

Landscape / Open Space

SITE NARRATIVE

Kirkland Parkplace Open Space Overview

Design for the landscape and hardscape improvements to Kirkland Parkplace have grown from the unwavering desire to create a place that is rooted in its context, welcomes and accommodates the patron, offers surprise and delight, and exemplifies the best practices for urban landscapes. It is imperative that we make a neighborhood that the citizens of Kirkland can embrace as their own, and also one that out of town visitors want to seek out as a destination.

The owner and design team have looked for every way possible to integrate the approved building program with the requisite open space system. We have kept the project's Design Guidelines and the attributes of successful urban spaces – accessibility, activation, accommodation, anticipation and authenticity – firmly in mind during the design review phase.

The overall Kirkland Parkplace site is conceptualized into three informal 'districts' – Gateway; Central Plaza; and, Park Terrace. These districts will have subtle differences in plantings, hardscapes, amenities, art, and lighting. The goal is to add variety and serendipity to the user experience as well as acknowledge the contextual factors in that district. The Gateway district has the most contour and is adjacent to a large greenbelt to the east. Our open space designs propose areas that are stepped or terraced; more landscaped than hard; and use northwest indigenous plants almost exclusively. The Central Plaza district is bounded by structures that create a strong and large central gathering space. Our designs indicate a space that is more hardscape than soft, will contain ample places for color in the landscape, offers seating of all types and locations, and is flexible and adaptive in its use. The Park Terrace district has a strong focus towards Peter Kirk Park. Park Terrace spaces will be more sun-drenched, restful, with softer flowing plant materials, and balanced in its mix of hardscapes and landscapes.

Connecting these districts will be a web of roadways and sidewalks that form the internal site circulation system and provide links to adjacent, off site uses. Throughout the circulation system will be a variety of amenities including, trees, seating, street lighting and sidewalk paving materials that will serve as elements of continuity to organize the site. Additional places and elements such as plazas, courtyards, gardens, alleyways, rooftop open space, water features, outdoor dining areas, feature lighting, and public art will offer serendipity to the pedestrian experience. The design team, with Touchstone, is currently working with a group of interested citizens on the Public Art and Open Space committee - established by Touchstone- to help us plan the art program for the project.

Plant Associations:

- **Gateway District:**
 - Textural and coarse
 - Northwest adaptive / Natural
 - Shade tolerant
 - Informal
- **Central Plaza:**
 - Seasonal color (annuals, perennials, movable pots, etc.)
 - Durable urban framework
 - Sun tolerant
 - Ordered and defined
- **Park Terrace:**
 - Moving / Flowing
 - Soft / Fine textured
 - Transitional

Water Zones:

- **Emerge**
 - Intimate
 - Robust
 - Coarse / Agitated
 - Splashy
- **Cascade**
 - Grand / Broad
 - Prescribed
 - Engaging
 - Programmable
- **Rest**
 - Rhythmic
 - Melodic
 - Gentle

Materials Palette:

- Durable and maintainable
- Responsive to architecture
- Supportive of district identity
- Supportive of circulation systems and gathering spaces

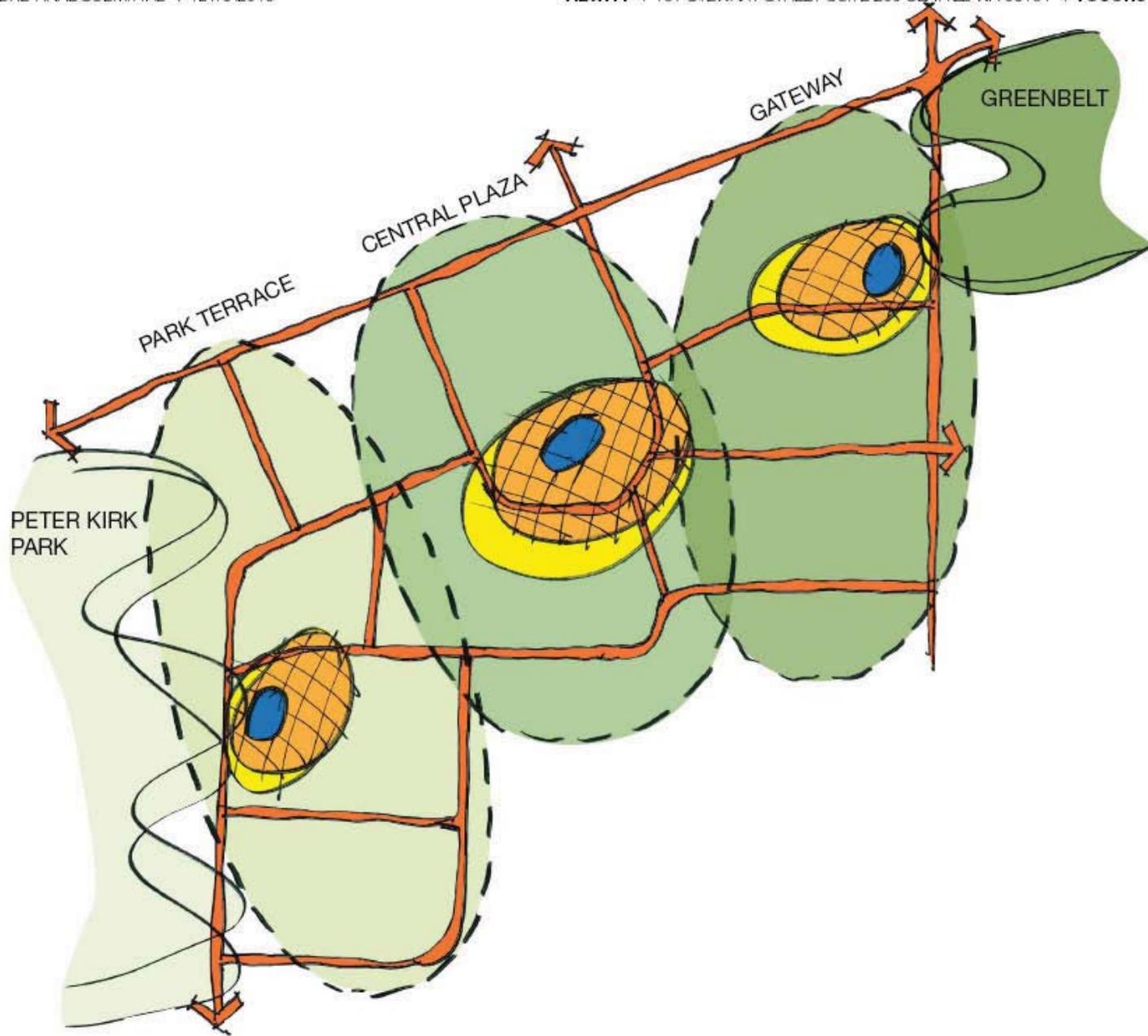
Amenities / Public Art Zones:

- **Primary**
 - Site furnishings, amenities and major public art that support higher intensity of gathering spaces
- **Secondary**
 - Site furnishings, amenities and public art that support primary circulation routes
- **Tertiary**
 - Site furnishings and amenities that support basic circulation routes

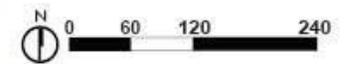
Lighting Tenets:

- Safe
- Provide orientation and wayfinding
- Accent
- Dramatic and festive
- Coordinated fixture and illuminance quality
- Flexible for events

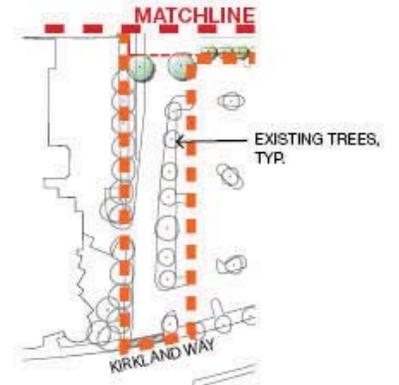
SITE DIAGRAM



ILLUSTRATIVE SITE PLAN

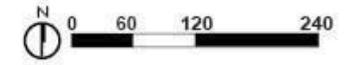


TREE PLAN - OVERALL SITE PLAN



Proposed Trees: ± 280
 SEE ENLARGEMENT PLANS ON
 SUBSEQUENT PAGES FOR SPECIES.

TYPE II ARBORIST REPORT HAS BEEN
 SUBMITTED AND APPROVED BY CITY OF
 KIRKLAND. ARBORIST REPORT ON FILE
 WITH CITY OF KIRKLAND.



TREE PLAN - BUILDINGS A, B, & C

REPRESENTATIVE TREE LIST

Botanical Name:	Common Name
Match Ex. Tree - 6th Street	To Be Verified
Specimen Trees:	
<i>Acer griseum</i>	Paperbark Maple
<i>Acer palmatum</i>	Japanese Maple
<i>Magnolia species</i>	Magnolia
<i>Stewartia species</i>	Stewartia
Small Accent Trees:	
<i>Amelanchier grandiflora</i>	Serviceberry
<i>Acer circinatum</i>	Vine Maple
<i>Cornus species</i>	Dogwood
<i>Sorbus 'Red Cascade'</i>	Red Cascade Ash

Botanical Name:	Common Name
<i>Cercidiphyllum japonicum</i>	Katsura
<i>Fraxinus pennsylvanica</i>	Summit Green Ash
<i>Liriodendron tulipifera fastigiata</i>	Columnar Tulip Tree
<i>Populus tremuloides</i>	Quaking Aspen
<i>Robinia ambigua</i>	Purple Robe Locust
Evergreen Trees:	
<i>Calocedrus decurrens</i>	Incense Cedar
<i>Pseudotsuga menziesii</i>	Douglas Fir

NOTE: FINAL TREE SIZE AND SPECIES TO BE DETERMINED BASED ON AVAILABILITY. THE ABOVE LIST REPRESENTS A SAMPLING OF POTENTIAL TREES.



Acer griseum



Fraxinus pennsylvanica



Cercidiphyllum japonicum



Tsuga heterophylla



Robinia ambigua



Magnolia x soulangeana



Sorbus aucuparia 'Red Cascade'



Populus tremuloides



Cornus kousa



Liriodendron tulipifera fastigiata



TREE PLAN - BUILDINGS D, H, & PLAZA

REPRESENTATIVE TREE LIST	
Botanical Name:	Common Name
Specimen Trees:	
<i>Acer griseum</i>	Paperbark Maple
<i>Acer palmatum</i>	Japanese Maple
<i>Magnolia species</i>	Magnolia
<i>Stewartia species</i>	Stewartia
Small Accent Trees:	
<i>Amelanchier grandiflora</i>	Serviceberry
<i>Acer circinatum</i>	Vine Maple
<i>Cornus species</i>	Dogwood
<i>Sorbus Red Cascade</i>	Red Cascade Ash

Botanical Name:	Common Name
<i>Cladrastis kentukea</i>	Yellowwood
<i>Cercidiphyllum japonicum</i>	Katsura
<i>Fraxinus pennsylvanica</i> 'Summit'	Summit Green Ash
<i>Liriodendron tulipifera fastigiata</i>	Columnar Tulip Tree
<i>Pyrus calleryana 'Jazzami'</i>	Jack Pear
<i>Populus tremuloides</i>	Quaking Aspen
<i>Zelkova serrata</i>	Japanese Zelkova

NOTE: FINAL TREE SIZE AND SPECIES TO BE DETERMINED BASED ON AVAILABILITY. THE ABOVE LIST REPRESENTS A SAMPLING OF POTENTIAL TREES.



Acer palmatum



Fraxinus pennsylvanica



Zelkova serrata



Amelanchier grandiflora



Liriodendron tulipifera fastigiata



Populus tremuloides



Sorbus aucuparia 'Red Cascade'



Cladrastis kentukea



TREE PLAN - BUILDINGS E & F

REPRESENTATIVE TREE LIST	
Botanical Name:	Common Name
Specimen Trees:	
<i>Acer griseum</i>	Paperbark Maple
<i>Acer palmatum</i>	Japanese Maple
<i>Magnolia species</i>	Magnolia
<i>Stewartia species</i>	Stewartia
Small Accent Trees:	
<i>Amelanchier grandiflora</i>	Serviceberry
<i>Acer circinatum</i>	Vine Maple
<i>Cornus species</i>	Dogwood
<i>Sorbus Red Cascade</i>	Red Cascade Ash

Botanical Name:	Common Name
<i>Acer platanoides</i> 'Royal Red'	Royal Red Maple
<i>Fagus sylvatica</i> 'Dawycki'	Dawyck Purple Beech
<i>Magnolia</i> 'Galaxy'	Galaxy Maple
<i>Populus tremuloides</i>	Quaking Aspen
<i>Prunus x yedoensis</i>	Yoshino Cherry
<i>Ulmus parvifolia</i>	Chinese Elm
<i>Zelkova serrata</i> 'Musashino'	Musashino Zelkova
Evergreen Trees:	
<i>Calocedrus decurrens</i>	Inhance Cedar
<i>Pseudotsuga menziesii</i>	Douglas Fir
<i>Tsuga heterophylla</i>	Western Hemlock

NOTE: FINAL TREE SIZE AND SPECIES TO BE DETERMINED BASED ON AVAILABILITY. THE ABOVE LIST REPRESENTS A SAMPLING OF POTENTIAL TREES.



Acer griseum



Stewartia monodelpha



Ulmus parvifolia



Calocedrus decurrens



Populus tremuloides



Acer platanoides 'Royal Red'



Magnolia 'Galaxy'



Zelkova serrata 'Musashino'



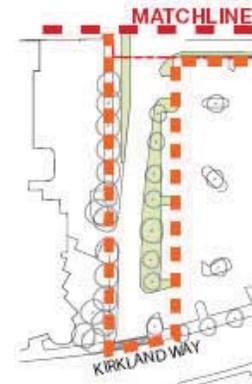
Fagus sylvatica 'Dawycki'



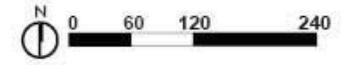
Prunus x yedoensis



PLANTING PLAN - OVERALL SITE PLAN



SEE ENLARGEMENT PLANS ON SUBSEQUENT PAGES FOR SPECIES



PLANTING SCHEDULE - OVERALL SITE PLAN

REPRESENTATIVE PLANT LIST			
Final plant list, plant quantities, and plant sizes to be determined * - Drought Tolerant			
Botanical Name:	Common Name:	Minimum Size	Approx. Spacing
DECIDUOUS SHRUBS:			
<i>Cornus alba</i> 'Elegantissima	Tatarian Dogwood*	36" Ht.	36" O.C.
<i>Cornus sanguinea</i> 'Mid Winter Fire'	Blood Twig Dogwood*	36" Ht.	42" O.C.
<i>Erkianthus campanulatus</i>	Redvein Erkianthus	24" Ht.	36" O.C.
<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea*	30" Ht.	48" O.C.
<i>Kerria japonica</i>	Japanese Yellow Rose	24" Ht.	36" O.C.
<i>Philadelphus lewisii</i>	Lewis' Mock Orange*	36" Ht.	42" O.C.
<i>Physocarpus capitatus</i>	Western Ninebark*	36" Ht.	36" O.C.
<i>Rosa</i> 'Maidland Bonica'	Bonica Maidland Rose*	30" Ht.	36" O.C.
<i>Spiraea x bumalda</i> 'Gold Flame'	Gold Flame Bumalda Spiraea	18" Ht.	24" O.C.
<i>Viburnum plicatum tomentosum</i>	Doublefile Viburnum	36" Ht.	48" O.C.
EVERGREEN SHRUBS:			
<i>Abelia chinensis</i>	Chinese Abelia	18" Ht.	36" O.C.
<i>Arbutus unedo</i> 'Elfin King'	Strawberry Bush*	30" Ht.	36" O.C.
<i>Buxus microphylla japonica</i> 'Green Beauty'	Green Beauty Japanese Boxwood*	30" Ht.	36" O.C.
<i>Chalcya lanata</i>	Mexican Orange	24" Ht.	48" O.C.
<i>Cistus x purpureus</i>	Orchid Rose*	24" Ht.	48" O.C.
<i>Gaultheria shallon</i>	Sale*	12" Ht.	36" O.C.
<i>Helianthemum nummularium</i>	Sunrose*	12" Ht.	30" O.C.
<i>Lavatera matifera</i>	Tree Malva	30" Ht.	36" O.C.
<i>Lavandula x intermedia</i> 'Fred Boutin'	Fred Boutin Lavender*	24" Ht.	42" O.C.
<i>Leucothoe fortuneana</i> 'Nana'	Dwarf Drooping Leucothoe	30" Ht.	36" O.C.
<i>Lonicera pileata</i>	Privet Honeysuckle*	30" Ht.	48" O.C.
<i>Myrica californica</i>	Pacific Wax Myrtle*	36" Ht.	48" O.C.
<i>Nandina domestica</i> 'Compacta'	Dwarf Heavenly Bamboo*	30" Ht.	36" O.C.
<i>Pieris japonica</i>	Japanese Pieris	30" Ht.	48" O.C.
<i>Pittosporum tobira</i> 'Wheeler's Dwarf'	Wheeler's Dwarf Pittosporum*	24" Ht.	30" O.C.
<i>Prunus laurocerasus</i> 'Otto Luyken'	Otto Luyken Laurel*	30" Ht.	36" O.C.
<i>Rosmarinus officinalis</i>	Rosemary*	30" Ht.	36" O.C.
<i>Sarcococca hookeriana</i> var. <i>humilis</i>	Himalayan Sarcococca	30" Ht.	42" O.C.
<i>Sarcococca nudifolia</i>	Sweetbox	30" Ht.	36" O.C.
<i>Vaccinium ovatum</i>	Evergreen Huckleberry*	24" Ht.	36" O.C.
<i>Viburnum davidii</i>	David Viburnum*	30" Ht.	36" O.C.
PERENNIALS:			
<i>Achillea millefolium</i>	Yarrow	1 Gallon	18" O.C.
<i>Alchemilla mollis</i>	Lady's Mantle	1 Gallon	18" O.C.
<i>Agapanthus orientalis</i>	Lily-of-the-Nile	1 Gallon	24" O.C.
<i>Anemone x hybrid</i>	Japanese Anemone	1 Gallon	18" O.C.
<i>Aquilegia formosa</i>	Western Columbine	1 Gallon	12" O.C.
<i>Astilbe x arendsi</i>	False Spirea	1 Gallon	18" O.C.
<i>Crococsmia hybrid</i>	Hybrid Crocosmia	1 Gallon	18" O.C.
<i>Diertra formosa</i>	Western Bleeding Heart	1 Gallon	24" O.C.
<i>Epimedium x wairysense</i>	Bishop's Hat*	1 Gallon	18" O.C.
<i>Gaultheria procumbens</i>	American Wintergreen*	1 Gallon	24" O.C.
<i>Gaura lindheimeri</i>	Gaura	1 Gallon	18" O.C.

<i>Hammercallis 'Stella de Oro'</i>	Gold Daylily	1 Gallon	24" O.C.
<i>Heuchera</i> spp.	Coral Bells	1 Gallon	18" O.C.
<i>Heliborus orientalis</i>	Lantern Rose	1 Gallon	18" O.C.
<i>Schizostylis coccinea</i>	Kaffir Lily	1 Gallon	18" O.C.
<i>Smilacina racemosa</i>	False Solomon's Seal	1 Gallon	24" O.C.
GRASSES:			
<i>Calamagrostis scutiflora</i>	Feather Reed Grass*	1 Gallon	24" O.C.
<i>Deschampsia cespitosa</i>	Tufted Hair Grass*	1 Gallon	24" O.C.
<i>Festuca glauca</i>	Blue Fescue	1 Gallon	18" O.C.
<i>Helictotrichon sempervirens</i>	Blue Cat Grass*	1 Gallon	24" O.C.
<i>Miscanthus sinensis</i>	Silver Grass*	1 Gallon	24" O.C.
<i>Pericum virgatum</i>	Switch Grass*	1 Gallon	24" O.C.
<i>Stipa tenuissima</i>	Mexican Feather Grass*	1 Gallon	24" O.C.
FERNS:			
<i>Asplenium scolopendrium</i>	Hair's-Tongue Fern	1 Gallon	18" O.C.
<i>Athyrium niponicum</i> var. <i>pictum</i>	Japanese Painted Fern	1 Gallon	18" O.C.
<i>Blechnum spicatum</i>	Deer Fern	1 Gallon	18" O.C.
<i>Polystichum munitum</i>	Sword Fern	3 Gallon	30" O.C.
GROUNDCOVERS:			
<i>Aristotaphylos lva-ursi</i>	Kinnickinnick*	1 Gallon	24" O.C.
<i>Aserum caudatum</i>	Wild Ginger*	1 Gallon	18" O.C.
<i>Cornus canadensis</i>	Bunchberry	1 Gallon	12" O.C.
<i>Rubus chiloensis</i>	Sand Strawberry*	4" Pots	18" O.C.
<i>Galium odoratum</i>	Sweet Woodruff	1 Gallon	18" O.C.
<i>Liltope spicata</i>	Creeping Lilyturf*	1 Gallon	24" O.C.
<i>Mahonia repens</i>	Creeping Mahonia*	1 Gallon	24" O.C.
<i>Ophiopogon japonicus</i>	Dwarf Mondo Grass	1 Gallon	12" O.C.
<i>Oxalis oregana</i>	Oregon Oxalis	1 Gallon	18" O.C.
<i>Rubus cadychnoides</i> 'Emerald Carpet'	Emerald Carpet Bramble*	1 Gallon	18" O.C.
<i>Vancouveria hexandra</i>	Vancouverella	1 Gallon	12" O.C.
VINES:			
<i>Aebelia quinata</i>	Five Leaf Aebelia	2 Gallon	36" O.C.
<i>Clematis paniculata</i>	Sweet Autumn Clematis	2 Gallon	36" O.C.
<i>Hydrangea petiolaris</i>	Climbing Hydrangea	2 Gallon	36" O.C.
<i>Lonicera sempervirens</i>	Trumpet Honeysuckle	2 Gallon	36" O.C.
LAWN:			
Sod Turf	Variety TBD	Rolls	
WET TOLERANT PLANTS:			
<i>Aserum caudatum</i>	Wild Ginger*	1 Gallon	18" O.C.
<i>Athyrium filix-femina</i>	Lady Fern*	1 Gallon	24" O.C.
<i>Cernassia quamash</i>	Common Camas*	1 Gallon	24" O.C.
<i>Carex oenantha</i>	Slough Sedge*	1 Gallon	24" O.C.
<i>Carex tenuicumis</i> 'Cappuccino'	Cinnamon Sedge*	1 Gallon	24" O.C.
<i>Carex testacea</i>	New Zealand Orange Sedge*	1 Gallon	24" O.C.
<i>Cornus stolonifera</i> 'Arctic Fire'	Arctic Fire Red Osier Dogwood*	30" Ht.	36" O.C.
<i>Juncus ensifolius</i>	Dagger-Leaf Rush*	1 Gallon	24" O.C.
<i>Juncus patens</i> 'Eko Blue'	Eko Blue Rush*	1 Gallon	24" O.C.
<i>Molinia caerulea</i>	Moor Grass*	1 Gallon	24" O.C.
<i>Ribes sanguineum</i>	Red-flowering Currant*	30" Ht.	48" O.C.
<i>Salix purpurea</i> 'Nana'	Dwarf Arctic Willow	30" Ht.	36" O.C.
<i>Scirpus microcarpus</i>	Small-tufted Bulrush*	1 Gallon	24" O.C.

PLANT MATERIALS - BUILDINGS A, B, & C IMAGE SAMPLING

SHRUBS (EVERGREEN AND DECIDUOUS)



Cornus alba 'Elegantissima' *Enkianthus campanulatus* *Pieris japonica* *Physocarpus capitatus* *Vaccinium ovatum*

PERENNIALS/GRASSES



Epimedium x warleyense *Gaultheria procumbens* *Helleborus orientalis* *Heuchera* species *Deschampsia cespitosa* *Helictotrichon sempervirens*

FERNS/GROUNDCOVERS



Asplenium scolopendrium *Athyrium niponicum* var. *pictum* *Blechnum spicant* *Asarum caudatum* *Cornus canadensis* *Oxalis oregana*

VINES (AT VEGETATED WALL)



Clematis paniculata *Akebia quinata* *Hydrangea petiolaris*



PLANT MATERIALS - BUILDINGS D, H, & PLAZA IMAGE SAMPLING

SHRUBS (EVERGREEN AND DECIDUOUS)



Hydrangea quercifolia



Cornus sanguinea



Arbutus unedo 'Elfin King'



Lavandula x intermedia 'Fred Boutin'

PERENNIALS/GRASSES



Schizostylis coccinea



Astilbe x arendsii



Agapanthus orientalis



Hemerocallis 'Stella de Oro'



Miscanthus sinensis

FERNS/GROUNDCOVERS



Polystichum munitum



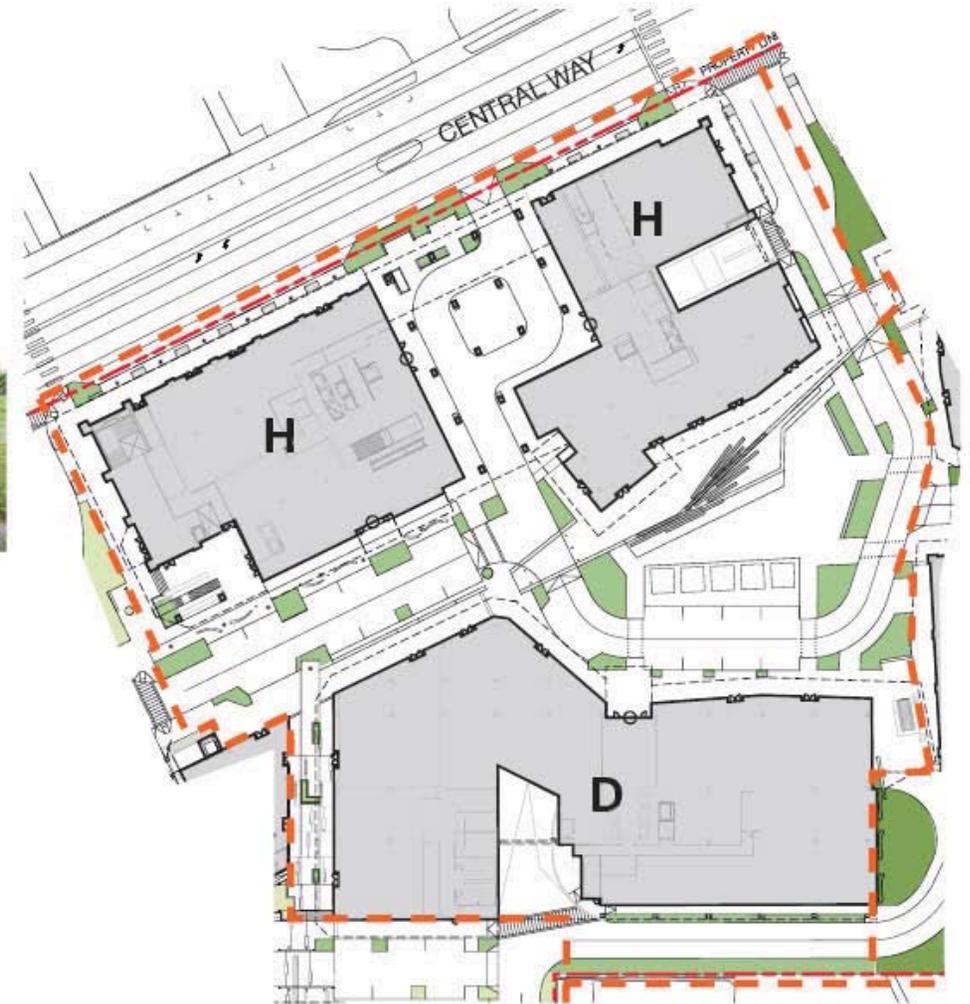
Liriope spicata



Rubus calycinoides



Ophiopogon japonicus



PLANT MATERIALS - BUILDINGS E & F IMAGE SAMPLING

SHRUBS (EVERGREEN AND DECIDUOUS)



Abelia chinensis



Choisya ternata



Lavatera maritima



Kerria japonica



Viburnum plicatum tomentosum

PERENNIALS/GRASSES



Crocosmia hybrid



Anemone x hybrids



Guara lindheimeri



Smilacina racemosa



Deschampsia cespitosa



Festuca glauca

FERNS/GROUNDCOVERS



Liriope spicata



Arrostaphylos uva ursi



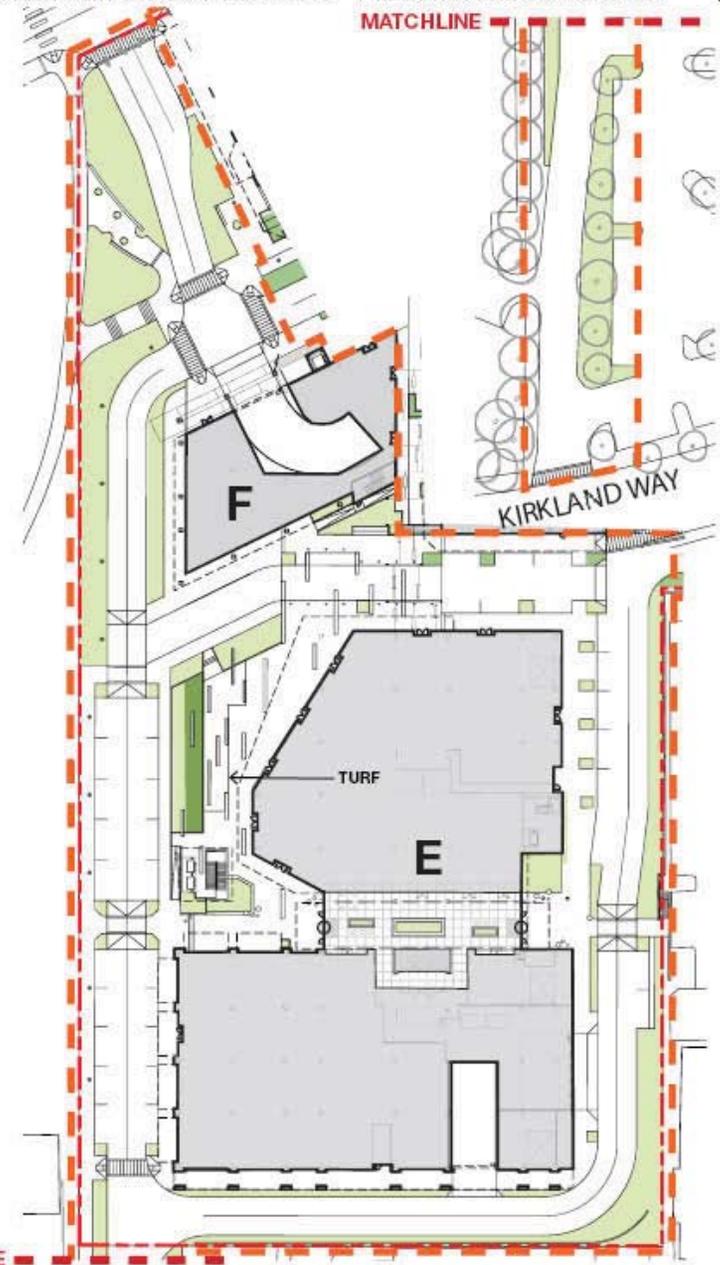
Mahonia repens



Fragaria chiloensis



Vancouveria hexandra



WATER CONCEPT DIAGRAM



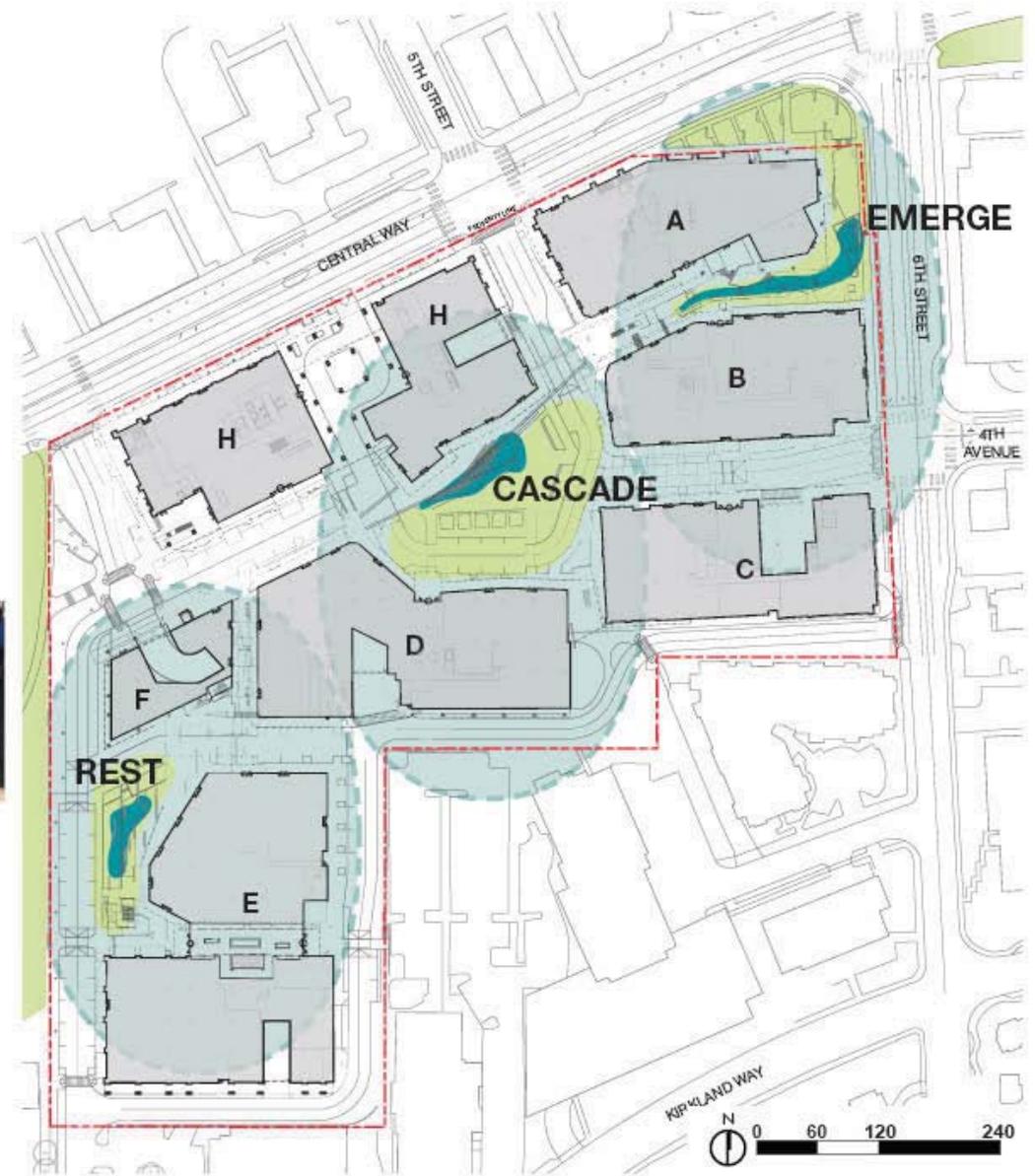
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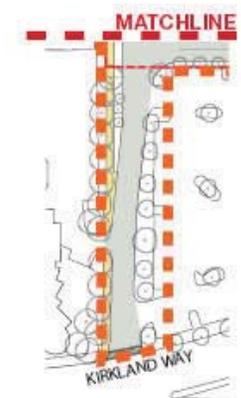
CASCADE



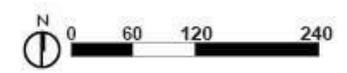
REST



MATERIALS PLAN - OVERALL SITE PLAN



- CONCRETE PAVING
- SPECIALTY PAVING
- WOOD DECKING
- PRIMARY ROAD - CONCRETE
- SECONDARY ROAD - ASPHALT



PAVING MATERIALS - BUILDINGS A, B, & C

CONCRETE PAVING



SCORED CONCRETE SIDEWALKS WITH A VARIETY OF SCORE PATTERNS



SCORED CONCRETE CROSSINGS

SPECIALTY PAVING (CONCRETE WITH SANDBLAST OR STAMP AND/OR COLOR ADDITIVE, COLORS TO BE IN THE BUFF TO CHARCOAL RANGE)



CONCRETE ACCENT BANDING



CONCRETE FINISHING / COLORING



CONCRETE STAMP

WOOD DECKING (IPE OR SIMILAR)



WOOD FOOT BRIDGE AT BLDGS A & B

PRIMARY ROAD PAVING



CONCRETE STAMP

SECONDARY ROAD PAVING



PAVING MATERIALS - BUILDINGS D, H, & PLAZA

CONCRETE PAVING



SCORED CONCRETE SIDEWALKS WITH A VARIETY OF SCORE PATTERNS



SCORED CONCRETE CROSSINGS

SPECIALTY PAVING (CONCRETE WITH SANDBLAST OR STAMP AND/OR COLOR ADDITIVE, COLORS TO BE IN THE BUFF TO CHARCOAL RANGE)



CONCRETE ACCENT BANDING



CONCRETE FINISHING / COLORING



CONCRETE STAMP

WOOD DECKING (IPE OR SIMILAR)

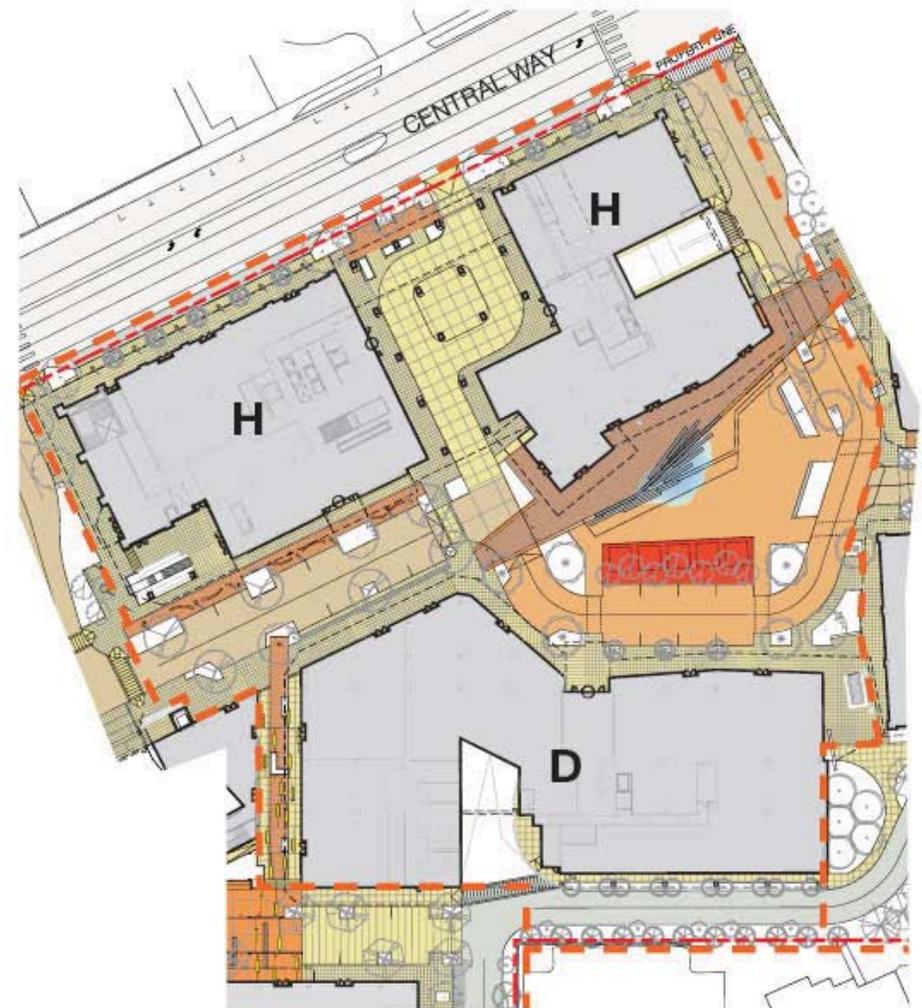


PRIMARY ROAD PAVING



CONCRETE STAMP

SECONDARY ROAD PAVING



PAVING MATERIALS - BUILDINGS E & F

CONCRETE PAVING



SCORED CONCRETE SIDEWALKS WITH A VARIETY OF SCORE PATTERNS



SCORED CONCRETE CROSSINGS

SPECIALTY PAVING (CONCRETE WITH SANDBLAST OR STAMP AND/OR COLOR ADDITIVE, COLORS TO BE IN THE BUFF TO CHARCOAL RANGE)



CONCRETE ACCENT BANDING



CONCRETE FINISHING / COLORING



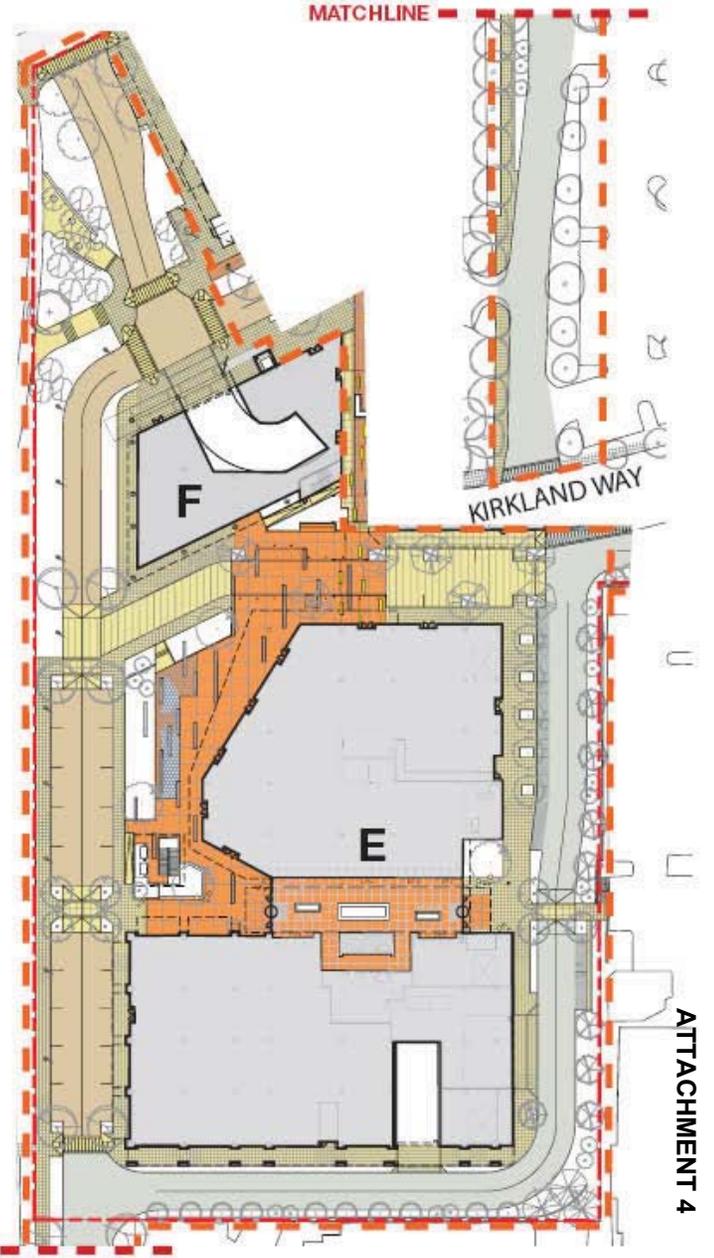
CONCRETE STAMP

PRIMARY ROAD PAVING



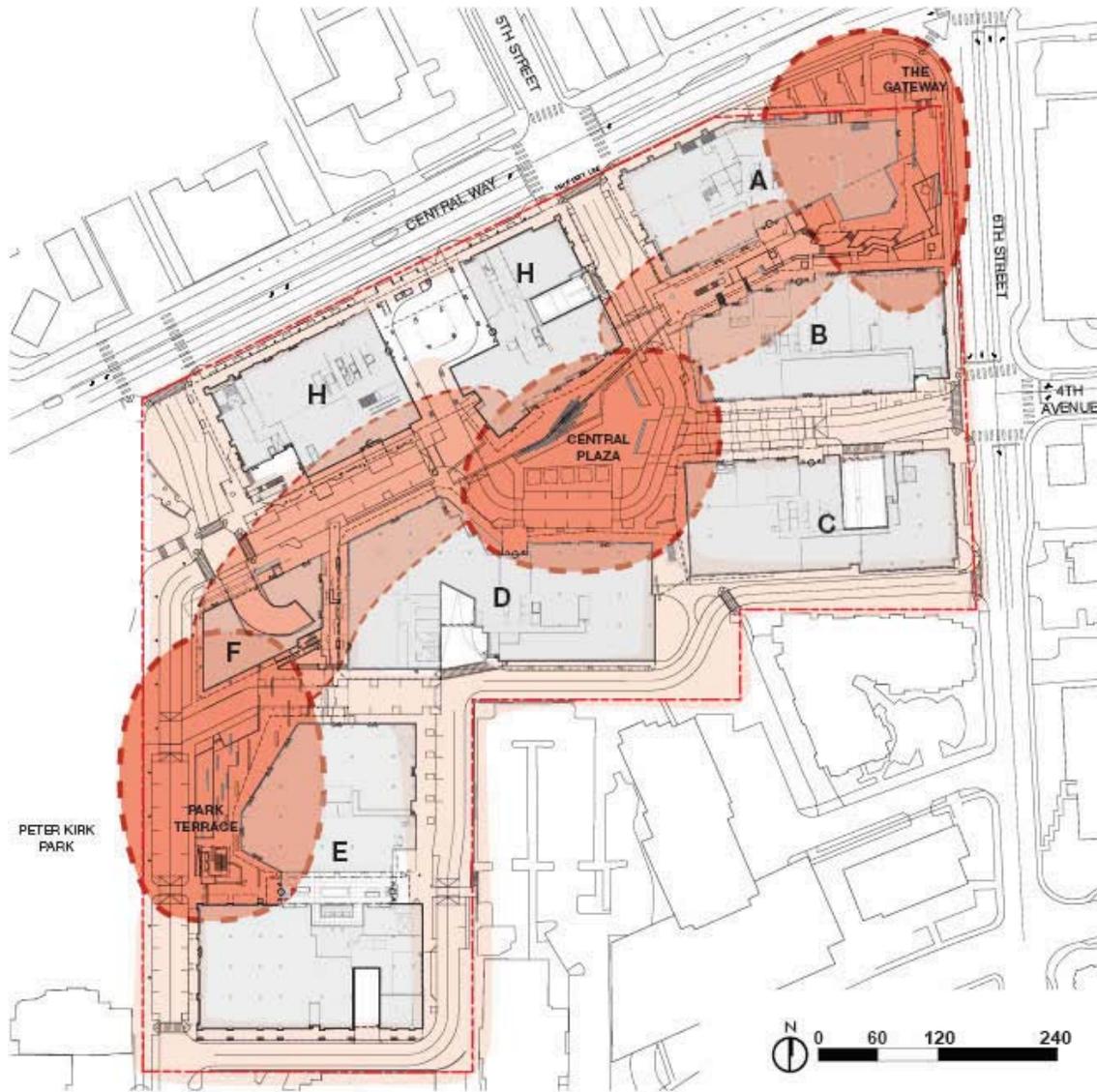
CONCRETE STAMP

SECONDARY ROAD PAVING



ATTACHMENT 4

AMENITIES & PUBLIC ART DIAGRAM



-  AMENITIES AND PUBLIC ART - PRIMARY*
 -  AMENITIES AND PUBLIC ART - SECONDARY*
 -  AMENITIES AND PUBLIC ART - TERTIARY*
- * FINAL LOCATIONS TO BE DETERMINED

SITE AMENITIES**



SEATING / SITE WALLS

BENCHES



KIOSK

BIKE RACK

SEASONAL COLOR



TABLES AND UMBRELLAS

MOVABLE FURNITURE

WASTE RECEPTACLE

**FINAL AMENITY MANUFACTURERS AND MODELS TO BE DETERMINED

SITE LIGHTING DIAGRAM

- PRIMARY INTERNAL STREET***
 - Vehicular and/or Pedestrian Pole Light
 - Uplight (Landscape)
- SECONDARY INTERNAL STREET***
 - Vehicular and/or Pedestrian Pole Light
- RIGHT-OF-WAY***
 - Vehicular and/or Pedestrian Pole Light (to be coordinated with City of Kirkland)
- PEDESTRIAN PLAZAS***
 - Vehicular and/or Pedestrian Pole Light
 - Step Lighting
 - Planter Wall Lights
 - Lit Bollards
 - Uplight (Landscape / In-Grade)
 - Feature Lighting
 - Stage Lighting
 - Catenary Lighting (at Mews btwn. F & D)

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.



POLE LIGHT - AT PRIMARY ROAD



POLE LIGHT - AT SECONDARY ROAD



FEATURE



STAGE



BOLLARD



STEP / WALL



UPLIGHT - IN GRADE



UPLIGHT - IN LANDSCAPE



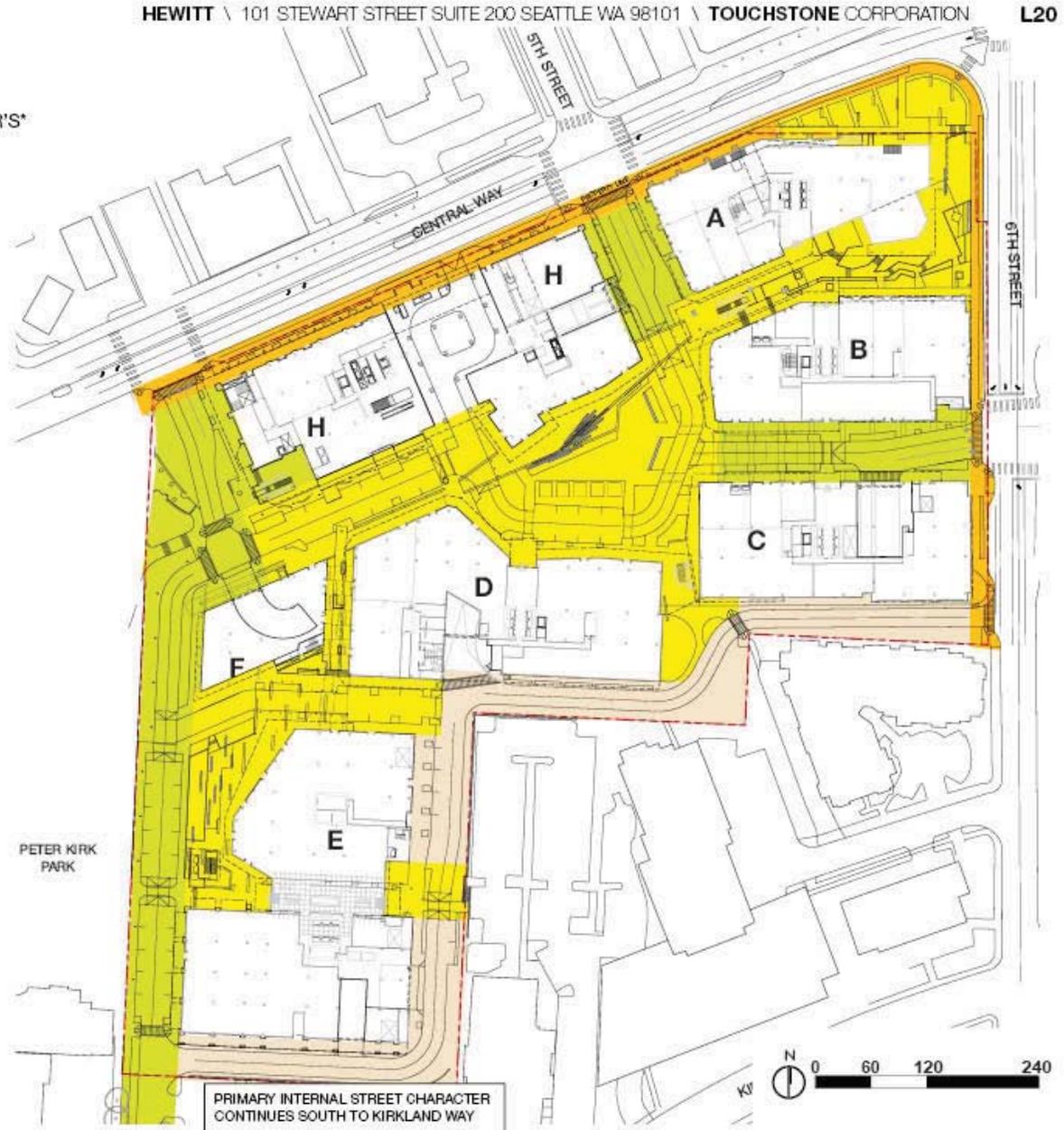
CATENARY



IN-GRADE (AT BLDG F ROOF ONLY)

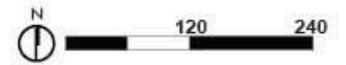
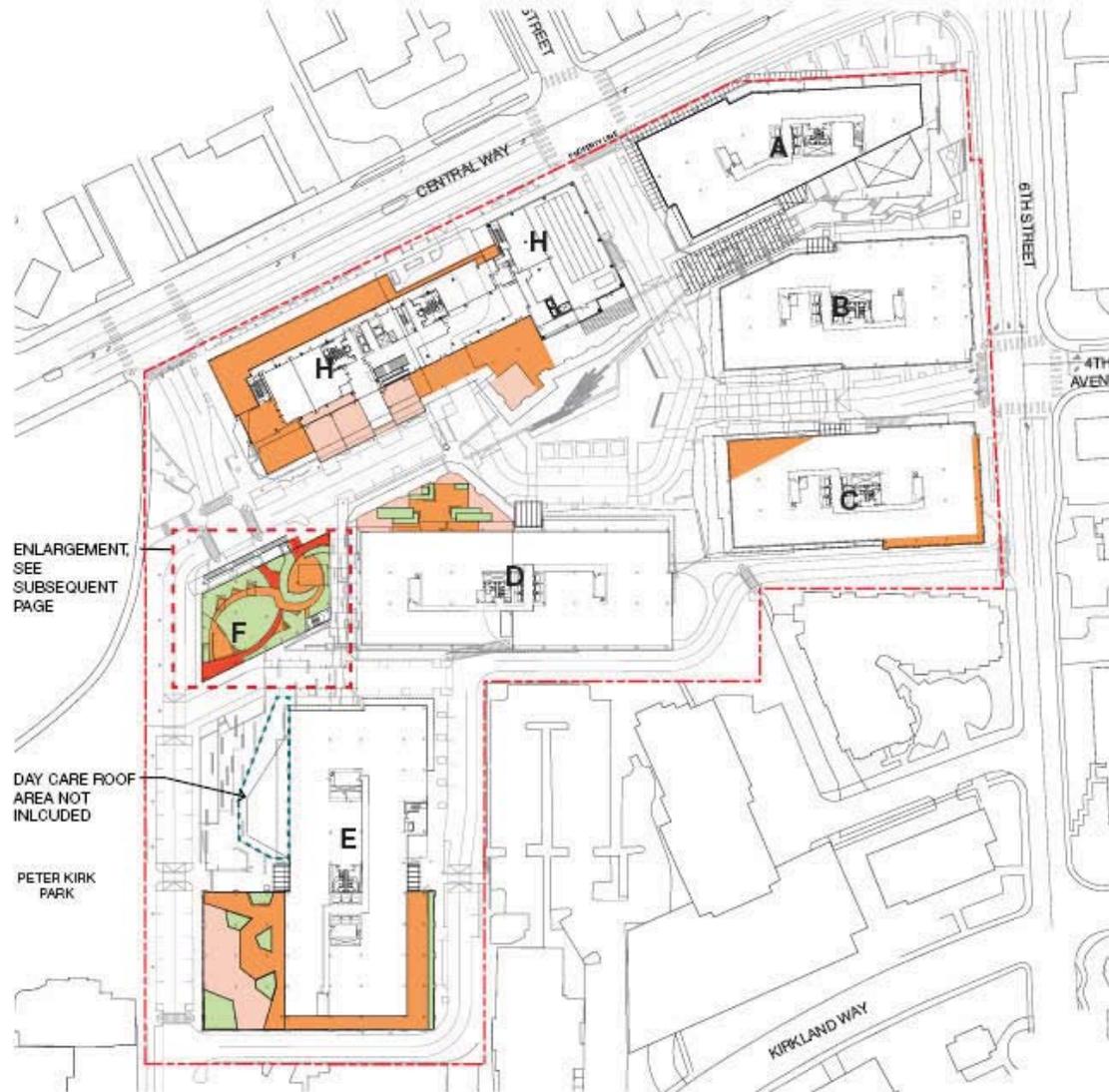


CANOPY (AT BLDG F ROOF ONLY)



ROOFS PLAN - OVERALL SITE PLAN

-  STONE BALLAST
-  CONCRETE TOPPING SLAB OR CONCRETE PEDESTAL PAVER SYSTEM
-  CIP CONCRETE PLANTING AREA (PLANTED AREAS CONTAINED BY CIP CONCRETE WALLS)
-  WOOD DECKING (AT BUILDING F ONLY)



ROOF PLAN - BUILDING F

HARDSCAPE



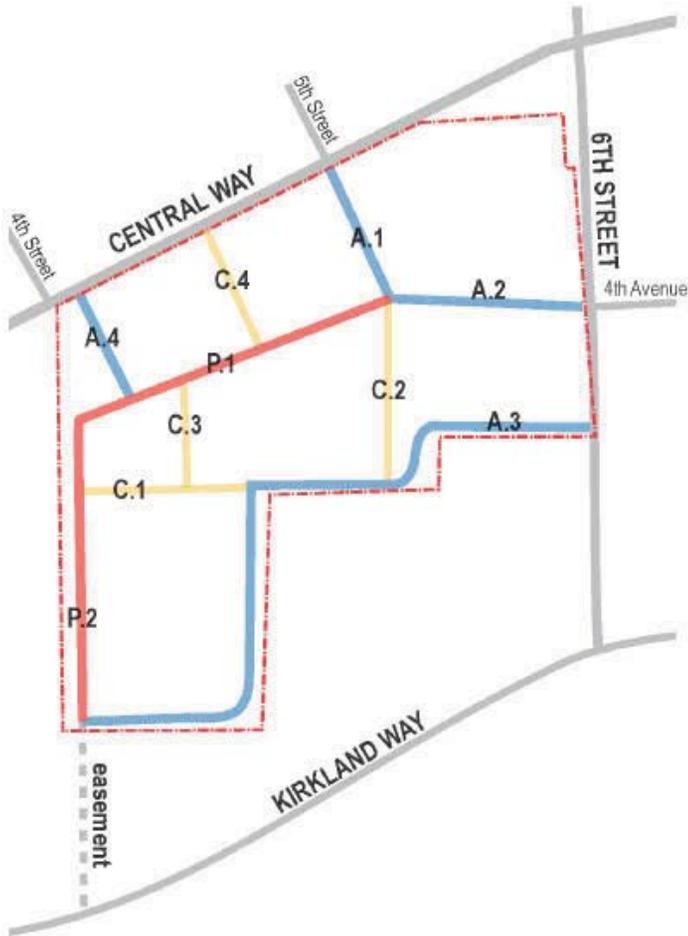
SITE AMENITIES



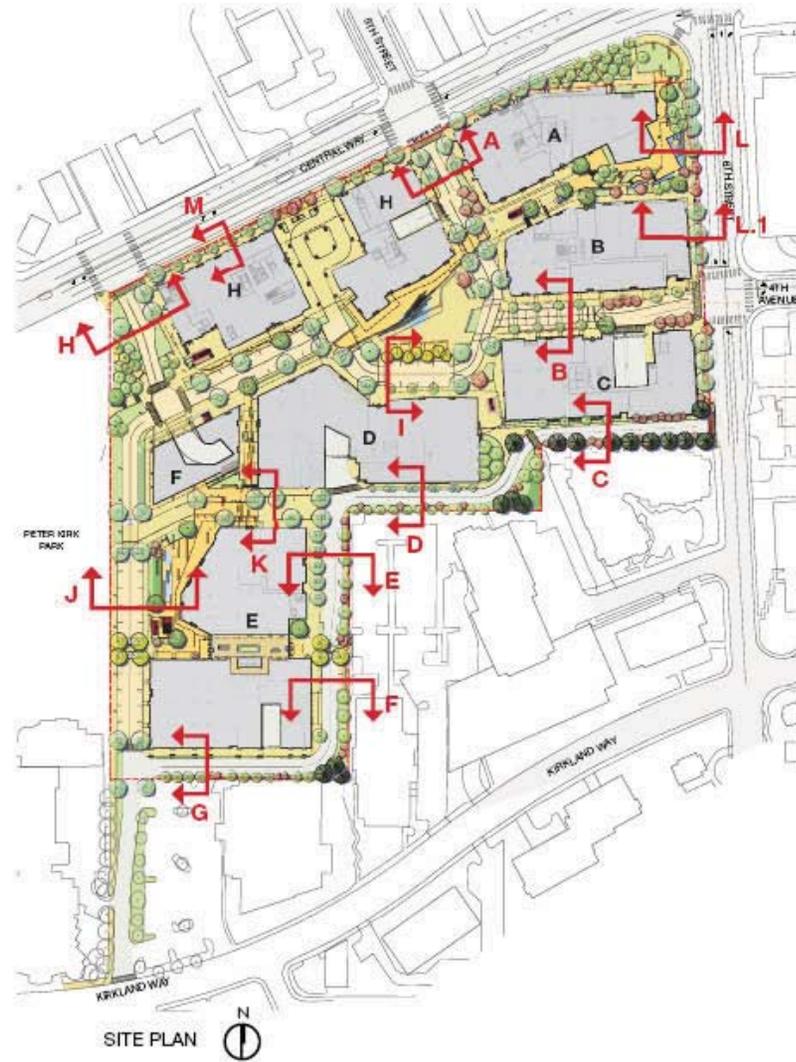
PLANTING



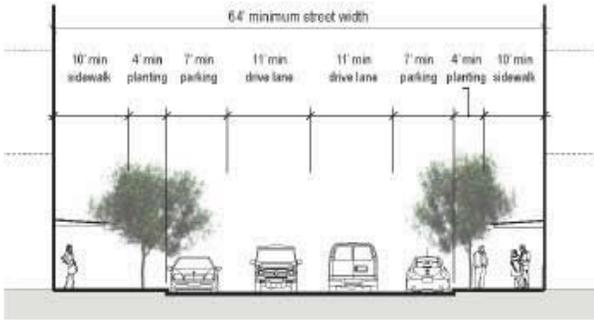
SITE PLAN & STREET SECTION KEY



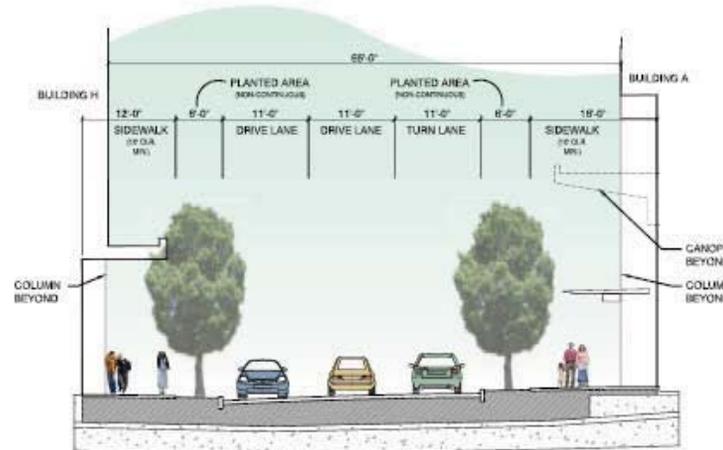
SITE DIAGRAM PER DESIGN GUIDELINES (PAGE MP-8)



STREET SECTIONS



A.1 - DESIGN GUIDELINE TYPICAL SECTION (PAGE MP-10)



A - REVISED TYPICAL SECTION (SEE DRB RESPONSE CONFERENCE 3/1/2010)

Section A

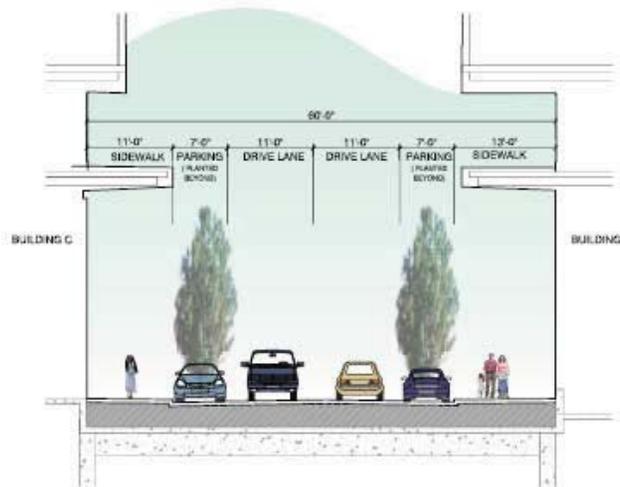
- increased sidewalk widths both sides of street
- eliminated parallel parking and added turn lane to aid with traffic movements
- increased planted area both sides of street

Section B

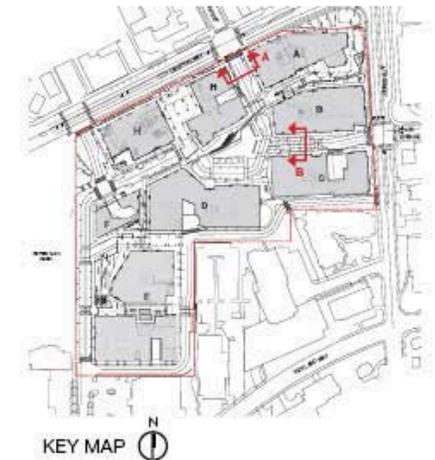
- parking garage ramp relocated under Building C
- increased sidewalk widths both sides of street
- added parallel parking both sides of street
- added raised mid-block pedestrian crossing
- added trees to North side of street
- re-oriented planted areas to be in alignment with parallel parking spaces



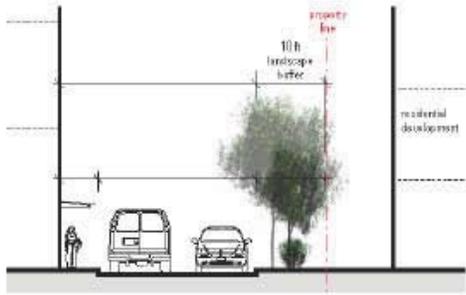
A.2 - DESIGN GUIDELINE TYPICAL SECTION (PAGE MP-10)



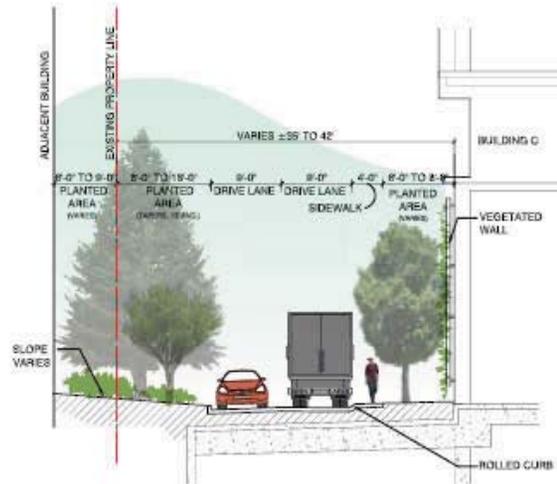
B - REVISED TYPICAL SECTION (SEE DRB RESPONSE CONFERENCE 2/1/2010)



STREET SECTIONS



A.3 AT ADJACENT RESIDENTIAL USE - DESIGN GUIDELINE TYPICAL SECTION (PAGE DG-28)



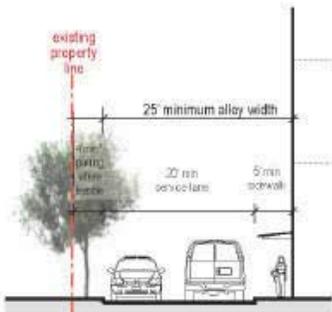
C - REVISED TYPICAL SECTION (SEE DRB RESPONSE CONFERENCE 2/1/2010)

Section C

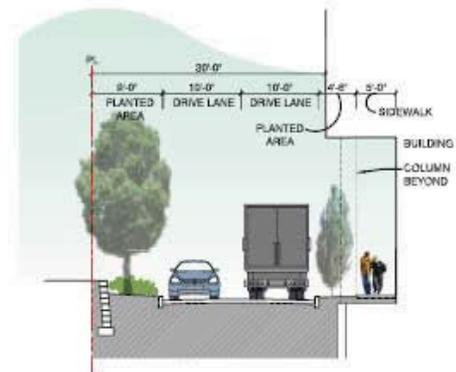
- increased planted area both sides of street
- added trees to North side of street
- added vegetated wall
- narrowed drive lane and sidewalk; added rolled curb to accommodate fire department access

Section D

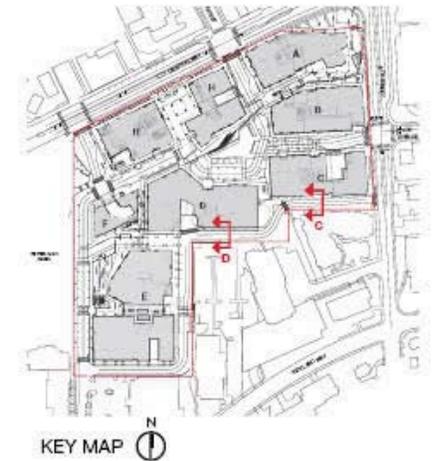
- increased planted area on South side of street
- added building colonnade with landscape planted area and trees to separate sidewalk from street



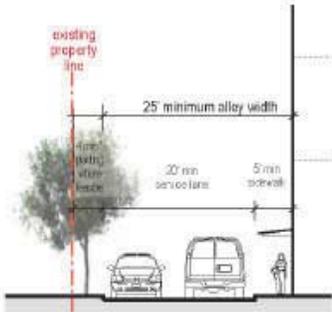
A.3 - DESIGN GUIDELINE TYPICAL SECTION (PAGE MP-11)



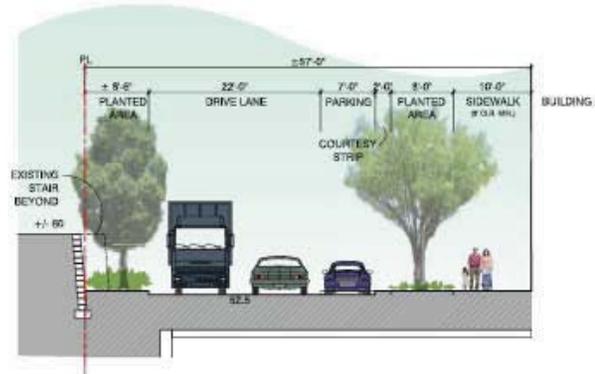
D - REVISED TYPICAL SECTION (SEE DRB RESPONSE CONFERENCE 4/19/2010 AND 5/3/2010)



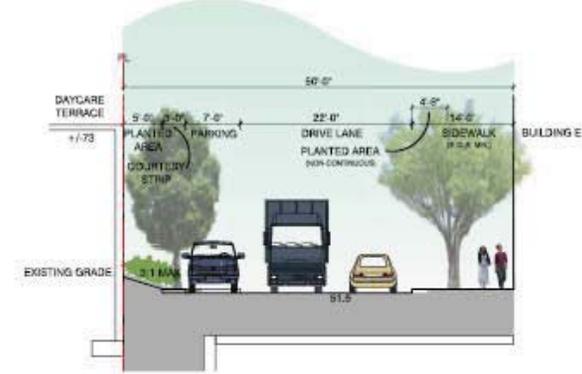
STREET SECTIONS



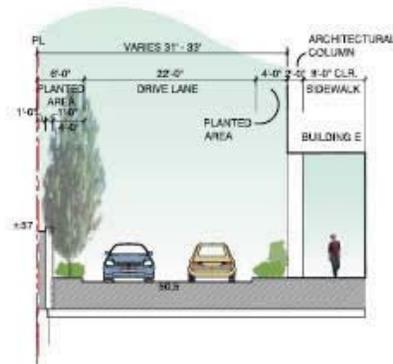
A.3 - DESIGN GUIDELINE TYPICAL SECTION (PAGE MP-11)



E - REVISED TYPICAL SECTION
(SEE DRB RESPONSE CONFERENCE 6/28/2010)



F - REVISED TYPICAL SECTION
(SEE DRB RESPONSE CONFERENCE 6/28/2010)



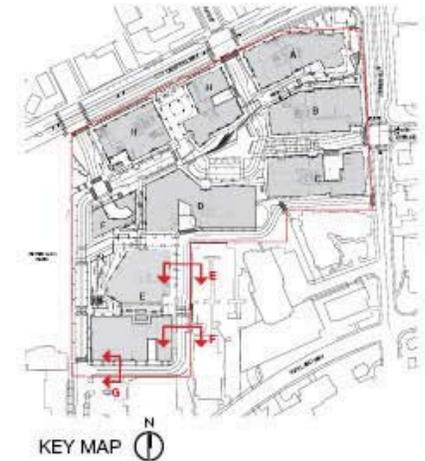
G - REVISED TYPICAL SECTION
(SEE DRB RESPONSE CONFERENCE 6/28/2010)

Section E and F

- increased drive lane width to accommodate truck turning movements
- added parallel parking
- increased sidewalk width West side of street
- increased planted area width and added trees to West side of street
- increased building setback from property line

Section G

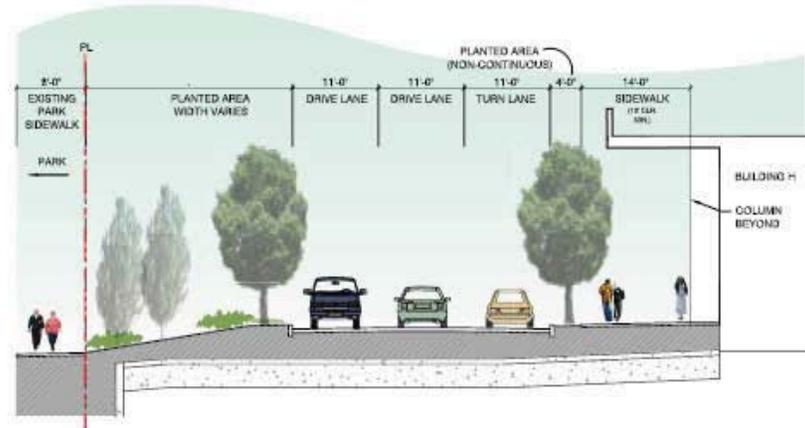
- increased drive lane width to accommodate truck turning movements
- added planted area to separate sidewalk from street
- added building colonnade
- increased building setback from property line



STREET SECTIONS



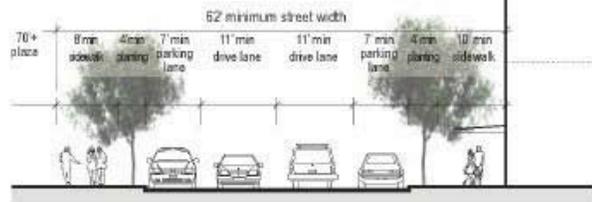
A.A - DESIGN GUIDELINE TYPICAL SECTION (PAGE MP-11)



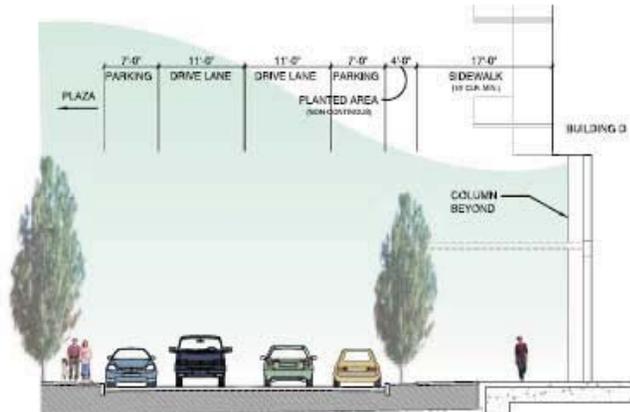
H - REVISED TYPICAL SECTION
(SEE DRB RESPONSE CONFERENCE 3/1/2010)

- Section H
- eliminated parallel parking and added turn lane to aid with traffic movements
 - increased sidewalk width on East side of street
 - re-routed sidewalk on West side of street and added significant planted area and trees between street and sidewalk

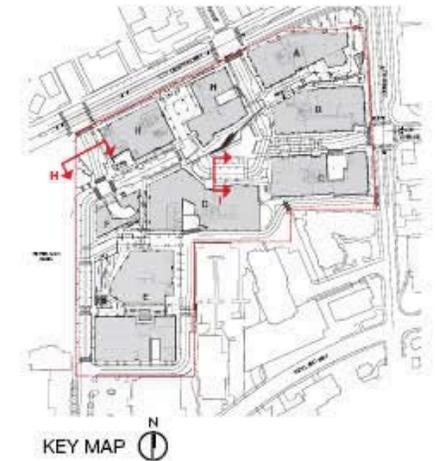
- Section I
- increased sidewalk width on South side of street



P.1 - DESIGN GUIDELINE TYPICAL SECTION (PAGE MP-12)



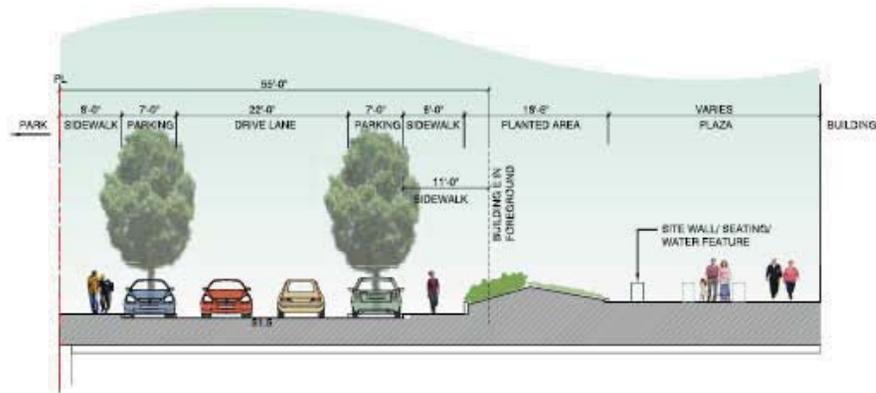
I - REVISED TYPICAL SECTION
(SEE DRB RESPONSE CONFERENCE 4/19/2010)



STREET SECTIONS



P.2 - DESIGN GUIDELINE TYPICAL SECTION (PAGE MP-12)



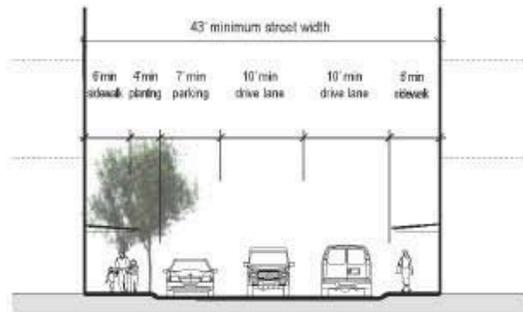
J - REVISED TYPICAL SECTION
(SEE DRB RESPONSE CONFERENCE 6/7/2010)

Section J

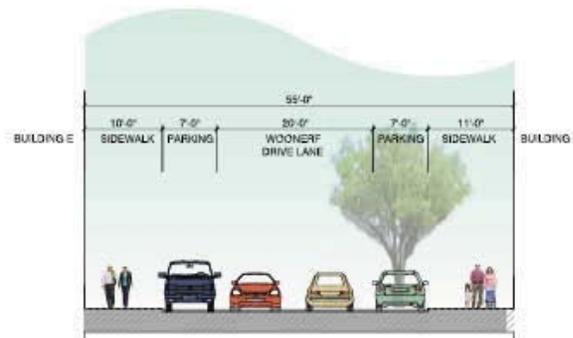
- added parallel parking to West side of street
- re-oriented planted areas to be in alignment with parallel parking spaces

Section K

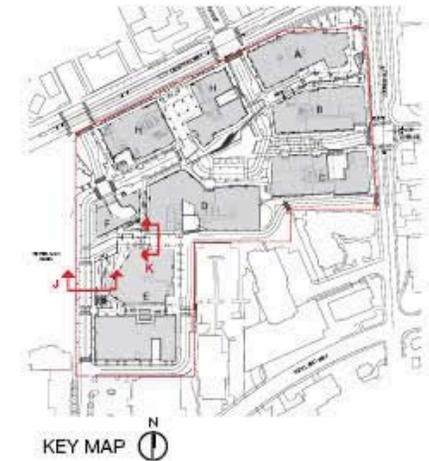
- added parallel parking to North side of street
- increased sidewalk width both sides of street
- increased overall building to building street width
- re-oriented planted areas to be in alignment with parallel parking spaces



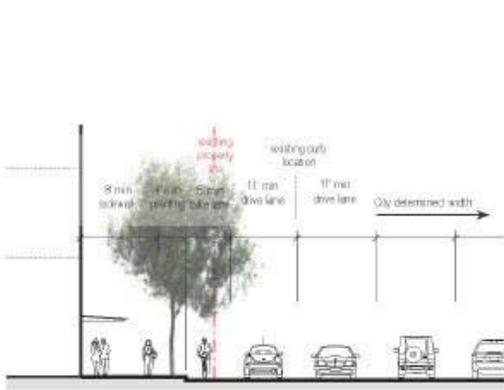
C.1 - DESIGN GUIDELINE TYPICAL SECTION (PAGE MP13)



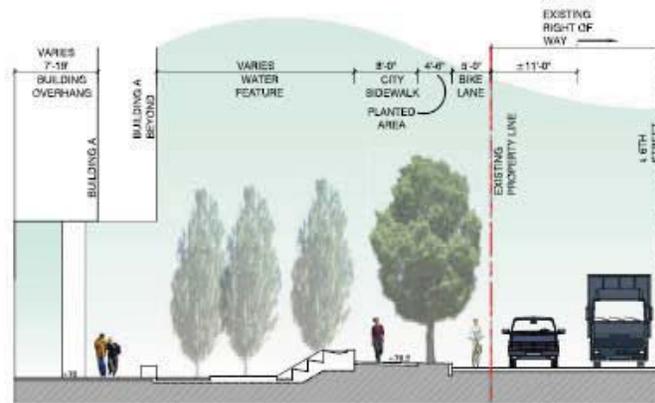
K - REVISED TYPICAL SECTION
(SEE DRB RESPONSE CONFERENCE 6/28/2010)



STREET SECTIONS



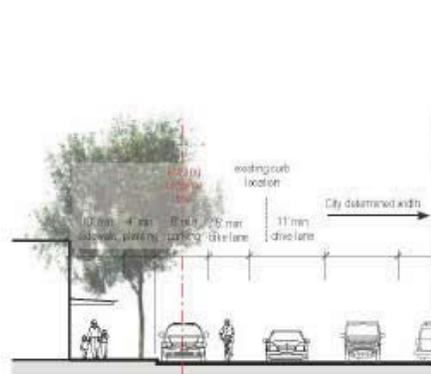
6TH STREET - DESIGN GUIDELINE TYPICAL SECTION (PAGE MP-9)



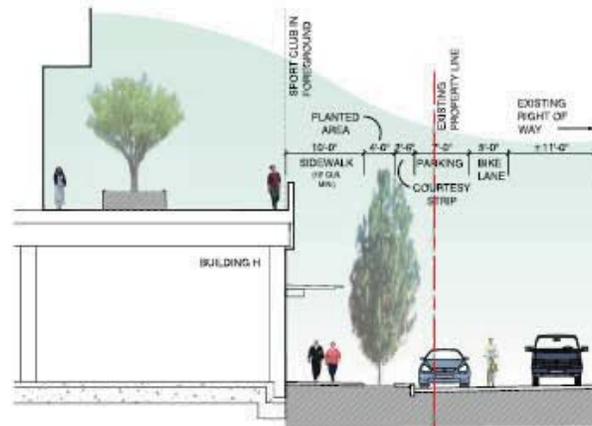
L - REVISED TYPICAL SECTION (SEE DRB RESPONSE CONFERENCE 11/16/2009)



L.1 - REVISED TYPICAL SECTION (SEE DRB RESPONSE CONFERENCE 11/16/2009)

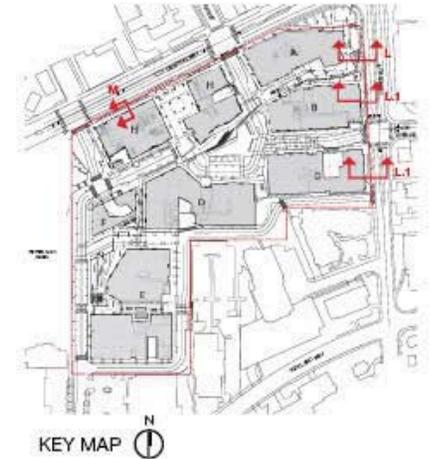


CENTRAL WAY - DESIGN GUIDELINE TYPICAL SECTION (PAGE MP-9)



M - REVISED TYPICAL SECTION (SEE DRB RESPONSE CONFERENCE 3/1/2010)

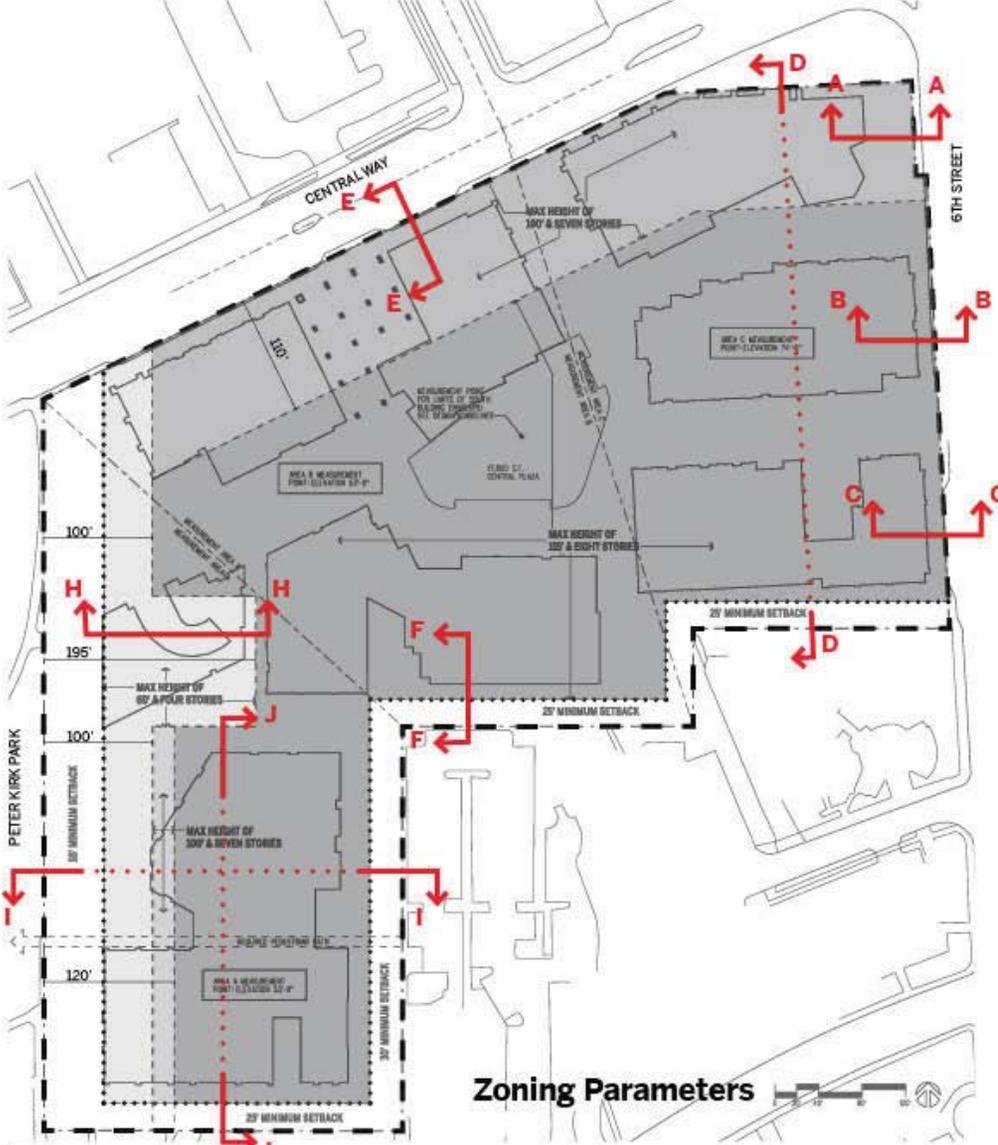
- Section L and L.1
 - increased planted area on West side of street
- Section M
 - added courtesy strip for parallel parking access
 - added planted roof top terrace areas at Building H



Appendix

Z1

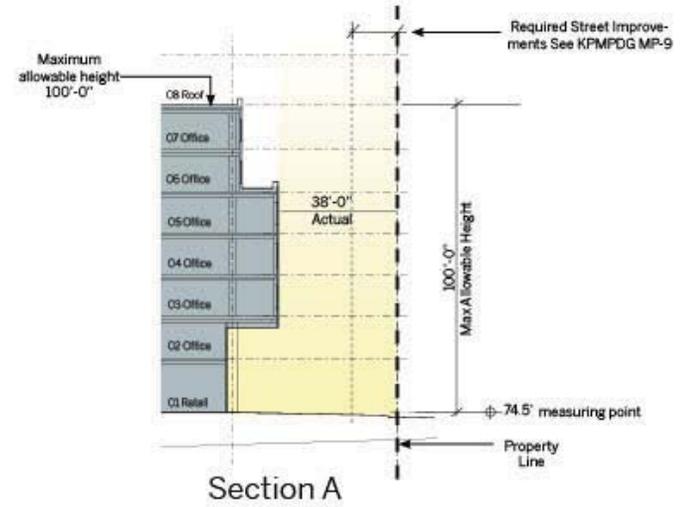
KIRKLAND PARKPLACE \ DRB FINAL SUBMITTAL \ 12\13\2010



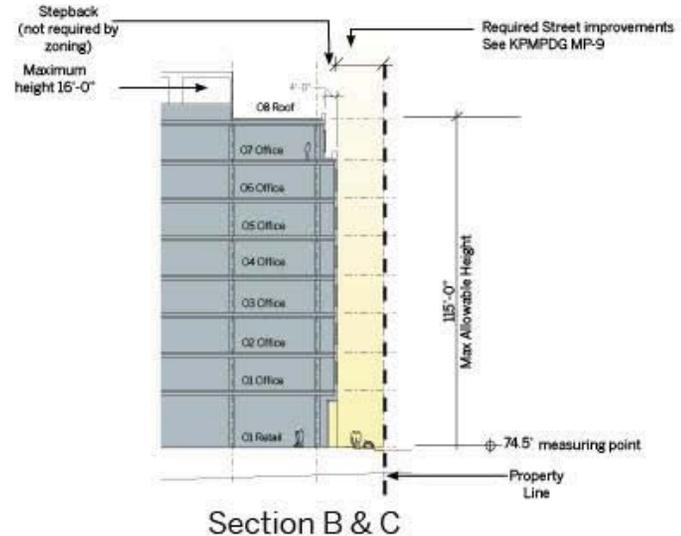
Zoning Parameters

Note: Dimensions shown indicate design intent and are schematic and approximate. Final dimensions may vary due to final construction detailing in the range of 6" - 12". However, in no case will final dimensions cause the building to intrude into required yards/setbacks unless previously approved by the DRB.

LMN \ 801 SECOND AVE SUITE 501 SEATTLE WA 98104 \ TOUCHSTONE CORPORATION

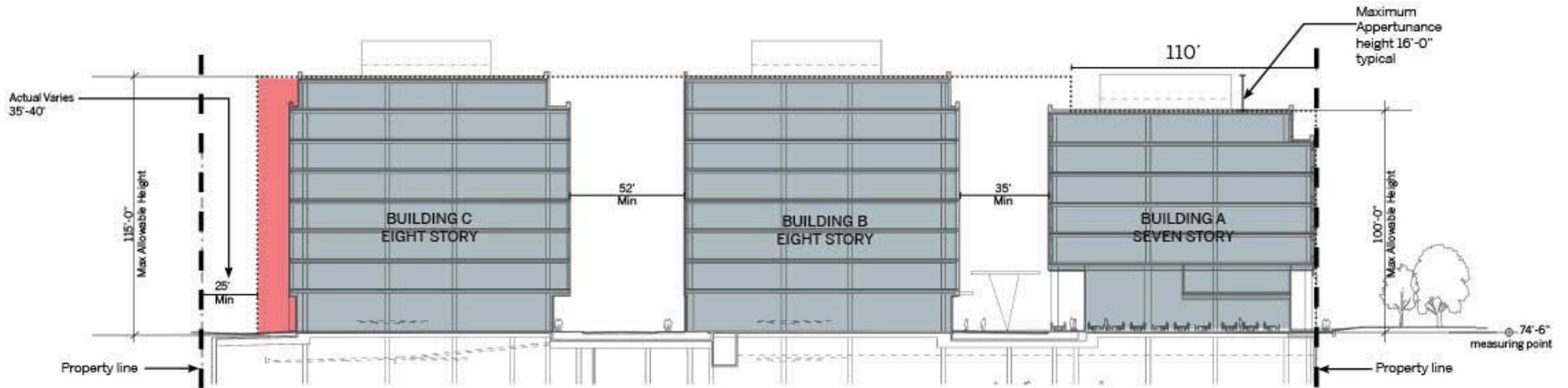


Section A

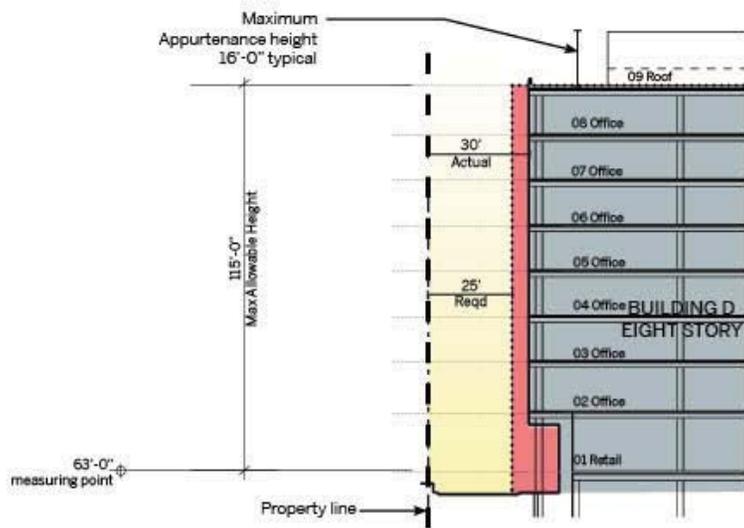


Section B & C

Zoning Sections: Zoning Parameters and Sections

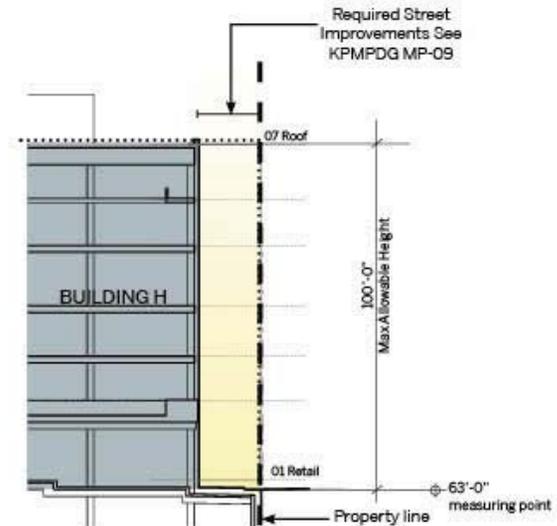


Section D



Section F

Note: Dimensions shown indicate design intent and are schematic and approximate. Final dimensions may vary due to final construction detailing in the range of 6' - 12'. However, in no case will final dimensions cause the building to intrude into required yards/setbacks unless previously approved by the DRB



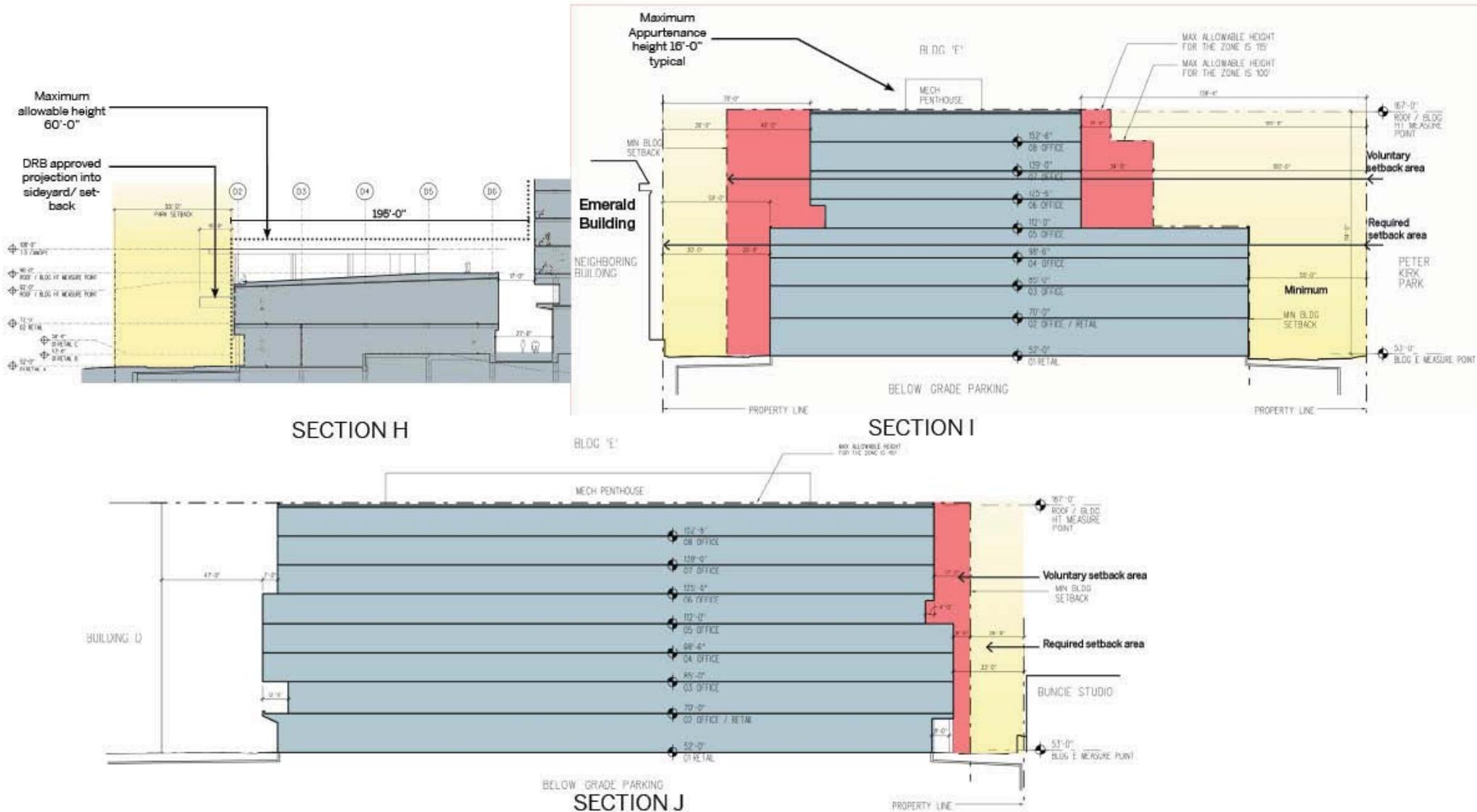
Section E

Zoning Sections: Zoning Parameter Sections

Z3

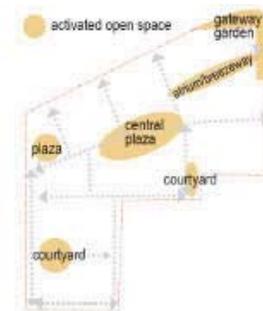
KIRKLAND PARKPLACE \ DRB FINAL SUBMITTAL \ 12\13\2010

LMN \ 801 SECOND AVE SUITE 501 SEATTLE WA 98104 \ TOUCHSTONE CORPORATION



Note: Dimensions shown indicate design intent in text and are schematic and approximate. Final dimensions may vary due to final construction detailing in the range of 6" - 12". However, in no case will final dimensions cause the building to intrude into required yards/setbacks unless previously approved by the DRB.

Zoning Sections: Zoning Parameter Sections



PEDESTRIAN SPACE [from Page MP-7, KP MP/DG]
Intent: To provide a functional and diverse pedestrian environment by creating a variety of usable pedestrian open space.

The following types of public/pedestrian open space are to be provided at a minimum of 10% of the total lot area, or 50,000 SF. Locations are approximate and are not limited to those shown on the diagram*
central plaza: shall have minimum area of 15,000 SF and a minimum average width of 70 feet.
courtyard/plaza: shall have a minimum area of 2,500 SF each
atrium breezeway: Shall have a minimum 35 foot wide separation between office floor plates
roof top terraces: shall provide a minimum of 10,000 SF total of publicly accessible rooftop terraces in one or more locations

* Open space diagram from Kirkland Parkplace Design Guidelines MP-7

REQUIRED PUBLIC/PEDESTRIAN SPACE

SPACE / LOCATION	REQUIRED	PROVIDED
CENTRAL PLAZA [1]	15,000 SF	17,530 SF
COURTYARD (C/D) [2]	2,500 SF	4,014 SF
COURTYARD (E- WEST) [3]	2,500 SF	11,785 SF
PLAZA [4]	2,500 SF	5,000 SF
ROOF TOP TERRACE [5]	10,000 SF	10,388 SF
BREEZEWAY [COURTYARD] [6]	-	11,951 SF
GATEWAY GARDEN [PLAZA] [7]	-	3,859 SF
TOTALS	50,000 SF MIN	64,508 SF

BUILDING AREA

BUILDING AREA	ALLOWABLE	PROVIDED
OFFICE AREA	1,200,000 SF (MAX)	1,170,000 SF
RETAIL AREA	300,000 SF (MIN)	305,000 SF
OTHER (HOTEL, DAY CARE, SPORT CLUB)	300,000 SF	200,000 SF
TOTALS	1,800,000 SF	1,675,000 SF

NOTES:

1. Areas provided are gross measured area to the outside of exterior wall.
2. Retail areas include below grade areas of the QFC and Theatre as well as Level 2 areas proposed for retail purposes
3. Gross square feet of Retail area required to be equal to or greater than 25% of gross square feet of Office area per KZC CBD 5A
4. Area calculations are based on the schematic plans provided as part of this DRB final approval submission package. Final area summaries for the buildings and open spaces will be provided as part of the building permit process.

Area Summary

