KIRKLAND PARKPLACE

Mixed-Use Development

457 CENTRAL WAY
KIRKLAND, WA 98033

DESIGN REVIEW CONFERENCE
SUBMITTAL DATE: JULY 20, 2015
PRESENTATION DATE: AUGUST 17, 2015

COLLINS WOERMAN

RYAN
BUILDING LASTING RELATIONSHIPS

TALON
PRIVATE CAPITAL

PROJECT INFORMATION

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TABLE OF CONTENTS

INTRODUCTION

2 Table of Contents
3 Development Objectives
4 Site Survey
6 Response to CDC

FULL BUILD OUT CONCEPT

7 Development Overview
9 Site Plans
18 Site Elevations
20 Site Sections
22 Shadow Studies

PHASE 1 DEVELOPMENT CONCEPT

23 Phase 1 Overview
25 Site Plans
38 Pedestrian Circulation
40 Site Elevations
42 Site Sections
44 Site Perspectives

BUILDING A

(Program and Configuration Under Development)

BUILDING E

47 Floor Plans
54 Building Elevations
58 Perspectives

BUILDING F

60 Floor Plans
68 Building Elevations
72 Perspectives

BUILDINGS E & F RESPONSE TO DESIGN GUIDELINES

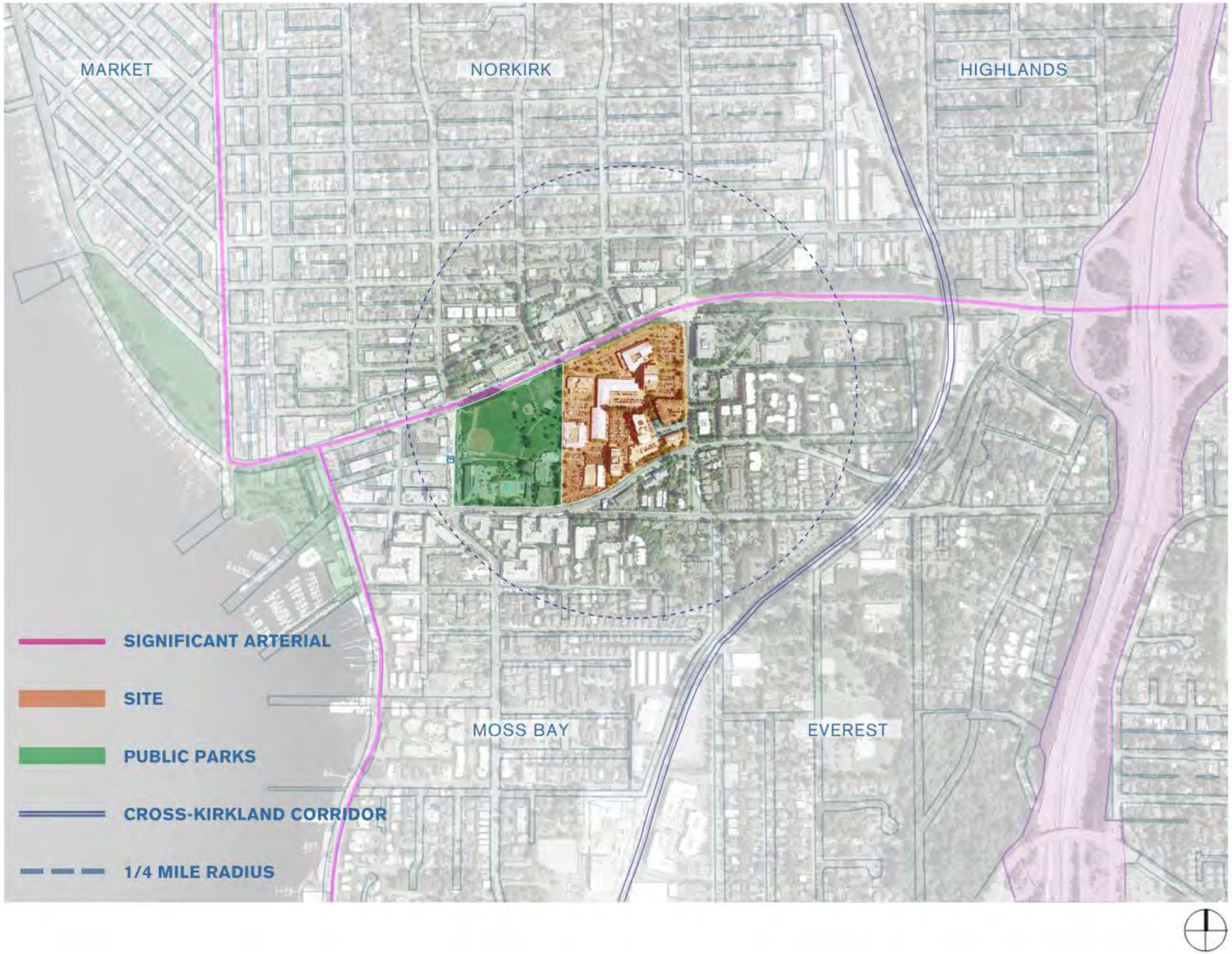
74 Buildings E & F Guidelines Response Diagram
76 Building E Design Guidelines Response Narrative
78 Building F Design Guidelines Response Narrative

SITE DESIGN AND LANDSCAPE CONCEPT

80 Guiding Principles
81 Context Diagram
82 Site Program Diagram
83 General Site Character Images
84 Central + Park Plazas
86 Upper PLaza
88 Central Way + 6th Street
89 East Plaza
91 Tree Plan

Reviewed by: _____

VICINITY MAP



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 containing approximately 205 units. Future phases will include additional office, retail, entertainment and residential uses. The Phase 1 residential building depicted represents a maximum building height of 8 stories. This building is still in development and will be revised.

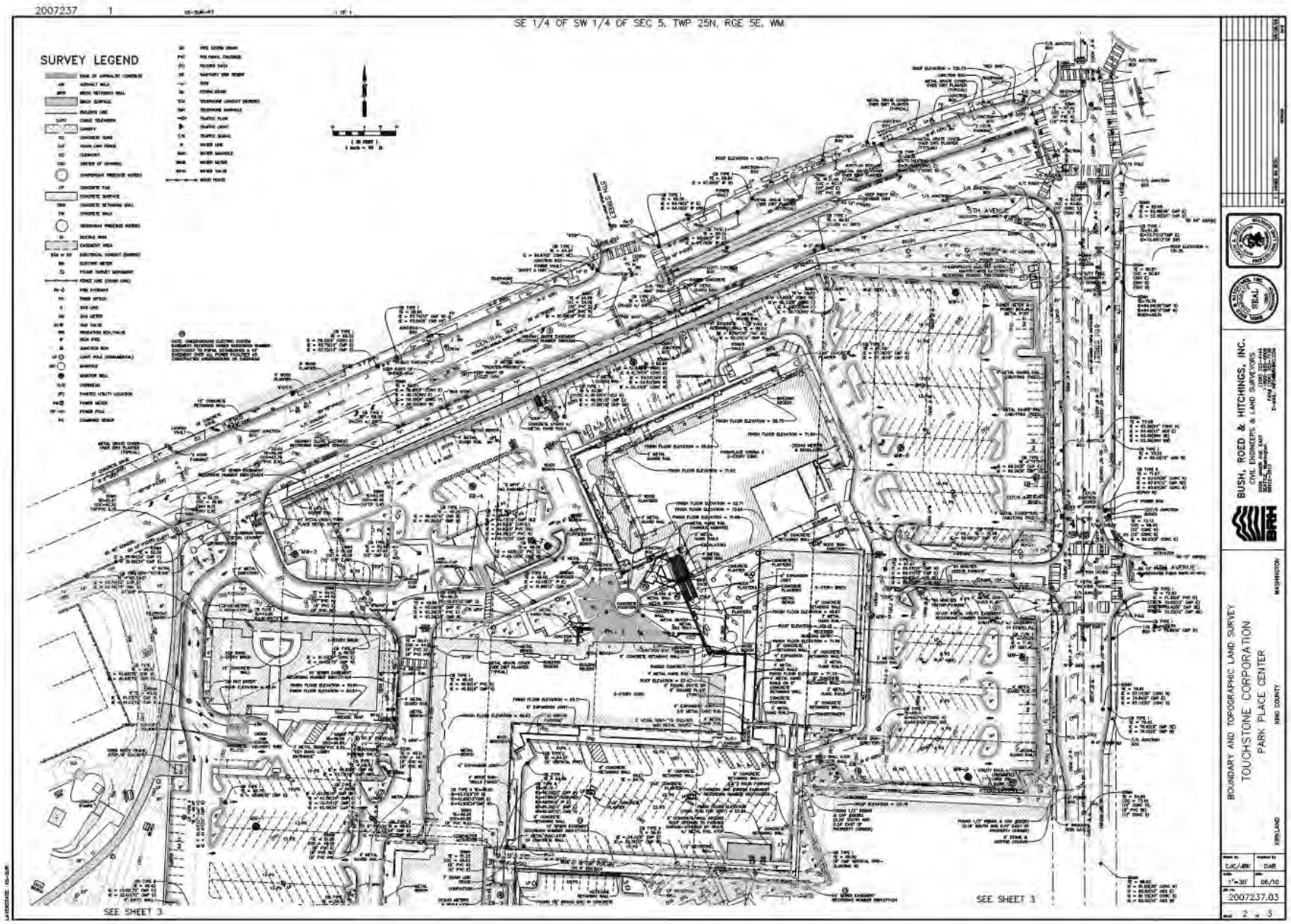
MINOR MODIFICATION REQUEST

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

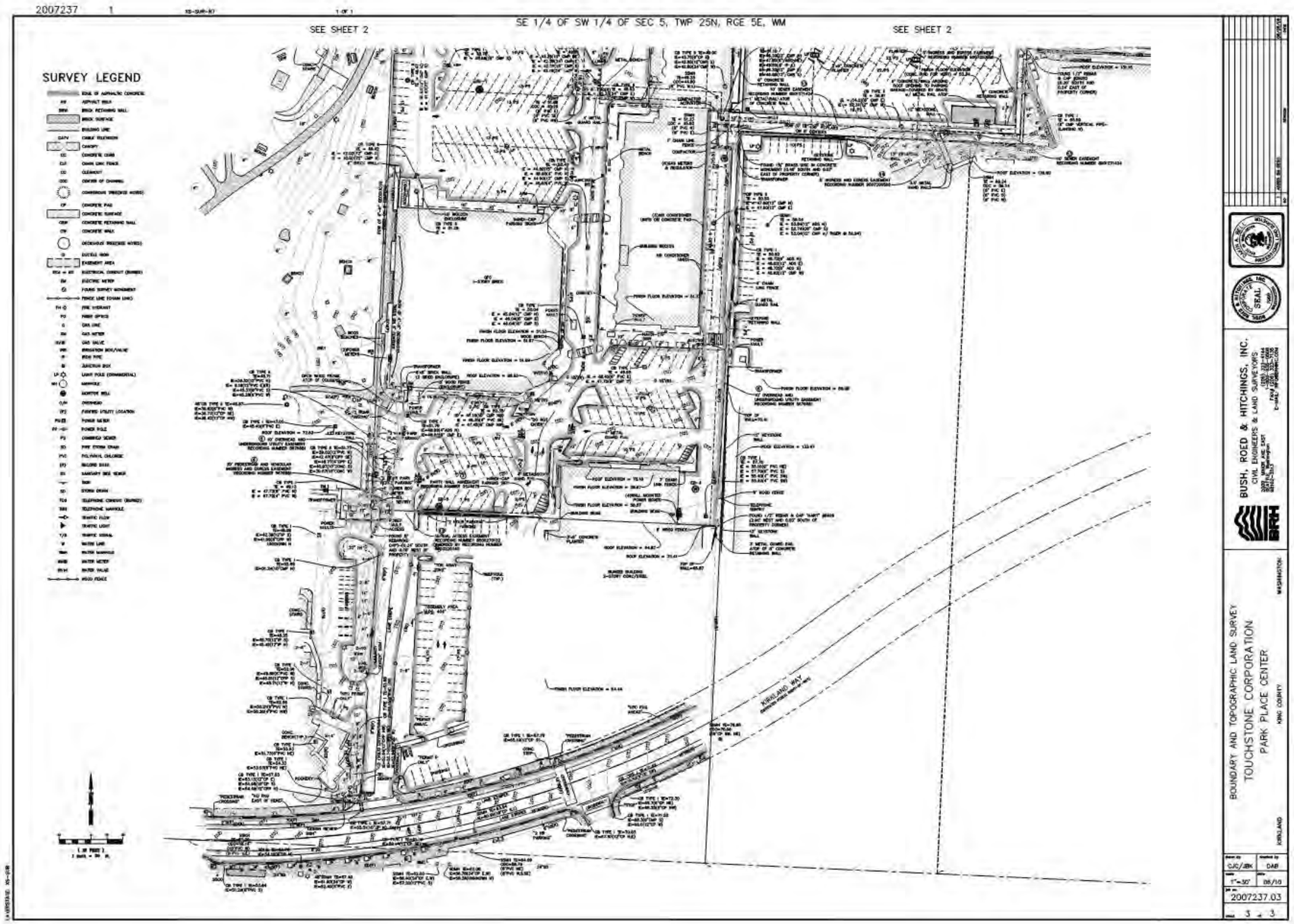
SITE CONDITIONS

Site Survey

SURVEY (NOT TO SCALE)



SURVEY (NOT TO SCALE)



RESPONSE TO CDC FEEDBACK

Design Review Board Direction at Conceptual Design Conference (6/15/2015)

DESIGN REVIEW BOARD DIRECTION

A. SCALE

- Reduce visual bulk and scale.

  Response: A variety of strategies are employed to reduce the visual bulk and scale of buildings. See documentation for individual buildings, including Response to Design Guidelines, perspectives, plans, and elevations. (Building A: N/A; Building E: p.47 - 59; Building F: p.60 - 73).
- Break up long buildings on Central Way to make the project more engaging for pedestrians.

  Response: See building floor plans, elevations, perspectives, and descriptions (Building A: N/A; Building E: p.47 - 59.)
- Make breezeway through Building E more inviting.

  Response: See Design Guidelines Response for Building E (p.76). Breezeway is under development, and will be included in future submission.
- Avoid having backsides to buildings.
- Modulate south facade of QFC building.

  Response: See Building F floor plans (p.60) and south elevation (p.70).

B. ACCESS

- Develop overall pedestrian connections throughout the site.

  Response: The design maintains and enhances existing pedestrian connections between the site and adjacent streets, properties, and the park. Within the site, the design creates many oppurtunities for pedestrian gathering and connections using a combination of sidewalks, plazas, breezeways, grand stairs, escalators, and pedestrian-oriented streets. See Pedestrian Circulation diagrams (p.38 - 39) and Landscape Concepts (p.78 - 91).
- Show transition to Peter Kirk Park and how it will work for Phase 1.

  See Site Plan + Landscape Concepts (p.84)

C. OPEN SPACE AND LANDSCAPING

- Develop overall landscape concept further.

  Response: See "Site Plan + Landscape Concepts" (p.80 - 91)
- Show grade transitions (L1/Park Level - L2/Plaza Level).

  See elevations and sections (p.40 - 43)
- Study Central Way breezeway.

  To be developed.
- Develop gateway concept at corner of Central Way and 6th Street that will soften the impact of the residential building.

  See Site Plan + Landscape Concepts" (p.80 - 91)
- Provide more information about the central plaza.

  See perspectives (p.45 - 46) and sections (p.42 - 43)

D. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE

- Sketchup model (including existing development on the site)

  To be provided at D.R.C.
- Landscape design elements

  See "Site Plan + Landscape Concepts" (p.80 - 91).
- Elevations and sections (including across Central Way)

  See p.18 - 21.
- Gateway area design concepts

  See landscape: p.89; Building A: N/A.
- Sun/Shade studies (Main Street)

  See p. 22.
- Grade transition through the site

  See site sections (p.20 - 21).
- Figure-ground switch for pedestrian spaces

  See p.38 - 39.
- Street-level images

  See perspectives: Site (p.45 - 46), Building A (N/A), Building E (p.58 - 59), Building F (p.72 - 73).
- Connections to Peter Kirk Park

  See site sections (p. 20 - 21) and Pedestrian Circulation (p. 38 - 39).

FULL BUILD OUT SITE CONCEPT | NORTHEAST AERIAL LOOKING SOUTHWEST

DESCRIPTION

DEVELOPMENT PLAN

The development plan for the entire site contains approximately 1.1 to 1.175 million square feet of rentable space, with 650,000 sf of office, 300 residential units and over 180,000 sf of retail, entertainment, and health club uses.

The site plan was developed using the *Organization of Uses* diagrams found in the *Kirkland Parkplace Mixed-Use Development Master Plan and Design Guidelines.*

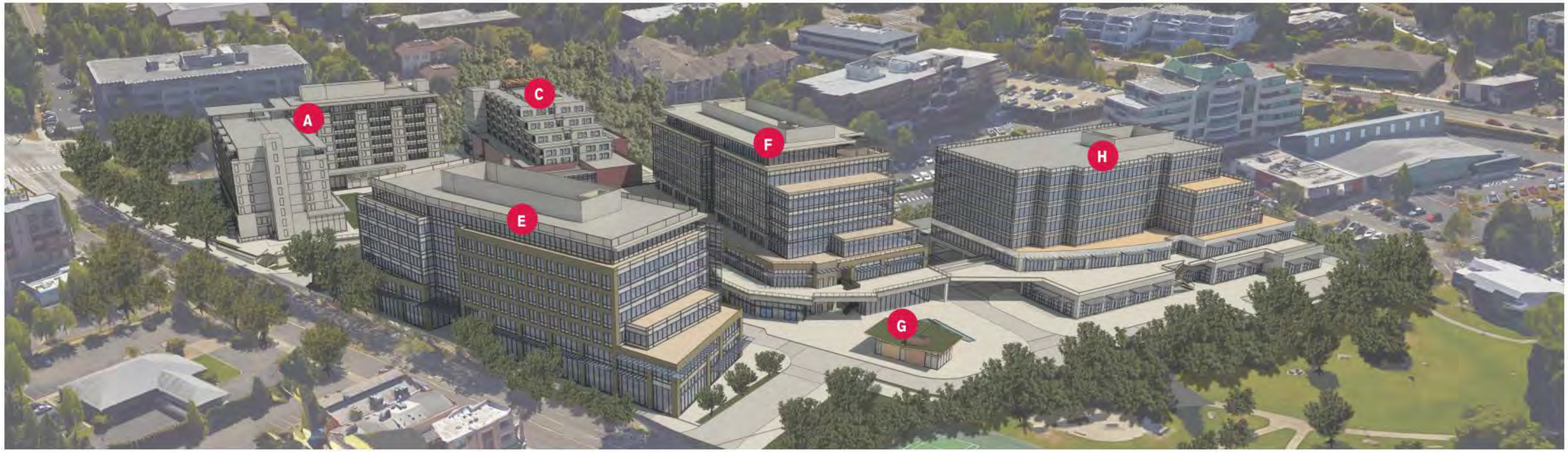
MAJOR DESIGN DRIVERS FOR THE PROJECT

1. Integrate Kirkland Parkplace into the life of the city.
2. Create great places for people
   - To work
   - To shop
   - To live
   - To play
3. Accommodate a variety of complementary uses
   - Innovative office users with significant space requirements
   - Retail space that will be successful and enhance the live/work experience
   - Residential units to add vitality and 24/7 presence
   - Entertainment uses that will draw people into the evenings and weekends
4. Take advantage of the location and site features
   - Views - Lake Washington, Peter Kirk Park, and surrounding neighborhoods
   - Proximity to Downtown Kirkland, the park, and the Cross Kirkland Corridor
   - Convenient access to 405
5. Enhance the pedestrian environment
   - Create a variety of open spaces
   - Take advantage of multiple levels
   - Strengthen pedestrian connections to and through the site
   - Accommodate vehicles but prioritize people
6. Create clear circulation through the site
   - Multiple entry points to the site
   - Convenient access to parking

FULL BUILD OUT CONCEPT

Site Concept | Full Build Out

FULL BUILD OUT SITE CONCEPT | NORTHWEST AERIAL LOOKING SOUTHEAST



OVERALL SITE DEVELOPMENT

APPROX. AREAS	PHASE 1 BUILDINGS				PHASE 2 BLDGS		TOTAL: FULL BUILD-OUT	
	A	E	F	G	C	H		
Office	-	190,000	189,000	-	--	250,000	630,000 SF	up to 650,000 SF
Residential	150,000*	--	--	--	150,000	--	285,000 SF	up to 300,000 SF
Retail	3,500	29,000	46,000	7,000**	--	25,000	100,000 SF	up to 125,000 SF
Grocery	--	--	47,000	--	--	--	47,000 SF	
Retail/Entertainment	--	--	--	--	40,000	--	40,000 SF	
Health Club	--	--	--	--	--	13,000	13,000 SF	
Totals	187,000	219,000	282,000	7,000	190,000	288,000	1,115,000 SF	up to 1,175,000 SF

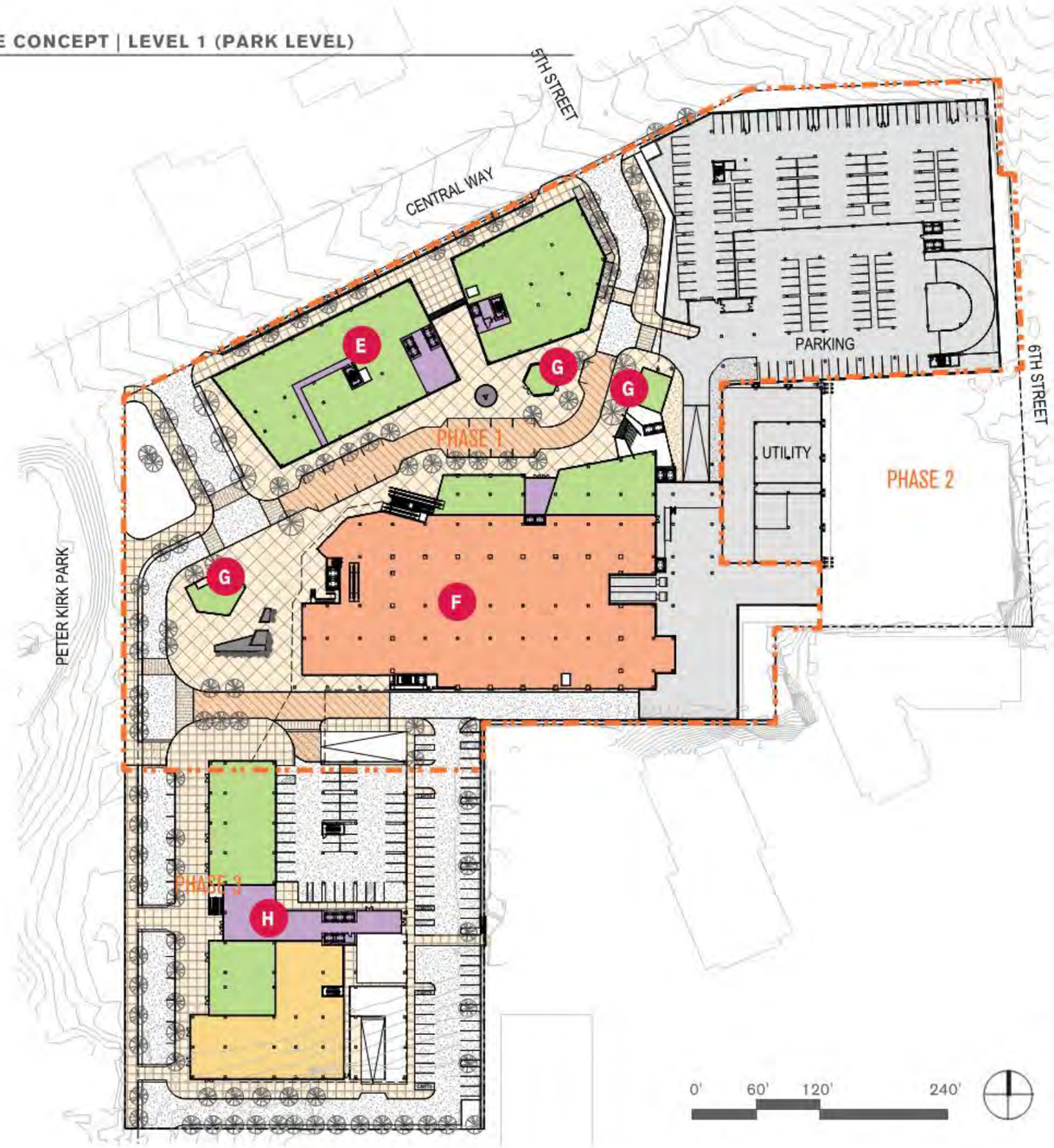
*** RESIDENTIAL PROGRAM AND CONFIGURATION UNDER DEVELOPMENT**

**** BUILDING G REPRESENTS SEVERAL SMALL STAND-ALONE RETAILS BUILDINGS**

FULL BUILD OUT CONCEPT

Site Plan | Full Build Out

FULL BUILD OUT SITE CONCEPT | LEVEL 1 (PARK LEVEL)



MAP KEY

Full Build-Out

	PARK LEVEL	SITE TOTAL
Office	10,000	630,000 SF
Residential	-	285,000 SF
Retail	60,000	100,000 SF
Grocery	47,000	47,000 SF
Retail/Entertainment	-	40,000 SF
Health Club	13,000	13,000 SF
TOTAL	130,000	1,115,000 SF

FULL BUILD OUT CONCEPT

Site Plan | Full Build Out

MAP KEY

Full Build-Out

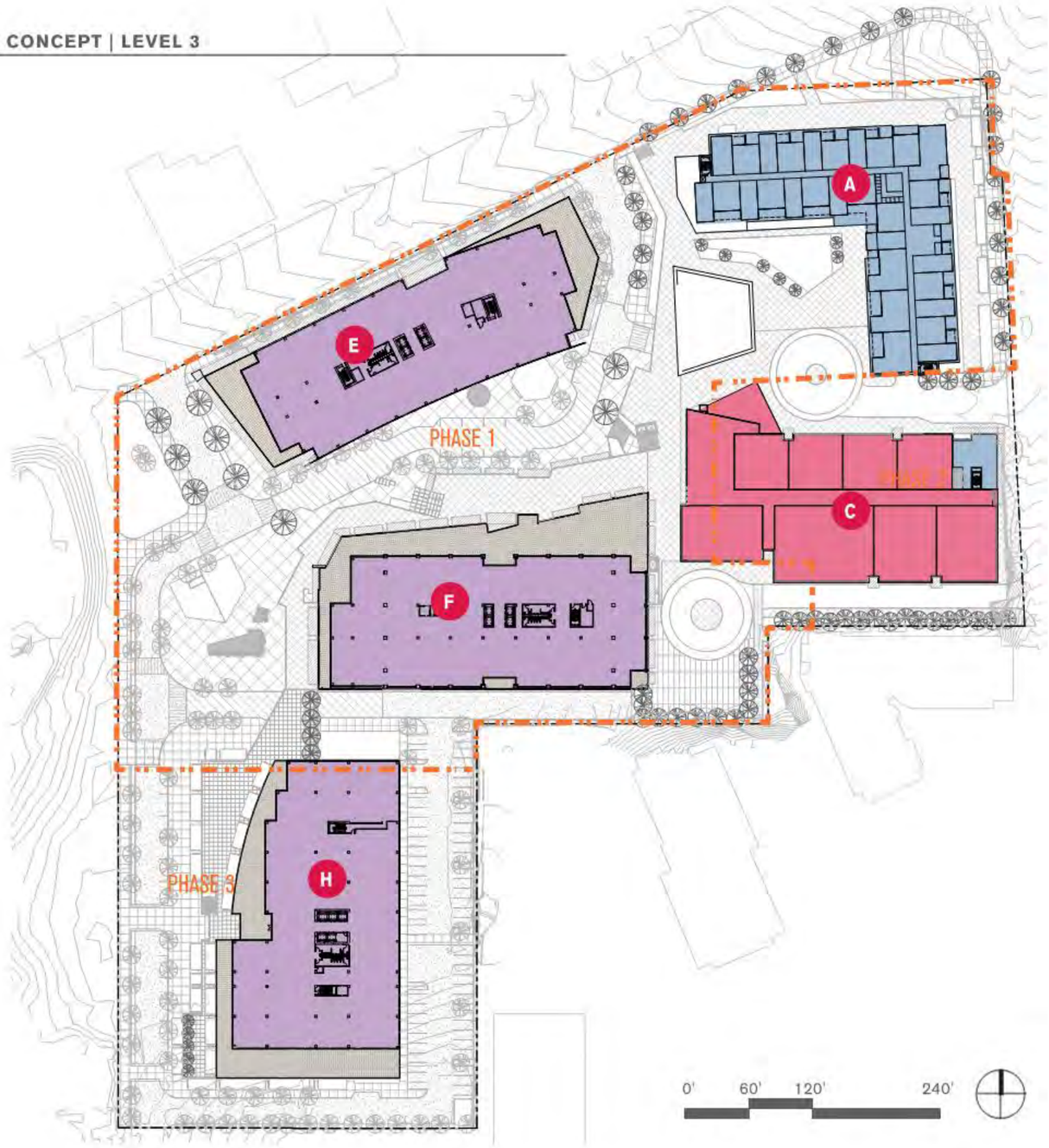
	PLAZA LEVEL	SITE TOTAL
Office	78,000	630,000 SF
Residential	29,000	285,000 SF
Retail	48,000	100,000 SF
Grocery	-	47,000 SF
Retail/Entertainment	40,000	40,000 SF
Health Club	-	13,000 SF
TOTAL	195,000	1,115,000 SF

FULL BUILD OUT SITE CONCEPT | LEVEL 2 (UPPER PLAZA LEVEL)

FULL BUILD OUT CONCEPT

Site Plan | Full Build Out

FULL BUILD OUT SITE CONCEPT | LEVEL 3



MAP KEY

Full Build-Out

	LEVEL L3	SITE TOTAL
Office	117,000	630,000 SF
Residential	25,000	285,000 SF
Retail	-	100,000 SF
Grocery	-	47,000 SF
Retail/Entertainment	-	40,000 SF
Health Club	-	13,000 SF
TOTAL	142,000	1,115,000 SF

FULL BUILD OUT CONCEPT

Site Plan | Full Build Out

MAP KEY

Full Build-Out

	LEVEL L4	SITE TOTAL
Office	112,000	630,000 SF
Residential	25,000	285,000 SF
Retail	-	100,000 SF
Grocery	-	47,000 SF
Retail/Entertainment	-	40,000 SF
Health Club	-	13,000 SF
TOTAL	137,000	1,115,000 SF

FULL BUILD OUT SITE CONCEPT | LEVEL 4

FULL BUILD OUT CONCEPT

Site Plan | Full Build Out

FULL BUILD OUT SITE CONCEPT | LEVEL 5

MAP KEY

Full Build-Out

	LEVEL L5	SITE TOTAL
Office	112,000	605,000 SF
Residential	50,000	285,000 SF
Retail	-	100,000 SF
Grocery	-	47,000 SF
Retail/Entertainment	-	40,000 SF
Health Club	-	13,000 SF
TOTAL	162,000	1,115,000 SF

FULL BUILD OUT CONCEPT

Site Plan | Full Build Out

MAP KEY

Full Build-Out

	LEVEL L6	SITE TOTAL
Office	105,500	630,000 SF
Residential	50,000	285,000 SF
Retail	-	100,000 SF
Grocery	-	47,000 SF
Retail/Entertainment	-	40,000 SF
Health Club	-	13,000 SF
TOTAL	155,500	1,115,000 SF

FULL BUILD OUT SITE CONCEPT | LEVEL 6

FULL BUILD OUT CONCEPT

Site Plan | Full Build Out

FULL BUILD OUT SITE CONCEPT | LEVEL 7

MAP KEY

Full Build-Out

	LEVEL L7	SITE TOTAL
Office	82,500	630,000 SF
Residential	50,000	285,000 SF
Retail	-	100,000 SF
Grocery	-	47,000 SF
Retail/Entertainment	-	40,000 SF
Health Club	-	13,000 SF
TOTAL	132,500	1,115,000 SF

FULL BUILD OUT CONCEPT

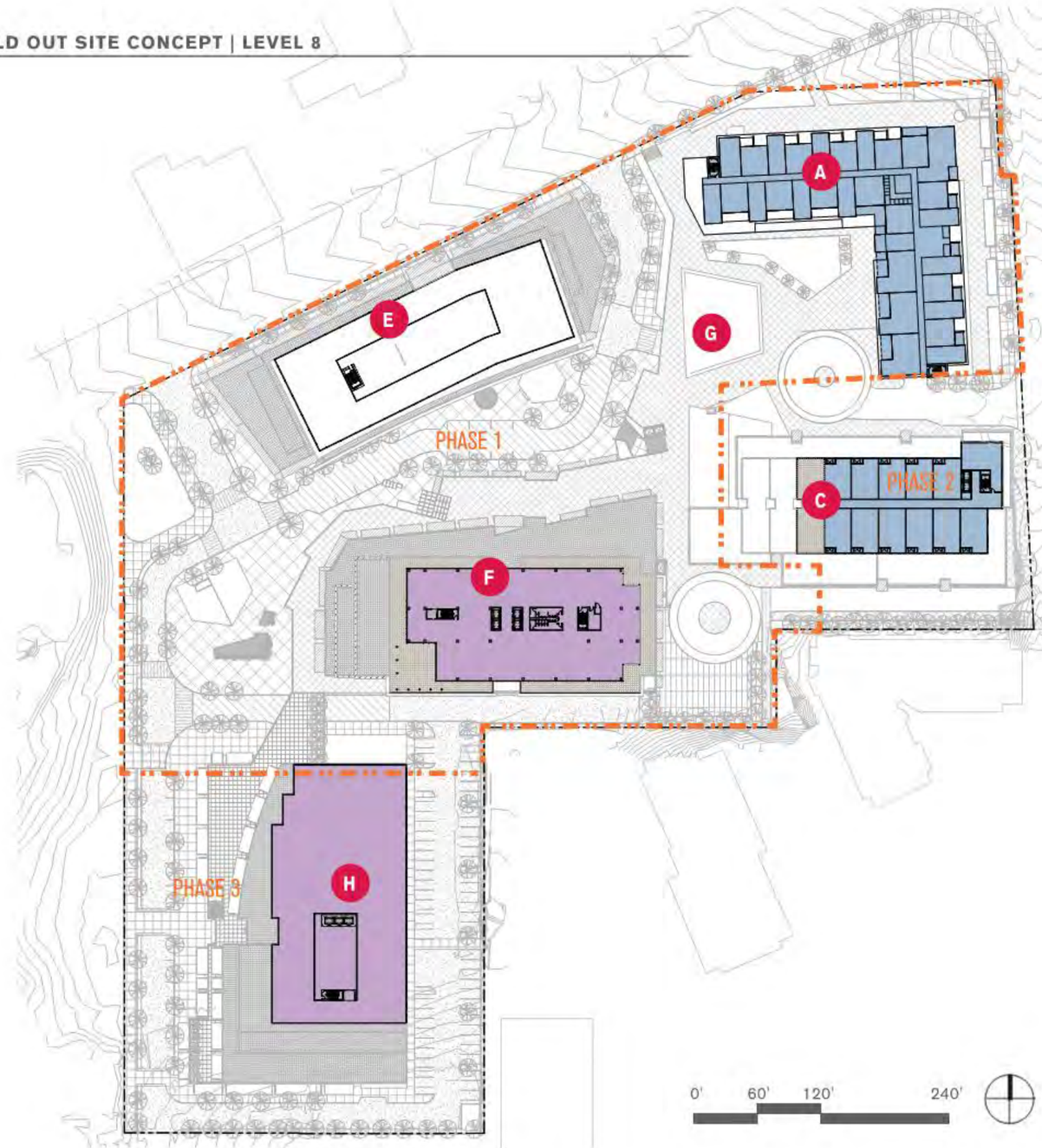
Site Plan | Full Build Out

MAP KEY

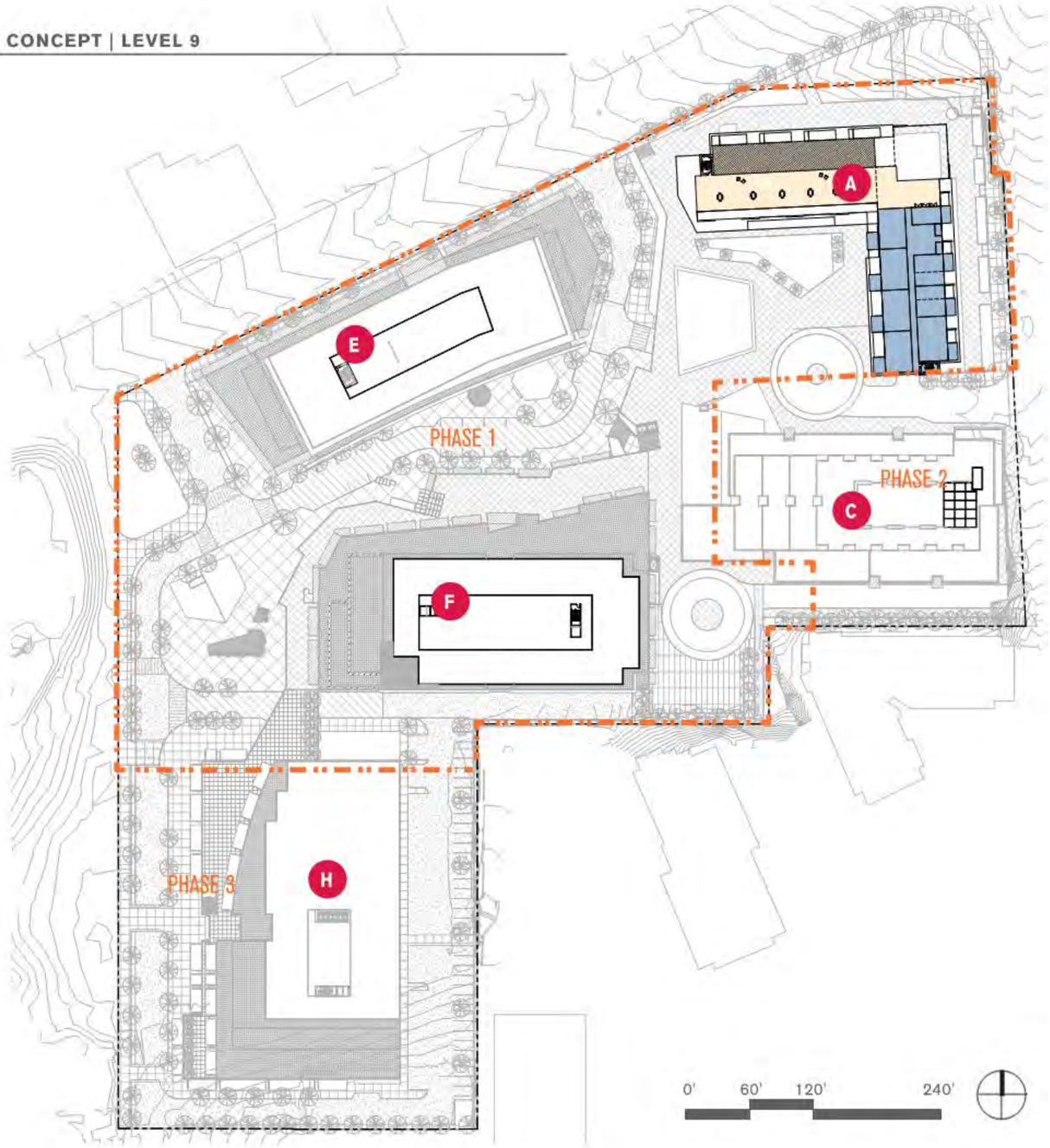
Full Build-Out

	LEVEL L8	SITE TOTAL
Office	49,500	630,000 SF
Residential	49,000	285,000 SF
Retail	-	100,000 SF
Grocery	-	47,000 SF
Retail/Entertainment	-	40,000 SF
Health Club	-	13,000 SF
TOTAL	98,500	1,115,000 SF

FULL BUILD OUT SITE CONCEPT | LEVEL 8



FULL BUILD OUT SITE CONCEPT | LEVEL 9



MAP KEY

Full Build-Out

	LEVEL L9	SITE TOTAL
Office	-	630,000 SF
Residential	22,000	285,000 SF
Retail	-	100,000 SF
Grocery	-	47,000 SF
Retail/Entertainment	-	40,000 SF
Health Club	-	13,000 SF
TOTAL	22,000	1,115,000 SF

FULL BUILD OUT CONCEPT

Site Elevations | Full Build Out

EAST SITE ELEVATION

NORTH SITE ELEVATION

FULL BUILD OUT CONCEPT

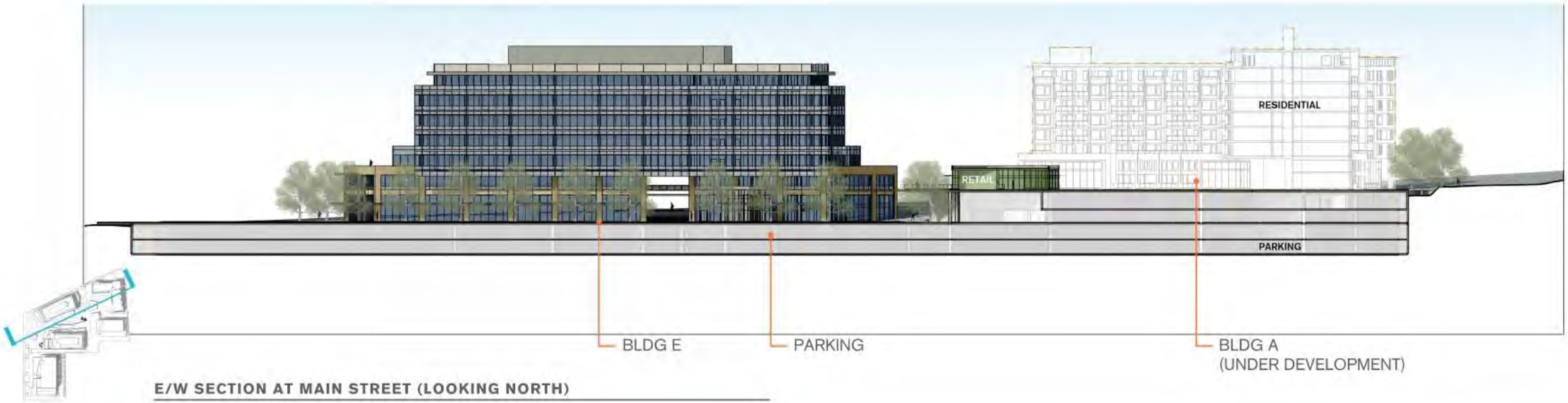
Site Elevations | Full Build Out

SOUTH SITE ELEVATION

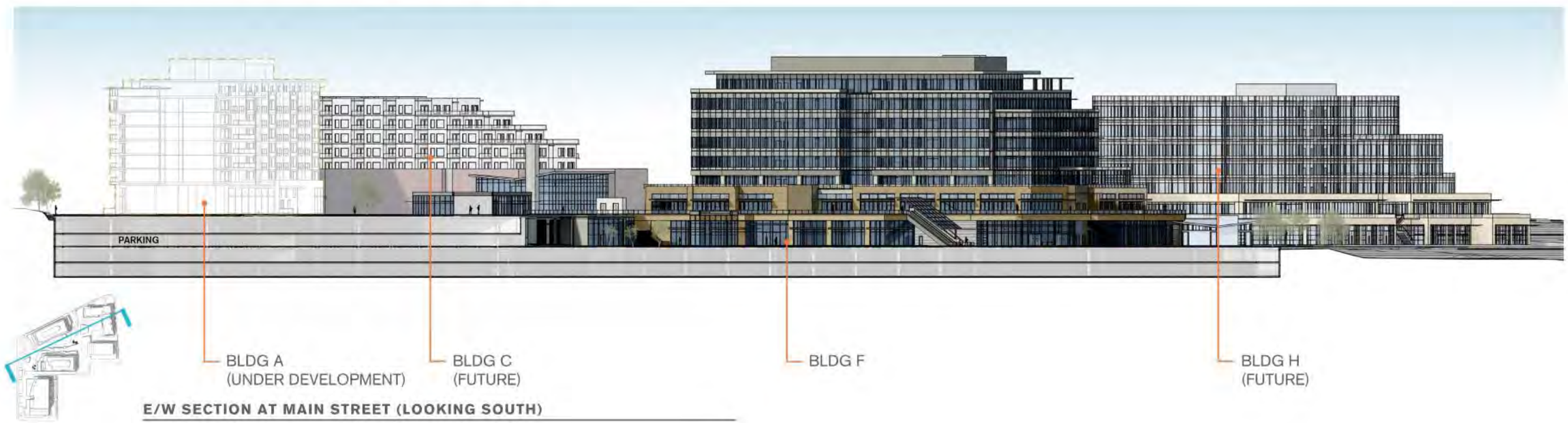
WEST SITE ELEVATION

FULL BUILD OUT CONCEPT

Site Sections | Full Build Out

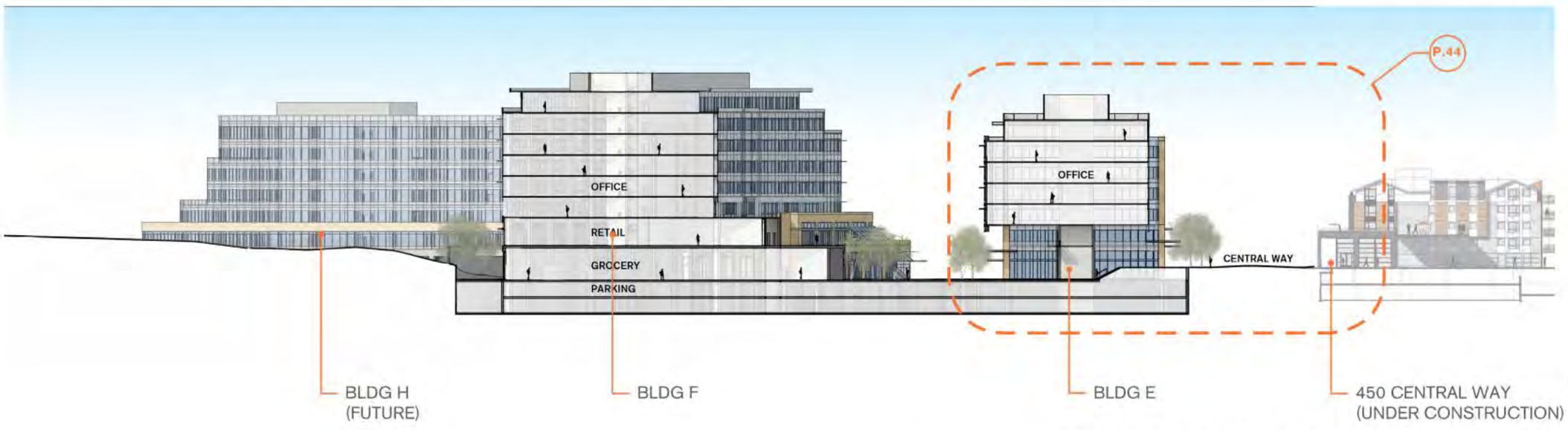


E/W SECTION AT MAIN STREET (LOOKING NORTH)



E/W SECTION AT MAIN STREET (LOOKING SOUTH)

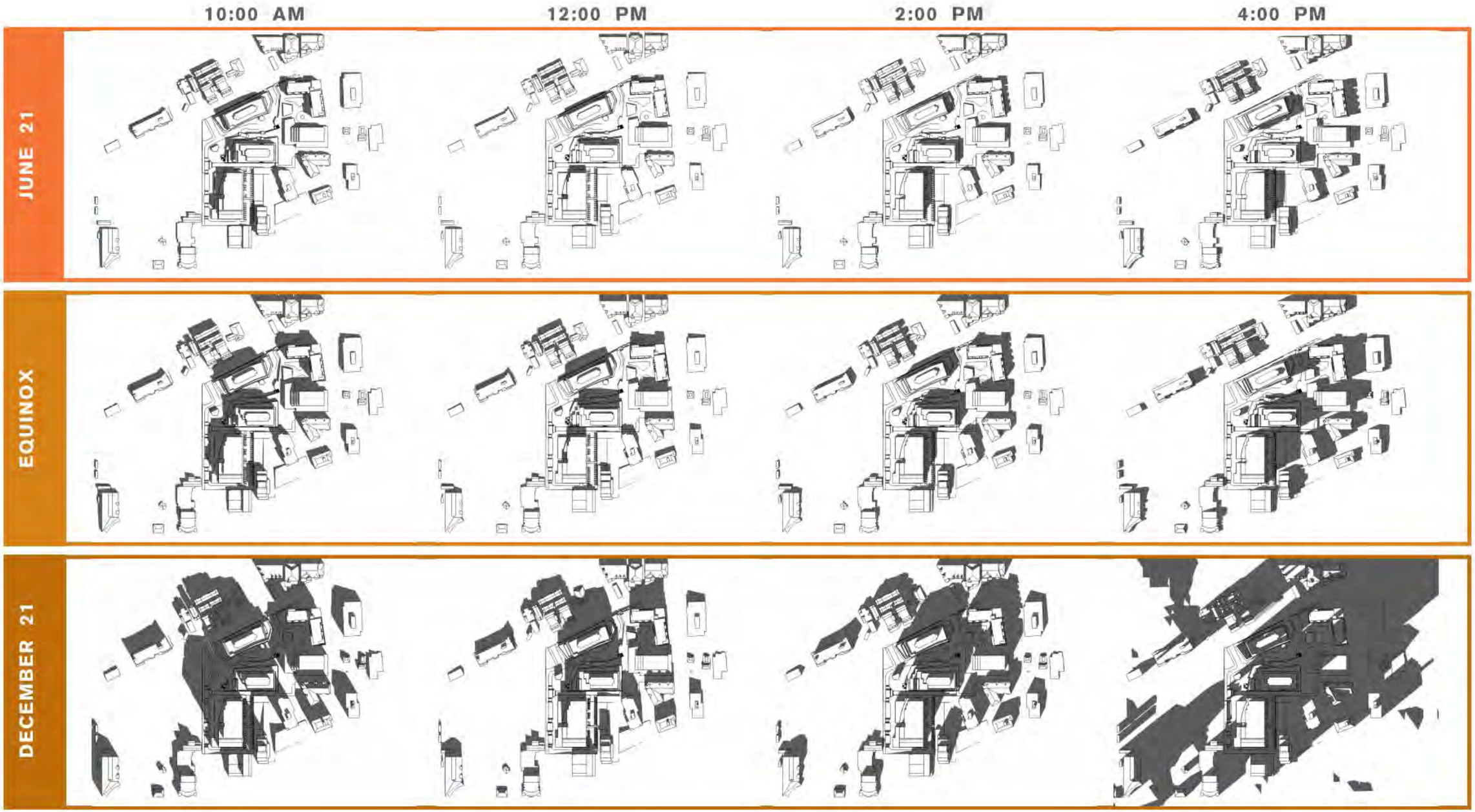
N/S SECTION THROUGH CENTRAL WAY (LOOKING EAST)



N/S SECTION THROUGH CENTRAL WAY (LOOKING WEST)

FULL BUILD OUT CONCEPT

Shadow Studies | Full Build Out



PHASE 1 | NORTHEAST AERIAL LOOKING SOUTHWEST

DESCRIPTION

OVERVIEW

Phase 1 occupies the central portion of the site, and contains three new buildings totaling approximately 775,000 s.f. including one existing 70,000 s.f. office structure. Parking for this phase will be primarily below grade and will total between 1,400 to 1,800 stalls.

QFC RELOCATION & NEW BUILDINGS

Relocating and expanding the existing QFC store will be the first component of the redevelopment, and the new 47,000 sf store will be centrally located to act as an anchor to the development and a podium for office. This location takes advantage of the site grades to reveal the front-of-house while concealing the loading and service areas.

The office above the QFC will be included in this phase as well, along with a new office building over ground floor retail along Central Way, and a residential building at the corner of Central Way and 6th Street.

BUILDING A

The Phase 1 residential building depicted represents a maximum building height of 8 stories. This building is still in development and will be revised.

EXISTING OFFICE (BUILDING D)

This 70,000 sf building will remain during Phase 1 build out, and may remain occupied until Phase 2 begins construction.

MAIN STREET

The internal east-west "main street" provides access to parking as well as vehicular traffic to ensure visibility to the retail on both sides. It will have parallel parking to slow down traffic and provide convenient parking for short term use.

PARKING

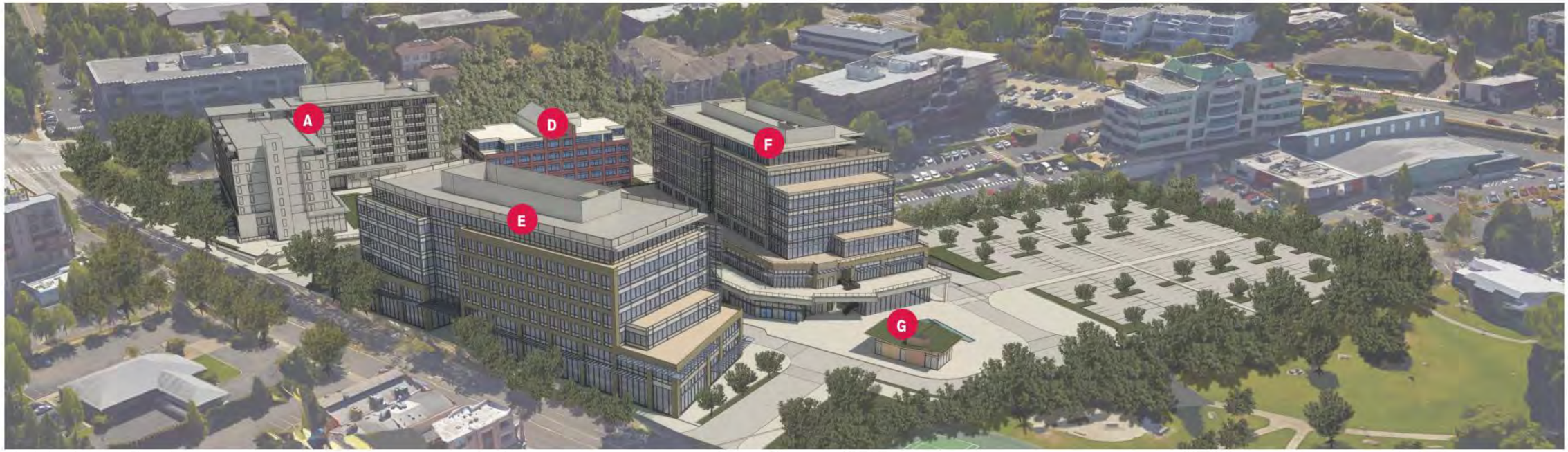
Parking for this phase will be accommodated primarily below grade, in a two to four level parking structure. A portion of the existing parking field along 6th street will remain during construction of this phase and will continue in service until the future residential/ retail/ entertainment building (Phase 2) constructed.

After relocation of the QFC grocery, the existing store along with a portion of the existing retail adjacent to it will be removed and converted to a mix of open space and surface parking, with a temporary Park promenade to be constructed along Peter Kirk park. This parking field will serve as temporary parking for Building D (Existing Office) as well as temporary QFC surface parking.

PHASE 1 DEVELOPMENT CONCEPT

Site Concept | Phase 1

PHASE 1 | NORTHWEST AERIAL LOOKING SOUTHEAST



OVERALL SITE DEVELOPMENT

(APPROX. AREAS)	PHASE 1 BUILDINGS A	E	F	G	TOTAL: PHASE 1	TOTAL: FULL BUILD-OUT	
Office	-	190,000	189,000	-	379,000	605,000 SF	up to 650,000 SF
Residential	150,000*	--	--	--	150,000	285,000 SF	up to 300,000 SF
Retail	3,500	29,000	46,000	7,000	84,000	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	153,500	219,000	282,000	7,000	660,000 *	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**

PHASE 1 DEVELOPMENT CONCEPT

Site Plan | Phase 1

PHASE 1 | LEVEL 1 (PARK LEVEL)

MAP KEY

PHASE 1 - PARK LEVEL

	PARK LEVEL	PHASE 1 TOTAL
Office	5,000	379,000 SF
Residential	-	185,000 SF
Retail	45,000	84,000 SF
Grocery	48,000	47,000 SF
TOTAL	104,000	660,000 SF

*** BUILDING D: 69,000 SF OFFICE BUILDING TO BE REMOVED AFTER BUILDING F IS OCCUPIED**

PHASE 1 DEVELOPMENT CONCEPT

Site Plan | Phase 1

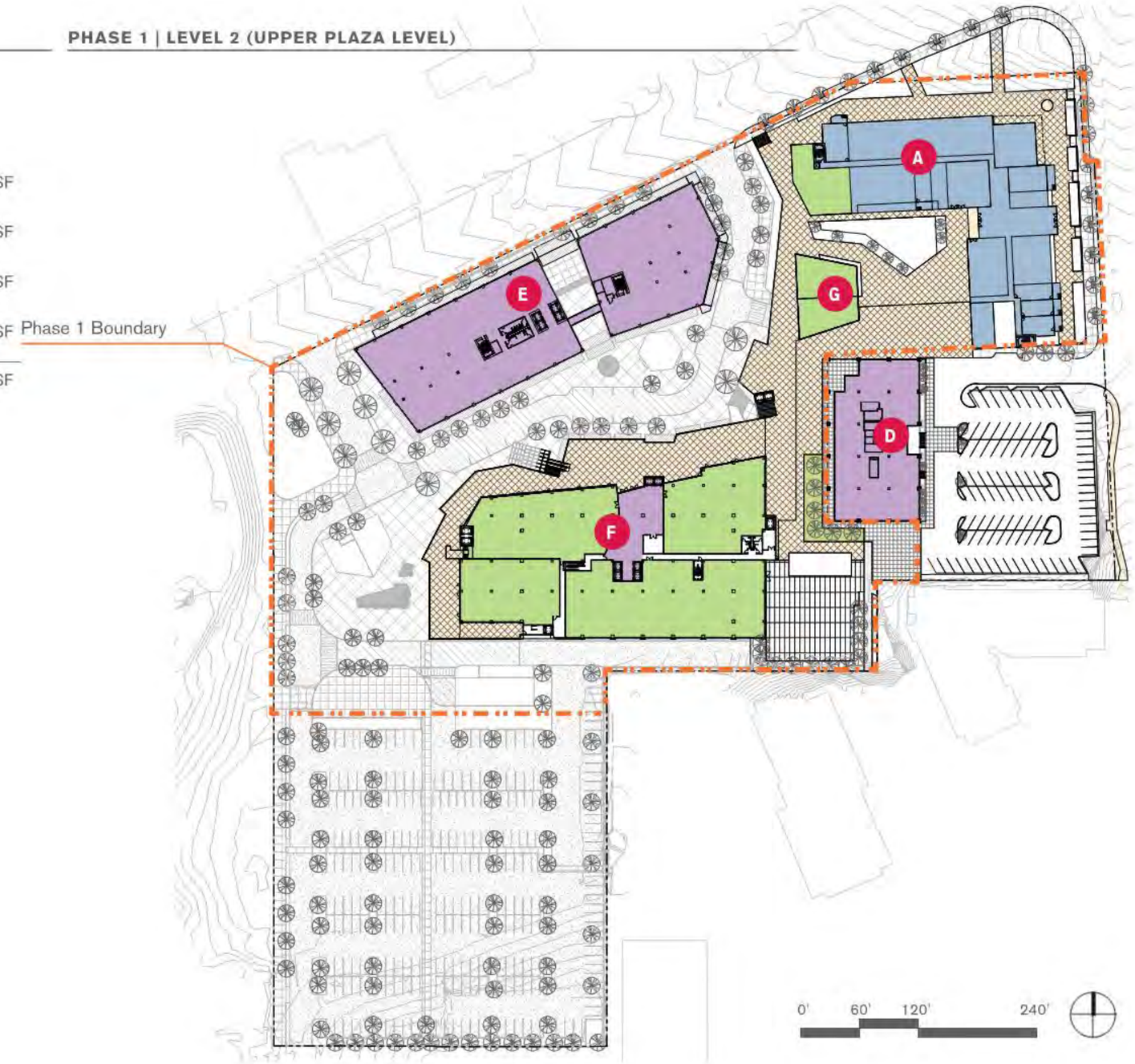
MAP KEY

PHASE 1 - PLAZA LEVEL

	PLAZA LEVEL	PHASE 1 TOTAL
Office	47,000	379,000 SF
Residential	29,000	185,000 SF
Retail	39,000	84,000 SF
Grocery	-	47,000 SF
TOTAL	122,000	660,000 SF

* **BUILDING D: 69,000 SF OFFICE BUILDING TO BE REMOVED AFTER BUILDING F IS OCCUPIED**

PHASE 1 | LEVEL 2 (UPPER PLAZA LEVEL)



PHASE 1 DEVELOPMENT CONCEPT

Site Plan | Phase 1

PHASE 1 | LEVEL 3

MAP KEY

PHASE 1 - LEVEL 3

	LEVEL 3	PHASE 1 TOTAL
Office	82,000	379,000 SF
Residential	25,000	185,000 SF
Retail	-	84,000 SF
Grocery	-	47,000 SF
TOTAL	107,000	660,000 SF

* **BUILDING D: 69,000 SF OFFICE BUILDING TO BE REMOVED AFTER BUILDING F IS OCCUPIED**

PHASE 1 DEVELOPMENT CONCEPT

Site Plan | Phase 1

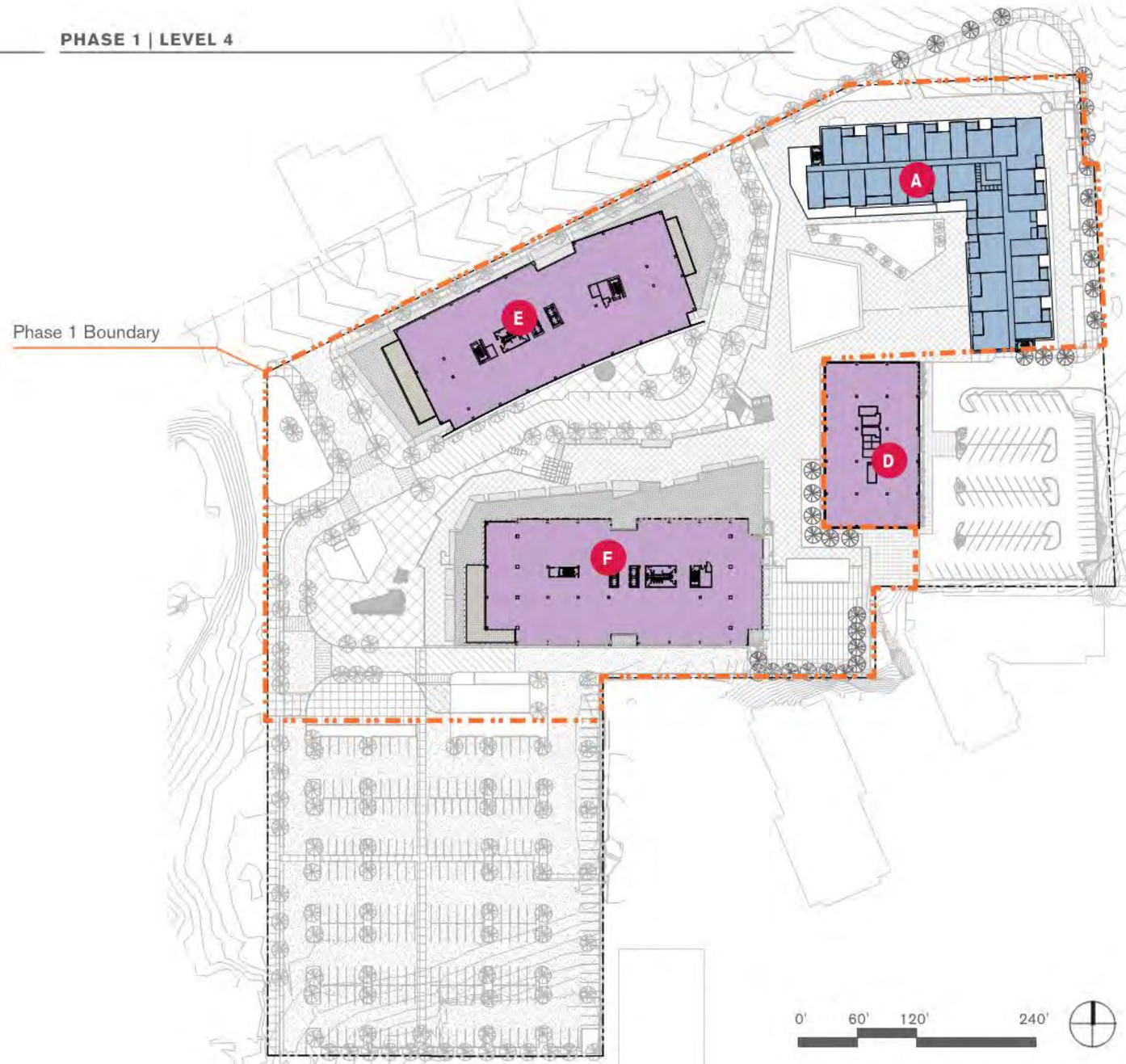
MAP KEY

PHASE 1 - LEVEL 4

	LEVEL 4	PHASE 1 TOTAL	
Office	80,000	379,000	SF
Residential	25,000	185,000	SF
Retail	-	84,000	SF
Grocery	-	47,000	SF
TOTAL	105,000	660,000	SF

*** BUILDING D: 69,000 SF OFFICE BUILDING TO BE REMOVED AFTER BUILDING F IS OCCUPIED**

PHASE 1 | LEVEL 4



PHASE 1 DEVELOPMENT CONCEPT

Site Plan | Phase 1

PHASE 1 | LEVEL 5

MAP KEY

PHASE 1 - LEVEL 5

	LEVEL 5	PHASE 1 TOTAL
Office	80,000	379,000 SF
Residential	25,000	185,000 SF
Retail	-	84,000 SF
Grocery	-	47,000 SF
TOTAL	105,000	660,000 SF

*** BUILDING D: 69,000 SF OFFICE BUILDING TO BE REMOVED AFTER BUILDING F IS OCCUPIED**

PHASE 1 DEVELOPMENT CONCEPT

Site Plan | Phase 1

MAP KEY

PHASE 1 - LEVEL 6

	LEVEL 6	PHASE 1 TOTAL	
Office	77,000	379,000	SF
Residential	25,000	185,000	SF
Retail	-	84,000	SF
Grocery	-	47,000	SF
TOTAL	102,000	660,000	SF

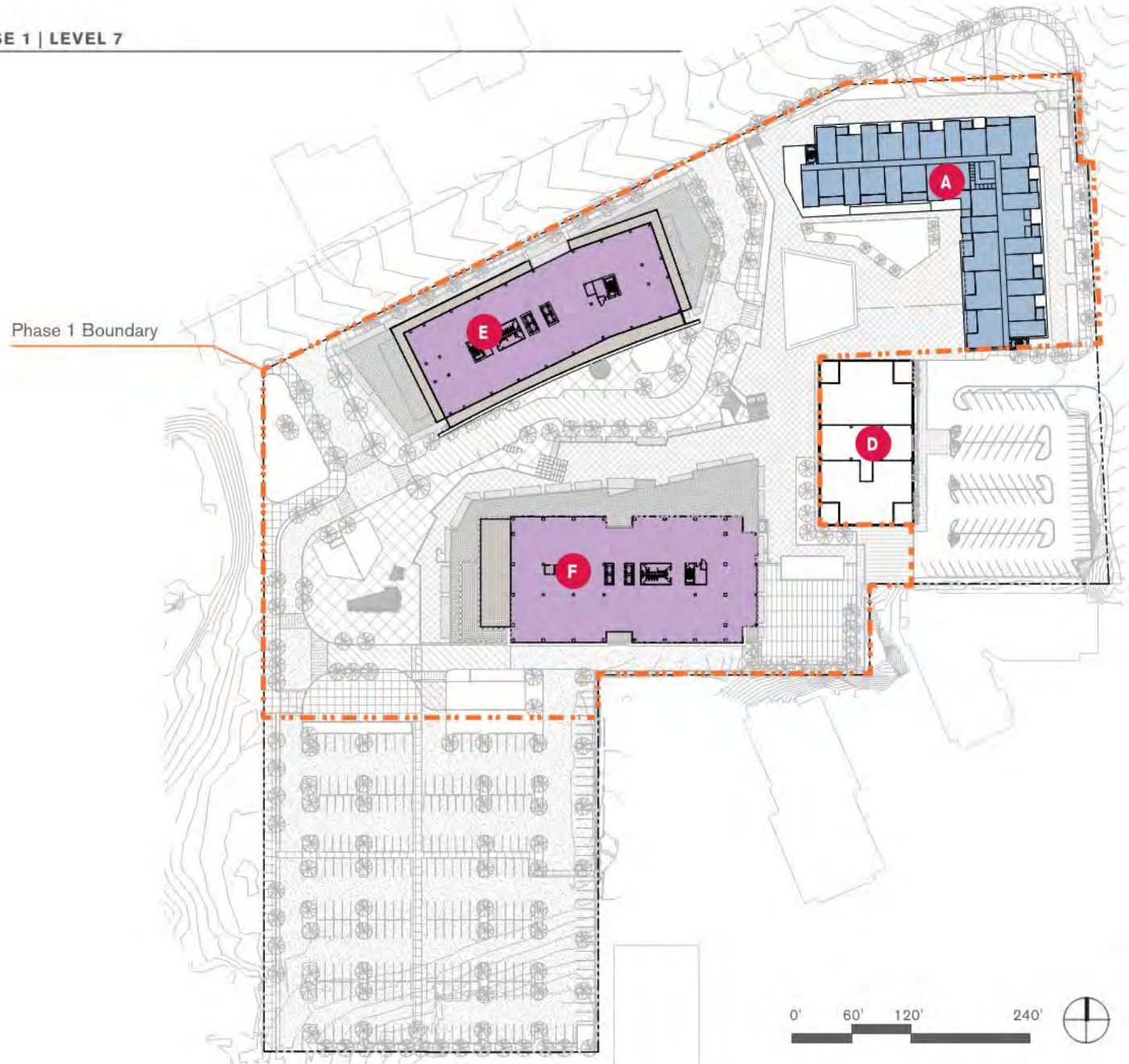
*** BUILDING D: 69,000 SF OFFICE BUILDING TO BE REMOVED AFTER BUILDING F IS OCCUPIED**

PHASE 1 | LEVEL 6

PHASE 1 DEVELOPMENT CONCEPT

Site Plan | Phase 1

PHASE 1 | LEVEL 7



MAP KEY

PHASE 1 - LEVEL 7

	LEVEL 7	PHASE 1 TOTAL
Office	54,000	379,000 SF
Residential	25,000	185,000 SF
Retail	-	84,000 SF
Grocery	-	47,000 SF
TOTAL	79,000	660,000 SF

*** BUILDING D: 69,000 SF OFFICE BUILDING TO BE REMOVED AFTER BUILDING F IS OCCUPIED**

PHASE 1 DEVELOPMENT CONCEPT

Site Plan | Phase 1

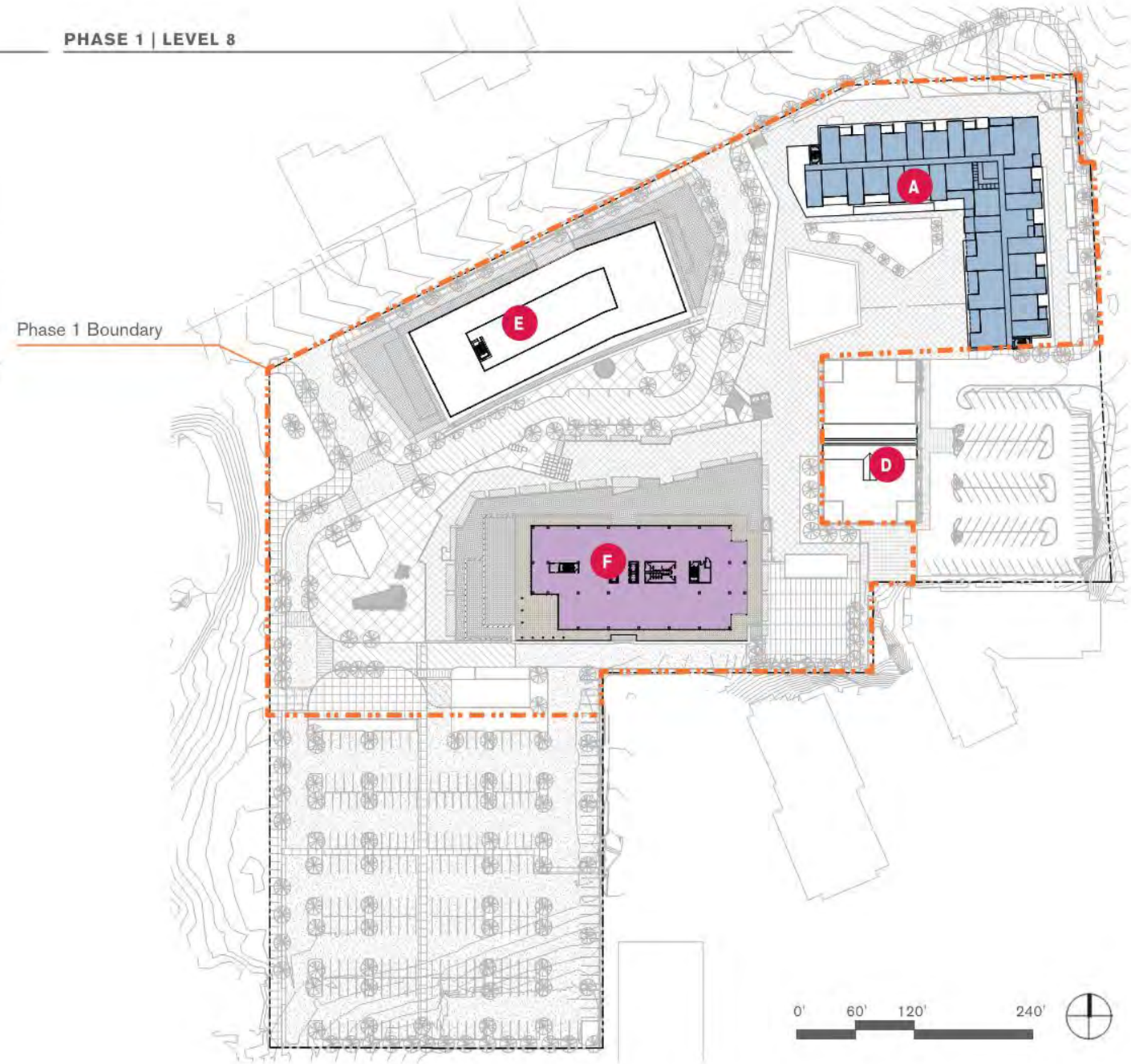
MAP KEY

PHASE 1 - LEVEL 8

	LEVEL 8	PHASE 1 TOTAL	
Office	21,000	379,000	SF
Residential	24,000	185,000	SF
Retail	-	84,000	SF
Grocery	-	47,000	SF
TOTAL	45,000	660,000	SF

*** BUILDING D: 69,000 SF OFFICE BUILDING TO BE REMOVED AFTER BUILDING F IS OCCUPIED**

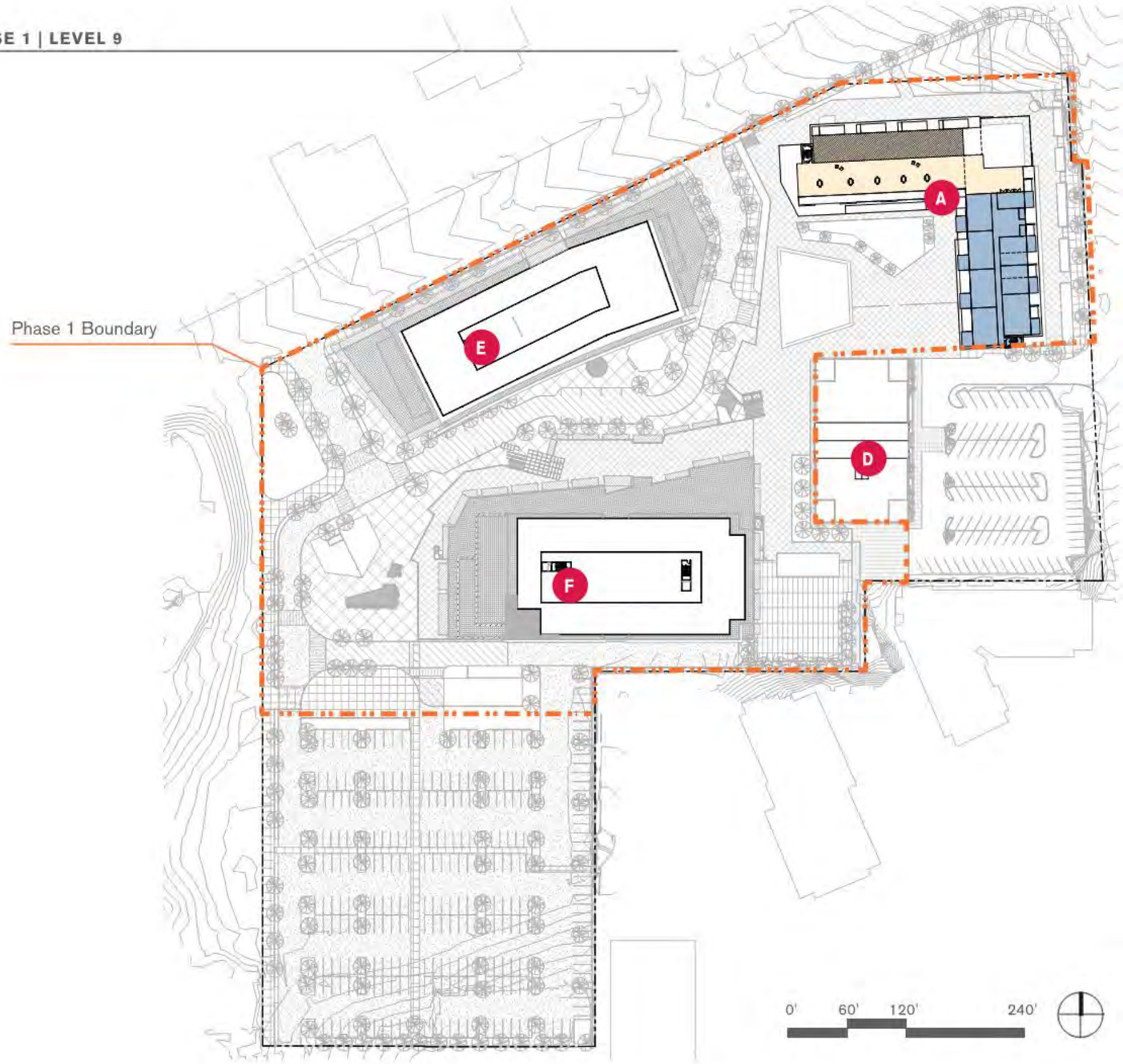
PHASE 1 | LEVEL 8



PHASE 1 DEVELOPMENT CONCEPT

Site Plan | Phase 1

PHASE 1 | LEVEL 9



MAP KEY

PHASE 1 - LEVEL 9

	LEVEL 9	PHASE 1 TOTAL
Office	--	379,000 SF
Residential	9,000	185,000 SF
Retail	--	84,000 SF
Grocery	--	47,000 SF
TOTAL	9,000	660,000 SF

*** BUILDING D: 69,000 SF OFFICE BUILDING TO BE REMOVED AFTER BUILDING F IS OCCUPIED**

PHASE 1 DEVELOPMENT CONCEPT

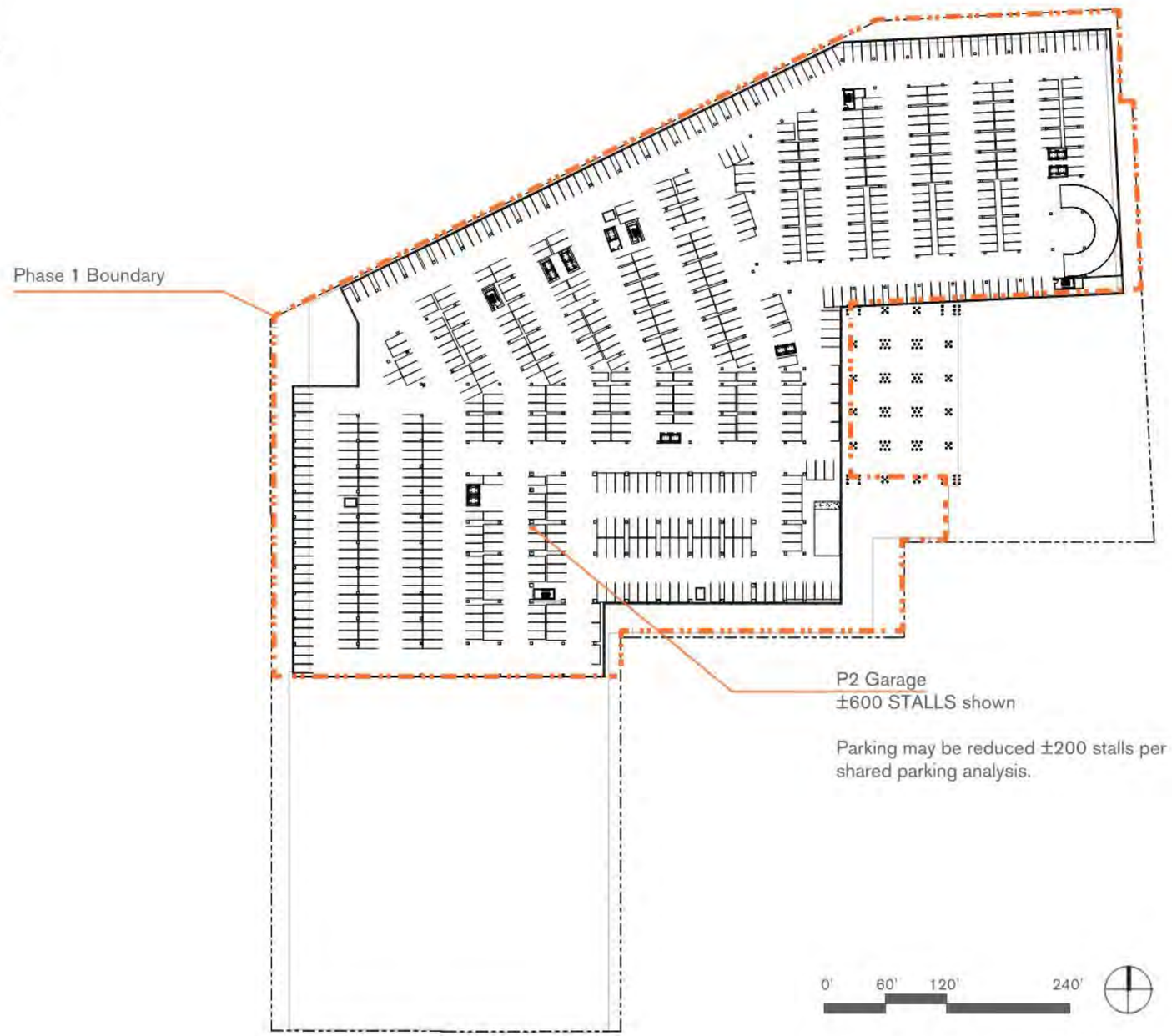
Parking Plan | Phase 1

MAP KEY

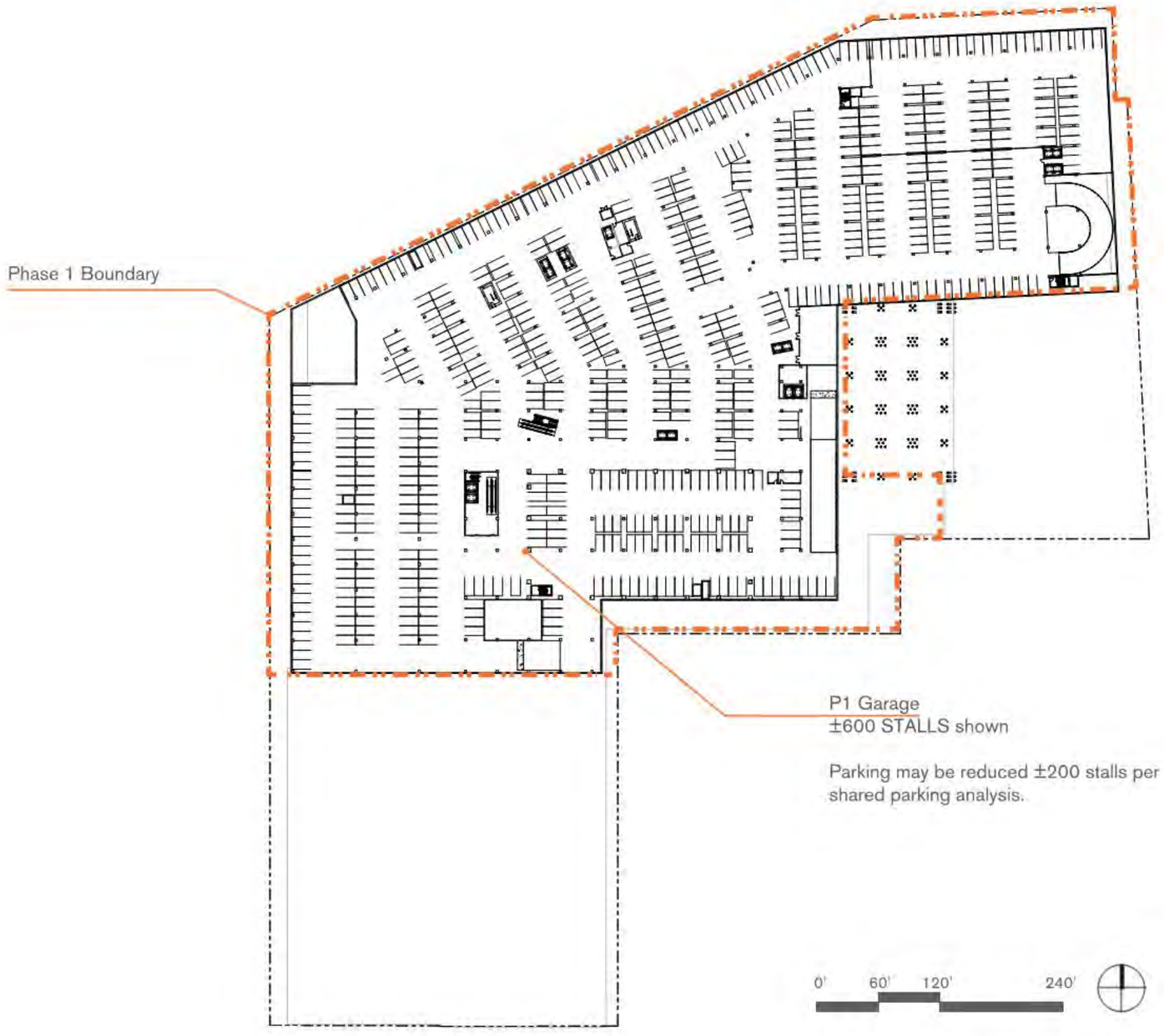
PHASE 1 PARKING COUNT

P2 STALLS:	**400-600**
TOTAL PHASE 1 STALLS:	**1400-1800**

PHASE 1 | PARKING (P2)



PHASE 1 | PARKING (P1)



MAP KEY

PHASE 1 PARKING COUNT

P1 STALLS:	400-600
TOTAL PHASE 1 STALLS:	1400-1800

PHASE 1 DEVELOPMENT CONCEPT

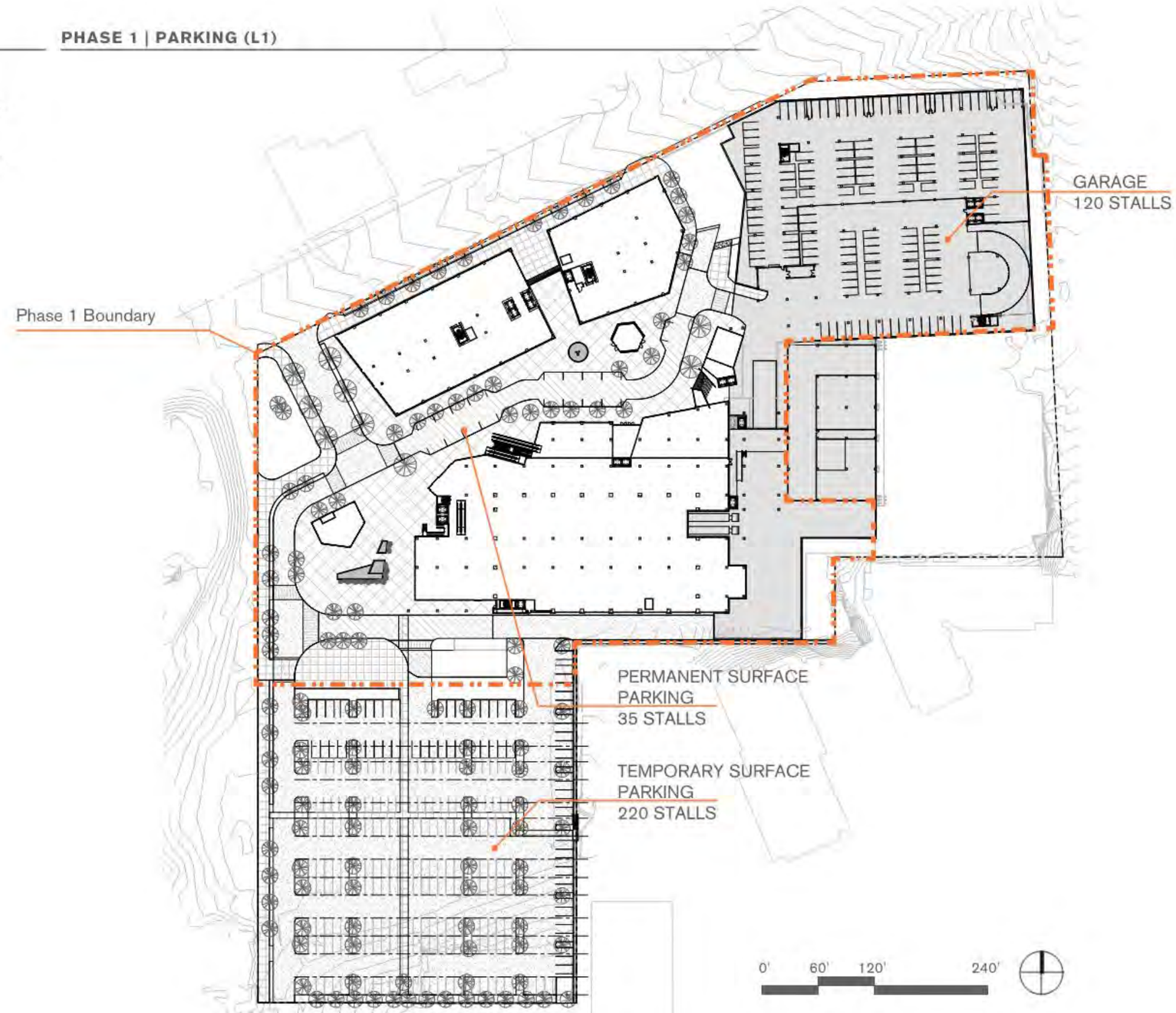
Parking Plan | Phase 1

MAP KEY

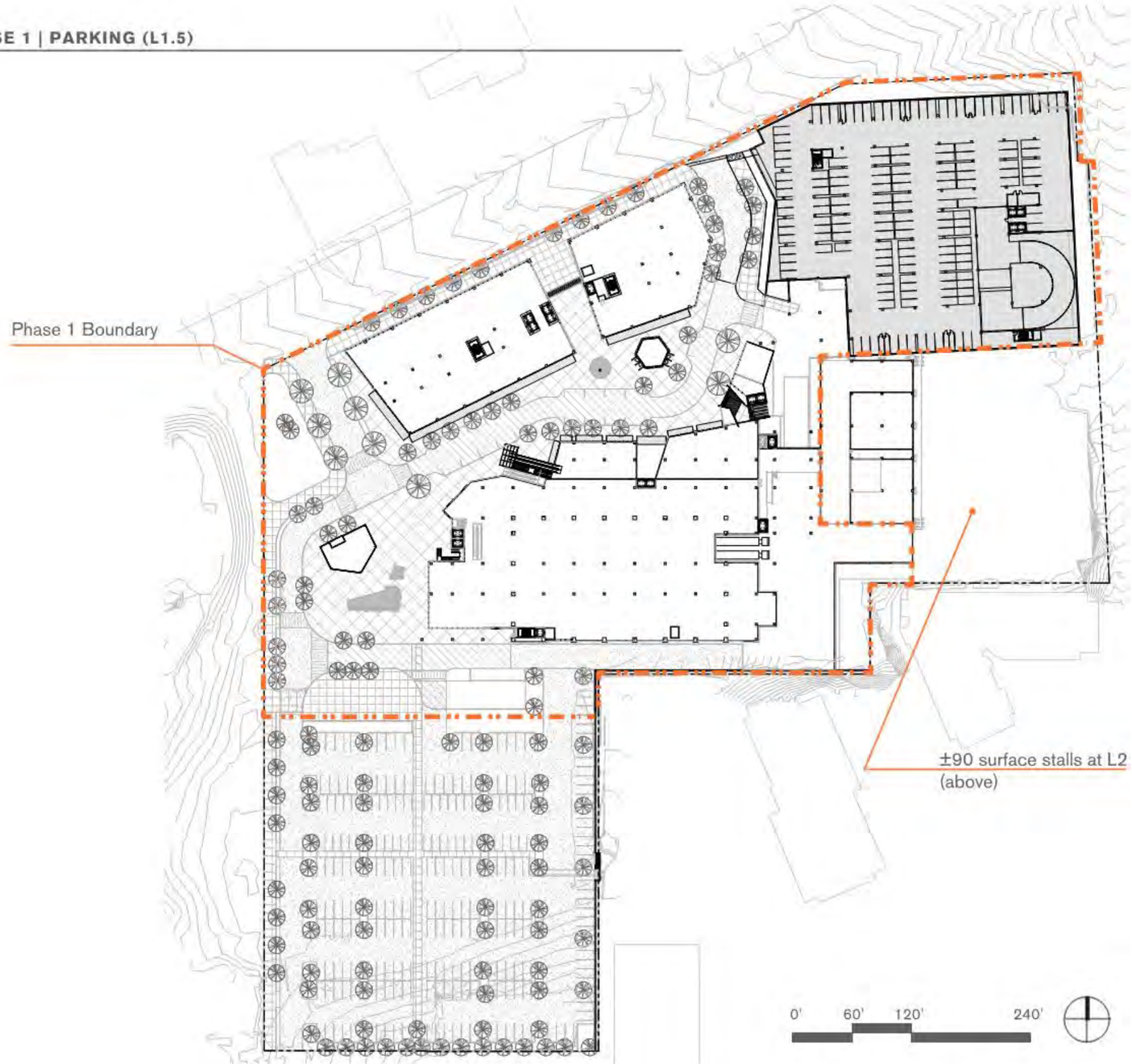
PHASE 1 PARKING COUNT

L1 STALLS:	**375**
TOTAL PHASE 1 STALLS:	**1400 - 1800**

PHASE 1 | PARKING (L1)



PHASE 1 | PARKING (L1.5)



MAP KEY

PHASE 1 PARKING COUNT

L1.5 STALLS:	135
TOTAL PHASE 1 STALLS:	1400 - 1800

PHASE 1 DEVELOPMENT CONCEPT

Pedestrian Circulation | Park Level

Public Pedestrian Space
Park Level = 96,000 sf
Plaza Level = 94,000 sf
Total = 190,000 sf

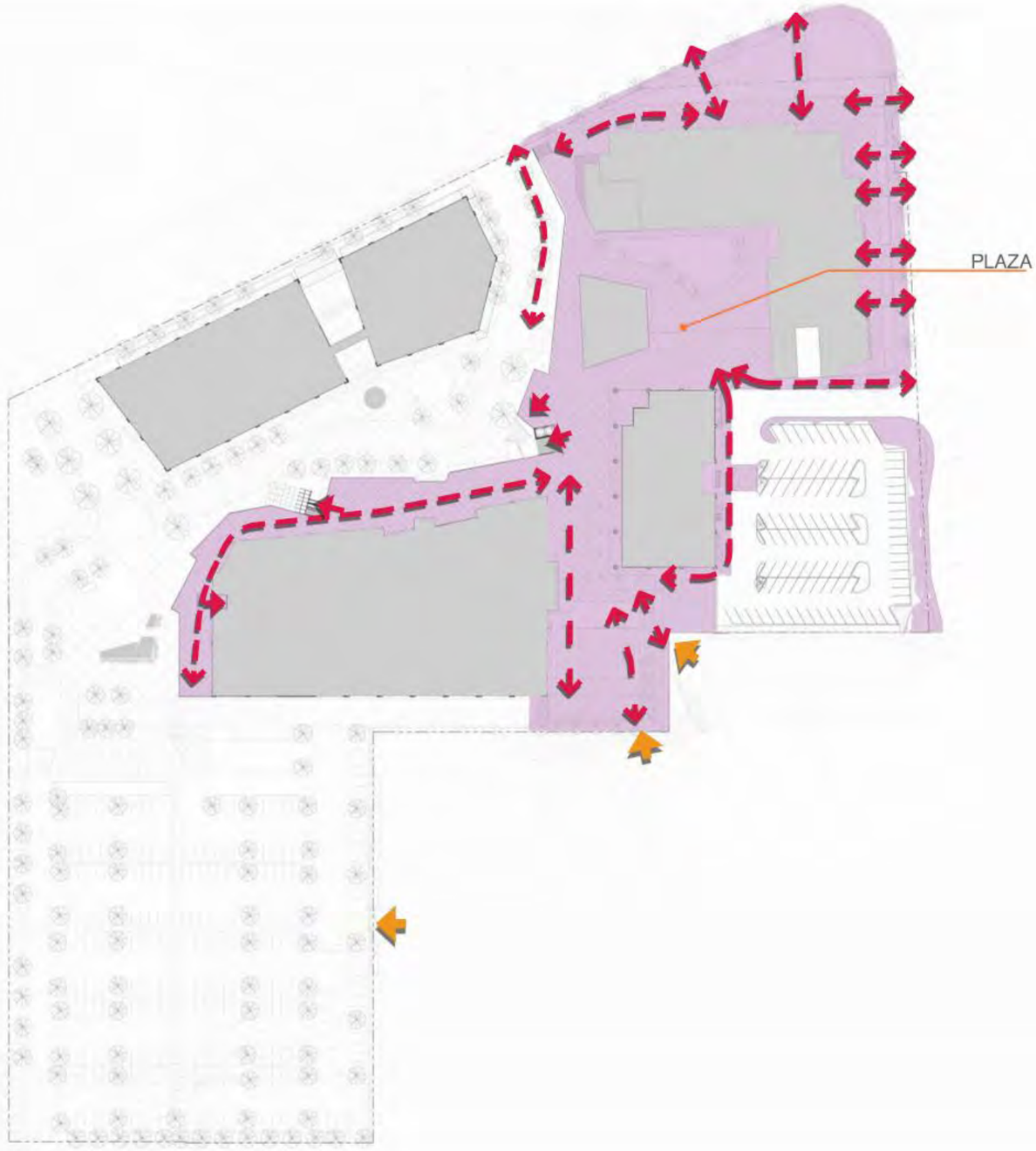
Pedestrian Circulation Path

Access from Street, Adjacent Properties

Up to Upper Plaza Level / L2

PHASE 1 DEVELOPMENT CONCEPT

Pedestrian Circulation | Upper Plaza Level



Public Pedestrian Space
Park Level = 96,000 sf
Plaza Level = 94,000 sf
Total = 190,000 sf

Pedestrian Circulation Path

Access from Street, Adjacent Properties

Down to Park Level / L1

PHASE 1 DEVELOPMENT CONCEPT

Site Elevations | Phase 1

EAST SITE ELEVATION

NORTH SITE ELEVATION

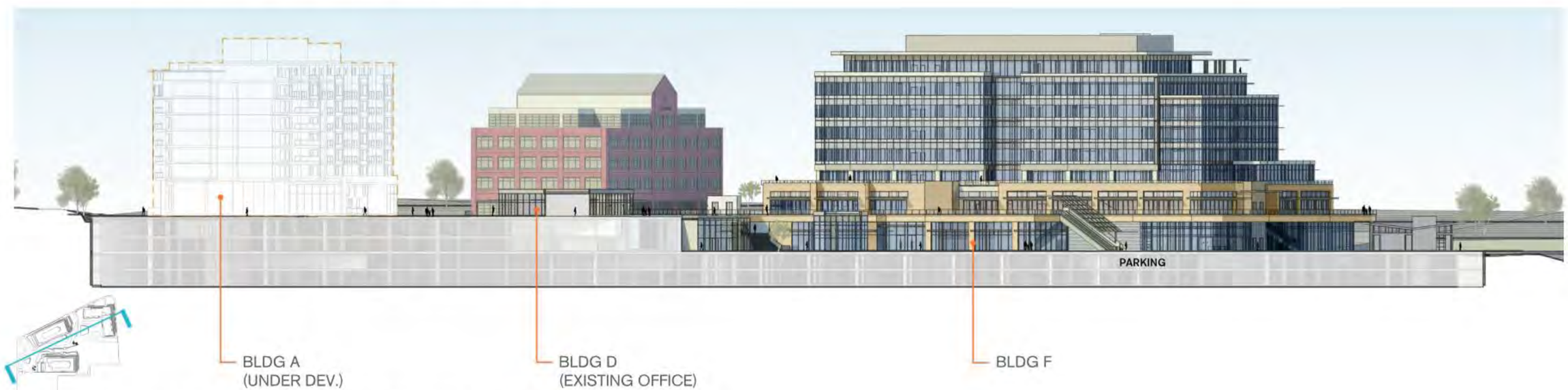
SOUTH SITE ELEVATION

WEST SITE ELEVATION

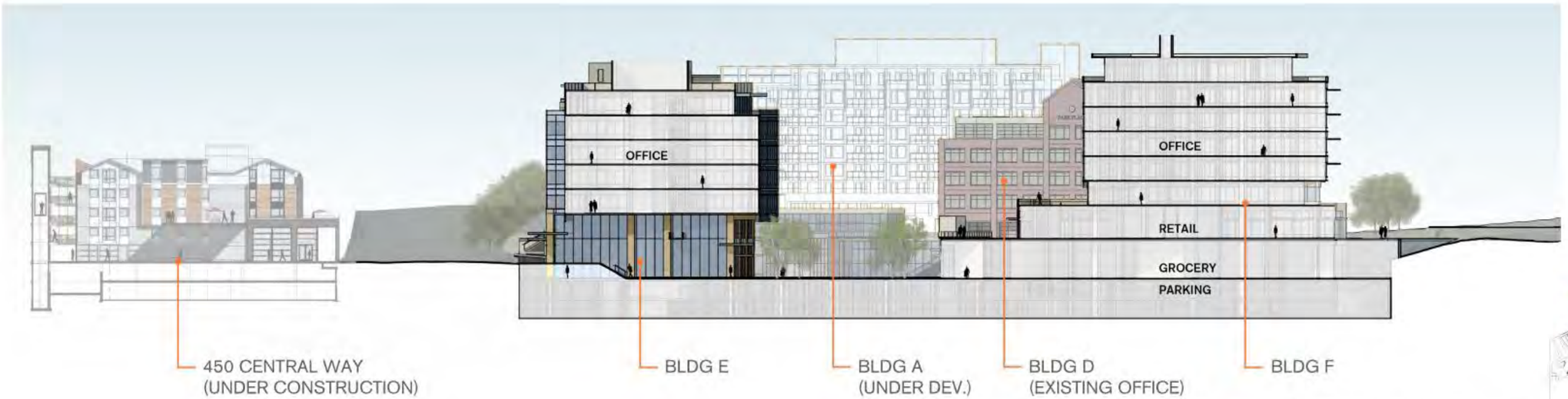
PHASE 1 DEVELOPMENT CONCEPT

Site Sections | Phase 1

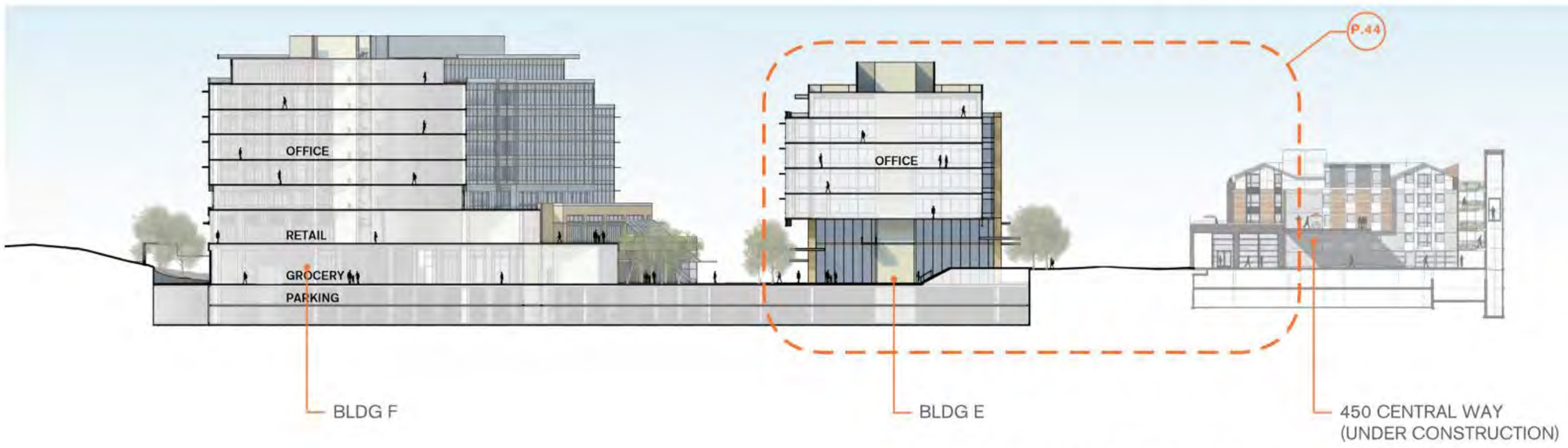
E/W SECTION AT MAIN STREET (LOOKING NORTH)



E/W SECTION AT MAIN STREET (LOOKING SOUTH)



N/S SECTION THROUGH CENTRAL WAY (LOOKING EAST)

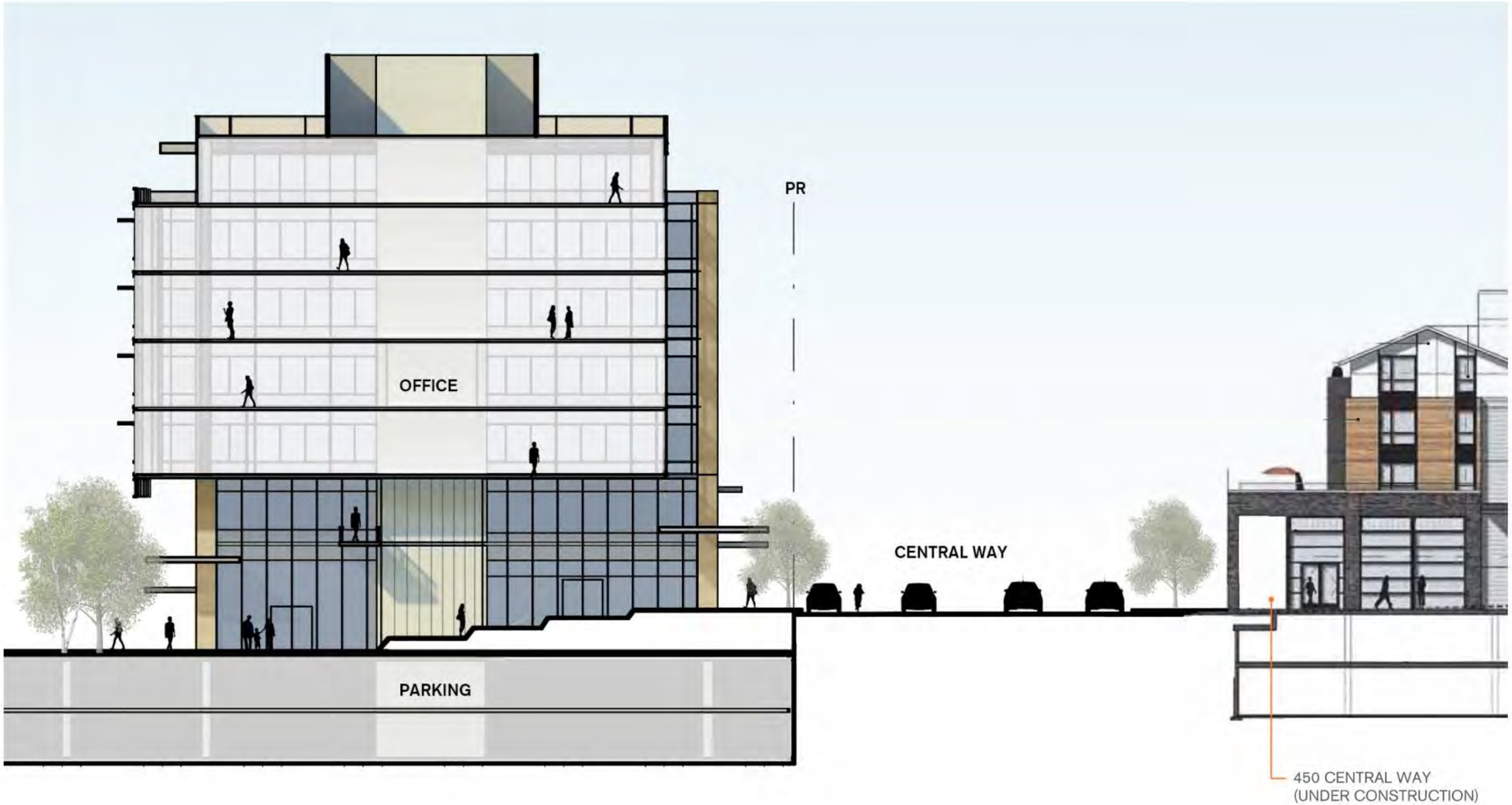


N/S SECTION THROUGH CENTRAL WAY (LOOKING WEST)

PHASE 1 DEVELOPMENT CONCEPT

Enlarged Section | Phase 1

ENLARGED SECTION THROUGH CENTRAL WAY (LOOKING WEST)



SOUTHFACING PERSPECTIVE AT ENTRANCE FROM CENTRAL WAY (WEST)

PERSPECTIVE FROM PETER KIRK PARK TOWARD SITE

PERSPECTIVE TOWARD WEST FACADE OF BUILDING E

NORTH FACING PERSPECTIVE TOWARD ENTRANCE FROM CENTRAL WAY (EAST)

PHASE 1 DEVELOPMENT CONCEPT

Perspectives | Phase 1

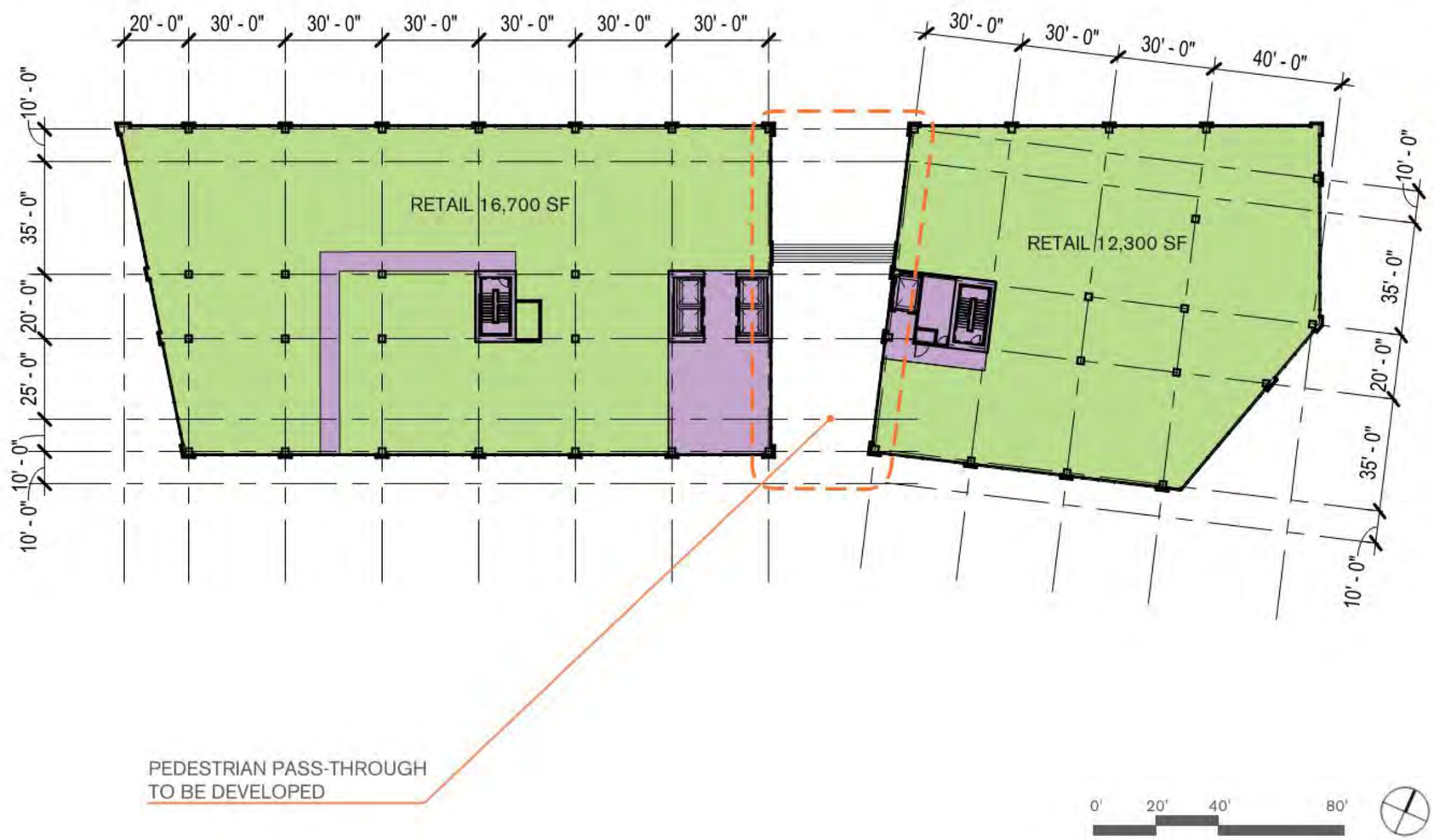
WESTWARD PERSPECTIVE FROM PLAZA AT EXISTING BUILDING D

PERSPECTIVE FROM UPPER PLAZA NEAR BUILDING A

PERSPECTIVE TOWARD BUILDINGS E AND F FROM CENTRAL WAY (WEST)

VIEW ALONG MAIN STREET TOWARD EXISTING BUILDING D

LEVEL 1



LEGEND

	LEVEL 1	BLDG TOTAL
OFFICE	4,000 SF	190,000 SF
RESIDENTIAL	--	--
RETAIL	29,000 SF	29,000 SF
GROCERY	--	--
OTHER	--	--
TOTAL	33,000 SF	219,000 SF

PHASE 1 DEVELOPMENT CONCEPT

Floor Plans | Building E

LEGEND

	LEVEL 2	BLDG TOTAL
OFFICE	33,000 SF	190,000 SF
RESIDENTIAL	--	--
RETAIL	--	29,000 SF
GROCERY	--	--
OTHER	--	--
TOTAL	33,000 SF	219,000 SF

LEVEL 2

LEVEL 3

LEGEND

	LEVEL 3	BLDG TOTAL
OFFICE	34,000 SF	190,000 SF
RESIDENTIAL	--	--
RETAIL	--	29,000 SF
GROCERY	--	--
OTHER	--	--
TOTAL	34,000 SF	219,000 SF

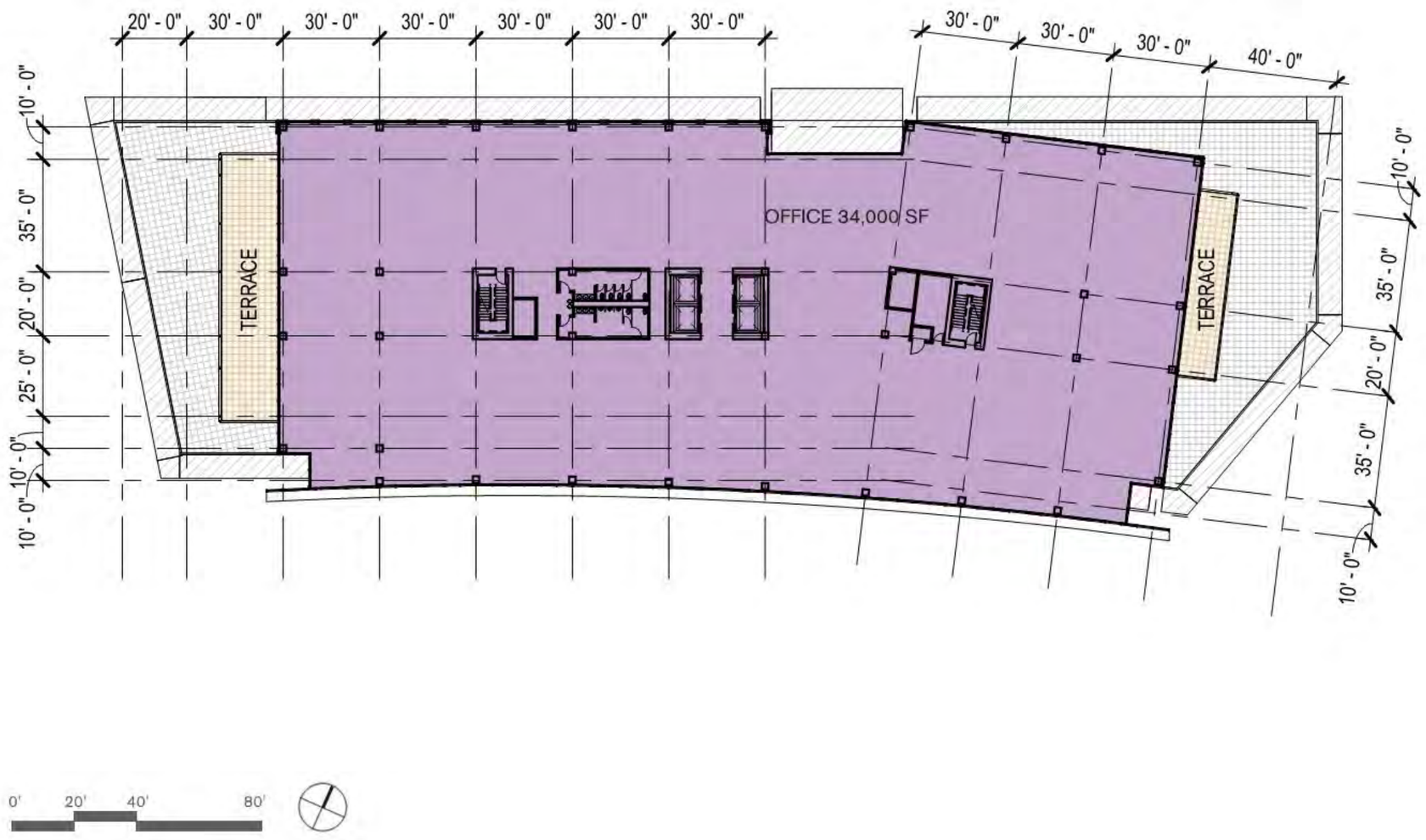
PHASE 1 DEVELOPMENT CONCEPT

Floor Plans | Building E

LEGEND

	LEVEL 4	BLDG TOTAL
OFFICE	31,500 SF	190,000 SF
RESIDENTIAL	--	--
RETAIL	--	29,000 SF
GROCERY	--	--
OTHER	--	--
TOTAL	31,500 SF	219,000 SF

LEVEL 4



LEVEL 5

LEGEND

	LEVEL 5	BLDG TOTAL
OFFICE	31,500 SF	190,000 SF
RESIDENTIAL	--	--
RETAIL	--	29,000 SF
GROCERY	--	--
OTHER	--	--
TOTAL	31,500 SF	219,000 SF

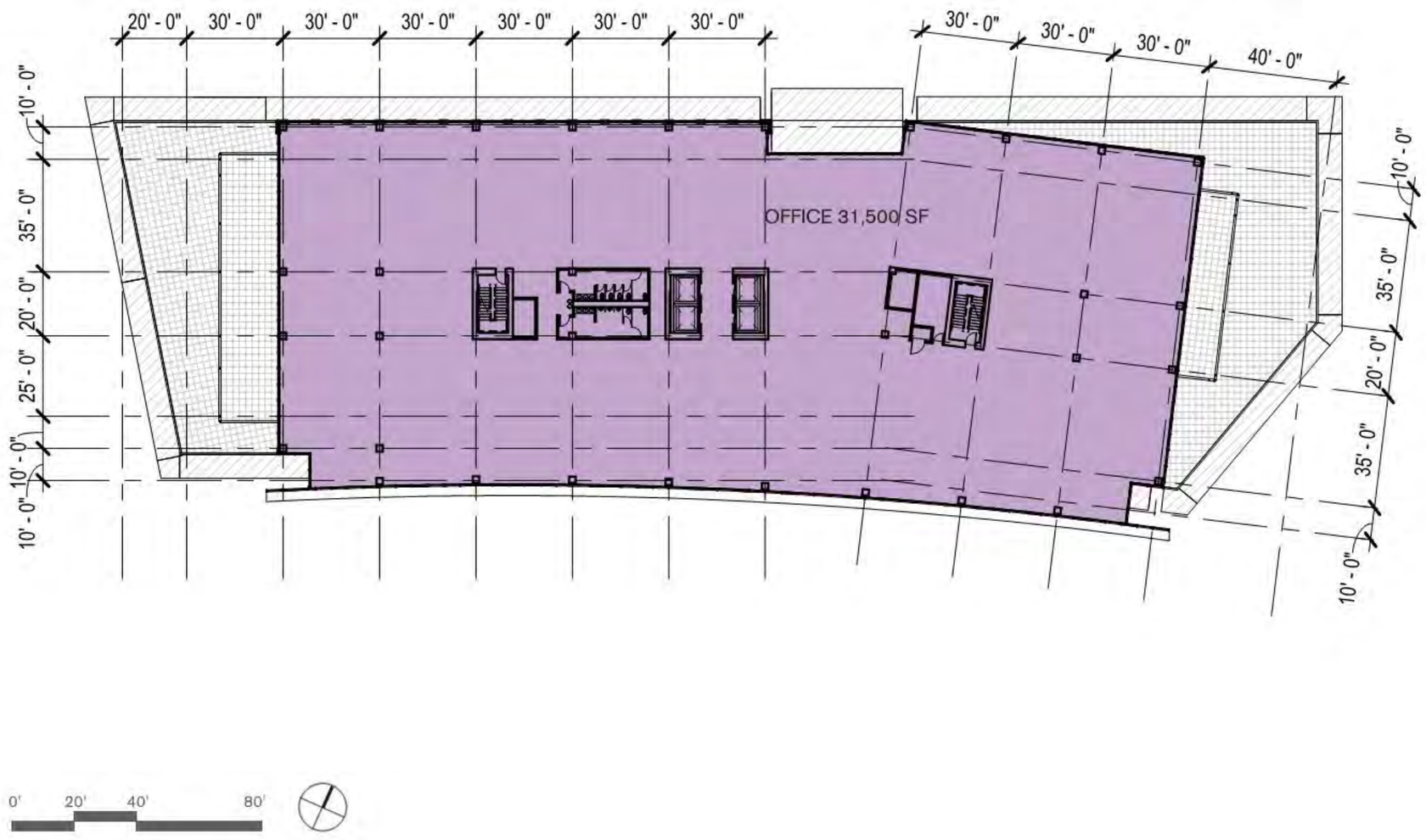
PHASE 1 DEVELOPMENT CONCEPT

Floor Plans | Building E

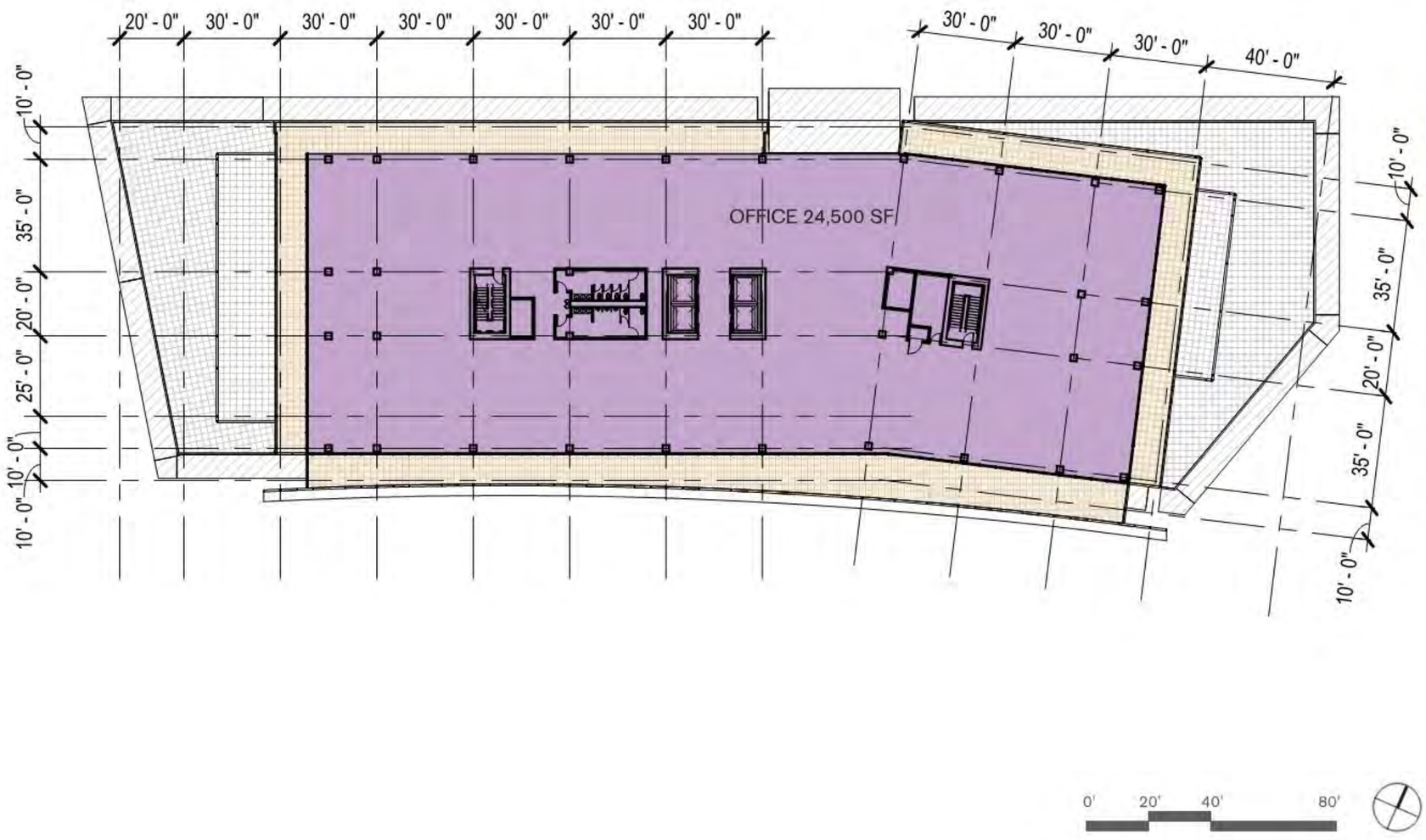
LEGEND

	LEVEL 6	BLDG TOTAL
OFFICE	31,500 SF	190,000 SF
RESIDENTIAL	--	--
RETAIL	--	29,000 SF
GROCERY	--	--
OTHER	--	--
TOTAL	31,500 SF	219,000 SF

LEVEL 6



LEVEL 7



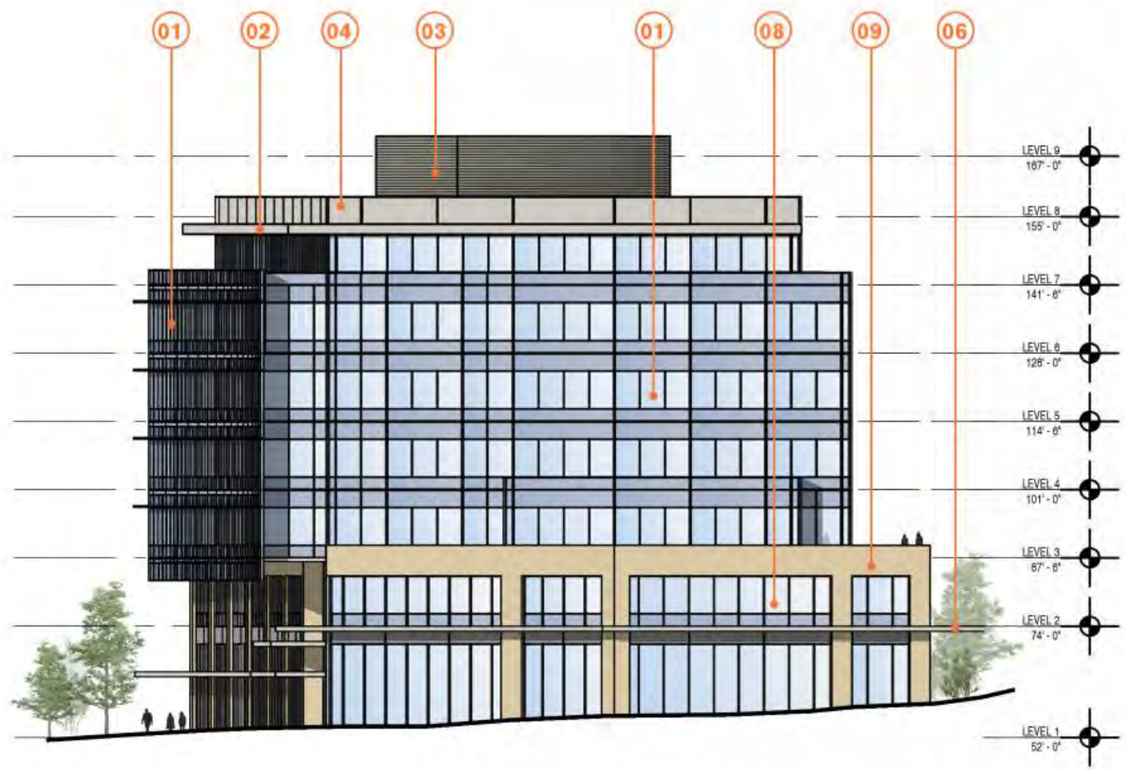
LEGEND

	LEVEL 7	BLDG TOTAL
OFFICE	24,500 SF	190,000 SF
RESIDENTIAL	--	--
RETAIL	--	29,000 SF
GROCERY	--	--
OTHER	--	--
TOTAL	24,500 SF	219,000 SF

PHASE 1 DEVELOPMENT CONCEPT

Elevations | Building E

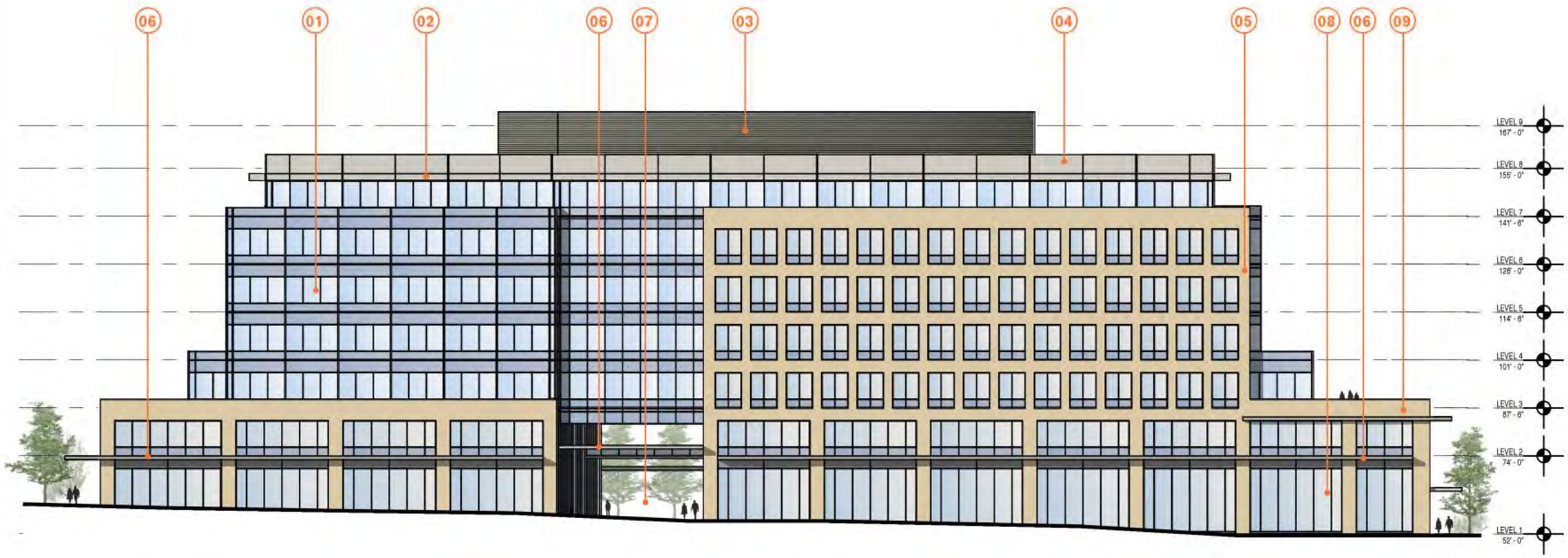
EAST ELEVATION



LEGEND

- 01 UNITIZED CURTAINWALL
- 02 ALUMINNUM PANEL EYEBROW
- 03 PROFILE METAL PANELS AT ROOF SCREEN
- 04 METAL PANELS
- 05 MASONRY/PRECAST
- 06 METAL OR METAL & GLASS CANOPIES
- 07 2-STORY BREEZEWAY
- 08 L1 RETAIL STOREFRONT
- 09 L1 RETAIL MASONRY, PRECAST CONCRETE
- 10 VERT. SUNSCREEN W/ FIN

NORTH ELEVATION



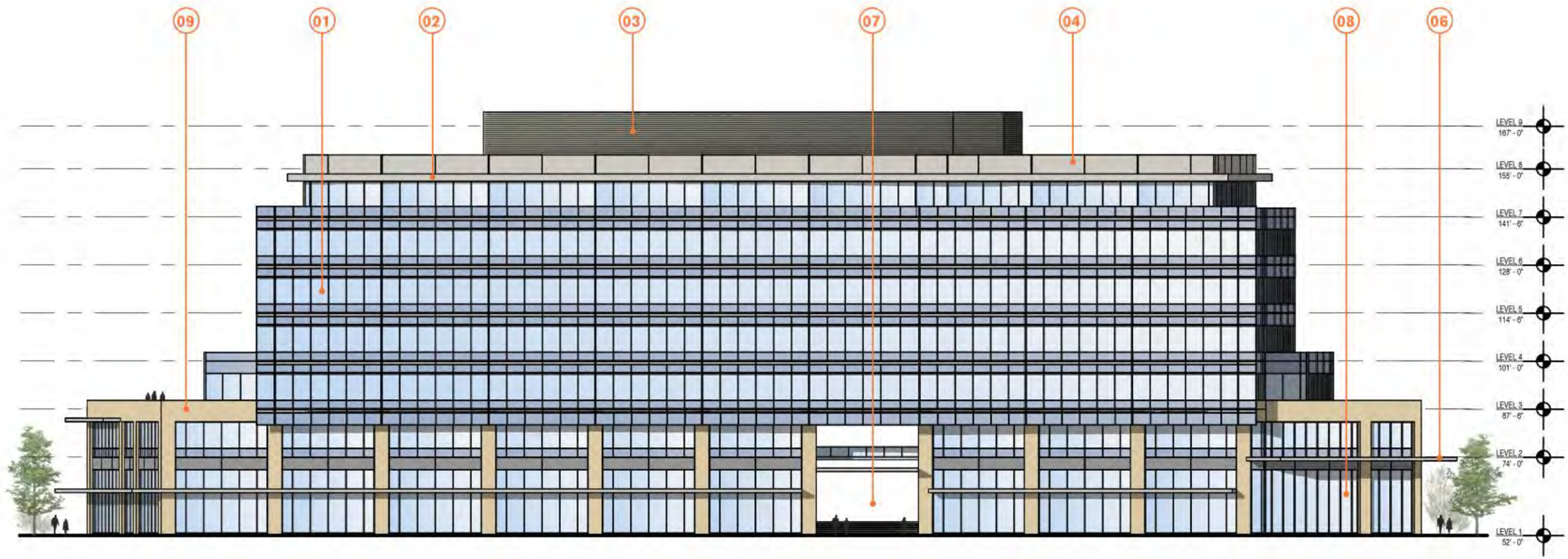
LEGEND

- (01) UNITIZED CURTAINWALL
- (02) ALUMINNUM PANEL EYEBROW
- (03) PROFILE METAL PANELS AT ROOF SCREEN
- (04) METAL PANELS
- (05) MASONRY/PRECAST
- (06) METAL OR METAL & GLASS CANOPIES
- (07) 2-STORY BREEZEWAY
- (08) L1 RETAIL STOREFRONT
- (09) L1 RETAIL MASONRY, PRECAST CONCRETE
- (10) VERT. SUNSCREEN W/ FIN

PHASE 1 DEVELOPMENT CONCEPT

Elevations | Building E

SOUTH ELEVATION



LEGEND

- 01 UNITIZED CURTAINWALL
- 02 ALUMINNUM PANEL EYEBROW
- 03 PROFILE METAL PANELS @ ROOF SCREEN
- 04 METAL PANELS
- 05 MASONRY/PRECAST
- 06 METAL OR METAL & GLASS CANOPIES
- 07 2-STORY BREEZEWAY
- 08 L1 RETAIL STOREFRONT
- 09 L1 RETAIL MASONRY, PRECAST CONCRETE

WEST ELEVATION

LEGEND

- 01 UNITIZED CURTAINWALL
- 02 ALUMINNUM PANEL EYEBROW
- 03 PROFILE METAL PANELS @ ROOF SCREEN
- 04 METAL PANELS
- 05 MASONRY/PRECAST
- 06 METAL OR METAL & GLASS CANOPIES
- 07 2-STORY BREEZEWAY
- 08 L1 RETAIL STOREFRONT
- 09 L1 RETAIL MASONRY, PRECAST CONCRETE

PHASE 1 DEVELOPMENT CONCEPT

Perspectives | Building E

NORTHEAST PERSPECTIVE

NORTHWEST PERSPECTIVE

SOUTHWEST PERSPECTIVE

SOUTHEAST PERSPECTIVE

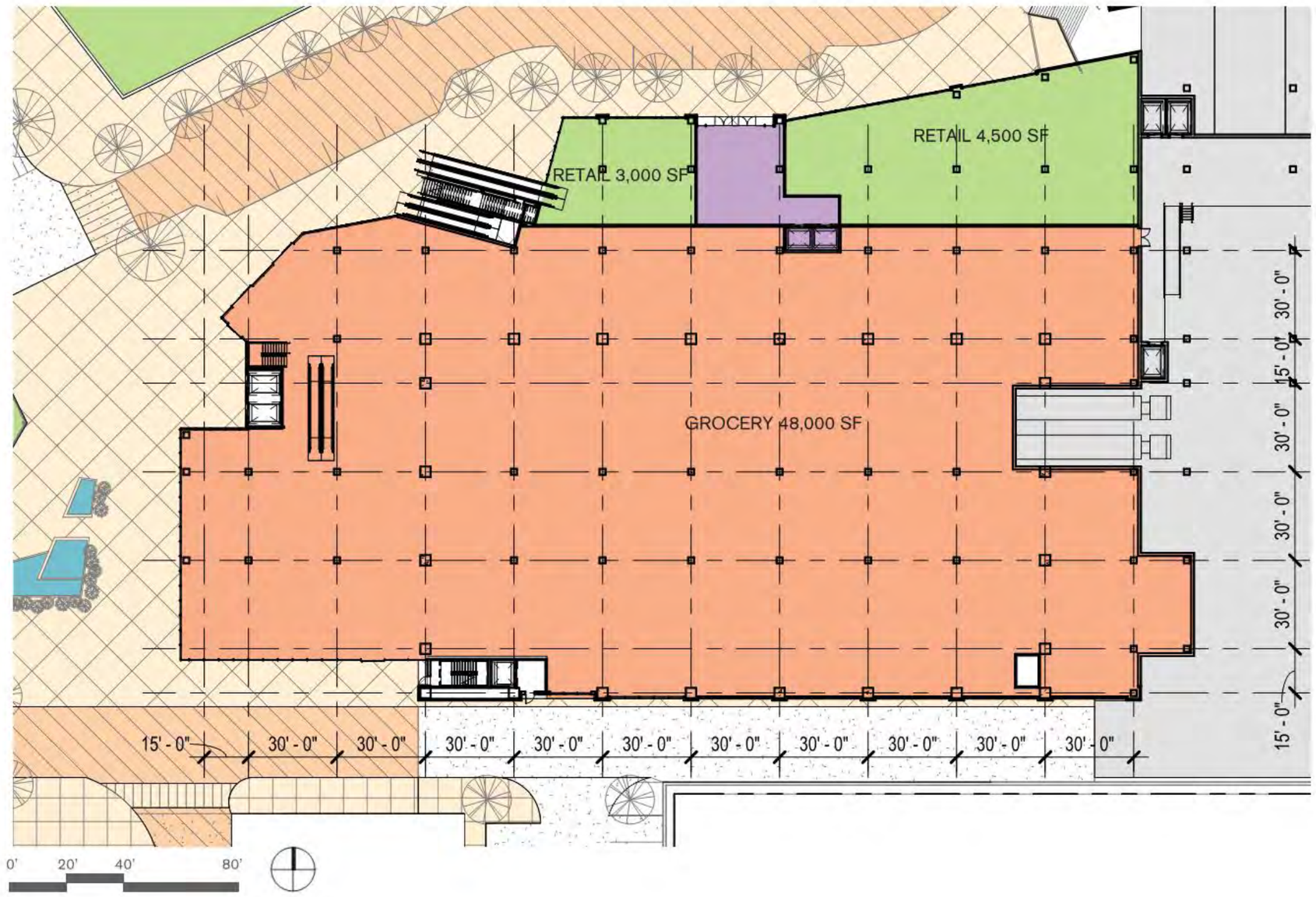
PHASE 1 DEVELOPMENT CONCEPT

Floor Plans | Building F

LEGEND

	LEVEL 1	BLDG TOTAL
OFFICE	1,500 SF	189,000 SF
RESIDENTIAL	--	--
RETAIL	7,500 SF	46,000 SF
GROCERY	48,000 SF	47,000 SF
TOTAL	57,000 SF	282,000 SF

LEVEL 1



PHASE 1 DEVELOPMENT CONCEPT

Floor Plans | Building F

LEVEL 2

LEGEND

	LEVEL 2	BLDG TOTAL
OFFICE	5,500 SF	189,000 SF
RESIDENTIAL	--	--
RETAIL	38,000 SF	46,000 SF
GROCERY	--	47,000 SF
TOTAL	43,500 SF	282,000 SF

PHASE 1 DEVELOPMENT CONCEPT

Floor Plans | Building F

LEGEND

	LEVEL 3	BLDG TOTAL
OFFICE	33,000 SF	189,000 SF
RESIDENTIAL	--	--
RETAIL	--	46,000 SF
GROCERY	--	47,000 SF
TOTAL	33,000 SF	282,000 SF

LEVEL 3

PHASE 1 DEVELOPMENT CONCEPT

Floor Plans | Building F

LEVEL 4

LEGEND

	LEVEL 4	BLDG TOTAL
OFFICE	32,500 SF	189,000 SF
RESIDENTIAL	--	--
RETAIL	--	46,000 SF
GROCERY	--	47,000 SF
TOTAL	32,500 SF	282,000 SF

PHASE 1 DEVELOPMENT CONCEPT

Floor Plans | Building F

LEGEND

	LEVEL 5	BLDG TOTAL
OFFICE	32,500 SF	189,000 SF
RESIDENTIAL	--	--
RETAIL	--	46,000 SF
GROCERY	--	47,000 SF
TOTAL	32,500 SF	282,000 SF

LEVEL 5

PHASE 1 DEVELOPMENT CONCEPT

Floor Plans | Building F

LEVEL 6

LEGEND

	LEVEL 6	BLDG TOTAL
OFFICE	32,500 SF	189,000 SF
RESIDENTIAL	--	--
RETAIL	--	46,000 SF
GROCERY	--	47,000 SF
TOTAL	32,500 SF	282,000 SF

PHASE 1 DEVELOPMENT CONCEPT

Floor Plans | Building F

LEGEND

	LEVEL 7	BLDG TOTAL
OFFICE	29,500 SF	189,000 SF
RESIDENTIAL	--	--
RETAIL	--	46,000 SF
GROCERY	--	47,000 SF
TOTAL	29,500 SF	282,000 SF

LEVEL 7

PHASE 1 DEVELOPMENT CONCEPT

Floor Plans | Building F

LEVEL 8

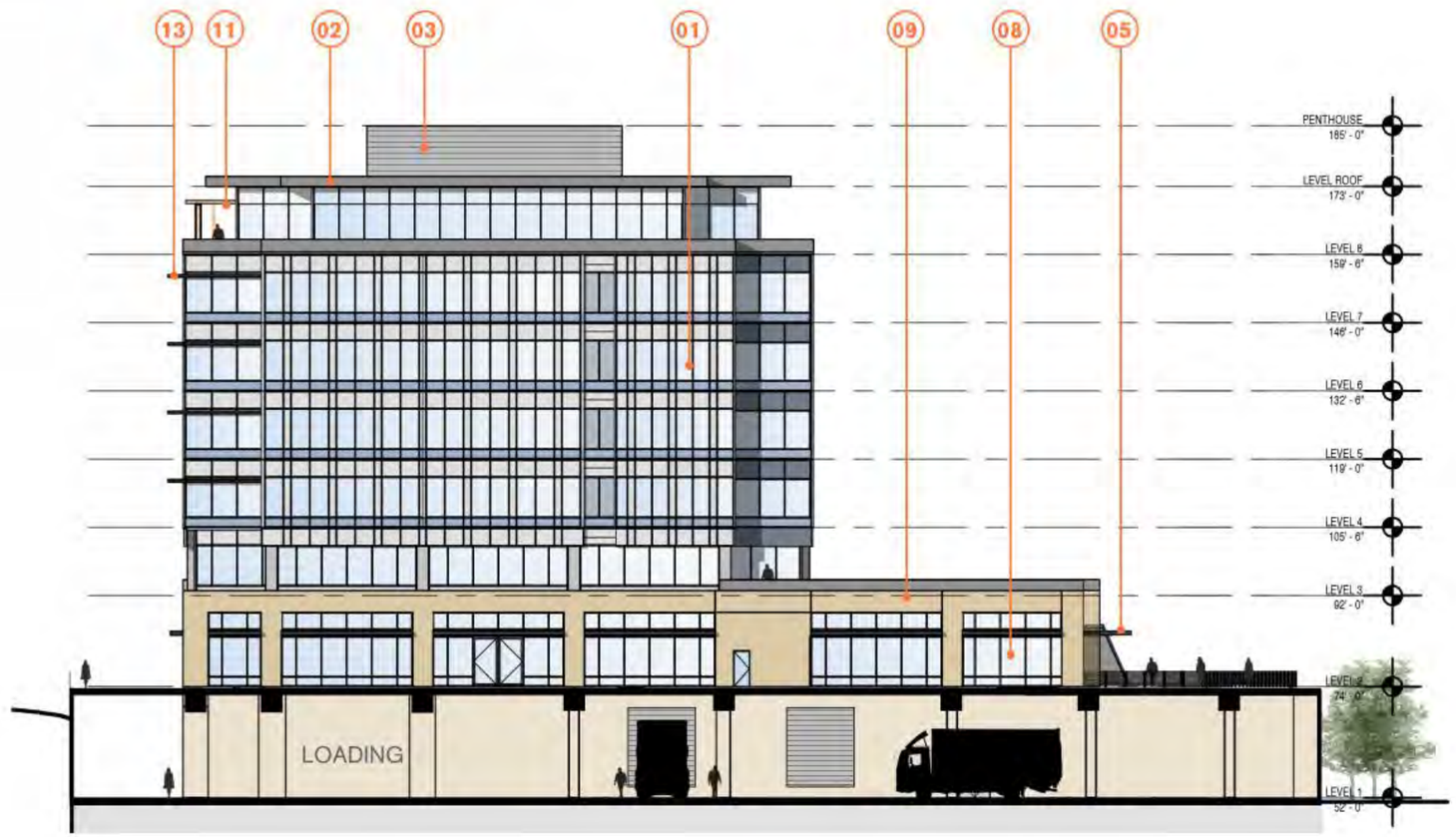
LEGEND

	LEVEL 8	BLDG TOTAL
OFFICE	20,500 SF	189,000 SF
RESIDENTIAL	--	--
RETAIL	--	46,000 SF
GROCERY	--	47,000 SF
TOTAL	20,500 SF	282,000 SF

PHASE 1 DEVELOPMENT CONCEPT

Elevations | Building F

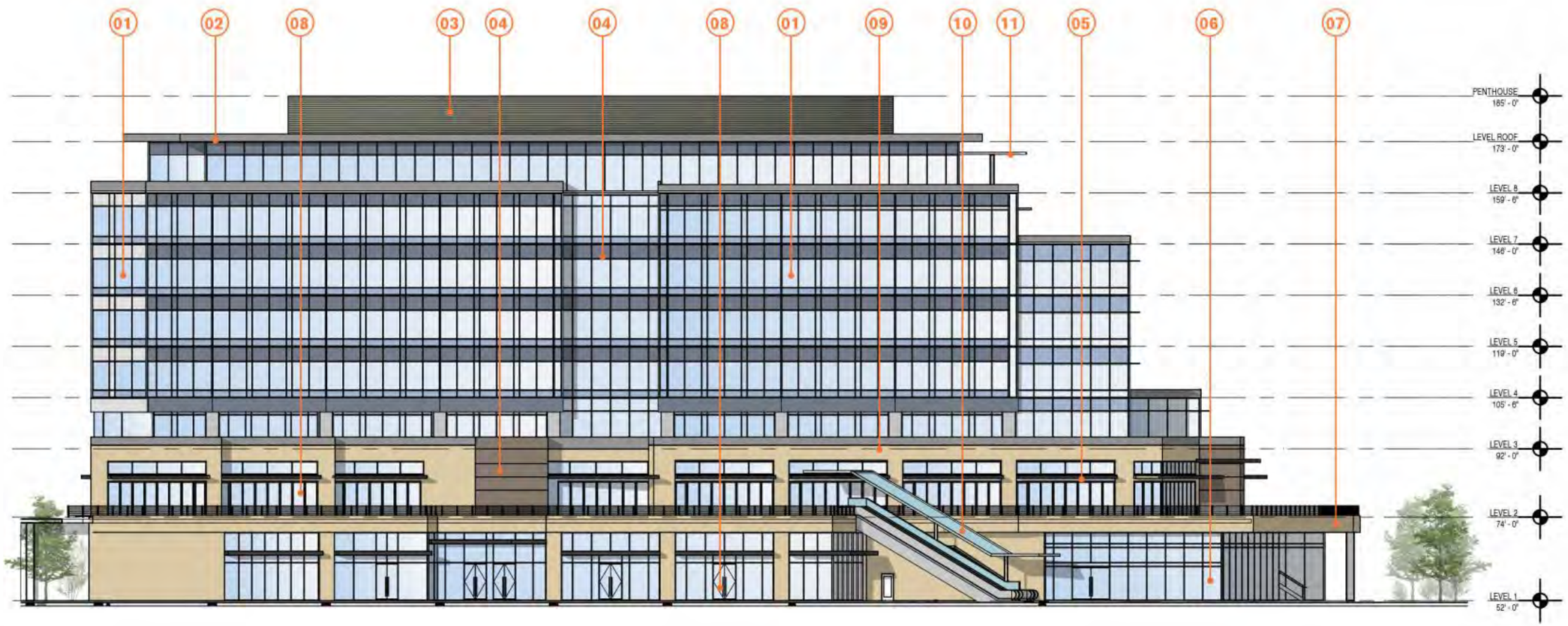
EAST ELEVATION



LEGEND

- 01 UNITIZED CURTAINWALL
- 02 ALUMINNUM PANEL EYEBROW
- 03 PROFILE METAL PANELS @ ROOF SCREEN
- 04 METAL PANELS OR RAINSCREEN
- 05 METAL & GLASS CANOPIES
- 06 QFC STOREFRONT
- 07 L1 RETAIL MASONRY, PRECAST
- 08 RETAIL STOREFRONT GLAZING
- 09 L2 RETAIL MASONRY, PRECAST
- 10 GLASS COVER @ ESCALATOR
- 11 POSSIBLE TRELLIS/COVERED AREA
- 12 LOUVER BAND FOR HVAC
- 13 OPTIONAL SUNSHADE

NORTH ELEVATION



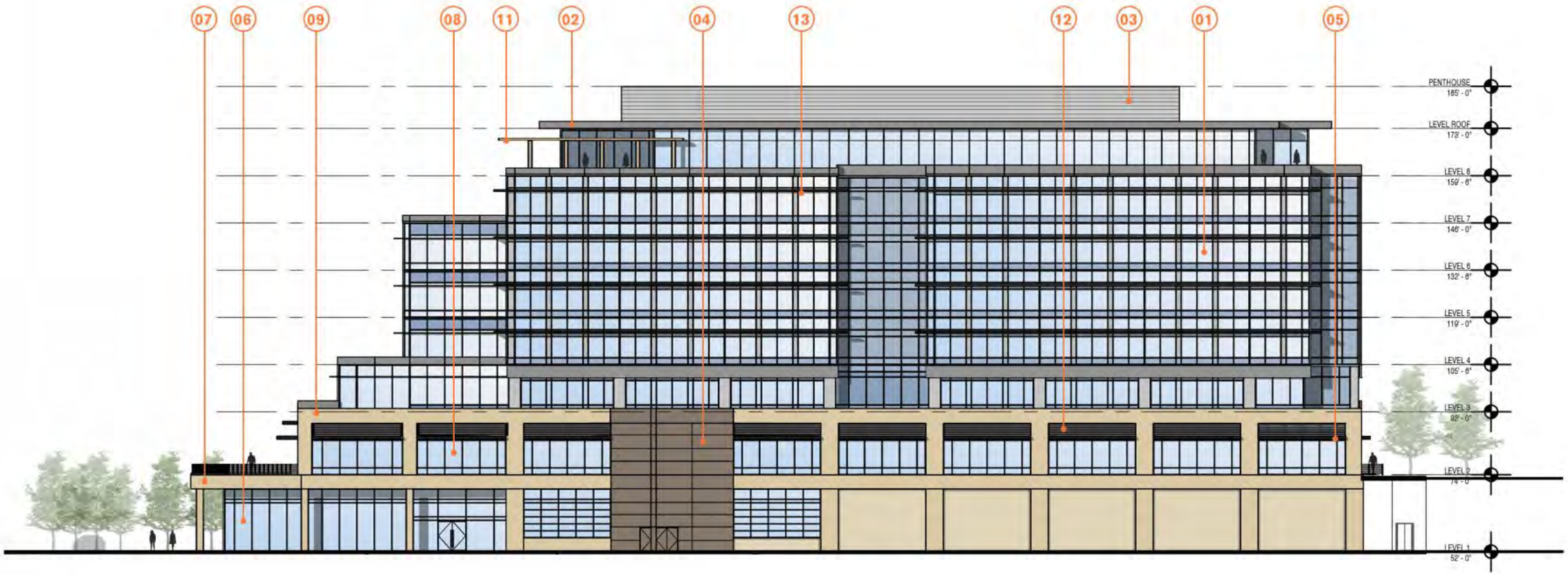
LEGEND

- 01 UNITIZED CURTAINWALL
- 02 ALUMINNUM PANEL EYEBROW
- 03 PROFILE METAL PANELS @ ROOF SCREEN
- 04 METAL PANELS OR RAINSCREEN
- 05 METAL & GLASS CANOPIES
- 06 QFC STOREFRONT
- 07 L1 RETAIL MASONRY, PRECAST
- 08 RETAIL STOREFRONT GLAZING
- 09 L2 RETAIL MASONRY, PRECAST
- 10 GLASS COVER @ ESCALATOR
- 11 POSSIBLE TRELLIS/COVERED AREA
- 12 LOUVER BAND FOR HVAC
- 13 OPTIONAL SUNSHADE

PHASE 1 DEVELOPMENT CONCEPT

Elevations | Building F

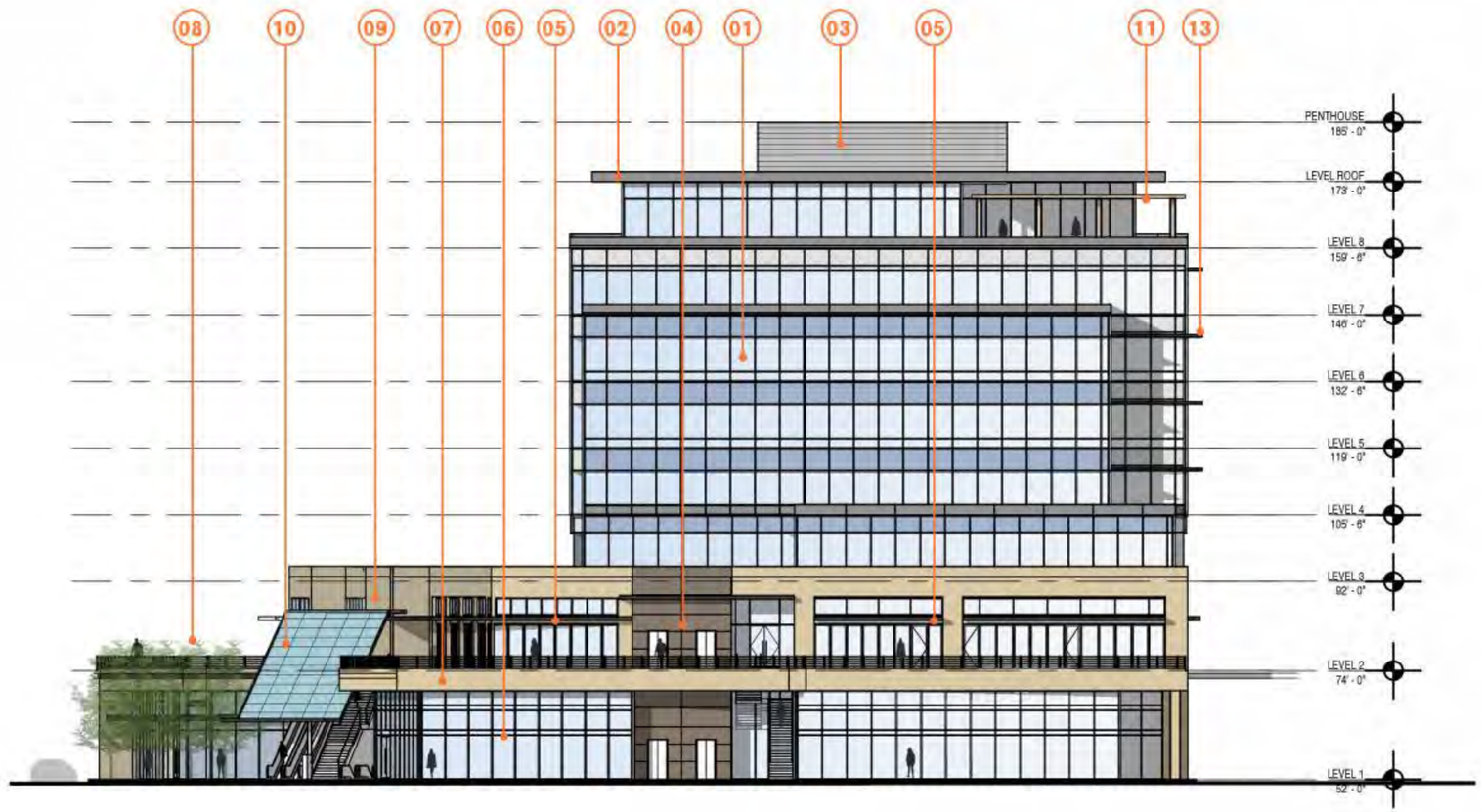
SOUTH ELEVATION



LEGEND

- 01 UNITIZED CURTAINWALL
- 02 ALUMINNUM PANEL EYEBROW
- 03 PROFILE METAL PANELS @ ROOF SCREEN
- 04 METAL PANELS OR RAINSCREEN
- 05 METAL & GLASS CANOPIES
- 06 QFC STOREFRONT
- 07 L1 RETAIL MASONRY, PRECAST
- 08 RETAIL STOREFRONT GLAZING
- 09 L2 RETAIL MASONRY, PRECAST
- 10 GLASS COVER @ ESCALATOR
- 11 POSSIBLE TRELLIS/COVERED AREA
- 12 LOUVER BAND FOR HVAC
- 13 OPTIONAL SUNSHADE

WEST ELEVATION



LEGEND

- 01 UNITIZED CURTAINWALL
- 02 ALUMINNUM PANEL EYEBROW
- 03 PROFILE METAL PANELS @ ROOF SCREEN
- 04 METAL PANELS OR RAINSCREEN
- 05 METAL & GLASS CANOPIES
- 06 QFC STOREFRONT
- 07 L1 RETAIL MASONRY, PRECAST
- 08 RETAIL STOREFRONT GLAZING
- 09 L2 RETAIL MASONRY, PRECAST
- 10 GLASS COVER @ ESCALATOR
- 11 POSSIBLE TRELLIS/COVERED AREA
- 12 LOUVER BAND FOR HVAC
- 13 OPTIONAL SUNSHADE

PHASE 1 DEVELOPMENT CONCEPT

Perspectives | Building F

SOUTHWEST PERSPECTIVE

NORTHWEST PERSPECTIVE

SOUTHEAST PERSPECTIVE

NORTHEAST PERSPECTIVE

PERSPECTIVE FROM SOUTH PARKING LOT TOWARD BUILDING F

PHASE 1 DEVELOPMENT CONCEPT

Design Guidelines Response | Phase 1

DESIGN RESPONSE

Curved facade
Responds to bend in plan
Counter point to angular geometry

Levels 4, 5, & 6
Set back to reduce apparent length of facade

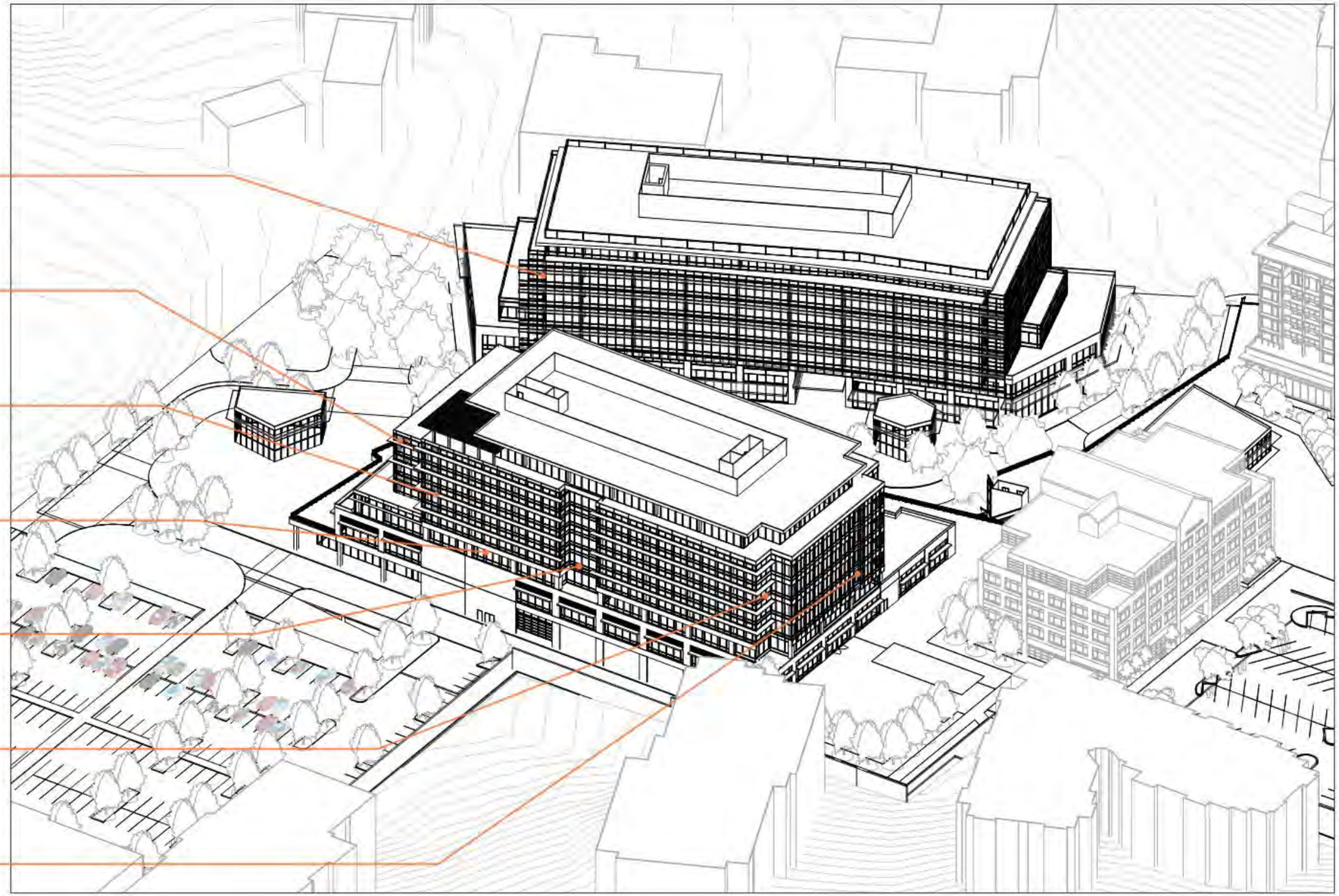
Sunshades
Add depth and detail to south facade

Level 3
Recessed and articulated to reduce scale

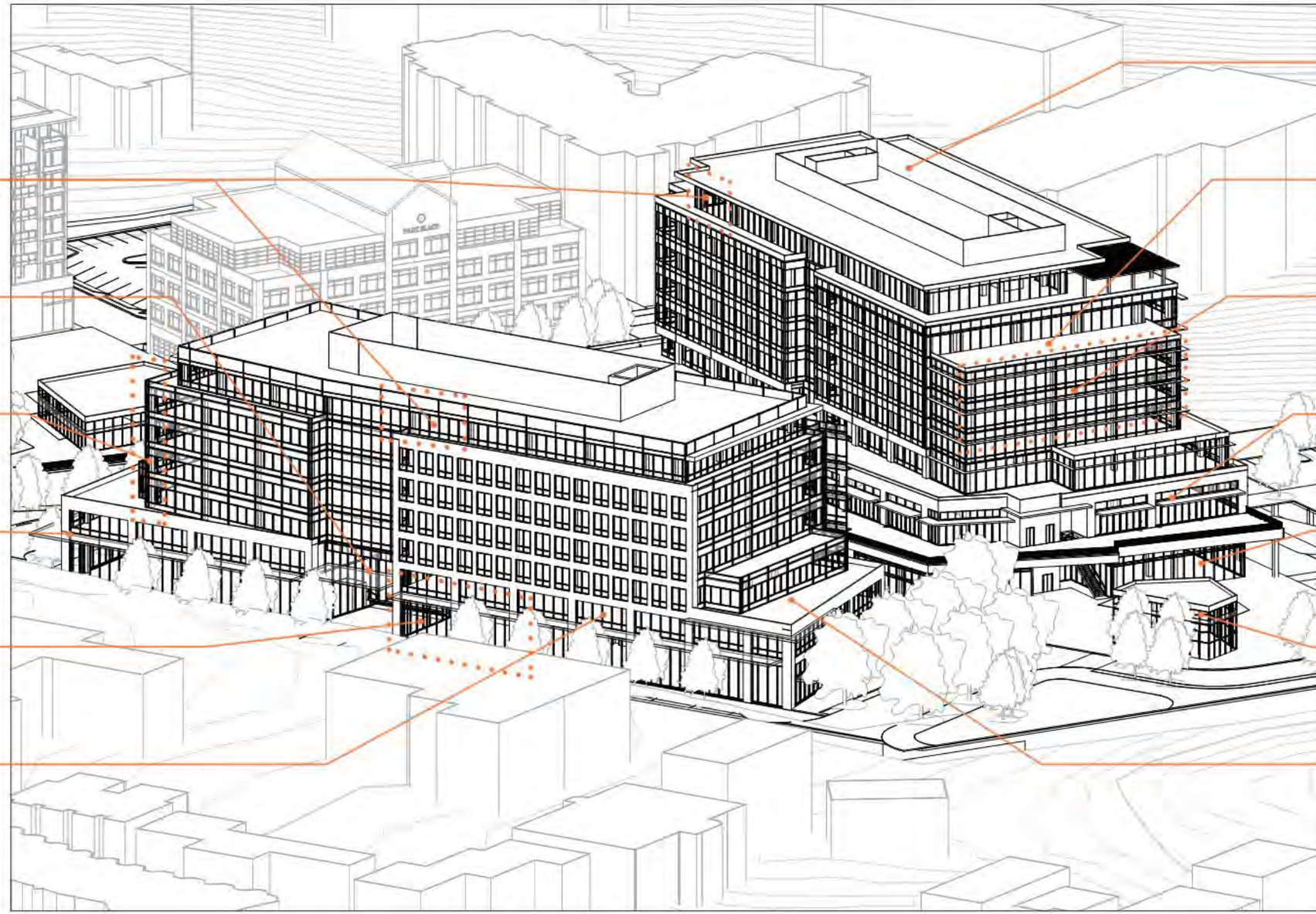
Central notch
Breaks facade at mid-point

Notches at each end of east facade reduce apparent length of facade

Notch breaks up east facade



DESIGN RESPONSE



Upper floor setbacks reduce building mass

Two-story pass-through provides visibility to internal street and access to retail

Facade pulls away from Central Way

Continuous canopies

Tall windows provide visibility into retail

Punched windows provide finer detail & contrast with eastern portion of office

Screened mechanical units

Multiple terraces provide outdoor amenities

Reduced width of west facade reduces bulk

Plaza level storefronts incorporate multiple retail entries

Transparent grocery facade

Retail pavilions activate edges of plaza

Multiple terraces on west end of building

BUILDING E

OVERALL BUILDING DESIGN GUIDELINES

1. ORIENTATION TO THE STREET

a. Streets and public spaces should be enlivened by Storefronts, windows, merchandise and other activity. Buildings should be designed with frequent entrances to encourage multi-tenant occupancy and walk-in traffic.

Response: All street and plaza facades are composed primarily of vision glass, promoting transparency. Retail spaces are designed to allow entries at multiple points to allow for a variety of building tenant configurations.

b. Ground level retail heights should be a minimum of 14 feet in height.

Response: Most retail spaces at Level one have a 20 foot floor to floor.

c. Entrances: Principal building entry should be visible from internal or external streets and public space. Entries should be marked by large entry doors and/or canopy/portico/overhang.

Response: At building E, the majority of retail entries will be oriented to the internal main street, with the opportunity to add entries at the internal pass-through as well as Central Way.

d. Transparency: To help provide a visual connection between activities, ground floor facades should provide:

• windows – 60% on Central Way, 50% along access streets of clear

Weather Protection: placed along at least 75% of facades of retail frontages

Retail frontages with wide sidewalks, transparency, visible entries, and weather protection

Response: All sides of the ground level at building E include ample windows, and canopies for weather protection. A framework of pilasters and glazing allows for continuity of design while allowing for variation in individual storefront design.

2. MASSING/ARTICULATION

a. In general, break down the scale and massing of larger buildings into smaller and varied volumes

b. All building faces should be responsive to the context of the surrounding environment and neighboring buildings.

c. Design all sides of the building with care (i.e. there should be no "backside" of a building.)

d. Buildings should distinguish a "base" using articulation and materials. Include regulating lines and rhythms to create a pedestrian-scaled environment

h. Building modulation should be employed to break up long facades and create a visual interest unique to each building in the project. The type of modulation should be determined by the overall design concept for each building, using dimensions from window sizes, column spacing, rain screen paneling, etc. to determine a distinct design solution.

i. Roof Silhouettes: Express roofs in varied ways

j. Locate and/or screen rooftop equipment so that it is not visible from public spaces. Integrate rooftop screening into building's form.

Response: Building E is composed of a two story base expression, a four story middle office floor expression and a top that is set back from the floors below.

The Central Way façade is divided into two halves, with the western portion composed of punched openings and the eastern end a curtain wall expression, in order to visually separate the two halves and reduce the overall appearance of length, while providing a finer grain detail to the façade. The eastern office component angles back away from the street to further reduce the bulk.

The west end includes more vision glass to take advantage of views and includes roof terraces overlooking the park and city. The internal street façade is treated differently and incorporates a sweeping curve that relates to the geometry of the building and the internal space between buildings.

The building mass is weighted toward the interior space and away from Central way, to maintain desired office width, and reduce bulk along Central Way.

4. ENCOURAGE HIGH-QUALITY DESIGN

a. Exterior architectural design and building materials should exhibit permanence and quality appropriate to Kirkland's urban setting.

Response: The building design and detailing will be commensurate with class A office space, and high quality retail and entertainment tenants. The primary building materials at the base of the building will include commercial window systems that will vary with retail requirements as well as masonry, precast concrete, metal panel, and accents of stone, wood, tile, phenolic resin board, and other materials that would be common in a retail setting.

5. BUILDING DIVERSITY

a. Buildings should be designed to integrate with each other, while demonstrating architectural diversity. Buildings should be responsive to

each specific district and its site conditions.

b. Materials should be selected to integrate with each other and to help provide a richness of architectural diversity.

c. Windows should incorporate variation of patterning between buildings.

Response:
Buildings E and F incorporate some of the same elements, such as masonry expression with larger openings at the base, giving way to a more glassy expression at the typical office floors. Building E incorporates a different window expression at the northeast façade.

DISTRICT-SPECIFIC DESIGN GUIDELINES

B. CENTRAL WAY DISTRICT SITE PLANNING

1. Encourage connections and activate the street edge by incorporating:
• on-street parking along Central Way
• buildings located up to the edge of the sidewalk
•storefront entrances
• visibility into buildings in order to engage pedestrian interest
• generous sidewalk amenity zone (trees, lights)
• street tree selection and spacing that provide visual continuity, buffer pedestrians from the busy street, and allow visibility of retail
• pedestrian signage

2. Reduce the length of street wall by pulling back portions of the building at ground level from the street edge in key locations provided street continuity is not interrupted.

3. Include a pedestrian-only connection from Central Way into the interior of the project. Pedestrian access along this route should include pedestrian-scaled lighting and a clear connection to the streetscape/plaza space on the opposite side.

4. Activate building corners with visibility into retail and/or other inviting design features, as denoted on Organization of Uses diagram (page 10).

Response: Building E incorporates on-street parking, a generous amenity zone, and visibility into the retail spaces along Central Way, along with the opportunity for storefront entries if tenants desire them. A pedestrian through connection is provided close to the midpoint of the façade to break the length and provide access and views into the center of the site.

BUILDING DESIGN

1. Reduce apparent bulk of buildings along Central Way by incorporating elements such as step backs and modulation, along with shifts or angles in the building mass. Differentiate the upper portion of the building from the lower by setting the upper floors back from the building base on the western and eastern ends of the building. The step backs should create roof terraces that overlook Central Way and the interior of the site. Balconies, terraces, and landscaping are encouraged in upper level step backs.

Response: A major break in the building façade is flanked by two different façade expressions, while a shift in the eastern office tower mass away from Central Way opens views towards the residential building. Building projections on level three create additional articulation and opportunity for exterior terraces.

2. The upper floor of buildings facing Central Way should step back from the floors below and incorporate a change in materials or expression to
clearly differentiate the upper floor and reduce the overall visual impact of the building.

Response:
The upper floor sets back on all sides and is expressed as a glass element capped by metal panel, with an eyebrow projection on several sides.

3. Facades that are stepped back should be distinguished by a change in elements such as window design, railings, trellises, details, materials, and/or color so that the result is a richly organized combination of features that face the street.

Response: The setback portions of the building will incorporate usable deck area, and have a different façade expression

4. Provide a two-story pass-through at grade to break up the length of the building base fronting Central Way. The pass-through should be of sufficient height and width to provide views into the "main street" retail, creating a prominent and attractive visual and physical connection to the interior of the development.

Response: This element is receiving further design study to determine the best method for achieving activation and ways to create a unique project and city amenity.

RESPONSE NARRATIVE

OVERALL BUILDING DESIGN GUIDELINES

1. ORIENTATION TO THE STREET

a. Streets and public spaces should be enlivened by storefronts, windows, merchandise and other activity. Buildings should be designed with frequent entrances to encourage multi-tenant occupancy and walk-in traffic.

Response: All internal street and plaza facades are composed primarily of vision glass, promoting transparency. Retail spaces are designed to allow entries at multiple points to allow for a variety of building tenant configurations.

The grocery façade facing the plaza will be primarily glass with roll-up doors allowing indoor-outdoor connections.

Restaurant uses will provide for the opportunity to incorporate sliding, roll up and folding doors to allow for internal seating areas to spill out onto plazas.

b. Ground level retail heights should be a minimum of 14 feet in height.

Most retail spaces at Level one have a 20 to 22 foot floor to floor. Retail spaces at Level two have a 14 foot to 18 foot floor to floor.

c. Entrances: Principal building entry should be visible from internal or external streets and public space. Entries should be marked by large entry
doors and/or canopy/portico/overhang.

Response: At Level One, (Park Level) the grocery entries will be from the primary plaza, while the in-line retail abutting the north wall of the grocery will be accessed from the Main Street plaza. At the Plaza Level, all retail orients towards the adjoining public plazas and terraces.

2. MASSING/ARTICULATION

a. In general, break down the scale and massing of larger buildings into smaller and varied volumes

b. All building faces should be responsive to the context of the surrounding environment and neighboring buildings.

c. Design all sides of the building with care (i.e. there should be no "backside" of a building.)

d. Buildings should distinguish a "base" using articulation and materials. Include regulating lines and rhythms to create a pedestrian-scaled environment

h. Building modulation should be employed to break up long facades and create a visual interest unique to each building in the project. The type of modulation should be determined by the overall design concept for each building, using dimensions from window sizes, column spacing, rain screen paneling, etc. to determine a distinct design solution.

i. Roof Silhouettes: Express roofs in varied ways

j. Locate and/or screen rooftop equipment so that it is not visible from public spaces. Integrate rooftop screening into building's form.

Response: Building F is composed of a two-level retail base and an office tower above. The second floor of the base steps back on the west and north sides to create a break between the two levels. The office floors set back further on the west and north facades, reducing bulk and allowing more sunlight into the main street plaza.

The south façade is broken into four sections vertically: a two story base expression, a recessed third floor, a four level office expression, and finally a set-back top floor. The base is comprised of masonry or other solid material with punched openings, while the office floors are composed of a combination of curtain wall and opaque material, most likely metal panel. Sunshades at the office levels will add detail and texture to the façade.

4. ENCOURAGE HIGH-QUALITY DESIGN

a. Exterior architectural design and building materials should exhibit permanence and quality appropriate to Kirkland's urban setting.

Response:
The building design and detailing will be commensurate with class A office space, and high quality retail and entertainment tenants.

RESPONSE NARRATIVE

The primary building materials at the base of the building will include commercial window systems that will vary with retail requirements as well as masonry, precast concrete, metal panel, and accents of stone, wood, tile, phenolic resin board, and other materials that would be common in a retail setting. Back-of-house portions of the Grocery may include concrete masonry units with an integral color finish.

5. BUILDING DIVERSITY

a. Buildings should be designed to integrate with each other, while demonstrating architectural diversity. Buildings should be responsive to each specific district and its site conditions.

b. Materials should be selected to integrate with each other and to help provide a richness of architectural diversity.

c. Windows should incorporate variation of patterning between buildings.

Response:

Buildings E and F incorporate some of the same elements, such as masonry expression with larger openings at the base giving way to a more glassy expression at the typical office floors.

DISTRICT-SPECIFIC DESIGN GUIDELINES

D. MIXED USE HUB

BUILDING DESIGN

1. Lower level facades with predominantly retail uses should locate entrances at the sidewalk or edge of public space to frame pedestrian spaces in key locations.

Response: All Retail and office entrances will be accessed from public plazas, internal streets or public terraces

2. Where feasible, provide rooftop terraces on lower roof levels as gathering spaces that include such amenities as:

- seating
- landscaping
- canopies or coverings for weather protection
- public access open during regular operating hours
- retail/food service locations

Response: The Level two plaza incorporates retail/restaurant space facing most of the public plaza spaces and will incorporate canopies and landscaping as well as ample space for outdoor seating.

SITE PLAN + LANDSCAPE CONCEPTS

Guiding Principles

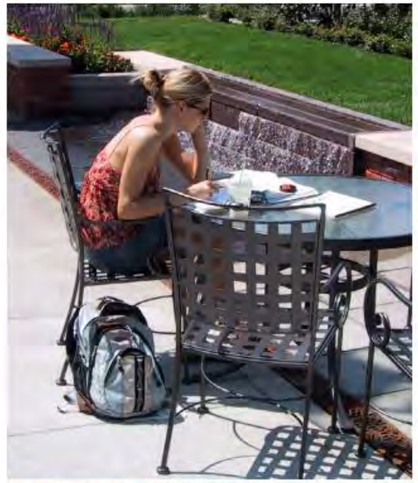
Accessibility

Integrating the site with its surroundings with safe and convenient access by foot, bicycle, transit and auto. Visual access is equally important.

Activation

Street level retail, programmed activities, and interactive elements draw people in, support pedestrian activity and help sustain a socially and visually stimulating public realm.

Accommodation



Street level elements such as awnings and overhangs, exterior light fixtures, seating and sidewalk cafes provide pedestrian comfort and places for all generations to enjoy.

Authenticity

Responding to physical, cultural and social qualities and characteristics that define local context and heritage.

Anticipation

A layered network of open spaces - from larger plazas to small surprises - can reveal itself a little differently over time, capturing the imagination of the user or visitor, and making it an experience to look forward to over and over.

SITE PLAN + LANDSCAPE CONCEPTS

Context Diagram

GATHERING SPACES
- Retail core with series of large and small open spaces
- Upper level and street level - pedestrians dominate autos

RESIDENTIAL

OFFICE

CIRCULATION SYSTEM
- clear sight lines, safe area
- opportunity for discovery
- accommodate on-street parking
- seating
- appropriate light levels
- landscape buffering

NORTH EDGE

EAST EDGE

WEST EDGE

SOUTH EDGE

SITE PLAN + LANDSCAPE CONCEPTS

Site Program Diagram

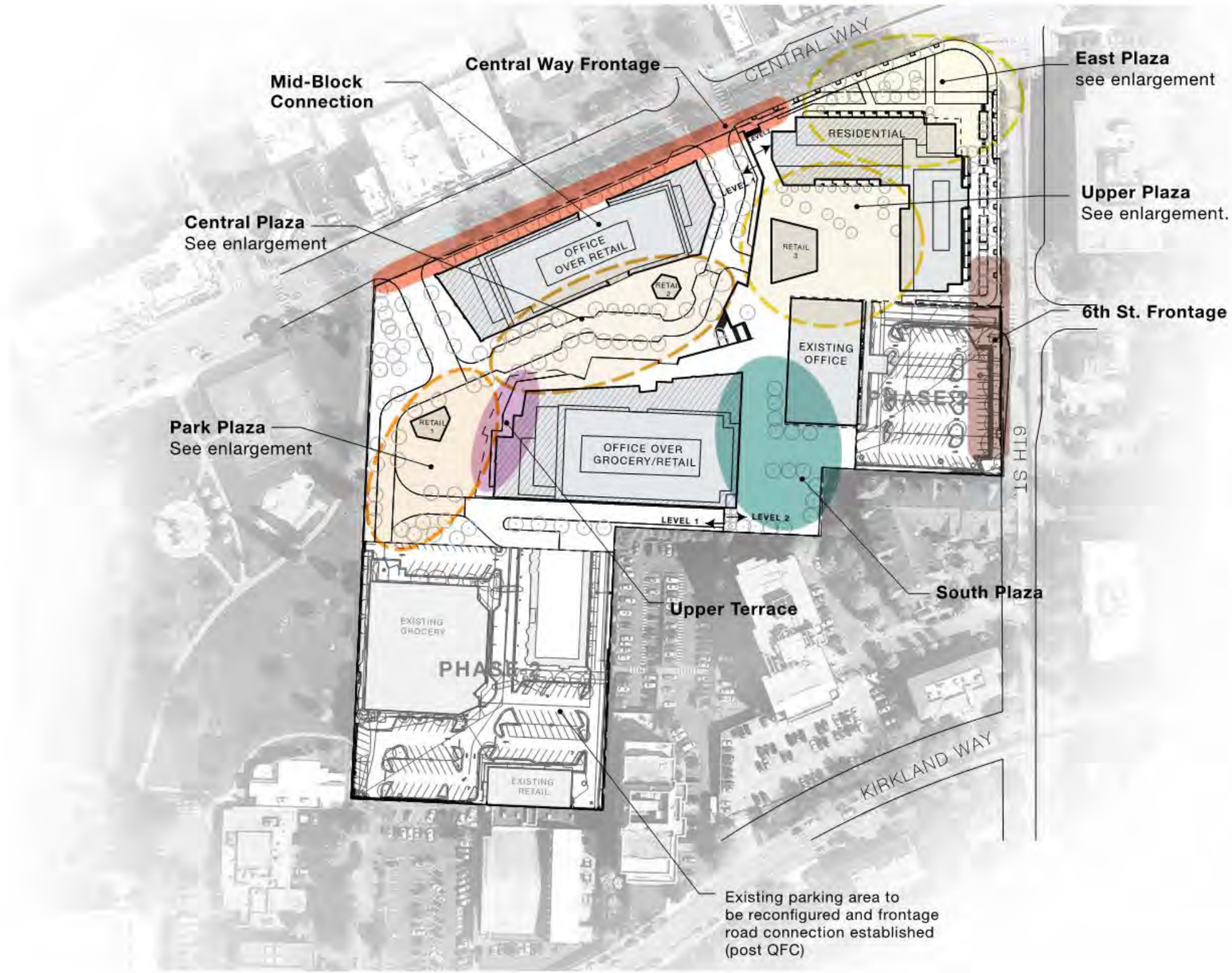
CENTRAL WAY FRONTAGE
- Adjacent retail
- Sidewalks
- Street trees
- Parallel parking
- Landscape improvements as appropriate for retail frontage
- Extension of city street system

6TH ST FRONTAGE
- Maintain bus stop (Phase II)
- Accommodate vehicular traffic
- Sidewalks
- Street trees
- Multiple pedestrian connections
- Landscape appropriate for residential frontage

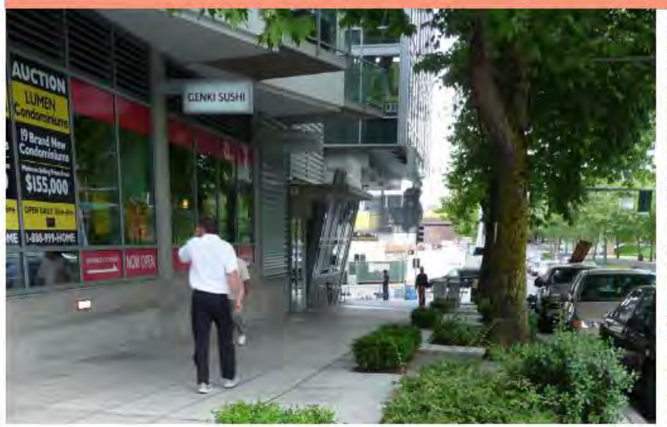
SOUTH PLAZA
- Daycare operated and maintained play area
- Linkages to adjacent property
- Transitional landscape quality – scale, buffering

UPPER TERRACE
- Outdoor dining – tables, c hairs
- Ensure visibility to terrace edges
- Overlook with views to park and plaza

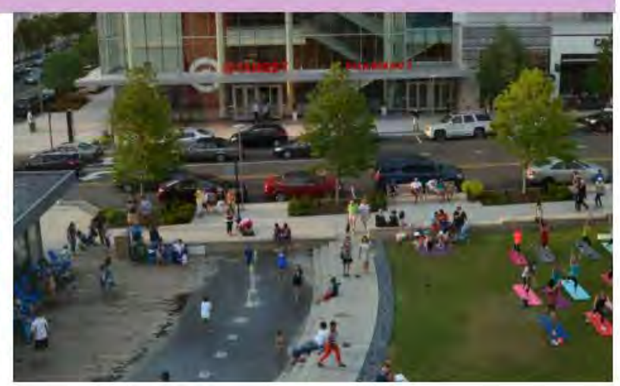
ACCESSIBLE ROOF AREA OPPORTUNITY



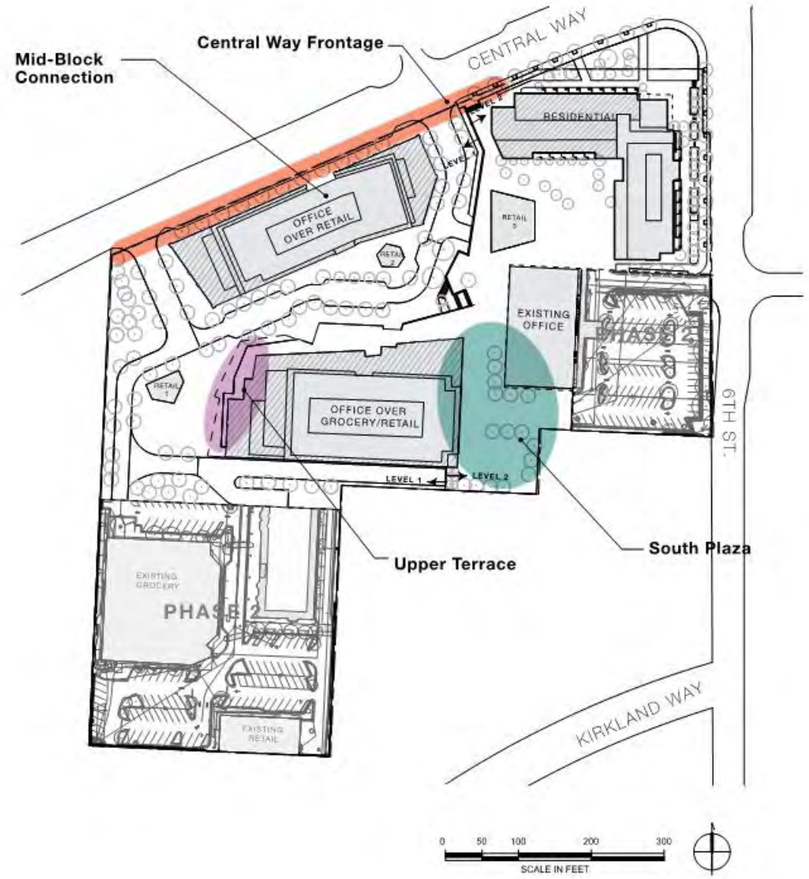
CENTRAL WAY FRONTAGE



UPPER TERRACE



SOUTH PLAZA



SITE PLAN + LANDSCAPE CONCEPTS

Program Diagram | Central + Park Plazas

LIVING STREET / WOONERF
- Creates and extends civic identity
- Raised street with decorative finish
- Traffic calming
- Allows festival opportunities
- Vendor / market area with open air pavilion
- Hardscape and landscape responsive to retail edges
- Upper level access
- Unique lighting
- Great views from level 2 to living street
- Seasonal color with planting / pots

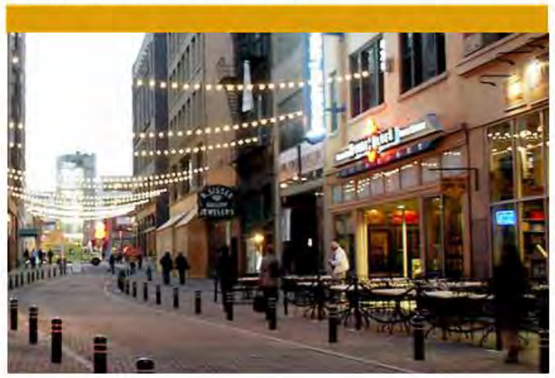
STREETSCAPE
- Urban Street Trees
- Seating
- Decorative Paving
- Programmed active space

PARK PLAZA
- Gathering space for various sized groups
- Flexible, multipurpose, interactive
- Programmed active space
- Foreground for adjacent retail
- Maintained sightlines to retail and Peter Kirk Park
- Decorative hardscape
- Furnishings: benches, tables, lighting
- Movable planter pots

WATER FEATURES
- Integrated seating, lighting
- Focal point
- Interactive
- Accessible
- Playful
- Iconic
- Lighting elements

FREESTANDING RETAIL

LIVING STREET / WOONERF



STREETSCAPE

CENTRAL + PARK PLAZA

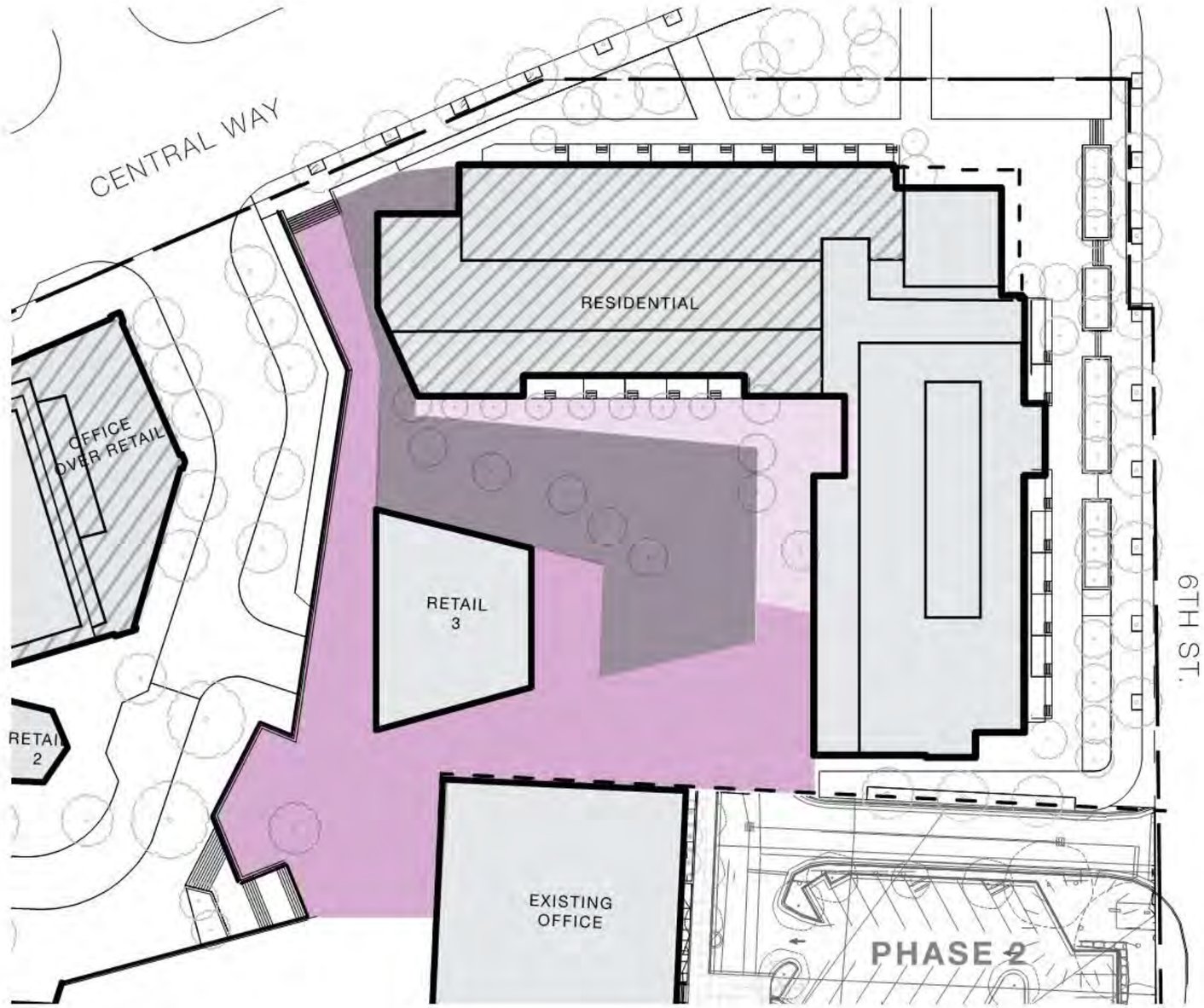
SITE PLAN + LANDSCAPE CONCEPTS

Program Diagram | Upper Plaza

RESIDENTIAL EDGE
- Private, buffered space
- Grade separated
- Outdoor unit patios
- Hardscape accommodates lobby entrance

RESIDENTIAL BUFFER LANDSCAPE
- Lush, varied landscape
- Parklike
- Buffer from adjacent uses
- Provides edge definition

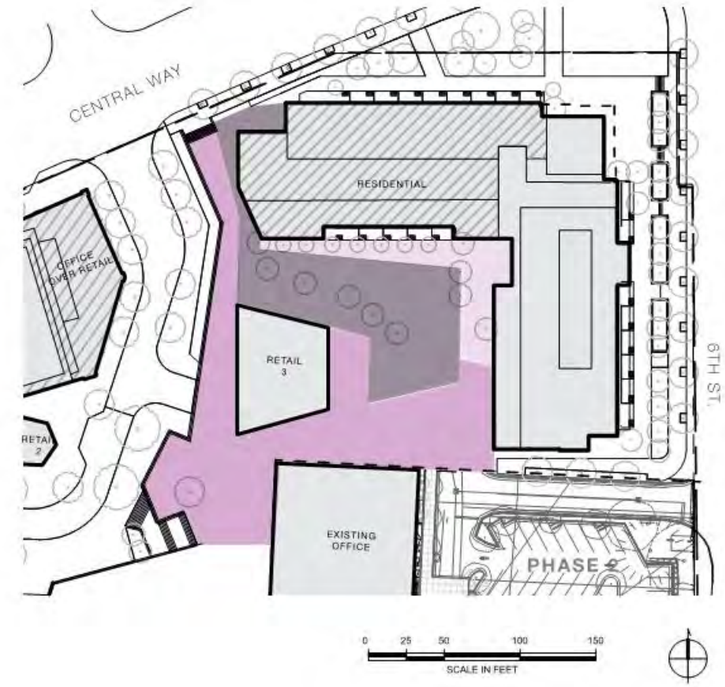
MULTI-PURPOSE PLAZA
- Gathering spot for multi-sized groups
- Mixing chamber for residents, retail users, and public
- Dining with outdoor seating
- Fixed and flexible seating
- Clear connections to lower level areas
- View opportunities to and from plaza



RESIDENTIAL EDGE

RESIDENTIAL BUFFER LANDSCAPE

MULTI-PURPOSE PLAZA



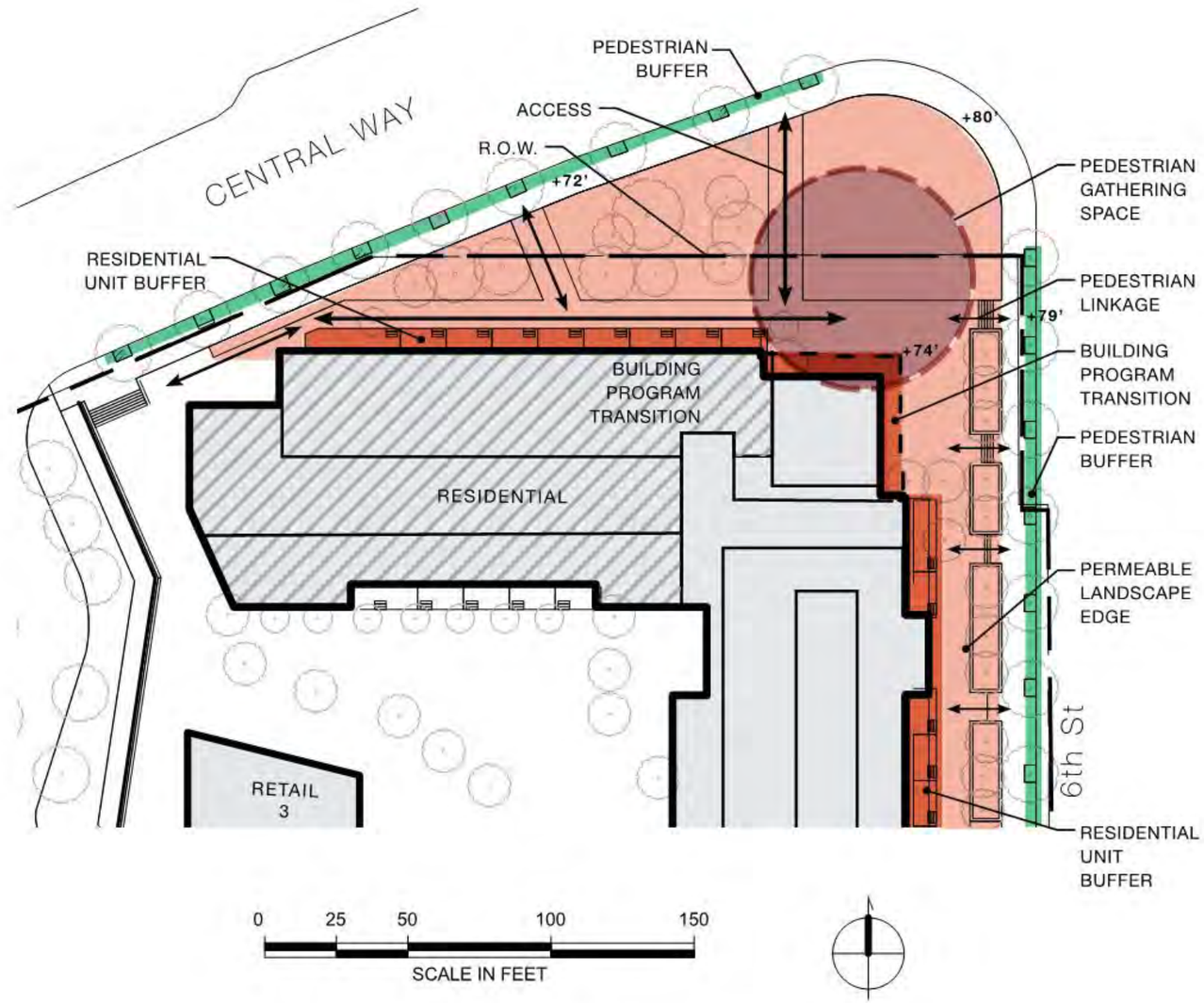
SITE PLAN + LANDSCAPE CONCEPTS

Context Diagram | Central Way + 6th Street

RESIDENTIAL TOWNHOME AREA
- Provide security and privacy for residential edge
- Hardscape and landscape response to town home units
- Grade separated townhomes
- Safe Environment

BUFFER AREA
- Manage sight-lines to ensure safety and accessibility
- Enhanced right of way
- Landscape transition to central way and 6th St
- Accommodate 6th St vehicular use

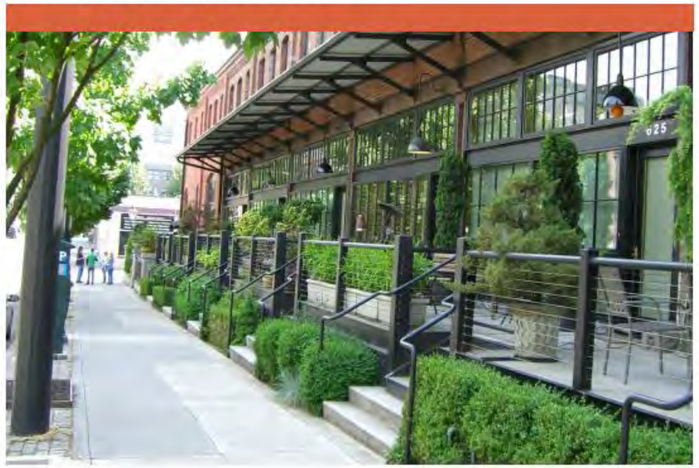
PEDESTRIAN GATHERING SPACE
- Plaza integrated with architecture program
- Activated by building usage and public
- Accessible to public



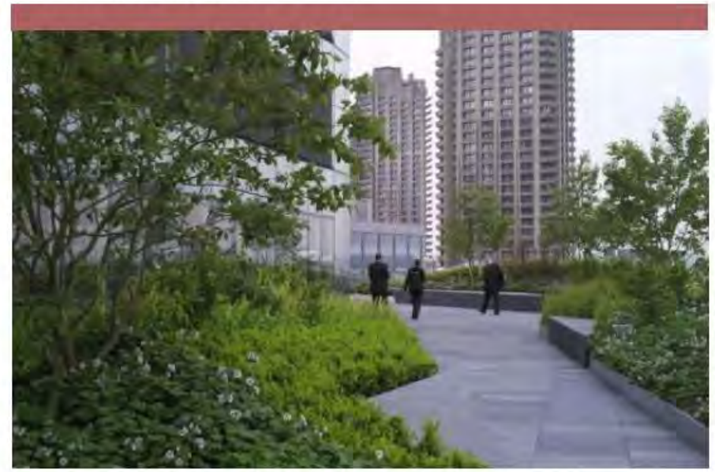
SITE PLAN + LANDSCAPE CONCEPTS

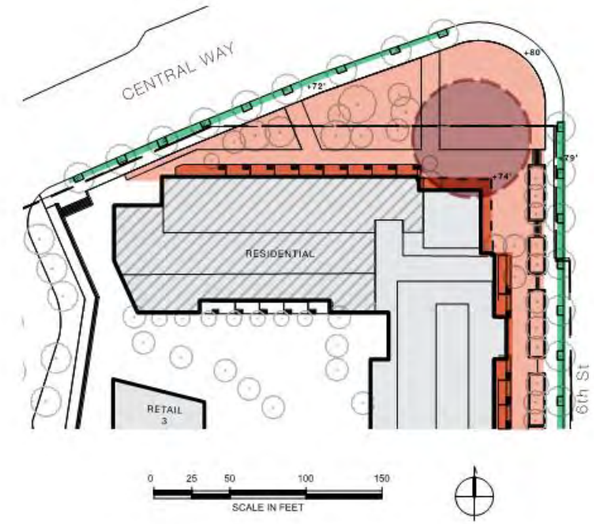
Character Images | East Plaza

RESIDENTIAL TOWNHOME AREA

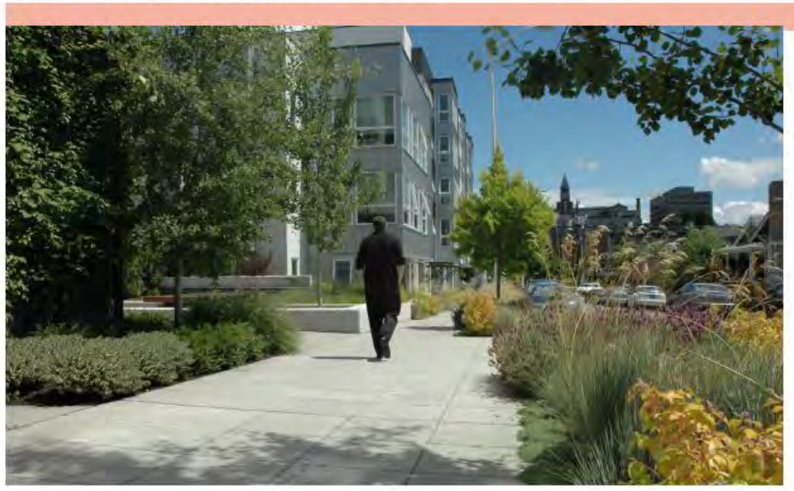


PEDESTRIAN GATHERING SPACE



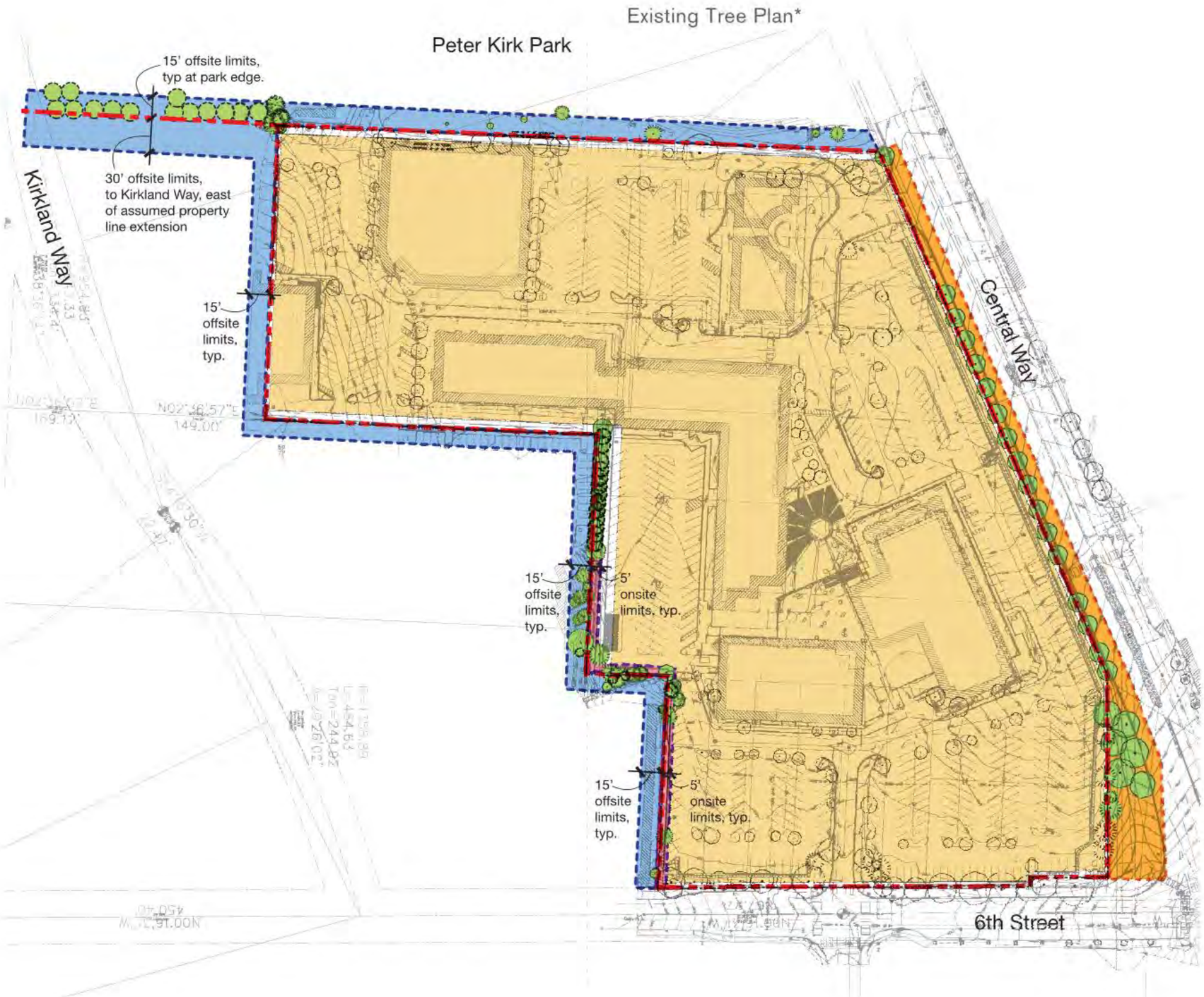


BUFFER AREA / PEDESTRIAN LINKAGES



SITE PLAN + LANDSCAPE CONCEPTS

*Note: This sheet is one page from a comprehensive Existing Tree Plan from 2010. Further information -- in more detail and updated for present conditions - will be included as appropriate in future Design Response Conference submissions.



LEGEND:

Trees to be Surveyed:

Private Property (On-site): ± 25 Trees

Adjacent Properties:

Park Edge: ±10 Trees
Extention to Kirkland Way: ± 14 Trees
Adjacent Properties: ±15 Trees

ROW (Central Way only): ±25 Trees

Limits of Proposed Parking Garage / Project Site

*include any trees with driplines which extend onto the Kirkland Parkplace property

Exisisting Tree Plan - Limits of Work

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