



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225
www.kirklandwa.gov

MEMORANDUM

To: Design Review Board
From: Jon Regala, Senior Planner
Date: September 8, 2014
File No.: DRV14-01332
Subject: EASTSIDE PREPARATORY SCHOOL EXPANSION – SCIENCE BUILDING & GYM DESIGN RESPONSE CONFERENCE

I. MEETING GOALS

At the September 15, 2014 Design Review Board (DRB) meeting, the DRB should conduct a Design Response Conference and determine if the project is consistent with the design guidelines contained in the *Design Guidelines for Yarrow Bay Business District*, as adopted in Kirkland Municipal Code (KMC) Section 3.30.040.

During the Design Response Conference, the DRB should provide feedback to the applicant on the following topics:

- Building massing and articulation
- Pedestrian access
- Plaza design
- Landscaping
- Materials, colors, and details

II. BACKGROUND INFORMATION

The subject property is located at 10624 & 10626 NE 37th Circle within the Linbrook Office Park (see Attachment 1). The applicant, Jeff Boone with Public 47 Architects representing Eastside Preparatory School, is proposing to demolish two existing one-story buildings which occupy Lot 19 and 20 and replace them with a new four-story 56'-tall school building. The new building, approximately 29,000 square feet in size, would include science and fabrication classrooms and laboratories for chemistry, physics, and biology. The building will also include faculty space, and a multi-use learning area. The topmost story will include **the school's gymnasium and fitness center.**

The Linbrook final PUD (file PF-81-6) and final subdivision (file SF-81-7) were approved by the City Council on May 4, 1981 to allow for 24 office buildings and a bank. This combination of zoning approvals allowed for the creation of a zero-lot line office park development with the parking and driving areas placed in a common area tract.

In 2011, the subject property was included as part of a neighborhood plan update which resulted in the current Yarrow Bay Business District (YBD) zones. The new YBD zoning regulations now allows for zero-foot setbacks making the previous PUD obsolete for the Linbrook Office Park. In 2006, Buildings 15 – 24 and their associated parcels were purchased by Eastside Preparatory School (see Attachment 2). In the years following, Eastside Prep has expanded by remodeling the existing buildings.

III. SITE

The Linbrook Office Park is in the Yarrow Bay Business District 3 zone (YBD 3) and currently contains 24 primarily single-story office buildings and associated 395 stall surface parking lot. The subject property sits approximately six to eight feet lower than the adjoining NE 38th Place and gradually slopes down to the west. As mentioned previously, Eastside Prep owns and occupies Buildings 15 – 24 which are located in the southeast portion of the office park. Eastside Prep has 133 parking stalls reserved for the school use.

The following list summarizes the zoning designation, uses, and allowed heights of properties adjacent to the subject property (see Attachment 3):

North: YBD 2 – **55' maximum height.** Yarrow Bay office complex.

NE/East: YBD 1 – **65' maximum height.** South Kirkland Park and Ride (Partially in City of Bellevue)

Southeast: Office Building (City of Bellevue jurisdiction)

South: YBD 3 – **60' maximum height.** La Quinta Hotel.

Southwest: YBD 3 – **60' maximum height.** Office Building and restaurants.

West: YBD 2 – **55' maximum height.** Lake Washington Boulevard. Office buildings.

In addition, a large number of mature deciduous and several evergreen trees line NE 38th Street. A lawn area occupies an area between NE 38th Street and the parking lot. The parking lot contains associated minimal landscaping interior to the lot and perimeter landscaping along the south and southwest property lines. In the northwestern portion of the lot is Cochran Springs Creek which runs east to west. Additional photographs prepared by the applicant that show the existing school campus and surrounding properties are contained in Attachment 4.

IV. CONCEPTUAL DESIGN CONFERENCE

A Conceptual Design Conference was held on June 16, 2014. The DRB provided direction to the applicant in preparation for the Design Response Conference. At the meeting, the DRB discussed:

- A. How the design guidelines affect or pertain to the proposed development.
- B. Which guidelines applied to the proposed development; and
- C. The application materials that are needed for the Design Response Conference.

The DRB's feedback from the conference is summarized in Section V.B below under the DRB's discussion on the various design topics.

V. DESIGN RESPONSE CONFERENCE

The Design Review Board reviews projects for consistency with design guidelines for pedestrian-oriented business districts, as adopted in Kirkland Municipal Code Chapter 3.30. In addition to the standard guidelines contained in the *Design Guidelines for Yarrow Bay Business District*, the following information summarizes key guidelines which apply specifically to the project or project area. See also Section VI for information regarding zoning regulations and how they affect the proposed development.

A. Yarrow Bay Business District Design Guidelines

The following is a list of key design issues and/or design techniques that should be addressed with this project as identified in the design guidelines.

- Building Scale
 - Vertical and horizontal modulation
 - Architectural scale
 - Building articulation
- Pedestrian-Orientation
 - Plazas
 - Pedestrian friendly building fronts
 - Blank wall treatment
- Landscaping
- Building materials, color, and detail

See the adopted *Design Guidelines for Yarrow Bay Business District* (available online at: http://www.kirklandwa.gov/depart/planning/Online_Resources.htm) for the goals and related discussion on each topic.

B. Compliance with Design Guidelines

1. Scale

- a. DRB Discussion. The DRB expressed a preference for Massing Alternative #3 (see Attachment 5). Other recommendations and comments on the proposal by the DRB are summarized below.
 - A key vantage point identified by the DRB was from the site entrance. Other potential vantage points may include various areas along NE 38th Place, across the street to the north (South Kirkland Park & Ride site), and potentially from Northrup Way between the existing buildings. The building design should be mindful of these vantages.
 - The scaling and design of the project should update the existing office park aesthetic. The scale of this project will be very different given the **proposed height relative to the existing building's size**.
 - The building design should develop its own style given the proposed uses (science building and gym) and its context.
 - Blank walls were a concern. Additional details on building articulation should be provided especially at the north (near commons) and west facades (near play area).
- b. Supporting Design Guidelines. The *Design Guidelines for Yarrow Bay Business District* contain the following guidelines that address the use of these techniques:
 - *Within interior portions of sites orient buildings to plazas, common open spaces or major internal pedestrian walkways.*
 - *Configure development to provide focal points and opportunities for coordinated pedestrian and vehicular access.*
 - *Incorporate fenestration techniques proportionate in size and pattern for the scale of the building. This is particularly important on upper floors, where windows should be divided into individual units with each window unit separated by a visible mullion or other element. "Ribbon windows" (continuous horizontal bands of glass) or "window walls" (glass over the entire surface) do little to indicate the scale of the building and are thus discouraged, except in special circumstances where they serve as an accent element.*

- *Encourage vertical modulation on multi-story buildings to add variety. Vertical modulation may be particularly effective for tall buildings adjacent to a street, plaza, or residential area to provide compatible architectural scale and to minimize shade and shadow impacts.*
- *Incorporate horizontal building modulation techniques to reduce the architectural scale of the building and add visual interest. Horizontal building modulation is the horizontal articulation or division of an imposing building façade through upper story setbacks, awnings, balconies, roof decks, eaves, and banding of contrasting materials. Elevations that are modulated with horizontal elements appear less massive than those with sheer, flat surfaces. Recommended horizontal building modulation techniques include:*
 - *Roofline modulation and a change in building materials.*
 - *Step back building facades, generally above the second floor.*
- *Break up long continuous walls with a combination of horizontal building modulation, change in fenestration, and/or change in building materials. This is especially important for office buildings.*
- *Encourage a variety of roofline modulation techniques such as hipped or gabled rooflines and modulated flat rooflines. As a general rule, the larger the building or unbroken roofline, the bigger the modulation should be. In determining the appropriate roof type and amount of modulation, consider the distance from which the building can be viewed. For example, a large commercial building adjacent to a parking lot is capable of being viewed from a relatively large distance and will consequently necessitate greater roofline modulation.*
- *Encourage a combination of architectural elements that give buildings a human scale. Examples include arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, street front courtyards and plazas outside of retail spaces. Window fenestration techniques described in Section 4 can also be effective. Consider the distances from which buildings can be viewed (from the sidewalk, street, parking lot, open space, etc.).*

Avoid blank walls near sidewalks, major internal walkways, parks, and pedestrian areas. Use the following treatments to mitigate the negative effects of blank walls (in order of preference):

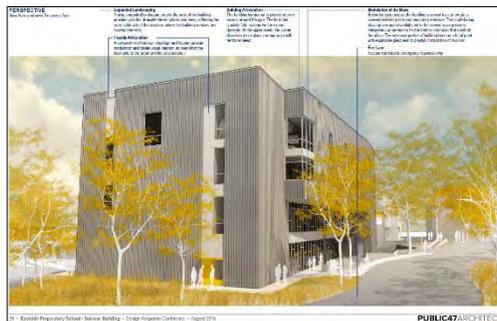
- *Configure buildings and uses to avoid blank walls exposed to public view.*
- *Provide a planting bed with plant material to screen most of the wall.*
- *Install trellises with climbing vines or plant materials to cover the surface of the wall. For long walls, use trellises to avoid monotony.*
- *Provide artwork on the wall surface.*
- *Provide architectural techniques that add visual interest at a pedestrian scale, such as a combination of horizontal building modulation, change in building materials and/or color, and use of decorative building materials.*
- *Provide decorative lighting fixtures.*

- *Where buildings are not located at the sidewalk, incorporate landscaping, a pedestrian plaza or open space between the building and the sidewalk or provide building façade treatment.*
 - *Incorporate transparent windows, pedestrian entrances, and weather protection along facades adjacent to a sidewalk or internal pathway. Weather protection features could include awnings, canopies, marquees, or other similar treatments.*
 - *Locate building entrances that open on to plazas.*
 - *Provide transitional zones along building edges to allow for outdoor seating areas and a planted buffer.*
- c. **Staff Analysis.** As requested by the DRB, the applicant has pursued Massing Alternative #3 and has provided detailed plans for review (see Attachment 6). **Also included in the applicant's design response were various** photo simulations, and perspective and section drawings as requested by the DRB.

The proposed building is 54' in height and measures approximately 131' by 74' at its outer perimeter. The building massing shown in the applicant's drawings are generally consistent with the Massing Alternative #3 presented at the Conceptual Design Conference except that building mass has been added to the top of the architectural bay element along the south façade (see diagram below – red box).



For comparison with the current design response proposal see the diagram below (see also Attachment 6, page 29).



Staff finds that the west building elevation, which faces the play area (see also diagram above), and as it wraps around to the northwest and southwest, appears more imposing than the other facades. This is due to a lack of modulation, glazing, little change in materials/colors and lack of human scale features, resulting in portions of the facade appearing as a blank wall.

While the DRB was agreeable to the massing alternative for this façade, they were also interested in how the building scaling, articulation, and blank wall treatment would be addressed at this façade in particular given that the new building will be taller than the other buildings within the school campus. Also unique is that the building will house a school and gymnasium.

Given these concerns, there are a number of techniques which can be applied to this façade given its larger mass. One technique that can be used to help achieve horizontal definition and moderate the vertical scale of buildings is to **clearly identify a buildings' top, middle, and bottom**. To better define a **buildings' top**, articulation of the roof form using strong eave lines, cornice, and/or parapet treatments can be used. When viewing the roof plan for the project, two areas have been identified for mechanical equipment (see Attachment 6, page 18). Given this and the building being **4' below height** limit, there may be flexibility in varying the roof form. To establish a stronger base, pedestrian scale elements using materials such as concrete stone, masonry, stucco, etc. can perhaps be incorporated at the ground level.

The DRB also identified key vantage points from the NE 38th Place entry and from Northrup Way between existing buildings. Another was suggested from across the street at the South Kirkland Park & Ride site. Photo simulations were provided except for the view from the South Kirkland Park & Ride site (see Attachment 6, pages 30-31). It appears that the new school building may be somewhat obscured from view due to the existing large mature trees that line NE 38th Place and the lower topography relative to the South Kirkland Park & Ride site (see Attachment 7).

The DRB should provide input on the following items:

- Determine if the building mass added at the top of the bay element along the south façade is acceptable.
- Review the west façade (facing the play area) and as it wraps to the northwest and southwest. Provide feedback in terms of addressing building scaling, articulation, and blank wall treatment.
- Are changes needed to the building when viewed from the key vantages: entrance at NE 38th Place and Northrup Way? If so, what additional details are needed from the applicant?

2. Pedestrian Access & Plaza Design

- a. DRB Discussion. The DRB supported the concept of emphasizing and/or strengthening the relationship to the existing commons area north of the proposed building. Additional details should be provided in terms of overhead weather protection associated with the new building.
- b. Supporting Design Guidelines. The *Design Guidelines for Yarrow Bay Business District* contain the following guidelines that pertain to pedestrian access:
 - *Provide convenient pedestrian access between the street, bus stops, buildings, parking areas, and open spaces.*
 - *Provide direct pedestrian access from buildings to abutting public sidewalks and major internal pathways.*
 - *Provide paved walkways through large parking lots. Separate walkways from vehicular parking and travel lanes by use of contrasting material which may be raised above the vehicular pavement and by landscaping.*

- *Provide safe and convenient pedestrian connections east to west through the business district consistent with Plate 34 of the Zoning Code (see Attachment 8).*
 - *Locate plazas in sunny locations.*
 - *Provide pedestrian plazas in conjunction with building and site spaces that are accessible to the general public, residents and transit users.*
 - *Provide weather protection along the primary exterior entrance of all businesses, residential units, and other buildings.*
 - *Design weather protection features to provide adequate width and depth at building entries.*
 - *Pedestrian covering treatments may include: covered porches, overhangs, awnings, canopies, marquees, recessed entries or other similar features. A variety of styles and colors should be considered and be compatible with the architectural style of the building and the ground floor use.*
 - *Back lit, plastic awnings are not appropriate.*
- c. Staff Analysis. The applicant has provided additional site plan information and perspective drawings that show a widened walkway and overhead weather protection at the primary building entrance that better relates and accesses the main Commons Plaza to the east. Details were also provided that show the location of the secondary entrance and smaller plaza area along the south facing façade. The DRB should provide input on these items.

Staff recommends that the applicant explore providing a pedestrian connection from the new building to NE 38th Place as supported by a number of the design guidelines listed above. The DRB, when deliberating and providing direction on this topic, should take into consideration the extent of their requested changes given the location of existing improvements and the scope of the proposed project.

3. Open Space & Landscaping

- a. DRB Discussion. The DRB requested a detailed landscape plan that explores additional landscaping opportunities along the fire lane south of the proposed building.
- b. Supporting Design Guidelines. KZC Chapter 95 requires that a landscape plan be approved as part of the design review process. The *Design Guidelines for Yarrow Bay Business District* contain the following guidelines that pertain to open space and the visual quality of landscapes:
- *Provide landscaping elements that add color and seasonal interest. This can include trees, planting beds, potted plants, trellises, and hanging plants.*
 - *Provide landscaping, plazas or building façade treatments to enhance the pedestrian experience. In general, buildings that have less pedestrian orientation will merit more landscaping and façade treatments to prevent blank walls.*
 - *Position plazas in locations adjacent to and visible from major streets, such as along NE 38th Place, major internal circulation routes, or where there are strong pedestrian flows on neighboring sidewalks. For large sites, development should be configured to create one or more focal*

plazas. To enhance visibility and accessibility, plazas usually should be no more than 3' above or below the adjacent sidewalk or internal pathway.

- *Design landscaping for the purpose and context in which it will be located. The auto oriented landscaping requires strong plantings of a structural nature to act as buffers or screens for pedestrians. The pedestrian landscape should emphasize the subtle characteristics of the plant materials. The building landscape should use landscaping that **complements the building's qualities and screens service areas or blank walls while not blocking views of the business or signage.***
 - *Encourage a colorful mix of drought tolerant and low maintenance trees, shrubs and perennials. Except in special circumstances, ivy should be avoided.*
- c. Staff Analysis. Landscaping should be placed in areas to help mitigate impacts of building massing and enhance the pedestrian/student experience along the building facades. Based on KZC Section 95.41 – *Supplemental Plantings*, a minimum of 6 trees and living plant material to cover 80 percent of the area to be landscaped within two (2) years is required. The DRB should provide feedback to the applicant on the proposed landscape plan based on these minimum requirements and the above listed guidelines.

4. Building Materials, Color, & Details

- a. DRB Discussion. This topic was not discussed in detail at the Conceptual Design Conference.
- b. Applicable Design Guidelines. The *Design Guidelines for Yarrow Bay Business District* contain the following guidelines that provide guidance on this topic:
- *Encourage the integration of ornament and applied art with structures and site environments. For example, significant architectural features should not be hidden, nor should the urban context be overshadowed.*
Emphasis should be placed on highlighting building features such as doors, windows, eaves, and ornamental masonry. Ornament may take the form of traditional or contemporary elements. Original artwork or hand-crafted details should be considered in special areas. Ornament may consist of raised surfaces, painted surfaces, ornamental or textured branding, changing of materials, or lighting.
 - *Use a variety of quality building materials such as brick, stone, timber, and metal to add visual interest to the buildings and reduce their perceived scale. Use masonry or other durable materials - especially near the ground level.*
 - *Avoid use of concrete block and large expansive tilt up concrete facades.*
- c. Staff Analysis. Attachment 6, pages 22-29 contains color elevation drawings and callouts for the proposed building materials. The majority of the building **is composed of 'vertical profiled metal cladding' with a charcoal/graphite color.** To provide a material change and/or to accent building features, 'flat panel cladding' and 'metal fins+ eyebrows' are used. Staff has asked the applicant to provide samples of the proposed materials at the public meeting. If the materials are not available, the applicant should provide photographs of the proposed materials that show how they have been used in existing projects. The DRB should provide feedback to the applicant regarding the proposed

materials and colors as they relate to moderating building massing, providing articulation, and defining an appropriate architectural scale.

VI. KEY ZONING REGULATIONS

The applicant's proposal is also subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, Fire and Building Code, and Public Works Standards. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 9, Development Standards, is provided to familiarize the applicant with some of these additional development regulations. These regulations and standards are not under the review authority of the DRB and will be reviewed for compliance as part of the building permit review for the project.

Zoning regulations for uses in YBD 3 are found in the use-zone chart (see Attachment 10). The following regulations are important to point out as they form the basis of any new development on the site.

- A. **Permitted Uses:** In addition to a school use, other allowed uses in this zone include retail, restaurants, office, and stacked dwelling units.
- B. **Setbacks:** Except for a 20' setback along Lake Washington Boulevard, there are no required setbacks for the subject property.

Staff Comment: Eastside Prep is located in the south/southeast portion of the Linbrook Office Park with frontage only along NE 38th Place. Therefore, there are no required setbacks for the proposed school/gym building. The property line should be shown on the building permit floor plan drawings to confirm its relationship to all floors of the building for code review purposes.

- C. **Height:** The YBD 3 zone allows a maximum height of 60' measured above the average building elevation. In addition, General Regulation 2 for the YBD 3 zone (KZC Section 56.18.2) allows the following height exceptions:
- Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapets around the perimeter of the structure shall not exceed two feet.
 - For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.

Staff Comment: Preliminary height calculations show that the proposed building is approximately 4' below the maximum height allowed. With the building permit application, the applicant should provide the height calculation site plan as a layer atop the survey information so that staff can confirm the topography and midpoint segments used. Staff's final review of the height calculation will occur with the building permit review.

- D. **Lot Coverage:** YBD 3 zoning regulations allow 80% lot coverage.

Staff Comment: Preliminary lot coverage calculations show that with the proposed changes, the entire Linbrook campus is at approximately 72% lot coverage. The applicant should submit final lot coverage information with the building permit application. Lot coverage information needs to include the entire Linbrook campus. Staff's final review of the lot coverage calculation will occur with the building permit review.

- E. **Parking:** Parking for school uses is established on a case-by-case basis based on the actual parking demand on existing uses similar to the proposed use.

Staff Comment: The proposed expansion triggered a review of required parking. The City Transportation Engineer **has reviewed the applicant's parking utilization** study and has determined that the existing parking supply (133 parking stalls) is adequate to meet the projected demand of 123 parking stalls (see Attachment 11). The projected parking demand is **based on the school's maximum enrollment** capacity of 352 students.

The applicant should submit an updated site/parking plan that reflects the current parking configuration with the building permit application. The site/parking plan should clearly show how each parking stall is being utilized (i.e. staff, student, bus, etc.). Staff will confirm compliance with the number of required parking stalls as part of the building permit review process.

- F. **Tree Retention Plan.** A tree retention plan was submitted for review by the City's Urban Forester (see Attachment 12). The following comments were made by the City's Urban Forester:

The arborist report is accurate. Trees #531, 532, 533, 534, 542, 543, 544 and 545 are moderate retention value trees. They are not in a required yard or landscape buffer. Trees #535, 536, 537, 538, 539, 540, 541 and 546 are low retention valued because the development impacts, particularly excavation and access to the excavation site, are unavoidable to complete the improvements. There will be additional impacts to the tree[s] in that the structure will be 4 stories tall. This will limit light but also exposure to wind. The root exploration may reveal disease or a structural root pattern which must be altered in a way that would destabilize these trees. Replacement tree species should include both evergreen and deciduous species to replicate the trees removed.

Staff Comment: As stated above, the trees have been typed as having either a low or moderate retention value given that they are not in a required setback or landscape buffer and are located very near the project/construction area. No high retention value trees were identified. Four of the trees identified for retention have been targeted for additional root exploration once construction begins by a certified arborist. If it is determined that the proposed construction will destabilize the trees, it is recommended that they be removed. **The City's Urban Forester is in agreement with the applicant's arborist findings.**

The applicant's arborist report should be submitted with the building permit application and its findings/conditions be incorporated into the appropriate plan sheets of the building permit plan set. The DRB should therefore focus its review on the **applicant's** landscape plan, in particular the proposed plant species and locations. A minimum of 6 trees should be planted along with plant material which will cover 80 percent of the area to be landscaped within two (2) years.

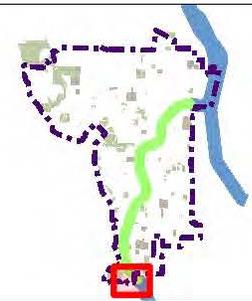
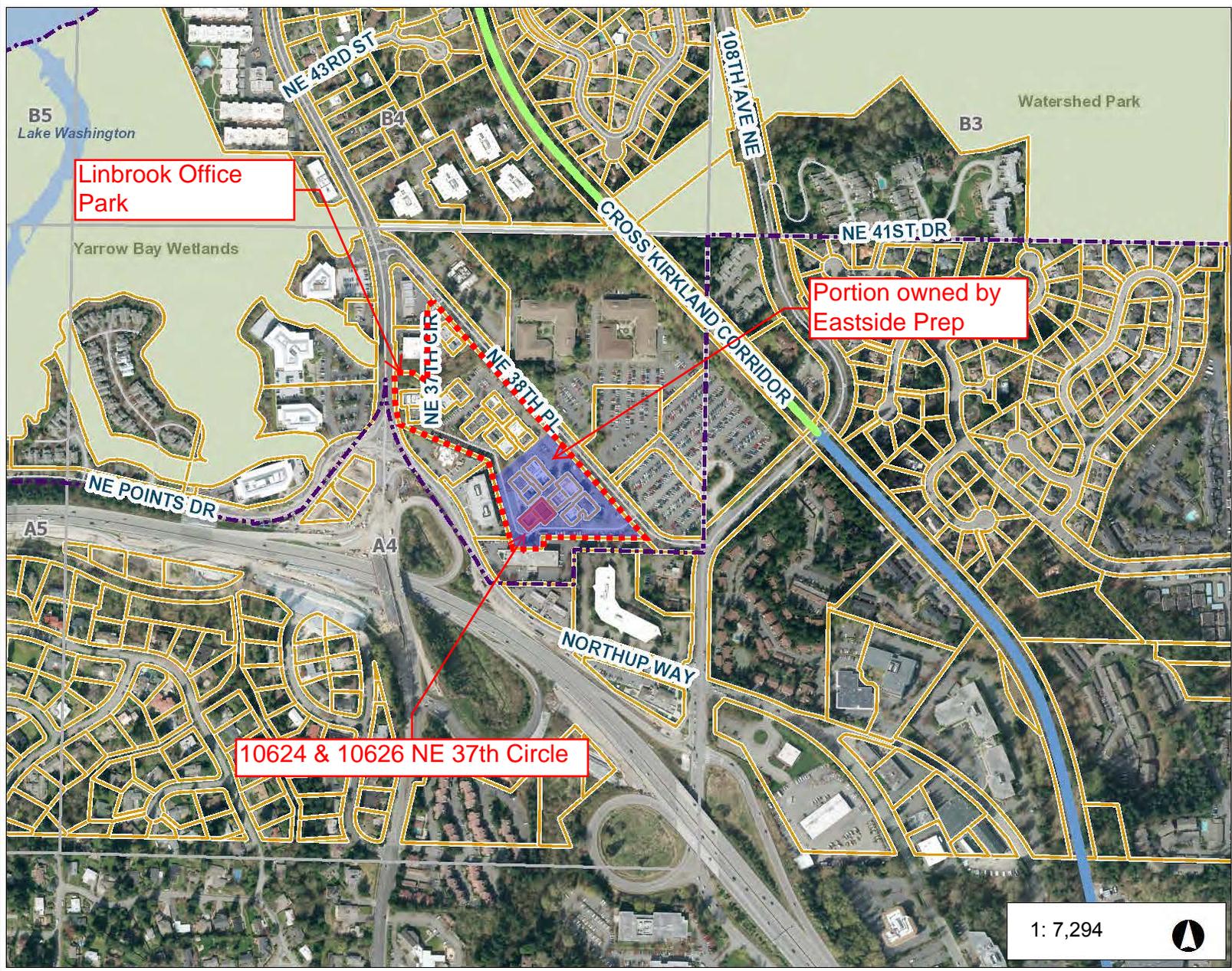
VII. PUBLIC COMMENT

Public notice regarding the DRB meeting on this project was distributed on August 28, 2014 according to KZC Section 142.35.8. Prior to the finalization and distribution of this staff memo, no comments from the general project were received.

VIII. ATTACHMENTS

1. Vicinity Map
2. Site Plan
3. Zoning/Adjoining Properties Map
4. Context Photographs
5. Massing Alternative #3

6. Design Response Proposal
7. Topography Map
8. KZC Plate 34
9. Development Standards
10. YBD Use Zone Chart
11. City Transportation Engineer Review dated July 16, 2014
12. Arborist Report dated July 14, 2014



Legend

- City Limits
- Grid
- Cross Kirkland Corridor
- Regional Rail Corridor
- Streets
- Parcels
- Lakes
- Parks
- Schools

1: 7,294



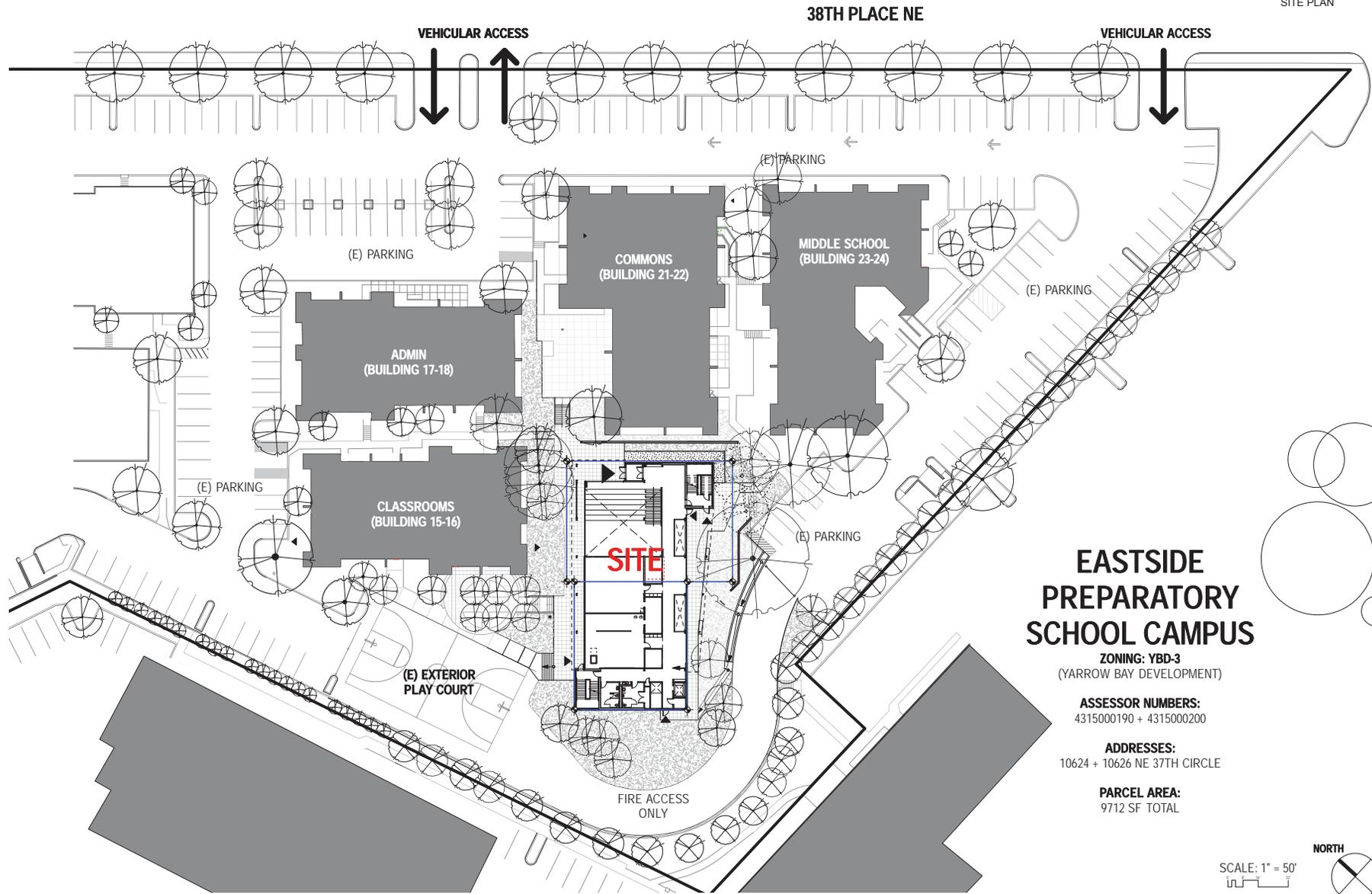
NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

Produced by the City of Kirkland. © 2014 City of Kirkland, all rights reserved. No warranties of any sort, including but not limited to accuracy, fitness, or merchantability, accompany this product.

Notes

ATTACHMENT 1
FILE NO. DRV14-01332
VICINITY MAP

S SITE PLAN



EASTSIDE PREPARATORY SCHOOL CAMPUS

ZONING: YBD-3
(YARROW BAY DEVELOPMENT)

ASSESSOR NUMBERS:
4315000190 + 4315000200

ADDRESSES:
10624 + 10626 NE 37TH CIRCLE

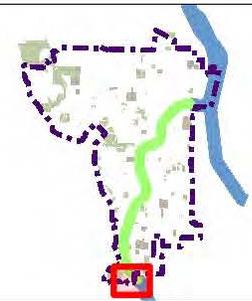
PARCEL AREA:
9712 SF TOTAL

SCALE: 1" = 50'
[Graphic Scale Bar]





ZONING MAP



Legend

- City Limits
- Grid
- Cross Kirkland Corridor
- Regional Rail Corridor
- Streets
- Parcels
- Lakes
- Parks
- Schools
- Overlay Zones
 - (EQ)
 - (HL)
 - (HP)
- ⊠ Planned Unit Development
- City Zoning
 - Commercial
 - Industrial
 - Transit Oriented Development
 - Office
 - High Density Residential
 - Medium Density Residential
 - Low Density Residential
 - Institutions
 - Park/Open Space

1: 7,294



NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

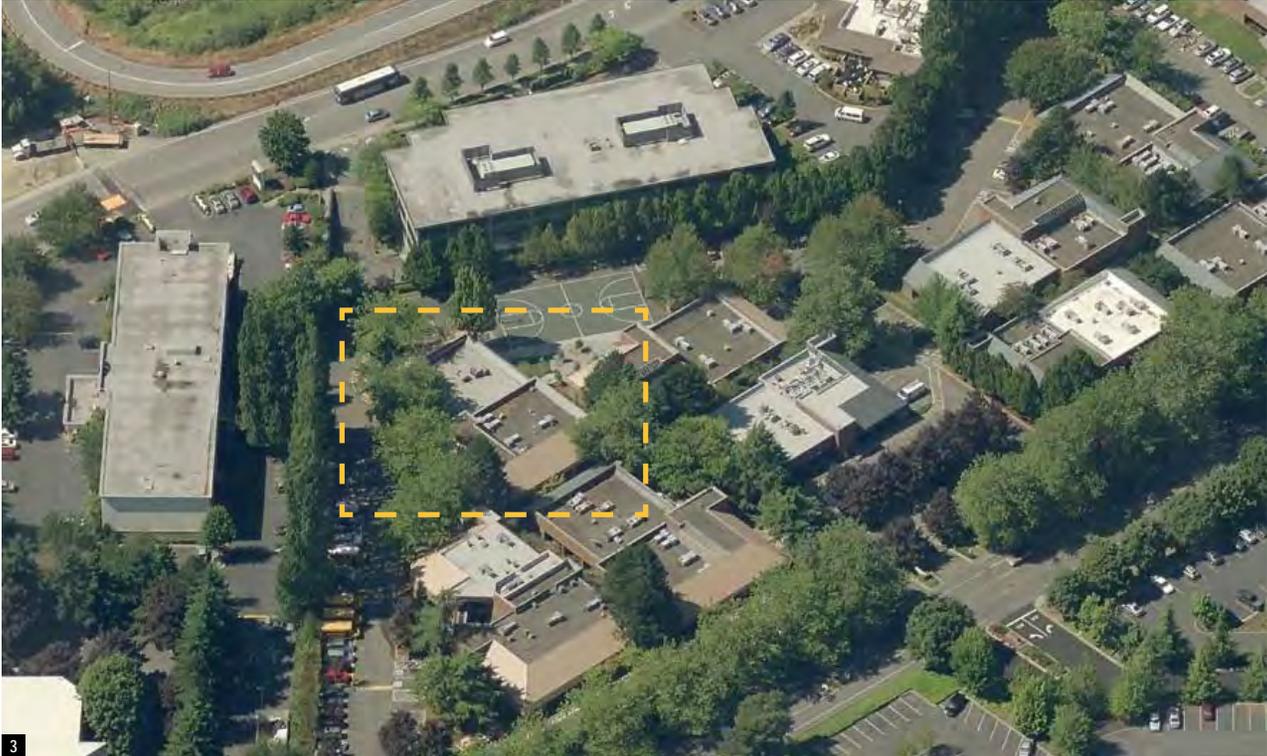
Produced by the City of Kirkland. © 2014 City of Kirkland, all rights reserved. No warranties of any sort, including but not limited to accuracy, fitness, or merchantability, accompany this product.

Notes

SITE / CAMPUS CONTEXT

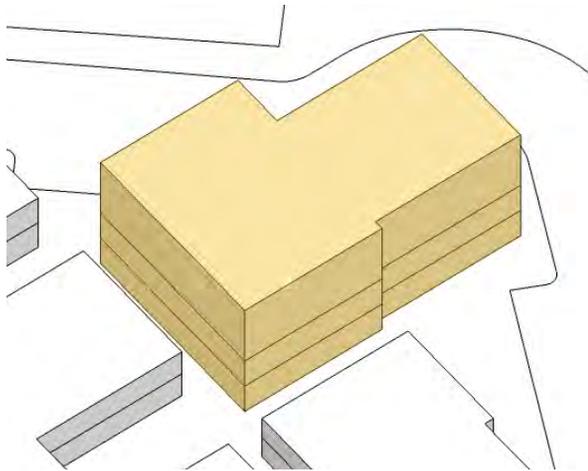


- 1 Building 15/16, northwest of project site, looking southwest
- 2 Space between Student Commons building and Project Site, looking southeast
- 3 Student Commons
- 4 Administration Building
- 5 Student Commons from Building 16
- 6 Space between Student Commons building and Project Site, looking northwest

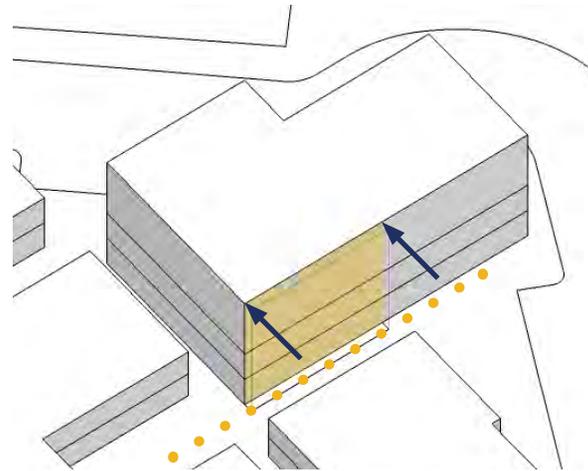


1 Hotel looking SW from site
 2 View towards project site from play court
 3 Birdseye of Campus
 4 Student Commons
 5 View of project site from SE parking lot
 6 View towards play court and office building looking NW from project site

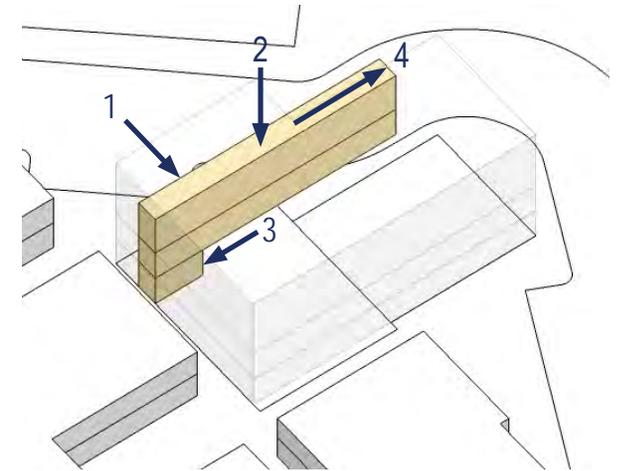
ALTERNATIVE 3 - FORMAL DEVELOPMENT



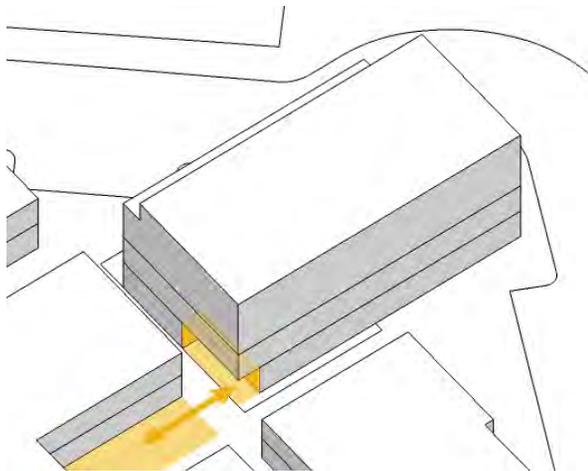
01 Zoning Envelope
 Massing begins with the volume of the zoning envelope. Modifications respond directly to the limitations of the project program and the campus site characteristics.



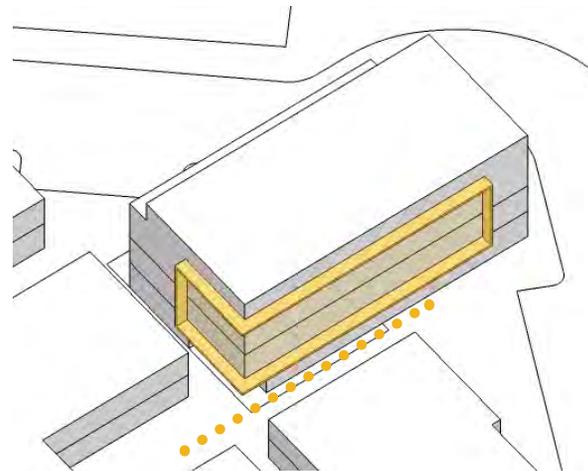
02 Campus Walkway
 Massing steps back to create a generous walkway for the pedestrian-oriented campus interior. The step back also responds to fire separation code requirements, creating a distance from the adjacent building which will limit blank wall in the shaded area.



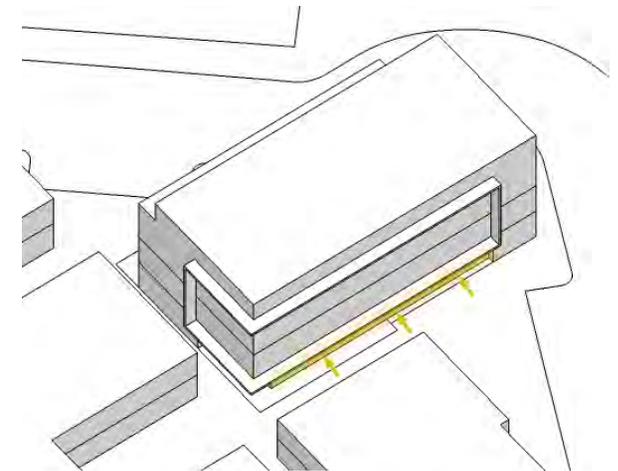
03 Reduced Circulation/Commons
 1 Reduce area requirement for Commons.
 2 Lower height of Circulation/Commons bar.
 3 Restrict footprint to vertical circulation and create exterior terrace at ground level.
 4 Extend length of Commons at classrooms, gymnasium, and mezzanine.



04 Building Entry
 Recess primary entrance at north building corner to create direct connection to existing Student Commons building and central plaza.



05 Covered Walkway/Building Scale
 Provide a continuous awning element to create weather protection for the walkway. Awning element visually reduces the perceived height of the building and divides the facade into separate sections.



06 Recessed Ground Level
 Ground level steps back to create a wider covered pedestrian walkway along the building facade within the campus interior.

Description

Alternative 3 also makes reductions to the building volume with the zoning envelope as a starting point. The modifications are based on site parameters, programmatic limitations, utilization of basement space, and creative integration of program. It connects to the existing campus pathway along the northwest elevation and links to the Student Commons plaza, at the heart of campus. A secondary plaza is incorporated and physically connects between interior and exterior of the new building. A continuous awning element defines the weather protected building entry and walkway, and also visually reduces the vertical scale of the building.

Advantages

- Responds to and enlivens campus walkway network
- Integration of commons and circulation reduces bulk at southeast and creates additional social and learning opportunities for the students
- Continuous awning element increases pedestrian weather protection for students
- Continuous awning element visually reduces the vertical scale of the building
- Southeast façade is reduced in height, bulk and scale, provides covered entry and outdoor plaza, as well as sun protection.
- Increased transparency along pathway from commons provides improved daylight for classrooms and gym.

Challenges

- Potentially less structurally efficient along southeast façade
- Potential added costs of construction in the construction inefficiency.

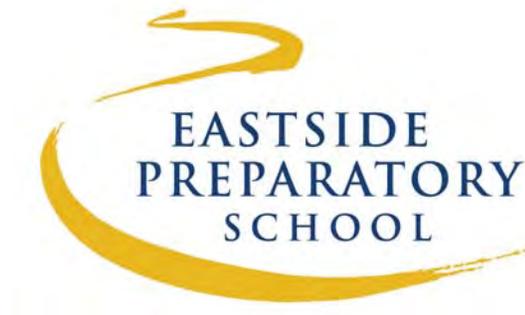


Alternative 03 Perspective View 01



Alternative 03 Perspective View 02

EASTSIDE PREPARATORY SCHOOL
SCIENCE + GYM BUILDING



City of Kirkland Design Review
Design Response Conference
August 2014

PUBLIC47ARCHITECTS

PROJECT DESCRIPTION

EASTSIDE PREPARATORY SCHOOL - SCIENCE + GYM BUILDING

City of Kirkland Design Review: Design Response Conference
August 2014

The proposed project is a new education building for Eastside Preparatory School.

The building includes educational spaces for their upper school (science labs, classrooms, digital fabrication, and media arts), a multi-purpose amphitheater, and a gymnasium / fitness facility with locker rooms. Teacher and independent learning spaces are also integrated into the facility.

The new facility intends to stimulate the student's curiosity and provide opportunities to explore, create, imagine, and invent.

Zoning Summary

Address	10624 & 10626 NE 37th Circle Kirkland, WA 98033 (Buildings 19 & 20)
Site Area	9,731 SF
Zoning	YBD 3 - Commercial
Height Limit	60 feet

DEVELOPMENT OBJECTIVES

Academics: High-Quality Learning Environment

Project provides opportunity to support a stimulating and supportive learning environment.
 Eastside Preparatory School maintains a school culture that focuses on the student's experience – students are the most successful when they feel known, accepted, and challenged by their community of peers and faculty.

- Commons: Circulation, Learning, and Faculty spaces are integrated. Provides space for independent student project teams to collaborate.
- Amphitheater: Multifunctional space provides a venue for social and learning opportunities, such as presentations, robotics competitions, study groups, and display of student work and projects.
- Makers Lab: studio for rapid prototyping and digital fabrication
- Science Lab: new state-of-the-art science labs to support the STEM curriculum.

Organization: Creative integration of a mixed-program

Project combines dissimilar programs together into a cohesive and functional building.
 There is an opportunity to provide the school with a variety of needed spaces, including an indoor gymnasium on campus for the young school. Although it is unconventional to combine classrooms and labs with a gymnasium, it is imperative given the school's limited ability to expand the campus within the business park. The building is designed so that each can function as intended while being within the same structure.

- The school does not currently have a gym, and students have to practice at gyms off campus.
- Provides a dedicated gymnasium for the evolving school.
 - Gymnasium creates a venue for various functions, from physical education classes to athletic events to science fairs and school dances.

Campus: Invigorate Pedestrian Character on Campus

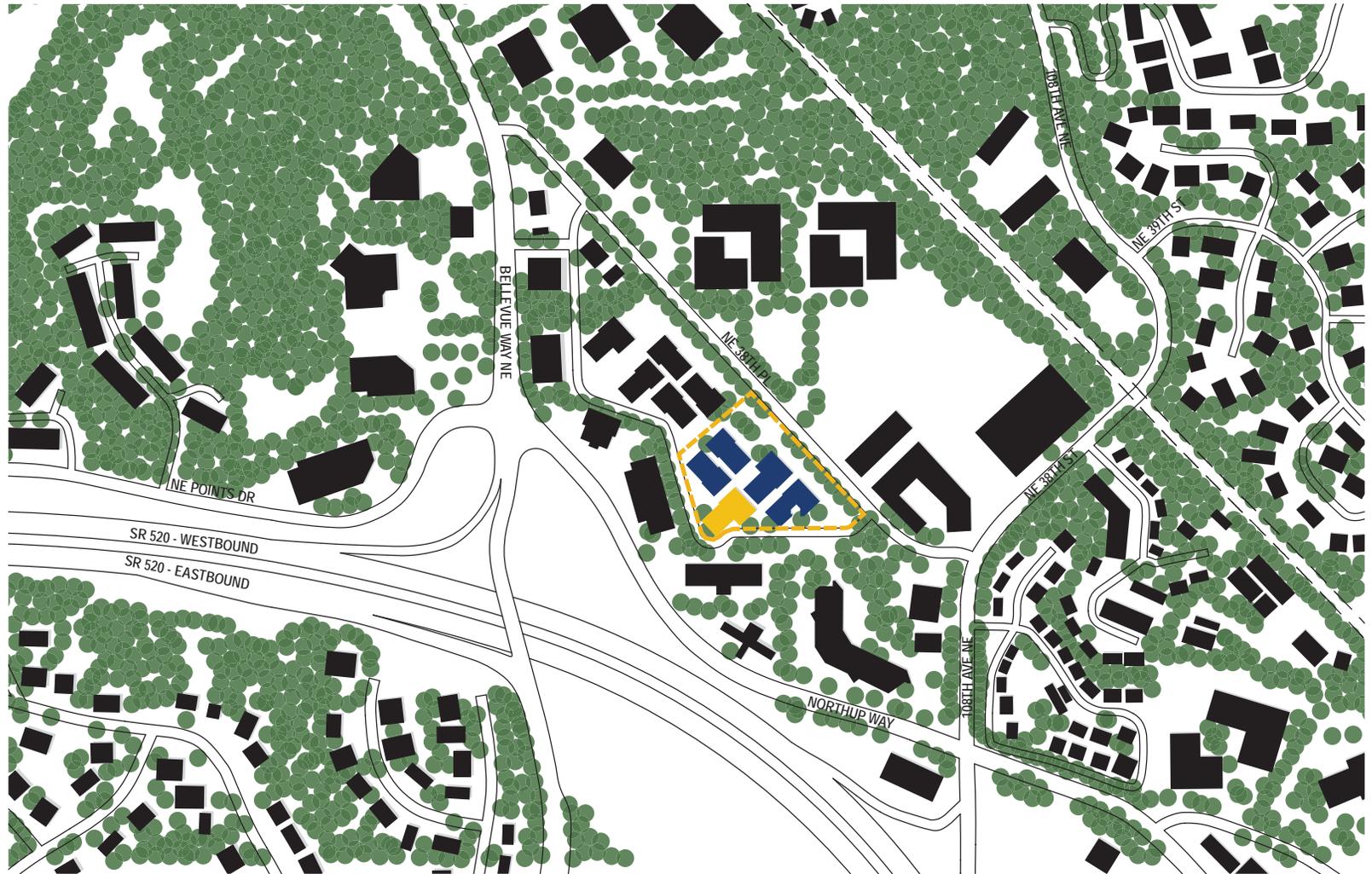
Improve quality and functionality of pedestrian-oriented school campus and establish precedent for future development.

The school campus includes five buildings, and the existing connections between buildings are utilitarian, as it was originally a business park with unrelated users. The plaza outside the Student Commons has become the center of campus, and the design for the new project strives to connect, support, and strengthen the central pedestrian areas.

- Connect and improve the pedestrian connections within the campus system.
- Create an exterior amphitheater that links the upper Commons plaza to the new building entry, and continues as an interior amphitheater within the new building.
- Create desirable exterior spaces that offer varied places for students to hang, sit, study, relax, learn, eat, and more.



VICINITY MAP

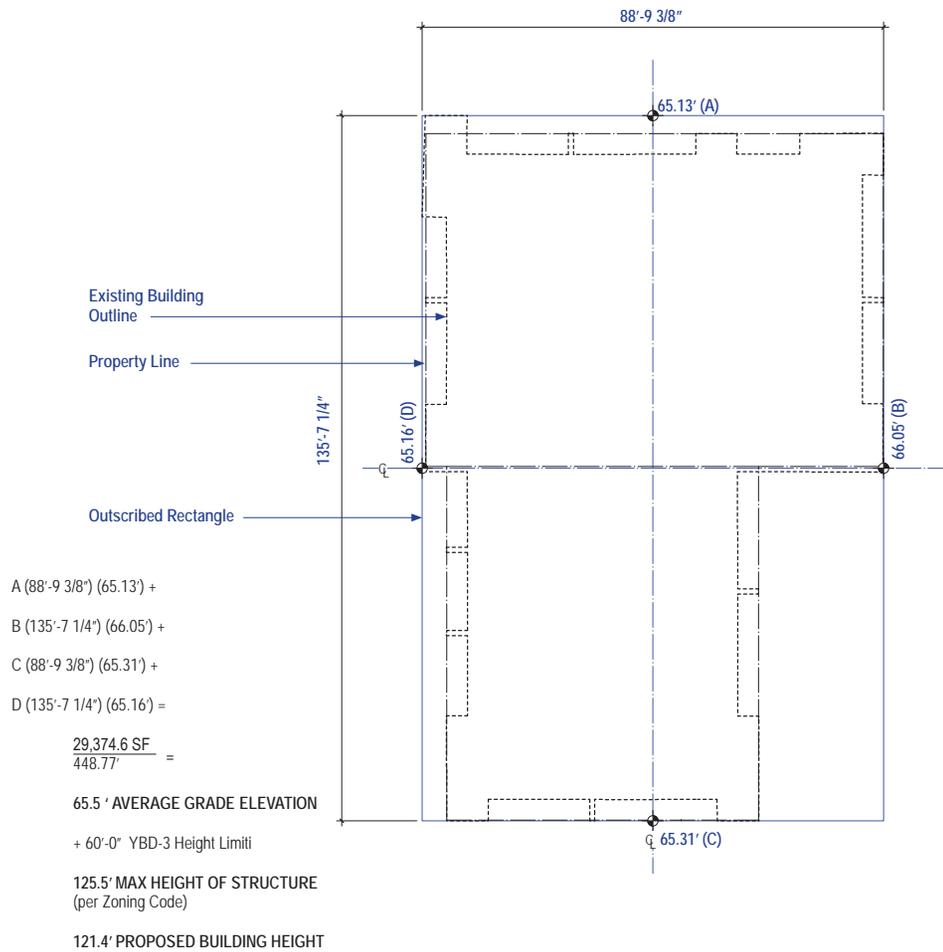


LEGEND

- Project Site
- EPS Campus Boundary
- Tree Canopy / Green Space

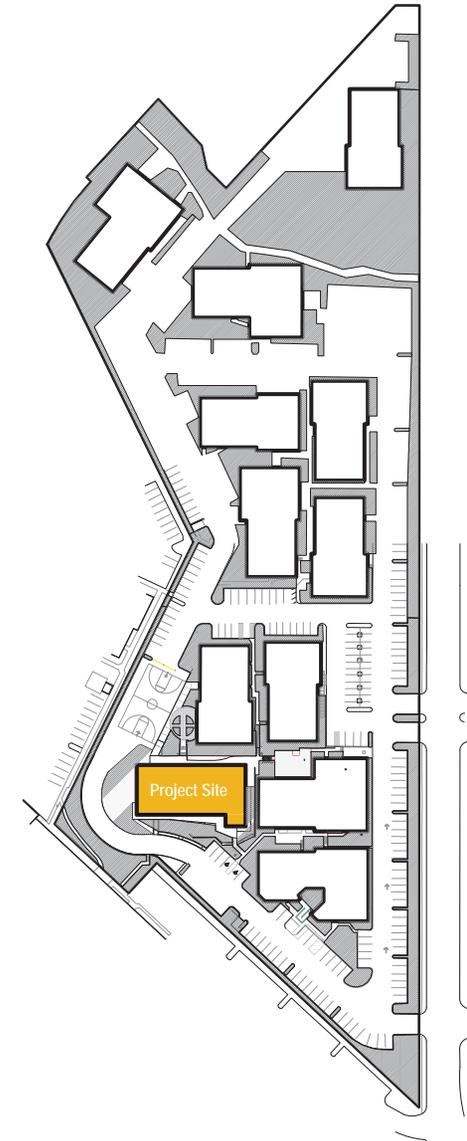
VICINITY MAP

**HEIGHT CALCULATION
 [AVERAGE BUILDING ELEVATION DIAGRAM]**

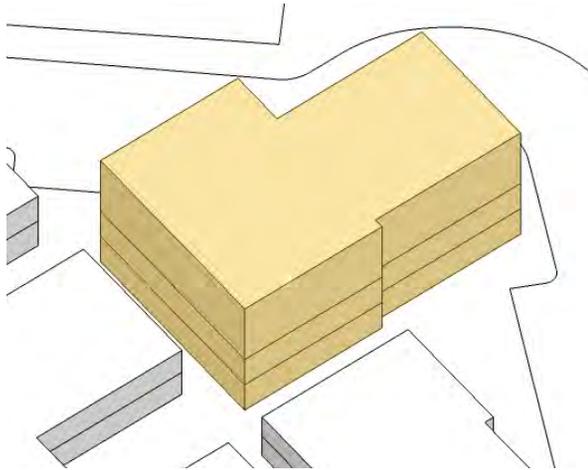


LOT COVERAGE CALCULATION

Linbrook Office Park
 383,713 sf Total Lot Area
 108,701 sf Pervious Area (hatched)
 275,012 sf Built / Impervious Area
 71.6% LOT COVERAGE

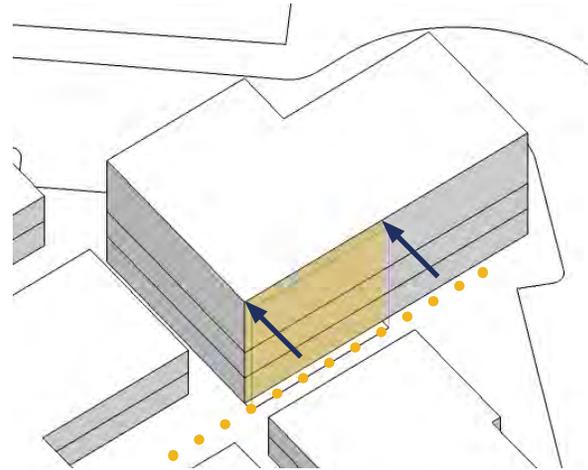


ALTERNATIVE 3 - FORMAL DEVELOPMENT
 CONCEPTUAL DESIGN CONFERENCE - 06.16.2014



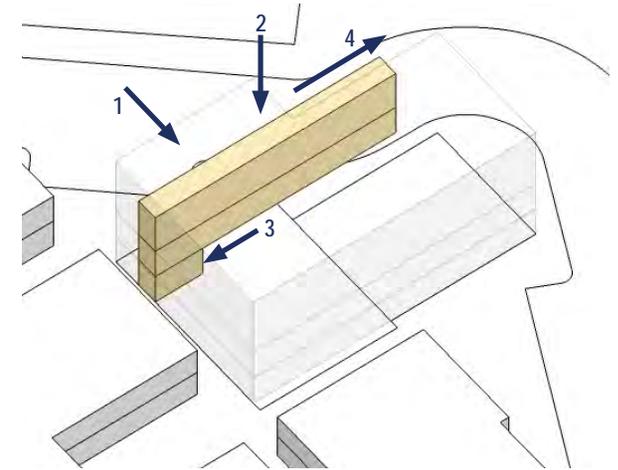
01 Zoning Envelope

Massing begins with the volume of the zoning envelope. Modifications respond directly to the limitations of the project program and the campus site characteristics.



02 Campus Walkway

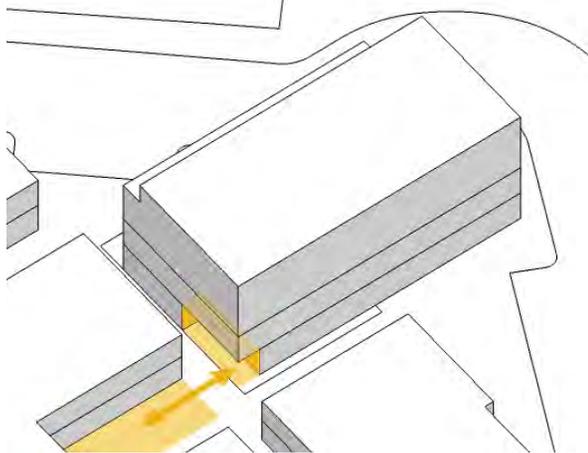
Massing steps back to create a generous walkway for the pedestrian-oriented campus interior. The step back also responds to fire separation code requirements, creating a distance from the adjacent building which will limit blank wall in the shaded area.



03 Reduced Circulation/Commons

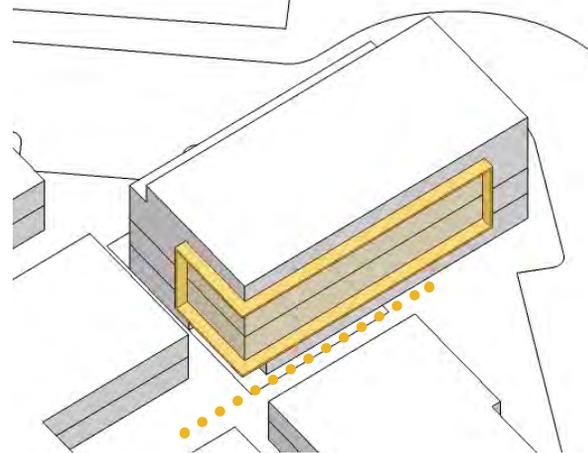
1 Reduce area requirement for Commons.
 3 Restrict footprint to create exterior terrace.

2 Lower height of Circulation/Commons bar.
 4 Extend at classrooms, gymnasium, and mezzanine.



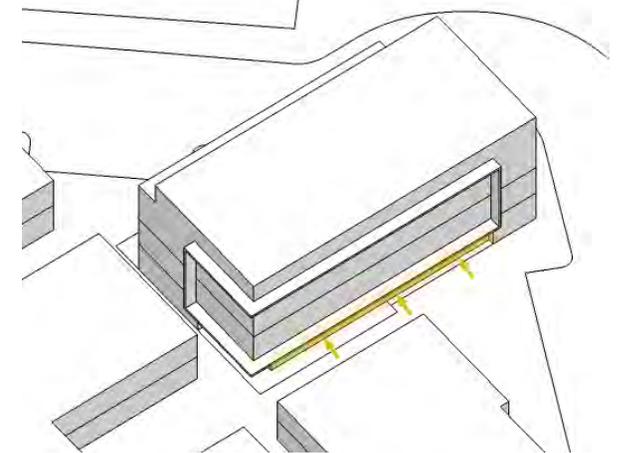
04 Building Entry

Recess primary entrance at north building corner to create direct connection to existing Student Commons building and central plaza.



05 Covered Walkway/Building Scale

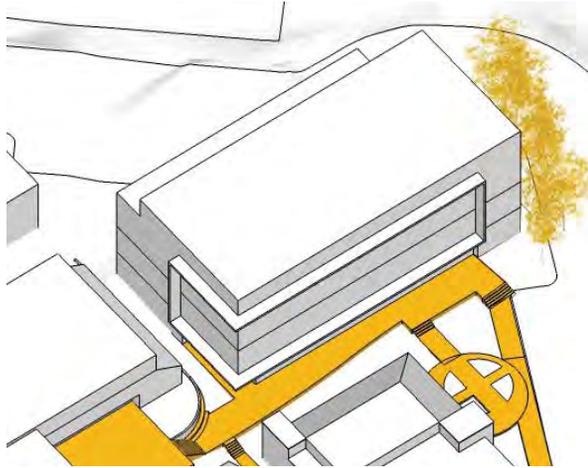
Provide a continuous awning element to create weather protection for the walkway. Awning element visually reduces the perceived height of the building and divides the facade into separate sections.



06 Recessed Ground Level

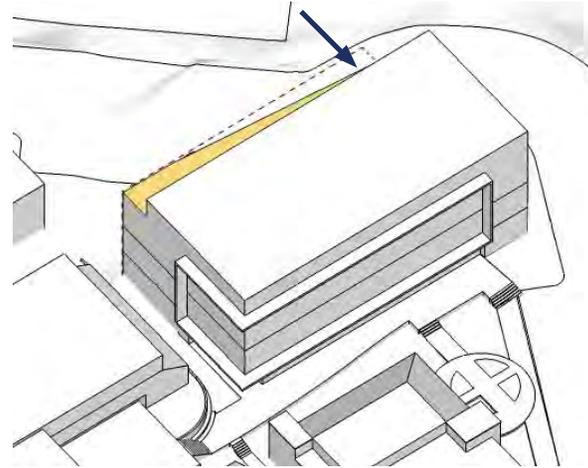
Ground level steps back to create a wider covered pedestrian walkway along the building facade within the campus interior.

ALTERNATIVE 3 - FORMAL DEVELOPMENT
 DESIGN RESPONSE CONFERENCE - AUGUST 2014



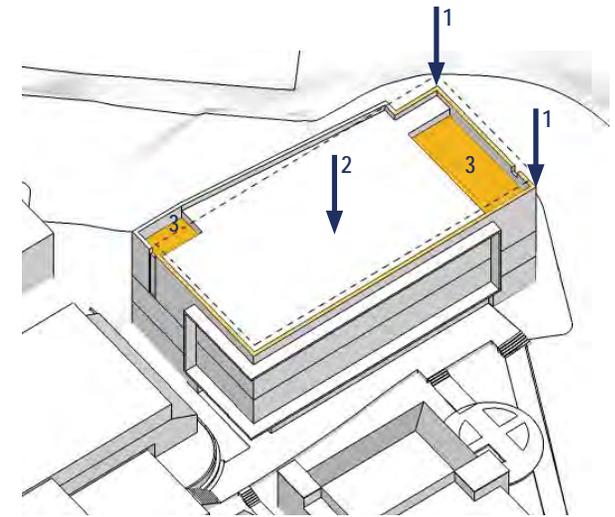
07 Campus Walkway

The building responds to campus layout and circulation. A generous walkway is created to connect the Student Commons to the outdoor play court, the two main exterior spaces on campus. Utilize landscaping along the south and west elevations to help buffer apparent scale of the building.



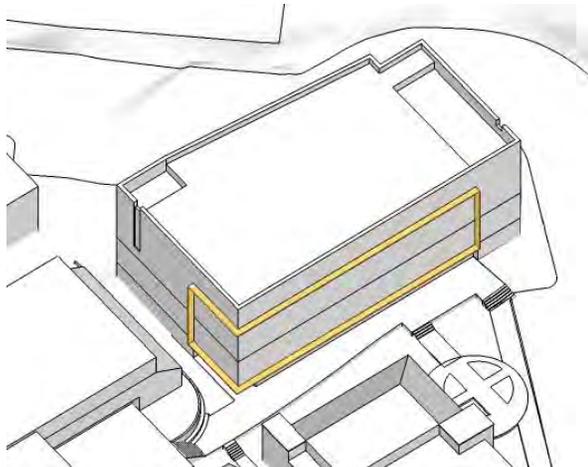
08 Vertical Circulation and Gym Access

South gym access is folded, providing building articulation and modulation, while accommodating vertical circulation, gym access at the upper floors. The mass is carved at the lower two floors creating a south-facing, weather-protected pedestrian space with lots of glass, and providing further building modulation.



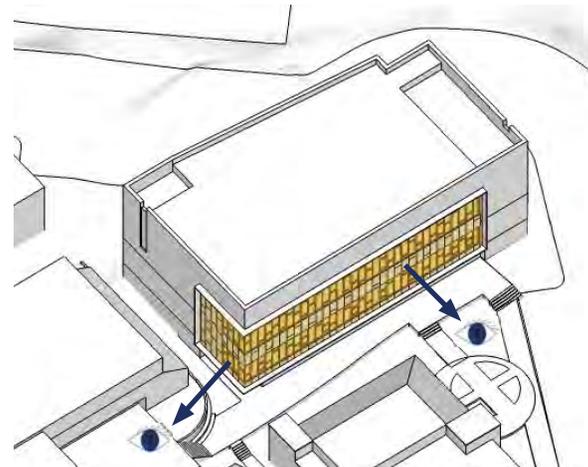
09 Reduced Height, Parapet, Mechanical Wells

1 Reduce building height to 4' below the height limit to reduce building mass, bulk and scale.
 2 Flat roof with parapet.
 3 Mechanical wells: parapets screen rooftop mechanical equipment as required by zoning code.



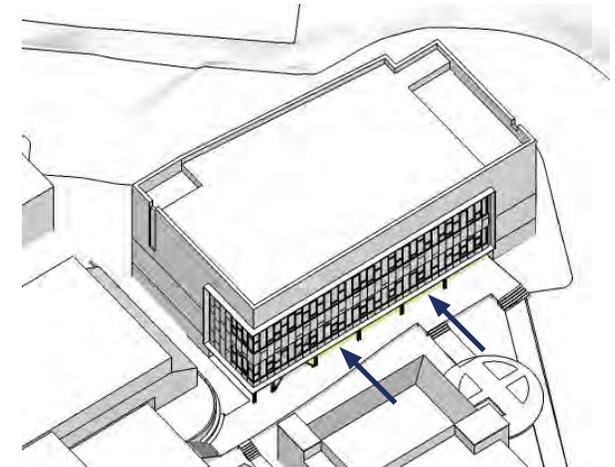
10 Building Scale

The vertical fins and eyebrows are reduced in scale from Conceptual Design, but provide articulation, vertical modulation and scaling qualities from pedestrian experience, and weather protection.



11 Architectural Response to Exterior Spaces

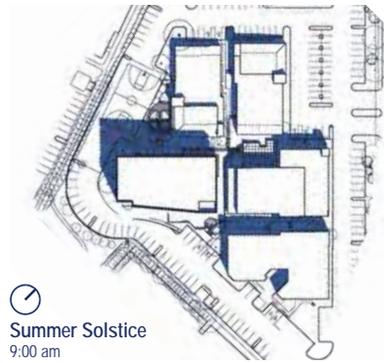
Expansive glazing with a playful composition of mullions provides abundant daylight to the gym and classrooms, visual connections between the program and exterior spaces, and creates a significant articulated, visual accent.



12 Recessed Ground Level

Ground level recess along walk way is increased to create a covered walkway – a contemporary "arcade" along the building that connects the Commons to the playcourt.

SHADOW STUDY



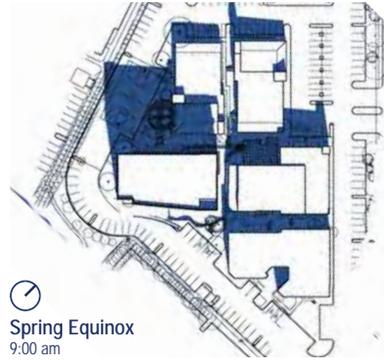
Summer Solstice
9:00 am



Summer Solstice
12:00 pm



Summer Solstice
3:00 pm



Spring Equinox
9:00 am



Spring Equinox
12:00 pm



Spring Equinox
3:00 pm



Winter Solstice
9:00 am



Winter Solstice
12:00 pm



Winter Solstice
3:00 pm