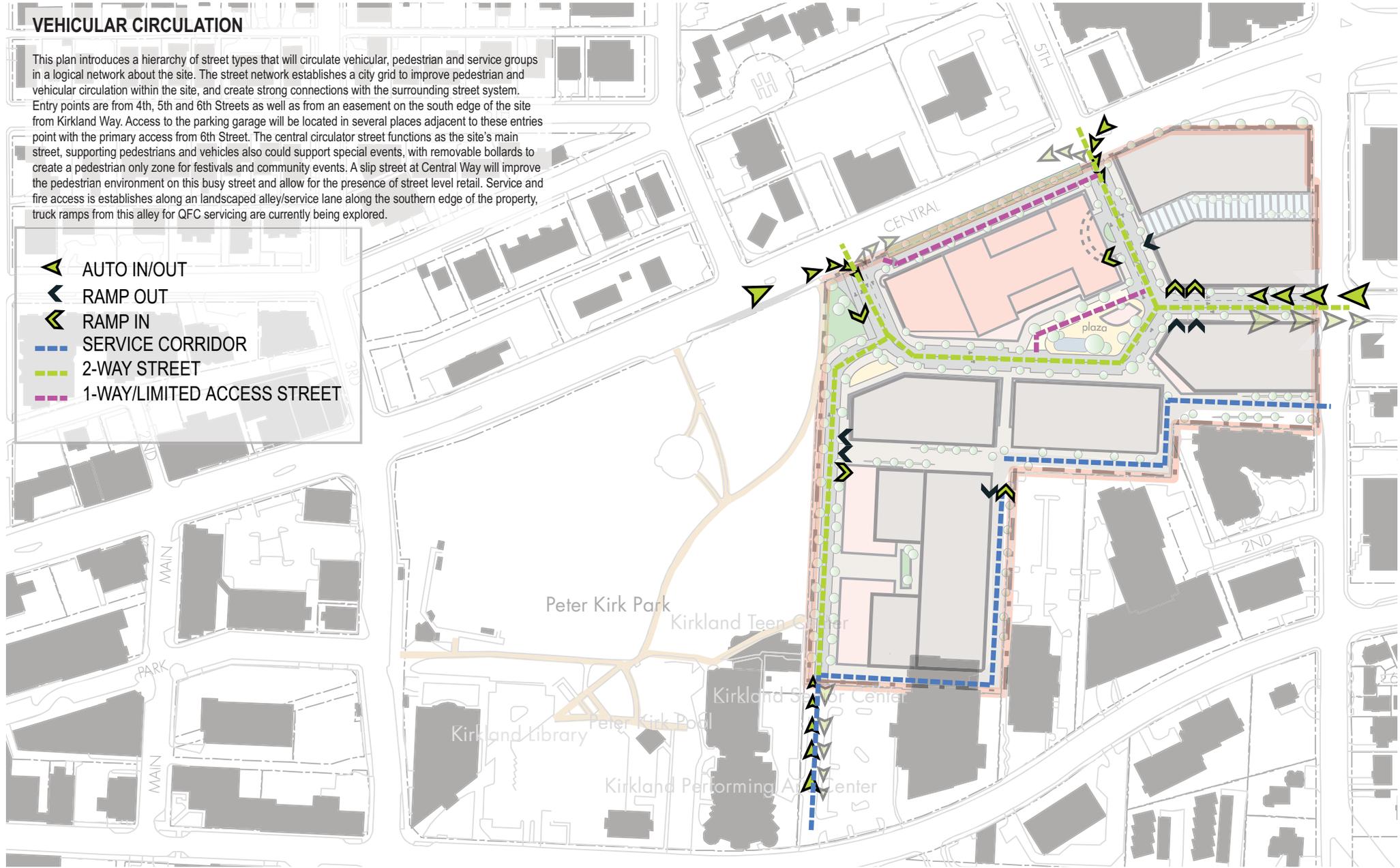


VEHICULAR CIRCULATION

This plan introduces a hierarchy of street types that will circulate vehicular, pedestrian and service groups in a logical network about the site. The street network establishes a city grid to improve pedestrian and vehicular circulation within the site, and create strong connections with the surrounding street system.

Entry points are from 4th, 5th and 6th Streets as well as from an easement on the south edge of the site from Kirkland Way. Access to the parking garage will be located in several places adjacent to these entries point with the primary access from 6th Street. The central circulator street functions as the site's main street, supporting pedestrians and vehicles also could support special events, with removable bollards to create a pedestrian only zone for festivals and community events. A slip street at Central Way will improve the pedestrian environment on this busy street and allow for the presence of street level retail. Service and fire access is established along a landscaped alley/service lane along the southern edge of the property, truck ramps from this alley for QFC servicing are currently being explored.

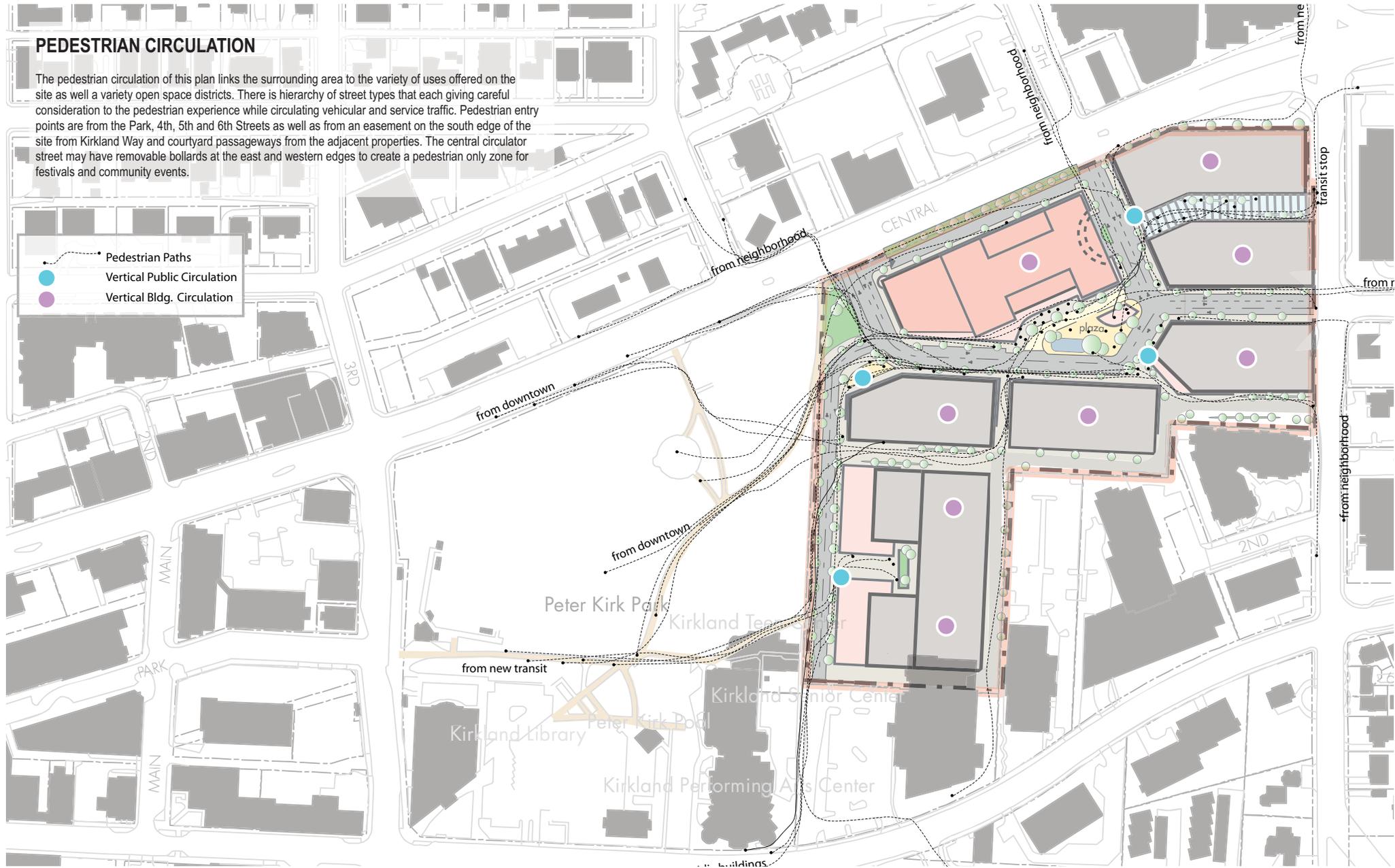
-  AUTO IN/OUT
-  RAMP OUT
-  RAMP IN
-  SERVICE CORRIDOR
-  2-WAY STREET
-  1-WAY/LIMITED ACCESS STREET

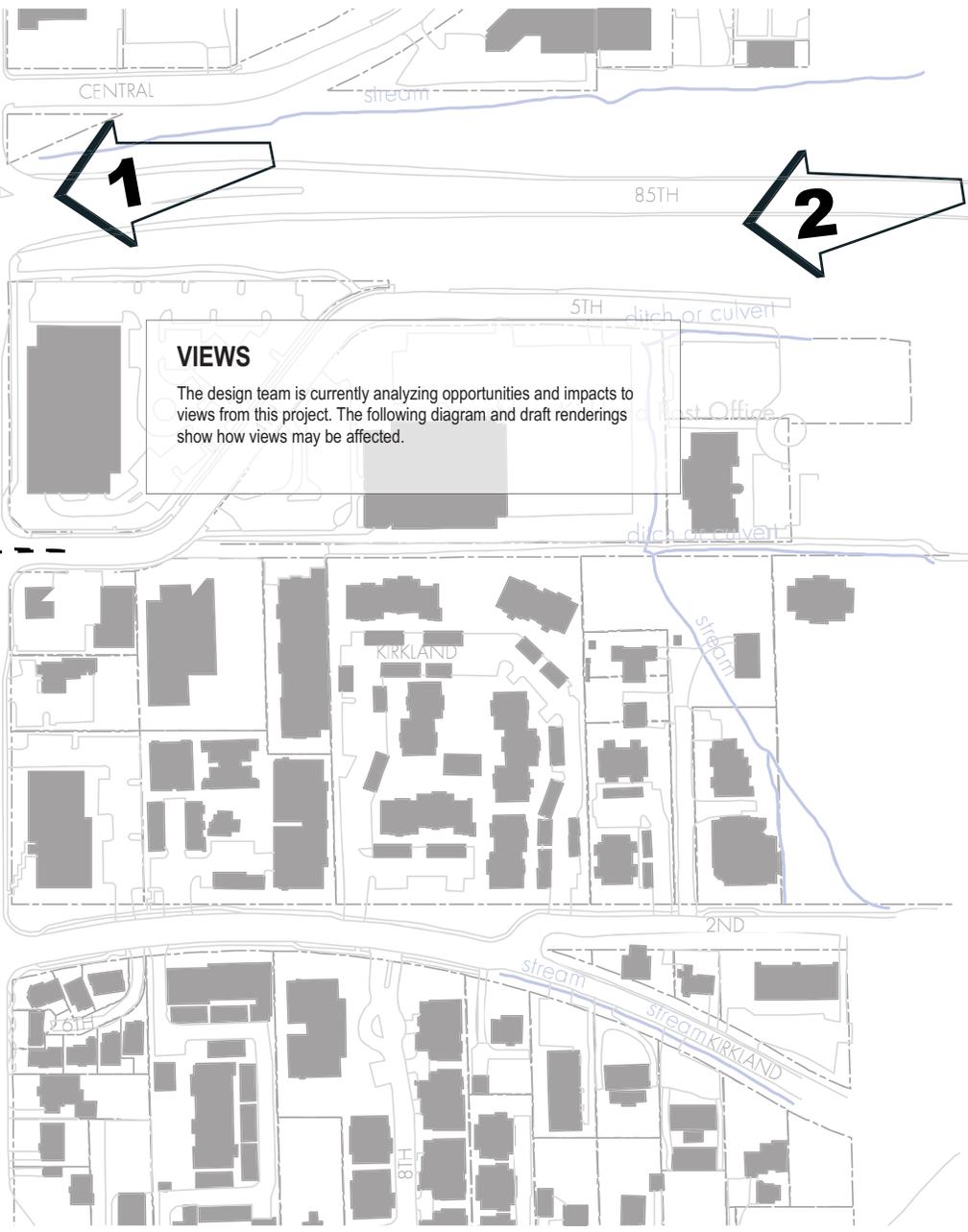
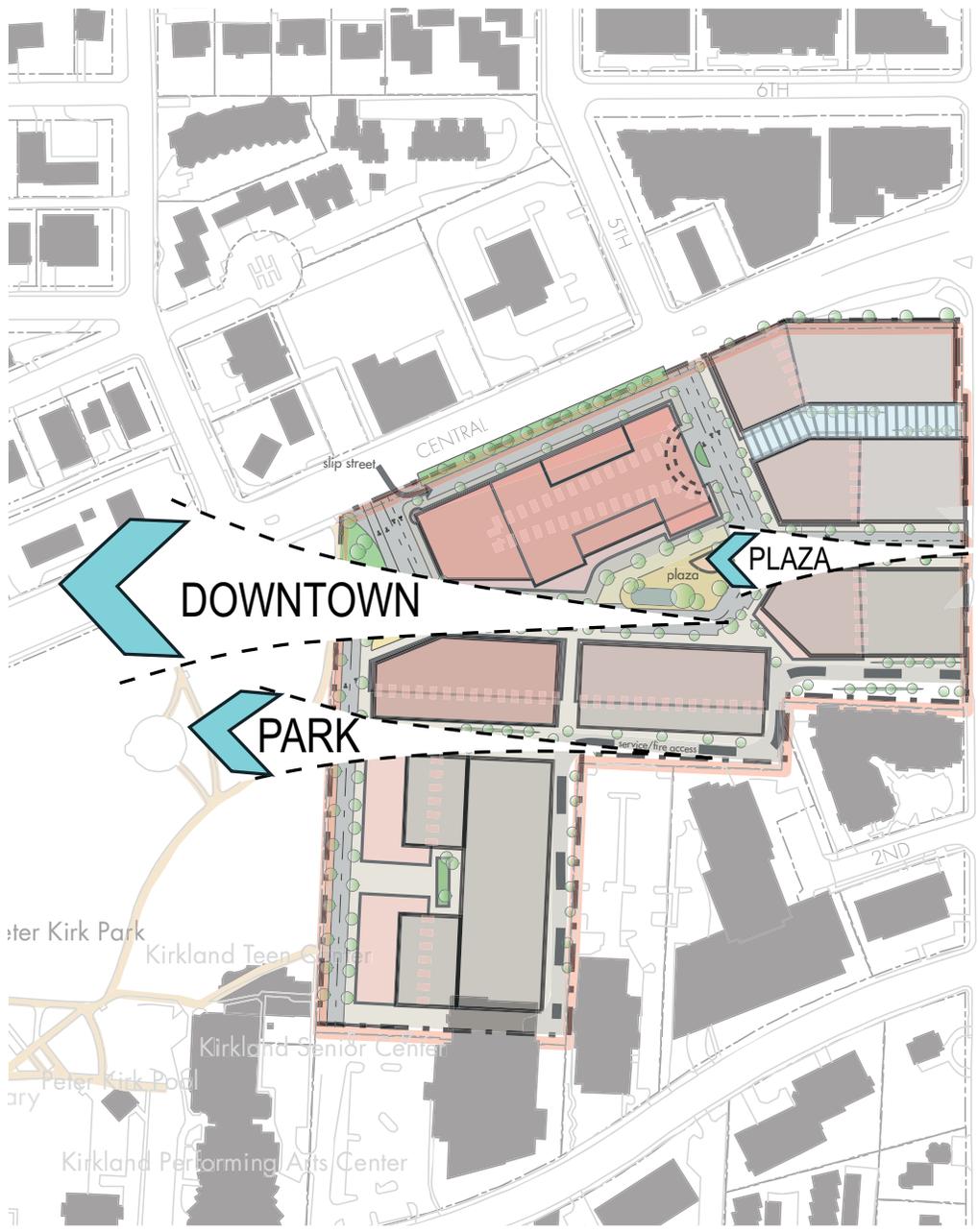


PEDESTRIAN CIRCULATION

The pedestrian circulation of this plan links the surrounding area to the variety of uses offered on the site as well a variety open space districts. There is hierarchy of street types that each giving careful consideration to the pedestrian experience while circulating vehicular and service traffic. Pedestrian entry points are from the Park, 4th, 5th and 6th Streets as well as from an easement on the south edge of the site from Kirkland Way and courtyard passageways from the adjacent properties. The central circulator street may have removable bollards at the east and western edges to create a pedestrian only zone for festivals and community events.

-  Pedestrian Paths
-  Vertical Public Circulation
-  Vertical Bldg. Circulation







VIEW 1: CENTRAL AVENUE



VIEW 2: 85TH STREET