



MEMORANDUM

To: Design Review Board

From: Angela Ruggeri, AICP, Senior Planner

Date: June 19, 2009

Subject: **DESIGN RESPONSE CONFERENCE #3**
TOUCHSTONE (PARKPLACE)
FILE DRC09-00002

I. INTRODUCTION

Touchstone's proposal is for design review of a 1.8 million sq. ft. mixed-use project that includes 1.2 million sq. ft. of office space and an additional 300,000 sq. ft. of retail. Other uses include a hotel and athletic club.

The approved Master Plan has established the building and open space locations, access points and grid for the internal road system. The Zoning specifies building heights, setbacks and other development parameters. It is now the job of the Design Review Board to work with the applicant on the design of the buildings and open spaces. The approved Design Guidelines for Parkplace will be used by the DRB to guide this process.

***Please bring your copy of the Master Plan and Design Guidelines for Parkplace to the meeting.*

II. APPLICANT'S REQUEST FOR EXTENDED TIME LIMIT FOR DRB APPROVAL

The applicant has requested that the DRB express its intent to extend the period in which construction must be substantially complete to 10 years, if the DRB approves the Parkplace design application. The size and complexity of the project makes the normal deadlines (1 year to begin construction or submit a building permit and 3 years to substantial completion of construction) unreasonable. The Planned Action ordinance adopted for Parkplace by the City Council in December 2008 will remain in effect for a period of 10 years. The code allows for a change in the lapse of DRB approval times in section 142.55:

Unless otherwise specified in the decision granting D.B.R. approval, the applicant must begin construction or submit to the City a complete building permit application for development of the subject property consistent with the D.B.R. approval

within one year after the final decision granting the D.B.R. approval or that decision becomes void. The applicant must substantially complete construction consistent with the D.B.R. approval and complete all conditions listed in the D.B.R. approval decision within three years after the final decision on the D.B.R. approval or the decision becomes void. "Final decision" means the final decision of the Planning Official or Design Review Board.

The applicant's letter is included as Attachment 1 and explains the need for a resolution of intent at this time. A resolution of intent prepared by the City Attorney is included with this packet. This resolution includes a five year time limit to begin construction or submit a complete building permit application and a ten year time limit for substantial completion of construction. The DRB should discuss the merits of this proposal and adopt the resolution of intent if appropriate.

III. PREVIOUS DESIGN RESPONSE CONFERENCES

The first Design Response Conference for this project was held on April 6, 2009. It was decided at that meeting that guidance given and decisions made at each DRB meeting will build in an iterative way upon guidance from previous meetings and provide a foundation for subsequent meetings. The second DRC meeting for the project was held on May 18, 2009. A list of the main points made by the Board at this meeting is below. The applicant's responses to the issues raised by the DRB at the 5/18/09 meeting are included in their submittal for the June 29 meeting (see Attachment 2).

Specific Comments:

- Gasket: The gasket does not need to be continuous. It can be as simple as a line dividing retail from office in some areas. It can also be various sizes and made of different materials depending on its location on site and its relationship to the buildings. There should be cutouts for street trees adjacent to the gasket where needed. More information on the gasket concept is required.
- Area surrounding the site: Show surrounding buildings for comparison.
- Gateway District: See pages DG-22, 23, and 24 for design guidelines relating to the gateway district at the corner of Central Way and 6th Street. Include step backs along Central Way and be responsive to the context of the surrounding environment and neighboring buildings.
- Atrium/breezeway area: Visual openness is needed in the atrium breezeway area...it feels tight. Show how the area includes retail space and invites public use (See page DG-23 of design guidelines for description of this area).
- Building Elevations: The intent of #2 under Massing/Articulation (Page DG-20 of the design guidelines) is "To create a variety of form and massing through articulation and use of materials to maintain a pedestrian scale." Although the guidelines speak to the unique design of each building, the board expressed concern that the building elevations were too different from one another and there was not enough continuity. The board felt that more clarity in the approach to the different building elevations is necessary so that the common design elements between the buildings are apparent. The applicant needs to explain the rationale behind the diversity that is provided.

- Context: How will the buildings (particularly the office portion above the gasket) be designed so that they fit with the context of downtown Kirkland?
- Solar/wind: Provide more solar and wind pattern information.
- Street Standard A.3: Provide a drawing that shows the proposed elimination of the sidewalk in street standard A.3 south of building C.

General Comments:

- Reference how various design aspects relate to the design guidelines.
- Lead into next DRB meeting with open space first.

IV. GOALS FOR THIS MEETING

- Take public comment on the design.
- Vote on the resolution of intent.
- Review the proposal and determine those aspects of the design that are acceptable to the DRB and those which require further review at subsequent meetings.
- Determine the structure and timing of the remaining DRB review process.
- Continue the meeting to 8/3/09 or another agreed upon date.

Attachments:

1. Applicant's letter dated 6/11/09
2. Applicant's submittal



TOUCHSTONE CORPORATION

City of Kirkland
125 Fifth Ave
Kirkland, WA 98033

June 11th, 2009

Dear DRB Members:

We appreciate your consideration of the Kirkland Parkplace project design review application. As we progress into the details of the design, we have an initial procedural request to make of you. We would ask that you confirm that the design review decision that you make will remain in effect for the same period of time as the City Council approval of the Master Plan and Design Guidelines, which is a period of ten years. This is the period of time that we anticipate will be necessary to implement the proposal.

As you know, in December 2008, the PAO related to the Kirkland Parkplace project was approved by the Planning Commission and the Kirkland City Council, creating amendments to the Comprehensive Plan, a new Zoning Code, and a Master Plan and Design Guidelines which will remain in effect for a period of 10 years. This is a more extended period of time than is usually afforded to projects. The reason it was afforded to this project was the project's magnitude: the number of buildings (seven) and the anticipated phasing of construction (two to four phases). It is likely, given this magnitude, that project development will likely take up to the full ten years to complete.

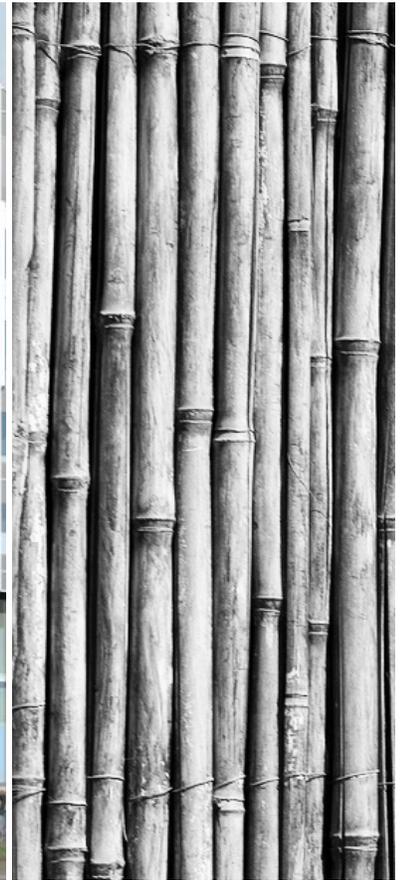
As for design review, we are advised that the City's ordinance provides that DRB decisions may remain in effect for ten years; however, unless the DRB makes an affirmative decision to that end, the ordinances remain in effect only for a period of 1 year to permit filing, and 3 years to completion.

Our partners at Prudential are understandably reluctant to spend the additional five million dollars required to complete the DRB process (and the technical feasibility studies that provide certainty about the final design), without confirmation that the approvals ultimately obtained will be in effect for the period of time necessary to complete the project.

Accordingly, we respectfully request that the DRB make a decision at this time, to have its ultimate DRB design review action on the Parkplace project remain in effect for a period of ten years, consistent with the December 2008 City Council approvals. This will provide the necessary certainty, and a sound basis, for our financial partners to continue investing the significant resources required to develop a strong, lasting, and well-reviewed plan consistent with the best interests of the City.

Sincerely,

Douglas Howe



Design Response Conference Follow-up Items

- **Gasket:** The gasket does not need to be continuous. It can be as simple as a line dividing retail from office in some areas. It can also be various sizes and made of different materials depending on its location on site and its relationship to the buildings. There should be cutouts for street trees adjacent to the gasket where needed. More information on the gasket concept is required.

LMN and Hewitt are providing follow-up design information on the gasket development on buildings A,B and C. as well as initial gasket design strategies on buildings D and E for the 06/29/2009 Design Response Conference

- **Area surrounding the site:** Show surrounding buildings for comparison. LMN's site model contains massing context. Additional context is provided in renderings and 3D models.

- **Gateway District:** See pages DG-22, 23, and 24 for design guidelines relating to the gateway district at the corner of Central Way and 6th Street. Include step backs along Central Way and be responsive to the context of the surrounding environment and neighboring buildings.

LMN is providing updated design information in response for the 06/29/2009 Design Response Conference

- **Atrium/breezeway area:** Visual openness is needed in the atrium breezeway area...it feels tight. Show how the area includes retail space and invites public use (See page DG-23 of design guidelines for description of this area).

LMN and Hewitt are providing updated design information

- **Building Elevations:** The intent of #2 under Massing/Articulation (Page DG-20 of the design guidelines) is "To create a variety of form and massing through articulation and use of materials to maintain a pedestrian scale." The board expressed concern that the building elevations were too different from one another and there was not enough continuity. Although the guidelines speak to the unique design of each building, the board felt that more clarity in the approach to the different building elevations is necessary so that the common design elements between the buildings is apparent. The applicant needs to explain the rationale behind the diversity that is provided.

LMN is providing diagrams describing design rationale for façade development for the 06/29/2009 Design Response Conference

- **Context:** How will the buildings (particularly the office portion above the gasket) be designed so that they fit with the context of downtown Kirkland?

LMN is providing additional information for the 06/29/2009 Design Response conference

- **Solar/wind:** Provide more solar and wind pattern information.

LMN is developing solar and wind modeling studies and will provide information for 06/29/2009 Design Response Conference

- **Street Standard A.3:** Provide a drawing that shows the proposed elimination of the sidewalk in street standard A.3 south of building C.

Hewitt providing additional design information for 06/29/2009 Design Response Conference

General Comments:

- Reference how various design aspects relate to the design guidelines.
- Lead into next DRB meeting with open space first.

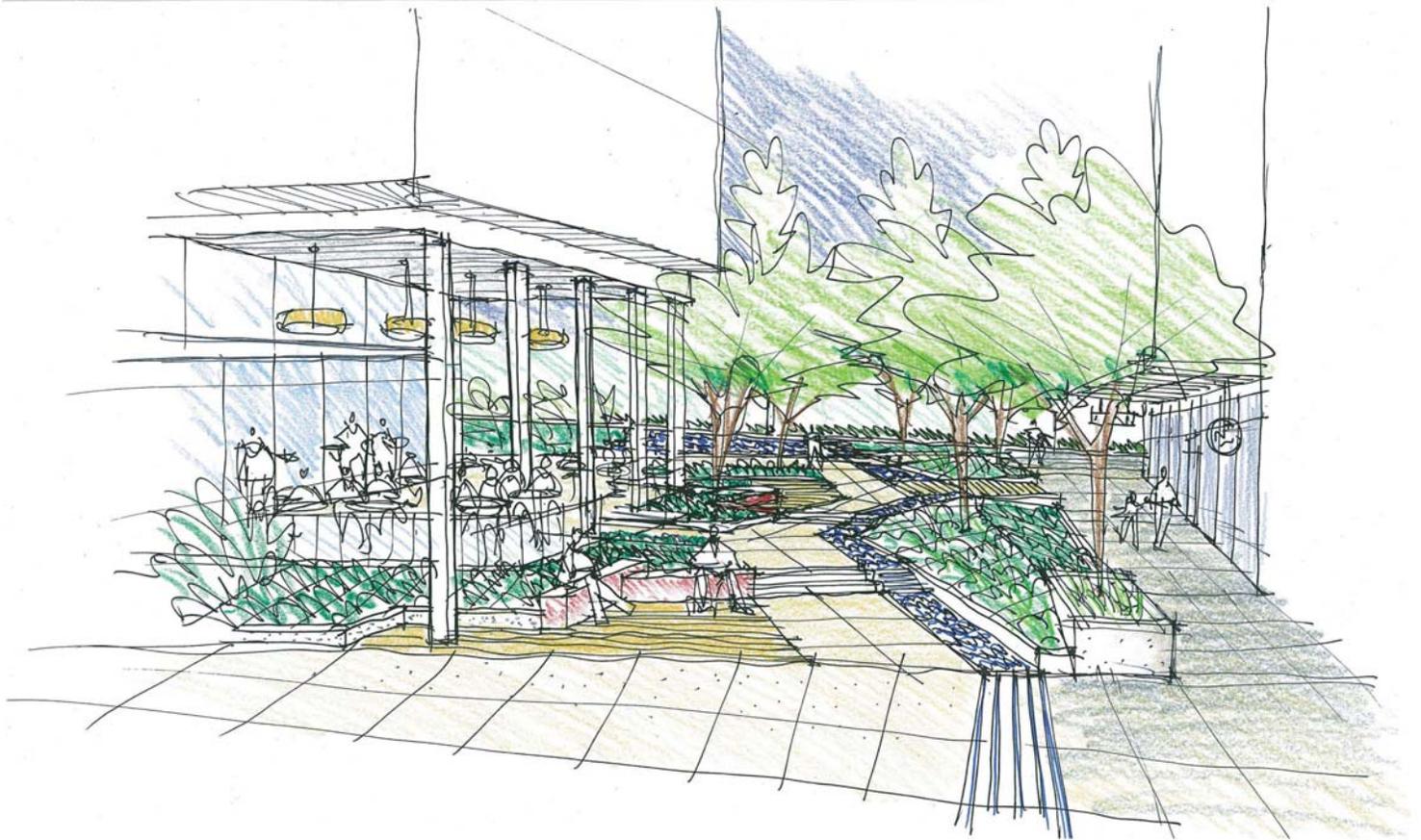
ILLUSTRATIVE SITE PLAN



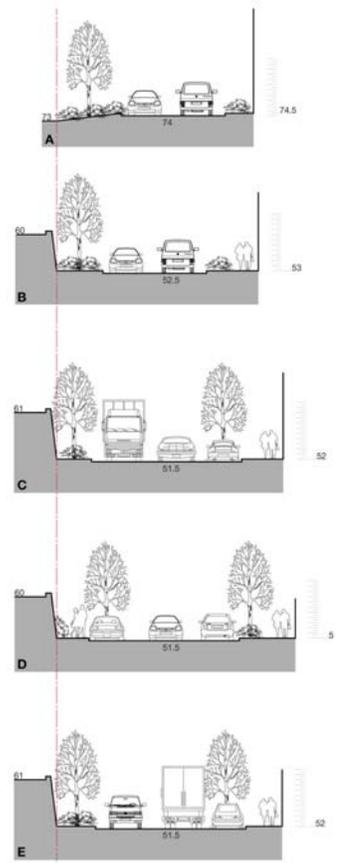
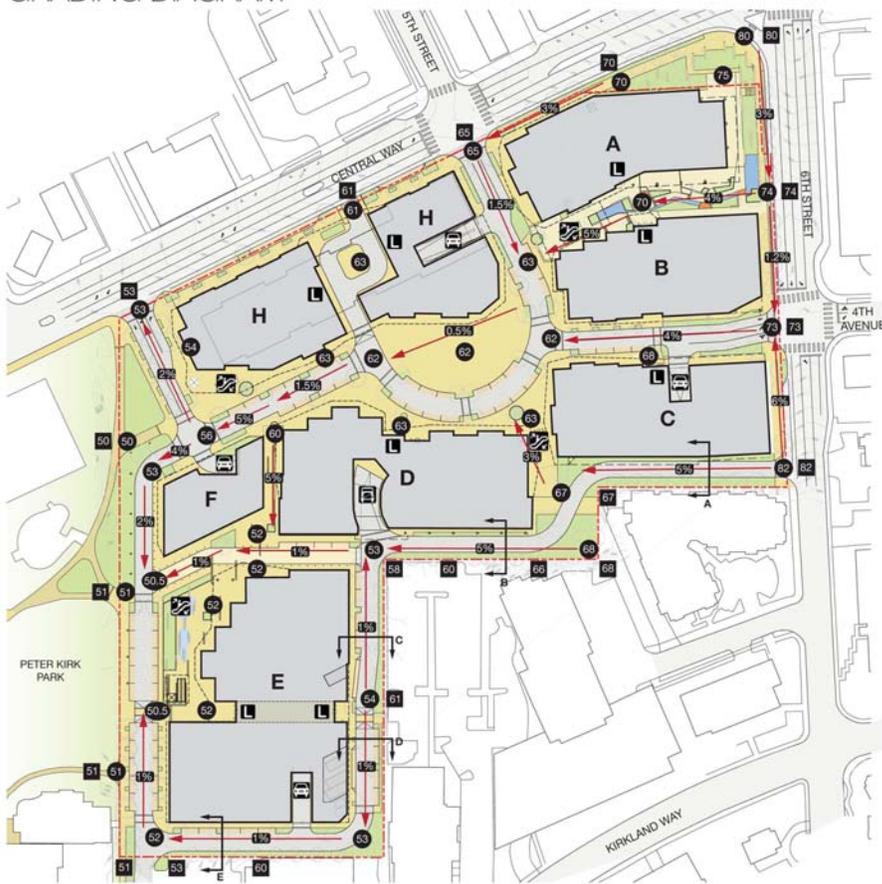
GATEWAY ENLARGEMENT AT BUILDINGS A AND B



CONCEPTUAL SKETCH OF ATRIUM / BREEZEWAY



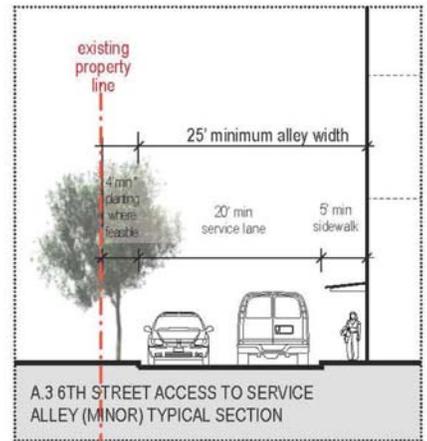
GRADING DIAGRAM



ENLARGEMENT AT BUILDINGS D AND E



6TH STREET ACCESS PER MASTER PLAN AND DESIGN GUIDELINES



* a landscape or architectural screen should be incorporated along south east property line to buffer property from the adjacent the residential use, (see design guideline on page 27 for exact location).

** an 8' pedestrian path is required along the established pedestrian connections on the southeast portion of the street.