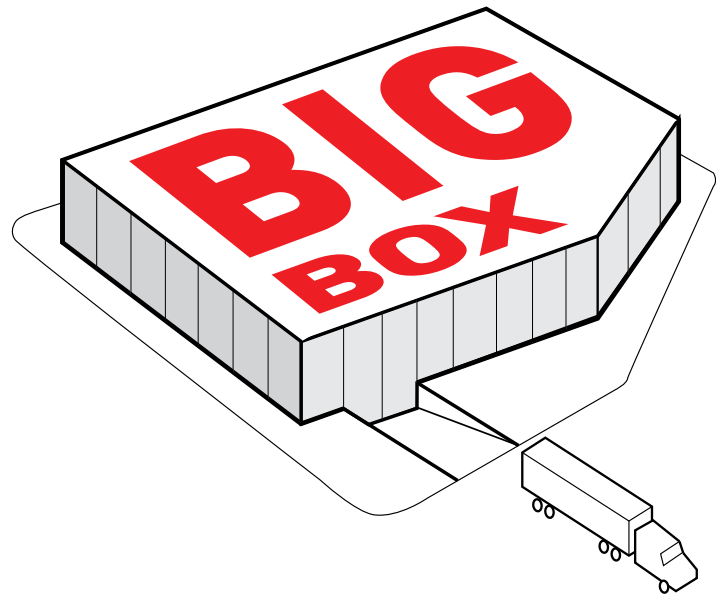




In the spirit of **Reduce, Reuse, Recycle**, the City of Kirkland converted a Costco Home Warehouse into a Public Safety Building, housing the police, jail and courthouse. Site improvements focused on the triangular space between the two new public entries.



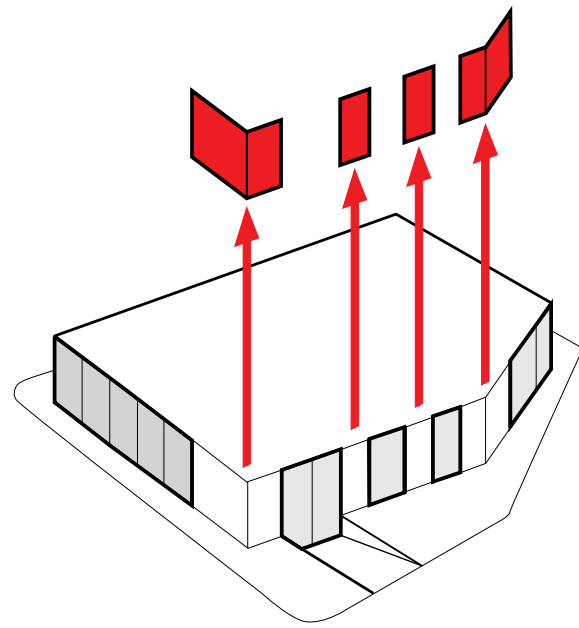
Prior to the building conversion, the loading dock and trash enclosures served as the back of the building. Warehouses typically sit in the middle of parking lots for easy car access while successful civic buildings physically connect to the community.





**New East Facade:** The former back of building is transformed with welcoming civic entries. The loading dock is now a bio-retention planter/rain garden which collects water from the roof while repurposed site walls define the space.



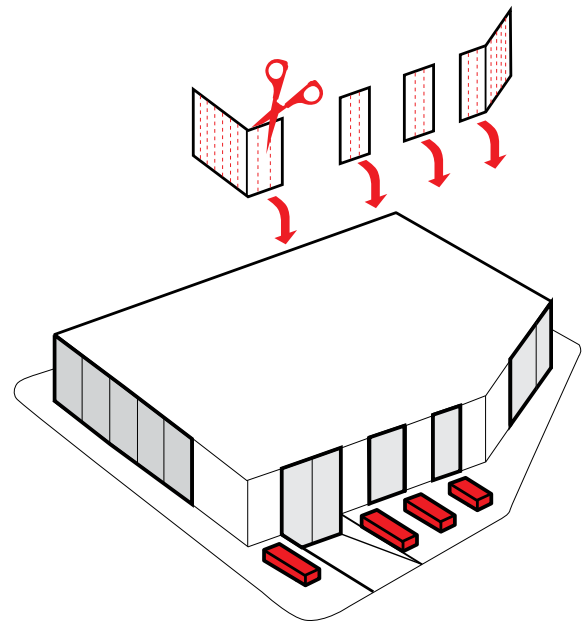


## RE-MOVE PANELS



**Remove Panels:** Existing tilt-up precast walls were removed in strategic locations to allow for new entries and windows to soften the new interior spaces.





## RE-PURPOSE PANELS



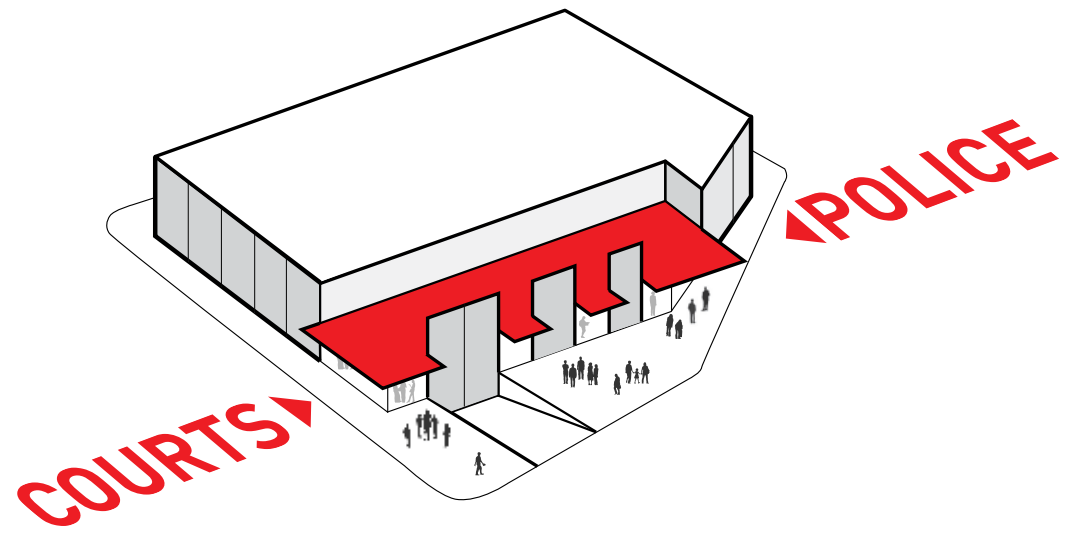
**Repurpose Panels:** Several sections of existing precast tilt-up walls were saw-cut into manageable sections then assembled into site walls. The walls provide seating opportunities and spatial definition adjacent to hardscape, but are also part of a subtle security measure.





**Site Walls:** Aggregate and rebar were left visible to indicate second use of the reclaimed material, but top surfaces were painted and rubber shims provide shadow between layers to elevate the design of a humble, cost-effective material.





**RE-SCALE ENTRANCE**



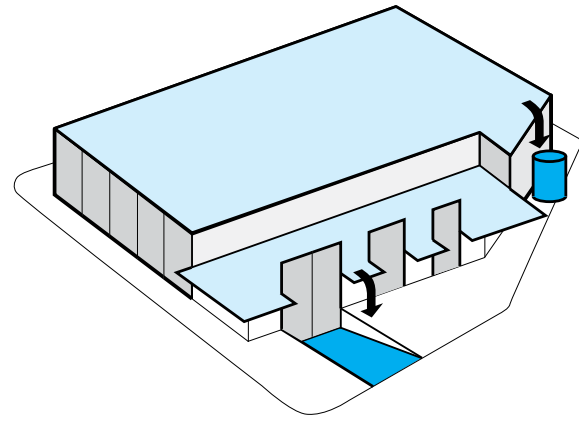
**Rescale Entry:** Lowering the roof and introducing color, light and planting gives a welcoming, pedestrian scale to the large building.





**Civic Presence:** From a distance the building now clearly possesses a civic presence. Upon arrival, layers are revealed and demonstrate how green stormwater infrastructure (GSI) and material re-use are integral to a sustainable landscape.





## RE-CYCLE WATER



**Recycle Water:** Salvaged building materials direct water from the reconfigured roof, and previously untreated parking areas, via at-grade runnels to the bio-retention planter that was once the loading dock.





**Bio-retention:** Detail view of a channel surface runnel that directs water to the bio-retention planter.





**Court Entry:** Removed panels and lowered roof change the building's scale. Scuppers celebrate rainwater falling from the roof into splash pads at grade. Runnels direct water toward the bio-retention planter.





**Planting Design:** While the plant palette consists of similar loose character grasses they also intuitively convey zones of dry, upland plantings from wet-dry bio-retention zones.





**Rainwater Cisterns:** Rainwater from the roof is captured in two corrugated metal cisterns, conveying the city's desire to exhibit sustainable strategies to the public. Captured rainwater provides 100% of the irrigation needs for the new landscape.