



- A** corner plaza & amphitheater
- B** garden courtyard
- C** townhome entries
- D** breezeway
- E** residential terraces
- F** park promenade
- G** roof deck & fireplace lounge
- H** green roof terrace



SITE PLAN

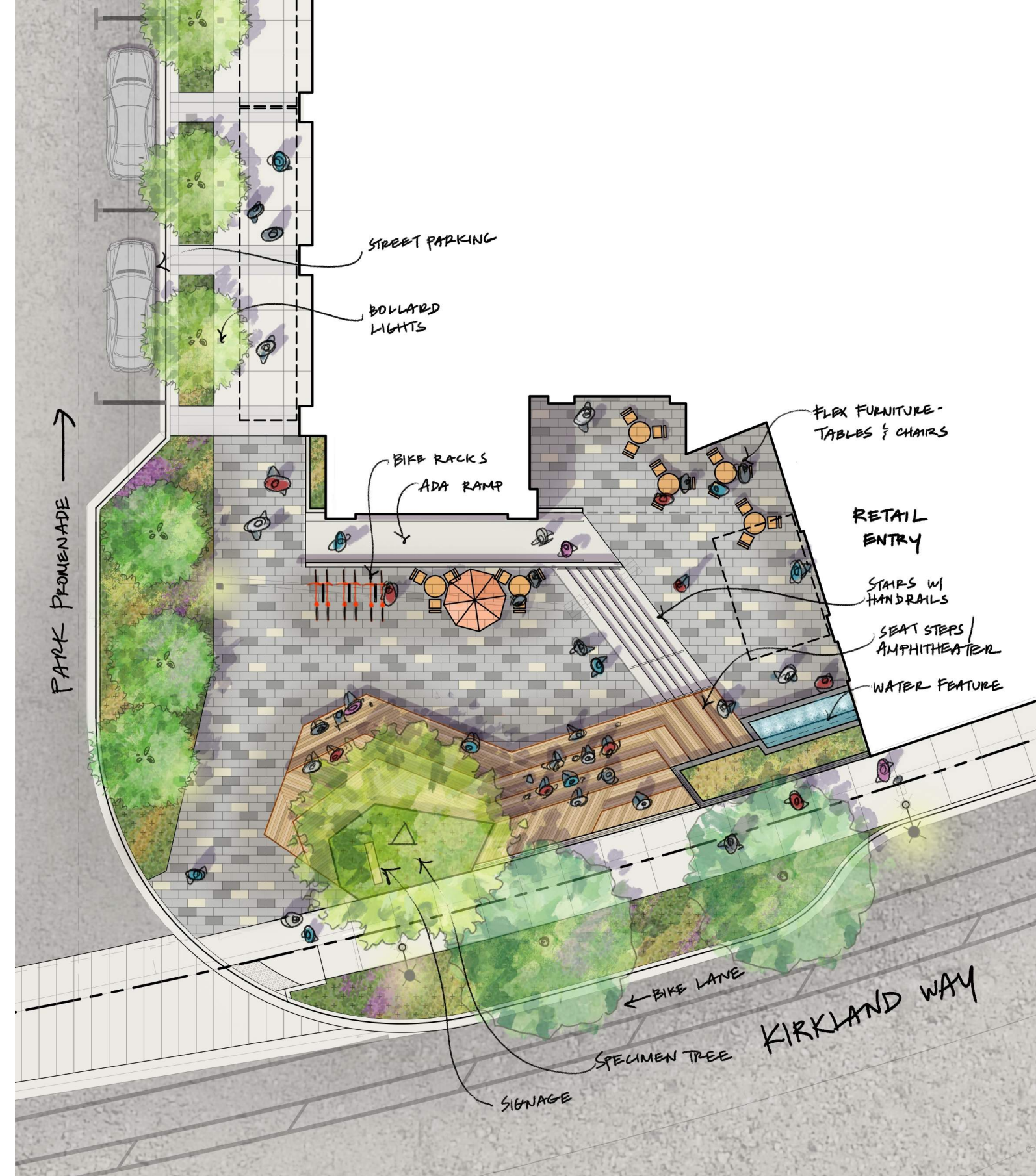
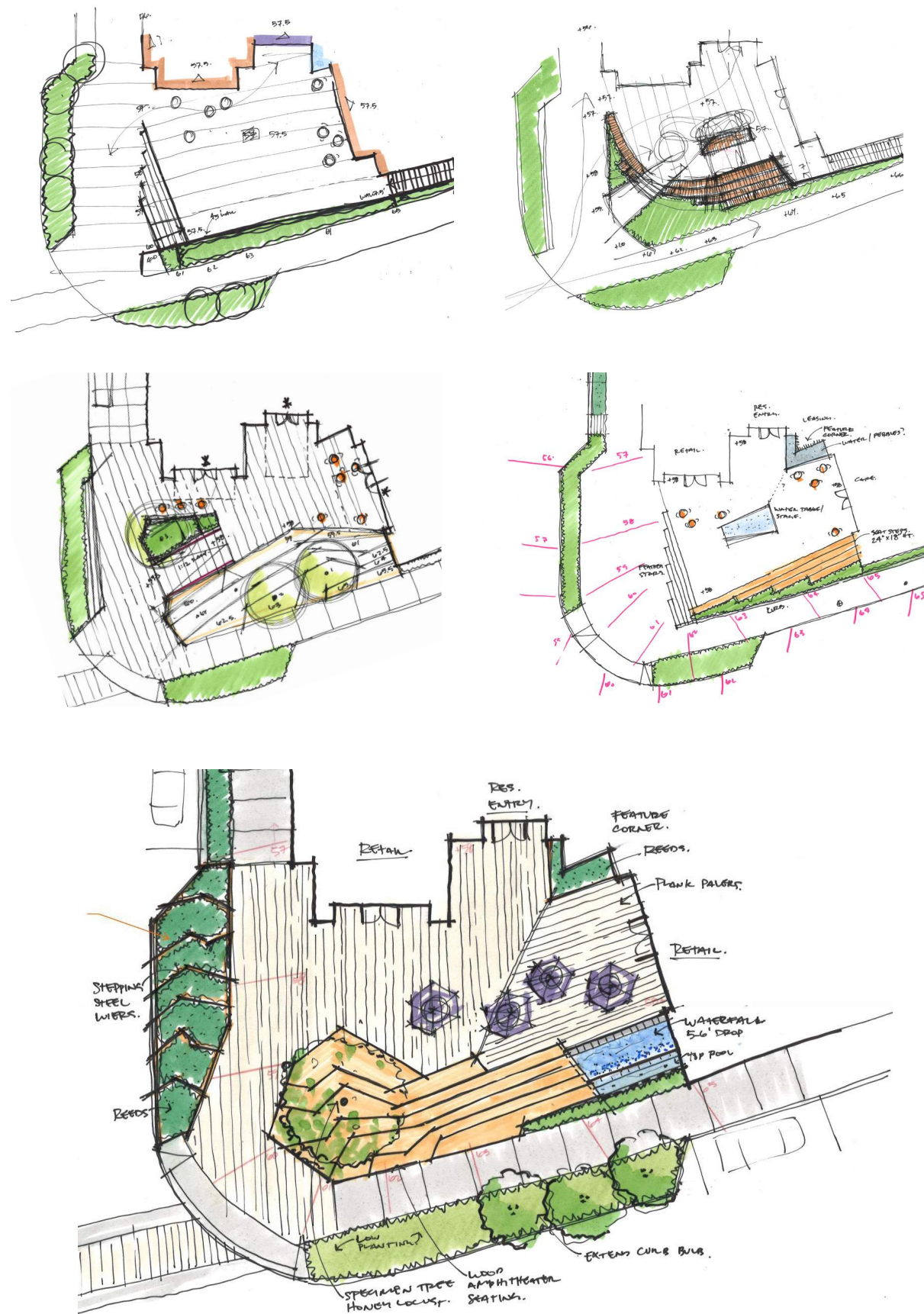
Overall site plan showing the public plaza, “brownstone-esque” townhome porches, residential terraces with private patios and shared amenities, green roof terraces to provide visual green connections and manage stormwater on site, and a central courtyard nestled in lush, mounded plantings.

THE "10-MINUTE CITY"

434 KIRKLAND WAY
PROJECT CONCEPT & SITE ANALYSIS



Early concept diagram showing the project's alignment with Kirkland's vision for a "Park Promenade" and a "10-Minute City" block. The corner plaza emphasizes connections to adjacent civic destinations such as the Performance Center, Peter Kirk Park, and the Kirkland Library.



A series of sketches that demonstrate the progression of the design concept for the corner plaza, featuring wood deck seat steps, water feature and open flex seating zones for tables, chairs, and umbrellas, and bike parking.



PARK PROMENADE AND CORNER PLAZA

The corner plaza serves as an anchor and gateway to the park promenade, highly activated by retail (PCC Community Markets) that opens up to the plaza.



The sculptural wood seat steps take advantage of the existing steep site grades to provide an outdoor amphitheater with connections to the adjacent Performance Center and serve as a community building and placemaking anchor to the park promenade.



8

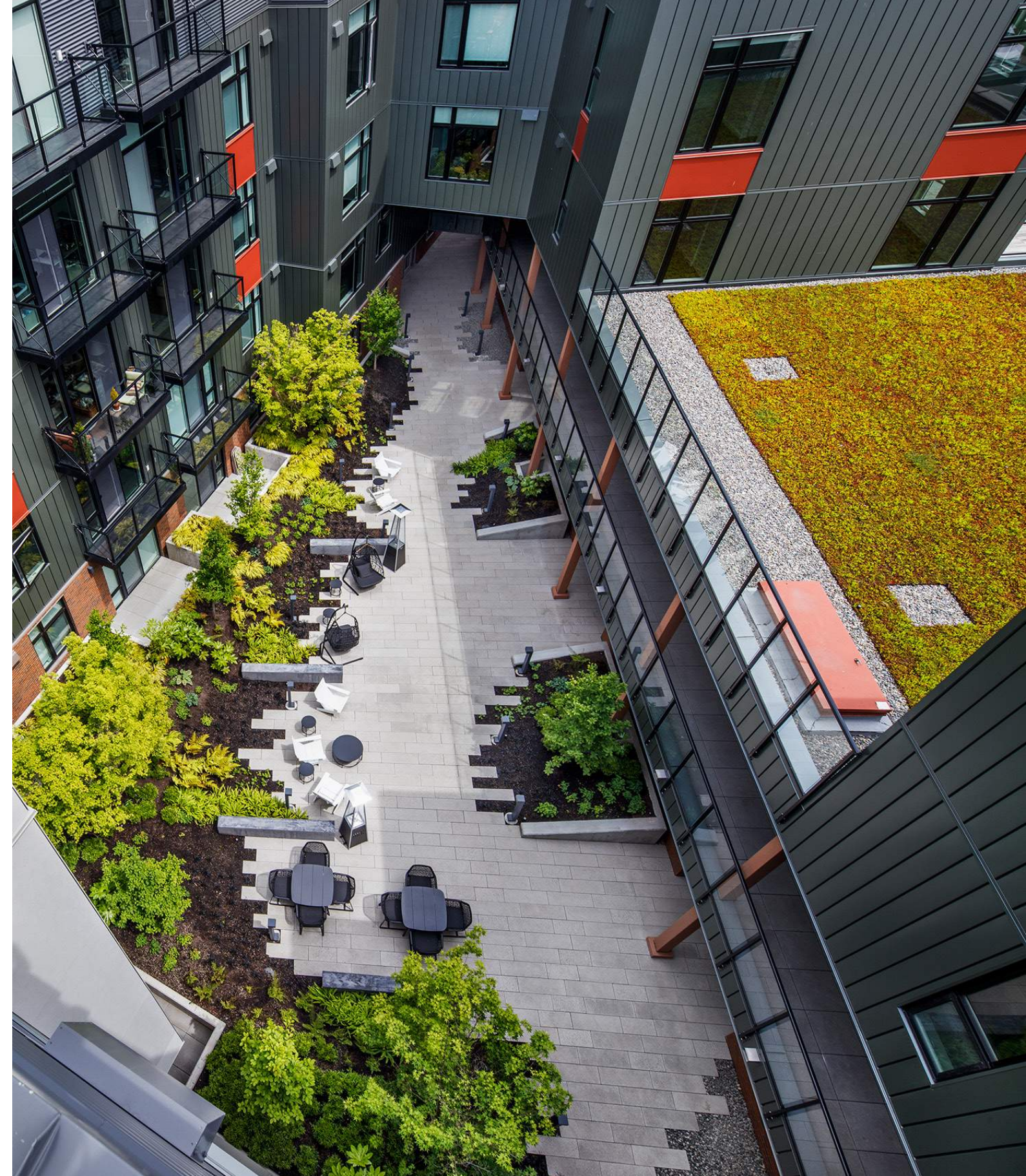
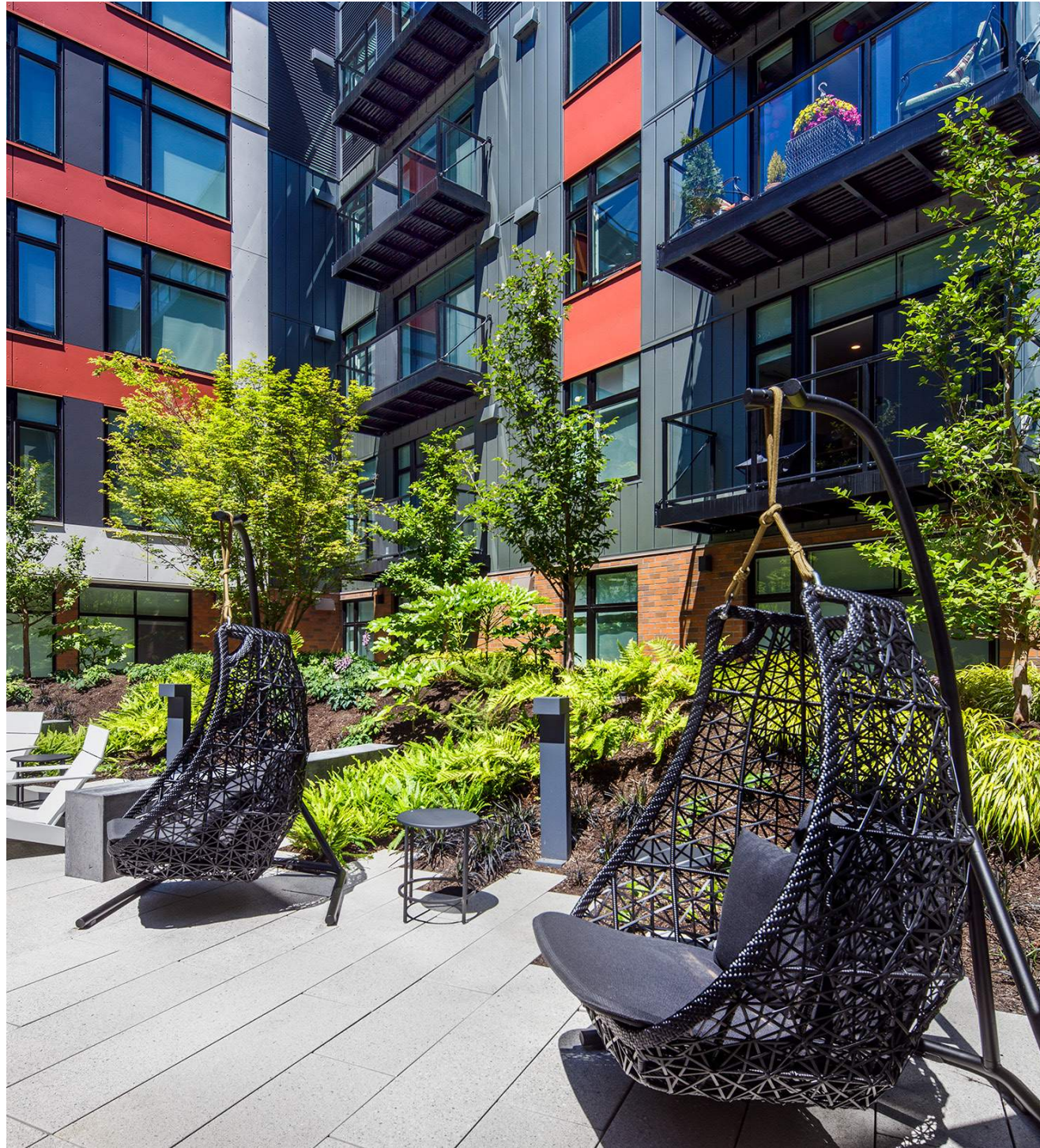
CORNER PLAZA

In addition to the wood seat steps, the corner plaza also features areas for flexible seating and outdoor dining, lighting, and a vertical water feature that elevates the sensory experience of the plaza.



GARDEN COURTYARD

The central courtyard creates a lush and human-scale counterpoint to the surrounding building exteriors. Stepped pavers create a more intimate, informal feel to the walkways.



10

GARDEN COURTYARD PLANTING & AMENITY

Mounded planting beds and diverse shade-tolerant plants create a shared amenity unlike typical multi family housing developments.



GARDEN COURTYARD

Path lighting creates an additional layer of human-scale detail, and in combination with diverse planting textures makes a large courtyard feel like a secret garden.



BREEZEWAY TO UNIT ENTRANCES

Even a functional space such as an on-structure corridor can feel like a manicured residential lane with the addition of generous raised planters and accent pavers at each “stoop”.



GREEN ROOF TERRACE

Rainwater is partially treated through expansive geometric sedum green roofs - an impressive view from upper residential units and a visual connection to the park beyond.





ROOF DECK & FIREPLACE LOUNGE

The roof deck features warm wood surfacing, raised planters, privacy screening and lighting to create enclosure and popular outdoor kitchen amenities - all with breathtaking views toward Lake Washington and the Olympic Mountain Range.