



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033
425.587-3225 - www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Eric Shields, Planning Director
Robin Jenkinson, City Attorney

Date: July 23, 2015

Subject: Parkplace Development Agreement

RECOMMENDATION

City Council conduct a public hearing on the proposed development agreement between the City and KPP Development LLC. The agreement would vest the Parkplace project in development regulations for a period of time (ten years) coinciding with the sunset of the adopted Planned Action Ordinance (PAO) on March 1, 2025. Following the hearing, if the Council determines that the agreement is satisfactory, the Council should adopt the attached resolution.

BACKGROUND DISCUSSION

On February 17, 2015, the City Council adopted Ordinance 4473 approving a PAO for the Parkplace redevelopment project with a duration of ten years. At that time, the Council also adopted Ordinances 4474 and 4475 approving amendments to the development regulations, design guidelines and master plan for Parkplace. The Master Plan is for a development containing 650,000 square feet of office, 225,000 square feet of retail/fitness/entertainment and up to 300 dwelling units phased over a number of years. The first phase of the development is now under review by the Design Review Board. The timing of subsequent phases will depend on market considerations.

KPP Development LLC has requested that the City approve a development agreement to extend the vesting for the project to provide certainty that all phases of the project will be allowed to use the recently adopted regulations, design guidelines and master plan. RCW 36.70B.170 authorizes the use of development agreements. The vesting agreement does not apply to permit fees which will be paid at whatever rate is set by the City at the time a relevant fee is necessary. The agreement also allows KPP Development LLC to elect to use future codes or regulations if they so choose. Under RCW 36.70B.200 a city may only approve a development agreement after a public hearing. KPP Development LLC has reviewed and supports the development agreement.

Attachments:
Letter requesting the development agreement

McCULLOUGH HILL LEARY, PS

May 1, 2015

Mayor Amy Walen
City Manager Kurt Triplett
123 Fifth Avenue
Kirkland, WA 98033

VIA EMAIL

Re: Kirkland Parkplace

Dear Mayor Walen and City Manager Triplett:

KPP Development LLP (“KPP”) is pleased to let you know that it is proceeding with the entitlement process for the first three buildings on the Parkplace site. KPP submitted to the City on April 16 its design review application package for Buildings A, D and E. We understand the first Design Commission meeting to consider this application has been scheduled for May 18, 2015. As always, KPP appreciates the professional guidance and assistance it has received from City staff during this first design stage.

In connection with our continuing conversations with lenders and potential financial partners, it has become clear that the predictability and stability of the City’s regulations is an important consideration in their decision-making process. This is especially so because this development will likely be constructed in phases, over the next period of years.

KPP has become aware that one way to assure that predictability and stability is to enter into a development agreement with the City. Development agreements are authorized by state law, RCW 36.70B.170(1).

The development agreement would provide that the land use rules for the Parkplace project that the Council unanimously approved earlier this year, and the other land use rules currently in effect, would continue to apply for a defined time period. KPP would suggest that they continue to apply for the same term as the Planned Action Ordinance (O-4473), that is, until March 1, 2025.

The purpose of this letter is to inquire whether the City would be open to considering such a development agreement. KPP is not proposing any changes to the project, to its height, to the number of proposed housing units, or to the amount of required open space. The sole purpose of the development agreement would be to confirm the applicability of current land use rules during the term of the anticipated build out of the project.

If the City is open to considering this request, KPP would then work with City staff, including the City Attorney, to draft a proposed agreement.

May 1, 2015
Page 2 of 2

Please know how much KPP appreciates the opportunity to pursue this development in Kirkland. We are excited to see the first buildings undergoing design review, and very much look forward to the construction of the project as a whole.

Sincerely,


G. Richard Hill

RESOLUTION R-5140

1 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
2 KIRKLAND APPROVING A DEVELOPMENT AGREEMENT BETWEEN
3 THE CITY OF KIRKLAND AND KPP DEVELOPMENT LLC, FOR THE
4 PARKPLACE DEVELOPMENT.

5
6 WHEREAS, the Washington State Legislature has
7 authorized the execution of development agreements between a
8 local government and a person having ownership or control of real
9 property within its jurisdiction (RCW 36.70B.170(1)); and

10
11 WHEREAS, KPP Development LLC ("KPP") owns or controls
12 approximately 11.07 acres of real property known as the
13 "Parkplace Property" generally located at 457 Central Way, east
14 of Peter Kirk Park; and

15
16 WHEREAS, KPP intends to develop the Parkplace Property
17 consistent with the Kirkland Parkplace Mixed Use Development
18 Master Plan and Design Guidelines (Kirkland Ordinance O-4475)
19 and the Downtown Area Planned Action Ordinance (Kirkland
20 Ordinance O-4473); and

21
22 WHEREAS, the Planned Action Ordinance envisions the
23 creation of a significant new employment and mixed use center
24 on the Parkplace Property; and

25
26 WHEREAS, the development plan calls for approximately
27 1.175 million square feet of development with 650,000 square feet
28 of office; 225,000 square feet of retail/fitness/entertainment; and
29 300,000 square feet of residential (250-300 units) ("Kirkland
30 Parkplace"); and

31
32 WHEREAS, Ordinance O-4473 specifically provided for the
33 negotiation of a development agreement for a Planned Action
34 project; and

35
36 WHEREAS, KPP's goals for the Kirkland Parkplace Project
37 are to develop a thriving commercial, retail and commercial
38 center, for a return on investment, quality public infrastructure
39 and service, certainty regarding regulations flexibility in
40 development timing and phasing; and

41
42 WHEREAS, the City's goals in the development of the
43 Kirkland Parkplace Project include implementing its

44 comprehensive plan, producing positive economic impacts to the
45 City, promoting environmental quality, and mitigation of project
46 impacts; and

47
48 WHEREAS, a development agreement must be approved
49 by ordinance or resolution after a public hearing; and

50
51 WHEREAS, a public hearing for this Development
52 Agreement was held before the City Council on August 3, 2015.

53
54 NOW, THEREFORE, be it resolved by the City Council of the
55 City of Kirkland as follows:

56
57 Section 1. The City Manager is hereby authorized to
58 execute a development agreement with KPP Development LLC
59 substantially in the form of the Development Agreement attached
60 to this Resolution.

61
62 Passed by majority vote of the Kirkland City Council in open
63 meeting this ____ day of August, 2015.

64
65 Signed in authentication thereof this ____ day of August,
66 2015.

MAYOR

Attest:

City Clerk

**DEVELOPMENT AGREEMENT BY AND
BETWEEN THE CITY OF KIRKLAND
AND KPP DEVELOPMENT LLC, FOR THE
PARKPLACE PROPERTY DEVELOPMENT**

THIS DEVELOPMENT AGREEMENT (“Agreement”) is made and entered into this ____ day of _____, 2015, by and between the CITY OF KIRKLAND (“City”), a non-charter, optional code Washington municipal corporation, and KPP DEVELOPMENT LLC, a Washington limited liability company (“KPP” or “Developer”).

I. RECITALS

WHEREAS, the Washington State Legislature has authorized the execution of development agreements between a local government and a person having ownership or control of real property within its jurisdiction (RCW 36.70B.170(1)); and

WHEREAS, KPP owns or controls approximately 11.07 acres of real property known as the “Parkplace Property” generally located at 457 Central Way, east of Peter Kirk Park. The site is shown on the vicinity map attached hereto as Exhibit 1 and as legally described in Exhibit 2, attached hereto; and

WHEREAS, KPP intends to develop the Parkplace Property consistent with the Kirkland Parkplace Mixed Use Development Master Plan and Design Guidelines (Kirkland Ordinance O-4475) and the Downtown Area Planned Action Ordinance (Kirkland Ordinance O-4473). The Planned Action Ordinance envisions the creation of a significant new employment and mixed use center on the Parkplace Property. The development plan calls for approximately 1.175 million square feet of development with 650,000 square feet of office; 225,000 square feet of retail/fitness/entertainment; and 300,000 square feet of residential (250-300 units) (“Kirkland Parkplace”).

WHEREAS, Ordinance O-4473 specifically provided for the negotiation of a development agreement for a Planned Action project; and

WHEREAS, KPP’s goals for the Kirkland Parkplace Project are to develop a thriving commercial, retail and commercial center, for a return on investment, quality public infrastructure and service, certainty regarding regulations flexibility in development timing and phasing. The City’s goals in the development of the Kirkland Parkplace Project include implementing its comprehensive plan, producing positive economic impacts to the City, promoting environmental quality, and mitigation of project impacts; and

WHEREAS, a development agreement must be approved by ordinance or resolution after a public hearing; and

WHEREAS, a public hearing for this Development Agreement was held on August 3, 2015, and the City Council approved this Development Agreement by Resolution R-____, on August 3, 2015; and

WHEREAS, this Agreement constitutes a final land use action pursuant to RCW 36.70C.020 and is subject to review pursuant to RCW 36.70C.101 et seq.

NOW, THEREFORE, in consideration of the mutual promises set forth herein and the long-term benefit to both the City and KPP, the parties hereby agree as follows:

II. AGREEMENT

1. **Project Description.** The master-planned development to be sited on the Parkplace Property in accordance with the terms and conditions of this Agreement as well as other applicable development regulations is called the “Kirkland Parkplace Project.” As used in this Agreement, the term Kirkland Parkplace Project (or “Project”) means the proposed development of the Parkplace Property with a mix of uses, types and density of development, and amenities consistent with the Kirkland Parkplace Mixed Use Development Master Plan and Design Guidelines (as they may be amended), the Planned Action Ordinance and this Agreement.

2. **Zoning Approvals.**

2.1 **Master Plan Approval.** In accordance with the City’s Comprehensive Plan, Chapter 142 of the Kirkland Zoning Code (KZC) and Kirkland Municipal Code 3.30.040, the City approved the Parkplace Master Plan and Design Guidelines on February 17, 2015, and approved minor modifications to the Master Plan on June 7, 2015. The Master Plan and Design Guidelines provide the vision and framework for the creation of a mixed use development focused on office use, along with a mix of supporting retail, commercial, entertainment, residential and recreational uses. The Master Plan is attached as Exhibit 3 to this Agreement and incorporated by this reference.

2.2 **Planned Action Approval.** Pursuant to RCW 43.21C and WAC 197-11, the City established a Planned Action for this Project on February 17, 2015. This Planned Action establishes the framework that the City will use to impose appropriate conditions on qualifying Planned Action Projects.

2.3 **Development Permit Process.** The above referenced plans will be implemented in phases by a series of Development Permit Process applications. These include but are not limited to, applications for clearing and grading permits, building permits, and such other permits and approvals described in Chapter 142 of the KZC and necessary to authorize development and implementation of the master plan and planned action approval. The Development Permit process requires the applicant to demonstrate consistency with the requirements of the Design Review Board approval and Planned Action.

3. **Vesting.**

3.1 **Vesting of Development Regulations.**

The provisions of the Kirkland Municipal Code in effect on the day of this Agreement, except as otherwise provided in this Agreement, shall apply to the development of the Kirkland Parkplace Project until the sunset of Ordinance O-4473, the Planned Action Ordinance for the Kirkland Parkplace, or ten years from date of this Agreement, whichever comes first. Except as otherwise provided herein or by state or federally mandated laws preempting the City's authority to vest regulations for this Project, and excluding revisions to permit processing, plan review fees, impact fees and building and fire codes, any amendments made during the term of this Agreement to zoning or development regulations, transportation concurrency regulations, or SEPA regulations shall not apply to or affect the conditions of the Project. As provided by RCW 36.70B.170(4), the proposed development shall not vest against new development regulations to the extent the new regulations are required by a serious threat to public health and safety.

3.1.1 International Codes. The International Building Code, International Fire Code, and other construction codes in effect in the State of Washington as of the date of the filing of a complete application for a building permit shall apply to all new development and the redevelopment or modification of existing development. However, should the International Building Code be modified after the parking garage is permitted, but before the tenant space on top of the parking garage is permitted, no retrofit of the constructed parking garage will be required to comply with the more recent code.

3.1.2 Optional Regulations. During the Term of this Agreement, KPP may, at its option, develop the Property or portions thereof in accordance with new code provisions or generally applicable standards for that subject adopted after the date of execution of this Agreement, without the obligation to bring other portions of the Property into conformance with newly-adopted codes or regulations.

3.1.3 Development Fees and Impact Fees. The vesting provisions in this section shall not apply to permit fees, plan review fees, impact fees or other types of development fees to which the Kirkland Parkplace Project may be subject. KPP will pay the fees for applications for permits, plan review fees, impact fees or other types of development fees in effect at the time the application is made or the fee is due.

4. Dispute Resolution Process. The parties shall use their best efforts to resolve disputes arising out of or related to this Agreement using good faith negotiations. If the dispute cannot be settled through negotiation, the parties agree first to try in good faith to settle the dispute through mediation before resorting to litigation. The fees for mediation will be borne equally by the parties.

5. Modifications to Agreement. This Agreement contains all terms, conditions and provisions agreed upon by the parties hereto, and shall not be modified except by written amendment executed by both parties. Amendments to this Agreement that materially modify the intent and policy of the Agreement must be approved by the City Council. Other amendments may be approved by the City Manager.

6. General Provisions.

6.1 Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Washington.

6.2 Recording. This Agreement or a memorandum thereof shall be recorded against the Parkplace Property as a covenant running with the land and shall be binding on KPP and Owners, their heirs, successors and assigns until this Agreement expires on its own terms pursuant to Section 7.12.

6.3 Interpretation; Severability.

6.3.1 Interpretation. The parties intend this Agreement to be interpreted to the full extent authorized by law as an exercise of the City's authority to enter into development agreements pursuant to RCW 36.70B.170 et seq., and this Agreement shall be construed to exclude from the scope of this Agreement and to reserve to the City, only that police power authority which is prohibited by law from being subject to a mutual agreement with consideration. If a Parkplace Development Standard, as set forth in Kirkland Ordinances O-4475 and O-4473, conflicts with an otherwise applicable provision of the Kirkland Municipal Code, the Parkplace Development Standard shall control.

6.3.2 Severability. If any provision of this Agreement is determined to be unenforceable or invalid in a final decree or judgment by a court of law, then the remainder of this Agreement not decreed or adjudged unenforceable or invalid shall remain unaffected and in full force and effect. In that event, this Agreement shall thereafter be modified, as provided immediately hereafter, to implement the intent of the parties to the maximum extent allowable under law. The parties shall diligently seek to agree to modify the Agreement consistent with the final court determination, and no party shall undertake any actions inconsistent with the intent of this Agreement until the modification to this Agreement has been completed. If the parties do not mutually agree to modifications within forty-five (45) days after the final court determination, then either party may initiate the mediation process under Section 7 for determination of the modifications that will implement the intent of this Agreement and the final court decision.

6.4 Authority. Each party respectively represents and warrants that it has the power and authority, and is duly authorized, to enter into this Agreement on the terms and conditions herein stated, and to deliver and perform its obligations under this Agreement.

6.5 Exhibits Incorporated. Exhibits 1, 2 and 3 are incorporated herein by this reference as if fully set forth.

6.6 Headings. The headings in this Agreement are inserted for reference only and shall not be construed to expand, limit or otherwise modify the terms and conditions of this Agreement.

6.7 Time of the Essence. Time is of the essence of this Agreement and of every provision hereof. Unless otherwise set forth in this Agreement, the reference to "days" shall mean calendar days. If any time for action occurs on a weekend or legal holiday in the State of Washington, then the time period shall be extended automatically to the next business day.

6.8 Entire Agreement. This Agreement represents the entire agreement of the parties with respect to the subject matter hereof. There are no other agreements, oral or written, except as expressly set forth herein and this Agreement supersedes all previous agreements, oral or written.

6.9 Default and Remedies.

6.9.1 Cures Taking More Than Thirty Days. No party shall be in default under this Agreement unless it has failed to perform as required under this Agreement for a period of thirty (30) days after written notice of default from any other party. Each notice of default shall specify the nature of the alleged default and the manner in which the default may be cured satisfactorily. If the nature of the alleged default is such that it cannot be reasonably cured within the thirty (30) day period, then commencement of the cure within such time period and the diligent prosecution to completion of the cure shall be deemed a cure.

6.9.2 Attorneys' Fees. In any action to enforce or determine a party's rights under this Agreement, the prevailing party shall be entitled to attorney's fees and costs.

6.10 Term. The term of this Agreement shall be ten (10) years. The City and KPP may agree to extend the term of this Agreement, provided such extension is approved by the City Council.

6.11 No Third-Party Beneficiary. This Agreement is made and entered into for the sole protection and benefit of the parties hereto and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement. Parcel Builders in Parkplace Property shall be deemed to be successors under this provision.

6.12 Interpretation. This Agreement has been reviewed and revised by legal counsel for both parties, and no presumption or rule construing ambiguity against the drafter of the document shall apply to the interpretation or enforcement of this Agreement.

6.13 Notice. All communications, notices, and demands of any kind that a party under this Agreement requires or desires to give to any other party shall be in writing and either (i) delivered personally, (ii) sent by email with an additional copy mailed first class, or (iii) deposited in the U.S. mail, certified mail postage prepaid, return receipt requested, and addressed as follows:

If to the City: City of Kirkland

If to KPP: KPP, LLC

Notice by hand delivery or email shall be effective upon receipt, provided that notice by facsimile shall be accompanied by mailed notice as set forth herein and shall be evidenced by a printed confirmation of receipt. If deposited in the mail, certified mail, return receipt requested, notice shall be deemed delivered forty-eight (48) hours after deposited. Any party at any time by notice to the other party may designate a different address or person to which such notice or communication shall be given.

6.14 Delays. If either party is delayed in the performance of its obligations under this Agreement due to Force Majeure, then performance of those obligations shall be excused for the

period of delay. For purposes of this Agreement, economic downturns, loss in value of KPP assets, inability to obtain or retain financing, do not constitute a force majeure event.

6.15 Indemnification. Except as otherwise specifically provided elsewhere in this Agreement and any exhibits hereto, each party shall protect, defend, indemnify and hold harmless the other party and their officers, agents, and employees, or any of them, from and against any and all claims, actions, suits liability, loss, costs, expenses, and damages of any nature whatsoever, which are caused by or result from any negligent act or omission of the party's own officers, agents, and employees in performing services pursuant to this Agreement. The extent of KPP's indemnification under this Section 6.15 shall be limited solely to its interest in the Parkplace Property, and to direct, and not to consequential or punitive, damages. In the event that any suit based upon such a claim, action, loss, or damage is brought against a party, the party whose negligent action or omissions gave rise to the claim shall defend the other party at the indemnifying party's sole cost and expense; and if final judgment be rendered against the other party and its officers, agents, and employees or jointly the parties and their respective officers, agents, and employees, the parties whose actions or omissions gave rise to the claim shall satisfy the same; provided that, in the event of concurrent negligence, each party shall indemnify and hold the other parties harmless only to the extent of that party's negligence. The indemnification to the City hereunder shall be for the benefit of the City as an entity, and not for members of the general public.

6.16 Kirkland Parkplace Project is a Private Undertaking. The Kirkland Parkplace Project is a private development and the City has no interest therein except as authorized in the exercise of its governmental functions.

6.17 Recording. Upon execution of this Agreement by both parties, Developer, at its expense, shall record the Agreement with the Real Property Records Division of the King County Records and Election Department. Upon recording, Developer shall promptly provide a copy of the recorded documents to the City.

In Witness Whereof, the parties have caused this Agreement to be executed, effective on the day and year set forth on the first page hereof.

CITY OF KIRKLAND, a Washington municipal corporation

By: _____
Kurt Triplett, City Manager

Date: _____

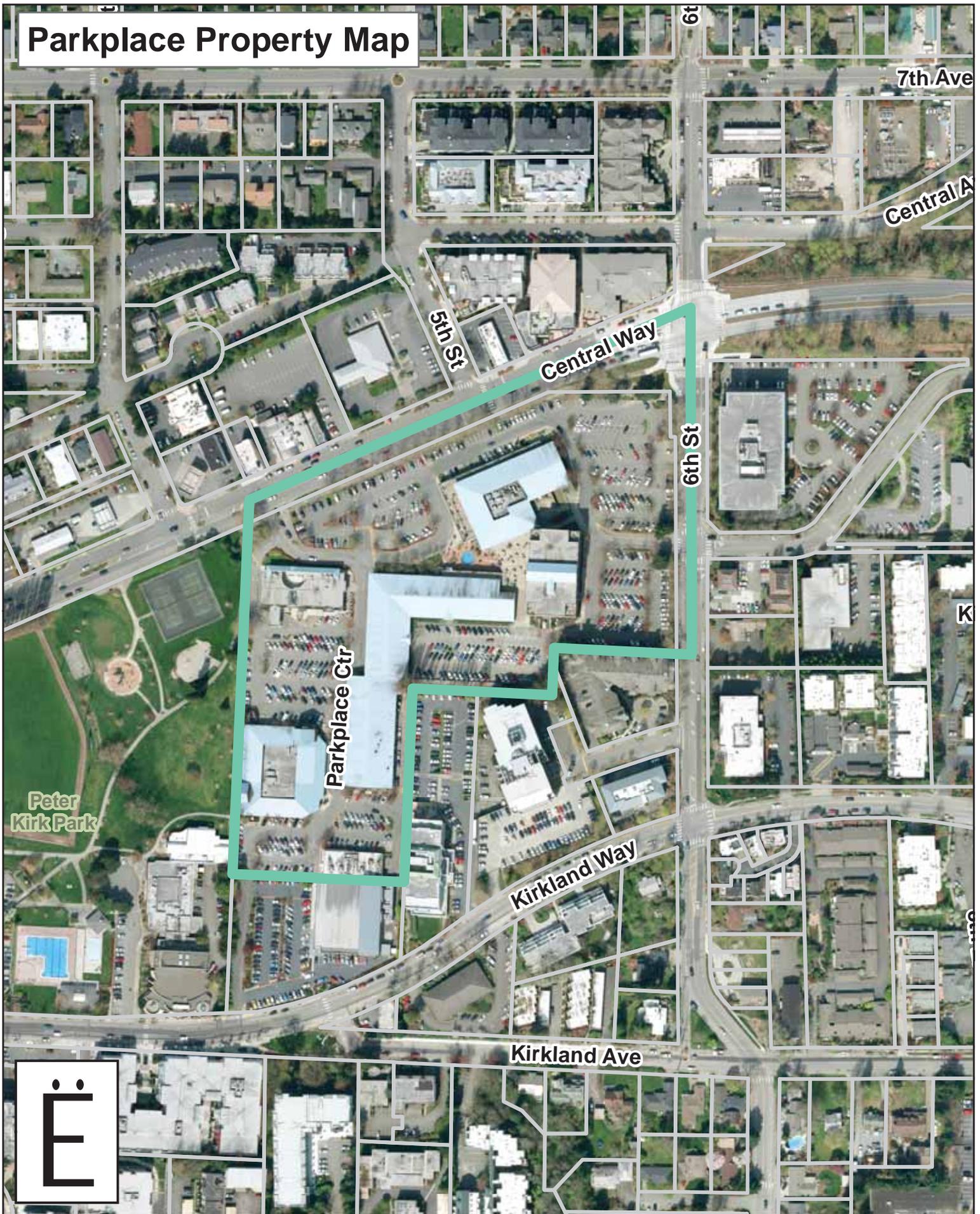
KKP, LLC, a Washington limited liability company

By: _____

Its: _____

Date: _____

Parkplace Property Map



7th Ave

Central Ave

5th St

Central Way

6th St

Parkplace Ctr

Peter Kirk Park

Kirkland Way

Kirkland Ave



EXHIBIT 2

LEGAL DESCRIPTION:

PARCEL A:

LOTS 1 THROUGH 17, INCLUSIVE, IN BLOCK 174 OF BURKE AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE DIVISION 39, AS PER PLAT RECORDED IN VOLUME 33 OF PLATS, PAGE 36, RECORDS OF KING COUNTY, WASHINGTON;

AND THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 25 NORTH, RANGE 5 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 89°39'00" WEST ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 708.00 FEET;
THENCE NORTH 00°21'00" WEST A DISTANCE OF 317.71 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°46'25" WEST A DISTANCE OF 2.87 FEET;
THENCE SOUTH 89°34'30" WEST A DISTANCE OF 166.54 FEET;
THENCE NORTH 00°25'30" WEST A DISTANCE OF 0.58 FEET;
THENCE SOUTH 89°46'25" WEST A DISTANCE OF 160.59 FEET;
THENCE NORTH 00°21'00" WEST A DISTANCE OF 488.34 FEET;
THENCE SOUTH 63°26'15" WEST A DISTANCE OF 0.72 FEET;
THENCE NORTH 00°21'00" WEST A DISTANCE OF 184.39 FEET TO THE SOUTHERLY MARGIN OF CENTRAL WAY AND A POINT THAT BEARS NORTH 89°39'00" EAST A DISTANCE OF 1,511.50 FEET ALONG THE SECTION LINE AND NORTH 00°21'00" WEST A DISTANCE OF 990.20 FEET FROM THE CORNER OF FRACTIONAL SECTIONS 5 AND 8, TOWNSHIP 25 NORTH, RANGE 5 EAST W.M., SAID POINT BEING ON THE SOUTHERLY MARGIN OF CENTRAL WAY;
THENCE NORTH 63°26'15" EAST ALONG SAID MARGIN A DISTANCE OF 60 FEET TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 174, OF SAID AFOREMENTIONED PLAT;
THENCE SOUTH 00°21'00" EAST ALONG SAID LOT 1, A DISTANCE OF 183.91 FEET TO THE SOUTHWEST CORNER OF LOT 1;
THENCE NORTH 63°26'15" EAST ALONG THE SOUTHERLY LINE OF LOT 1, LOT 2 AND LOT 3, TO THE SOUTHEAST CORNER OF LOT 3 AND ITS INTERSECTION WITH THE WEST LINE OF LOT 4, A DISTANCE OF 161.48 FEET;
THENCE SOUTH 00°21'00" EAST ALONG THE WEST LINE OF LOT 4, A DISTANCE OF 194.10 FEET TO THE SOUTHWEST CORNER OF LOT 4;
THENCE NORTH 89°39'00" EAST ALONG THE SOUTHERLY LINE OF LOT 4 AND LOT 5, A DISTANCE OF 132.00 FEET TO A POINT IN LOT 5 THAT BEARS NORTH 00°21'00" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00°21'00" EAST A DISTANCE OF 392.43 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN INGRESS AND EGRESS AS GRANTED BY INSTRUMENT RECORDED JULY 20, 1990, UNDER RECORDING NO. 9007200568, IN KING COUNTY, WASHINGTON.

PARCEL C:

AN EASEMENT FOR INGRESS, EGRESS AND PARKING AS GRANTED IN THAT CERTAIN "GRANT OF MUTUAL EASEMENTS" RECORDED JUNE 27, 1985 UNDER RECORDING NO. 8506270132, AS MODIFIED BY AWARD ON ARBITRATION FILED OCTOBER 30, 1990, IN KING COUNTY SUPERIOR COURT CAUSE NO. 90-2-02367-2 AND AMENDMENT RECORDED MARCH 22, 1996 UNDER RECORDING NO. 9603220640, IN KING COUNTY, WASHINGTON.

THE CITY OF KIRKLAND

Kirkland Parkplace Mixed-Use Development

Master Plan and Design Guidelines

Adopted by the City Council pursuant to
Kirkland Municipal Code Section 3.30.040(4), O-4475.
Updated February 17, 2015 and June 7, 2015.

Attest:



Amy Walen,
Mayor



Eric Shields
Director,
Planning & Community
Development

Prepared by CollinsWoerman
February 6, 2015
Amended June 1, 2015



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Acknowledgment: Written content in this document has been excerpted and/or excerpted and edited from the previously approved *Kirkland Parkplace Mixed Use Development Master Plan and Design Guidelines* document updated December 16, 2008 as created by LMN Architects.

POLICY OVERVIEW

1. Introduction

Located along Central Way and 6th Street, Kirkland Parkplace has the potential to offer many great amenities to Kirkland's downtown. Parkplace is a 501,000 square-foot property defined as CBD-5A in Kirkland's Zoning code. The proposed mixed-use center includes approximately 1.175 million square feet of development consisting of retail, office, residential, and entertainment uses that are, in effect, an extension of the existing downtown.

PURPOSE

This document includes three major parts: (1) a Policy Overview that establishes a vision, procedure, and design intent; (2) a Master Plan comprised of Development Standards that establish basic programming and site planning requirements; and (3) Design Guidelines that establish detailed design standards for the site and buildings.

These Standards and Guidelines provide structure to help meet the goals outlined in the Comprehensive Plan. A discussion of relevant Comprehensive Plan directives and this document's associated responses can be found in Section 7: *Comprehensive Plan Design Direction*.

PROJECT NAMING

While this document references the site's current name of "Kirkland Parkplace", the property owner may choose to re-brand the development and re-name it to reflect its new brand identity.

2. Vision

The Kirkland Parkplace Master Plan envisions a transformation of the existing suburban style office park and retail area to a lively, integrated mixed-use center.

Parkplace creates a new destination in Kirkland featuring tree-lined streets, landscaped open spaces, offices and residences overlooking public plazas, and a wide variety of shopping, dining, entertainment, and recreation experiences. Parkplace's contemporary Northwest architecture evokes Kirkland and its environs with green design, appropriate massing, and orientation. Appropriate placement of trees, fountains, benches, street lamps, and decorative sidewalk treatments add a rich texture to Parkplace's plazas and streets.

The combination of pedestrian-oriented streets, distinctive architecture, unique urban character, sensitive integration and progressive sustainable design strategies will make Kirkland Parkplace an attractive and valued gathering place for Kirkland's citizens.

The compact design includes a diversity of spaces for gathering and bustling activity, while maintaining a human scale. This reflects and celebrates the evolution of Kirkland: balancing the need for growth and economic opportunity, but not losing touch with the comfortable, small-town roots of its past.

Kirkland Parkplace is both a home and a destination.



Kirkland Parkplace: Design District 5A, part of the East Core Frame in Kirkland's downtown area¹

3. Application

The Master Plan and Design Guidelines set forth in this document have been created to guide the development of Kirkland Parkplace to meet the intent of the vision for CBD-5A of the City of Kirkland. This Master Plan and Design Guidelines Document allows increased height and reduced setbacks in exchange for providing a mixed-use center and public amenities. These Standards and Guidelines are to be used in addition to the standard zoning regulations for CBD-5A. They are supplemental, not a substitution, to the City of Kirkland Municipal Code and supporting documents.

4. Review Process: Determining Compliance

This document establishes performance criteria and provides recommendations for achieving specific design objectives. Compliance with the Master Plan, including general standards; general public amenity, and access locations; organization of uses; and street dimensional requirements shall be determined by administrative review (planning official). Compliance and consistency with the Design Guidelines shall be determined by the Design Review Board in accordance with KMC 142.35.9. In the DRB's review of the project, the Board shall respect the requirements and commitments established in this Master Plan.

6. Phasing

Depending on market conditions, this development will be staged in three major phases (A, B, and C).

Each independent phase will be designed and built to ensure that, at completion, there are no unsafe or unsightly temporary conditions and that pedestrian connections to and through the site are maintained and/or restored; and functionality of vehicle access and circulation is maintained.

As a condition of design review approval for each phase, the applicant shall demonstrate how these conditions will be satisfied for that phase.

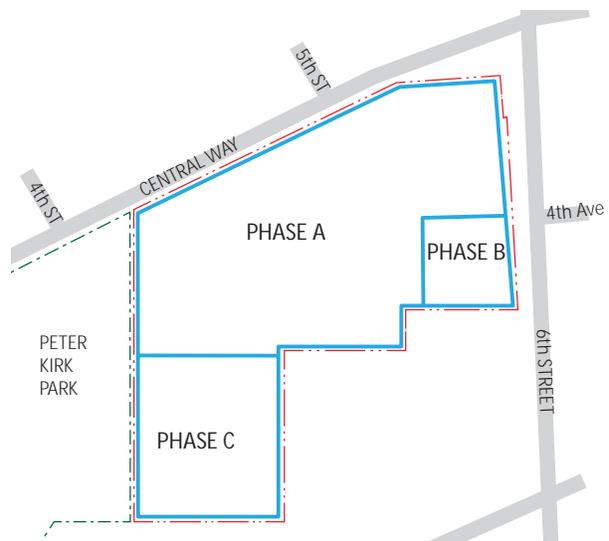
5. Modifications

A major modification to the Master Plan is any proposal that would result in a change that would substantially alter the Plan's proposed development such as: decrease in open space quantity, changes to locations of primary and secondary internal streets, or changes in allowed use. Major modifications to the Master Plan shall require a staff review for consistency with the Comprehensive Plan and City Council approval. (Refer to KMC 3.30.040.)

A minor modification to the Master Plan, reviewed by the Planning Director, is any proposal that would result in a change that would not substantially alter the Plan's proposed development such as: facade treatments, street design variation, character/design detail of public spaces, or minor variations in design of sidewalks, pathways, lighting, and landscaping.

The Design Review Board may grant a design departure or minor variation in the Design Guidelines only if it finds that both of the following requirements are met:

- a. The variation is consistent with the intent of the guideline and results in superior design.
- b. The departure will not result in any substantial detrimental effect on nearby properties or the neighborhood.



Potential project phasing by location. Sequence of phasing to be determined.

7. Comprehensive Plan Design Direction

The City of Kirkland's Comprehensive Plan, Section XV.D, includes several policies and guidelines directly related to the Parkplace site. Four relevant Comprehensive Plan directives and associated responses are included below:

A. CP Policy: *Heights of up to eight stories are appropriate as an incentive to create a network of public spaces around which is organized a dynamic retail destination (CP XV.D-13).*

Response: Parkplace is an urban, open-air retail, restaurant, entertainment, office, and residential complex. (See Section 10 for standards regarding networks of open space, retail frontage, and pedestrian connections.)

B. CP Policy: *Special attention to building design, size, and location should be provided at three key locations:*

- *at the intersection of Central Way and Sixth Street to define and enhance this important downtown gateway;*
- *along Central Way to respond to the context along the north side of street;*
- *and facing Peter Kirk Park to provide a transition in scale to downtown's central green space (CP XV.D-14).*

Pedestrian Connections to adjoining streets, Peter Kirk Park, and adjoining developments should be incorporated to facilitate the integration of the district into the neighborhood (CP XV.D-13).

Response: Specific design guidelines have been defined to encourage unique environments and experiences in each of these three locations. The development standards define pedestrian connection requirements.

C. CP Policy: *Because of the intensity of land use in 5A, the design of the buildings and site should incorporate aggressive sustainability measures, including low impact development measures, deconstruction, green buildings, and transportation demand management (CP XV.D-14).*

Response: The compact development, pedestrian-friendly, mixed-use nature of the land use in CBD-5A is fundamentally sustainable. It provides a live-work balance in downtown Kirkland and provides access to goods and services people need in proximity to where they live. Combined with a commitment to sustainable strategies in the design of the development, Kirkland Parkplace will significantly contribute to lowering carbon emissions and energy use relative to a suburban model of development.

D. CP Policy: *Residential development could be designed to integrate into both the office/retail character of the zone and the active urban nature of Peter Kirk Park (CP XV.D-14).*

Response: The Development Standards provide for up to 30% of building floor area to be devoted to residential use. The proposed residential component will enhance Parkplace's public and retail experience and bring after-hours activity to the development. Residents will have access to a range of services and a direct connection to Peter Kirk Park - all within walking distance.

POLICY OVERVIEW

8. Design Intent

This Master Plan and Design Guidelines document was created using the identified nine Guiding Principles for the project which were derived from input from the City staff, Design Review Board, Planning Commission, various community groups, and the residents of Kirkland.

1. Emotional ownership by the community:
 - Incorporate the project into the story of Kirkland.
 - Enable meaningful community exchanges.
 - Inspire unique experiences and discoveries.
 - Promote the coalescence of Community, Culture, and Commerce.
 - Provide a 'transforming experience' vs. a 'transactional experience'.
 - Include neighborhood retail.
2. Site planning connections:
 - Include public spaces such as plazas.
 - Create clear vehicular access and parking.
 - Create strong emphasis on the streetscape.
 - Support active public spaces.
 - Provide clear and inviting public access.
 - Provide connections to Peter Kirk Park.
3. Create community gathering spaces:
 - Create easily accessible public spaces.
 - Develop spaces that vary in size and offer choices for all ages.
 - Provide safety and comfort.
 - Integrate into the social life of downtown Kirkland.
4. Enhance the pedestrian environment:
 - Promote walkability: network of internal and external pedestrian connections.
 - Create visual interest along the street.
 - Incorporate a rich variety of materials.
 - Provide and enhance pedestrian circulation and retail continuity.
5. Integrate motor vehicle access and parking
 - Minimize the visual presence of parked cars.
 - Allow parking to be utilized during nights/weekends for benefit of community and downtown.
6. A mix of uses = a mix of building types:
 - Create a variety of building types, scales, and materials.
 - Express a three-dimensional quality to the public spaces.
7. Appropriate massing and scale:
 - Create pedestrian spaces with access to sun.
 - Address surrounding edges.
 - Consider scale, massing, and detail of individual buildings.
 - Express human-scale, detailed street level building facades.
8. Sustainability:
 - Establish macro-scale/site sustainable strategies.
 - Pursue building-specific sustainable strategies.
 - Encourage tenant-specific sustainable strategies.
9. Mixed-use development:
 - Provide a residential component to the project that will support the viability of a 24-hour development and complement the other uses on the site.



Children's play area at Peter Kirk Park²

MASTER PLAN: DEVELOPMENT STANDARDS

9. Program Requirements

The following requirements and ratios are established to quantify use types at the completion of the project, and are not a requirement for any single phase.

A. PEDESTRIAN SPACE

The development will include a variety of public open spaces that vary in size and character. A minimum of 15%, or 75,000 square feet, of the site shall be activated pedestrian-oriented space, in the form of courtyards, plazas, etc. See diagram (Section 10.D) for approximate locations and dimensional requirements of specific spaces. Definition of appropriate design treatments are found in the district-specific design guidelines (Section 13).

B. ARTS COMMITMENT

In an effort to encourage integrated art into the project, Parkplace is working in collaboration with representatives from the cultural council and local art community and will identify and create opportunities to integrate art into the project.

C. GREEN BUILDING COMMITMENT

Section V. Natural Environment of the Comprehensive Plan outlines broad goals and policies related to environmental sustainability. Section XV.D of the Comprehensive Plan and Guiding Principle #8 (see Section 8 of this document) describe goals specific to the Parkplace site.

1. In response to these goals and policies, the following requirements will apply to the Kirkland Parkplace project:

- a. All new office buildings will be designed achieve a LEED CS Gold threshold. A USGBC Pre-Certification Application showing points meeting LEED CS Gold will be included with permit submittals to show which points will be pursued.
- b. The multi-family residential building(s) will be designed to a LEED for Homes Multifamily Mid-Rise Silver threshold; or to meet Built Green 4 Star certification.

- c. The applicant shall encourage all potential tenants for Kirkland Parkplace to pursue LEED-CI. To accomplish this, the applicant will create and distribute to tenants a set of Tenant Design Guidelines to show strategies tenants can use to achieve LEED-CI certification. These Tenant Design Guidelines will be made available to the City of Kirkland to inform their ongoing sustainability programs.
 - d. At the end of tenant build-outs of the office space, the applicant shall prepare an executive summary for the City of Kirkland, outlining what sustainability measures were incorporated in the tenant build-outs (unless otherwise restricted by tenant confidentiality).
 - e. In addition, the applicant shall strive to make design choices in its Core and Shell buildings that are conducive to the achievement of LEED-CI by tenants.
2. In the interest of promoting a holistic sustainability approach, the applicant shall strive to integrate site-specific strategies identified as focus areas, such as:
- a. Energy efficiency strategies, like centralized cooling options and heat recovery.
 - b. Low Impact Development (LID) strategies like stormwater planters, vegetated roofs, and bioswales.
 - c. Materials and resource strategies like recycled materials, regional materials, and FSC certified wood.

D. COMMUNITY-SERVING RETAIL AND SERVICES

Include neighborhood-serving retail and services. Possible examples include: grocery, childcare, bookstore, drugstore, dry cleaner, movie theater, barber-shop, shoe repair, etc.

E. PARKING

To guide the transformation described in the Comprehensive Plan from “an auto-oriented center surrounded by surface parking into a pedestrian-oriented center integrated into the community” (CP XV.D-13), the majority of parking for the development shall be placed underground. Surface parking will be provided along selected internal streets and at other selected surface parking locations to support retail uses.

SITE AREA BREAKDOWN · TOTAL SITE AREA = 501,000 SF = 100%

Building Footprint 40 - 45%	Vehicle Areas 20 - 25%	Open Space 35 - 40%
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OPEN SPACE BREAKDOWN

Sidewalks 20 - 25% of Site	Pedestrian Space: Plazas/Courtyards/Gardens/Elevated Terrace 15 - 20% of site (75,000 sf minimum)	Private Roof Terrace 10,000 sf
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BUILDING USE BREAKDOWN · Approximate 1,175,000 GROSS SF TOTAL = 100%

Commercial Office 650,000 sf	Retail / Fitness / Entertainment 225,000 sf	Residential 250-300 units 300,000 sf
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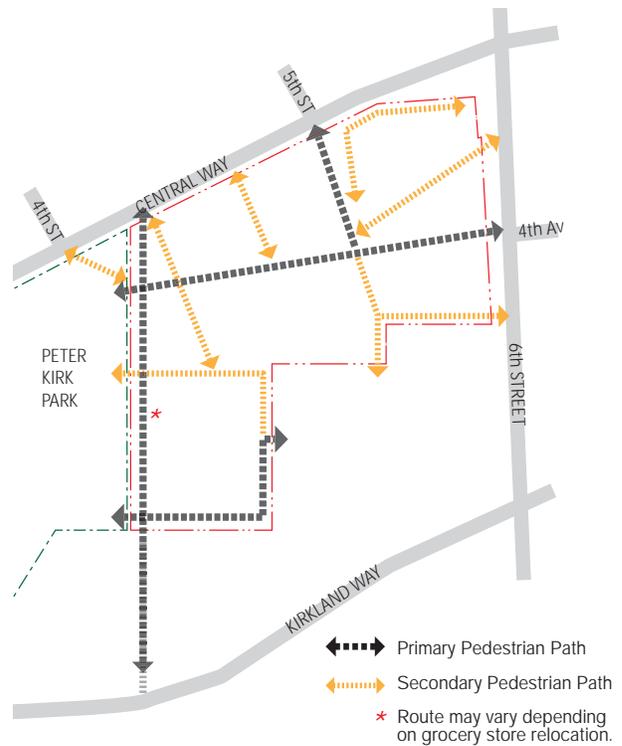
10. Public Amenities, Access, and Organization of Uses

A. PEDESTRIAN CONNECTIONS

Intent: Create a network of identifiable linkages into and through the project site for pedestrians.

The diagram at right shows approximate pedestrian connections. Darker lines indicate primary connections designated by the Comprehensive Plan. Lighter lines show secondary connections linking existing proposed streets as well as Peter Kirk Park. These connections are for public use.

The applicant shall work with the City to define appropriate wayfinding strategies between the development and the Cross Kirkland Corridor.

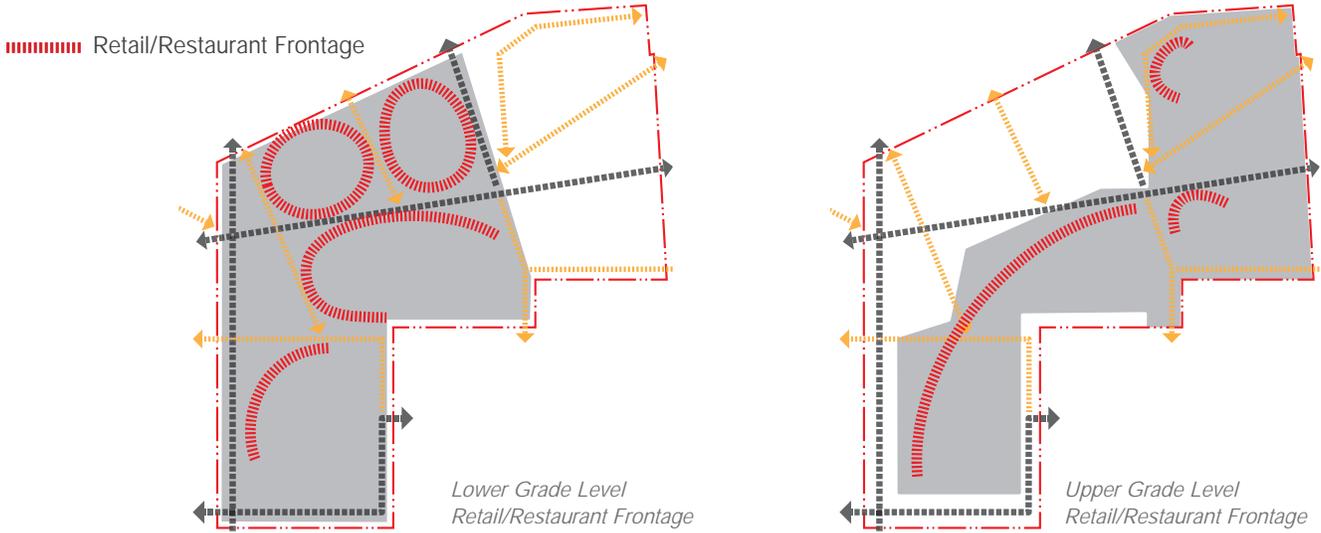


Network of pedestrian connections

B. RETAIL/RESTAURANT FRONTAGE

Intent: Encourage and contribute to the liveliness and activation of primary and secondary pedestrian paths by providing retail and activating uses at ground level.

Predominant retail and other pedestrian-encouraging uses, including shops, restaurants, grocery, health club, and a movie theater are required along pedestrian-oriented streets and public spaces in the approximate locations shown in diagrams below. Additional activating uses are encouraged on the grade level throughout the development where feasible.



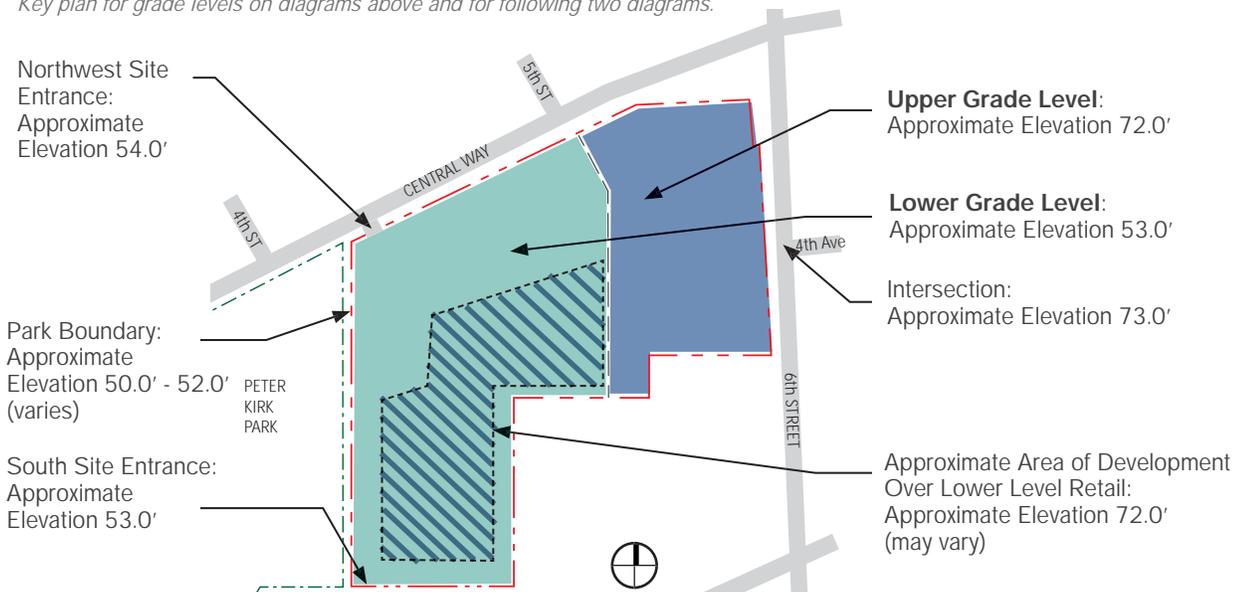
C. ORGANIZATION OF USES

Intent: Locate building and other uses to support the development goals of the project, including: ground floor retail, upper floor office space, residential space, and public gathering spaces between buildings.

The following diagrams describe the approximate locations of various building use types, pedestrian connections, parking, and public gathering spaces.

The key plan below illustrates the two grade levels for the site: *Upper Grade Level* and *Lower Grade Level*. The Upper Grade Level relates to the existing street grades at the intersection of 6th Street and 4th Avenue. The Lower Grade Level relates to Peter Kirk Park and the grades at the northwest site entrance on Central Way.

Key plan for grade levels on diagrams above and for following two diagrams.



C. ORGANIZATION OF USES: LOWER GRADE LEVEL

BUILDINGS

- A** Retail with entries accessed from internal street;
Office above
- B** Retail and Grocery with entries accessed from internal
street and/or open space;
Office Above
- C** Retail and/or Entertainment;
Office above

SITE

- D** Below-Grade Parking
- E** Retail Surface Parking
- F** Pedestrian Space:
Plaza/Courtyard/
Garden

..... Vehicular and
Pedestrian Circulation

----- Pedestrian-Only
Circulation

▶ Vehicle Site Access

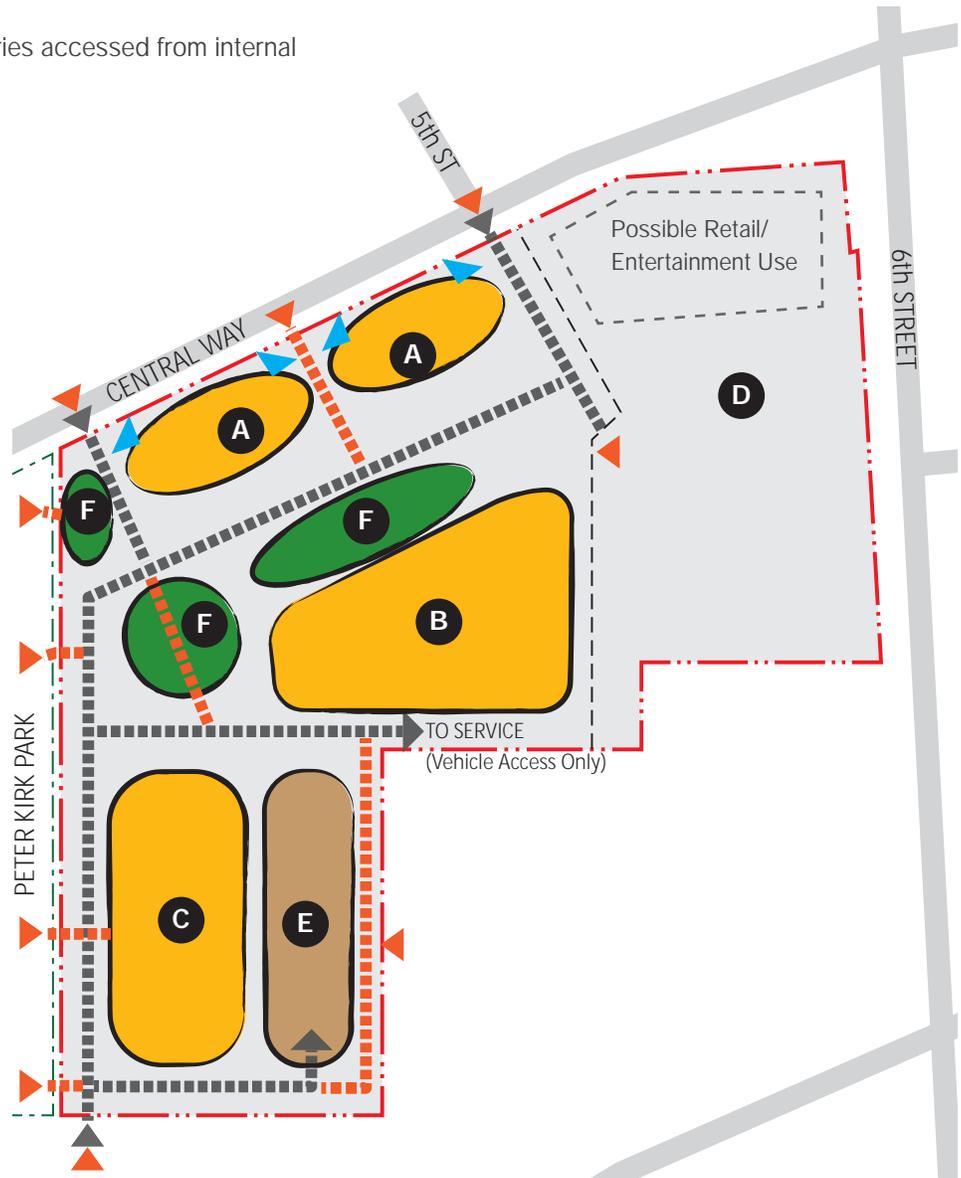
▶ Pedestrian Site
Access;
Locations to
be Determined

▶ Provide visibility
into retail or other
activating uses at
these locations

● Retail

● Outdoor Amenity

● Parking



C. ORGANIZATION OF USES: UPPER GRADE LEVEL

BUILDINGS

- A** Office over Lower Level Retail
- B** Office with Ancillary Retail
- C** Office with Retail;
 Options: 1) Retain and remodel existing building;
 2) Replace with new building
 having larger floorplates
- D** Retail: Possible Bank with Drive-Through
- E** Possible Retail
- F** Residential with
 Retail at Base

SITE

- G** Pedestrian Space:
 Plaza/Courtyard/
 Garden/Elevated
 Terrace
- Vehicular and
 Pedestrian Circulation
- Pedestrian-Only
 Circulation
- ▶ Vehicle Site Access
- ▶ Pedestrian Site Access
- Retail
- Outdoor Amenity
- Office
- Residential



D. PEDESTRIAN SPACE

Intent: Provide a functional and diverse pedestrian environment by creating a variety of usable pedestrian open spaces.

The following types of public/pedestrian space are to be provided at a minimum of 15% of the total lot area, or 75,000 square feet. Locations are approximate and not limited to those shown on the diagram at right.

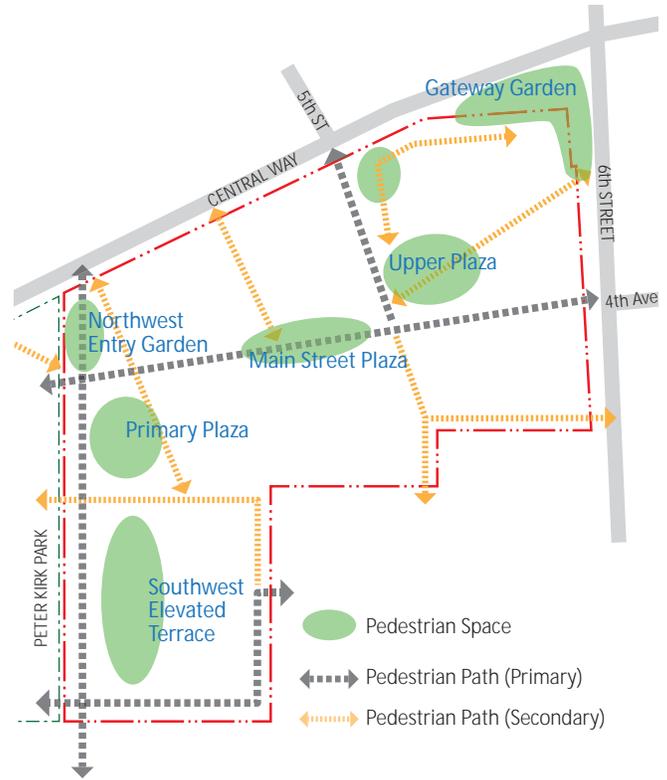
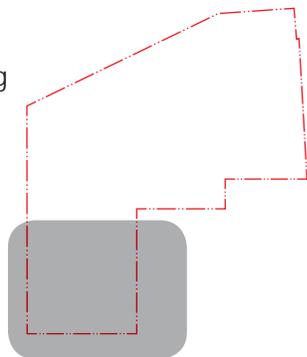
- a. **Primary plaza:** shall have a minimum area of 10,000 square feet with a minimum average width of 60 feet.
- b. **Main Street plaza:** a linear sequence of pedestrian spaces along Main Street retail shall have locations with a minimum 35-foot plaza depth from building face to curbline. (This does not include roadway. See 11.4 for building face to building face dimensional requirements along Main Street.)
- c. **Upper Plaza:** shall include a combination of landscaping and hardscaping with a minimum area of 10,000 square feet.
- d. **Northwest Entry Garden:** shall be predominantly landscaped and an extension of Peter Kirk Park.
- e. **Smaller courtyard/plazas:** shall have a minimum area of 2,500 square feet each. (not illustrated in diagram at right)
- f. **Elevated terraces:** shall provide a minimum of 10,000 square feet total of publicly accessible pedestrian space at the Upper Grade Level. (See 10.C.)

See district specific guidelines for design parameters of public space (ex. plazas, Section 13.D).

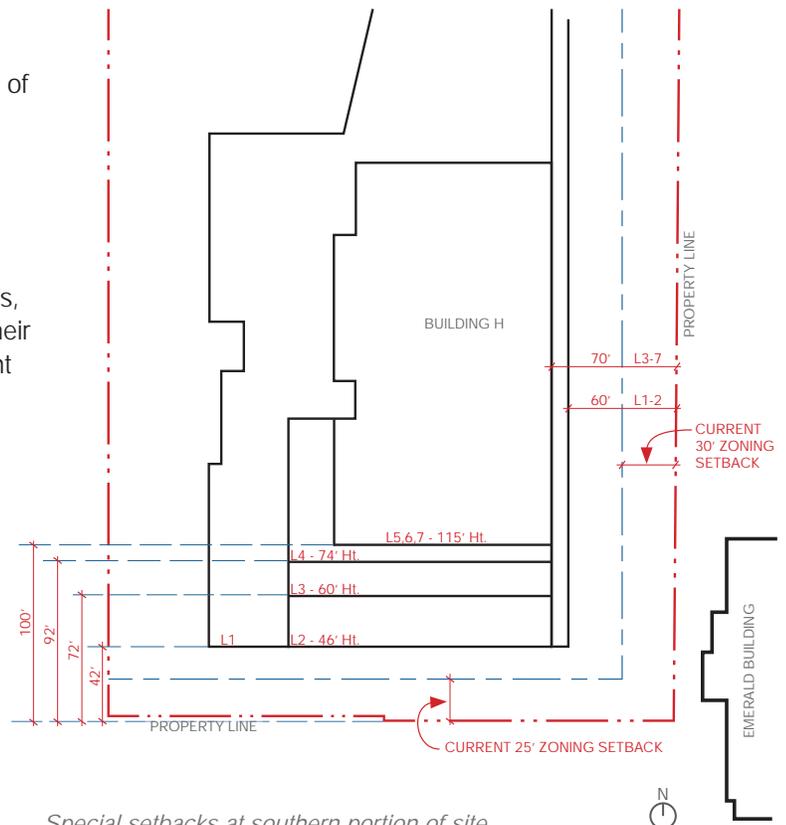
E. SPECIAL SETBACKS AT SOUTH PORTION OF SITE

Buildings located in the southern most portion of the site should provide generous and substantial setbacks, building step backs, and modulation in response to their proximity to neighboring buildings. Setback and height requirements are described in the diagram at right.

Heights shown in diagram shall be measured per zoning code regulations.



Distribution of pedestrian spaces: along paths, between buildings, and on elevated terraces. Locations are illustrative and subject to change.



Key Plan: Area described in Section 10.E and in diagram at right.

Special setbacks at southern portion of site.

11. Street Classification

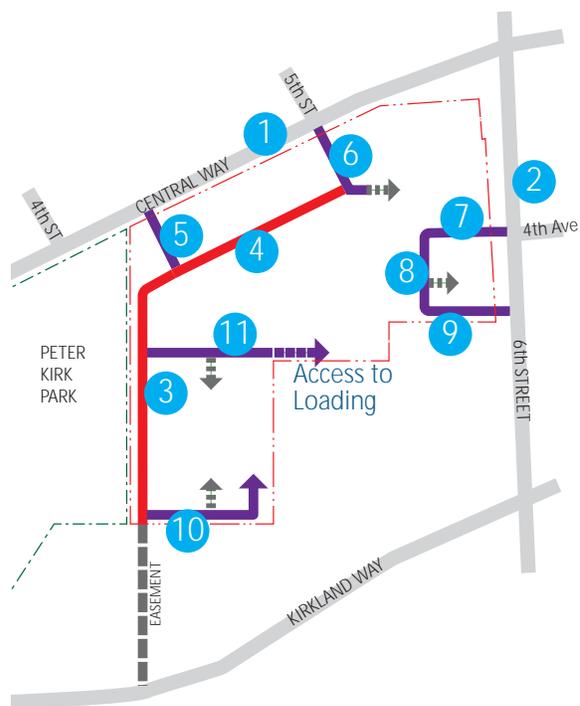
Intent: Create a street and sidewalk network that responds to the existing Kirkland grid pattern, creates a pedestrian-oriented environment, and allows for direct interaction with Peter Kirk Park.

The following street classifications and diagrams represent the various types of streets and approximate locations anticipated in the project. Final location and classification of streets may be adjusted in the final design to include such design techniques as: tight turning radii to calm traffic, curb bulb outs, textured crossings, etc. Access shall be in compliance with city codes and polices for public improvements and emergency access.

Street classifications are meant to be typical sections of the roadway. Slight variations may be necessary to accommodate driveways, street furniture, structural constraints, etc.

Planting adjacent to parking or drive lane may consist of tree wells level with sidewalk or planting strips which are flush with sidewalk or raised above sidewalk. Where tree wells occur, provide minimum 12'-0" total sidewalk width including tree wells, with minimum sidewalk width of 8'-0" and tree well width of 4'-0" (except as noted on street sections).

Where continuous planting strips are provided in lieu of street tree wells, provide minimum 10'-0" sidewalk and 4'-0" minimum planting strip (unless noted otherwise).



⇨⇨⇨ Indicates Possible Access to Below-Grade Parking

ADJACENT PUBLIC STREET IMPROVEMENTS

- 1 Central Way
- 2 6th Street

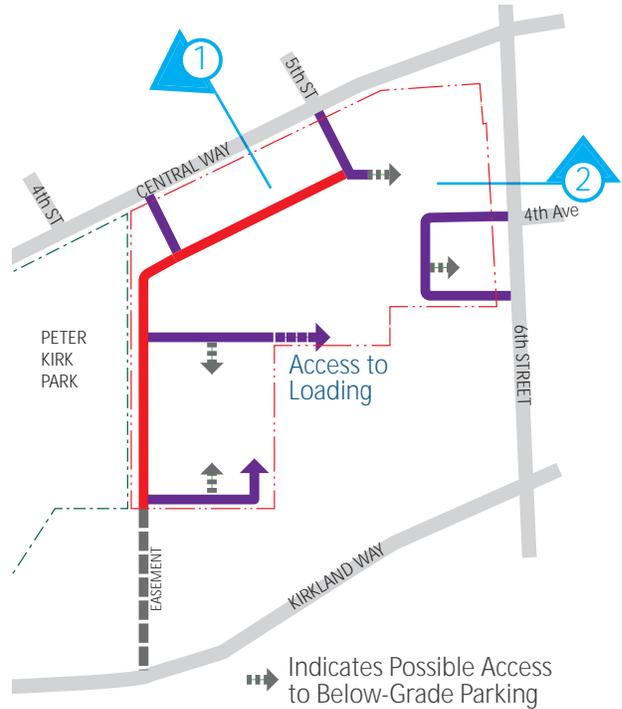
PRIMARY INTERNAL STREETS

- 3 Park Promenade
- 4 Main Street

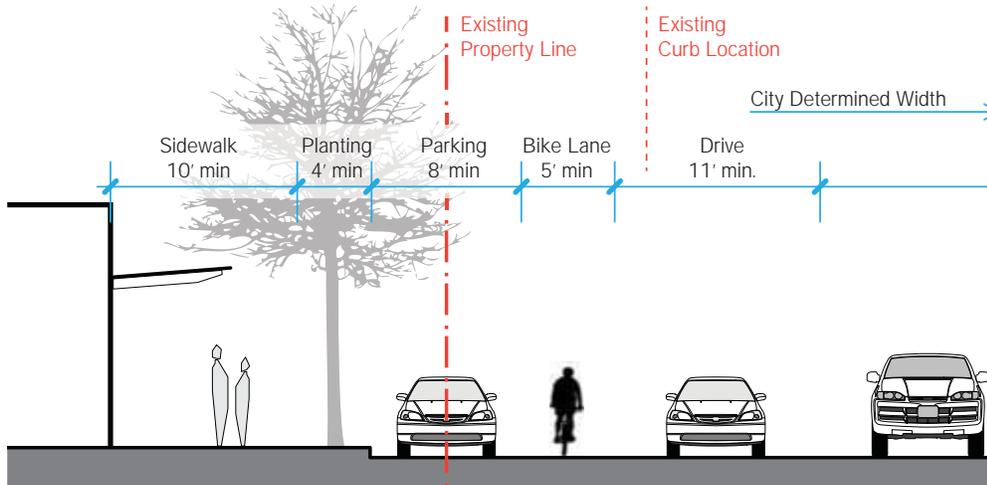
SECONDARY INTERNAL STREETS

- 5 Access Street at Central Way near 4th Street
- 6 Access at Central Way near 5th Street
- 7 Access at 6th Street
- 8 Upper Level Internal Street
- 9 Possible Parking/Service Access at 6th Street
(Dependent upon traffic study, design of Upper Level, and access to below-grade parking)
- 10 Access Street at Southern Property Line
- 11 Parking/Service Access

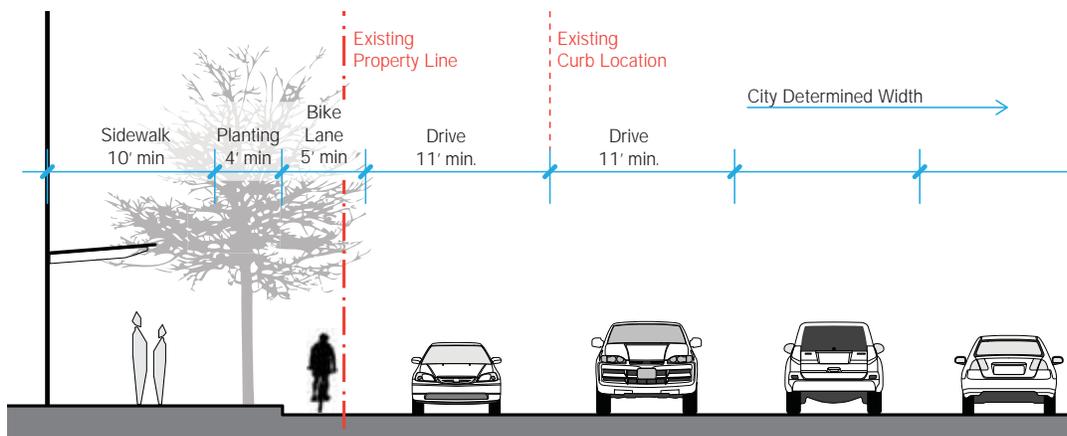
ADJACENT PUBLIC STREET
IMPROVEMENTS



1 Central Way Frontage Section (typical)

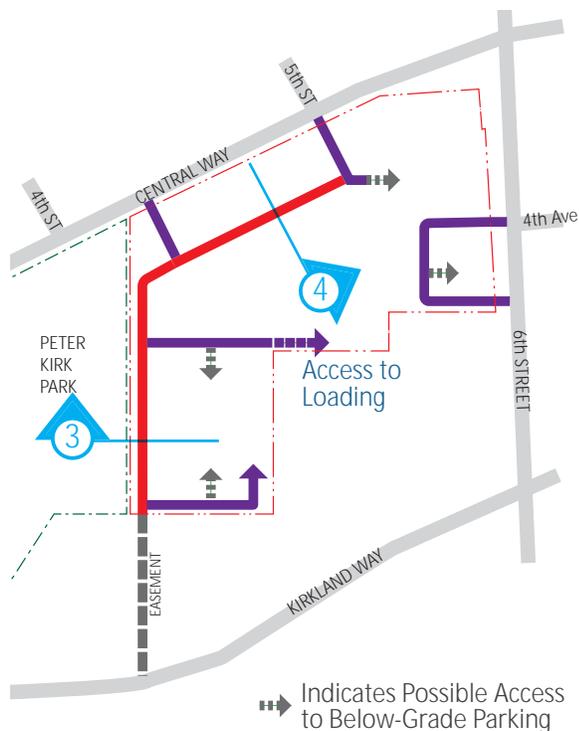


2 6th Street Frontage Section (typical north of 4th Avenue)

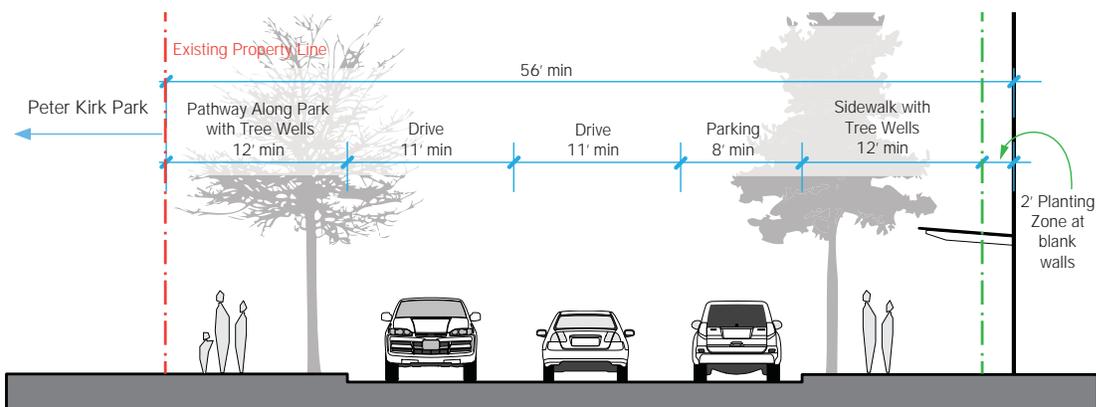


KIRKLAND PARKPLACE MIXED-USE DEVELOPMENT: MASTER PLAN & DESIGN GUIDELINES

PRIMARY INTERNAL STREETS

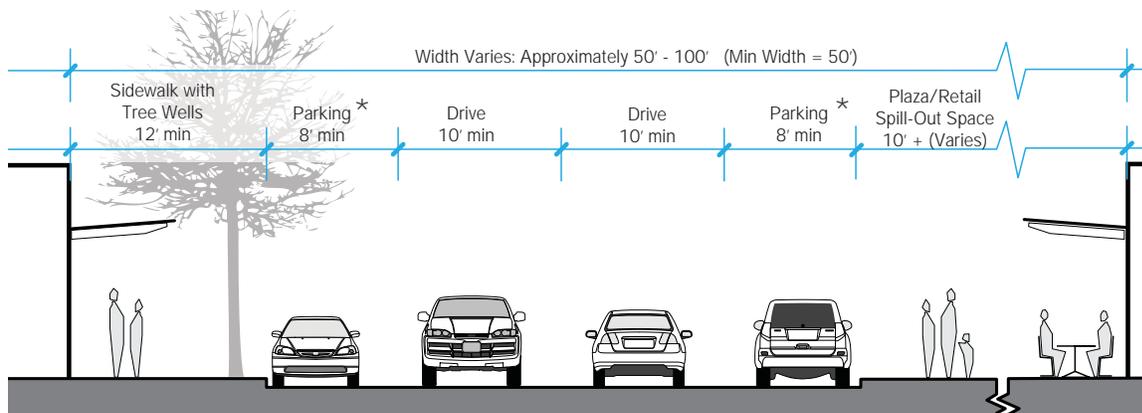


3 Park Promenade Section (typical)



The existing easement to the south shall include a pedestrian sidewalk connecting the Park Promenade with Kirkland Way.

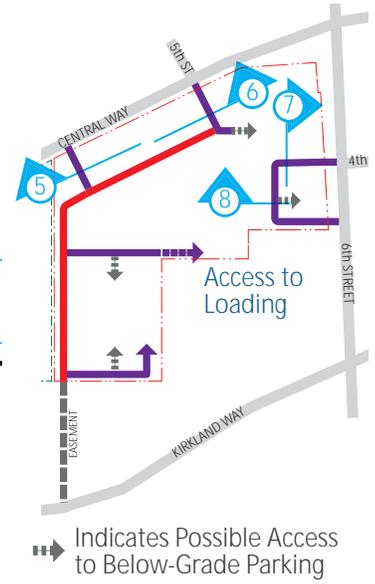
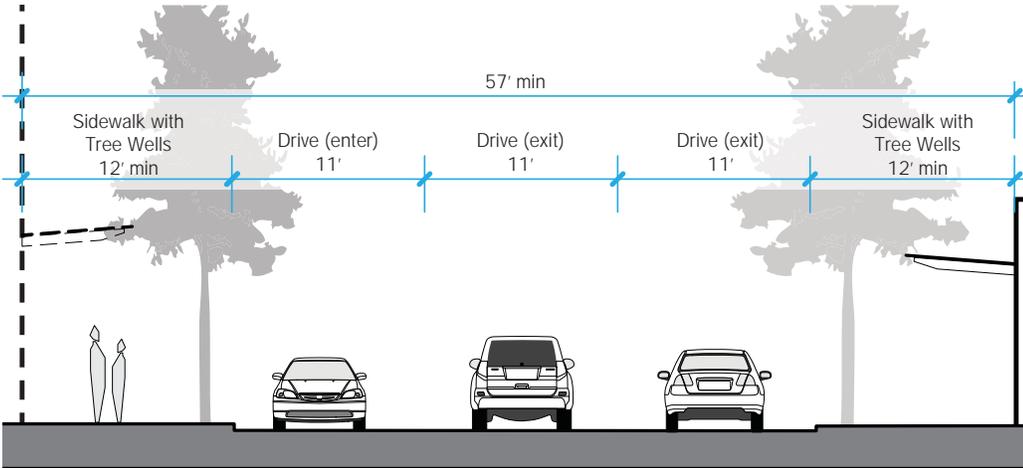
4 Main Street Section (typical)



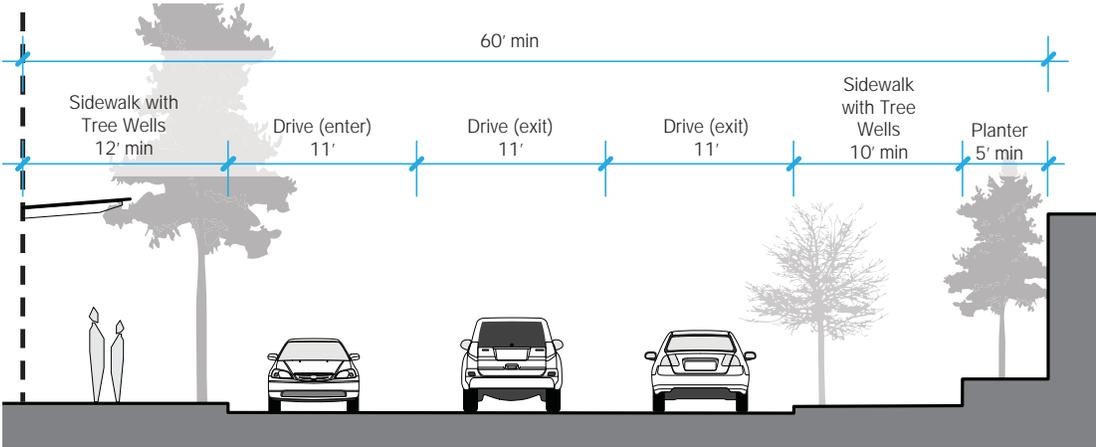
* Curbside parking may occur on one or both sides of the roadway.

SECONDARY INTERNAL STREETS

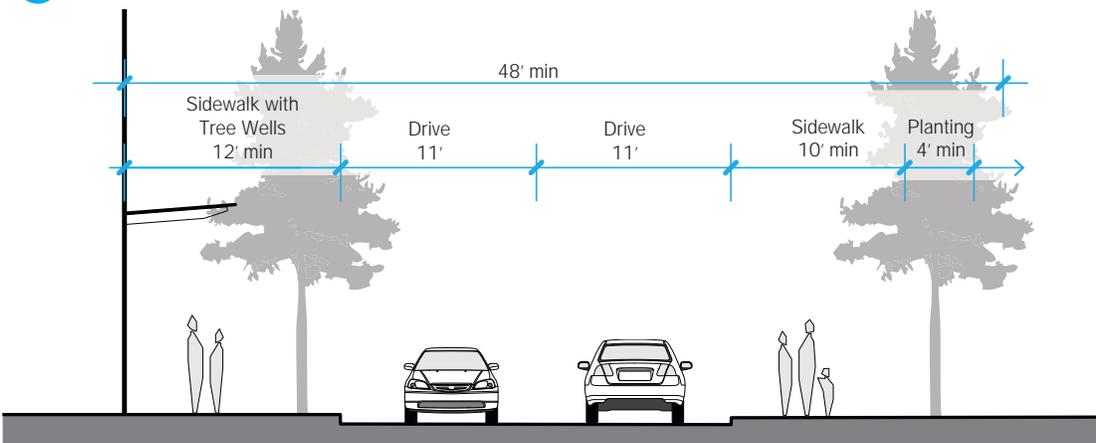
5 7 Access Streets at Central Way, 6th Street (typical)



6 Access Street at Central Way and 5th Street (typical)



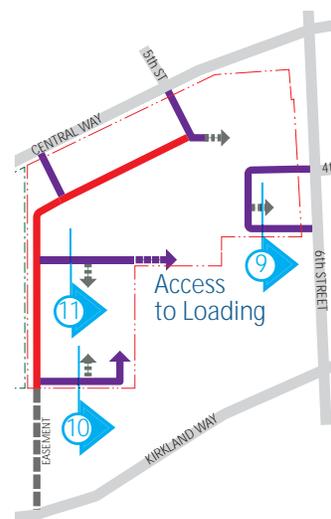
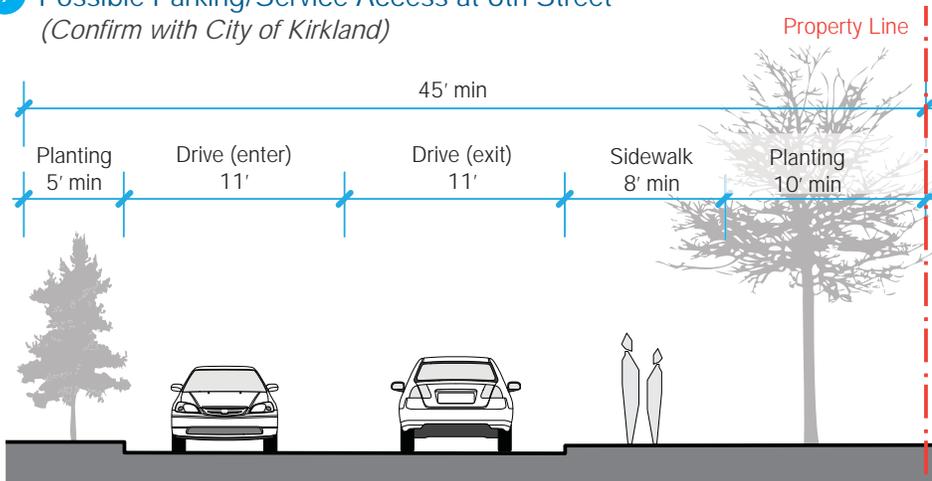
8 Upper Level Internal Street (typical)



KIRKLAND PARKPLACE MIXED-USE DEVELOPMENT: MASTER PLAN & DESIGN GUIDELINES

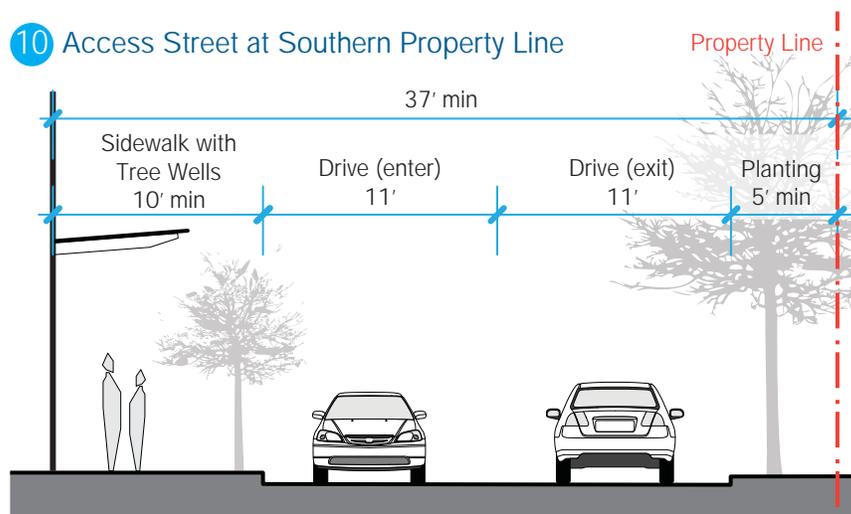
SECONDARY INTERNAL STREETS

9 Possible Parking/Service Access at 6th Street (Confirm with City of Kirkland)

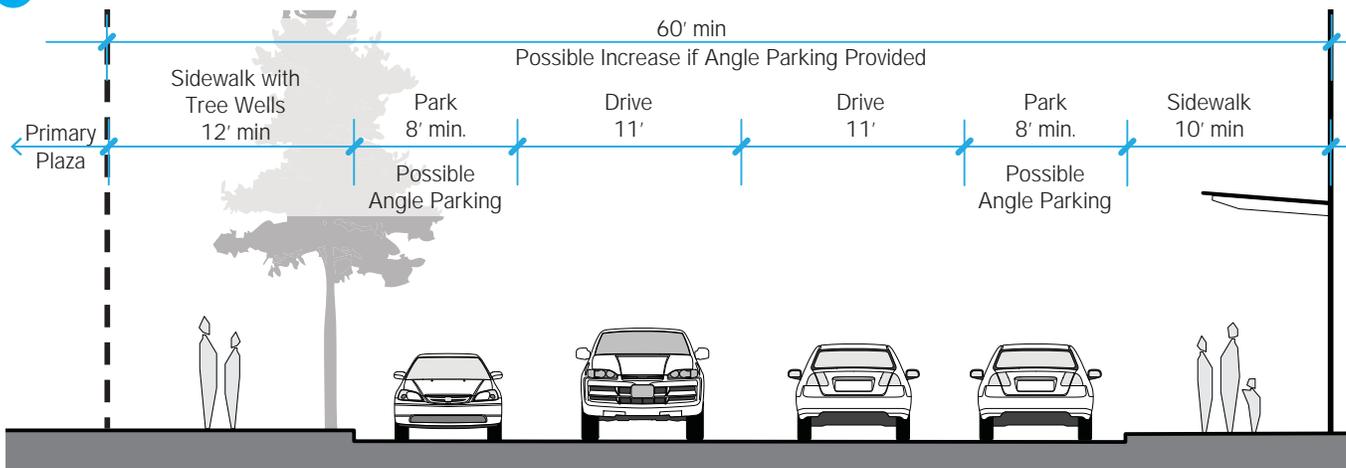


⇨⇨ Indicates Possible Access to Below-Grade Parking

10 Access Street at Southern Property Line



11 Parking/Service Access (typical where parking occurs)



DESIGN GUIDELINES

The Guidelines in Section 12 apply to all districts. Section 13 identifies Guidelines that are district-specific and respond to key locations defined in the City's Comprehensive Plan as requiring special attention. These design districts are defined in the diagram at left.

12. Design Guidelines: All Districts

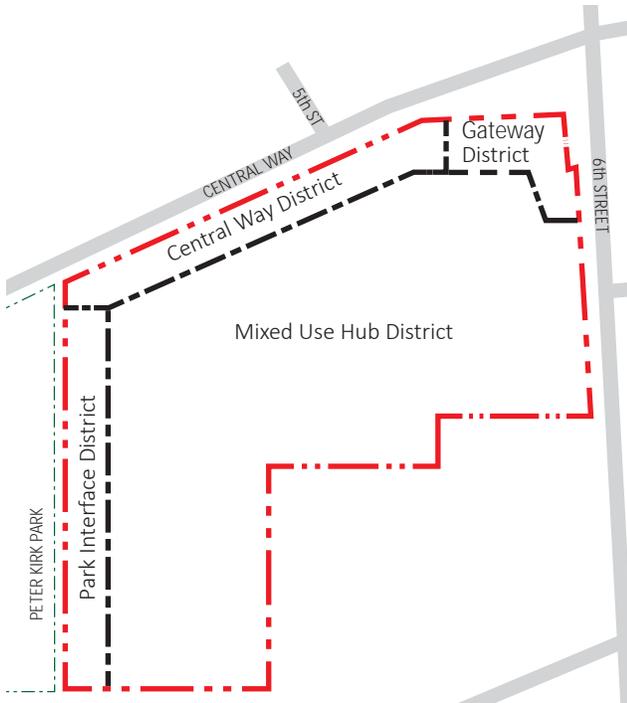
Overall Intent: Create a rich pedestrian-oriented environment and successful mixed-use center.

SITE PLANNING

1. STREETScape

Intent: Maintain a continuous and safe streetscape with a pedestrian-friendly character.

- a. Sidewalks should maintain at least an 8 ft clear zone for pedestrian travel (except as noted in street sections).
- b. All streets should contribute to the physical safety and comfort of pedestrians. Provide the following where feasible to help define the sidewalk space:
 - on-street parking (see street classifications)
 - a well-defined amenity zone set to the curb for plantings, street trees, benches, trash receptacles, signs, etc. (Minor deviations for street trees and major planting spaces may be necessary in some spaces due to structural constraints.)
 - wide enough sidewalk space to accommodate outdoor seating where restaurants are anticipated
- c. Use design elements such as separate storefronts, pedestrian-oriented signs, exterior light fixtures, awnings and overhangs to add interest and give a human dimension to street-level building facades.
- d. In general, buildings with active ground floor uses should be set as close as possible to sidewalk to establish active, lively uses. Maintain a continuous street wall, limiting gaps to those necessary to accommodate vehicular and pedestrian access.
- e. Encourage recessed main building and/or shop entrances consistent with a traditional "main street" design that is inviting and promotes streetscape continuity.



Key Plan: on-site district locations



Pedestrian-friendly character: on-street parking; amenity zone with street trees, signs, light fixtures; wide sidewalk to accommodate outdoor seating.

- f. The corners of buildings located at street intersections may recess to promote visibility and allow for a collection of people.
- g. Allow larger buildings to recess from the sidewalk edge to allow for entry forecourts, provided street continuity is not interrupted along the majority of the block.

2. PUBLIC SPACES: PLAZAS, COURTYARDS, TERRACES, AND GARDENS

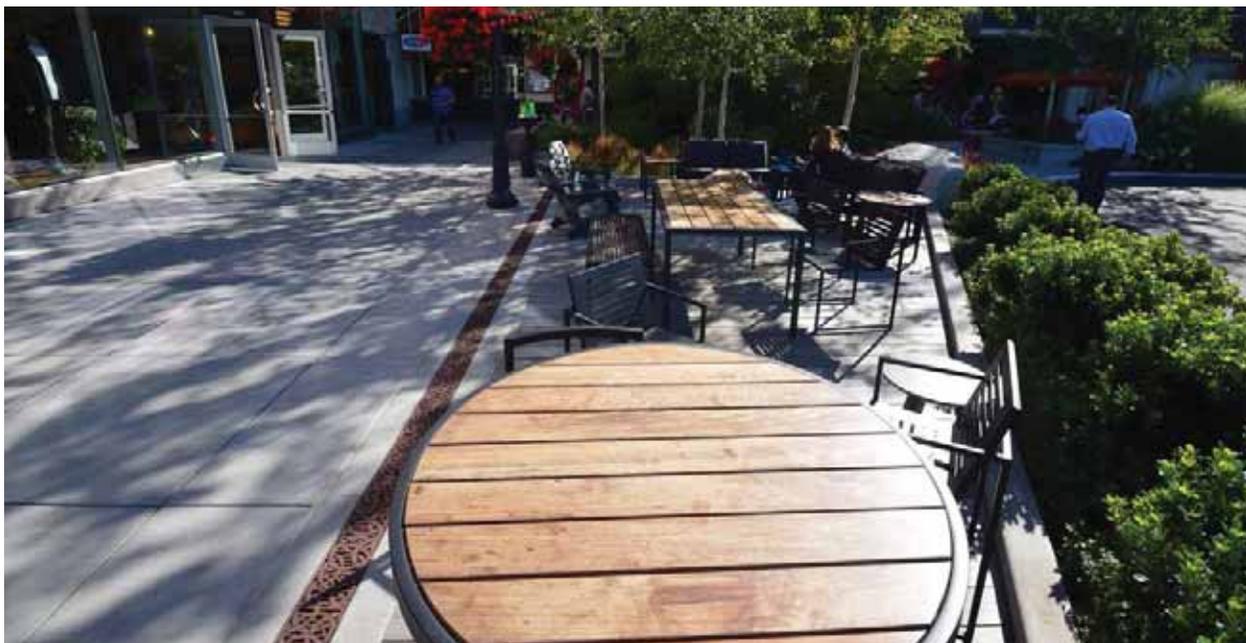
Intent: Provide a friendly pedestrian environment by creating a variety of usable and interesting public and semi-public open spaces.

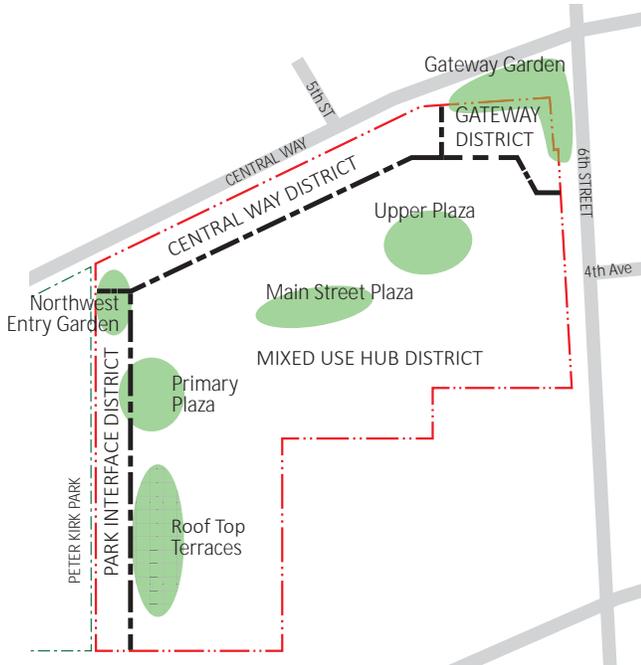
- a. Make plazas and courtyards comfortable for human activity and social interaction – standing, sitting, talking, eating, etc.
- b. Define and contain outdoor spaces through a combination of building and landscape. Oversized spaces that lack containment are discouraged.
- c. Establish pedestrian pathways that link public spaces to other public spaces and streets. These should be clearly identifiable for easy wayfinding.

Public Spaces: plazas defined by pathways and buildings include amenities such as water features, sitting spaces, landscaping, and changes in materials, colors, and textures



Street bench, plantings, and recessed corner entry





Possible Organization of Pedestrian/Public Spaces as Related to Districts

- d. Plazas and courtyards should include the following:
 - planters and trees to break up space
 - seating, such as benches, tables, or low seating walls
 - special paving, such as integral colored/stained concrete, brick, or other unit pavers
 - specialty pedestrian scale bollards or other types of accent lighting
 - at least one of: public art and/or water feature
- e. Design spaces to allow for variety and individualization of temporary installations such as: lighting, banners, artwork, etc.

3. ENVIRONMENTAL CONSIDERATIONS

Intent: Optimize pedestrian comfort using natural environmental conditions. Promote a pedestrian- and bicycle-friendly atmosphere.

- a. Consider environmental conditions such as sun, shade, and prevailing winds when positioning courtyards and outdoor seating areas. Provide features and amenities to enhance pedestrian and bicycle access throughout the project.

4. PEDESTRIAN CONNECTIONS AND WAYFINDING

Intent: Create a network of safe, attractive, and identifiable linkages for pedestrians.

- a. Provide clearly defined pedestrian connections at locations specified in the Pedestrian Spaces and Street Classification sections.
- b. Provide graceful grade transitions - both physical and visual - between upper grade and lower grade levels through the use of: landscaping, terraced planters, overlooking balconies, wide and inviting stairways, and other pedestrian connections.



Plaza with special paving, seating, planters



Pedestrian and bicycle amenities (left); Wayfinding signage and clearly defined pedestrian connections (center and right)

5. LIGHTING

Intent: *Ensure that lighting contributes to the character of the project, provides personal safety, and does not disturb adjacent developments and residences.*

- a. Use city-approved fixtures for street lighting along the city streets.
- b. Lighting elements throughout the project and on adjoining rights of way should be coordinated, including public open spaces, accent lighting, and streets.
- c. Accent lighting along public right-of-way should be soft in character and enrich the pedestrian street life.
- d. Accent lighting within the central pedestrian space should be congruous with the character of the project and with the arts and pedestrian space commitments. (See Section 9.)
- e. Lighting should include non-glaring design, such as cut-off fixtures that avoid light spilling over onto other properties.
- f. Flood lighting of entire building facades is discouraged.
- g. Lighting on upper levels should be sensitive to Peter Kirk Park, residences, and drivers.



Integrated lighting enhances architectural character and provides pedestrian safety

6. SCREENING OF TRASH AND SERVICE AREAS

Intent: *To screen trash and service areas from public view.*

- a. All service, loading, and trash collection areas shall be screened by a combination of planting and architectural treatment similar to the design of the adjacent building.
- b. Avoid wherever possible locating service, loading, and trash collection facilities in pedestrian-oriented areas.



Architectural and landscape elements provide screening





7. SIGNS

Create a Master Sign Plan that is in keeping with the following design objectives:

Intent: Create signs that are creative, engaging, and effective for a variety of user groups and respond to a variety of spaces.

- a. Signs should be complementary and integrated with the unique character of the specific areas or buildings where they are located.
- b. Signs should be high quality and consistent with the contemporary urban character of comparable developments in similar regions.
- c. The design of buildings should identify locations, sizes, and general design for future signs.
- d. The Master Sign Plan should include a hierarchy of elements based on function, such as:
 - site signs for entries, wayfinding, Parkplace identity
 - building signs for addressing and landmarking
 - tenant signs to encourage expressive individualization

A hierarchy of sign functions: site signs for entry and wayfinding (left), building signs for landmarking (below left), and tenant signs that express individual character (below center³ and right)



BUILDING DESIGN

1. ORIENTATION TO THE STREET

Intent: Ensure that buildings contribute to the liveliness of Parkplace's public spaces, and overall community character.

The following design treatments should apply to areas where retail frontages occur:

- 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.
- b. Ground level retail heights should be a minimum of 14 feet in height.
- 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.
- d. Transparency: To help provide a visual connection between activities, ground floor facades should provide:
 - windows of clear vision glass (i.e. transparent) beginning no higher than 2' above grade to at least 10' above grade,
 - 60% minimum of facade length along Central Way, and the internal Main Street, should provide transparency,
 - For all uses except garage, 50% minimum of facade length along access streets from Central Way to the site should provide transparency.
- e. Weather Protection: To provide pedestrians cover from weather, canopies or awnings should be:
 - a minimum of 5 feet in width unless in conflict with vehicles,
 - placed along at least 75% of facades of retail frontages, and constructed of durable materials,
 - allowed to vary in design,
 - encouraged to have continuity, minimizing gaps.



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



Articulation, massing, and diversity to maintain a pedestrian scale.

2. MASSING/ARTICULATION

Intent: Create a variety of form and massing through articulation and use of materials to maintain a pedestrian scale.

- 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.
- e. Provide clear pattern of building openings. Windows, balconies, and bays should unify a building’s street wall and add considerably to a facade’s three-dimensional quality.
- f. Ribbon windows and extensive use of mirrored glass are discouraged.
- g. Employ major architectural expressions into the facade, roof form, massing, and orientation, such as tower forms, oversized windows, and entrances to demarcate gateways and intersections. Strong corner massing can function as a visual anchor at key locations within the project area.
- 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. Consider potential views of roof tops from adjacent buildings. Avoid monotonous design.
- j. Locate and/or screen rooftop equipment so that it is not visible from public spaces. Integrate rooftop screening into building’s form.

3. BLANK WALL TREATMENTS

Intent: Reduce the visual impact of blank walls by providing visual interest.

- a. Although blank walls are generally not encouraged along public streets and pedestrian spaces, there may be a few occasions in which they are necessary for functional purposes. Any blank walls longer than 20 feet should incorporate two or more of the following to provide visual interest:
 - vegetation, such as trees, shrubs, ground cover and or vines adjacent to the wall surface
 - artwork, such as bas-relief sculpture, murals, or trellis structures
 - seating area with special paving and planting
 - architectural detailing, reveals, contrasting materials, or other special visual interest



4. ENCOURAGE HIGH-QUALITY DESIGN

Intent: Ensure that all buildings in the project area are constructed as a quality addition to the Kirkland Community.

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



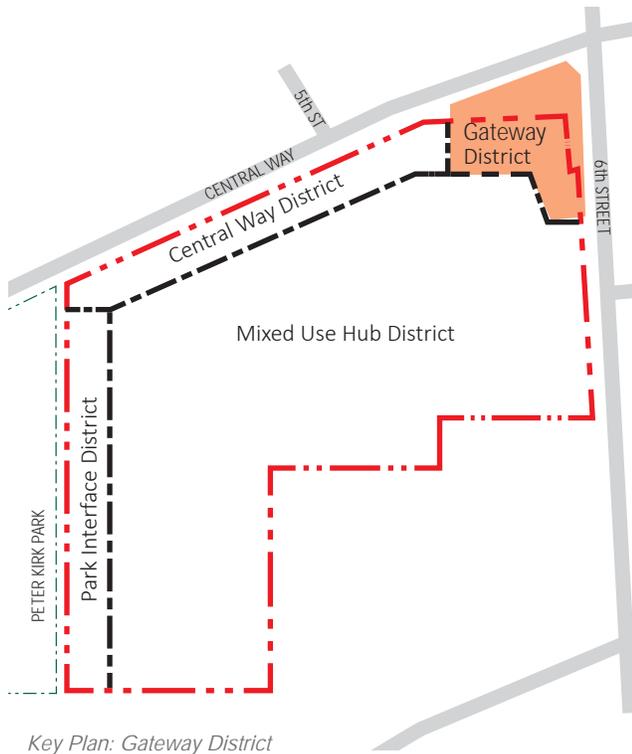
5. BUILDING DIVERSITY

Intent: Ensure that buildings in the project are distinct and respond to the unique character of their specific function and location.

- 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.



Vegetation, art, and screening provide visual interest at blank walls (center image ⁴)



13. Design Guidelines: District-Specific

A. GATEWAY DISTRICT

Intent: Create a welcoming feature to Parkplace and to downtown Kirkland. This area should create an inviting entryway that is representative of the community through the use of art, landscape, and architecture.

SITE PLANNING

1. Incorporation of Triangular Lot "Gateway Garden": Incorporate the northeast triangular lot (excess right-of-way) into the project design to create a distinct gateway entrance that is integrated with the Parkplace development. Include:
 - a. Public Access: Public access into the site should be visible and accessible from the corner of 6th Street and Central Way.
 - b. Hardscape/Vegetation: Paving and landscaping materials should identify pedestrian spaces and access.
 - c. Trees and Other Planting: Landscaping should be of appropriate scale and species to make a significant gateway gesture. Trees should be selected to provide visibility of businesses and maintained to encourage proper growth and height.
 - d. Signage (downtown entry): Incorporate wayfinding signage directing visitors to Downtown, Peter Kirk Park, Waterfront/Marina, City Hall, and Civic District.
2. Public Space Connecting to Triangular Lot: Design of additional public space should be integrated with the triangular lot to provide a congruous pedestrian environment.
 - a. Public Access: Connect pedestrian access to the gateway garden, adjacent streets, and public open spaces.
 - b. Hardscape/Vegetation: Paving and landscaping materials should identify pedestrian spaces and access.
 - c. Seating: Incorporate seating along pedestrian pathways and gathering spaces.
 - d. Artwork: Incorporate art in an appropriate scale to distinguish the significance of this corner.



Distinct corner treatments: provide identity for the development and integrate pedestrian hardscape, landscaping, seating, and art

3. Pedestrian Connection: Create a pedestrian connection from the corner of 6th and Central into the heart of the project. (See Section 10.A.) This connection will include the following:
 - a. Pedestrian weather protection
 - b. public connection from 6th to the interior of the site open during regular operating hours
 - c. pedestrian lighting
 - d. seating

and may include:

 - e. enclosed public space
 - f. retail/restaurant uses
 - g. covered play/activity space
4. Buildings should be separated from or differentiated from each other at this corner so that they are not perceived as one building.

BUILDING DESIGN: BUILDING AS GATEWAY

1. Ground Level Treatment

- a. Setbacks from Streets - The ground floor levels of the corner building should be permitted to set back to allow for cut away view and obvious pedestrian connection into the site.
- b. Active and Inviting - Design for an engaging pedestrian experience along ground floor of the building.
- c. Details Visible at Different Movement Speeds - Incorporate details in the building along the corner that bring visual interest at the pedestrian level, as well as for vehicular traffic entering Kirkland.

2. Upper Levels

- a. Change of Expression/Material Choices: A clear visual division between upper and lower floors should be incorporated through a change in materials, colors, and forms.
- b. Modulation and Building form: Modulation and shifts in the building mass should be incorporated to decrease the apparent bulk of the building at the corner of Central Way and 6th street. Modulation of building facades should include setting back portions of the building in order to reduce the apparent length. The buildings should respond to the corner condition by shifts and/or angles in the building floor plate.
- c. Step backs: The upper level (or levels) should step back significantly from the floor below to reduce the apparent height of the building at the intersection of Central Way and Sixth Street.



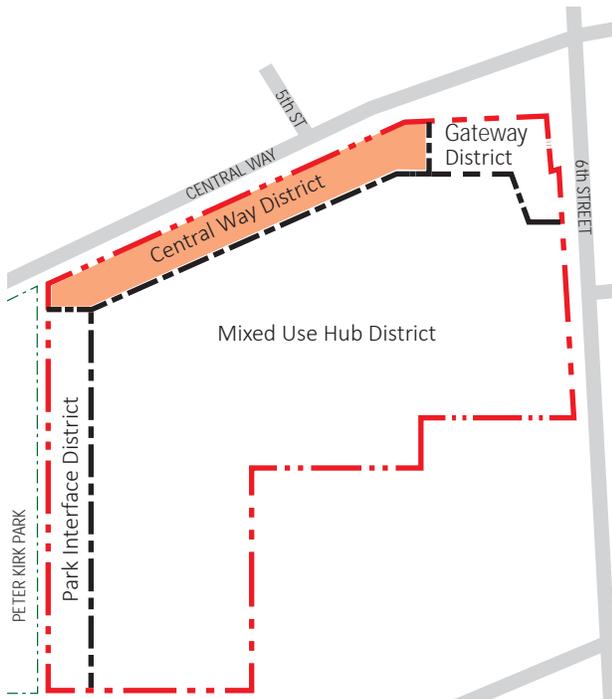
Building modulation, clear visual distinction between upper and lower floors, and details visible at different speeds



Ground floors set back to provide pedestrian connection to site



Changes of expression at upper floors, modulation, angled building floor plate, and step backs



Key Plan: Central Way District

- d. Top Floor/Roof Edge: should have a distinct profile against the sky through elements such as projections, overhangs, cornices, step backs, trellises, changes in material, or other elements.
- e. Accent Lighting: The innovative use of accent lighting incorporated into the building facade is encouraged. Lighting should include non-glaring design solutions such as cut off fixtures that avoid light spilling over onto other properties. Flood lighting of entire building facades is discouraged.

B. CENTRAL WAY DISTRICT

Intent: Respond to Central Way as a major arterial linking downtown Kirkland with areas east and beyond. Parkplace must take advantage of this traffic volume to help create a multi-functioning, pedestrian-scale street that brings visual activity to the street edge.

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).



Building corners articulated with glazing, canopies, and special paving



Upper levels set back from base at western edge of office building; ample glazing and canopies enhance pedestrian experience



Two-story pedestrian pass-through to promote physical and visual connections, and to reduce apparent building bulk at grade level

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.
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.
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.
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.



Upper floor step backs reduce apparent bulk of building

DESIGN GUIDELINES

C. PARK INTERFACE DISTRICT

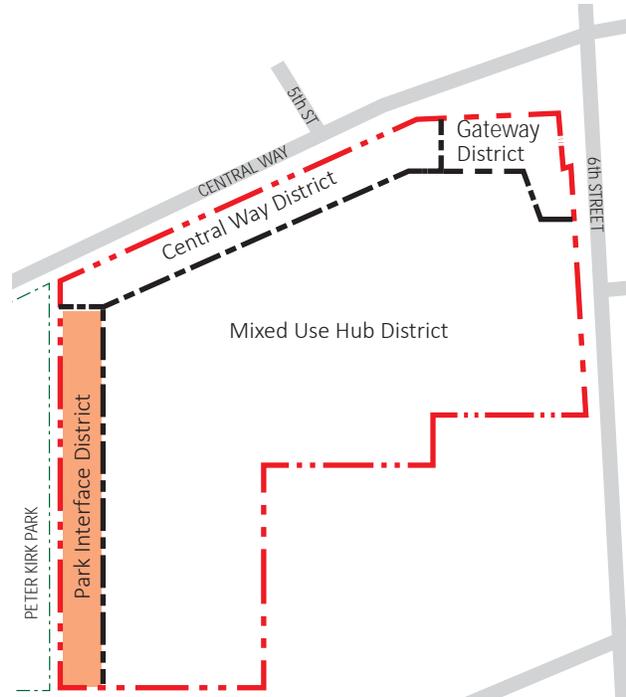
Intent: Create a strong connection from the park and downtown core that allows for clear pedestrian flow to and into the site by incorporating engaging building frontages, plazas, gardens, and other design treatments.

SITE PLANNING

1. Incorporate ample landscaping and distinctive lighting.
2. Incorporate raised crosswalks 20' minimum in width and special paving to promote pedestrian priority along the north-south street bordering the park.
3. Encourage retail spill-out spaces and landscaped courtyards along the building edge. Bring the "in-door" out and "outdoor" in by spilling retail spaces onto the sidewalk and creating small gathering spaces along building edges.
4. Create a visual barrier for drivers between the drive lane and pedestrian walkway along the Peter Kirk Park edge using one or more elements such as: plantings, bollards, small seating walls, stone artwork, etc.
5. Carefully consider views from the park. This includes reducing apparent bulk and mass of building(s) facing the park.

BUILDING DESIGN

1. Buildings shall address park and street by incorporating:
 - terraces and balconies
 - entrances to retail along promenade
 - greater transparency at ground floor or planting zone and/or canopy at edge of buildings where transparency is not feasible, such as theater facades.
 - street front courtyards
 - retail spill-out spaces
2. Where feasible, provide rooftop terraces on lower roof levels as gathering spaces that include amenities such as:
 - seating
 - landscaping
 - canopies or coverings for weather protection
 - public access open during regular operating hours
 - retail/food service where appropriate



Key Plan: Park Interface District



Safe, clearly marked, pedestrian-friendly crosswalks



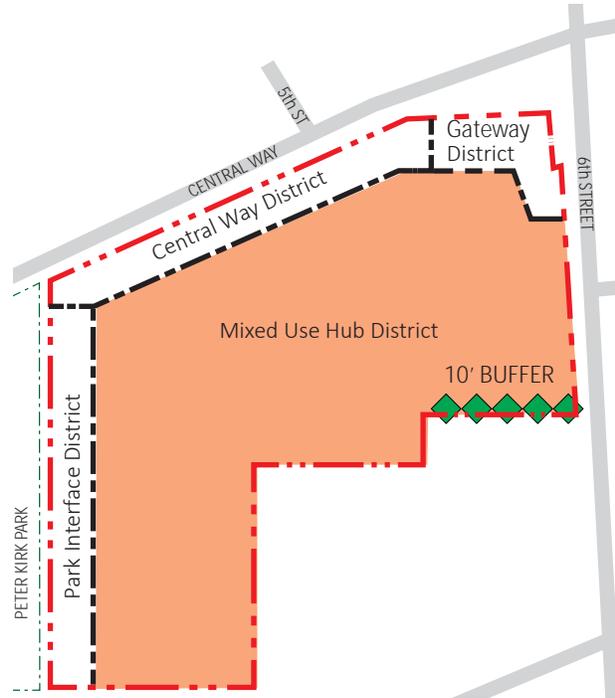
Pedestrian-oriented park interface: trees, clear markings, ground floor retail, balconies⁵

D. MIXED USE HUB

Intent: To establish a vibrant Mixed Use Hub with activated public space and retail/window shopping experience with a mix of uses, both connected to and overlooking the Main Street plaza, primary plaza, and Peter Kirk Park.

SITE PLANNING

- The plazas should be integrated visually and physically with their surroundings, and should provide significant gathering and activity spaces by incorporating the following:
 - special paving
 - water feature(s)
 - special landscaping
 - seating: covered and open
 - distinct lighting
 - access to sunlight
 - accommodations for concerts/performances
- Plazas should be supported as important activity spaces by surrounding them with active public-oriented amenities such as ground floor retail, restaurants, and cafes.
- Locate plazas at or near street grade to promote physical and visual connection to the street and adjacent buildings and their entrances.
- Design outdoor space with safety in mind; public plazas should promote visibility from the street and provide architecturally compatible lighting to enhance night time security
- A ten foot permanent landscaped edge along the southeast property line adjacent to residential uses should be incorporated within the street design. (See diagram at right.)
- The district should also consider providing:
 - small retail pavilion(s)
 - children's interactive feature
- A pedestrian connection on the southeastern portion of the site should be provided and include:
 - through public 24-hour access
 - connection to Peter Kirk Park
 - pedestrian weather protection and wayfinding signs to help guide pedestrians through parking lot and around the building.



Key Plan: Mixed Use Hub District showing buffer at southeast property line



Pedestrian courtyards framed by retail use

DESIGN GUIDELINES

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.
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
3. In order to maximize the amount of sunlight in the primary plaza, buildings to the south should be contained under a line at a 41 degree angle measured from the center of the plaza.



Plazas providing significant gathering and activity space, framed by buildings^{above:6, below:7}

KIRKLAND PARKPLACE MIXED-USE DEVELOPMENT: MASTER PLAN & DESIGN GUIDELINES

Notes

IMAGE CREDITS

The following sources were used for end-noted images.

All other images and illustrations are provided by CollinsWoerman.

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