



## **MEMORANDUM**

**To:** Design Review Board

**From:** Angela Ruggeri, AICP, Senior Planner

**Date:** September 29, 2010

**Subject:** **DESIGN RESPONSE CONFERENCE #25**  
**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 completing its work with the applicant on the design of the buildings and open spaces. The approved Design Guidelines for Parkplace have been 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 10/4/10. Landscape plans will be provided to the DRB by the applicant on Friday, 10/1/10.*

### **II. PREVIOUS DESIGN RESPONSE CONFERENCE**

The following is a summary of DRB comments from the September 20 meeting:

- The DRB approved the details of the glasskit.
- Colors and materials:
  - In general, the DRB preferred the metallic, flecked metal to the flat metal.
  - Buildings B & C had a color change from red terra cotta to warm grey terra cotta. The DRB members in attendance decided to review the change again at the October 4 meeting when the full Board is present.
  - The DRB wants to see more color contrast on Buildings B and C. Combed terra cotta or a shadow line/reveals may help.
  - The Board preferred a combed terra cotta or a darker color on Building E.

- If the applicant chooses to go from the metal panels to pre-cast concrete on Buildings A, B, and C, the Board will want to weigh in on that decision.

### **III. REMAINING STEPS IN THE DRB PROCESS:**

October meeting: This meeting will be the final wrap-up meeting for the landscape design. Staff will also be reviewing a draft of the final report format for the project (see Attachment 1). Public comment will be closed after the landscape portion of this meeting since all new design 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.

#### Attachments

1. Draft final DRB report on Parkplace

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



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**Planning and Community Development Department**  
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## **(DRAFT) DESIGN REVIEW BOARD DECISION**

**DATE:** October 4, 2010  
**FILE NO.:** DRC09-00002  
**PROJECT NAME:** Parkplace  
**APPLICANT:** Touchstone  
**PROJECT PLANNER:** Angela Ruggeri, Senior Planner

### **I. SUMMARY OF DECISION**

The Design Review Board (DRB) approved the plans for the proposed Parkplace project on *date* subject to the conditions listed below (*additional conditions may be added as report is completed*). This application is also subject to the applicable requirements contained in the Kirkland Parkplace Master Plan, Kirkland Municipal Code, Zoning Code, Building and Fire Code and the Planned Action Ordinance. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances.

- A As part of the application for a building permit the applicant shall submit the following information for administrative review:
1. Construction plans demonstrating compliance with the project plans approved by the DRB (see Attachment 1).  
  
*Attachment 1 will be drawings provided by the applicant including dimensioned site plan, elevations, floor plans, details and perspectives for all buildings and open space areas).*
  2. A lighting plan that provides adequate lighting for pedestrian pathways and building entrances.
- B. *The Board will need to decide if it wants to review the phasing plan that will be included in the Development Agreement. There is a basic phasing plan shown on Page PO-4 of the Master Plan, but this does not include transition details or how open space requirements will be handled.*
- C. Prior to issuance of an occupancy permit for each phase of the project, the applicant shall schedule a final inspection by the Department of Planning and Community Development to verify compliance with the approved design plans.
- D. The Planning Official may approve a modification to the DR approval for the proposed development if it meets the criteria in Section 142.50 of the Zoning Code. Any modification, other than as specified above, shall be reviewed and decided upon as a new DR approval under Chapter 142.

## **II. DESIGN RESPONSE CONFERENCE MEETINGS**

### **A. Background Summary**

The DRB held twenty-seven (27) meetings to discuss the Parkplace project in 2009 and 2010. A Conceptual Design Conference was held at the February 2, 2009 Design Review Board meeting. At that meeting the DRB reviewed the newly adopted Zoning, Master Plan and Design Guidelines for the project and provided feedback to the applicant on design concepts. They also determined the structure of the DRB review process for the entire development.

The Design Response Conference was held over a series of 26 meetings in 2009 and 2010. The Board reviewed each building in the project separately and also looked at the relationship of the individual buildings to the entire development. Public comment was also taken at all of the meetings.

### **B. Public Comment**

All public comment letters and e-mails received during the Design Response Conference meetings were forwarded on to the Board for consideration in addition to the oral comment from the public meetings. All comments are contained in the City's official file.

## **III. DESIGN REVIEW BOARD DISCUSSION AND CONCLUSIONS**

Below is a summary of the key issues and conclusions reached by the Design Review Board during the design review process. For more background on these issues see staff advisory reports from the design response conferences contained in File DRC09-00002 and also on the DRB webpage.

### **A. ALL DISTRICTS:**

*The list of General Design Guidelines on pages DG-15 through DG-21 of the Kirkland Parkplace Master Plan and Design Guidelines will be included here and any approved deviations from these guidelines (for example sidewalk width) will be explained.*

### **A. BUILDING A:**

*The list of Design Guidelines which relate to Building A will be included here. After each guideline there will be an indication of whether the building complies with the guideline and an explanation if necessary.*

*The buildings and guidelines may be shown in a matrix format in order to present a more clear comparison.*

### **B. BUILDING B:**

### **C. BUILDING C:**

### **D. BUILDING D:**

### **E. BUILDING E:**

- F. BUILDING F:**
- G. BUILDING MATERIALS & COLORS**
- h. PUBLIC SPACE**
- H. STREETS**
- I. LANDSCAPING**
- J. RETAIL PLAN**

#### **IV. APPEALS OF DESIGN REVIEW BOARD DECISIONS AND LAPSE OF APPROVAL**

##### Appeals

Section 142.40 of the Zoning Code allows the Design Review Board's decision to be appealed to the Hearing Examiner by the applicant or any person who submitted written or oral comments to the Design Review Board. The appeal must be in the form of a letter of appeal and must be delivered, along with any fees set by ordinance, to the Planning Department by 5:00 p.m., **xxxx**, fourteen (14) calendar days following the postmarked date of distribution of the Design Review Board's decision.

Only those issues under the authority of the Design Review Board as established by Kirkland Zoning Code 142.35(2) are subject to appeal.

##### Lapse of Approval

Section 142.55.1 of the Zoning Code states that unless otherwise specified in the decision granting DR 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 Design Review approval within one (1) year after the final decision to grant the DR approval or that decision becomes void. Furthermore, the applicant must substantially complete construction consistent with the DR approval and complete all conditions listed in the DR approval decision within three (3) years after the final decision on the DR approval or the decision becomes void. Application and appeal procedures for a time extension are described in Sections 142.55.2 and 142.55.3.

The DRB has determined that 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, this approval shall be valid for the duration of the Planned Action Ordinance (Ordinance #4175 or its successor), provided that the first building permit application is submitted no later than XX years following the date of this approval.

#### **VI. ATTACHMENTS**

1. Applicant Proposal dated

## **VII. INTERESTED PARTIES**

The following is a list of parties that have submitted written or oral comment to the DRB:

1. Margaret Bull
2. Ken Davidson
3. Rick Grimes
4. Rob Brown
5. Bea Nahon
6. Roberta Krause
7. Manny Mankowski
8. Cynthia Smith
9. Elaine Darling
10. Brian Granowitz
11. Ross Woods
12. Julie Merken
13. Marian Luther
14. Rachel Loveall
15. Jason Sanchez
16. Lindsey Lettvin
17. Gary Levell
18. Cami Keyes
19. Patricia Knight
20. Maureen Kelly
21. Janis Rabuchin
22. Doug Waddell
23. Jeff Ridley
24. Liz Hunt
25. Ronald W. Knight, M.D.
26. Sarah Johnson
27. Michael Phillips
28. Chris Conrad
29. Kirstin Larson
30. Andrew Vort
31. Dan Kilpatric

## **IX. APPROVAL**

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Chair, Design Review Board

Date: \_\_\_\_\_