



CITY OF KIRKLAND
Planning and Community Development Department
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MEMORANDUM

To: Design Review Board

From: Angela Ruggeri, AICP, Senior Planner

Date: August 28, 2009

Subject: **DESIGN RESPONSE CONFERENCE #6**
TOUCHSTONE (PARKPLACE)
FILE DRC09-00002

At the August 24th meeting, the Design Review Board's deliberations on Buildings A, B and C were continued to the August 31st meeting. At this meeting the Board will review the latest design drawings that were presented at the August 25th meeting (see Attachment 1) and the Design Guidelines that apply to these three buildings. Please review the attached drawings and pages DG-19 through DG-24 of the Design Guidelines which relate to General Building Design and the Gateway District. A site plan has also been included for your convenience (see Attachment 2). We will be discussing these guidelines related to building massing, scale, and modulation in detail at the meeting.

Attachments

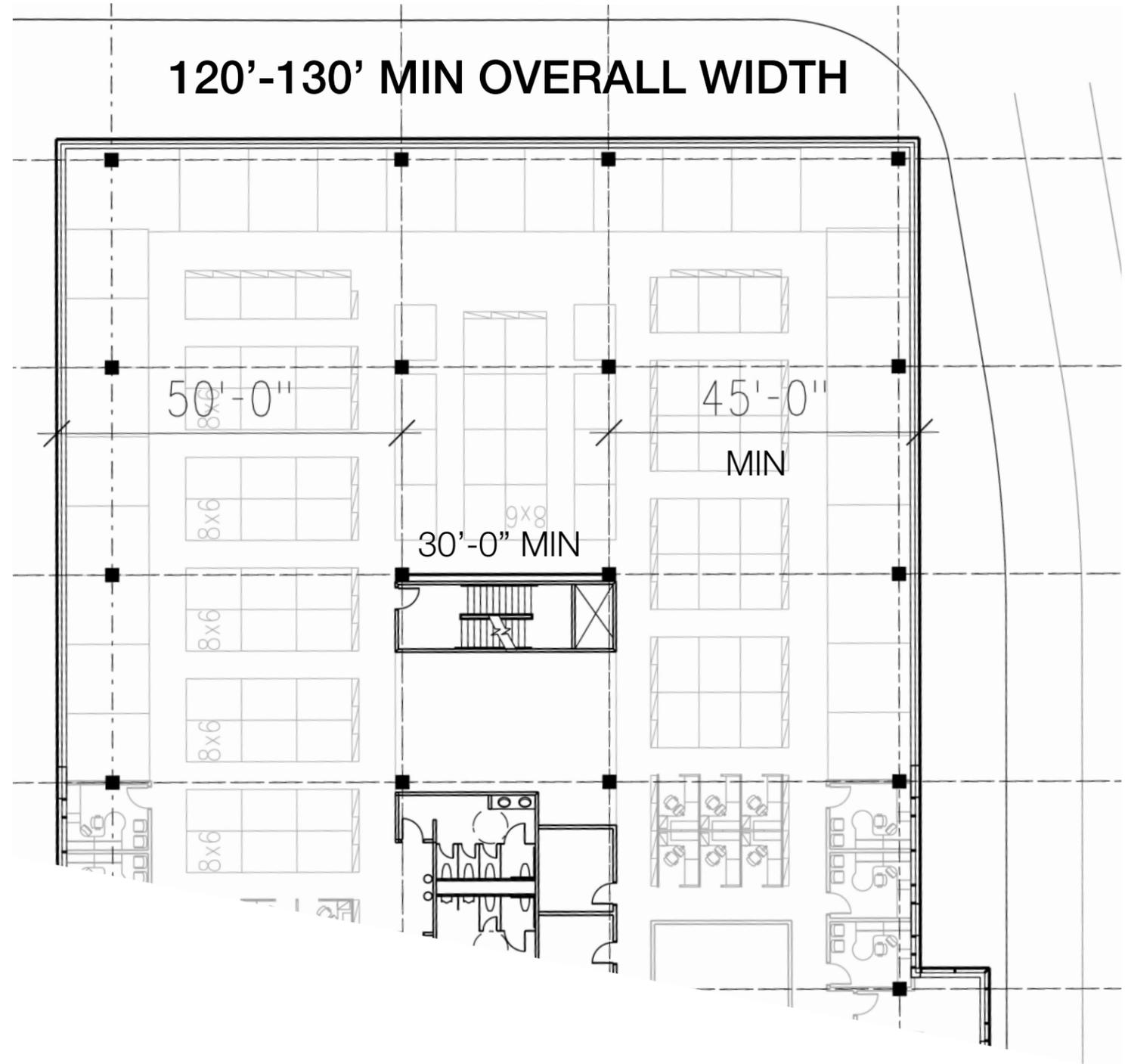
1. Applicants drawings
2. Site plan

Design Response Conference 8/25/2009

Typical Office Floor Plate

HIGH TECH OFFICE BLDG REQUIREMENTS

1. FLOOR PLATE SIZE: 30,000 - 40,000 SF
2. FLOOR PLATE WIDTH: 120' - 130'
3. MIN 45'-0" CORE TO OUTSIDE WALL
4. LOAD FACTOR: 8% - 10%



Previous Design Response Conference (6/29/2009)
Perspective View from Northeast



Previous Design Response Conference (6/29/2009) Perspective View from North



Design Response Conference 8/25/2009

Building A Massing & Material Modulation



Design Response Conference 8/25/2009

Building A Massing & Material Modulation



Design Response Conference 8/25/2009

Building A Massing & Material Modulation



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Building A Massing & Material Modulation



Design Response Conference 8/25/2009

Building A Massing & Material Modulation



Design Response Conference 8/25/2009

Gateway Walkway



Design Response Conference 8/25/2009

Gateway Walkway



Design Response Conference 8/25/2009

Gateway Walkway



Design Response Conference 8/25/2009

Building B Modulation



Design Response Conference 8/25/2009

Building B Modulation



Metal Panel

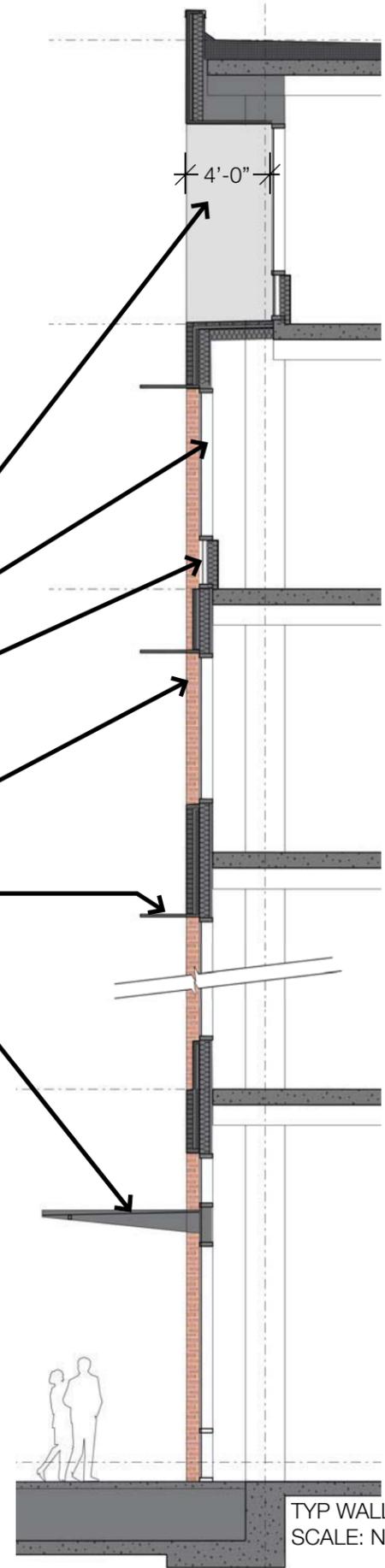
Vision Glass

Spandrel Glass

Brick

Sun Shade

Canopy



TYP WALL SECTION
SCALE: NTS

Design Response Conference 8/25/2009

Building B and C Modulation



Design Response Conference 8/25/2009
Building C Modulation



Design Response Conference 8/25/2009

Building C Modulation



Metal Panel

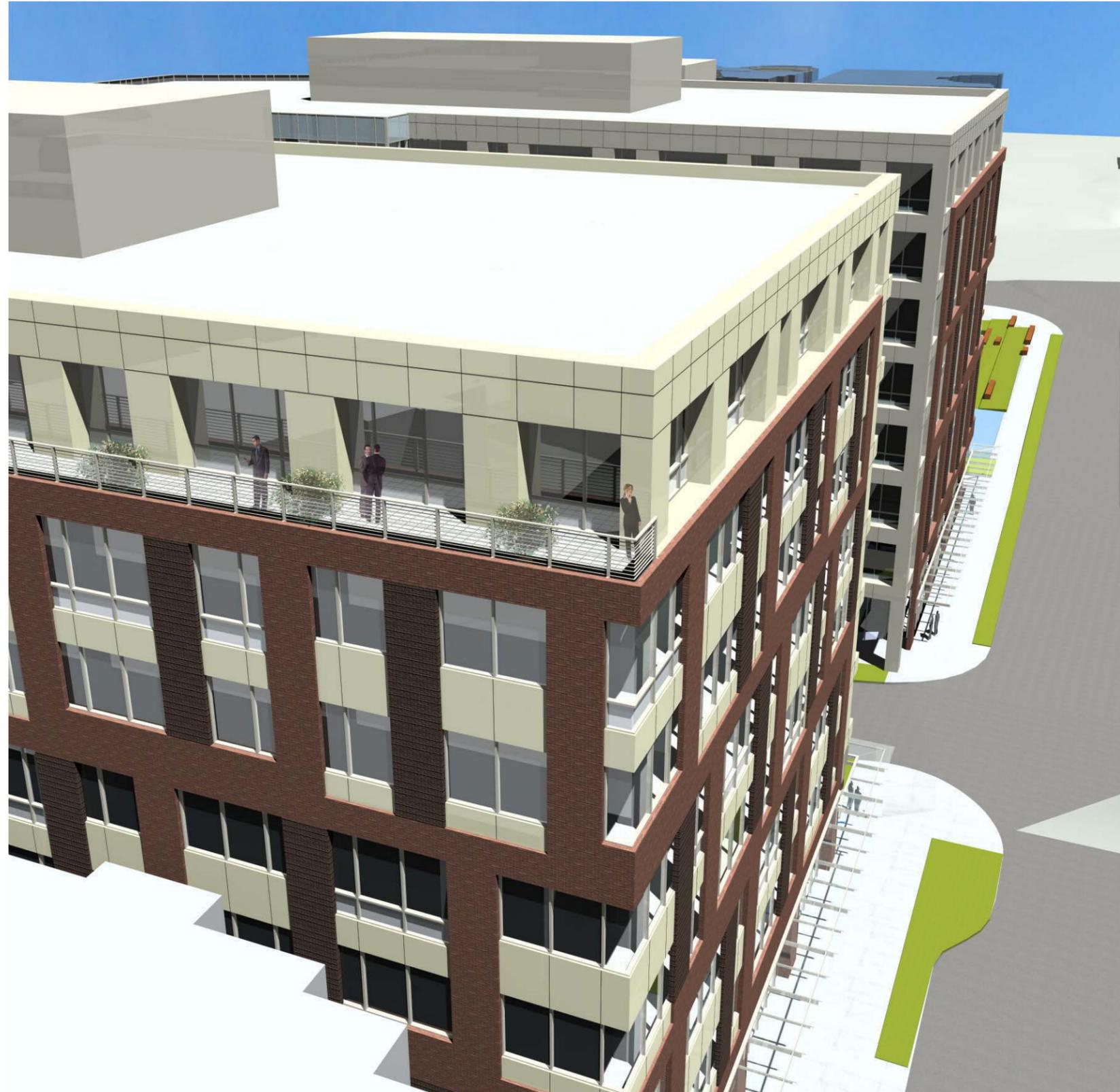
Vision Glass

Spandrel Glass

Brick

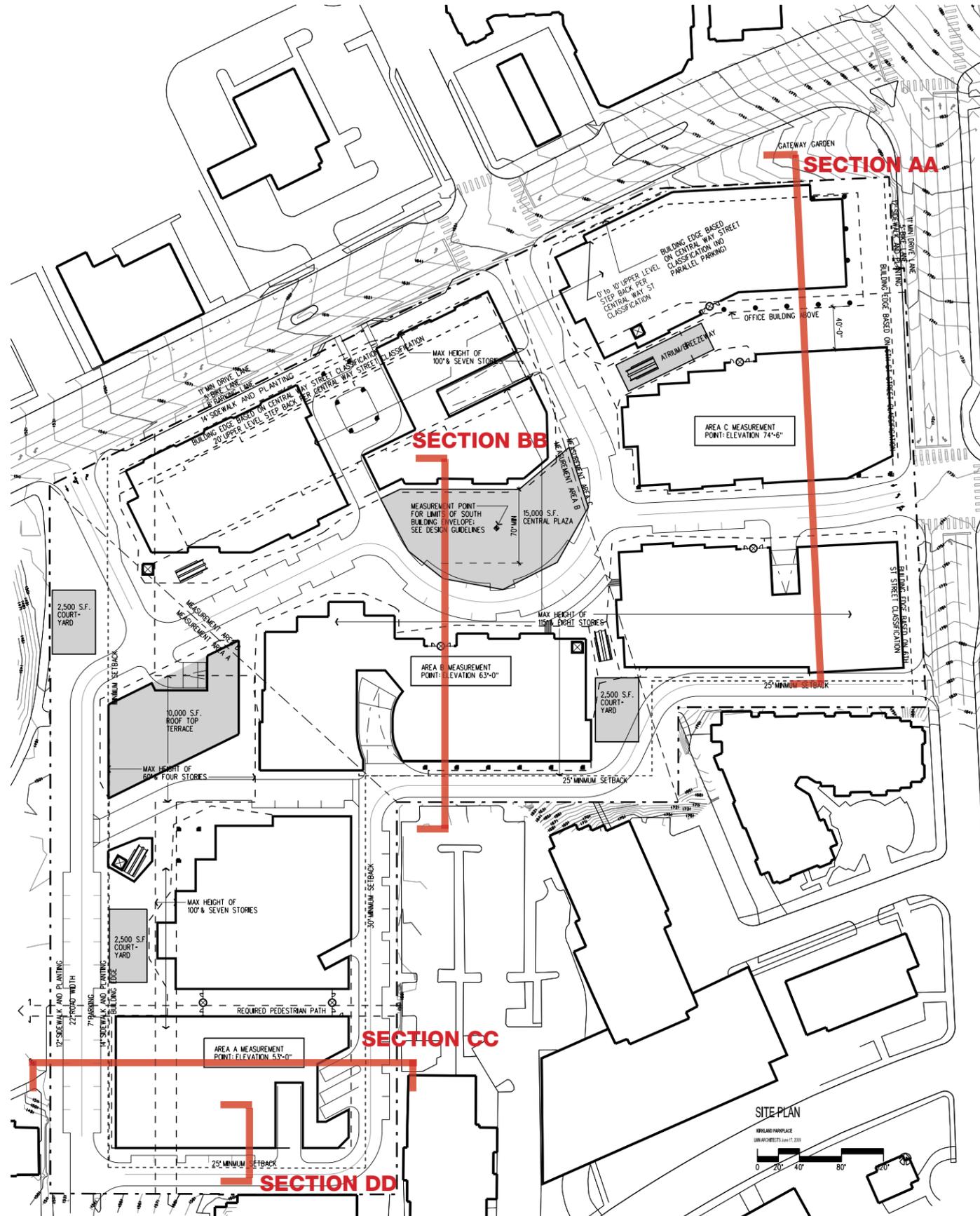
Design Response Conference 8/25/2009

Building C Modulation



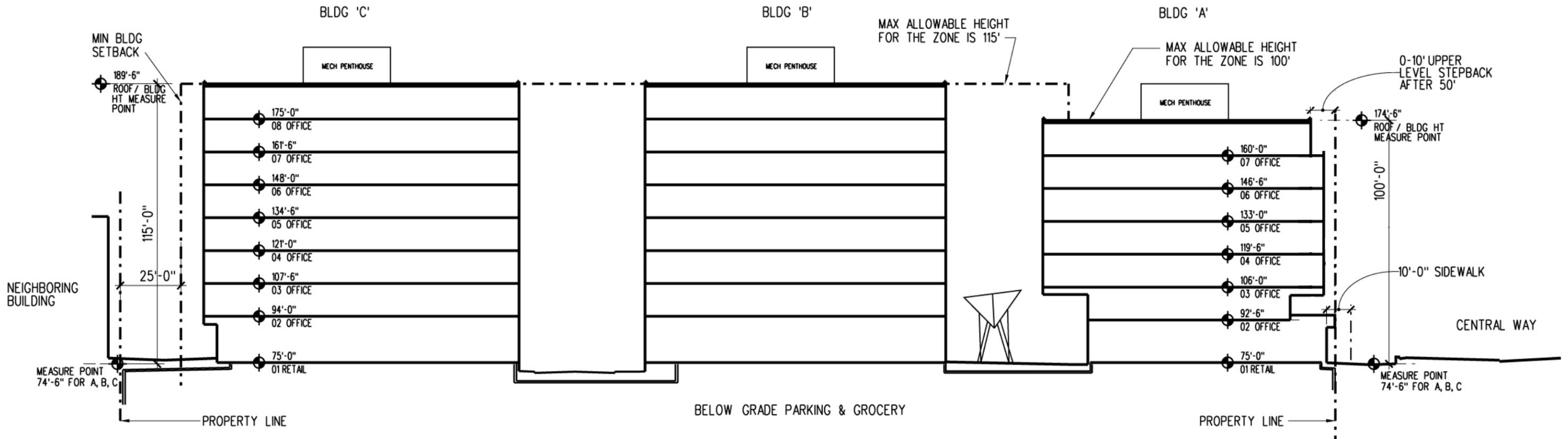
Design Response Conference 6/29/2009

Zoning Plan



Design Response Conference 6/29/2009

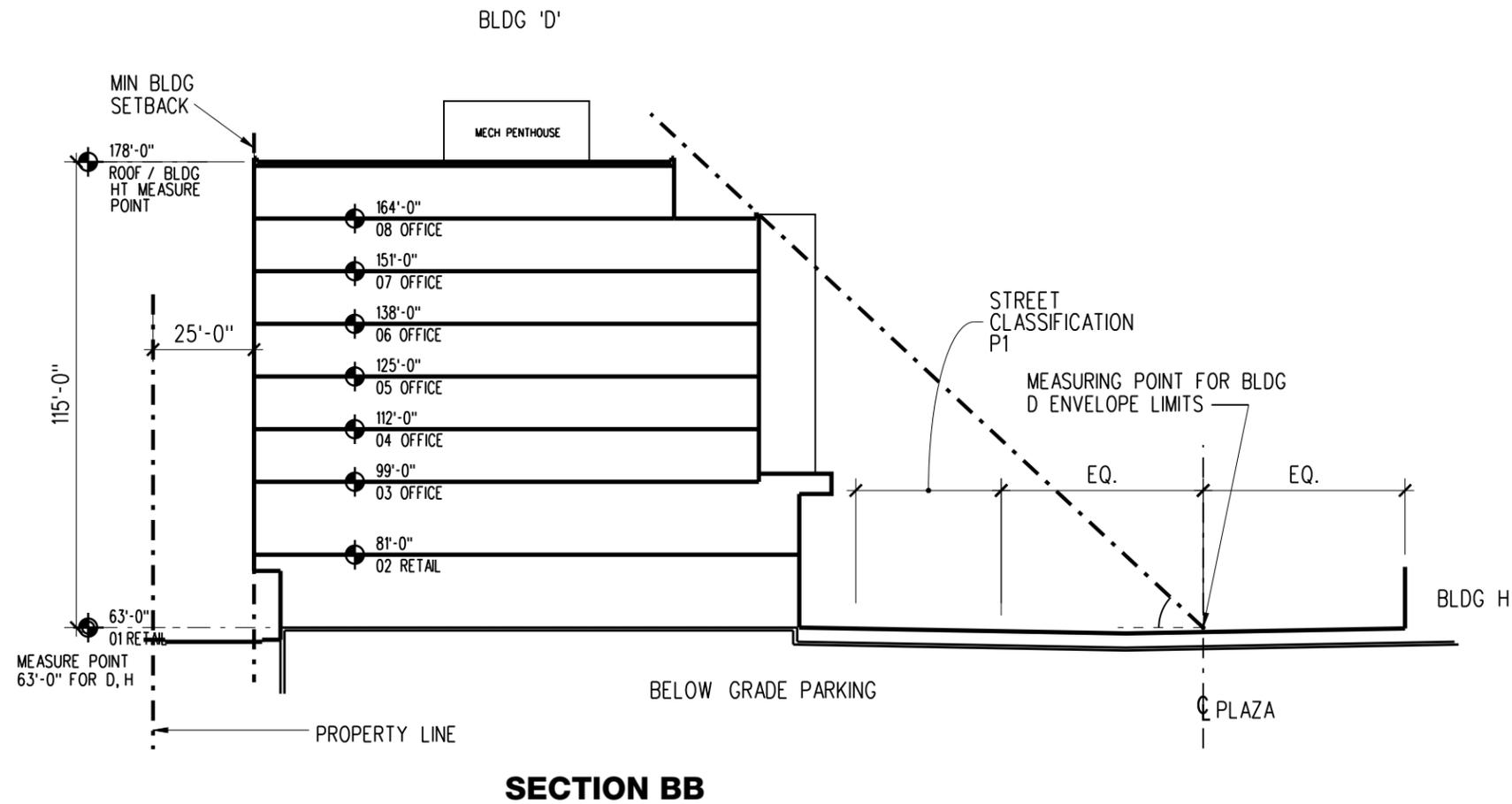
Zoning Sections Buildings ABC



SECTION AA

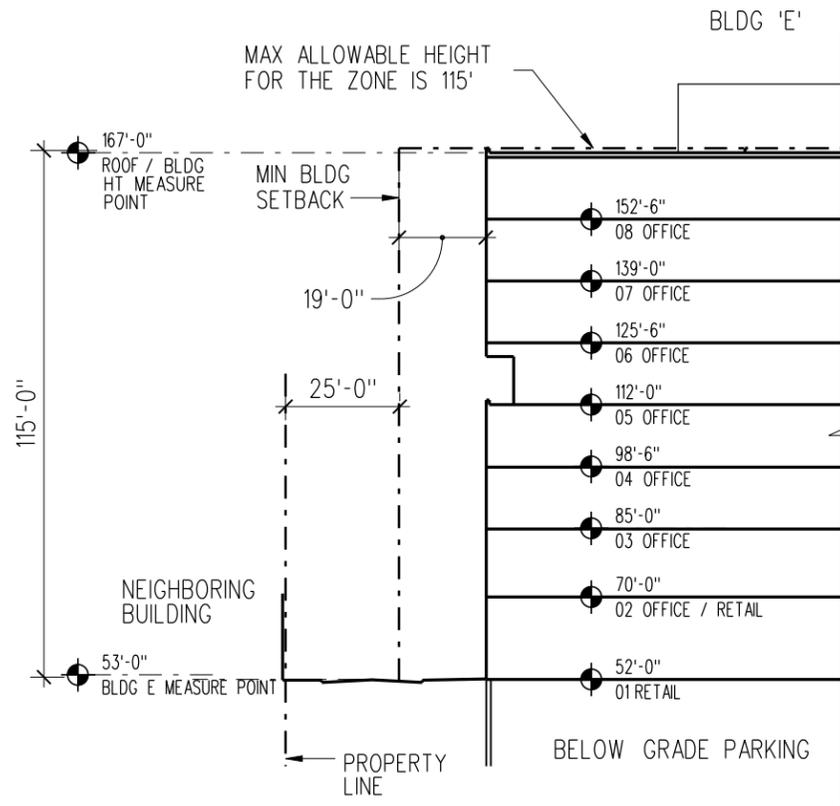
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Zoning Sections Building D

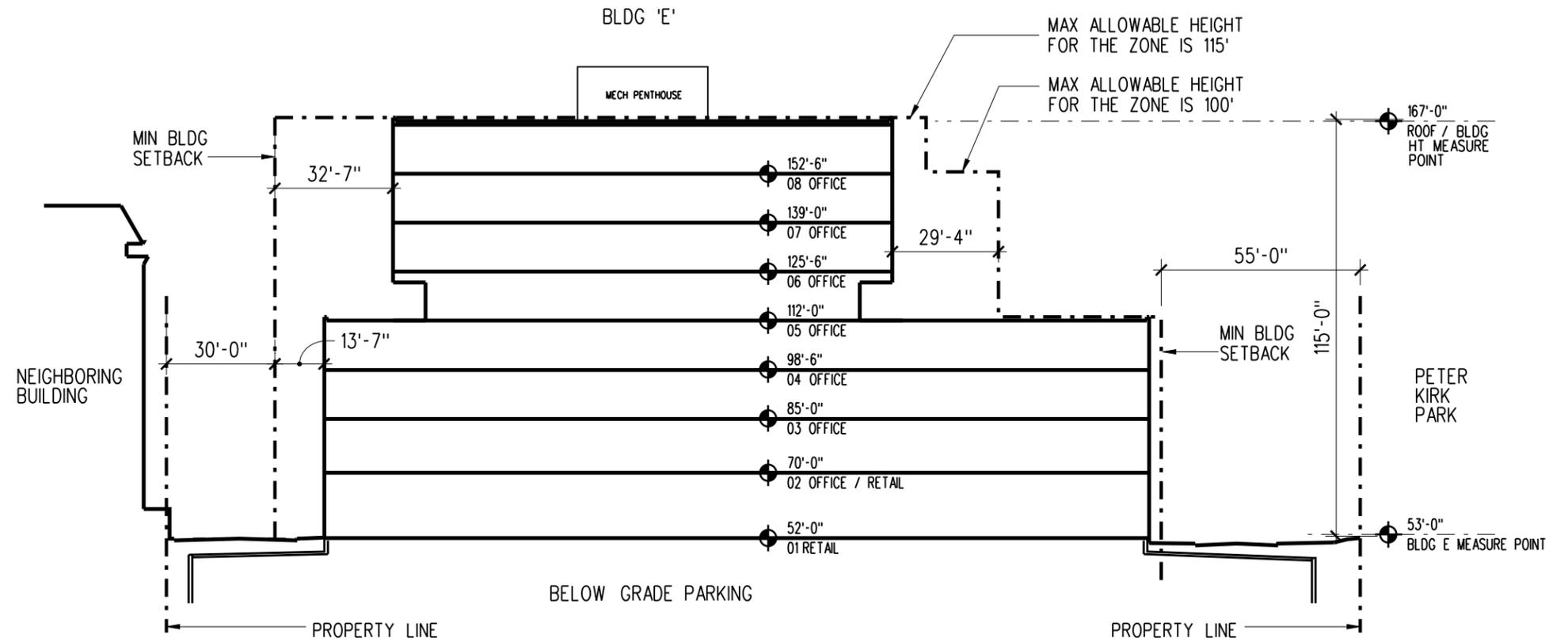


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Zoning Section Building E



SECTION DD

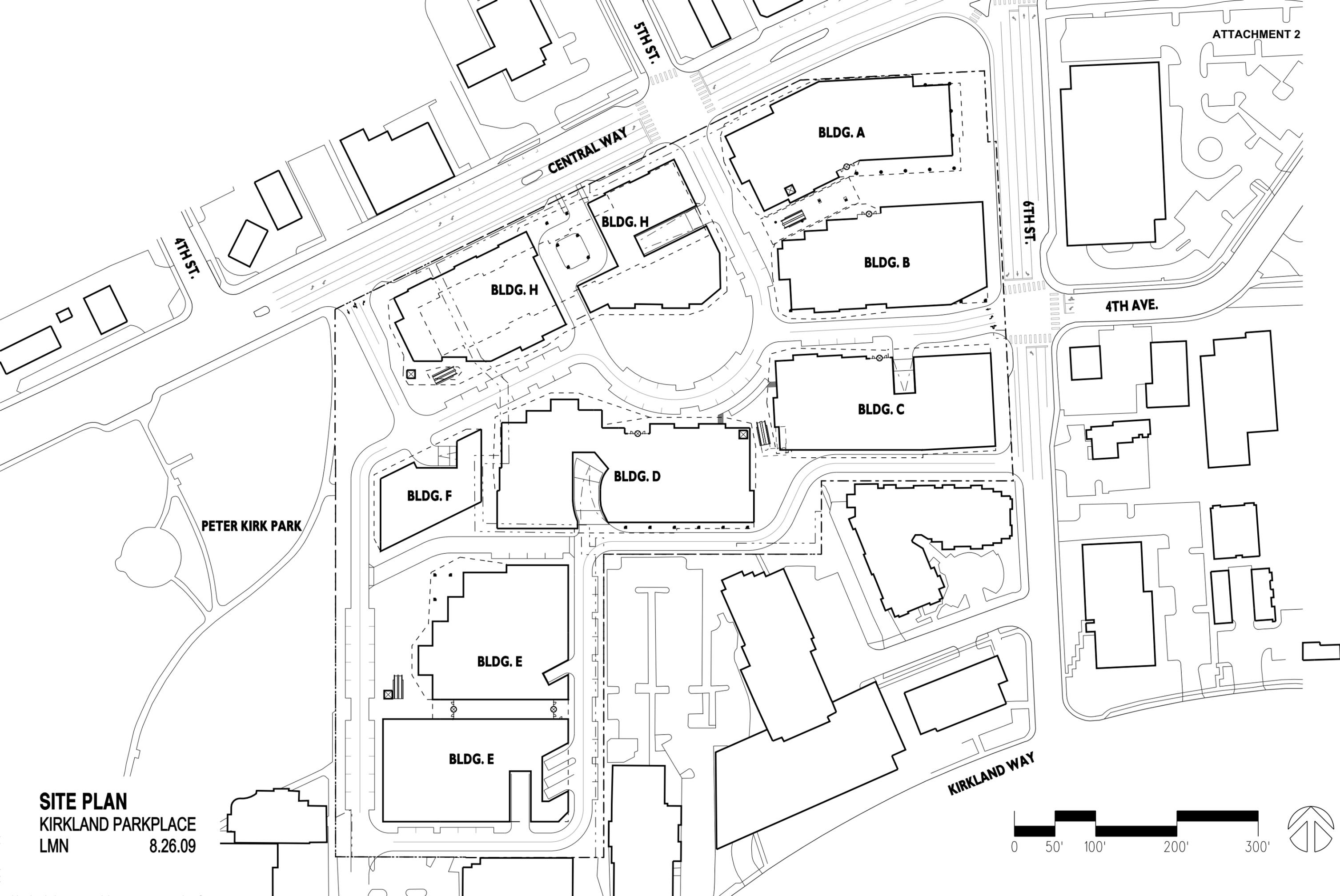


SECTION CC

Design Response Conference 6/29/2009

Perspective View from West





SITE PLAN
KIRKLAND PARKPLACE
LMN 8.26.09

