

**Plaza Mixed Use**  
**Kirkland, Washington**  
**56,941 square feet**

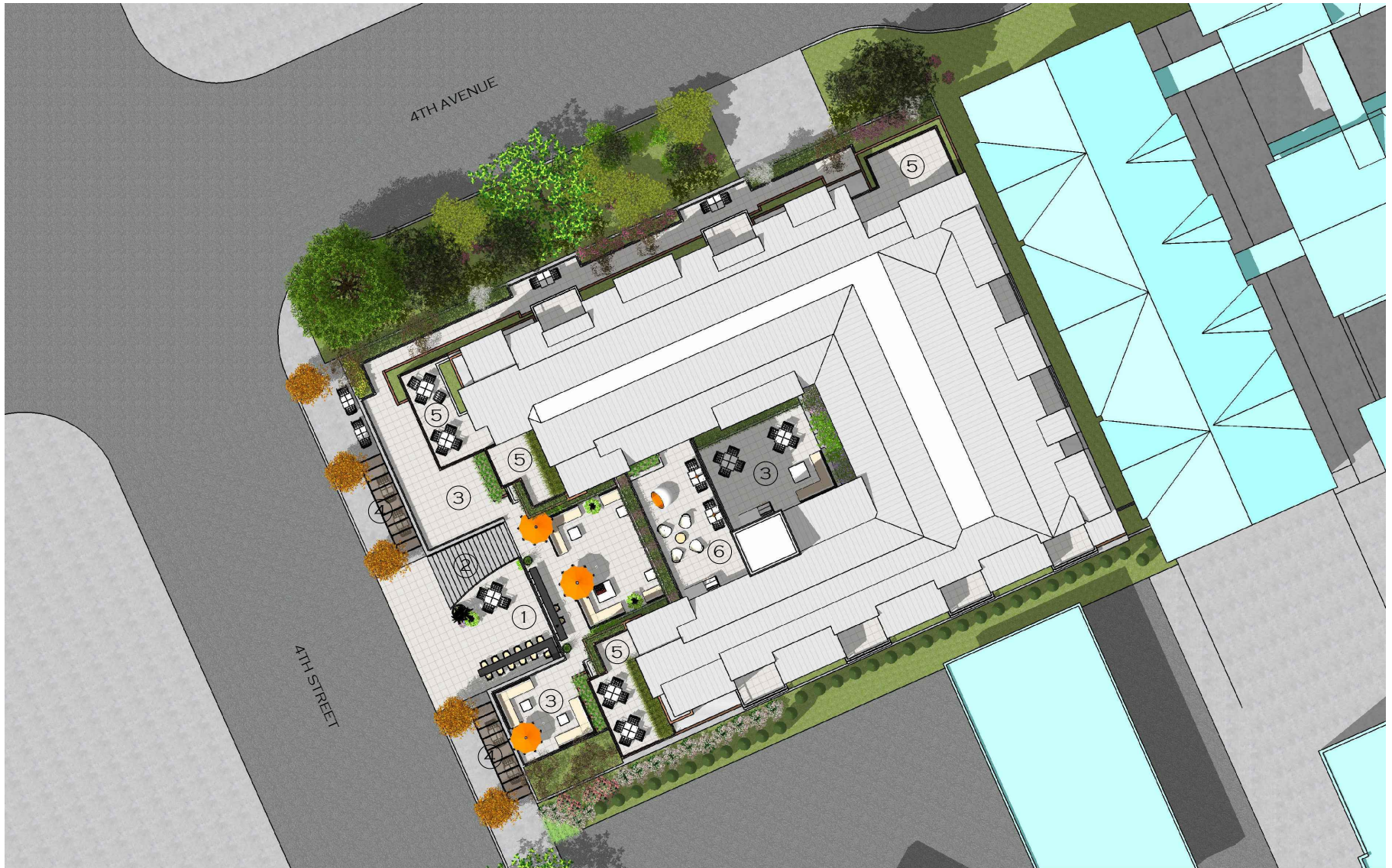
Plaza is a 111 unit LEED Platinum Certified mixed use complex situated in downtown Kirkland on the corner of 4<sup>th</sup> Street and 4<sup>th</sup> Avenue, adjacent to existing multifamily residential projects, a commercial gas station and single family residences further to the north. The site has a slight slope from north to south. The project is directly adjacent and ties into Areté, an existing multifamily development to the east.

Affordability, livability and sustainability provided the foundation for the design of Plaza. The intent of the project was to create a self-contained complex that ties into the existing fabric of the neighborhood. By opening the complex to take advantage of expansive views to the west, more localized views to the north and south, and by drawing pedestrian eyes into the complex on the open west side, Plaza becomes an interwoven part of the neighborhood. The retail spaces, recessed lobby entry and grand stair up to the community-focused second level terrace complete the feeling of connection. The western exposure also allows for maximum sunlight access for the residences. A varied palate of exterior materials as well as modulation on all the façades provides not only visual interest but also creates opportunities to carve out private and semi-private areas for gatherings.

The client's directive to keep the units affordable and to provide an alternative for those of limited means who want to live and work in downtown Kirkland meant maximizing the unit count. Kirkland has strict requirements regarding façade modulation but does allow for a height bonus if certain requirements are met, including that visible roofs have a minimum 4:12 pitch. The multiple shed roof design not only adds interest to the façade but the short lengths and height bonus created the height needed for 26 fifth level units essentially adding 30% to the total unit count and creating an opportunity for twenty-six more low and moderate income individuals to live in Kirkland's vibrant city center.

The 101 micro-units and 10 studio apartments are small yet affordable. Interior and exterior community spaces serve as living rooms for the complex varying in size from a 2,000 square foot interior lobby / commons on the main level to a 500 square foot "Sky Bridge" commons looking out to the west. There are also several small community kitchen / dining areas located on the residential floors. Outside, over 40 units have access to private or shared decks. The second level, which includes the central west facing courtyard, has over 3,800 square feet of terrace area. Above the Sky Bridge is a shared 450 square foot terrace that offers expansive views to Lake Washington.

Plaza was always intended to be a sustainable model for affordable development in the city and careful consideration has been given to materials and construction methods. To that end, the project has been designed and certified as LEED Platinum, the highest level of sustainability awarded by the USGBC, the internationally recognized standard of green building.



# PLAZA

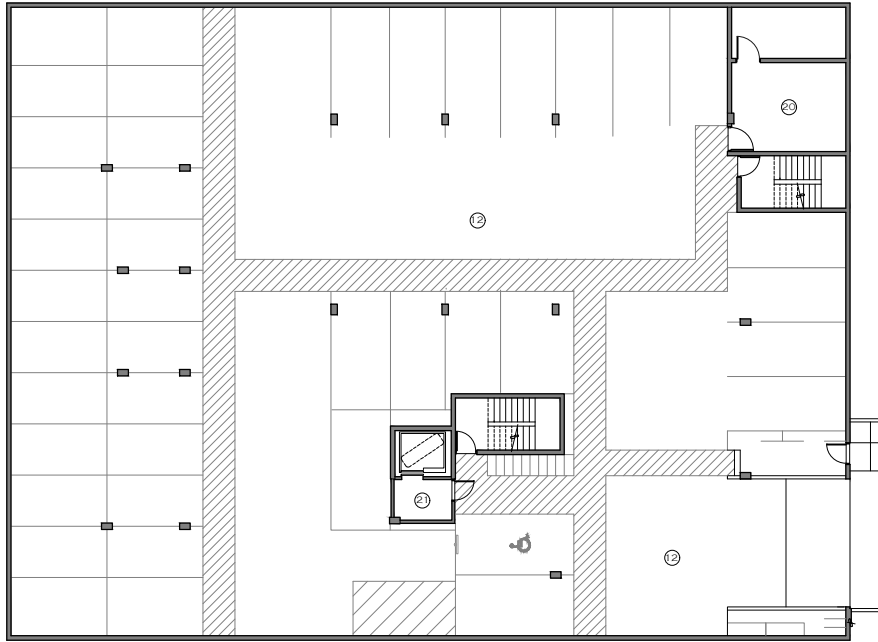


SITE PLAN

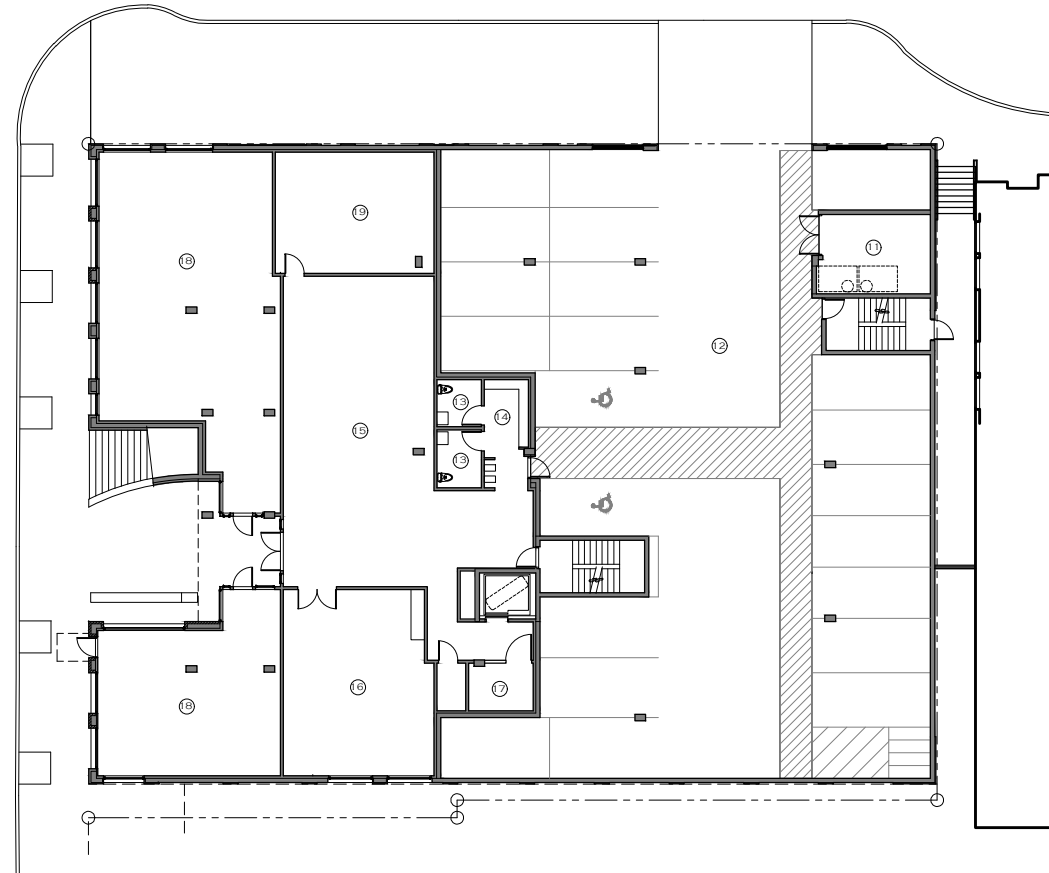
0' 5' 15' 30'

- |   |                             |   |                         |
|---|-----------------------------|---|-------------------------|
| ① | ENTRY TO LOBBY              | ④ | GLASS AWNINGS AT RETAIL |
| ② | STAIRS TO 2ND LEVEL TERRACE | ⑤ | UPPER LEVELS TERRACES   |
| ③ | 2ND LEVEL TERRACE           | ⑥ | 5TH LEVEL ROOF TERRACE  |





LOWER LEVEL PARKING

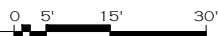


STREET LEVEL

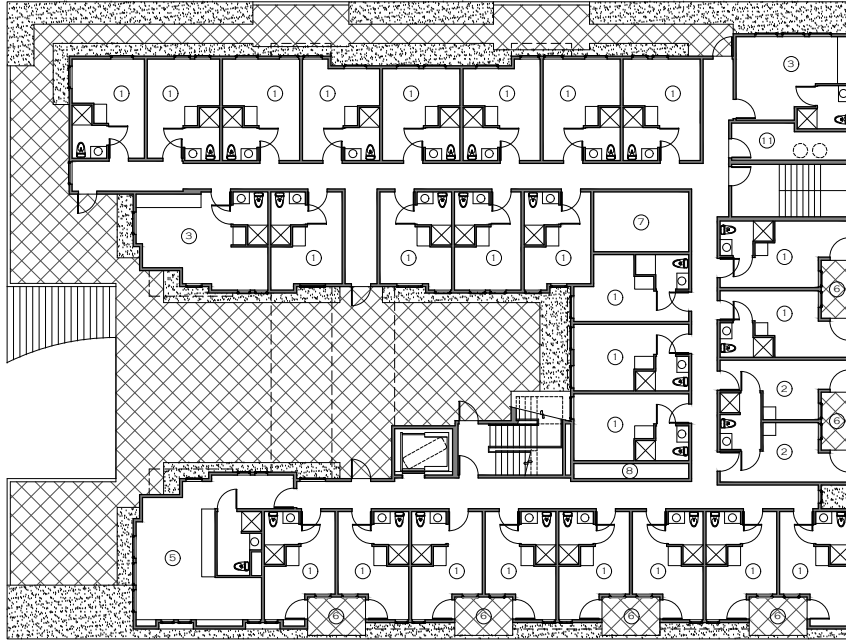
# PLAZA



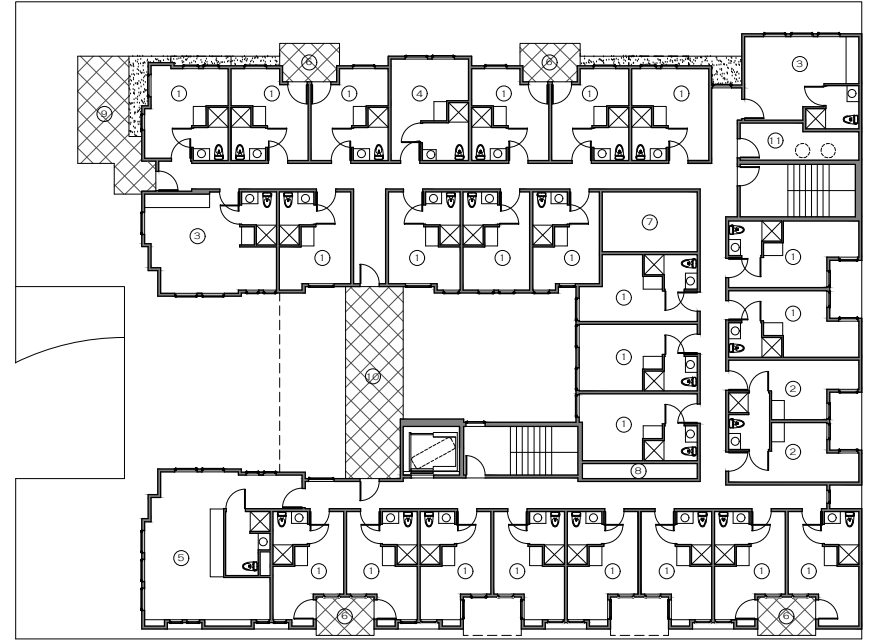
## FLOOR PLANS



- |                                |                          |
|--------------------------------|--------------------------|
| ① MICRO UNIT                   | ⑫ PARKING                |
| ② MICRO UNIT - SHARED BATHROOM | ⑬ RESTROOM               |
| ③ STUDIO UNIT                  | ⑭ MAIL                   |
| ④ ADA MICRO UNIT               | ⑮ LOBBY / COMMONS        |
| ⑤ ADA STUDIO UNIT              | ⑯ COMMONS                |
| ⑥ PRIVATE DECK                 | ⑰ ELEV MACHINE ROOM      |
| ⑦ COMMONS KITCHEN              | ⑱ COMMERCIAL             |
| ⑧ LAUNDRY                      | ⑲ ELECTRICAL             |
| ⑨ PUBLIC TERRACES              | ⑳ MECHANICAL             |
| ⑩ OPEN BRIDGE                  | ㉑ ELEVATOR LOBBY         |
| ⑪ TRASH                        | ㉒ SKYBRIDGE COMMONS      |
|                                | ㉓ 5TH LEVEL ROOF TERRACE |



2ND LEVEL



3RD LEVEL

# PLAZA



## FLOOR PLANS

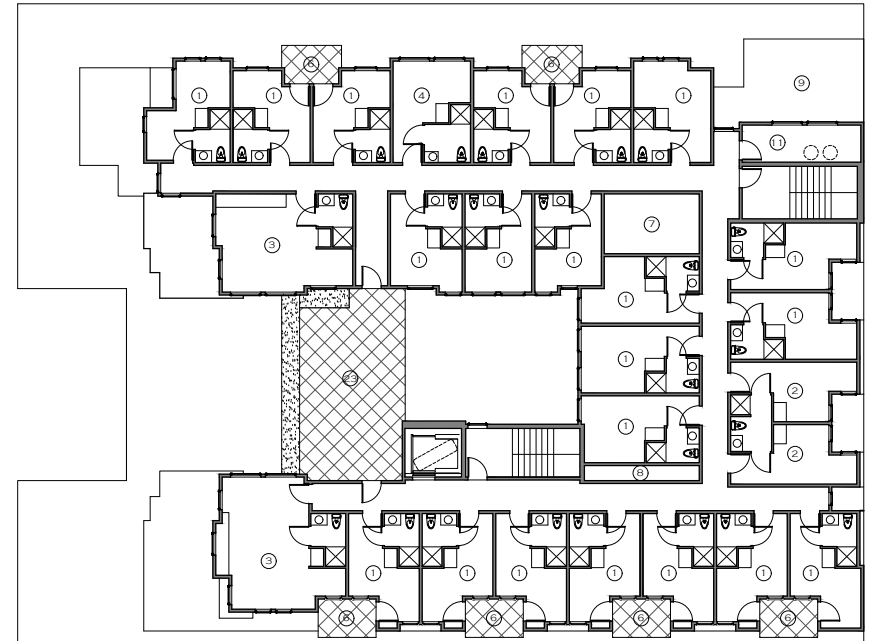


- |                                |                          |
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| ⑨ PUBLIC TERRACES              | ⑳ ELEVATOR LOBBY         |
| ⑩ OPEN BRIDGE                  | ㉑ SKYBRIDGE COMMONS      |
| ⑪ TRASH                        | ㉒ 5TH LEVEL ROOF TERRACE |





4TH LEVEL

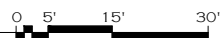


5TH LEVEL

# PLAZA



## FLOOR PLANS



- ① MICRO UNIT
- ② MICRO UNIT - SHARED BATHROOM
- ③ STUDIO UNIT
- ④ ADA MICRO UNIT
- ⑤ ADA STUDIO UNIT
- ⑥ PRIVATE DECK
- ⑦ COMMONS KITCHEN
- ⑧ LAUNDRY
- ⑨ PUBLIC TERRACES
- ⑩ OPEN BRIDGE
- ⑪ TRASH

- ⑫ PARKING
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PLAZA

Mr. Wish