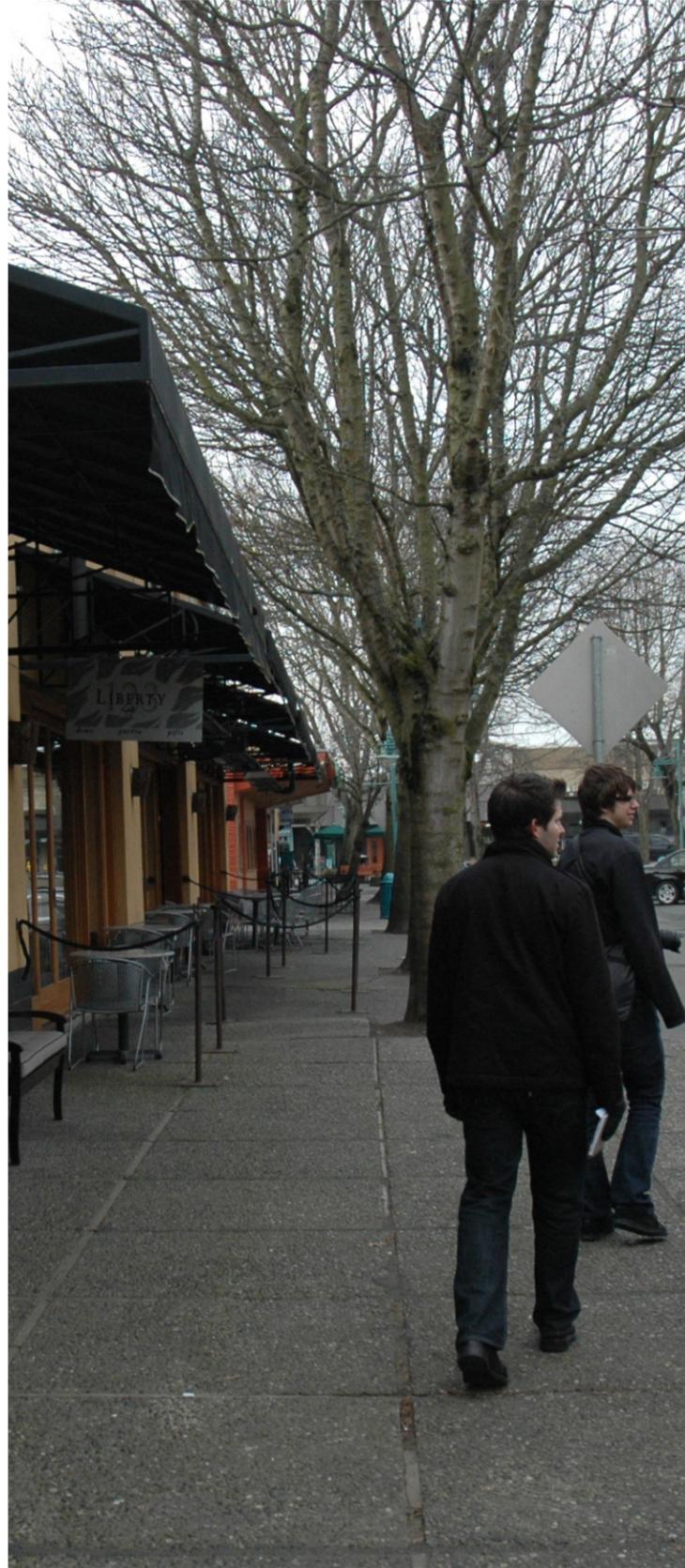


KIRKLAND PARKPLACE DRB

04-06-2009 TOUCHSTONE - LMN - HEWITT



Project Vision



History - Adjacency Model



History - Environmental Model



History - Diversity Model



What We Heard from the DRB

1. What's the Big Idea? Provide more information on the vision/concept for Parkplace.

What We Heard from the DRB

1. What's the Big Idea? Provide more information on the vision/concept for Parkplace.
2. Pedestrian Overlay: What is the pedestrian experience approaching/moving through the project from various points around the project?

What We Heard from the DRB

1. What's the Big Idea? Provide more information on the vision/concept for Parkplace.
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3. Retail: What is the role of retail in unifying the pedestrian experience?

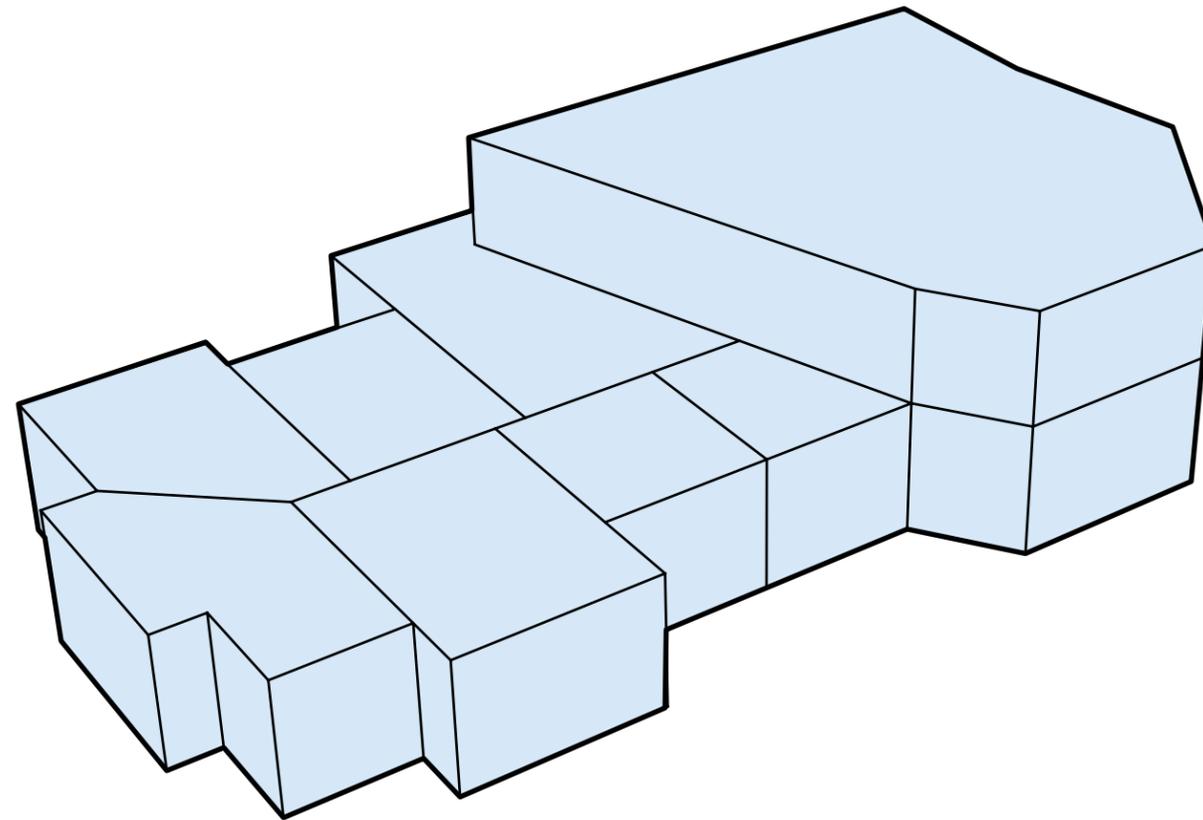
What We Heard from the DRB

1. What's the Big Idea? Provide more information on the vision/concept for Parkplace.
2. Pedestrian Overlay: What is the pedestrian experience approaching/moving through the project from various points around the project?
3. Retail: What is the role of retail in unifying the pedestrian experience?
4. Review relationships: Building to building and building to park.

Tonight's Discussion Topics

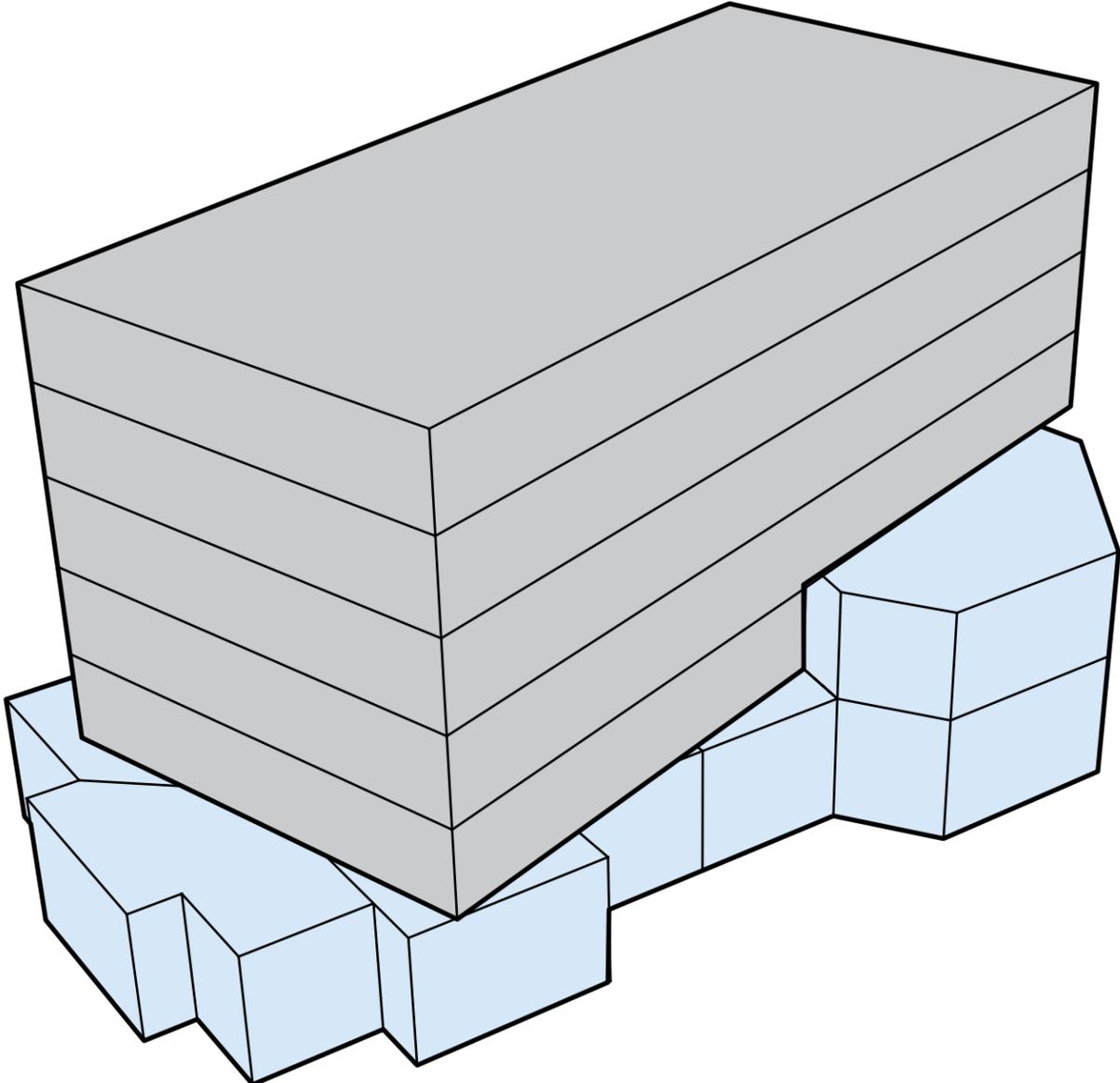
- Site Plan Circulation Update
- Retail, Office, Hotel Massing Concept
- Site Plan Concept Integration
- Zoning / Master Plan Checkup
- Elevation and Perspective Sketches
- Open Space System and Characteristics
- Schedule

Concept



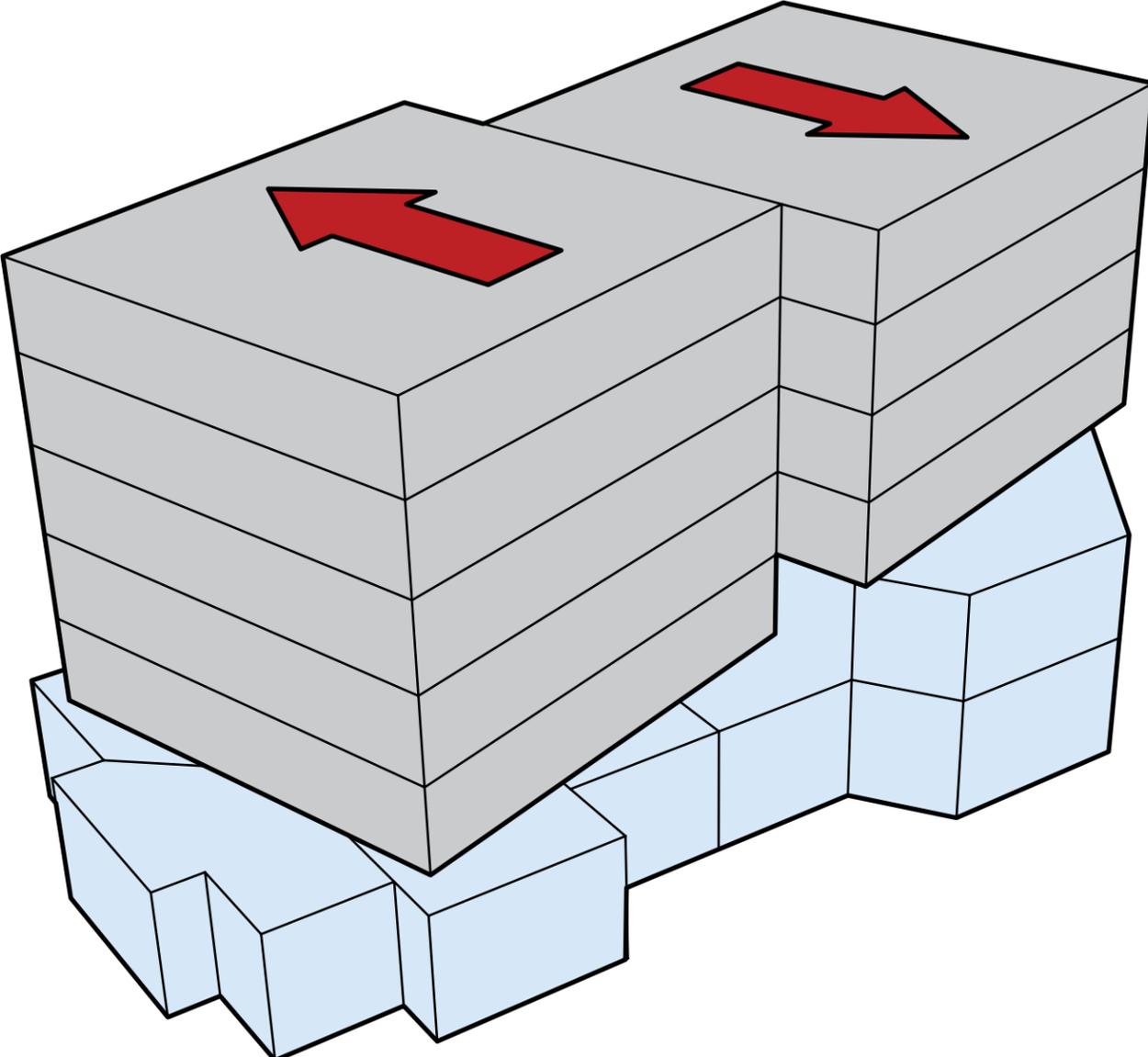
VARIED GROUND-LEVEL RETAIL

Concept



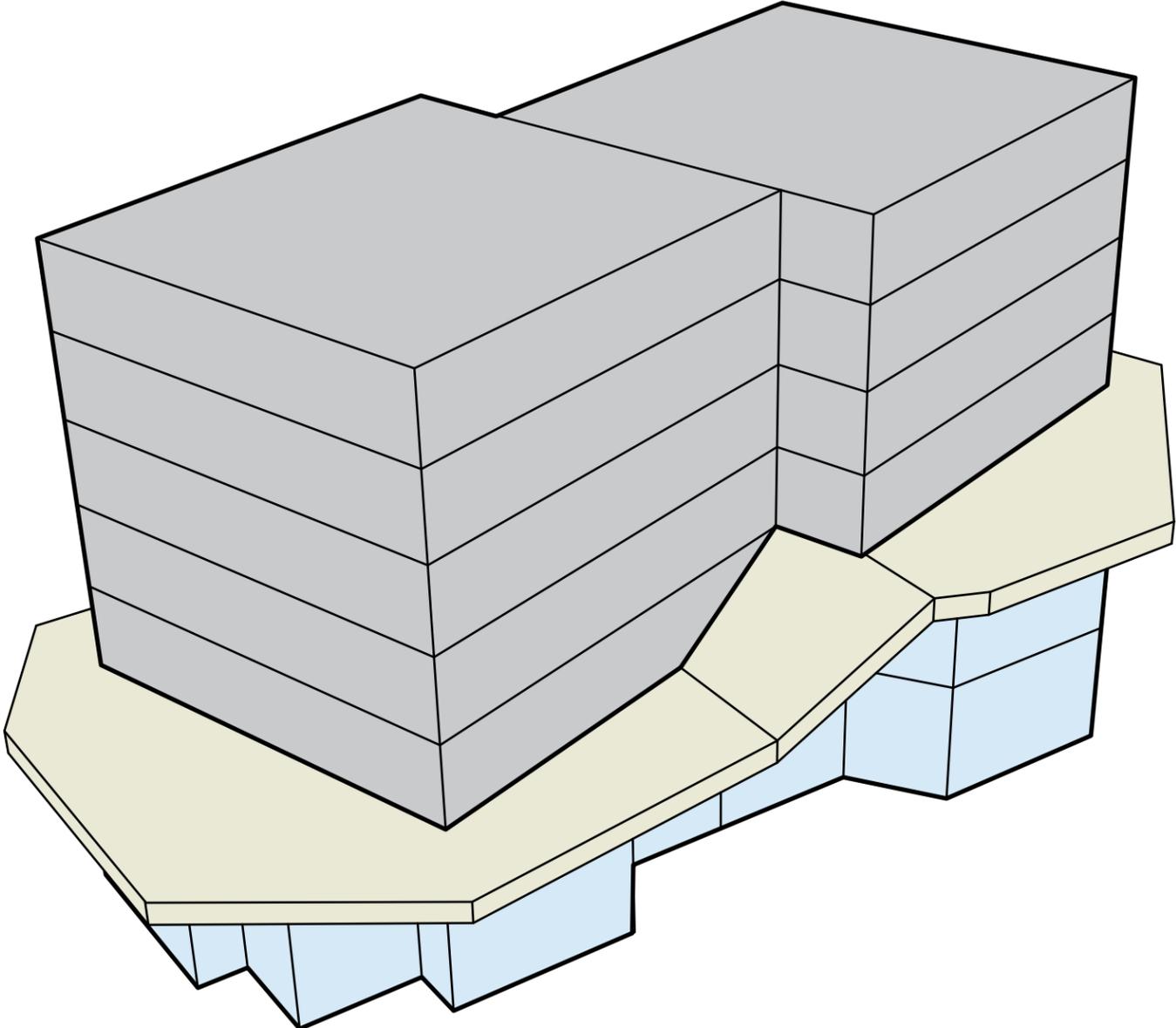
OFFICE BUILDING ABOVE

Concept



SHEAR OFFICE MASSING TO REDUCE SCALE

Concept



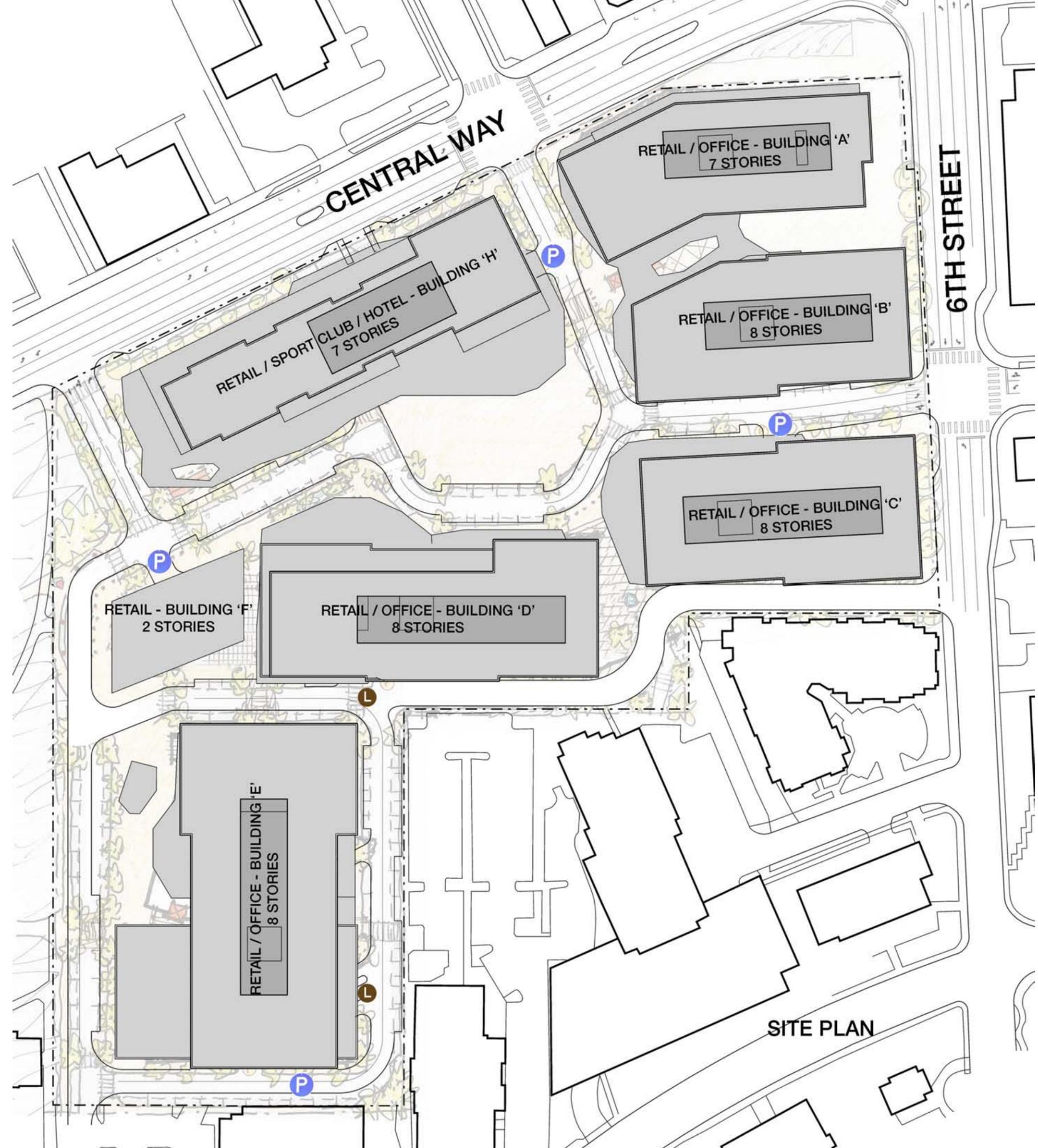
INTEGRATE CANOPY SYSTEM TO PROVIDE SHELTER AND OPEN-SPACE

Approved
2/09 Site Plan



Updated Site Plan

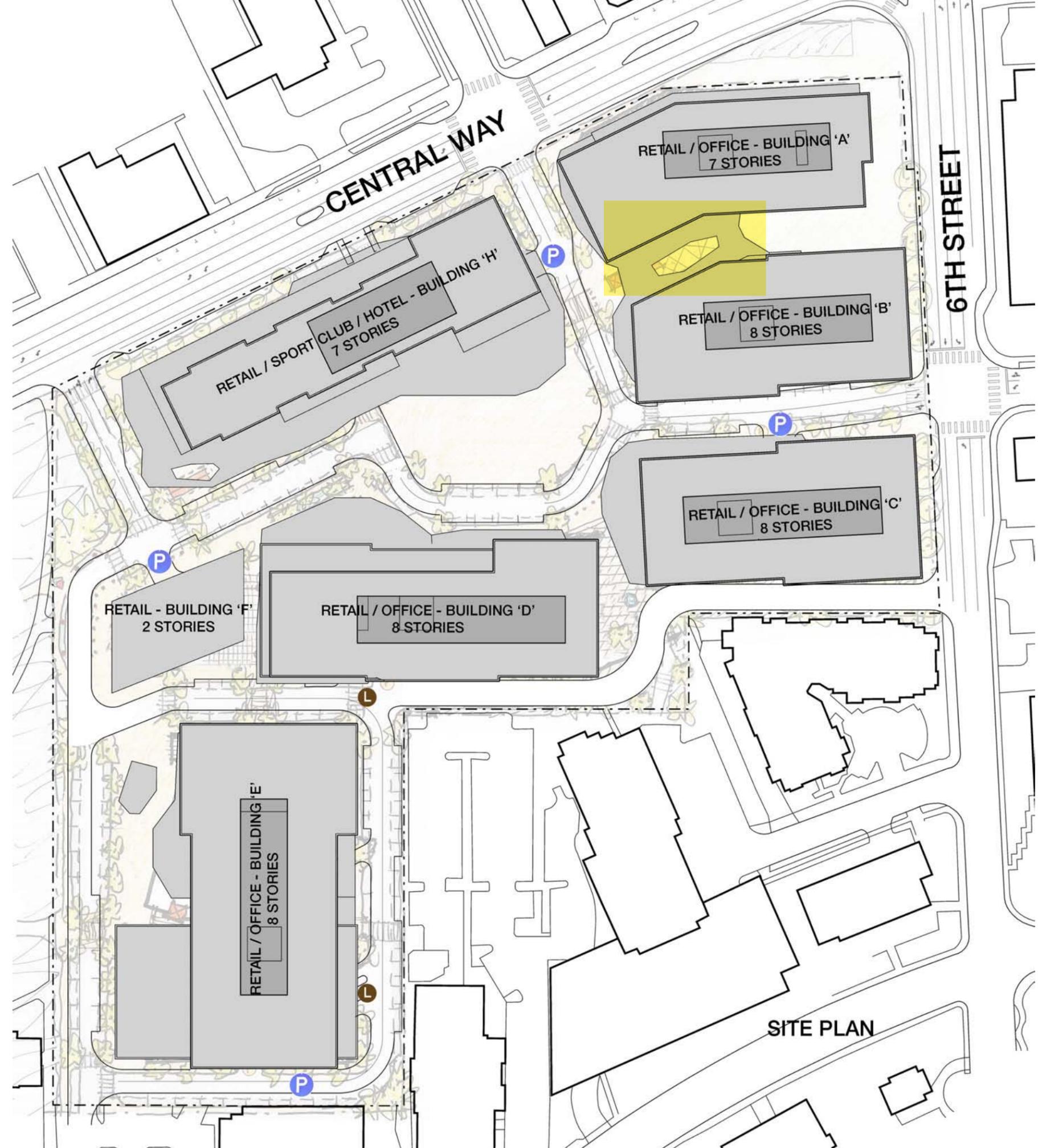
Items we are improving in the updated plan:



Updated Site Plan

Items we are improving in the updated plan:

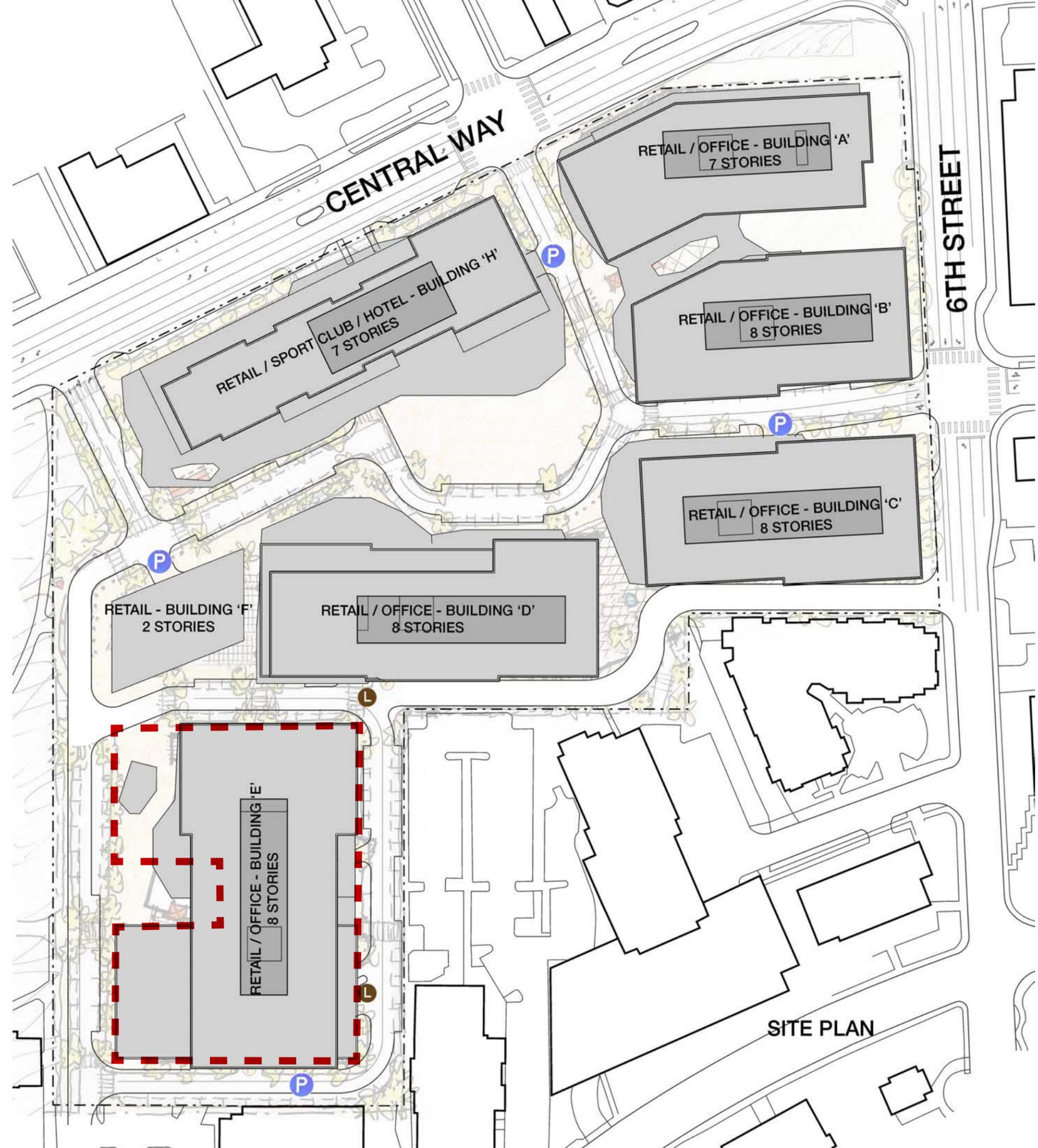
- **Breezeway**



Updated Site Plan

Items we are improving in the updated plan:

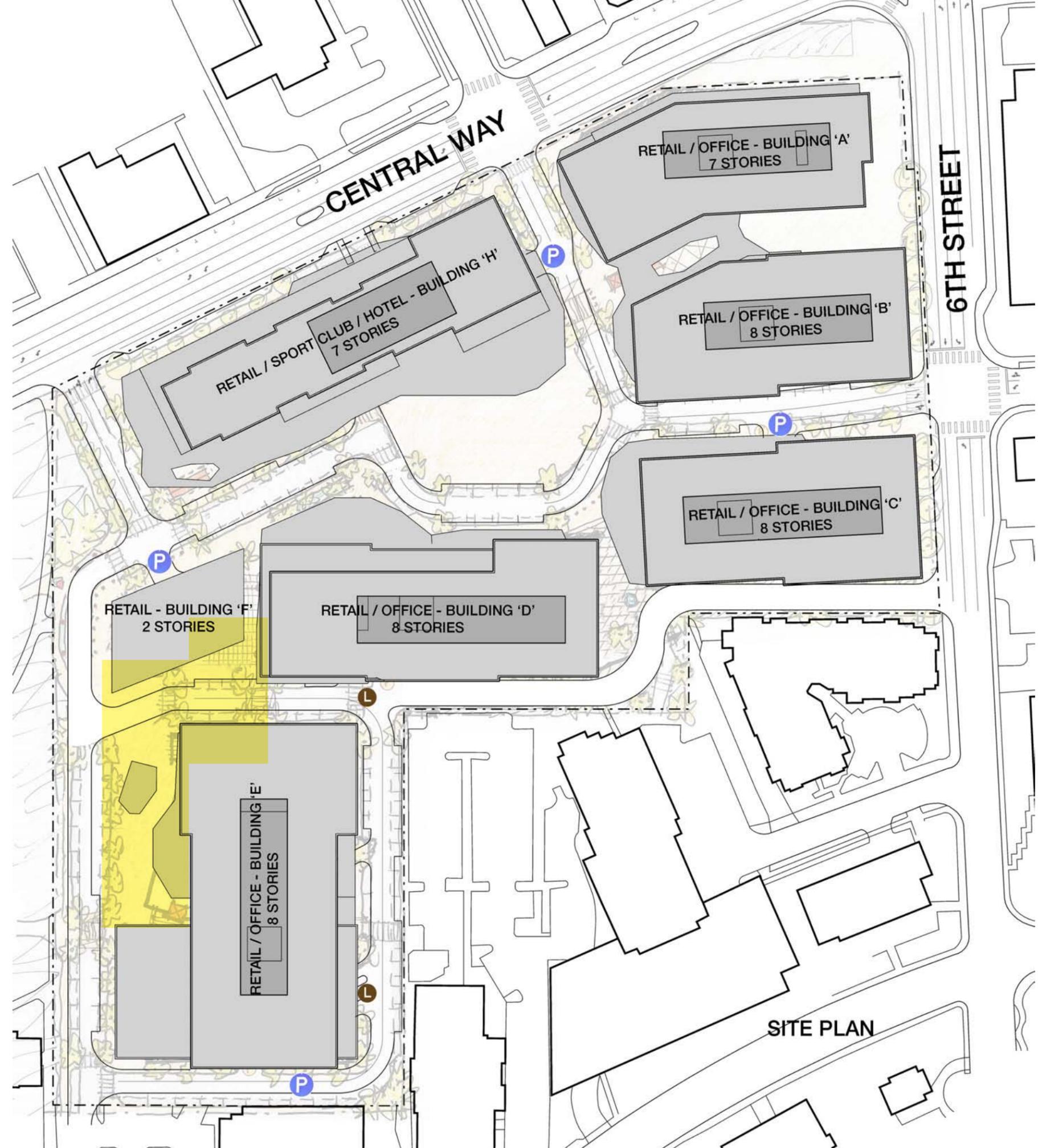
- Breezeway
- **Old Building E Footprint**



Updated Site Plan

Items we are improving in the updated plan:

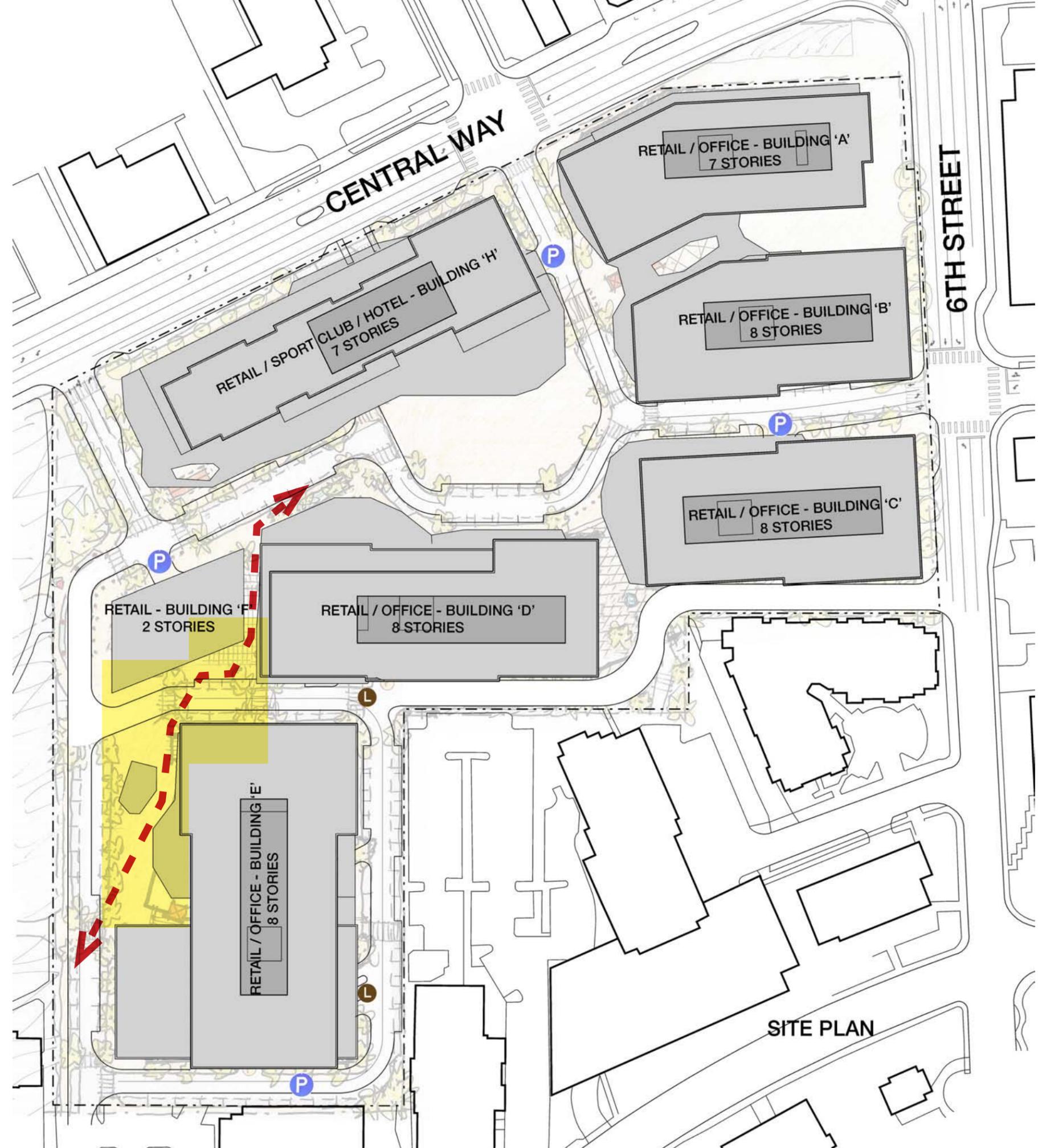
- Breezeway
- Old Building E Footprint
- **Forecourt Improvement**



Updated Site Plan

Items we are improving in the updated plan:

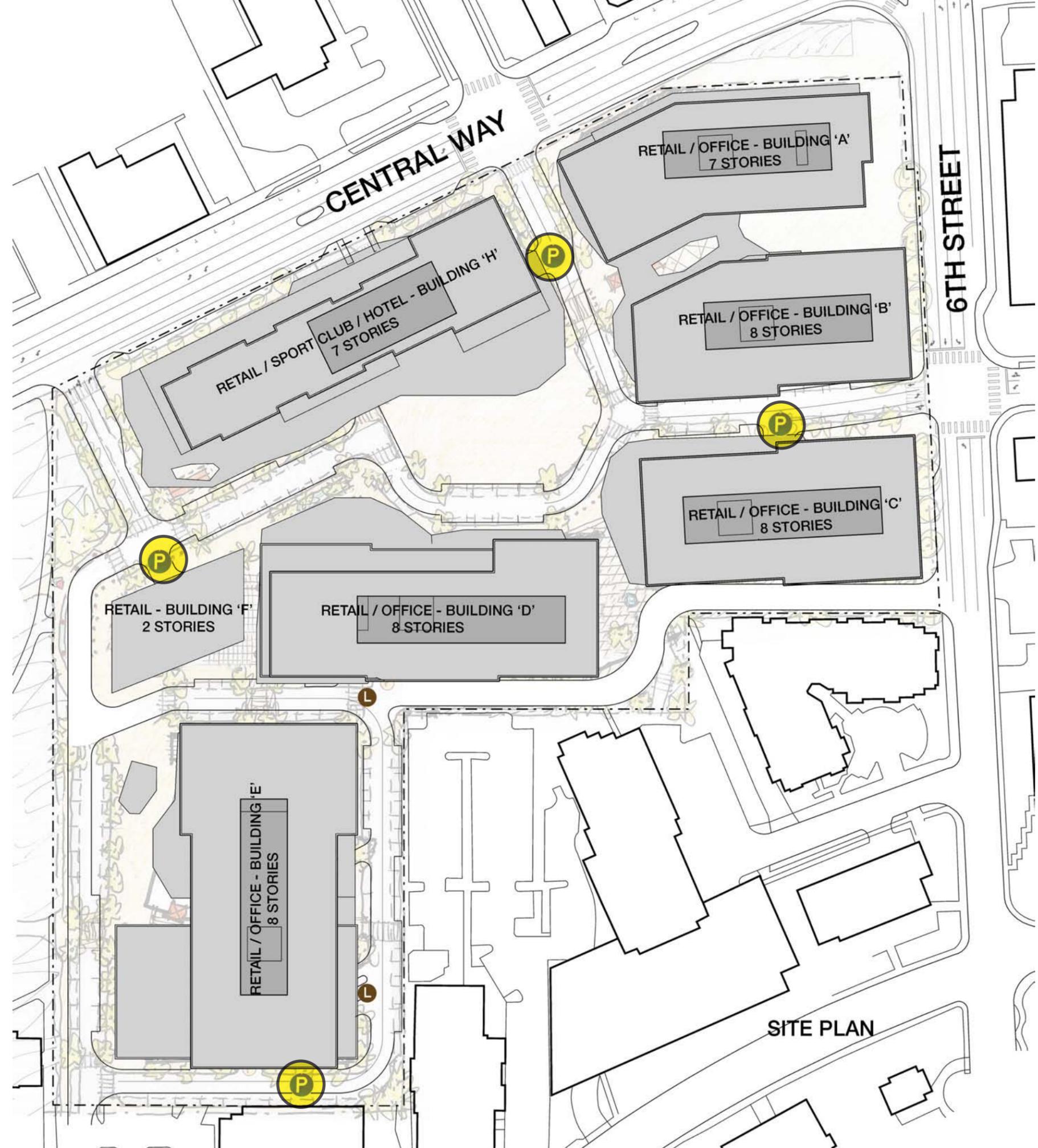
- Breezeway
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Updated Site Plan

Items we are improving in the updated plan:

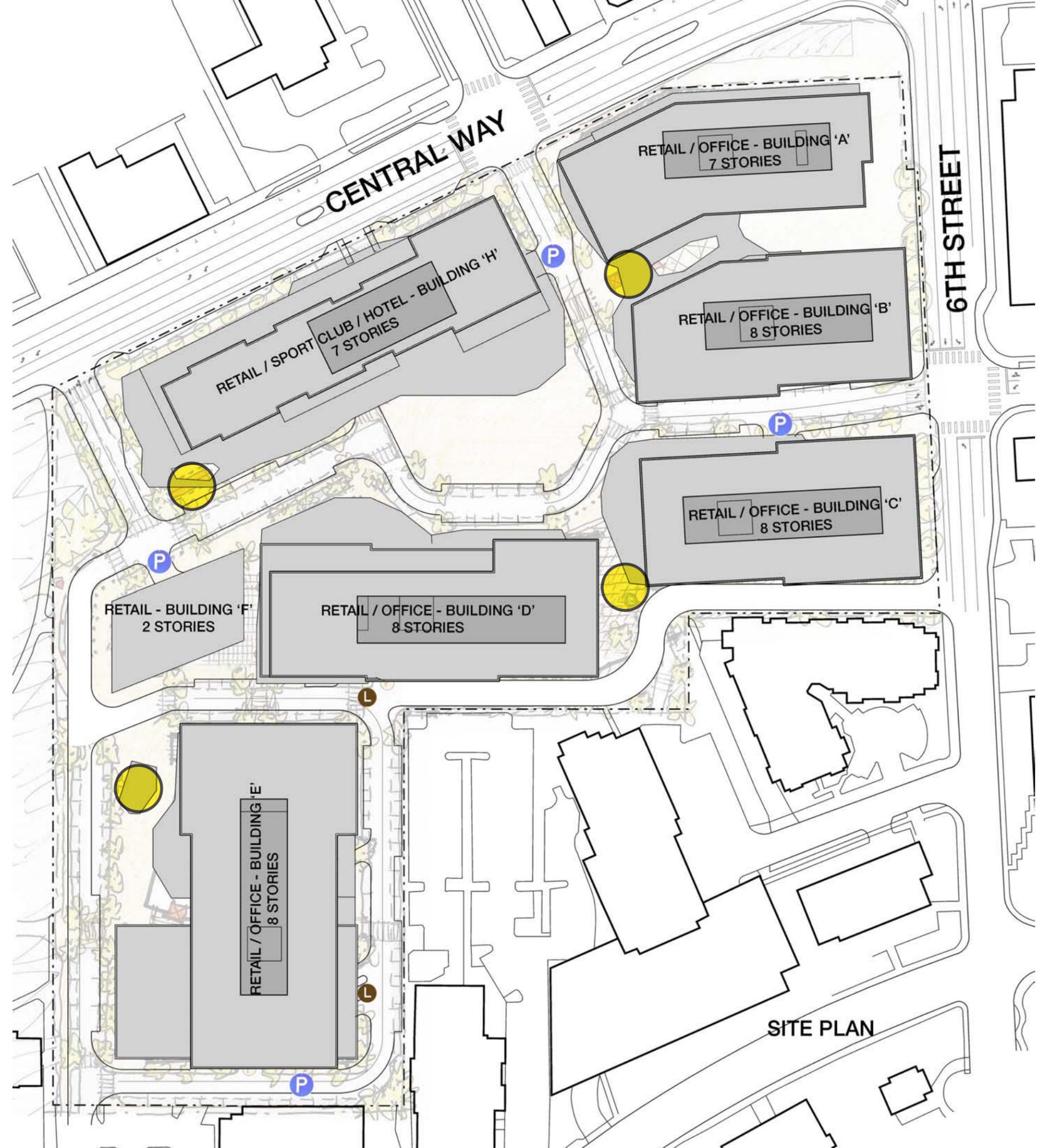
- Breezeway
- Old Building E Footprint
- Forecourt Improvement
- **Parking and Service Access**



Updated Site Plan

Items we are improving in the updated plan:

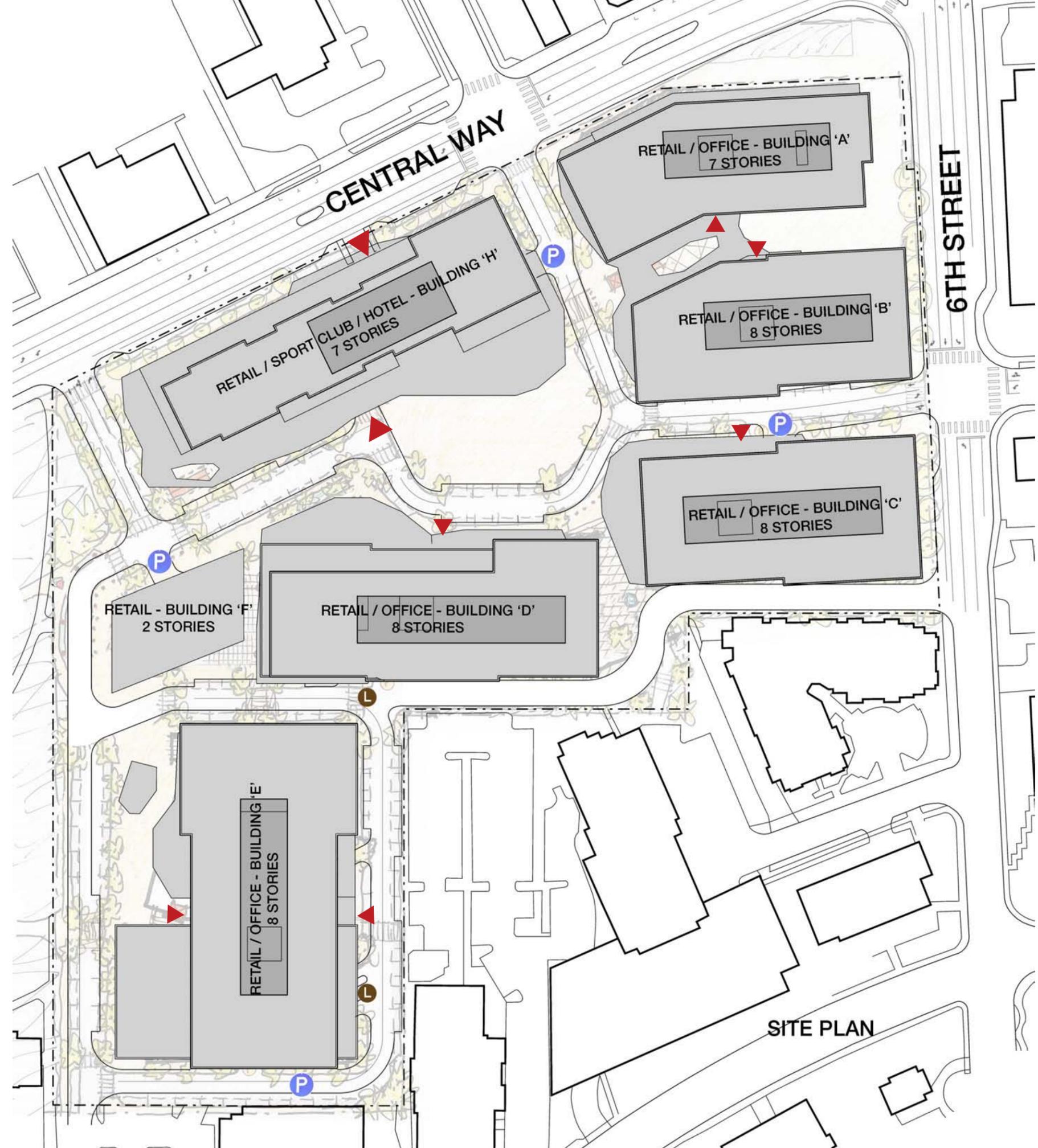
- Breezeway
- Old Building E Footprint
- Forecourt Improvement
- Parking and Service Access
- **Escalator Access**



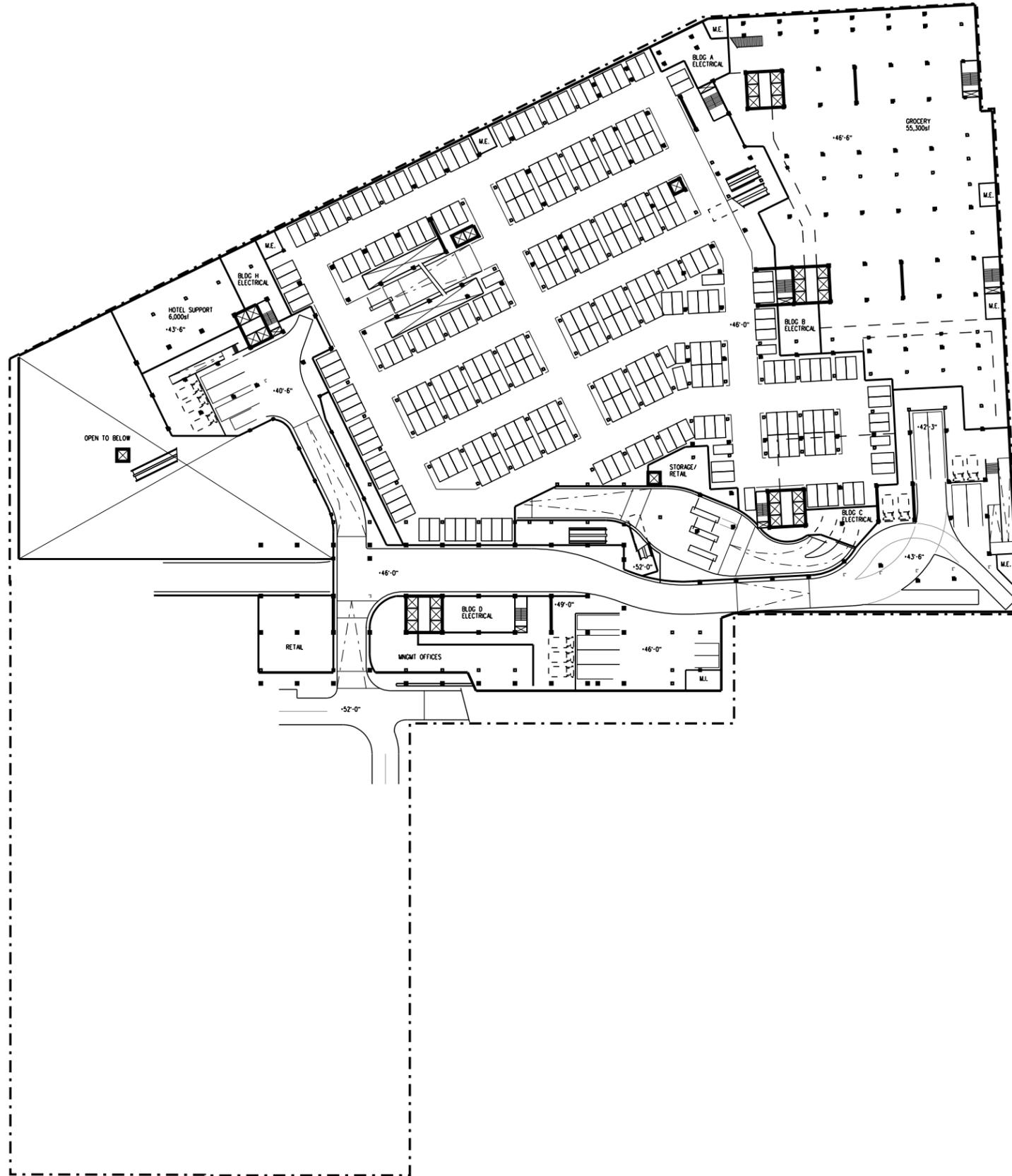
Updated Site Plan

Items we are improving in the updated plan:

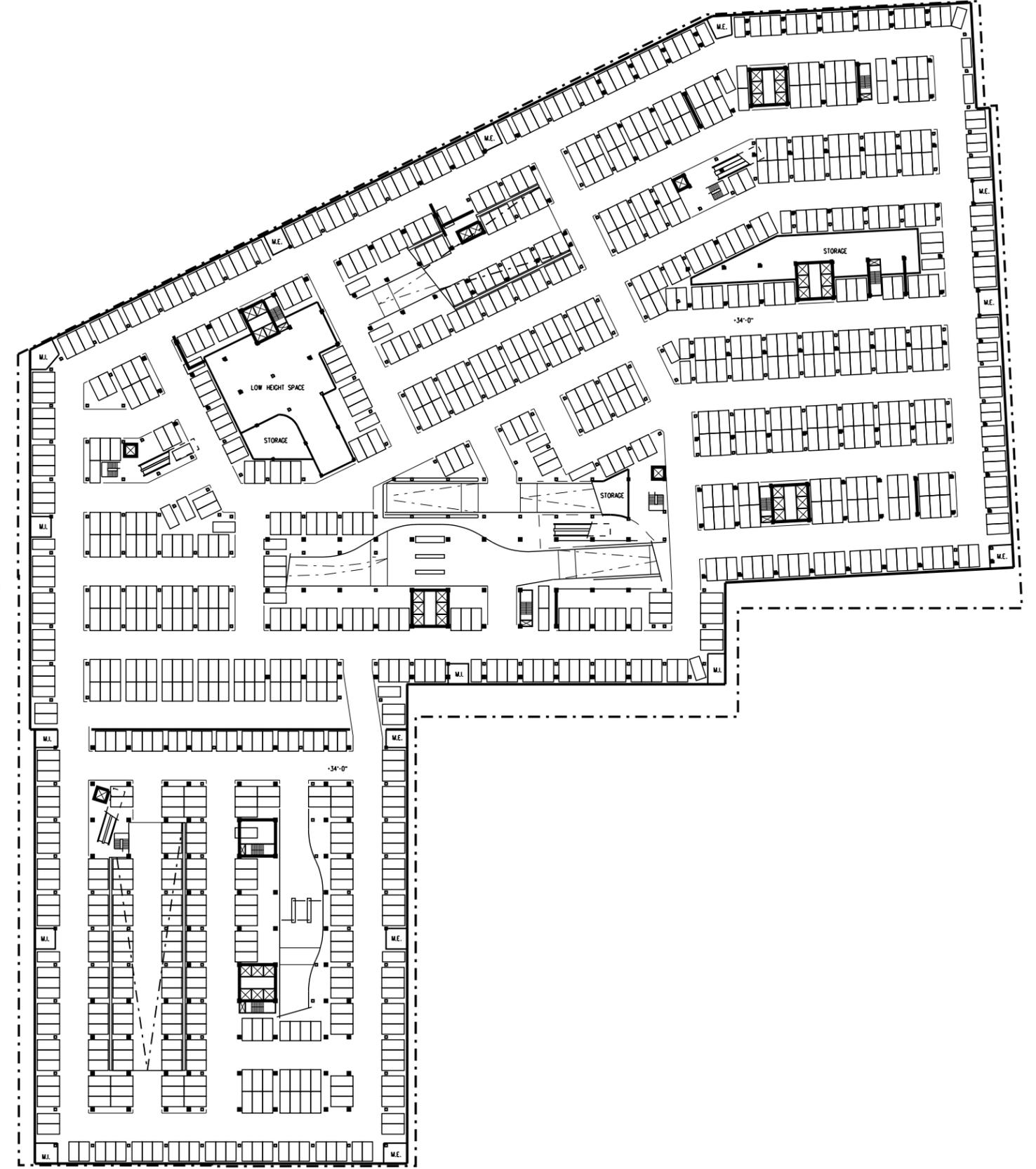
- Breezeway
- Old Building E Footprint
- Forecourt Improvement
- Parking and Service Access
- Escalator Access
- **Hotel and Office Access**



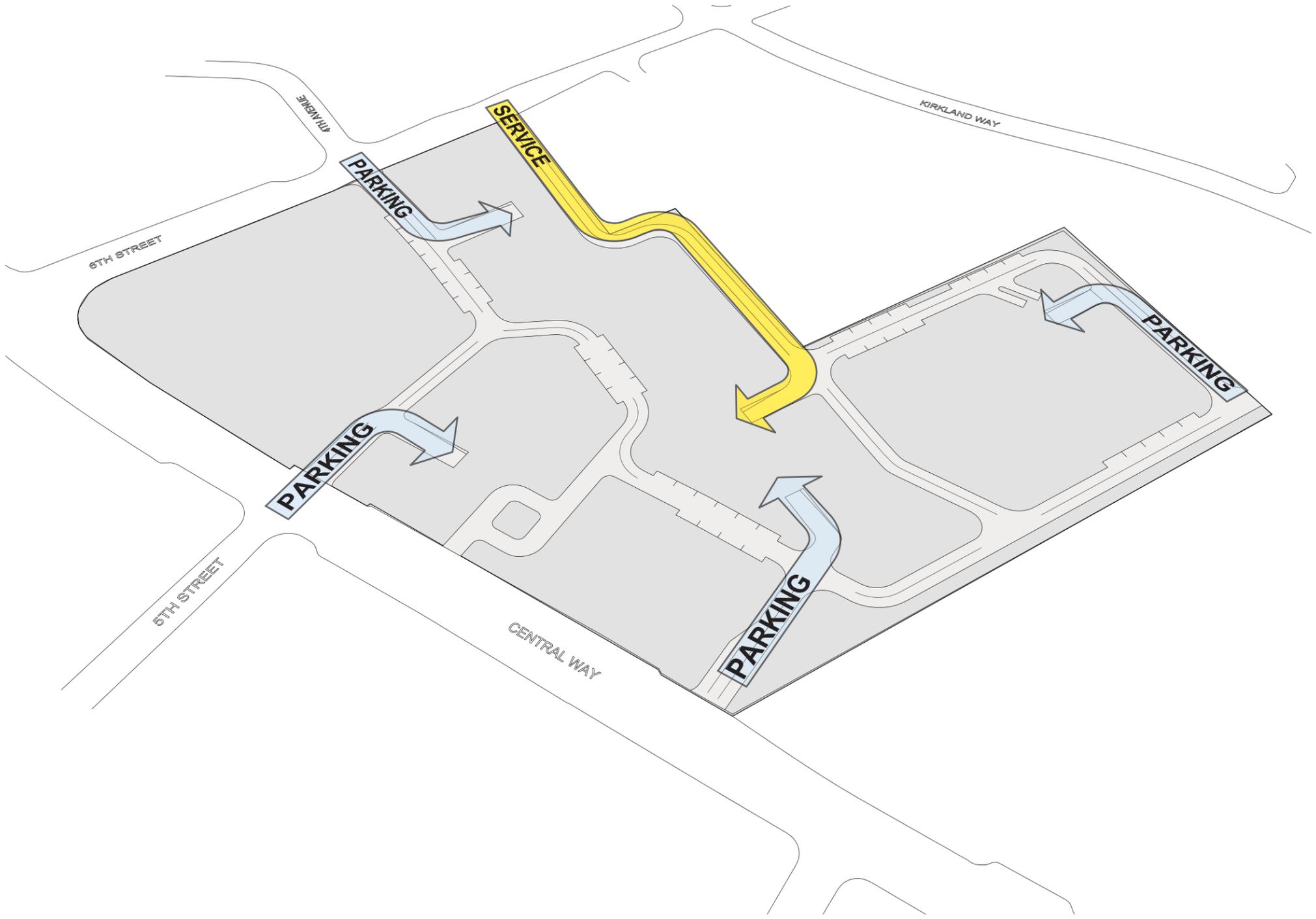
Parking P1!



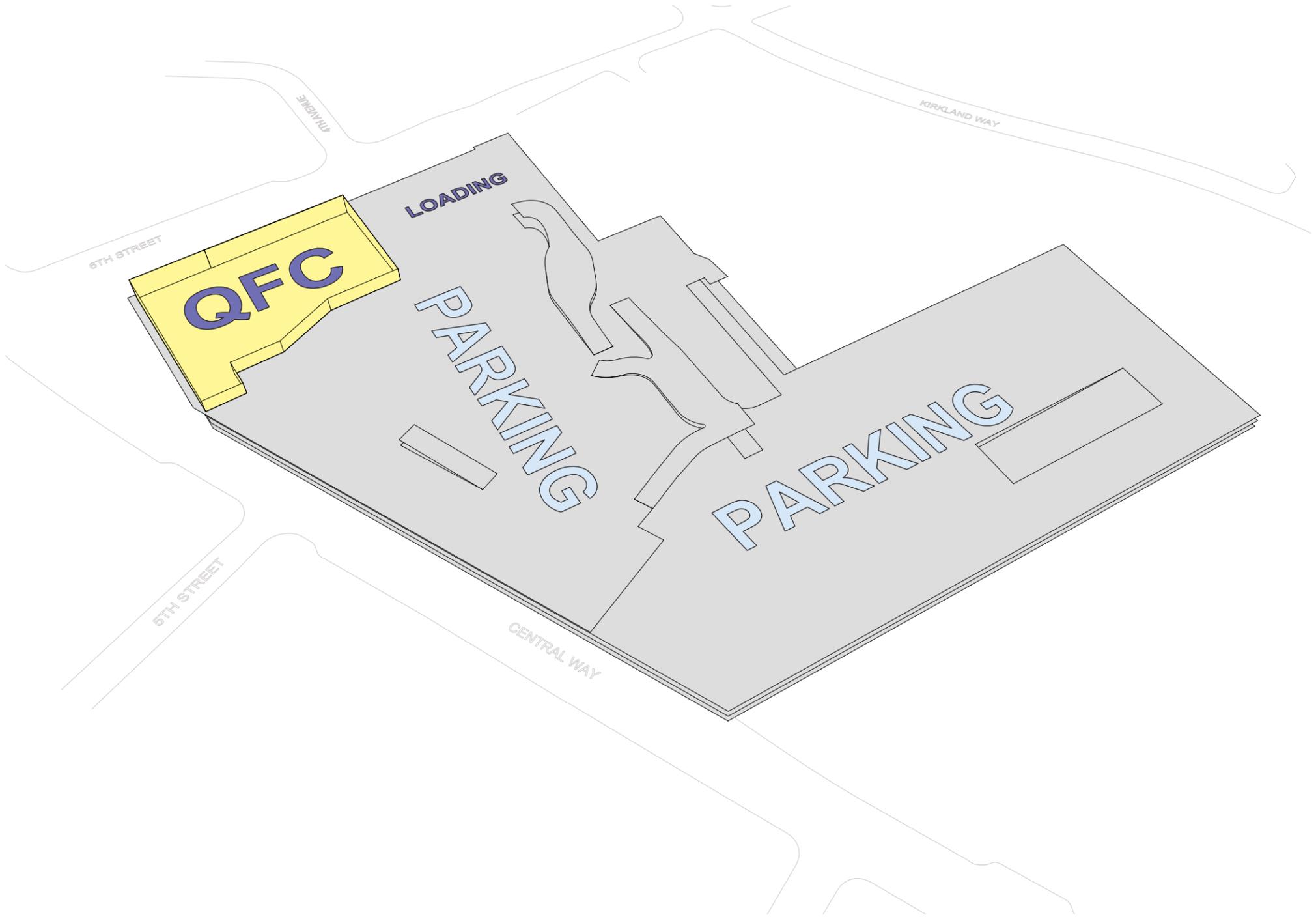
Parking P2... of many



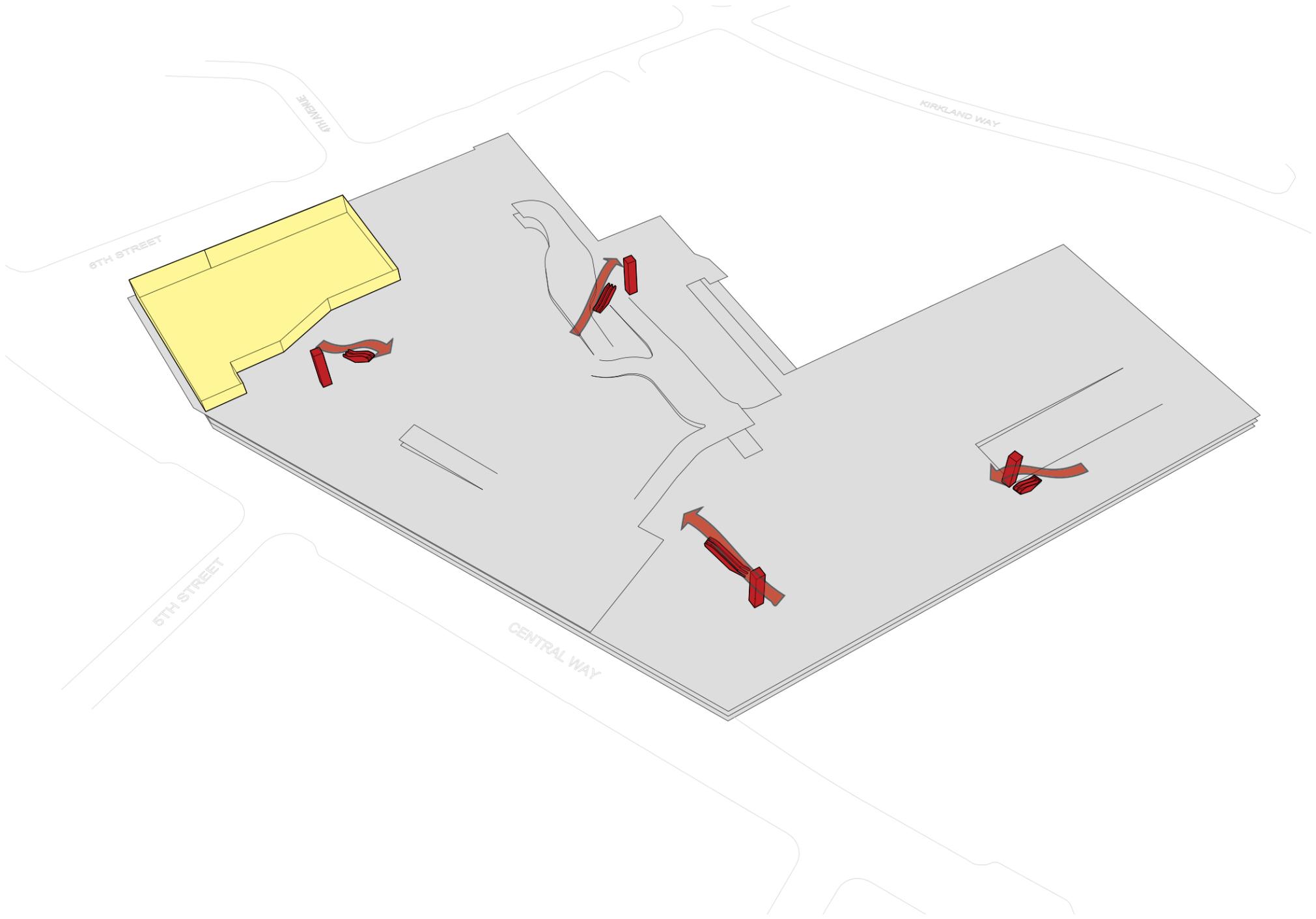
At Grade Parking and Service Access



Below Grade Parking Program



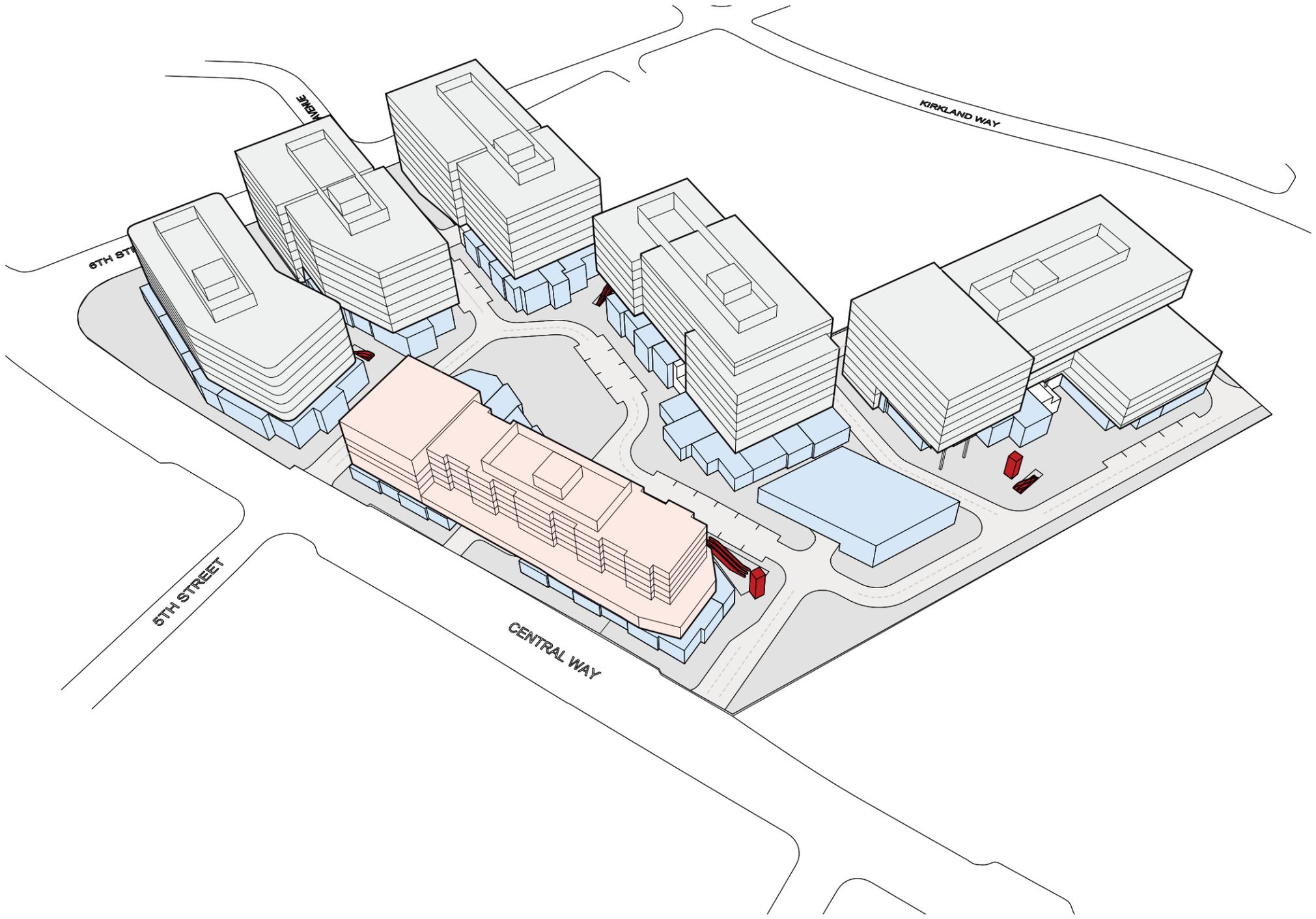
Escalator Access from Parking to Grade



Retail Program



Office and Hotel Program



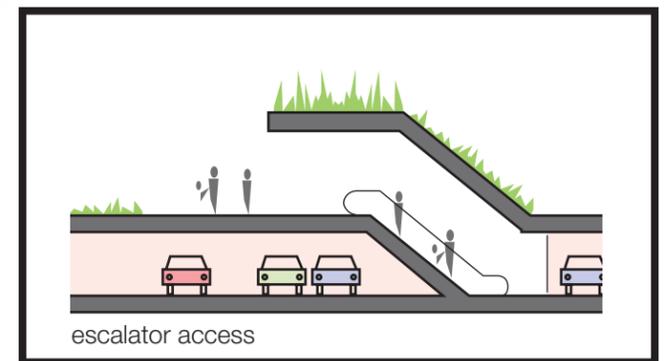
Canopy Layer



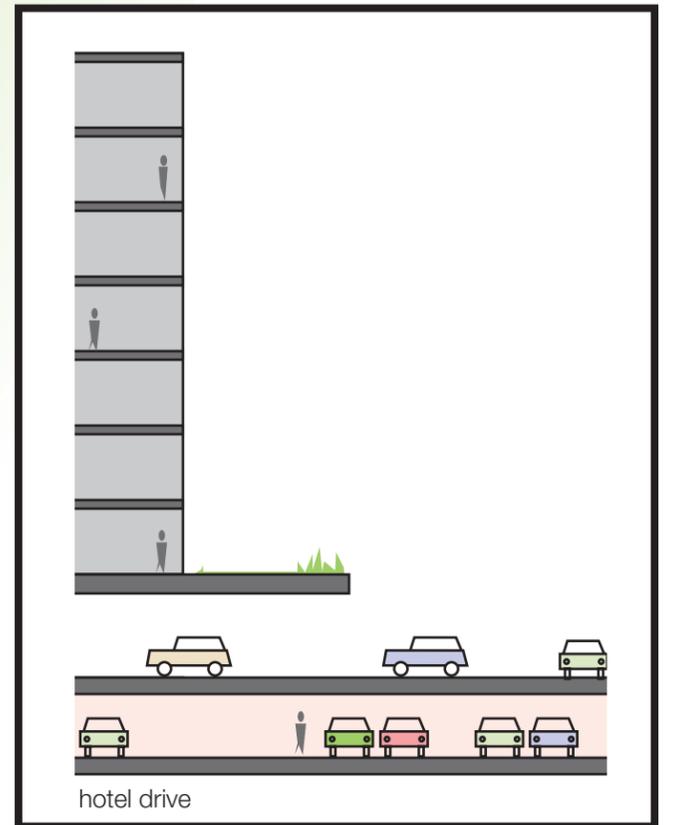
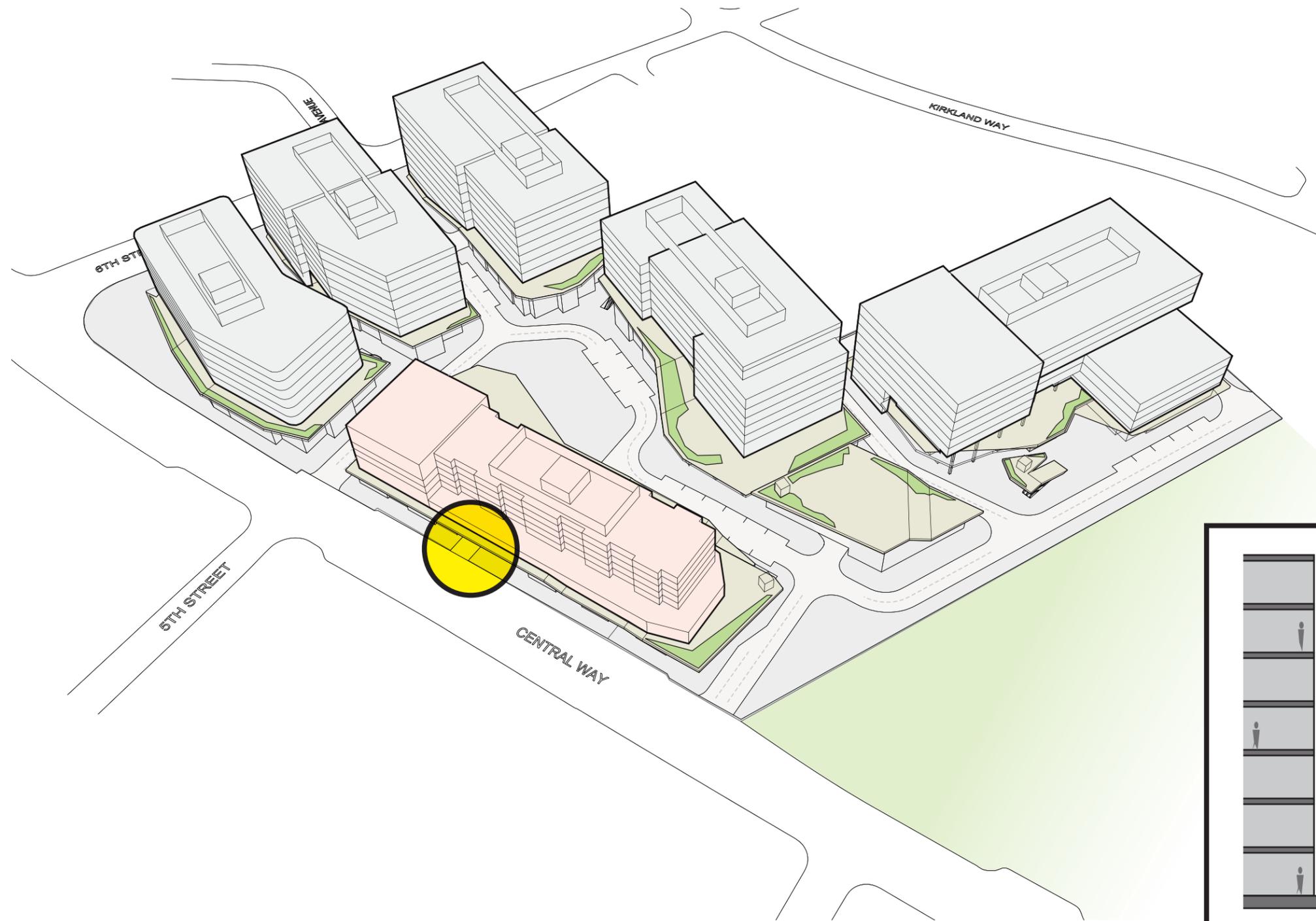
Mediating System Creates:
Overhead Protection
Public Roof Terrace Areas
Private Roof Terrace Areas
Terrace for Future Child Care Facility

Lighting Opportunities
Signage Opportunities

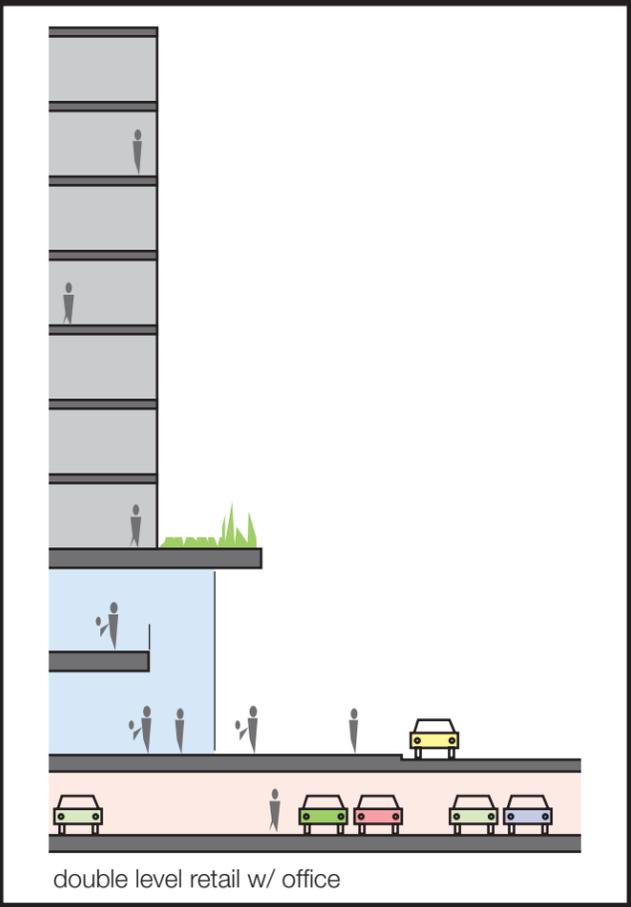
Escalator Access



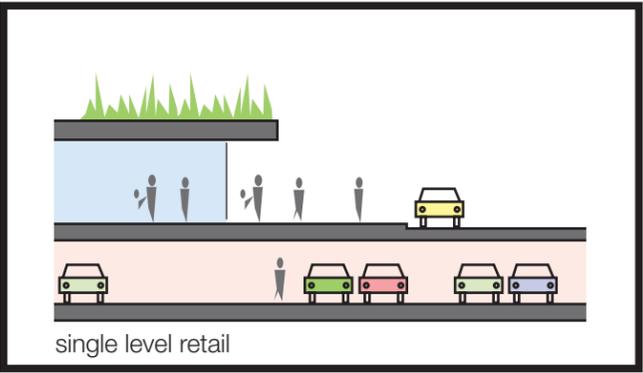
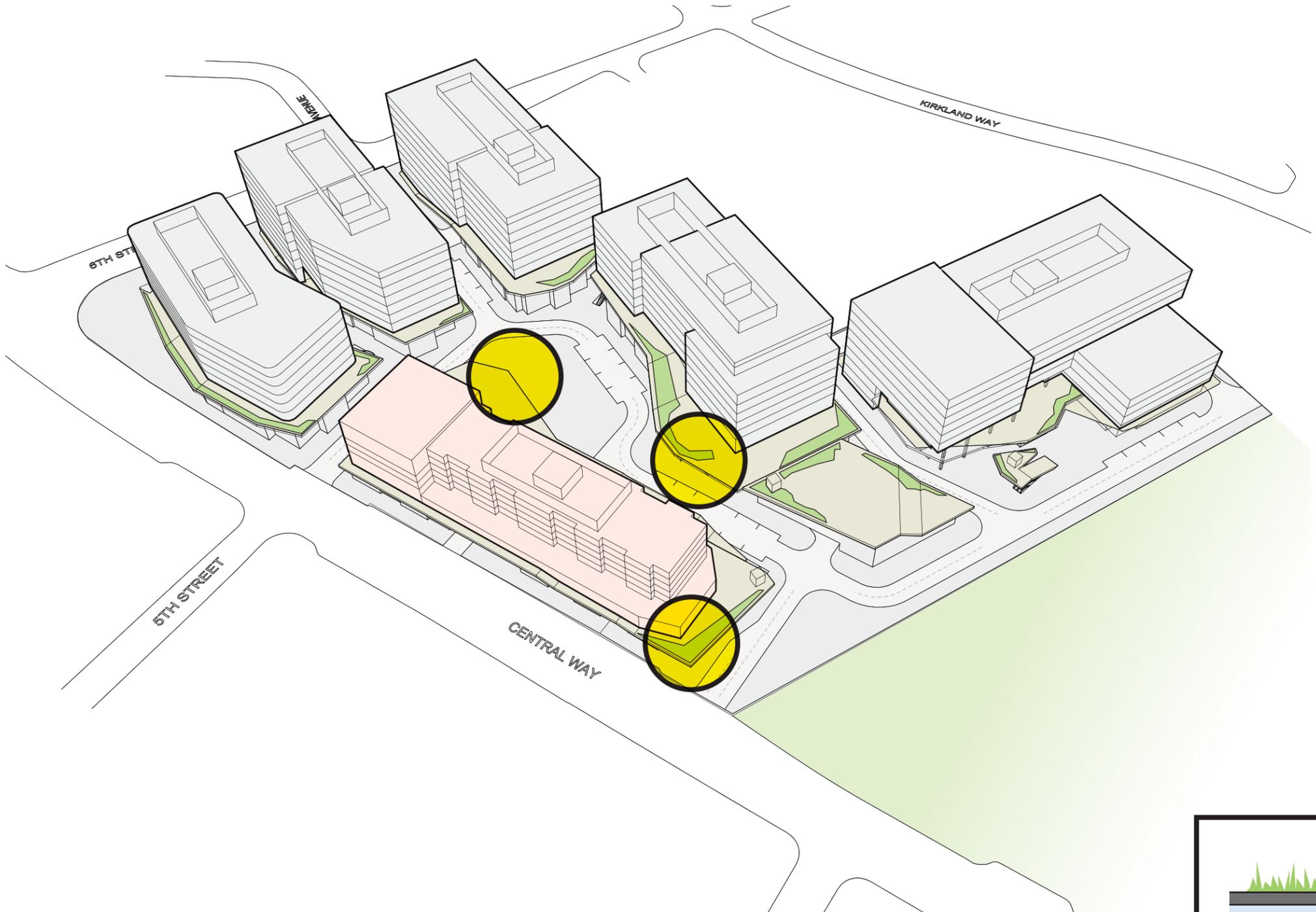
Hotel Port Cochere



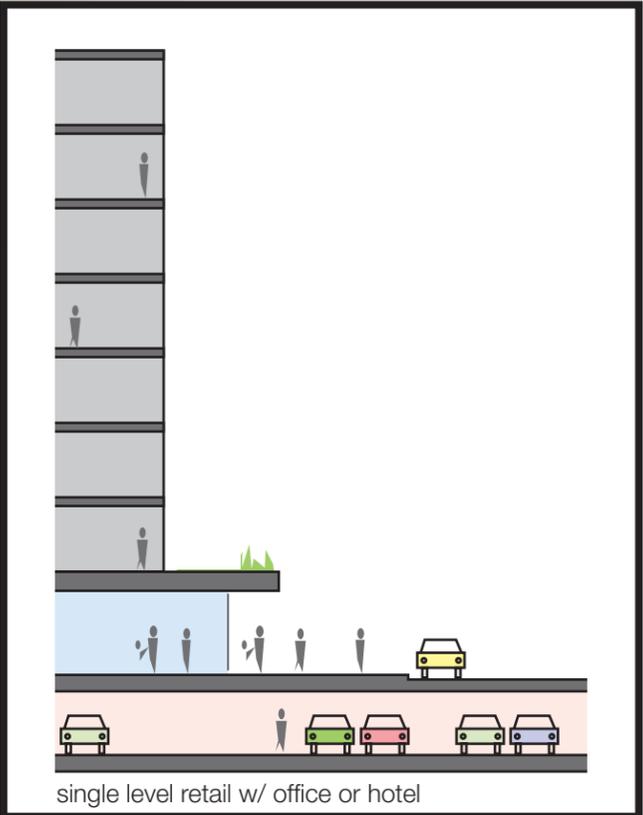
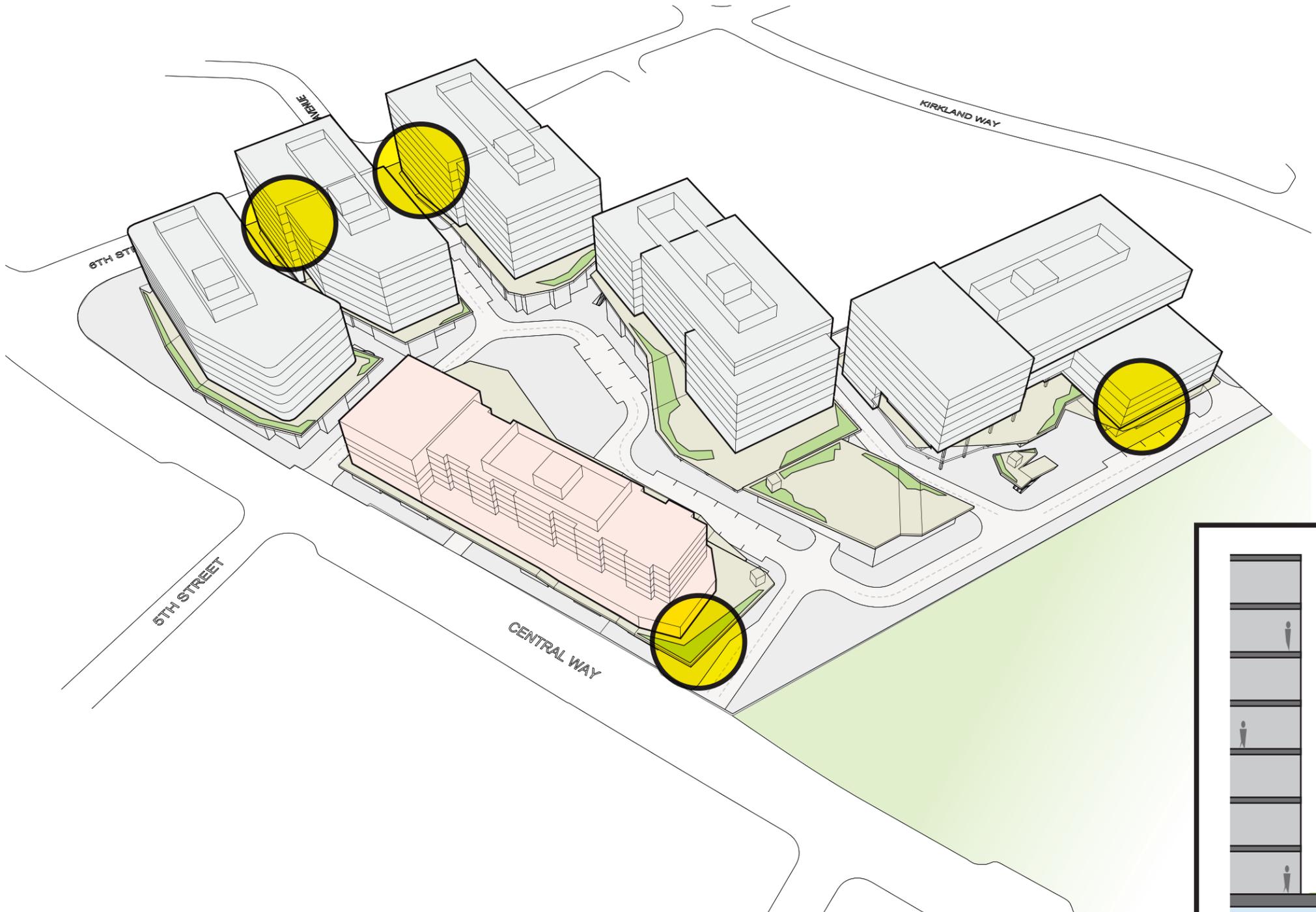
Two Story Retail



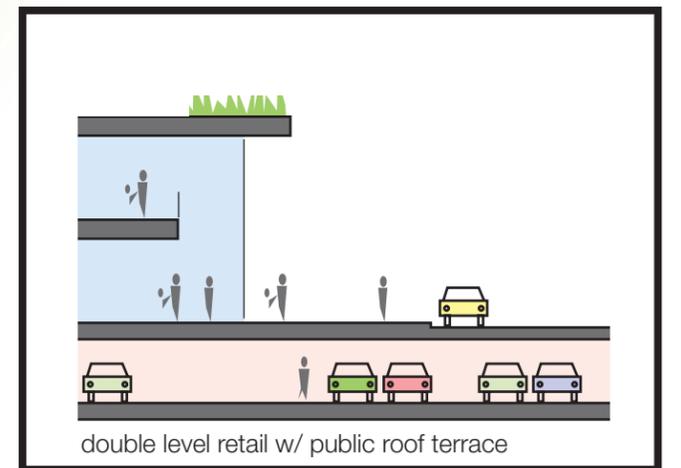
Single Story Retail



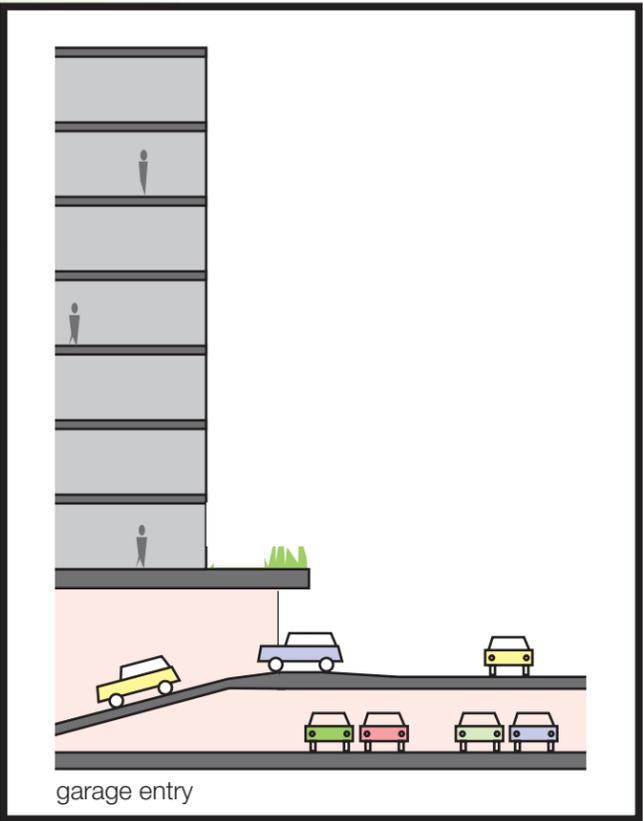
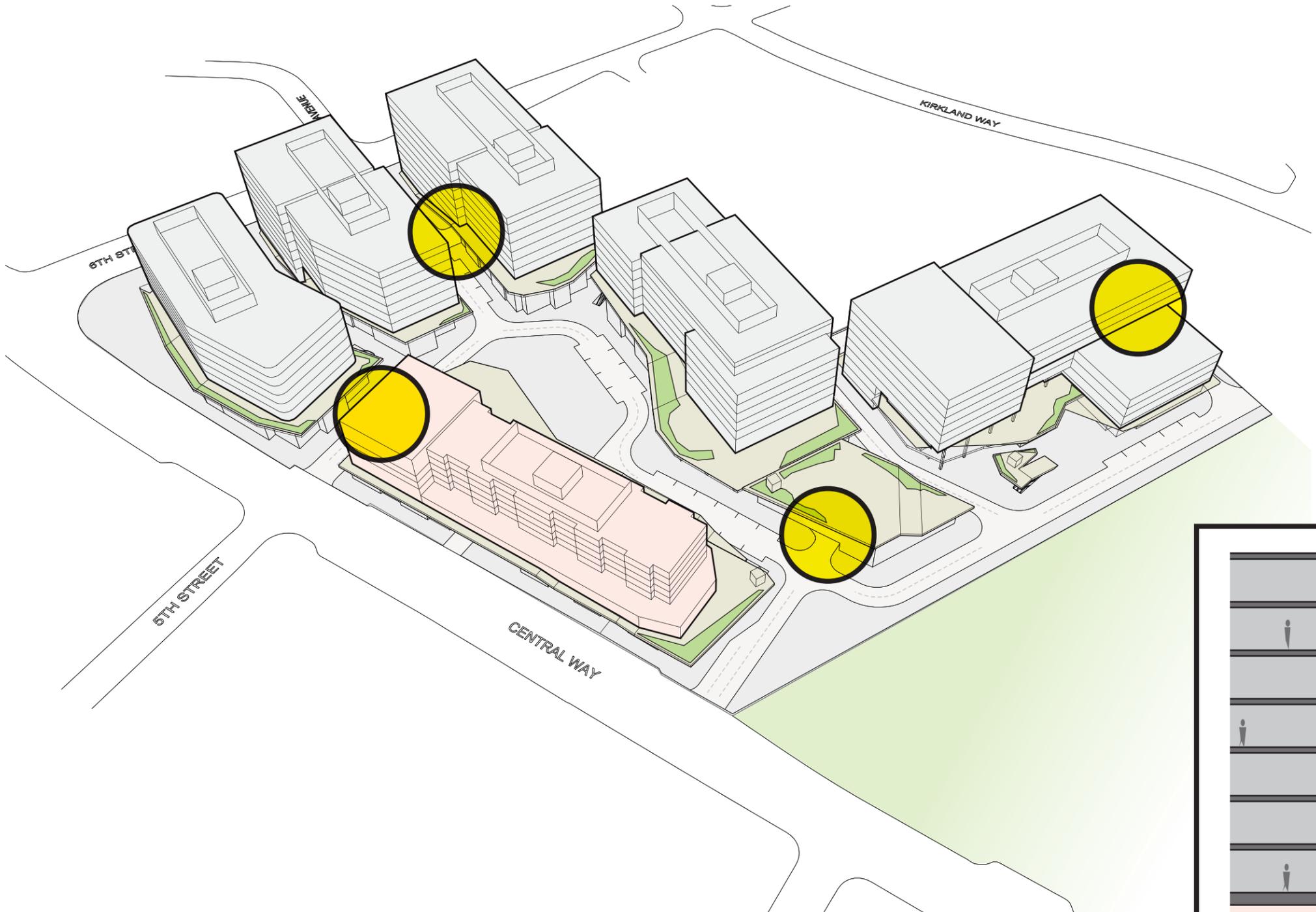
Single Story Retail



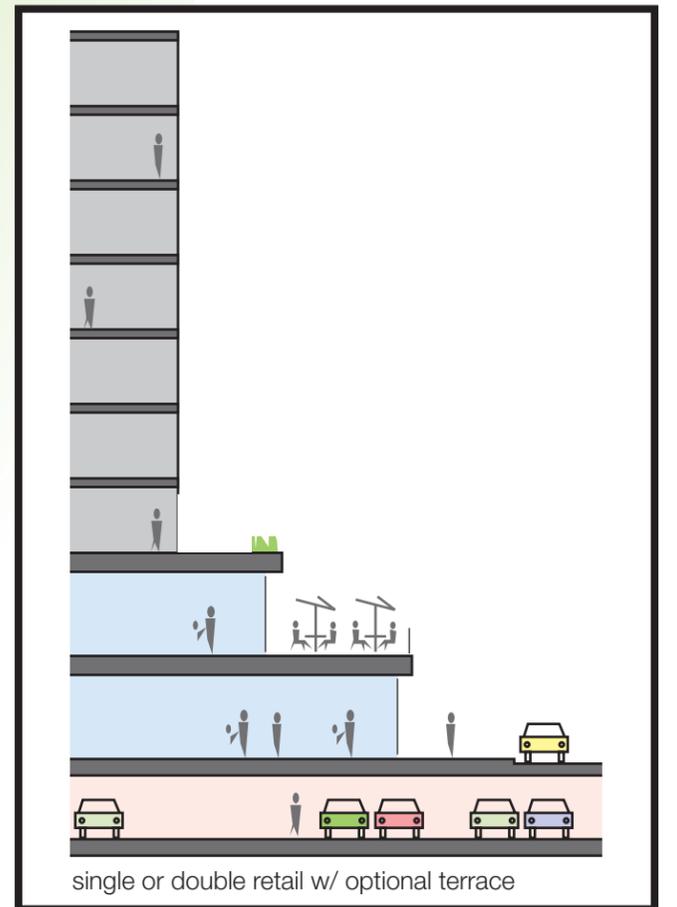
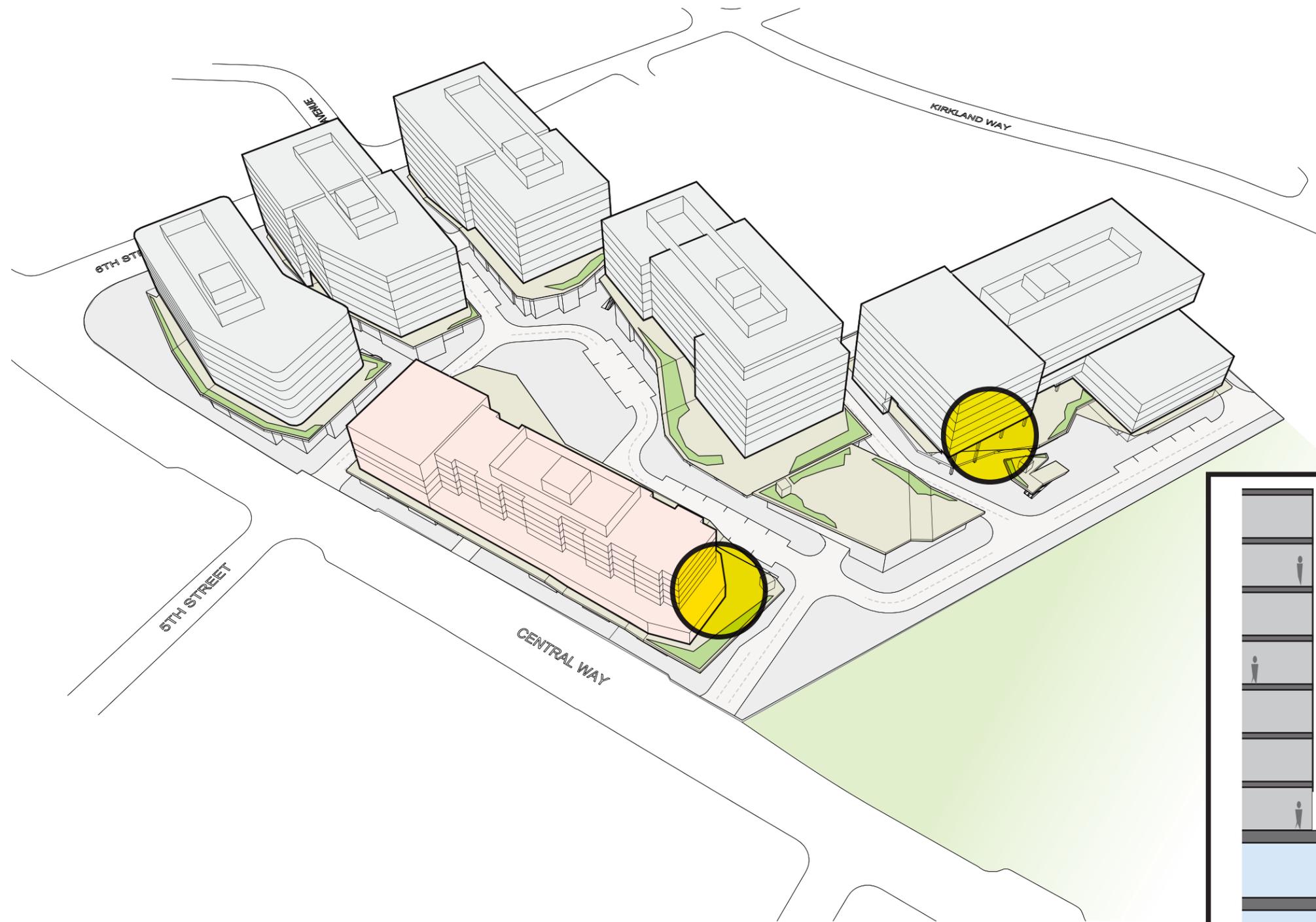
Double Story Retail with Public Roof Terrace



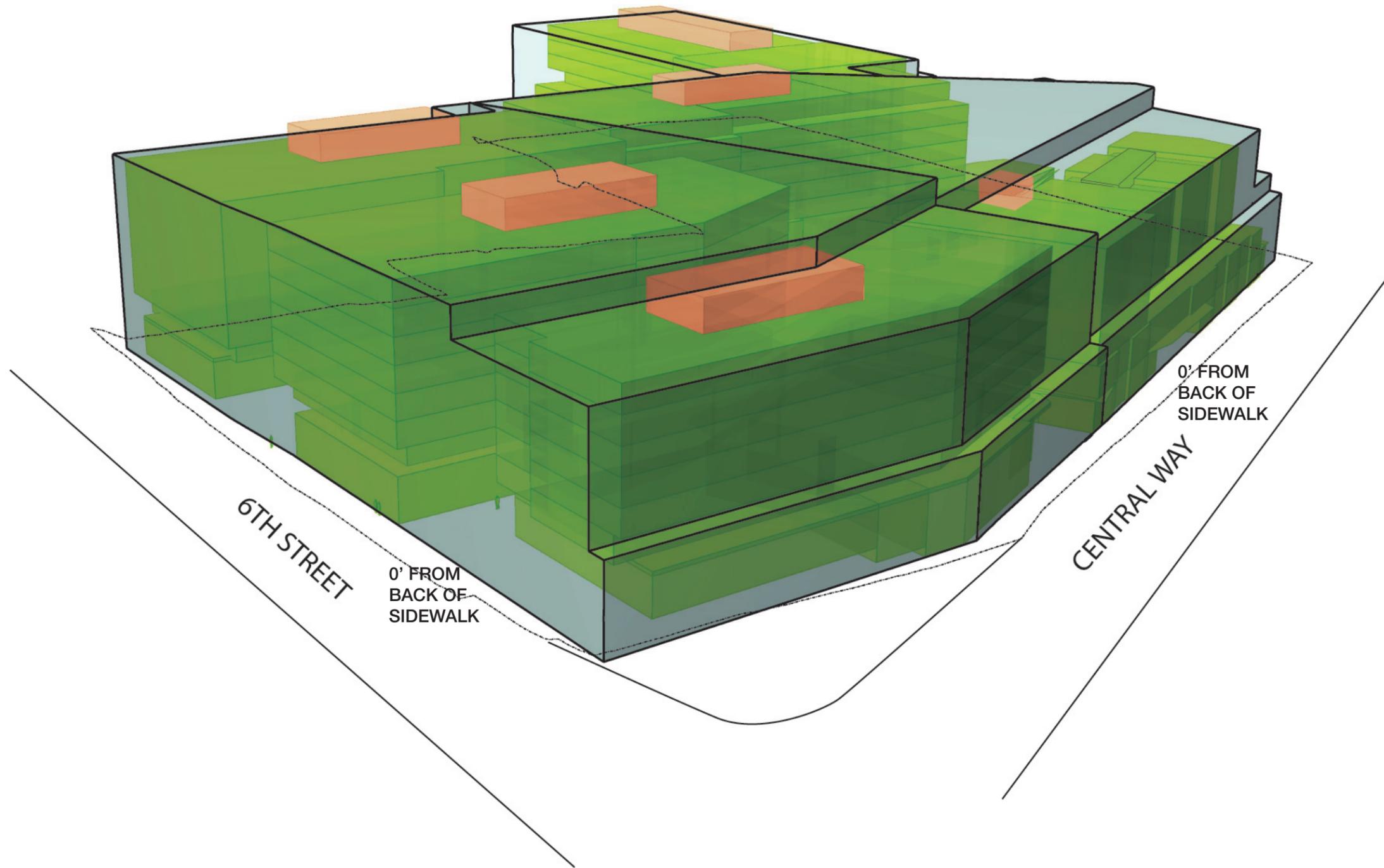
Parking Entry



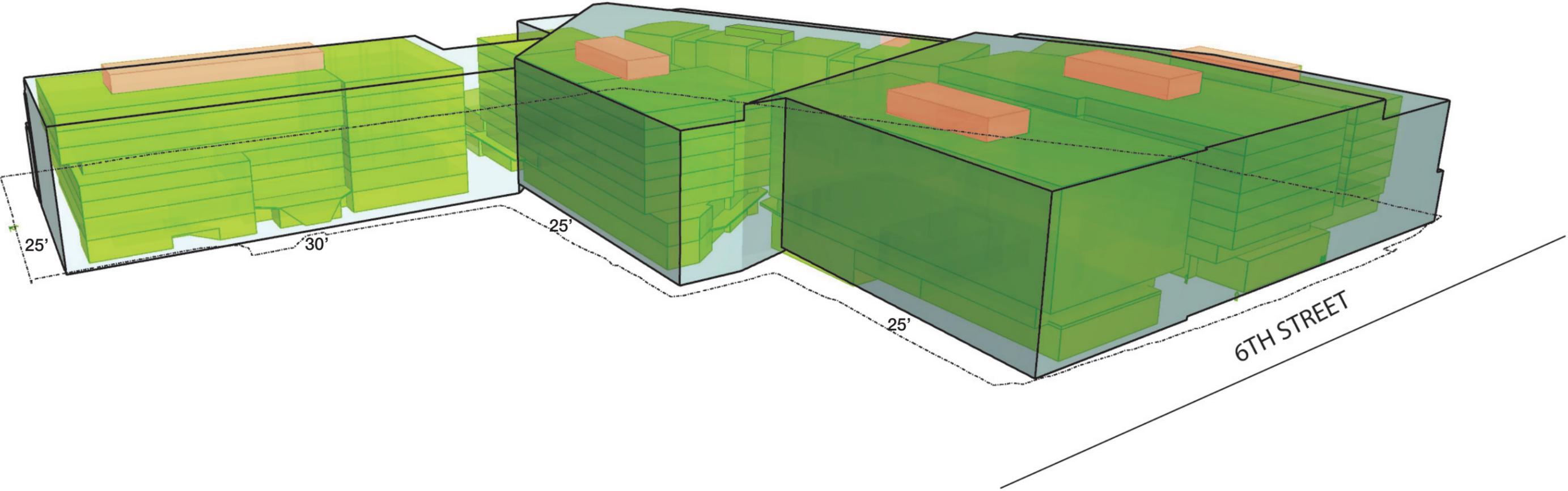
Retail w/ Terrace



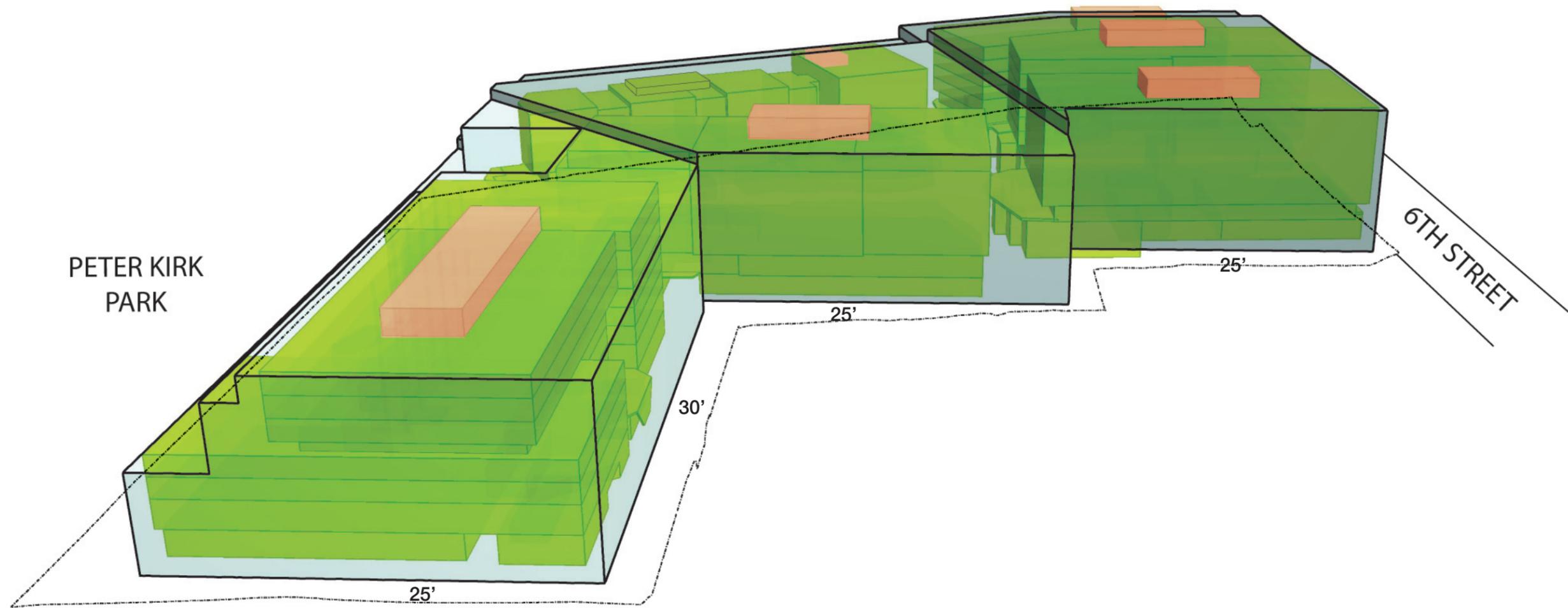
Zoning Envelope



Zoning Envelope

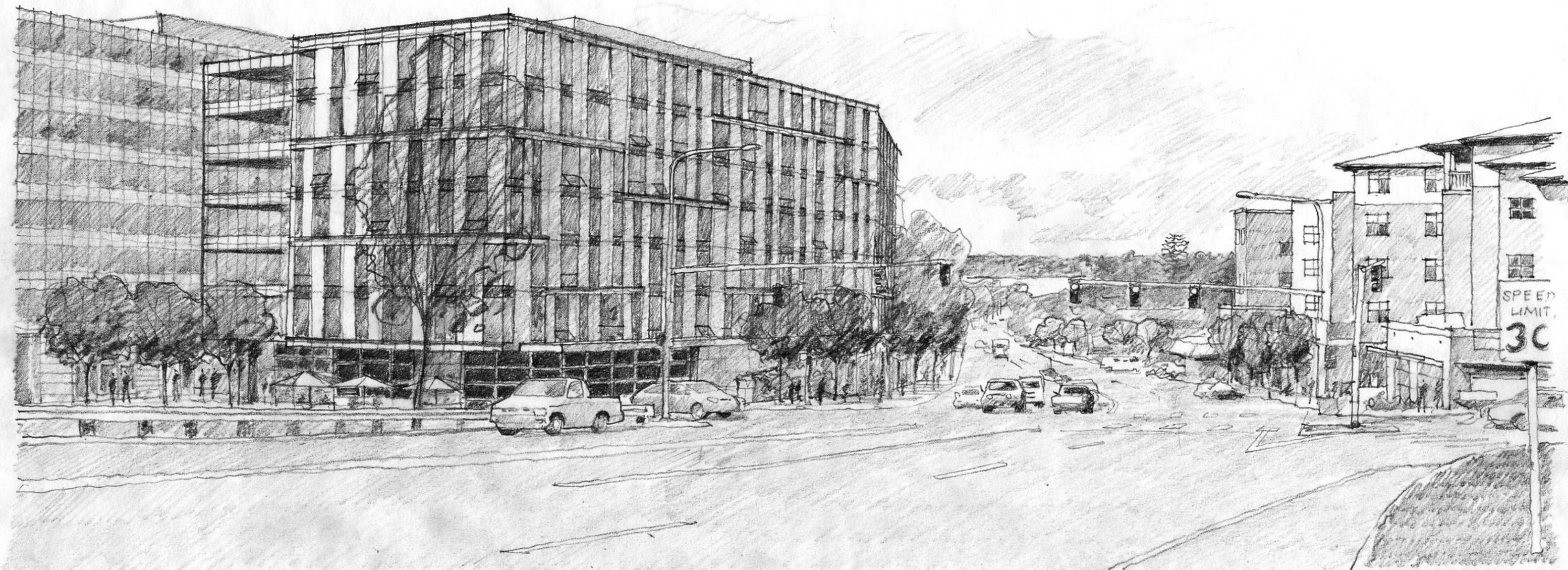


Zoning Envelope

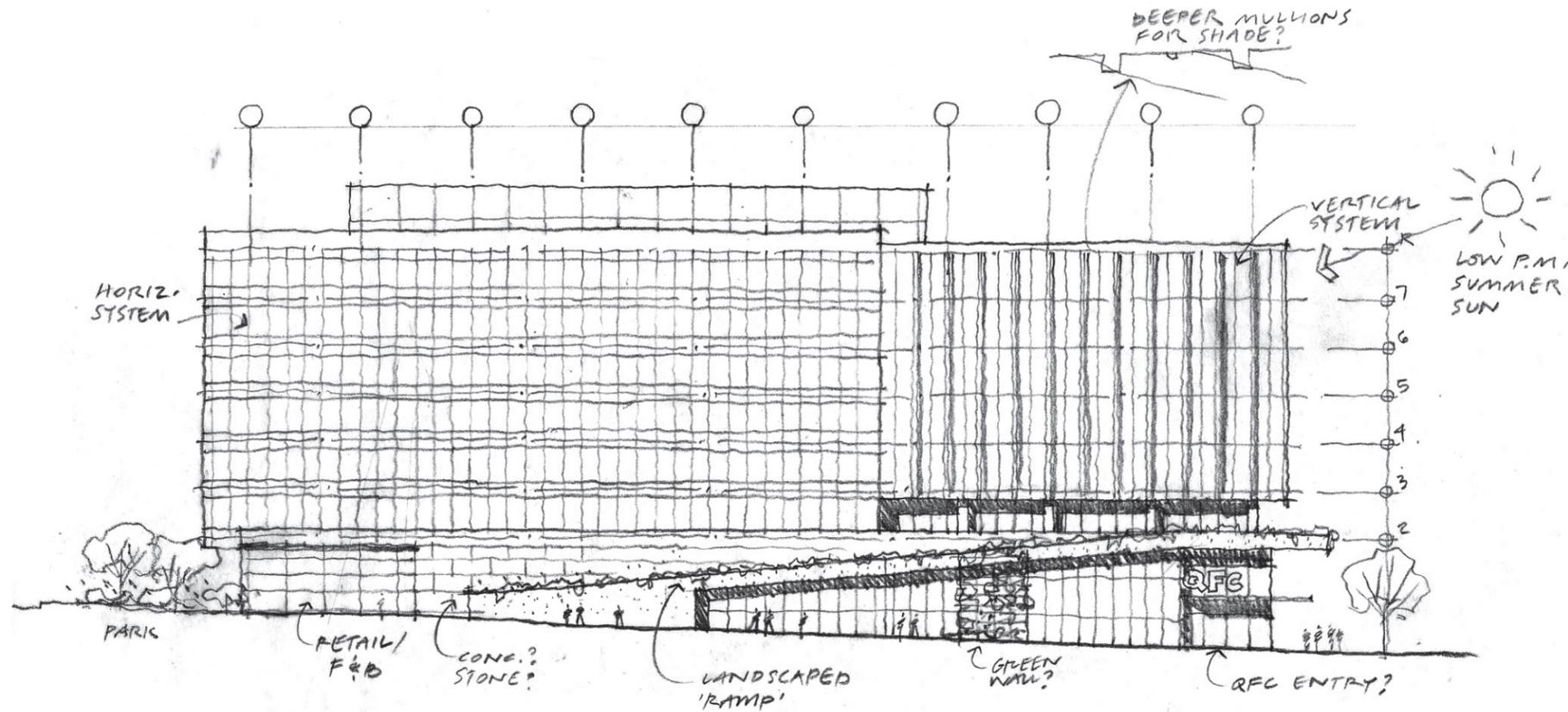




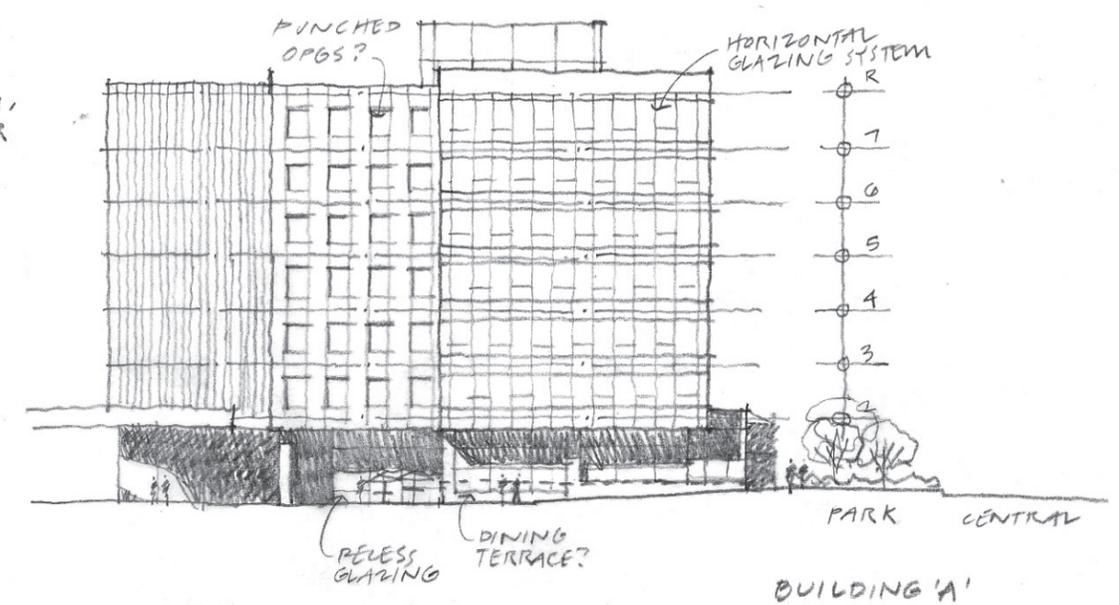
Looking East from Park



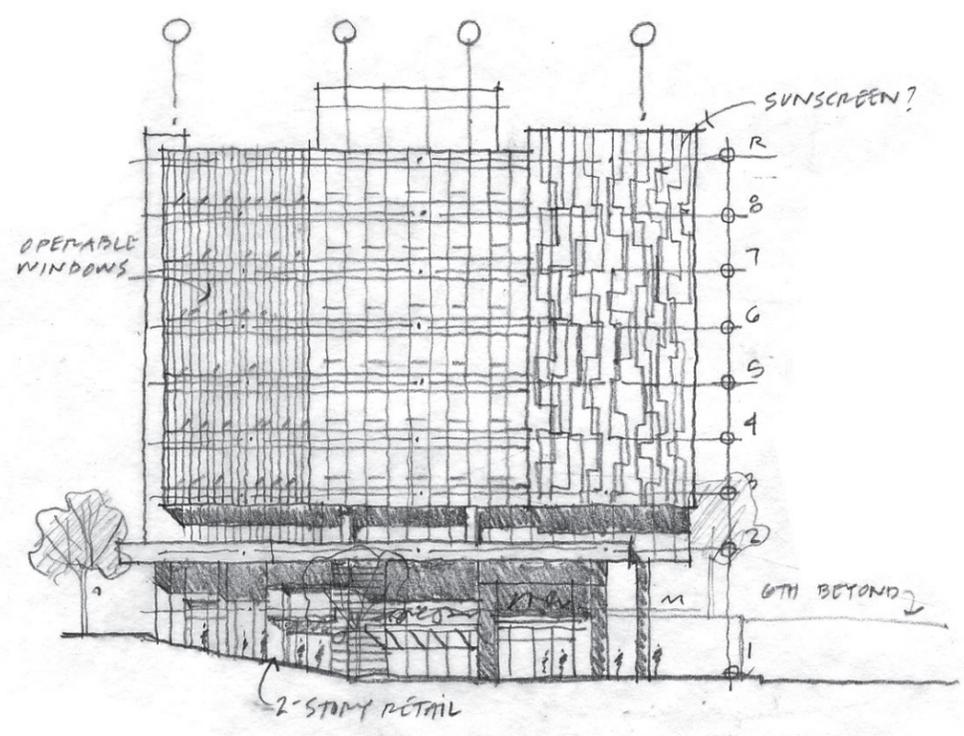
Looking West at Central Way



BUILDING 'A'
NORTH ELEVATION STUDY
1/32" = 1'-0"



BUILDING 'A'
EAST ELEVATION STUDY
1/32" = 1'-0"



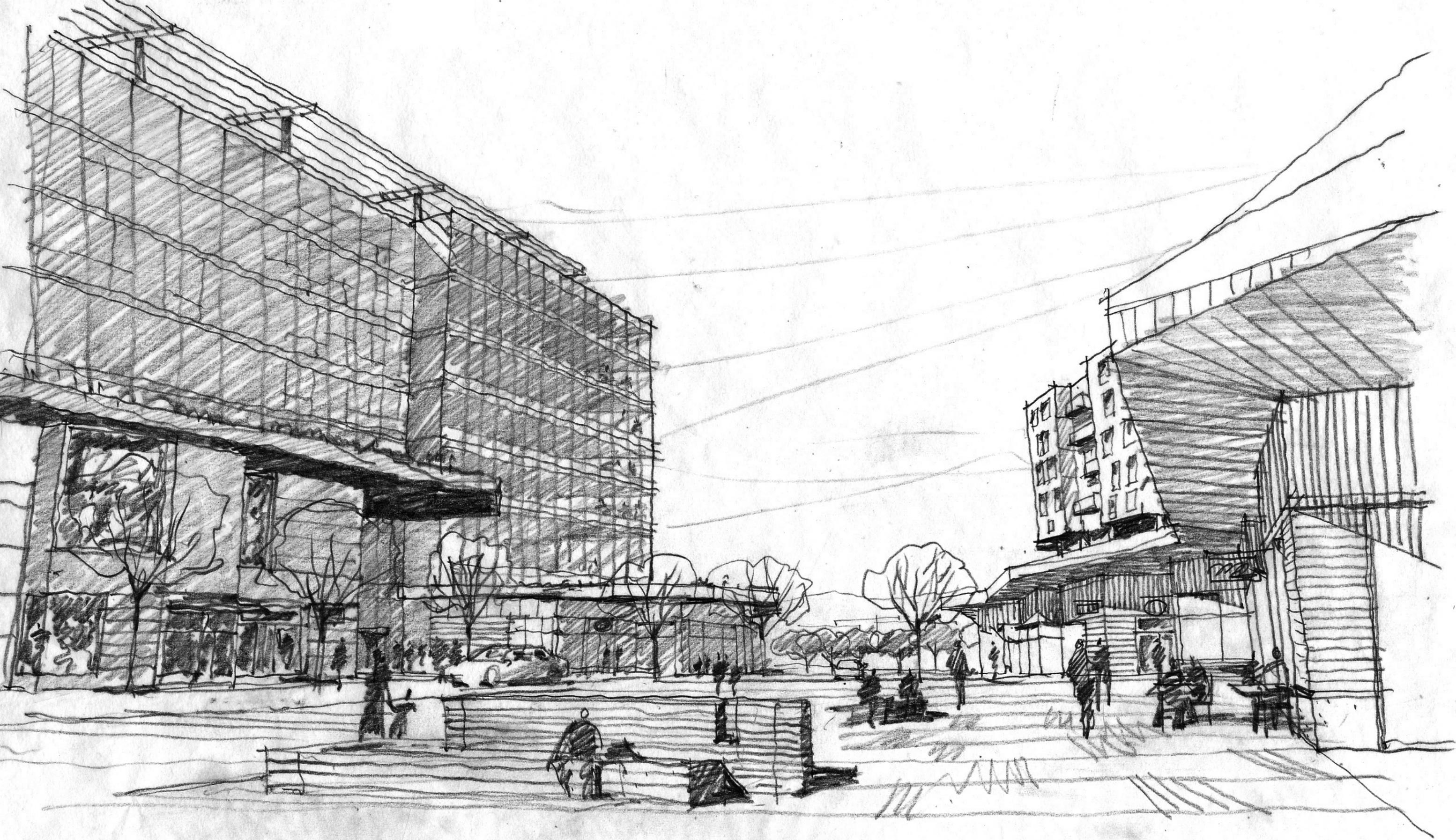
BUILDING 'B'
WEST ELEVATION STUDY
1/32" = 1'-0"

Building A and B Elevation Studies

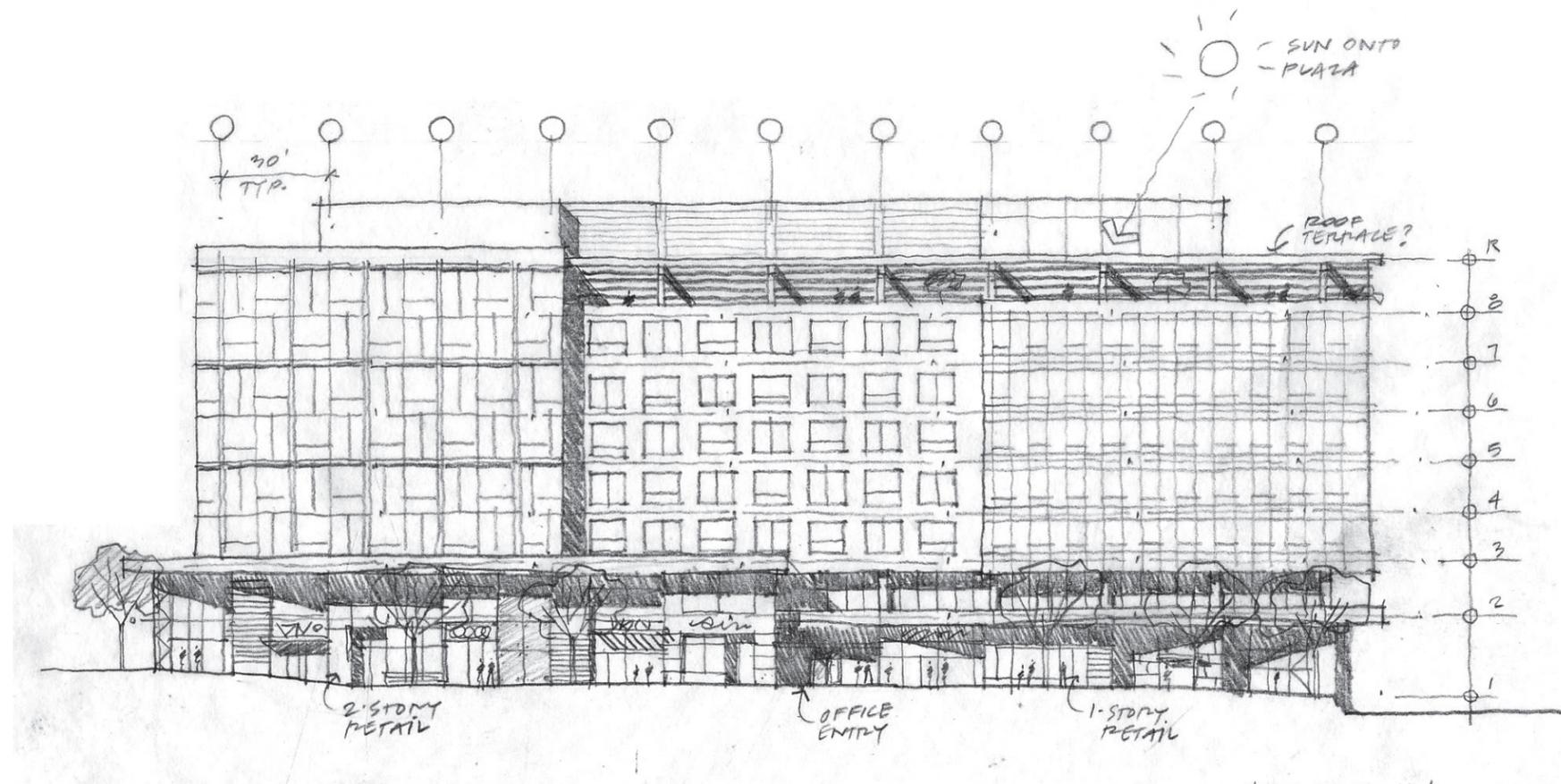


DEAN & DELUCA

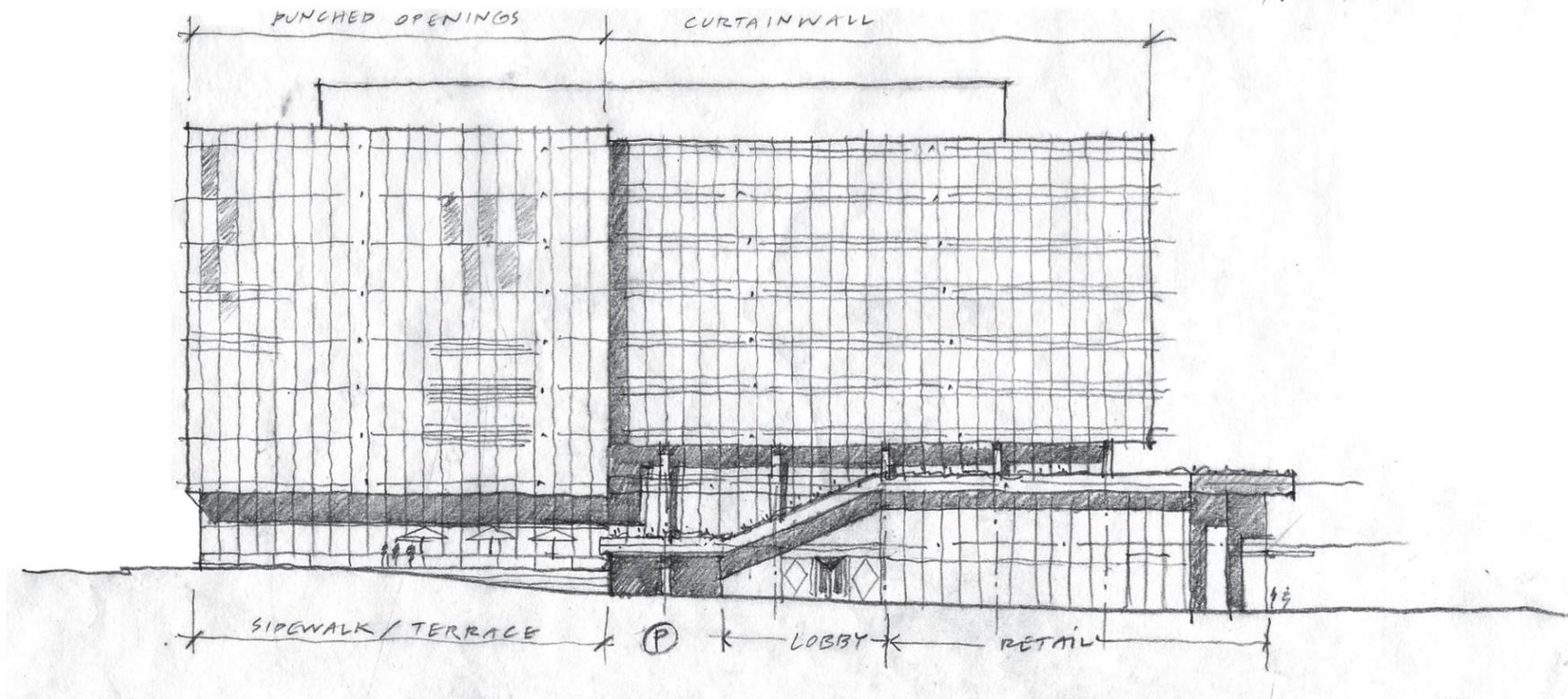
Breezeway Perspective



Looking West at Plaza



BUILDING 'D'
NORTH ELEVATION STUDY
1/32" = 1'-0"

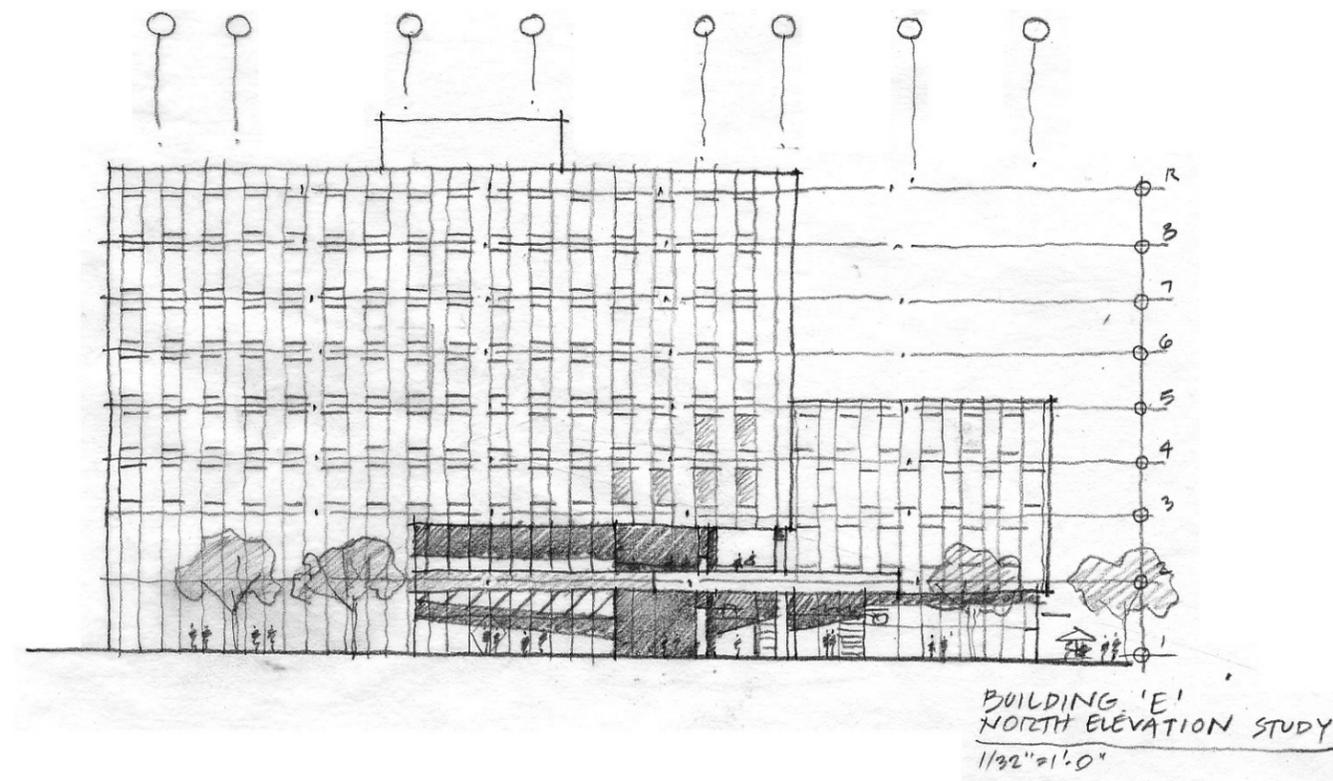
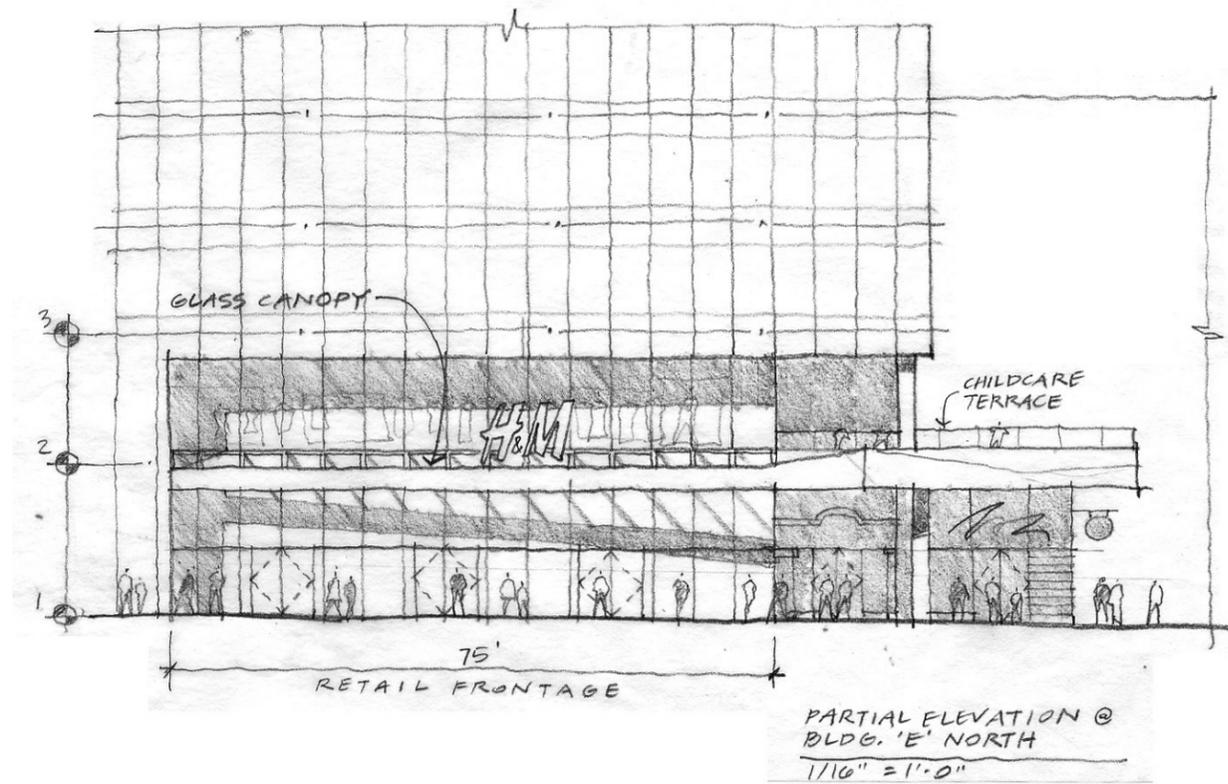


BUILDING 'C'
NORTH ELEVATION STUDY

Building D and C Elevation Studies



Looking East at Plaza

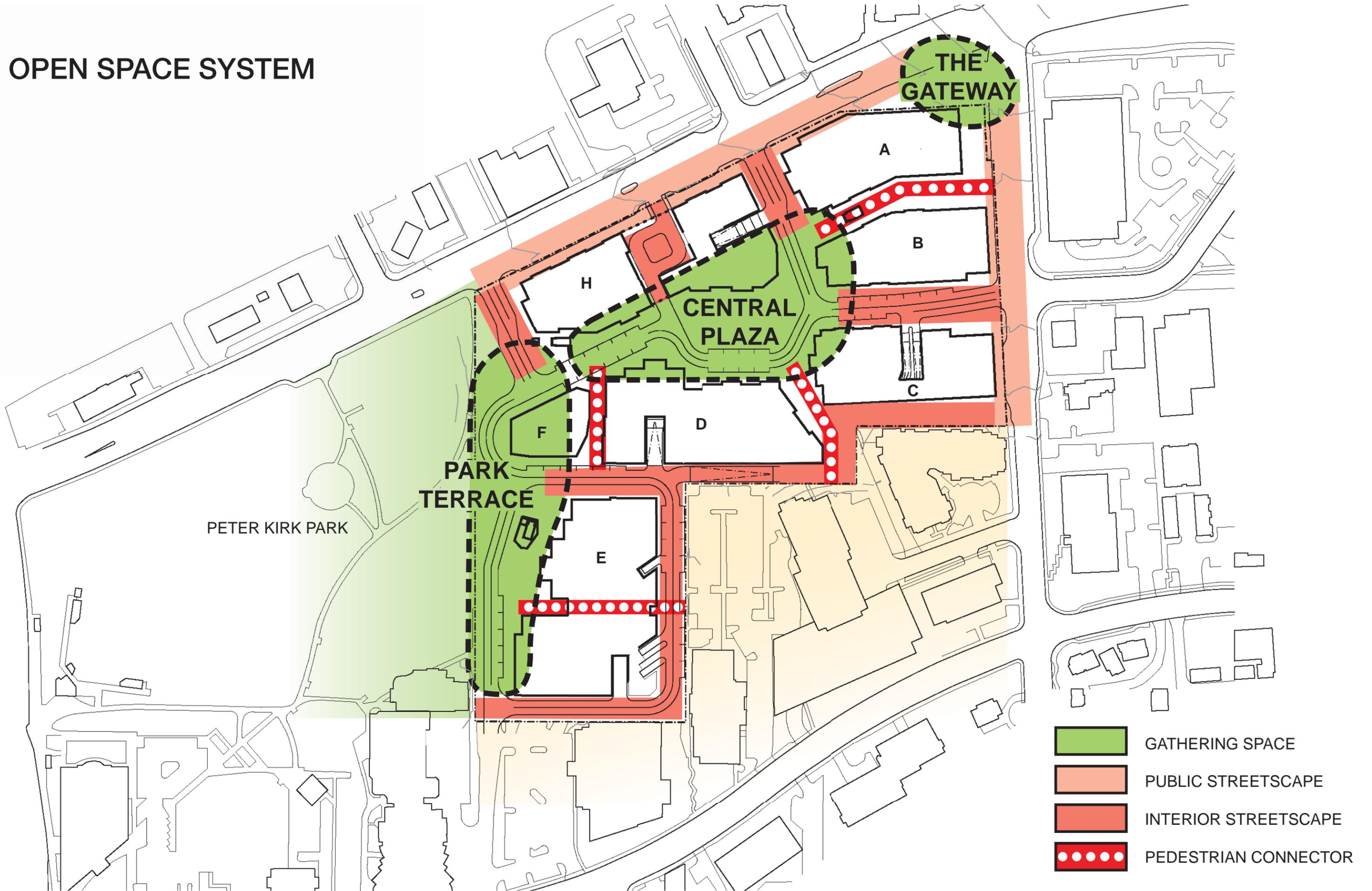


Building E Elevation Studies



Park Promenade

OPEN SPACE SYSTEM

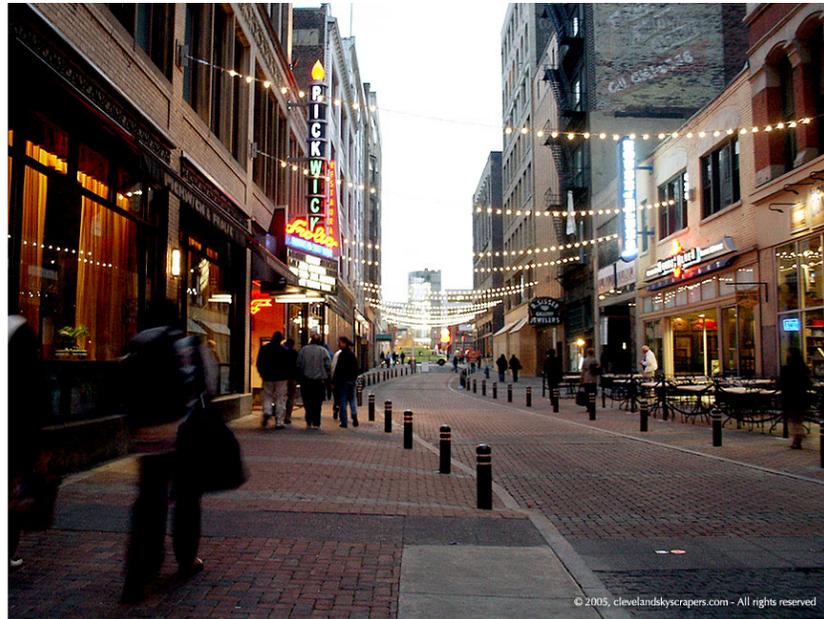
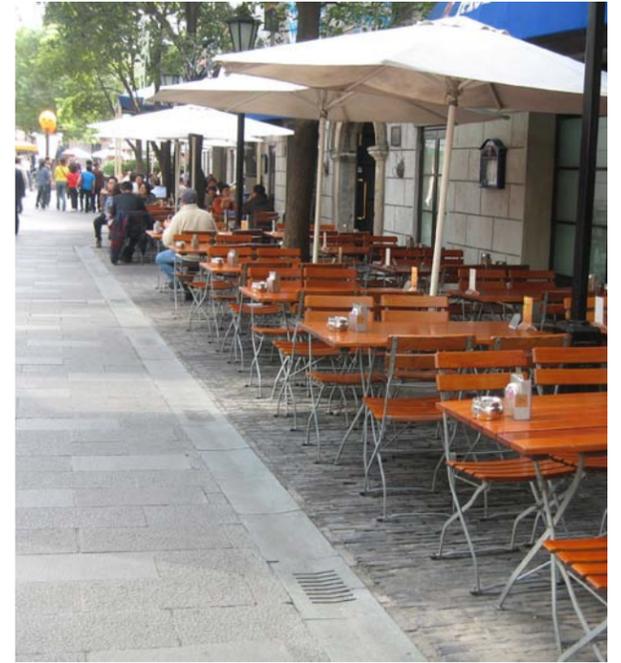


PERIMETER STREETSAPES

CONTEXTUAL / WELCOMING



INTERIOR STREETSCAPES *INVITING / ENERGETIC*

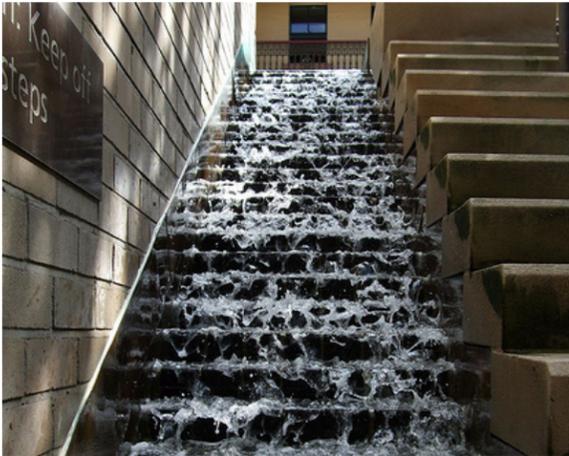
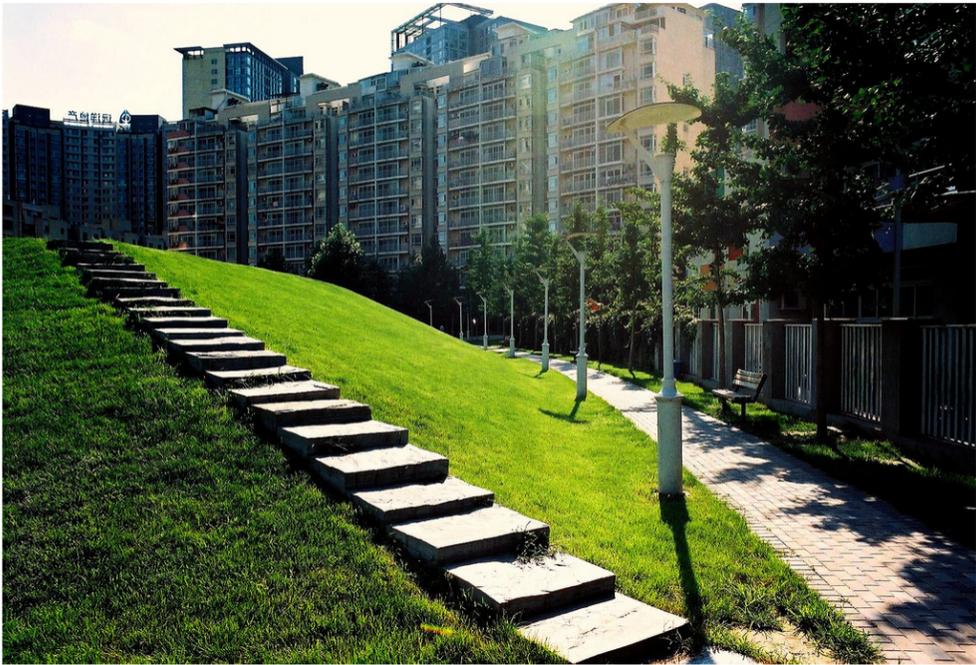


PEDESTRIAN CONNECTORS

DIVERSE / MEMORABLE



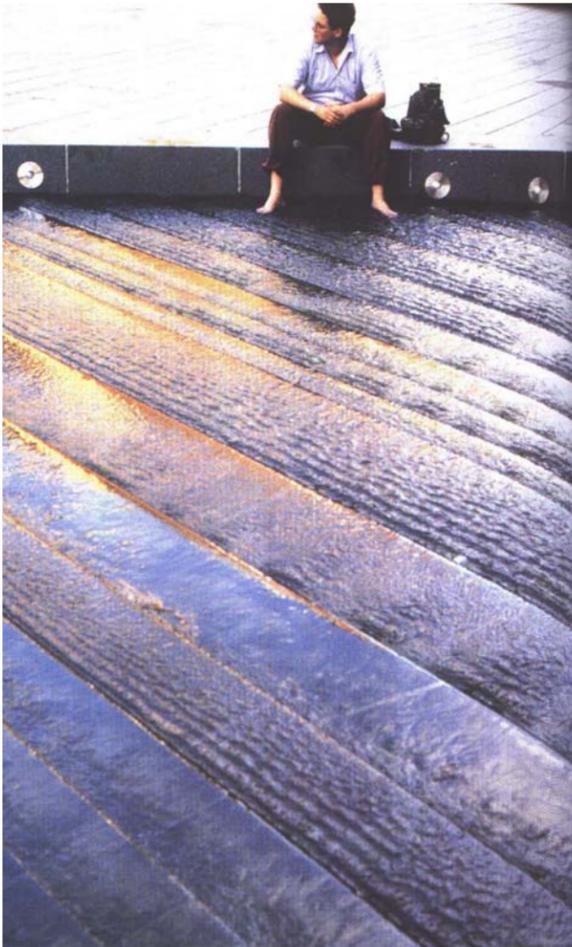
THE GATEWAY *SYMBOLIC / INTRIGUING*



PARK TERRACE COMFORTABLE / GREEN



CENTRAL PLAZA *INSPIRING / FLEXIBLE*



DRB Schedule

Meeting #1 (tonight): Big ideas:

Meetings #2 & #3: **Refinement of building designs**

Meeting #4: **Final building Schematic Design / Landscape and open space concepts**

Meeting #5: **Final landscape Schematic Design / Architectural follow-up**

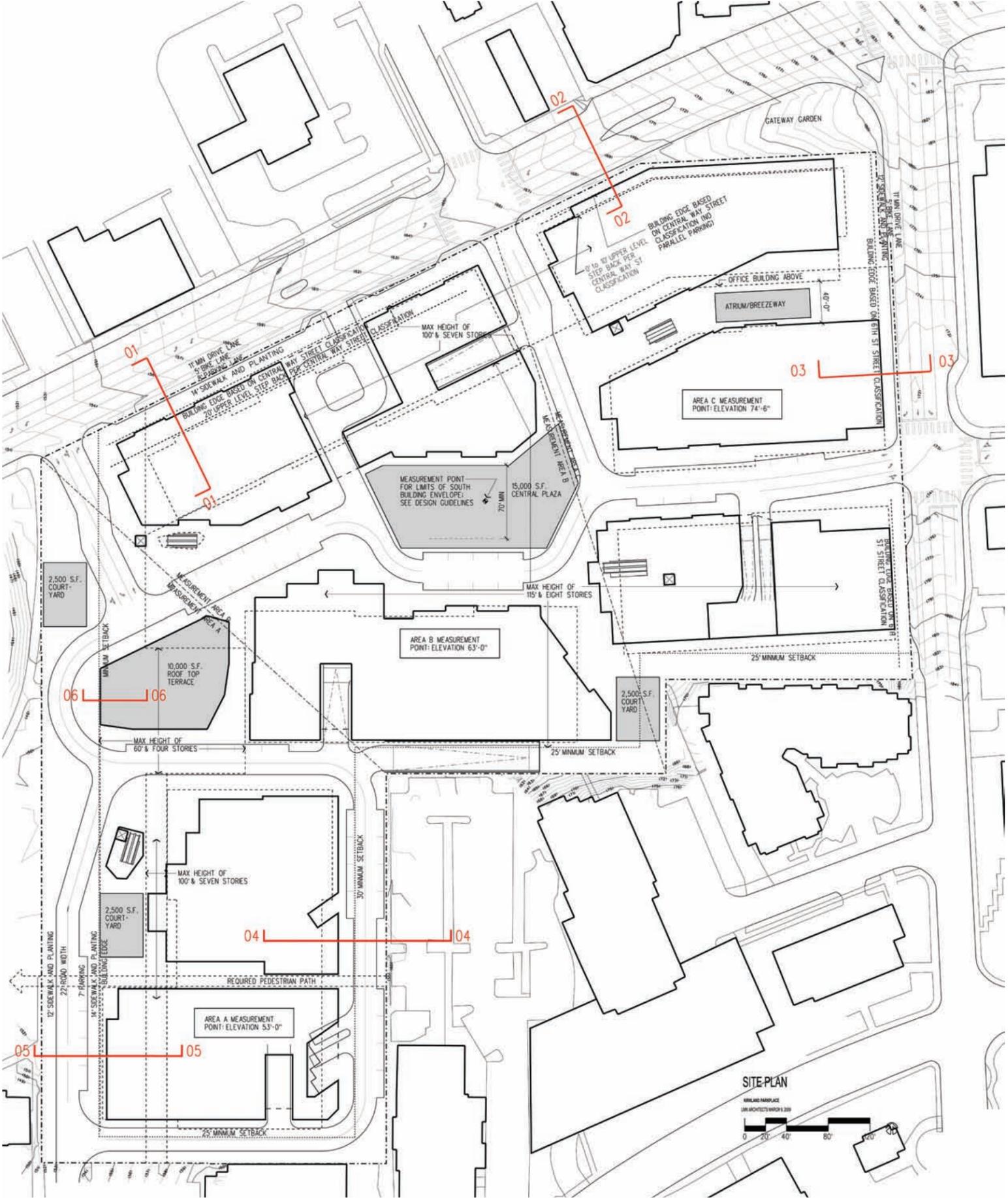
Tonight's Discussion Topics

- Site Plan Circulation Update
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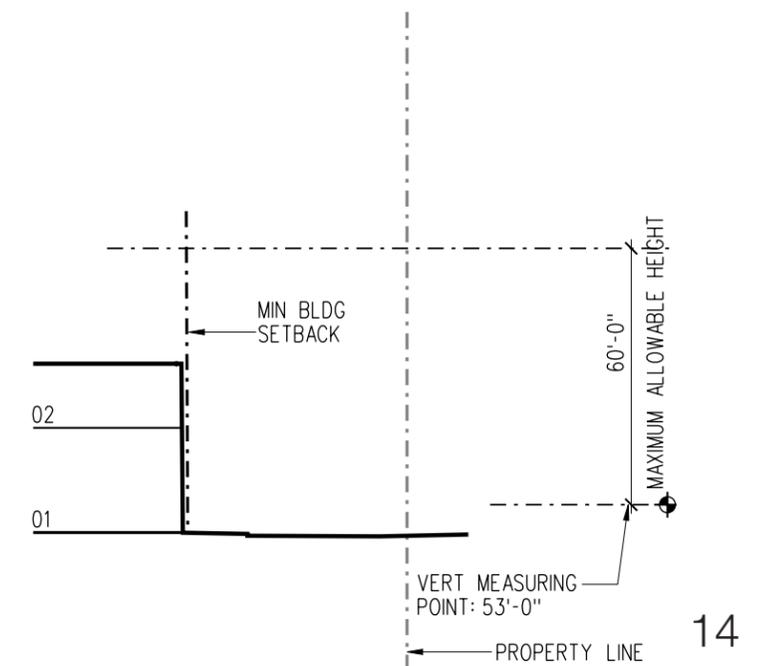
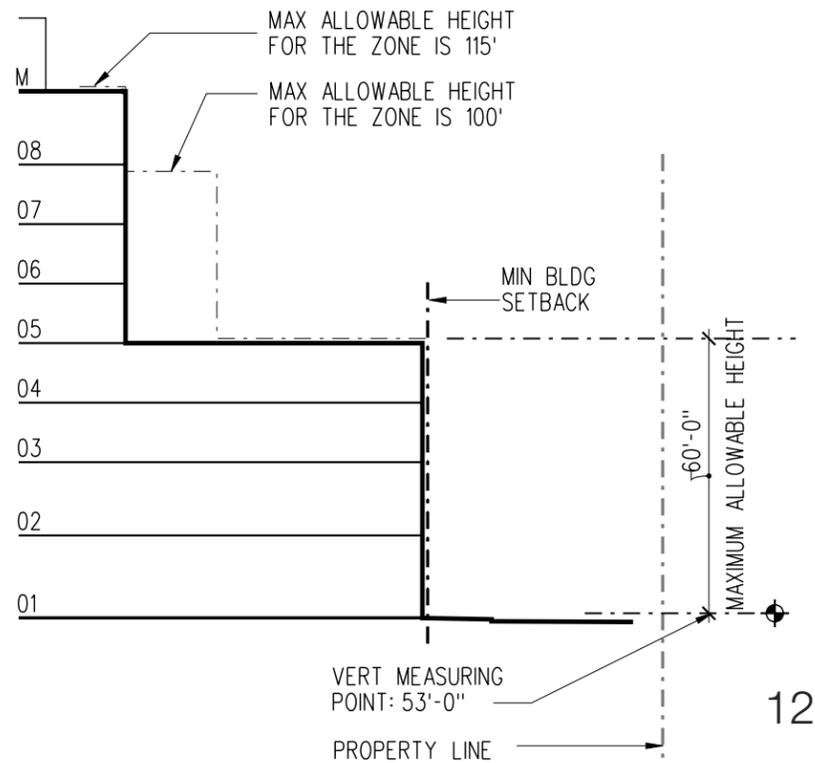
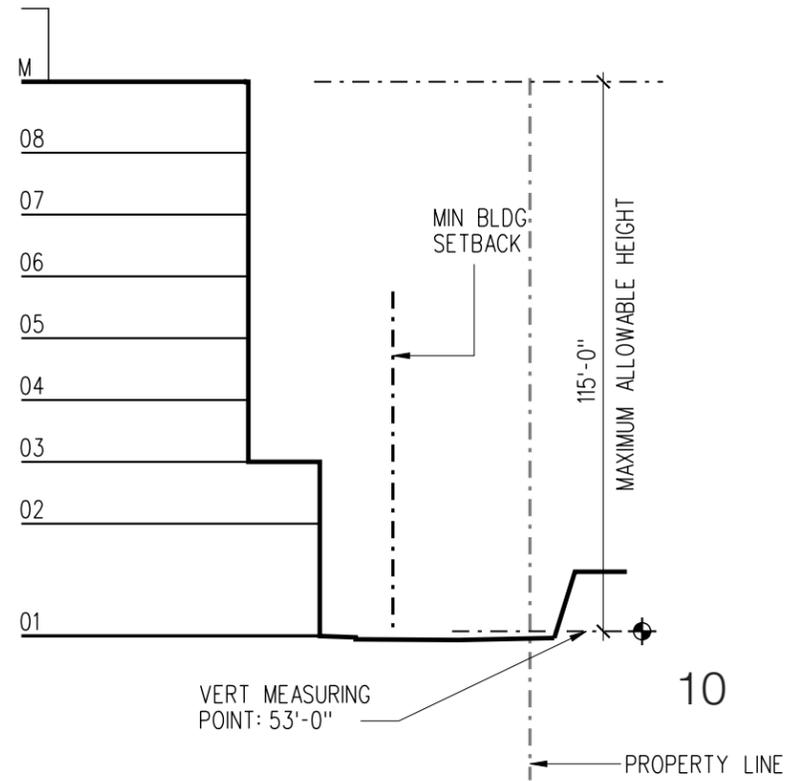
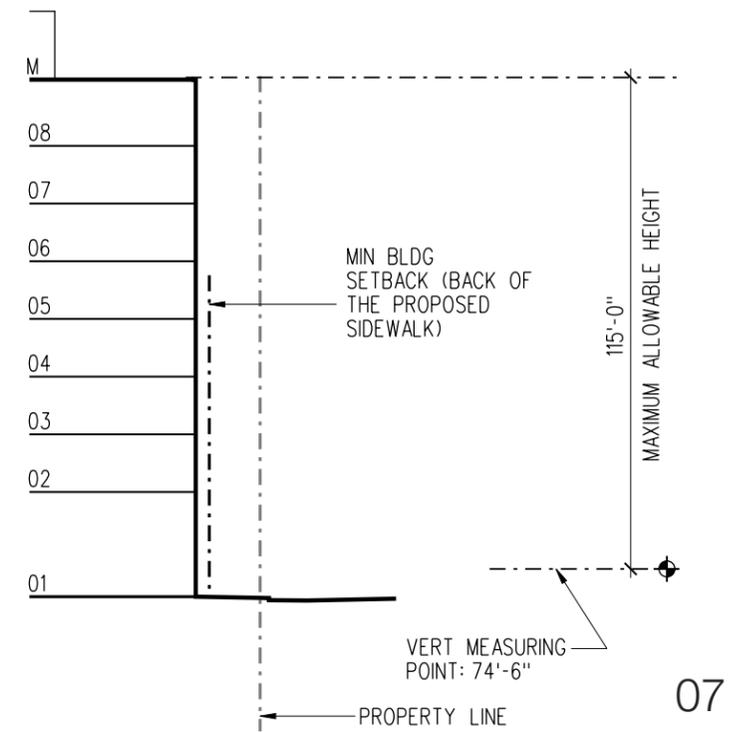
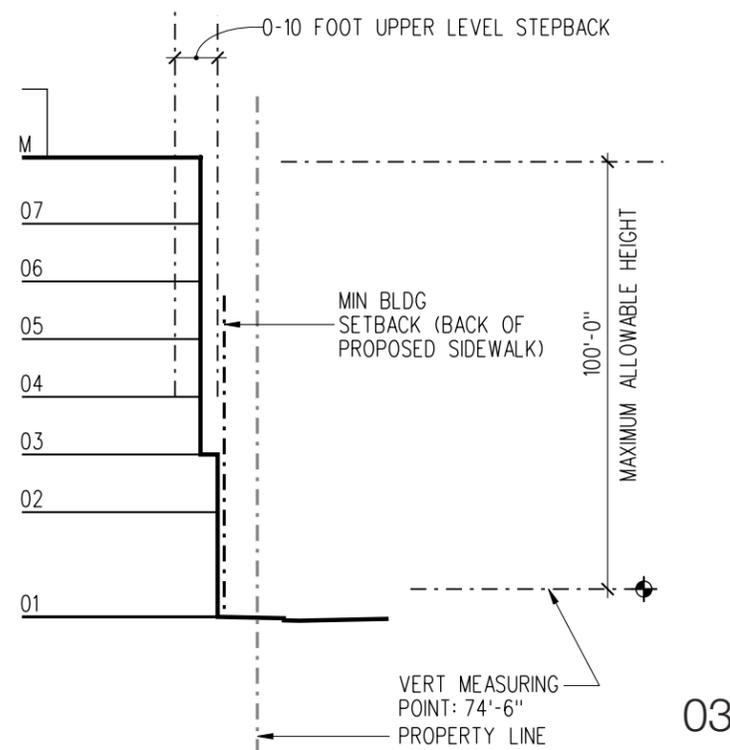
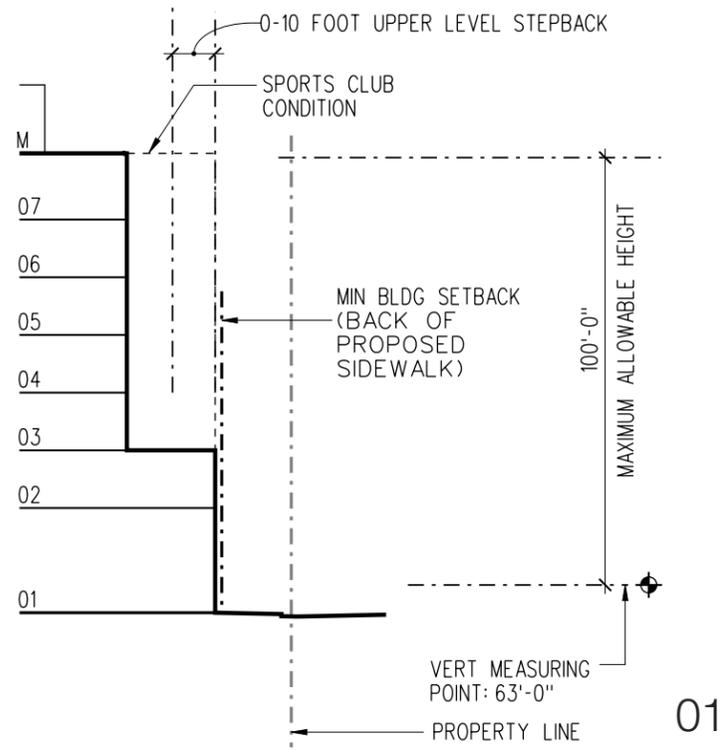
Model Photos

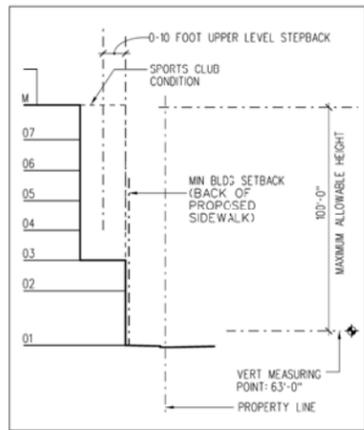


Zoning Plan

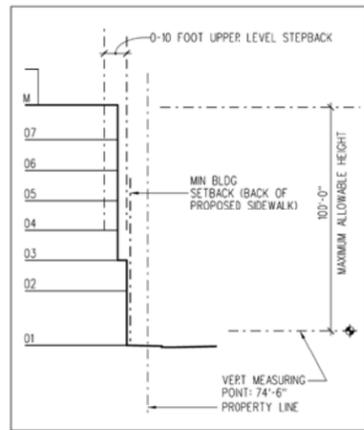


Perimeter Sections

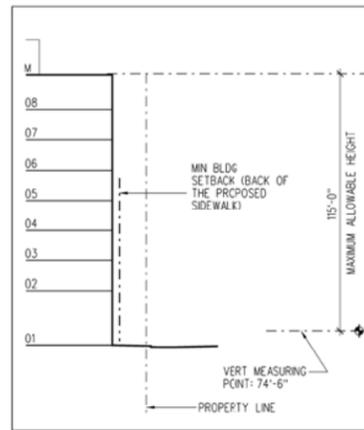




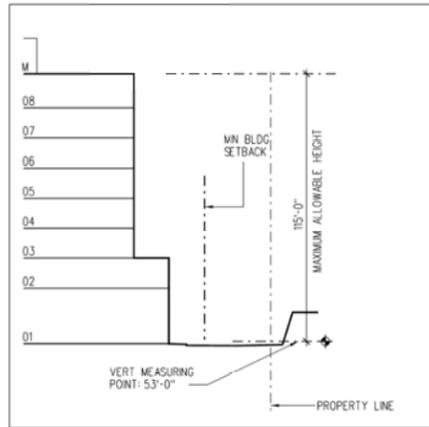
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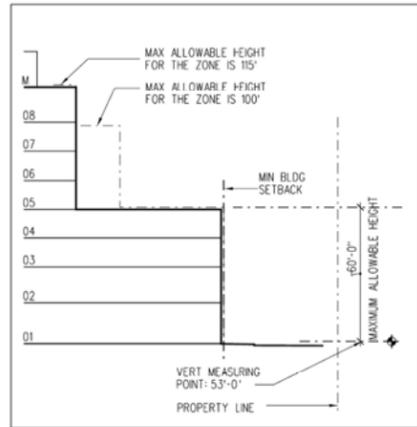
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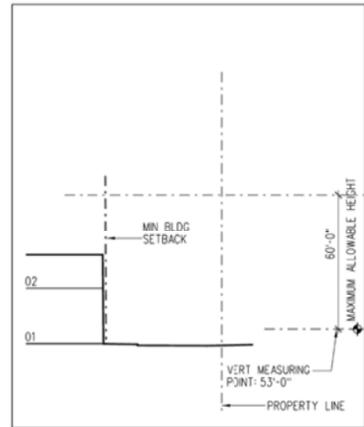
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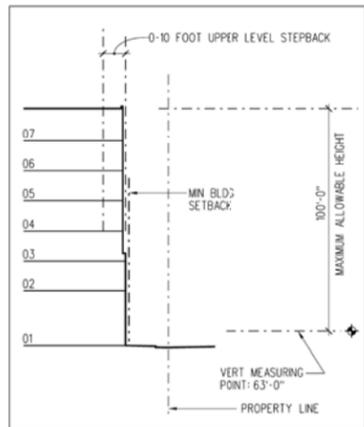
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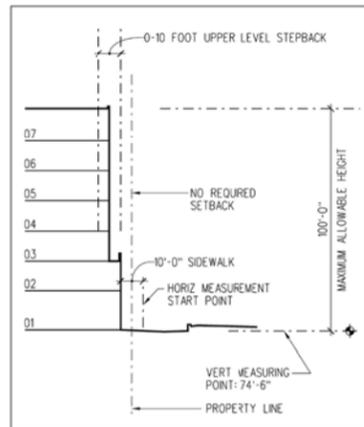
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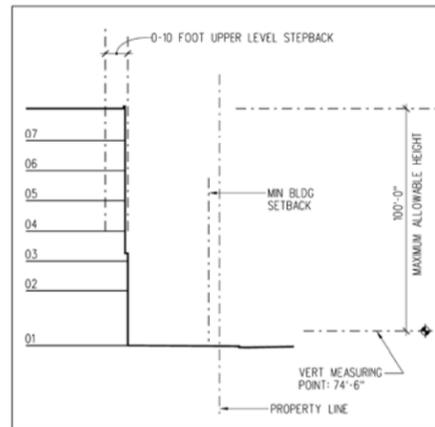
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07

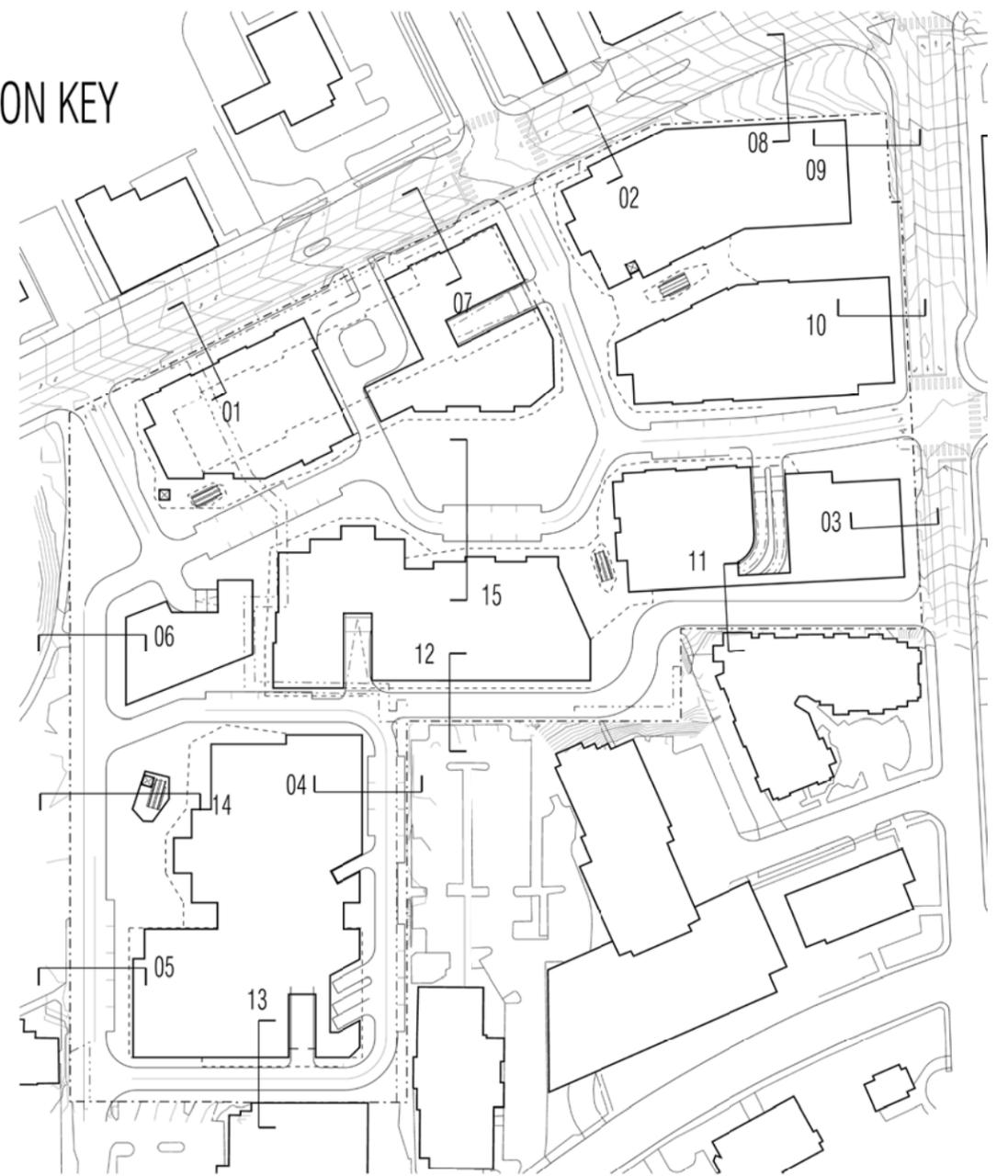


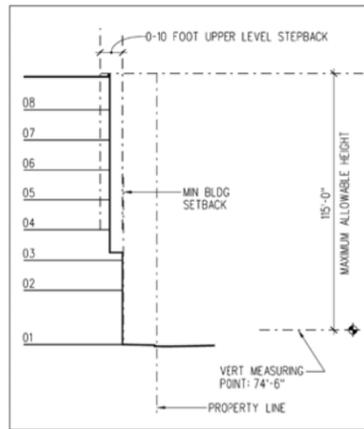
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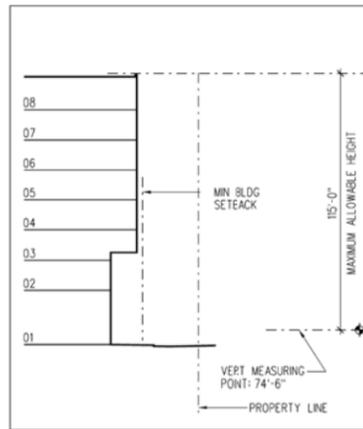
09

SECTION KEY

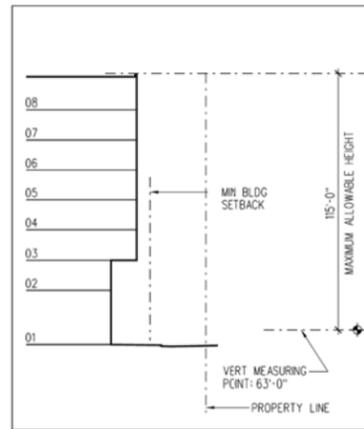




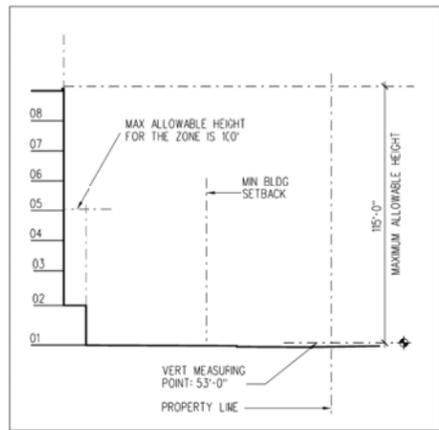
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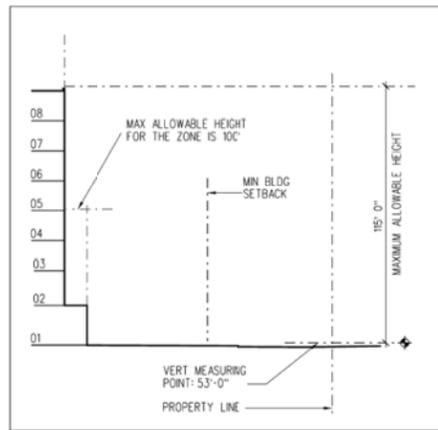
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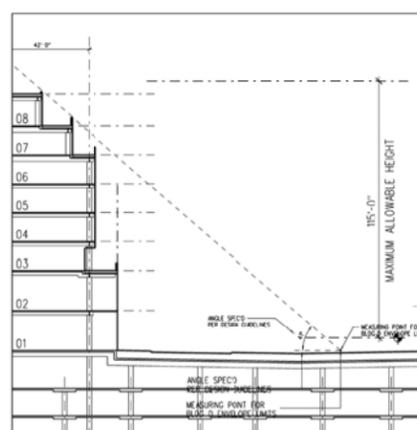
12



13



14



15

SECTION KEY

