



MEMORANDUM

To: Design Review Board

From: Angela Ruggeri, AICP, Senior Planner

Date: September 15, 2010

Subject: **DESIGN RESPONSE CONFERENCE #24**
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. The Design Review Board (DRB) is now in the process of working with the applicant on the design of the buildings and open spaces. The approved Design Guidelines for Parkplace are being used by the DRB to guide this process.

***Please bring your copy of the Master Plan and Design Guidelines for Parkplace to the meeting on 9/20/10. Updated elevations with color suggestions will be provided to the DRB by the applicant on Friday, 9/17/10. The applicant will also bring material samples indicating color to the meeting on 9/20/10.*

II. PREVIOUS DESIGN RESPONSE CONFERENCE

The following is a summary of the DRB comments from its August 30 meeting:

- Discuss remaining steps in the DRB process at the September 20, 2010 meeting.
- Building F
Design received preliminary approval as submitted.
More specific information about the 50% requirement on detailing of Building F - Opening Restrictions (page 37 of 8/30/10 drawings) will be provided in the final packet provided to the DRB.

1. Color and Materials:

Frame and canopy elements throughout the project are to be tied together by color and design.

Color & materials will be discussed on final drawings in terms of themes, rather than being too specific (this method to also be used for lighting and plantings on landscape plans).

2. Retail:

Provide a detail for the “glasskit”.

III. REMAINING STEPS IN THE DRB PROCESS:

September 20: We will be reviewing the colors and materials for the final design, as well as discussing the final report format. The Board will need to determine a reasonable amount of detail for design drawings. It will also be important to determine which design changes made in the future can be reviewed administratively and which changes will need to be brought back to the Design Review Board. The project will be phased over a ten year period and it is important to clarify these issues now so that future DRB members and staff will have clear direction.

We will also discuss the Resolution of Intent passed by the DRB in July of 2009. The resolution expressed the DRB’s intent to extend the approval of the Parkplace design application to an approximate 10 year period to expire at the same time as the Planned Action Ordinance (see Attachment).

October meeting: This meeting will be the final wrap-up meeting for the landscape design. Staff will also bring a draft of the final report on the project including drawings provided by the applicant. Staff suggests that public comment be closed at the end of this meeting since all new materials will have been received.

November meeting: The edited final report will be presented with adjustments as directed by the DRB. A final vote will be taken on the project.

Attachment

Resolution of Intent

Cc: A-P Hurd, Touchstone, 2025 First Ave, Suite 1212, Seattle, WA 98121

RESOLUTION 01

A RESOLUTION OF THE CITY OF KIRKLAND DESIGN REVIEW BOARD RELATED TO THE PARKPLACE PROJECT AND EXPRESSING THAT IN THE EVENT THE DESIGN REVIEW BOARD APPROVES THE PARKPLACE DESIGN APPLICATION, THE DESIGN REVIEW BOARD INTENDS TO SPECIFY A FIVE-YEAR PERIOD WITHIN WHICH TO SUBMIT COMPLETE BUILDING PERMIT APPLICATIONS FOR ALL BUILDINGS AND AN APPROXIMATE TEN-YEAR PERIOD, TO EXPIRE AT THE SAME TIME AS THE PLANNED ACTION ORDINANCE, ORDINANCE 4175, FOR SUBSTANTIAL COMPLETION OF CONSTRUCTION UNDER ITS AUTHORITY IN KIRKLAND ZONING CODE 142.55.1 (FILE DRC09-00002).

WHEREAS, under Kirkland Zoning Code (KZC) 142.55.1, unless otherwise specified in the decision granting Design Review Board (DRB) approval, an applicant must begin construction or submit a complete building permit application for the development of the subject property consistent with DRB approval within one year or that decision becomes void; and

WHEREAS, KZC 142.55.1 further provides an applicant must substantially complete construction consistent with the DRB approval, including all conditions listed in the DRB approval decision, within three years after the final decision or the DRB approval becomes void; and

WHEREAS, the DRB has received a request from Touchstone Corporation, the developer of the Parkplace project, to make its ultimate design review action on the Parkplace project effective for a period of ten years; and

WHEREAS, on December 16, 2008, the Kirkland City Council passed Ordinance 4175, a Planned Action Ordinance, which designated the Parkplace project as a planned action and set a ten-year time period during which the planned action designation is valid; and

WHEREAS, given the size of the project, the planned action designation, and the fact that it will be constructed in phases, over a period of years, the DRB is supportive of giving the applicant five years from the date of the DRB final decision to submit complete building permit applications for all buildings and approximately ten years, or until the expiration of the Planned Action Ordinance, Ordinance 4175, to substantially complete construction of all buildings.

NOW, THEREFORE, BE IT RESOLVED by the Design Review Board of the City of Kirkland as follows:

Section 1. The Design Review Board acknowledges Touchstone's need to have more than one year to begin construction or submit complete building permit applications and more than three years for the substantial completion of the construction of the Parkplace project should it ultimately receive Design Review Board approval of its application as set forth in File DRC09-00002.

Section 2. Since the request for the permit extension is being submitted prior to the Design Review Board making its final decision, the request cannot be granted unless or until the Design Review Board in its final decision grants approval.

Section 3. In the event the Design Review Board approves the Touchstone project application, it is the intent of the Design Review Board to specify a five-year period, from the date of its final decision, during which the applicant must submit complete building permit applications for all buildings. An approximate ten-year period, from the date of the final Design Review Board decision, during which the applicant must substantially complete construction of all buildings.

Section 4. Nothing in this Resolution shall be construed as granting Touchstone any right to Design Review Board approval of the Touchstone project application or as prejudging the decision of the Design Review Board with respect to the compliance of the Touchstone project application with the applicable Design Guidelines.

Section 5. In the event the Design Review Board approves the Touchstone project application, any future modifications proposed for the Design Review Board approved application will require review and approval by the design review board. Kirkland Zoning Code 142.50 does not apply.


Chair, Design Review Board
July 20, 2009