

KIRKLAND PARKPLACE

Mixed-Use Development

457 CENTRAL WAY
KIRKLAND, WA 98033

DESIGN RESPONSE CONFERENCE
SUBMITTAL DATE: OCTOBER 16, 2015
PRESENTATION DATE: OCTOBER 19, 2015

W
COLLINS
MERMAN

RYAN
BUILDING LASTING RELATIONSHIPS

TALON
PRIVATE CAPITAL

INTRODUCTION

PROJECT INFORMATION

LOCATION 457 Central Way
Kirkland, WA 98033

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TABLE OF CONTENTS

INTRODUCTION

- 2 Table of Contents
- 3 Project Summary - Phase 1
- 4 Design Review Conference Recap

DESIGN CONCEPT - BUILDING A

- 5 Building A
- 6 Building Exterior Design - Perspective
- 9 Building Section
- 10 Rowhouse Perspective
- 11 Building Plans
- 15 Exterior Materials
- 16 Building Elevations

DESIGN CONCEPT - BUILDING E

- 20 Building E
- 21 Design Review Conference Recap
- 22 North Facade Option Studies
- 24 Option A - North Elevation
- 25 Option A - Perspective
- 26 Option A - Wall Sections
- 28 Option B - North Elevation
- 29 Option B - Perspective
- 30 Option B - Building Plans
- 34 Option B - Wall Sections
- 37 Pedestrian Experience
- 39 Preliminary Great Room Concept Design

Reviewed by: _____

DEVELOPMENT OBJECTIVES

PROJECT GOAL

To create and develop a vibrant gathering place for Kirkland residents, innovative office users and retailers that encompasses Kirkland's unique attributes, takes advantage of the site's location, and provides retail that will draw office users, the public, and permanent residents.

PROJECT SUMMARY

Kirkland Parkplace will be a new mixed-use office, retail, entertainment, and residential center located next to Peter Kirk Park in Kirkland's central business district. The project will be a redevelopment of the current Kirkland Parkplace shopping center, and will provide a location for office tenants, retail shops and restaurants as well as an expanded theatre and other entertainment options in a setting that will include a variety of publicly accessible open spaces.

In addition, Kirkland Parkplace will include a significant residential component to provide a true mixed-use experience and round-the-clock ownership.

PROGRAM OBJECTIVES

The Kirkland Parkplace project will address Kirkland's shortage of office space suitable for innovative office users who require larger floor plates, and sufficient space within one or more buildings to accommodate their needs. The community-serving retail and residential will complement this office use and will provide an attractive place to work, live, shop, and play.

PHASING

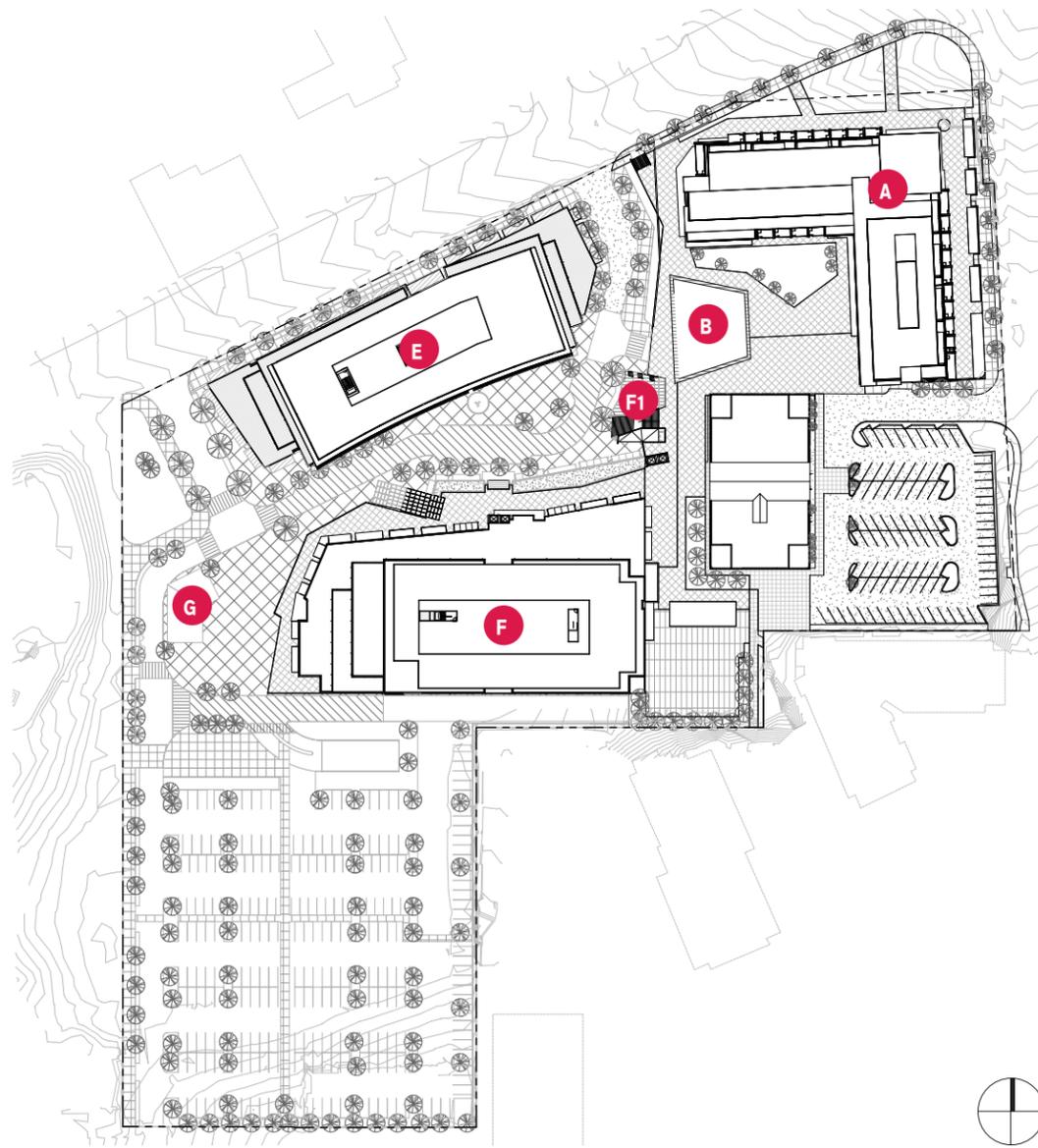
The project will likely be built in three phases. Phase 1 will include a new enlarged QFC, additional retail, two new office buildings, and one residential building. Future phases will include additional office, retail, entertainment and residential uses.

MINOR MODIFICATION REQUEST

A minor modification is requested to construct a plaza within the side yard setback to screen loading and service areas at the grocery.

SITE DEVELOPMENT (APPROX. AREAS)

	PHASE 1 BUILDINGS						TOTAL: PHASE 1	TOTAL: FULL BUILD-OUT		
	A	E	F	B	F1	G				
Office	--	194,000	189,000	--	--	--	383,000	605,000	SF	up to 650,000 SF
Residential	168,000	--	--	--	--	--	168,000	285,000	SF	up to 300,000 SF
Retail	3,000	31,000	47,000	1,400	4,000	1,600	88,000	100,000	SF	up to 125,000 SF
Grocery	--	--	47,000	--	--	--	47,000	47,000	SF	
Retail/Entertainment	--	--	--	--	--	--	--	40,000	SF	
Health Club	--	--	--	--	--	--	--	13,000	SF	
Totals	171,000	224,000	284,000	1,400	4,000	1,600	686,000 *	1,115,000	SF	up to 1,175,000 SF



* BUILDING D: 69,000 SF office building to be removed after Building F is occupied

INTRODUCTION

Design Review Conference Recap

INTRODUCTION

This booklet contains additional material to address Design Review comments from the Oct. 5th Design Review session. The material will address the following items:

BUILDING A:

Revise the corner element of the building to address the board's concerns that it should convey a stronger design element at the "Gateway " formed by the intersection of 6th and Central.

BUILDING E:

Revise the north façade and the upper levels of the east and west façade to address the following concerns:

1. Frame element appears to enhance the scale of the building and is not used elsewhere and therefore looks out of place. Perhaps eliminate or repeat the element to tie it into the rest of the façade.
2. Increase the modulation, and/or add "texture" to the north façade- reduce sense of "flatness".
3. Demonstrate the retail condition along Central way.
4. Add additional detail to the upper level curtain wall at each end of the north façade. This curtainwall extends the width of the east and west facades and wraps the south façade for one bay. Concern that this looks look much like a strip window.
5. Extend roof eyebrow with wood soffit to north façade.
6. Provide sections of the building to address the relationship of retail to grade along Central and to address the building profile at various locations.

The board suggested that design studies and alternatives, including hand sketches and overlays would be appropriate for this discussion.



TALON

KIRKLAND URBAN

DESIGN RESPONSE CONFERENCE

10.19.2015 | 15-017



WEBER THOMPSON

BUILDING EXTERIOR DESIGN

PERSPECTIVE - CORNER OF 6TH AND CENTRAL



BUILDING EXTERIOR DESIGN

PERSPECTIVE - VIEW FROM UPPER PLAZA



BUILDING EXTERIOR DESIGN

ADDITIONAL PERSPECTIVES



PERSPECTIVE FROM CENTRAL WAY



PERSPECTIVE FROM 6TH AND CENTRAL - SHOWN WITH FEWER TREES



PERSPECTIVE FROM UPPER PLAZA - SHOWN WITHOUT PROPOSED ADJACENT BUILDINGS



BUILDING EXTERIOR DESIGN

SECTION / ELEVATION



SECTION



ELEVATION

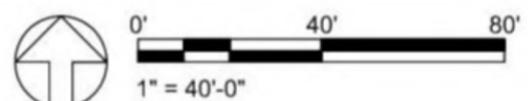


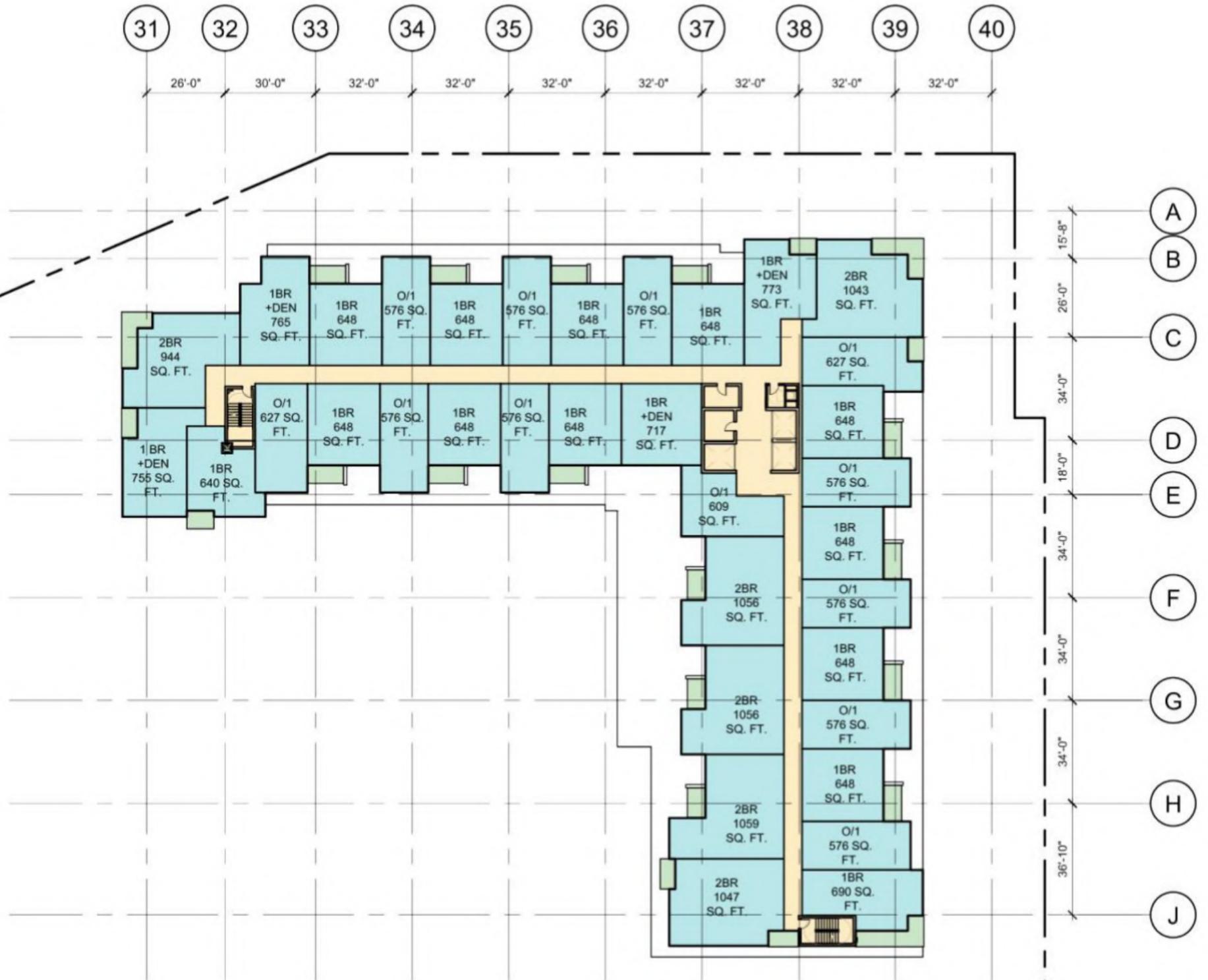
BUILDING EXTERIOR DESIGN

ROWHOUSE PERSPECTIVE



BUILDING PLANS

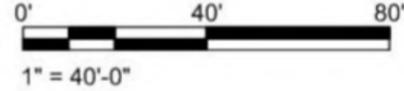
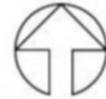
1 LEVELS 2-4
 SCALE: 1" = 40'




BUILDING PLANS

1 LEVEL 6

SCALE: 1" = 40'



31 32 33 34 35 36 37 38 39 40

26'-0" 30'-0" 32'-0" 32'-0" 32'-0" 32'-0" 32'-0" 32'-0" 32'-0"



EXTERIOR MATERIALS



A FIBER CEMENT PANEL



B FIBER CEMENT PANEL



C HIGH-PRESSURE LAMINATE PANEL



D FIBER CEMENT PANEL



E FIBER CEMENT PANEL



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.)



EXAMPLE OF ROWHOUSE RHYTHM WITH FACADE VARIATION



EXAMPLE OF COAL CREEK BRICK



EXAMPLE OF DARK BRICK, GLASSY UPPER LEVEL WITH OVERHANG

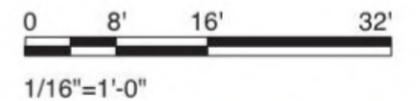
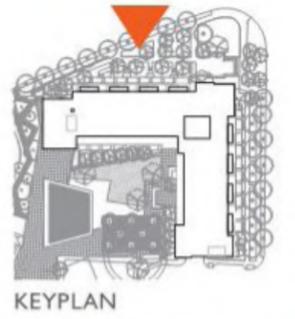


EXAMPLE OF WINDOW SIZE AT CORNER ELEMENTS, AND LIGHT WINDOW W/IN MATERIAL A



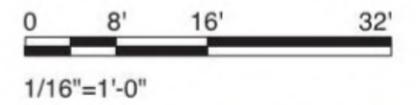
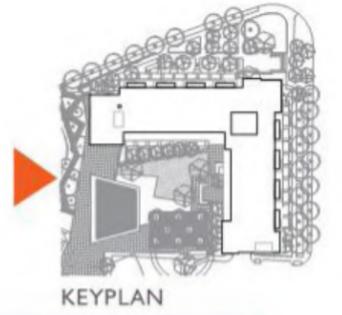
BUILDING EXTERIOR DESIGN

NORTH ELEVATION



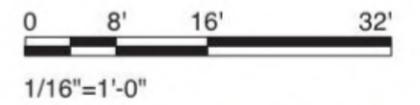
BUILDING EXTERIOR DESIGN

WEST ELEVATION



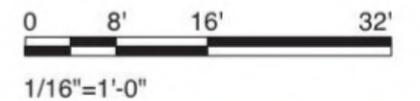
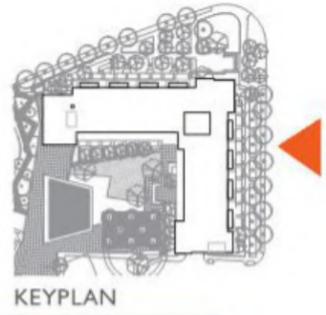
BUILDING EXTERIOR DESIGN

SOUTH ELEVATION



BUILDING EXTERIOR DESIGN

EAST ELEVATION



BUILDING E

BUILDING E:

Revise the north façade and the upper levels of the east and west façade to address the following concerns:

1. Frame element appears to enhance the scale of the building and is not used elsewhere and therefore looks out of place. Perhaps eliminate or repeat the element to tie it into the rest of the façade.
2. Increase the modulation, and/or add “texture” to the north façade- reduce sense of “flatness”.
3. Demonstrate the retail condition along Central way.
4. Add additional detail to the upper level curtain wall at each end of the north façade. This curtainwall extends the width of the east and west facades and wraps the south façade for one bay. Concern that this looks like a strip window.
5. Extend roof eyebrow with wood soffit to north façade.
6. Provide sections of the building to address the relationship of retail to grade along Central and to address the building profile at various locations.

The board suggested that design studies and alternatives, including hand sketches and overlays would be appropriate for this discussion.

PERSPECTIVES FROM INITIAL DESIGN REVIEW CONFERENCE (OCTOBER 5, 2015)



DESIGN CONCEPT - BUILDING E

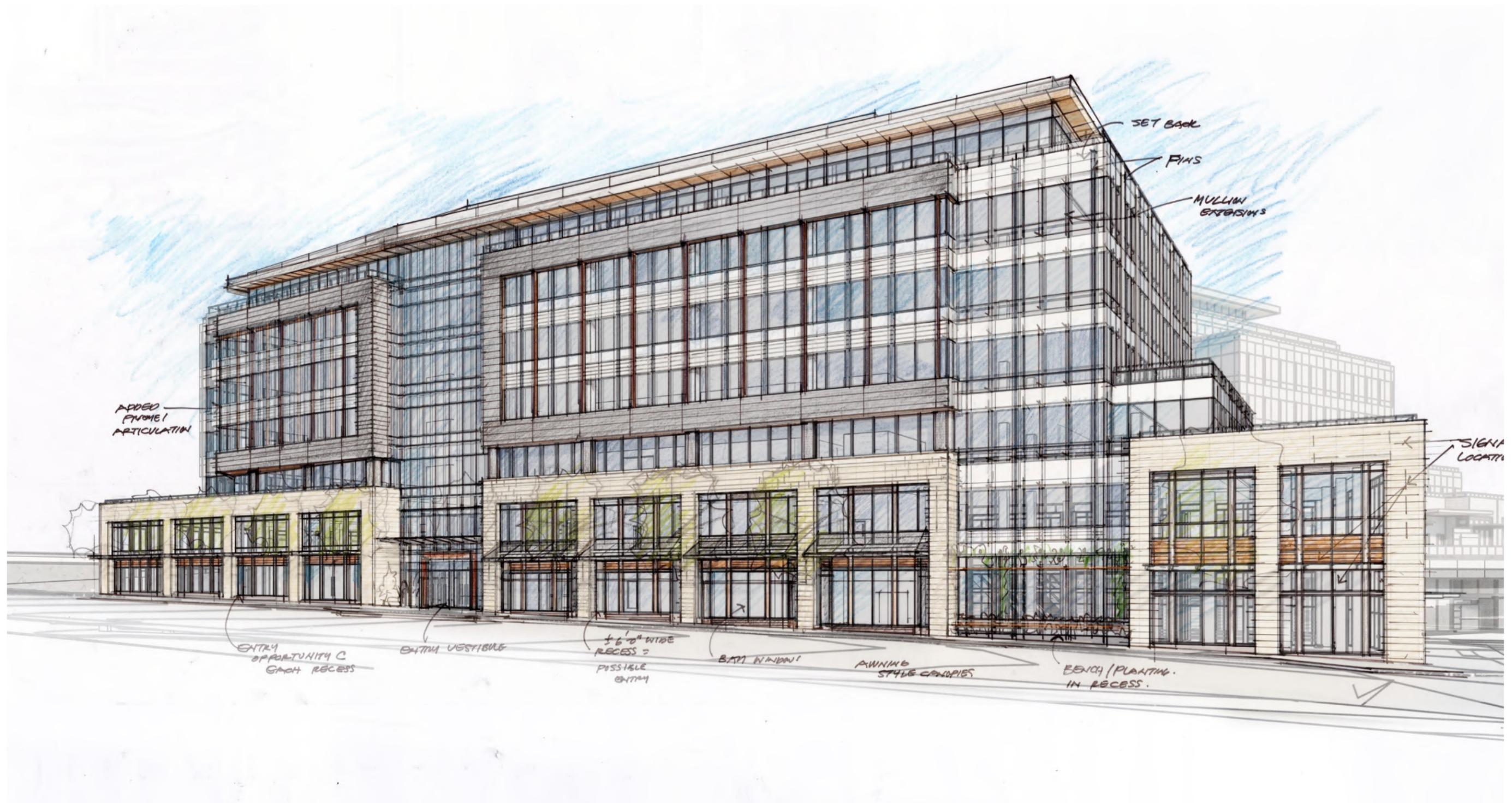
Option A

NORTHWEST PERSPECTIVE



DESIGN CONCEPT - BUILDING E
Option B

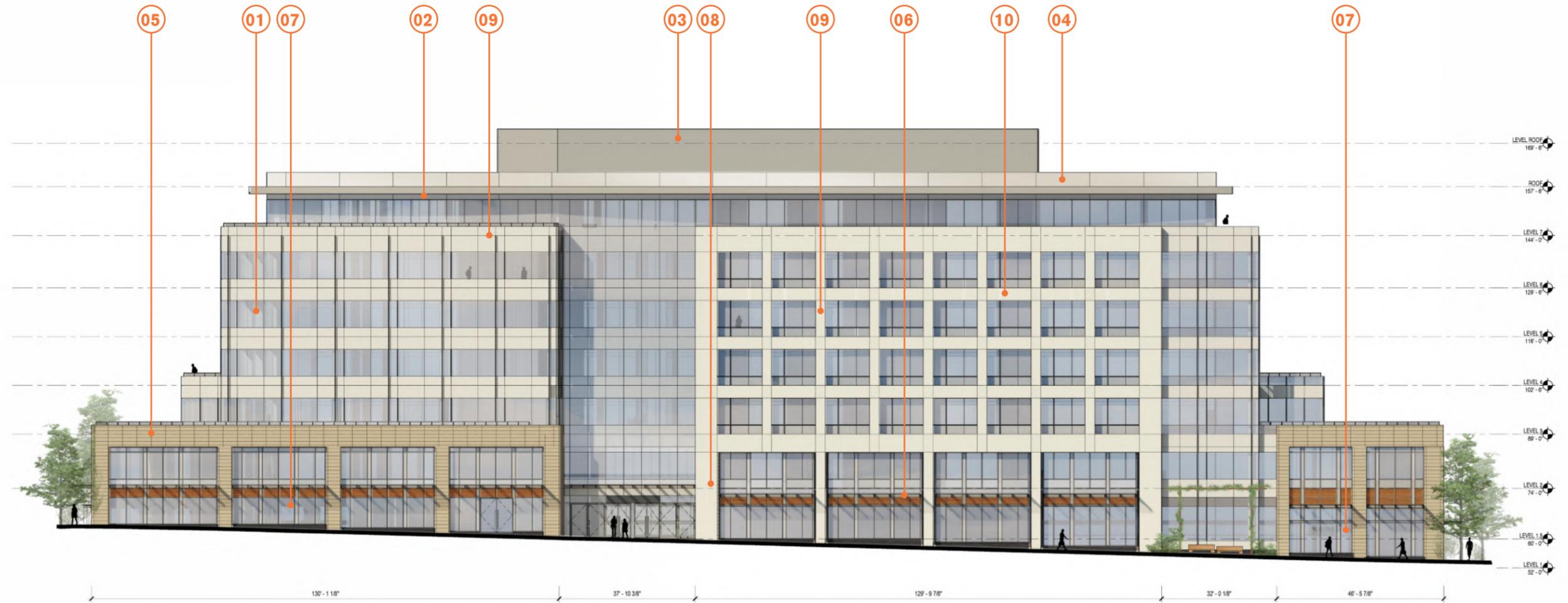
NORTHWEST PERSPECTIVE



DESIGN CONCEPT - BUILDING E

Option A | Elevations

CONCEPTUAL NORTH ELEVATION (SEE HAND RENDERED PERSPECTIVE FOR DETAIL)



LEGEND

- | | | |
|-----------------------------------------------|----------------------------------------------------|--------------------------------|
| 01 UNITIZED CURTAIN WALL | 04 METAL PANELS | 07 L1 RETAIL STOREFRONT |
| 02 METAL PANEL EYEBROW | 05 STONE OR TAKTL RAINSCREEN PANELS | 08 PRECAST |
| 03 PROFILE METAL PANELS AT ROOF SCREEN | 06 METAL, METAL & GLASS, OR FABRIC CANOPIES | 09 VERTICAL FINIS |

NORTH FAÇADE:

Option A keeps a modified frame element at the western portion of the north façade and adds a companion element to the eastern section. Each frame is open on one end allowing for a glass corner to face east and west. The eastern element cantilevers from the existing façade creating additional modulation.

Each frame extends from level 4 through level six, with a recessed glass line at level three to provide a break between the base and middle portions of the façade. The frame itself would be constructed of a segmented rainscreen material, adding texture. The glass is set back a foot from the frame and vertical fins are added at 25 feet on center to create additional texture.

The roof eyebrow has been extended to the north façade and includes a wood expression at the soffit.

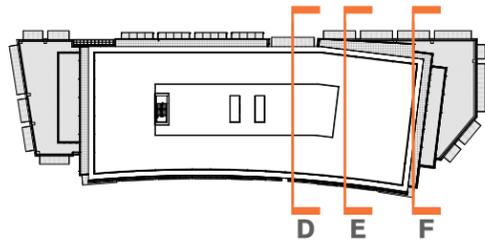
The curtainwall at each end of the building, including the east and west facades will include additional /larger mullion caps and a vertical mullion expression to add detail to these portions of the façade.



BUILDING BASE

In both options, the building base has been revised to include a ground level bay expression that will create recessed sections of the storefronts to provide retail entry opportunities. The recesses also create a bay window expression which will increase retail visibility and add articulation at the ground level. The Sketch Up model views included are preliminary studies of this retail expression, and as such they do not represent to actual patterning to the pilaster cladding, nor the variety of canopy types that will be included along central way.

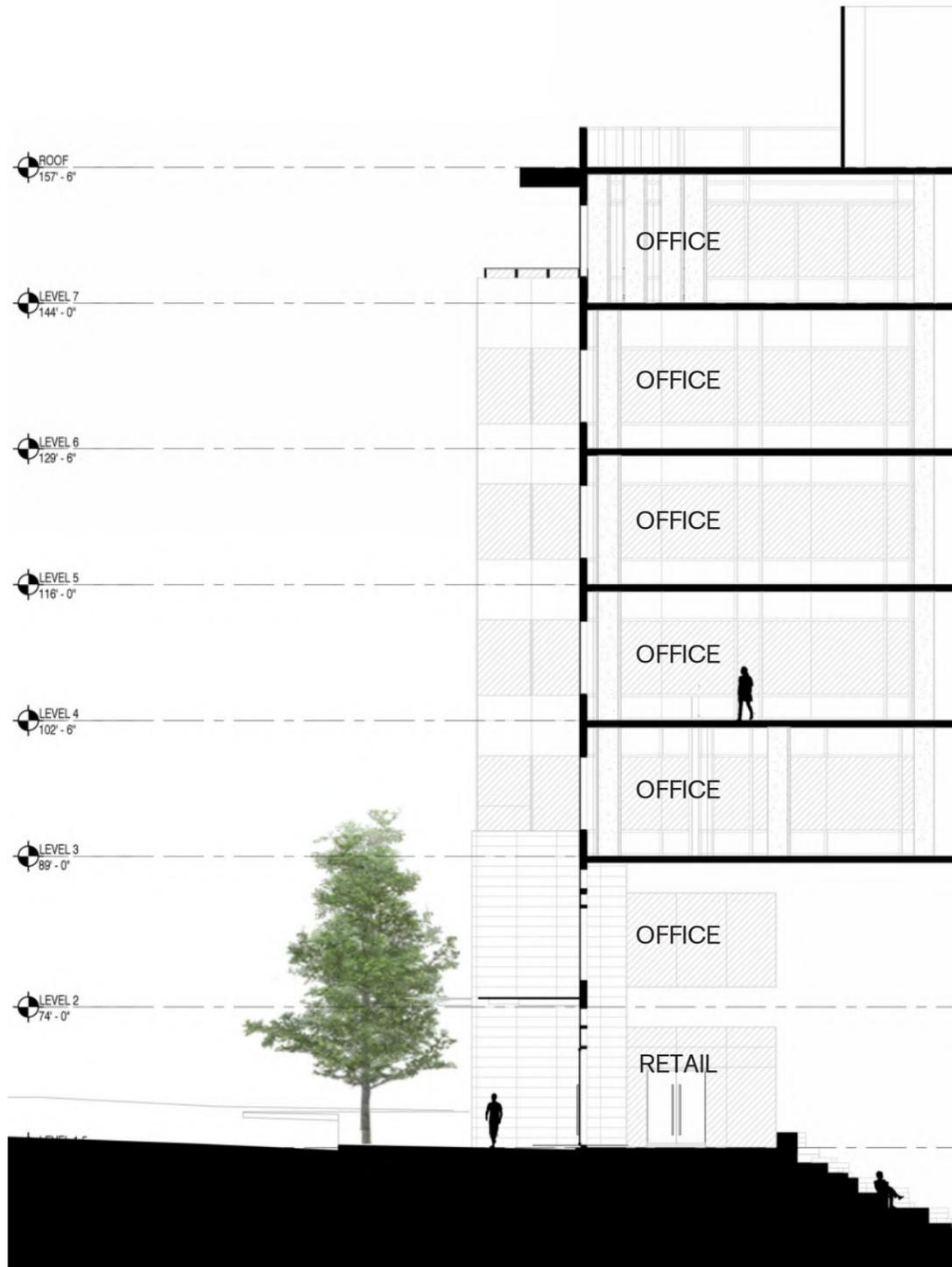
The plan and sections included show preliminary, potential retail configuration for the building, and is not final. Actual tenant demising will determine the location of doors and final retail floor elevations. The entire floor will be designed to allow for mezzanines to be constructed, especially at the northwest retail condition.



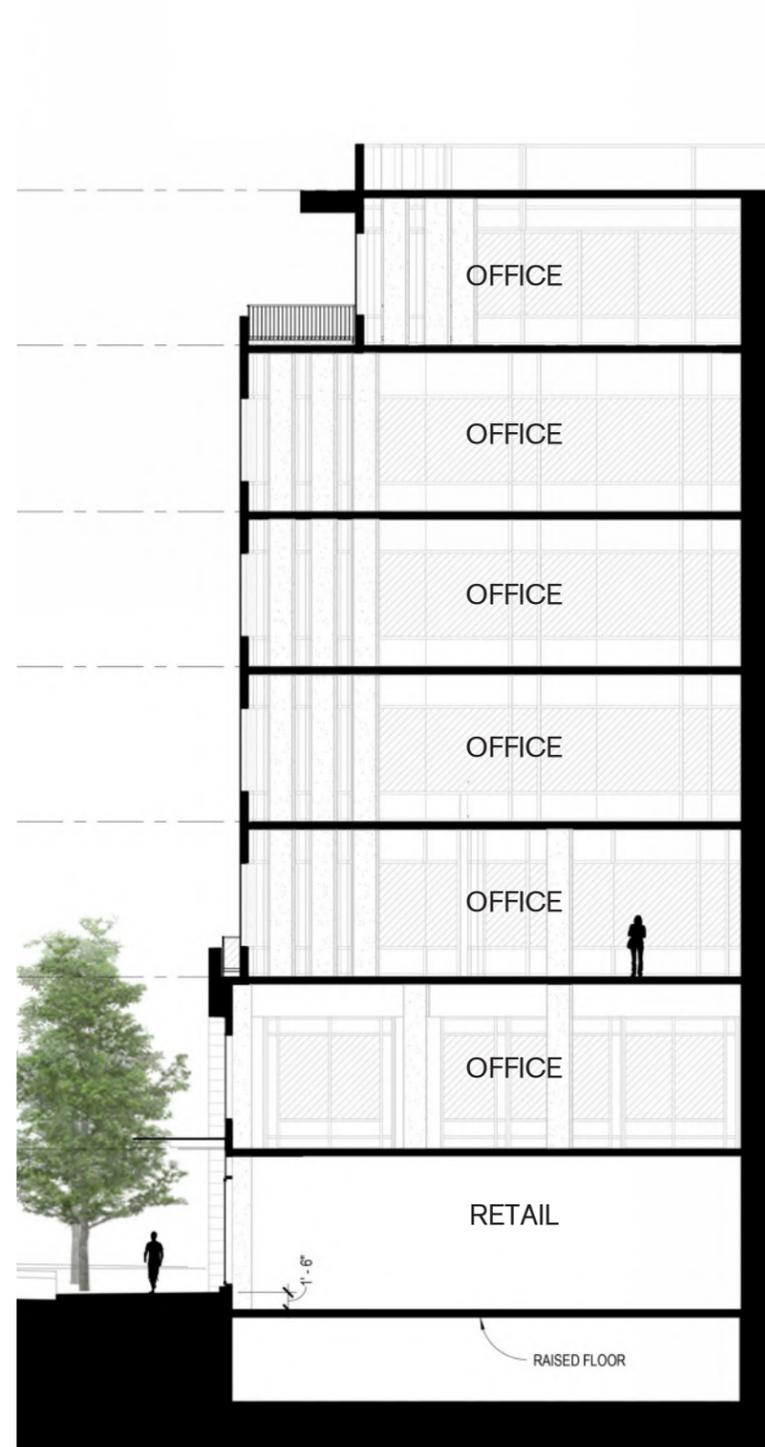
DESIGN CONCEPT - BUILDING E

Option A | Sections Along Central Way

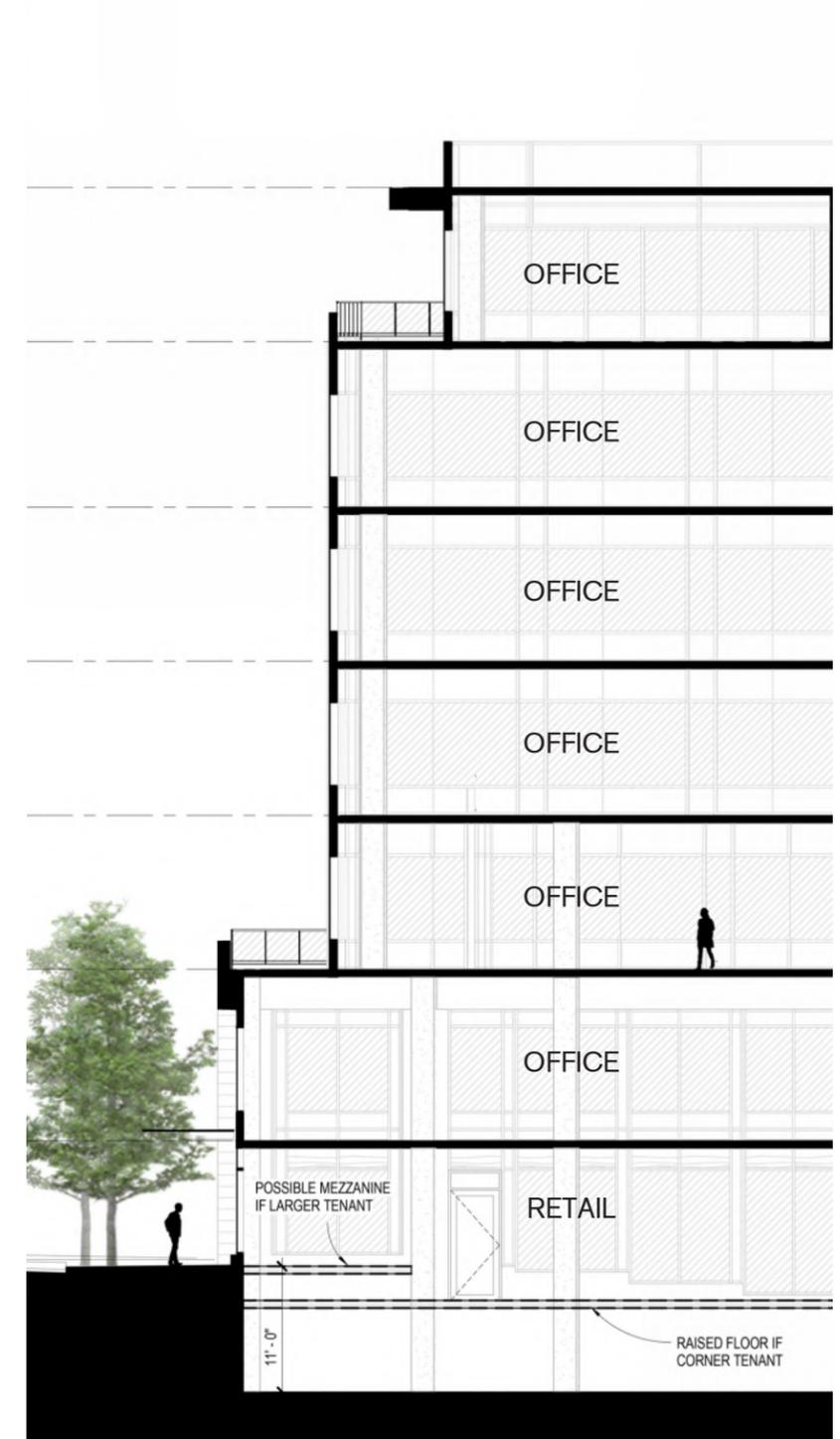
SECTION D



SECTION E



SECTION F

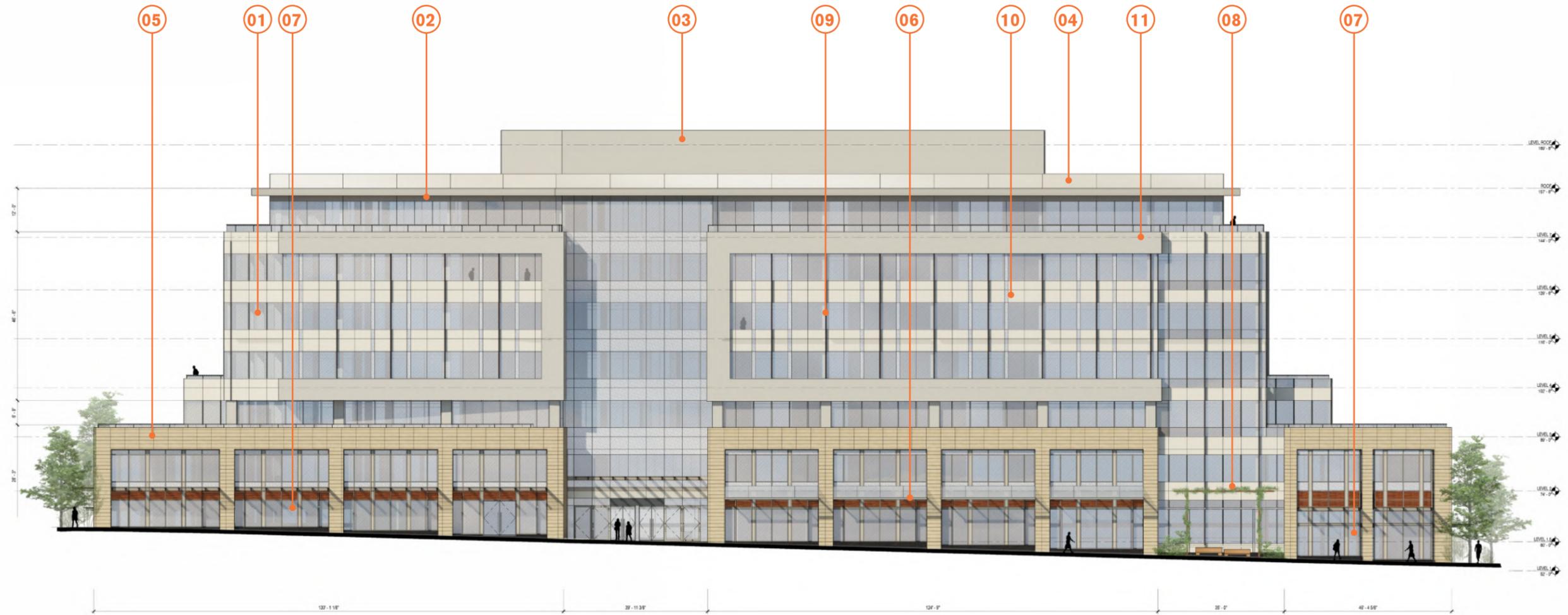


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DESIGN CONCEPT - BUILDING E

Option B | Elevations

CONCEPTUAL NORTH ELEVATION (SEE HAND RENDERED PERSPECTIVE FOR DETAIL)



LEGEND

- | | | | |
|-----------------------------------------------|----------------------------------------------------|--------------------------------|-------------------------------|
| 01 UNITIZED CURTAIN WALL | 04 METAL PANELS | 07 L1 RETAIL STOREFRONT | 10 RAINSCREEN |
| 02 METAL PANEL EYEBROW | 05 STONE OR TAKTL RAINSCREEN PANELS | 08 TRELIS ELEMENT | 11 RAINSCREEN CLADDING |
| 03 PROFILE METAL PANELS AT ROOF SCREEN | 06 METAL, METAL & GLASS, OR FABRIC CANOPIES | 09 VERTICAL FINES | |

NORTH FAÇADE:

Option B replaces the frame element with a punched opening expression that transitions to a pilaster expression at the base. This expression is similar to the August 17th submittal, but addresses the concerns about the resolution of the western end by allowing a full bay glass expression and a glass corner.

The curtainwall at each end of the building, including the east and west facades will include additional /larger mullion caps and a vertical mullion expression to add detail to these portions of the façade.

BUILDING BASE

In both options, the building base has been revised to include a ground level bay expression that will create recessed sections of the storefronts to provide retail entry opportunities. The recesses also create a bay window expression which will increase retail visibility and add articulation at the ground level. The Sketch Up model views included are preliminary studies of this retail expression, and as such they do not represent to actual patterning to the pilaster cladding, nor the variety of canopy types that will be included along central way.

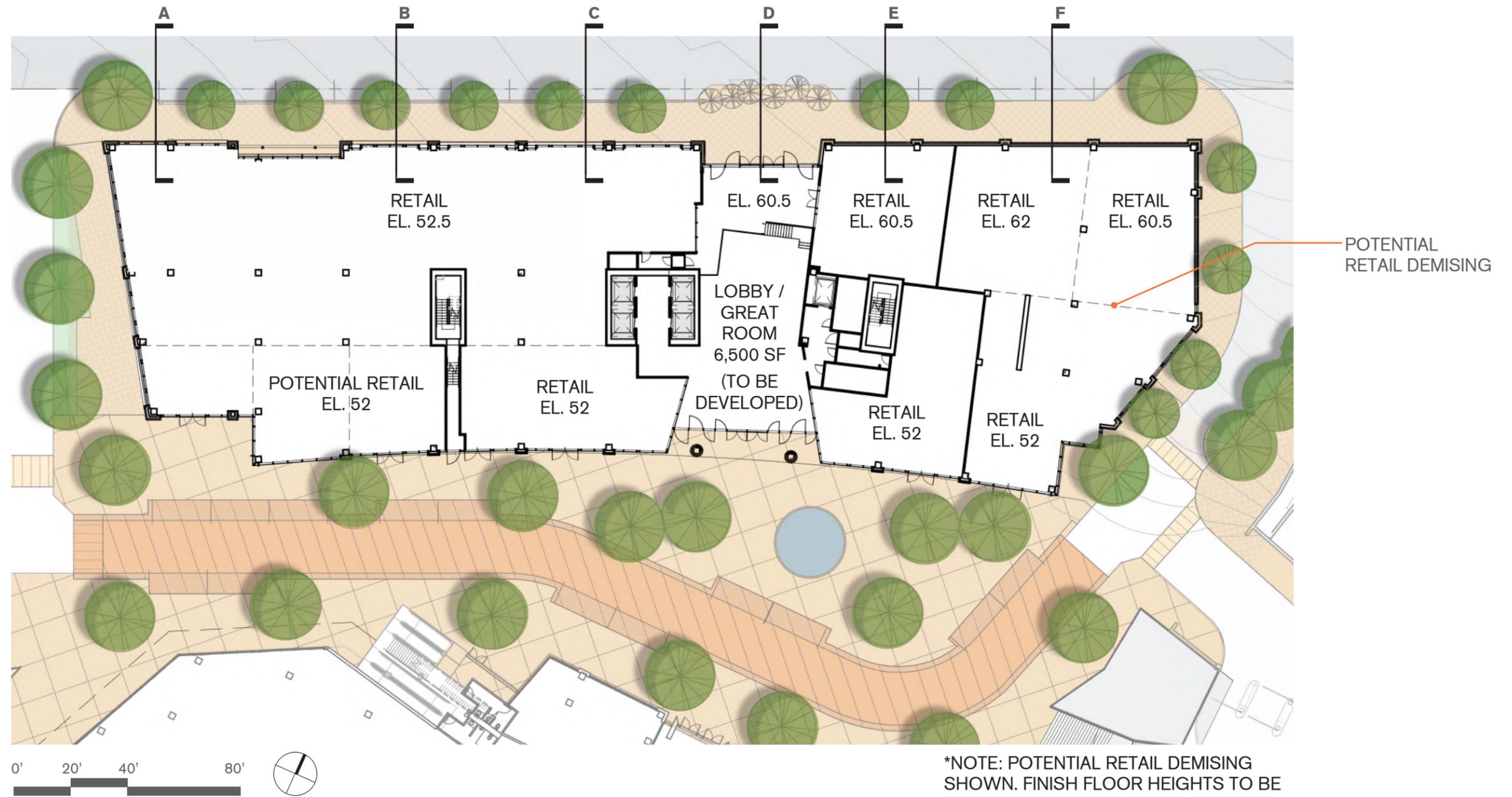
The plan and sections included show preliminary, potential retail configuration for the building, and is not final. Actual tenant demising will determine the location of doors and final retail floor elevations. The entire floor will be designed to allow for mezzanines to be constructed, especially at the northwest retail condition.



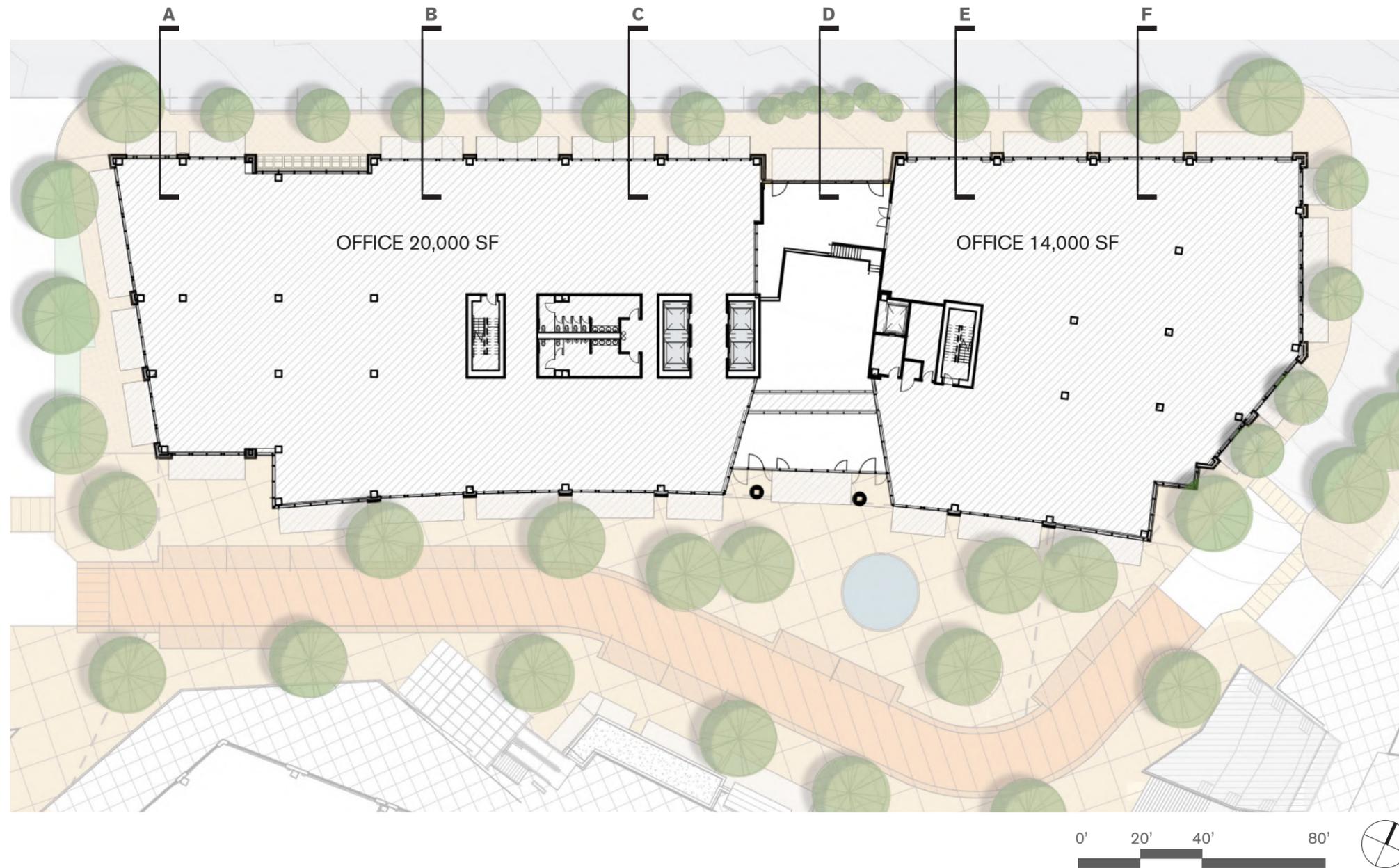
DESIGN CONCEPT - BUILDING E

Floor Plans

LEVEL 1 (PARK LEVEL)



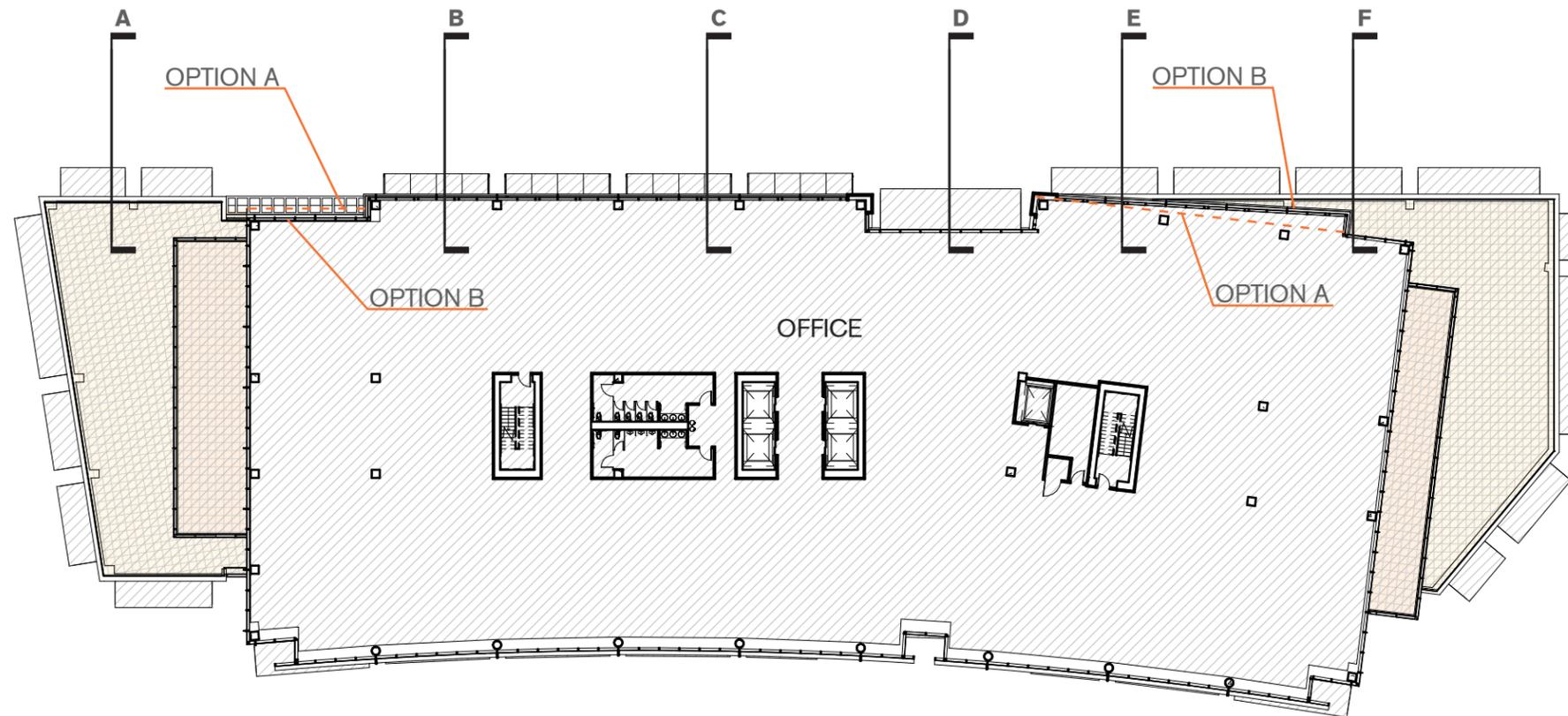
LEVEL 2 (PLAZA LEVEL)

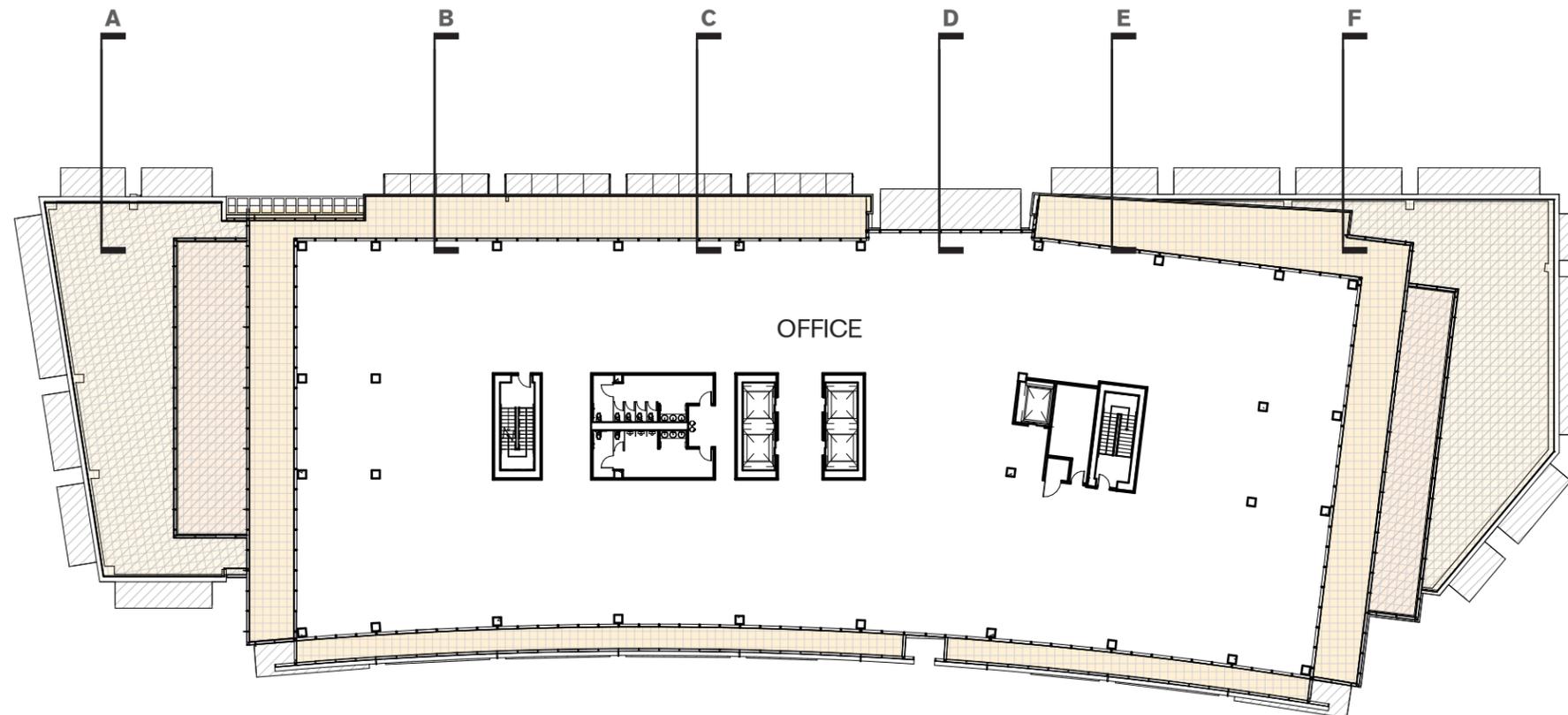


DESIGN CONCEPT - BUILDING E

Floor Plans

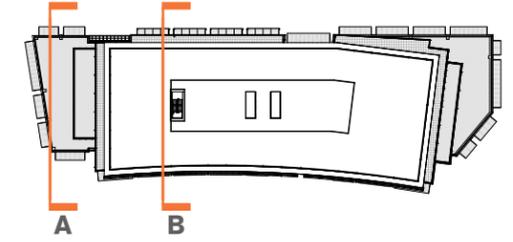
TYPICAL OFFICE LEVEL



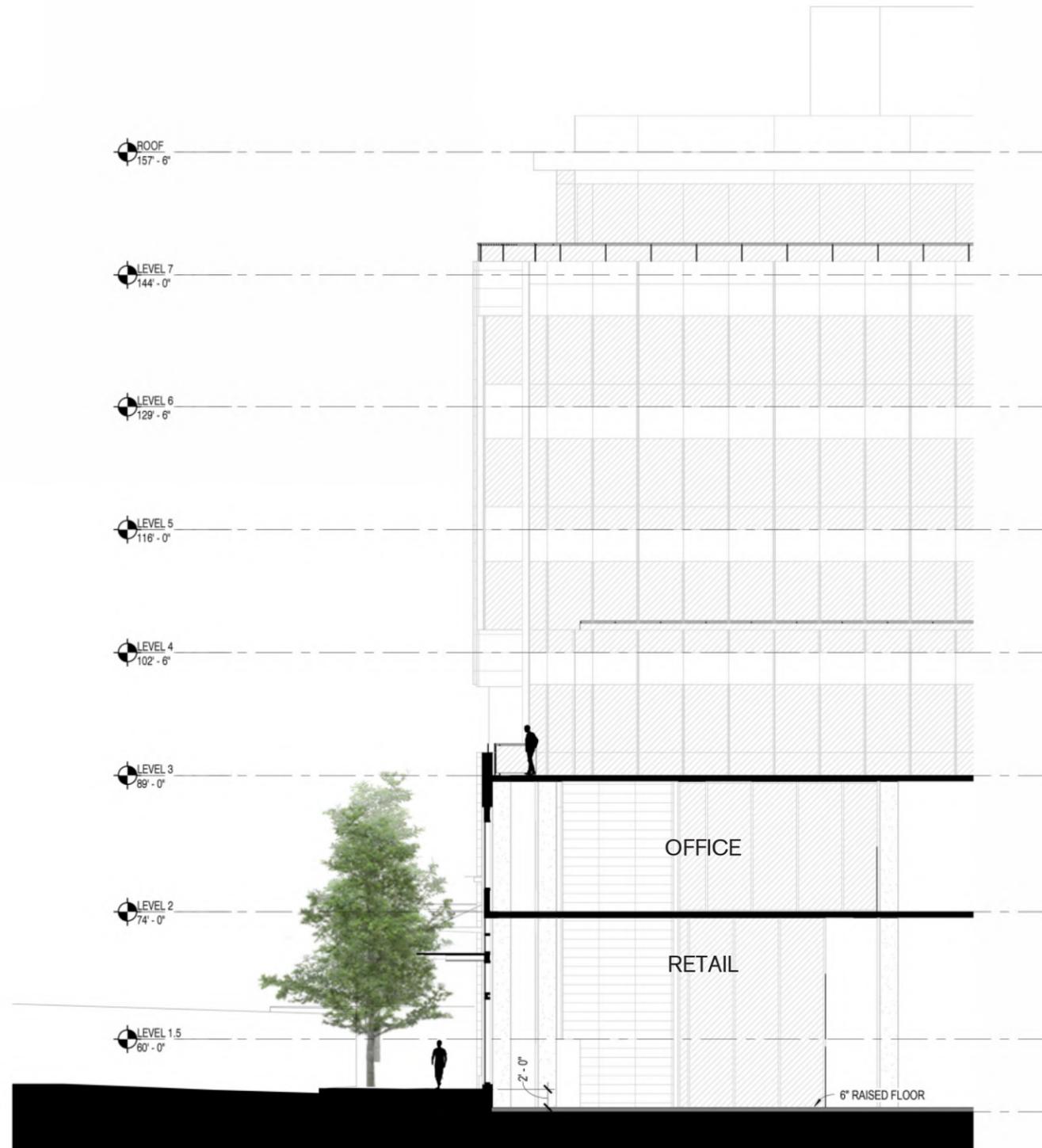


DESIGN CONCEPT - BUILDING E

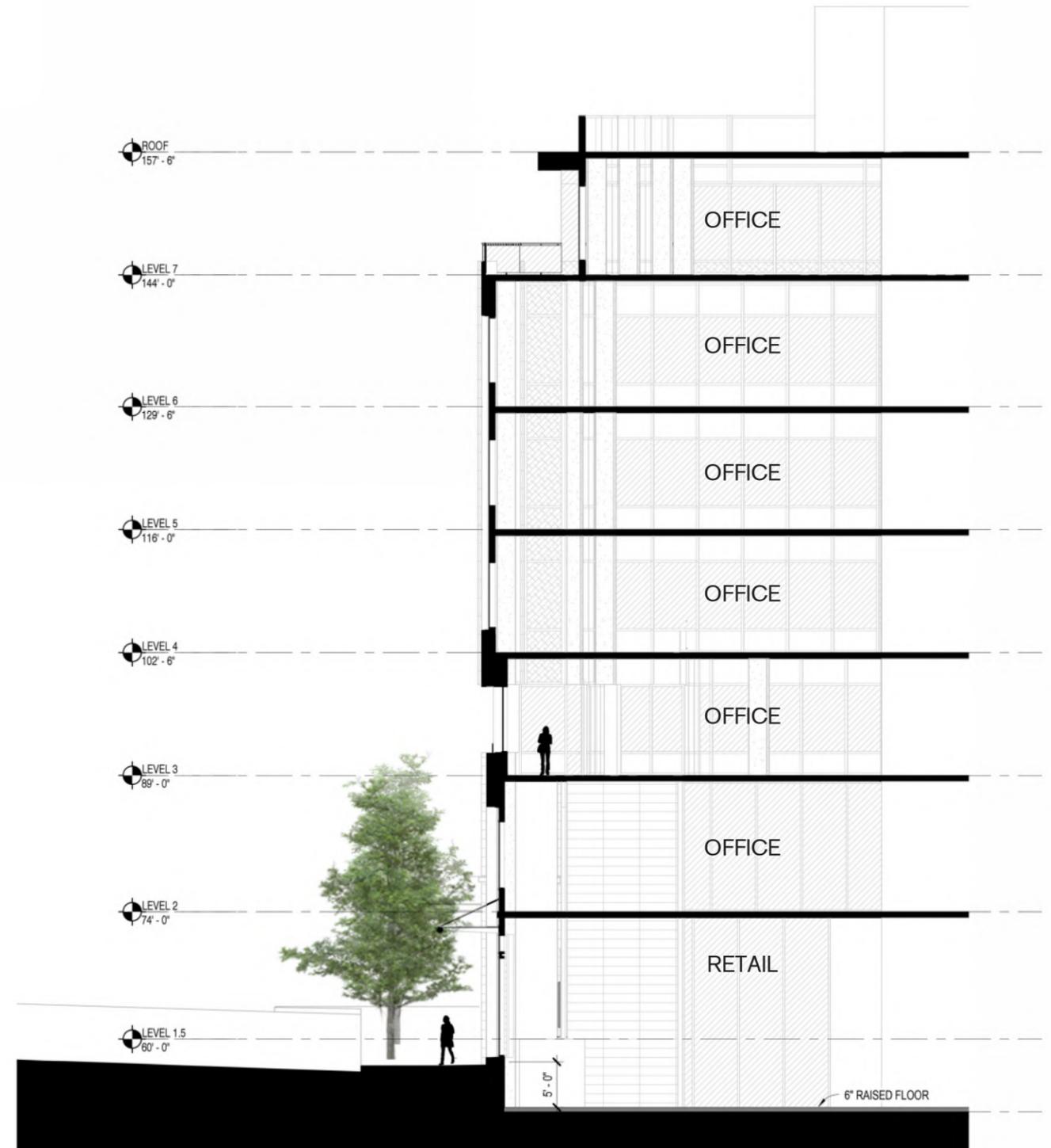
Option B | Sections Along Central Way



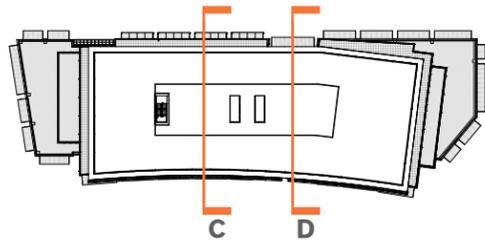
SECTION A



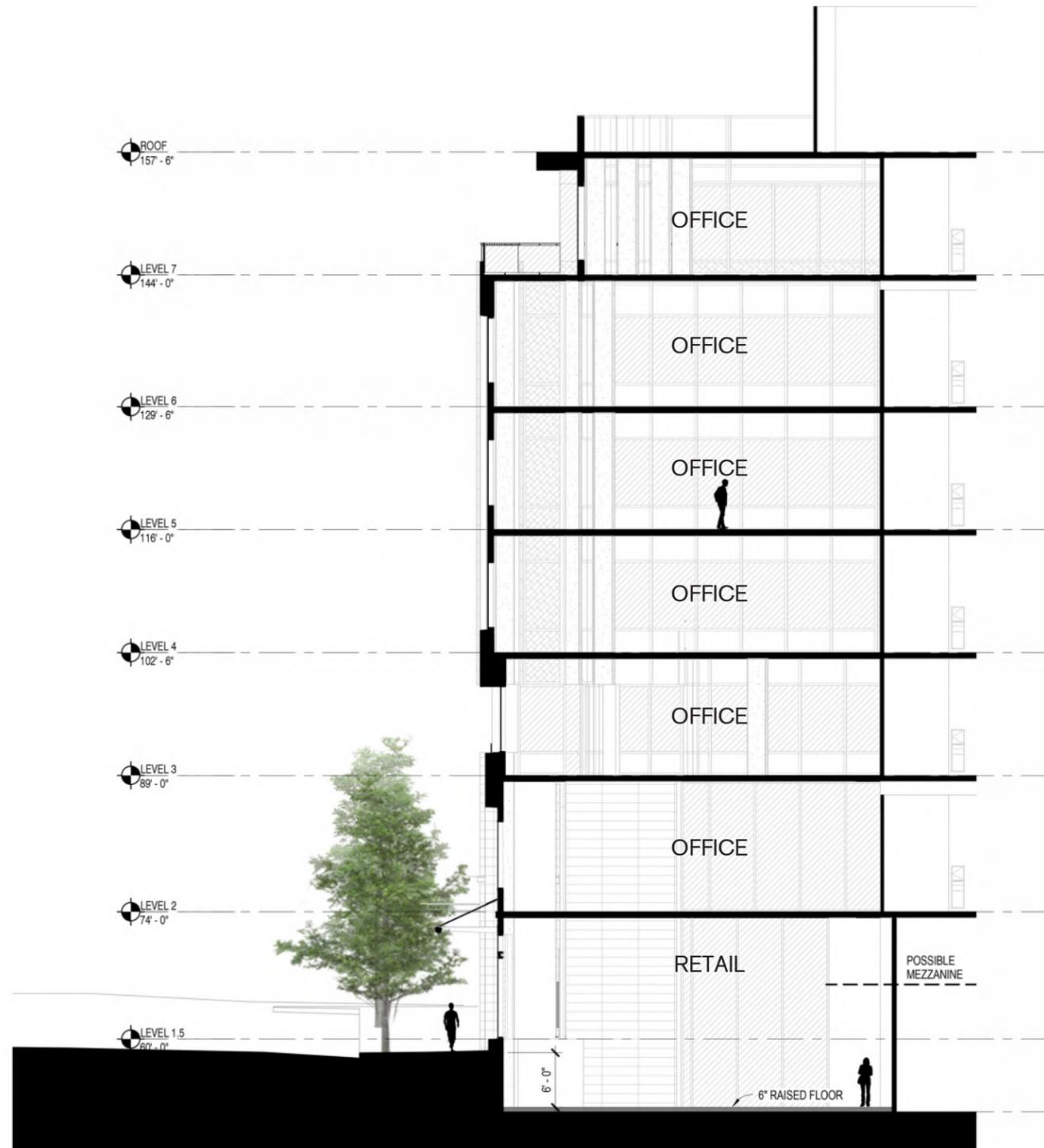
SECTION B



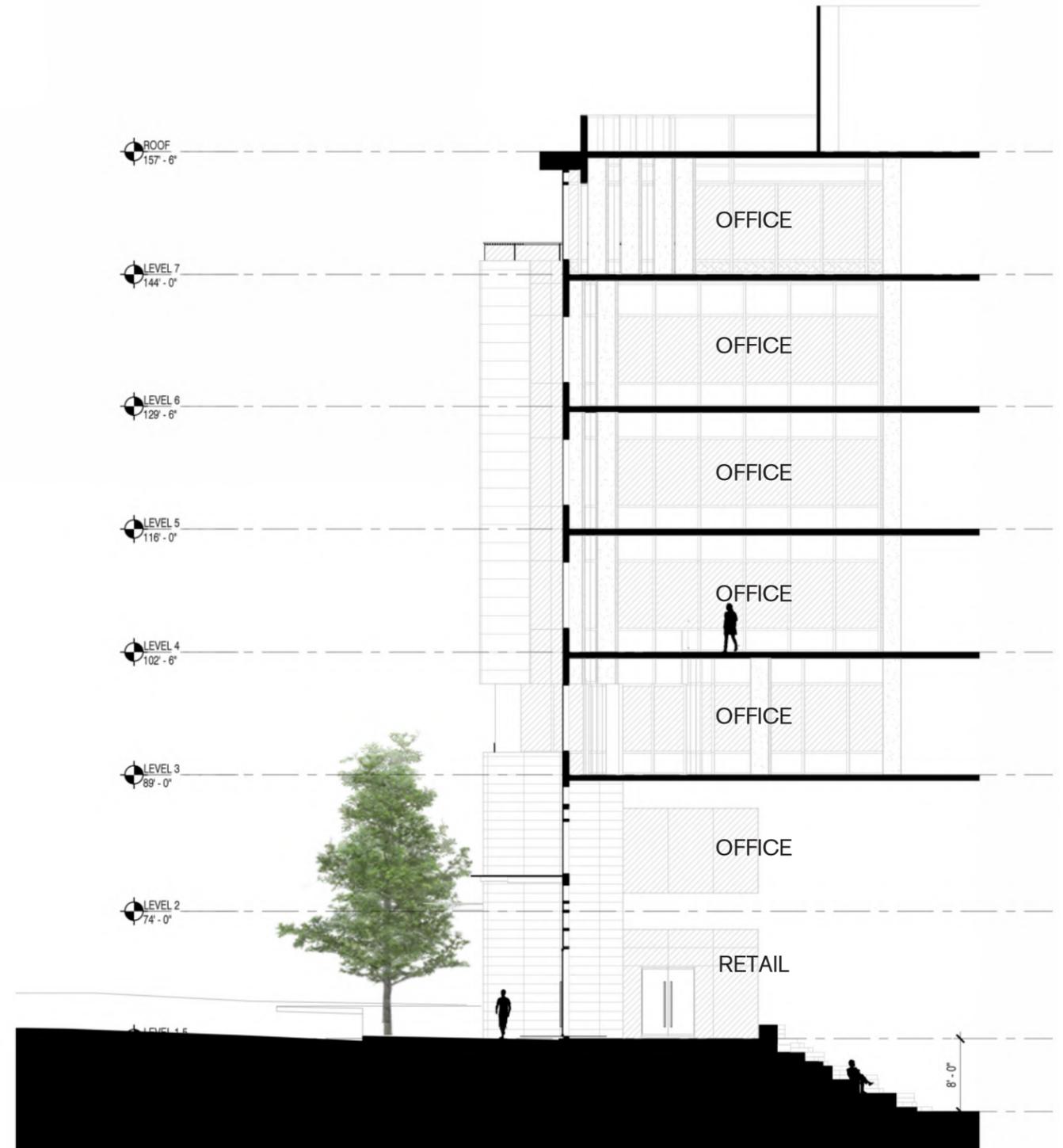
DESIGN CONCEPT - BUILDING E
 Option B | Sections Along Central Way



SECTION C

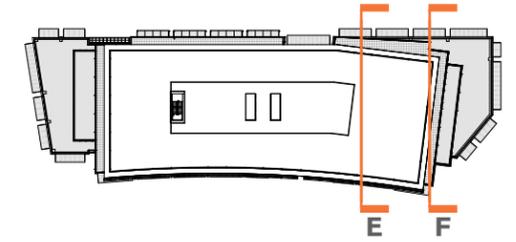


SECTION D

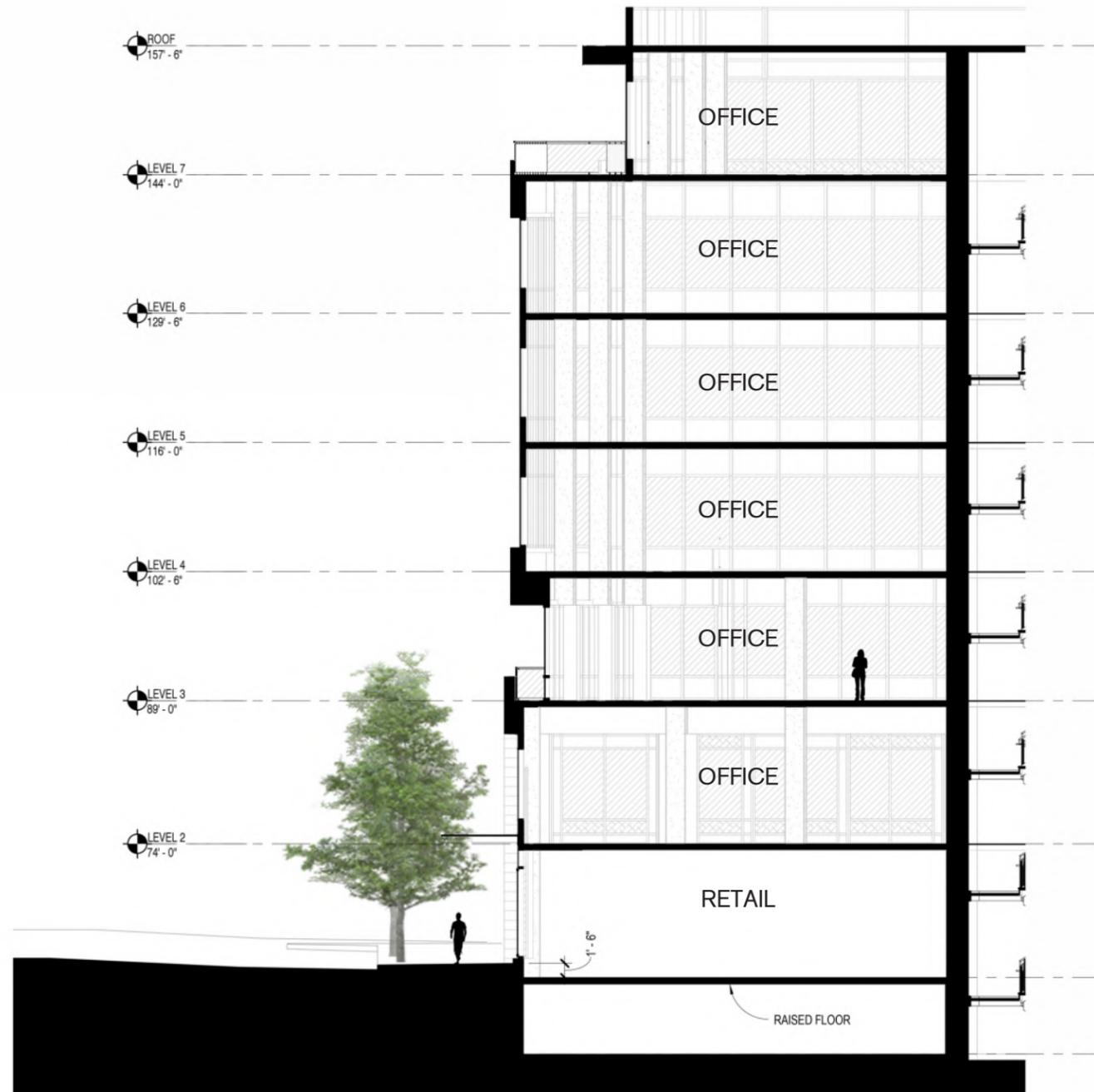


DESIGN CONCEPT - BUILDING E

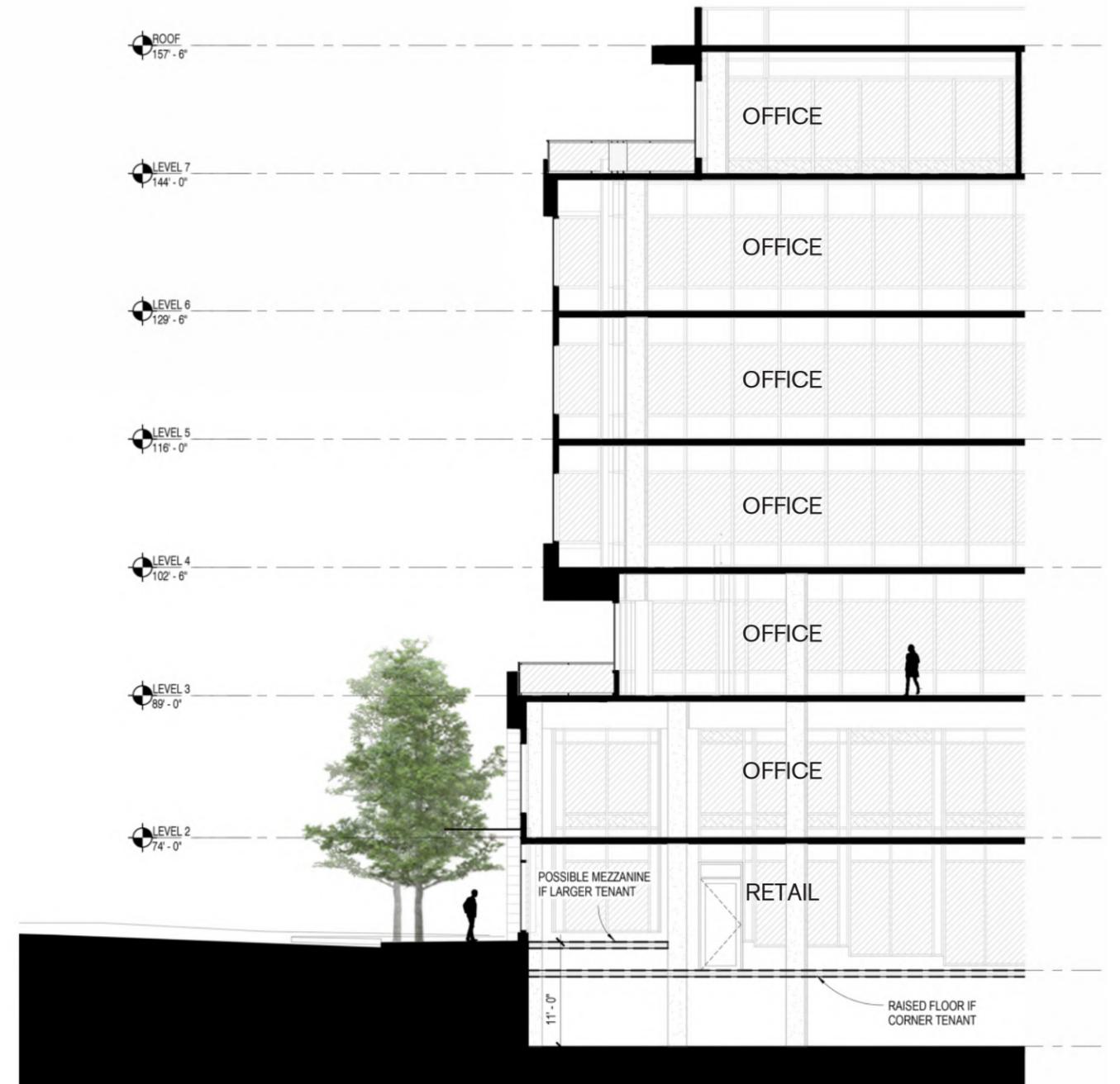
Option B | Sections Along Central Way



SECTION E



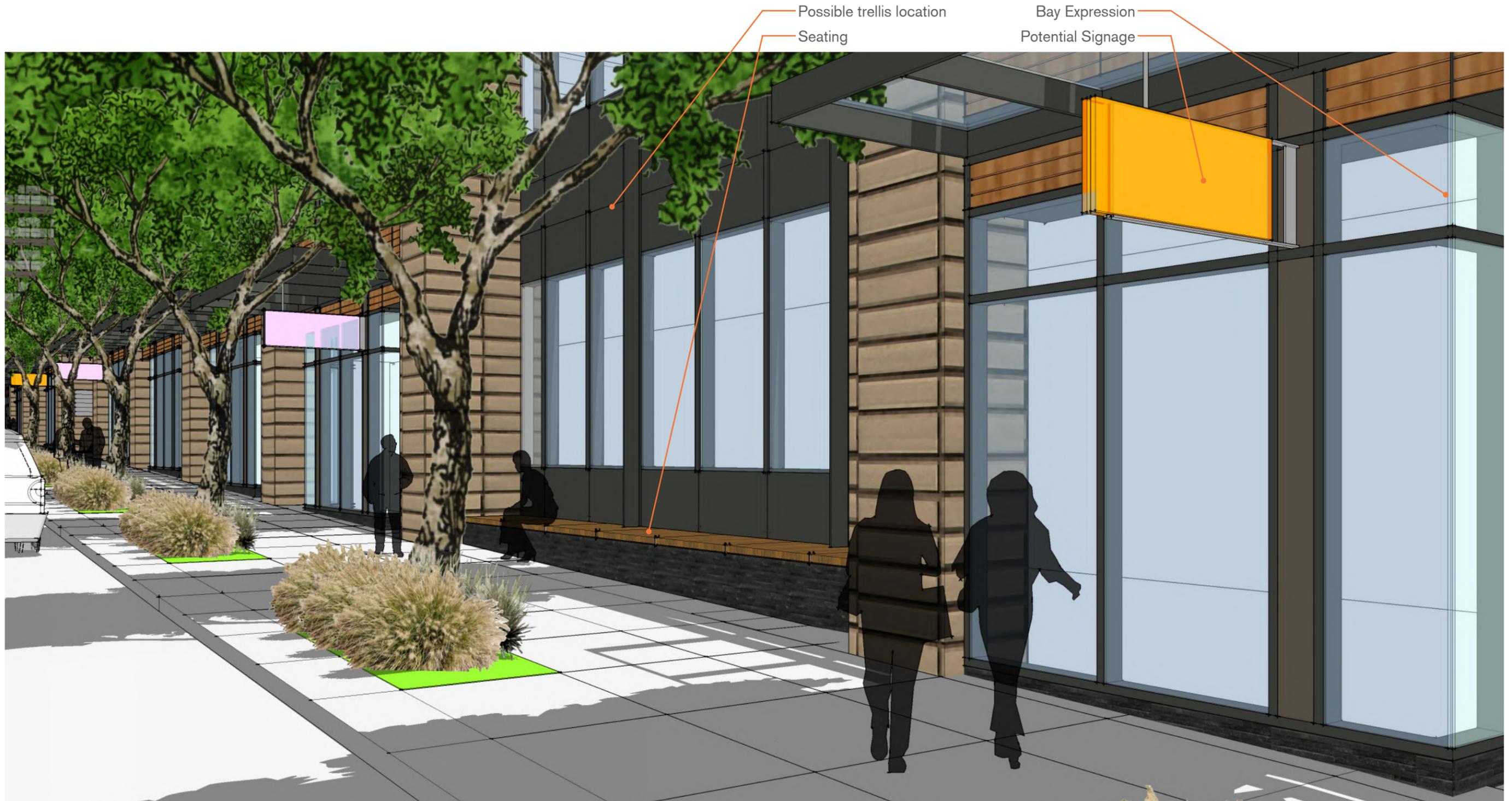
SECTION F



DESIGN CONCEPT - BUILDING E

Pedestrian Experience Along Central Way

RETAIL FACADE EXPRESSION AT WEST RETAIL BAYS



DESIGN CONCEPT - BUILDING E

Pedestrian Experience Along Central Way

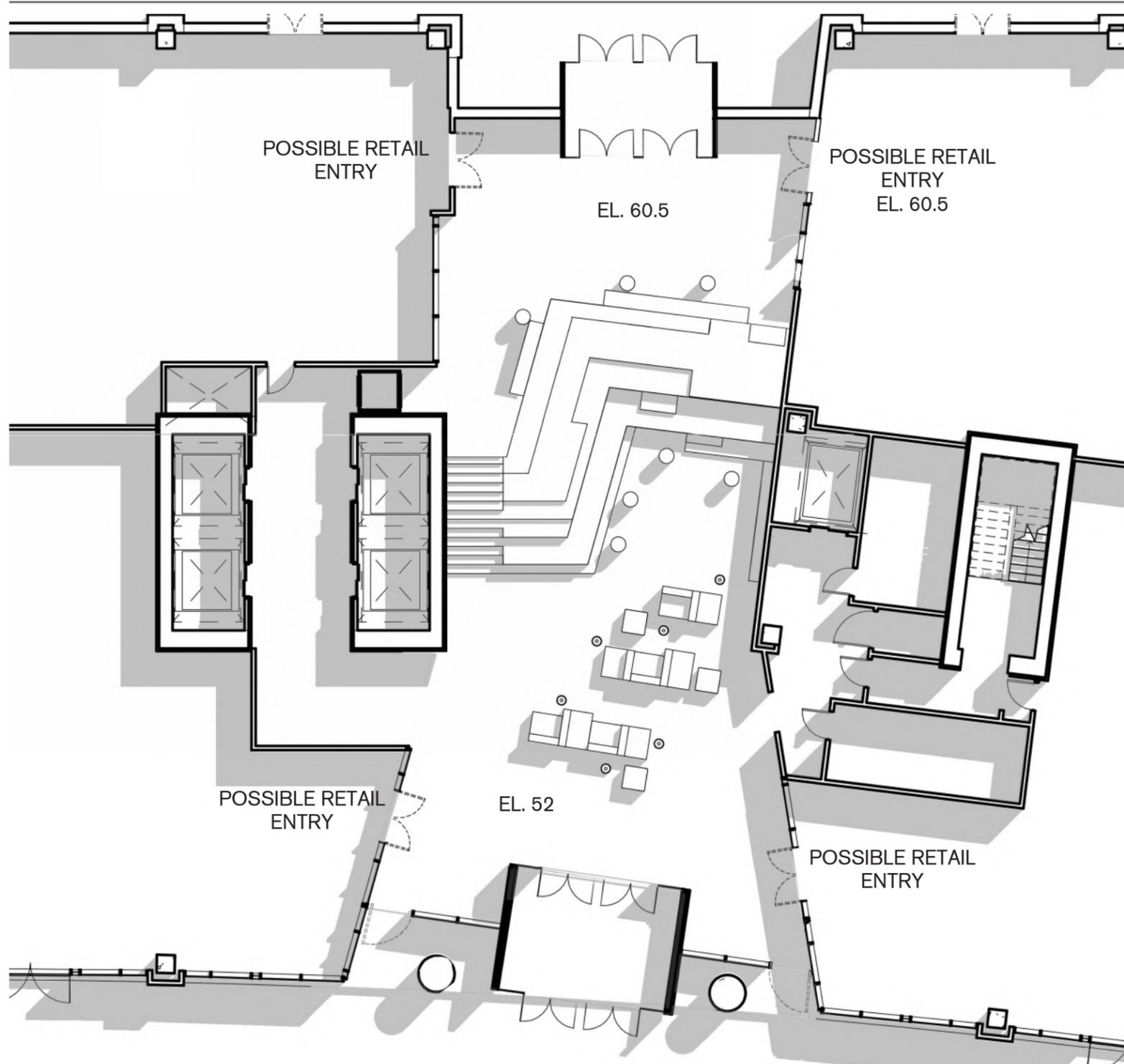
RETAIL EXPRESSION AT NORTHERN BAYS

"Wood" accent materials
Recessed storefront (entry opportunity)

Overhead weather protection
Bay window expression



CONCEPTUAL LAYOUT



GREAT ROOM BLEACHER CONCEPT



COLLINS
WOERMAN

ARCHITECTURE PLANNING INTERIORS SUSTAINABILITY

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