

KIRKLAND PARK PLACE MIXED USE DEVELOPMENT





Master Plan Organization

This document is comprised of the following sections:

POLICY OVERVIEW	<ol style="list-style-type: none"> 1. Introduction 2. Vision 3. Application 4. Determining Compliance 5. Modifications 6. Phasing 7. Comprehensive Plan Design Direction 8. Design Intent
DEVELOPMENT STANDARDS	<ol style="list-style-type: none"> 9. Program Requirements 10. Public Access and Amenities <ol style="list-style-type: none"> a. Pedestrian Access b. Retail Frontages c. Activated Open Space 11. Street Classifications
DESIGN GUIDELINES	<ol style="list-style-type: none"> 12. All District 13. District Specific <ol style="list-style-type: none"> a. Gateway b. Central Way c. Park Interface d. Retail/Office Hub

1. INTRODUCTION

Located along Central Way and 6th Street, Kirkland Parkplace has the potential to offer many great amenities to Kirkland's cherished downtown. The proposed village retail center includes approximately 1.75 million square feet of development consisting of retail, office, hotel and sports club that are, in effect, an extension of the existing downtown. Parkplace provides components that meet the City's Comprehensive Plan, East Core Frame (2004, 2008) as described below:

Policy: *Greater heights of up to eight stories are appropriate as an incentive to create a network and nodes of public open space around which is organized a dynamic retail destination.*

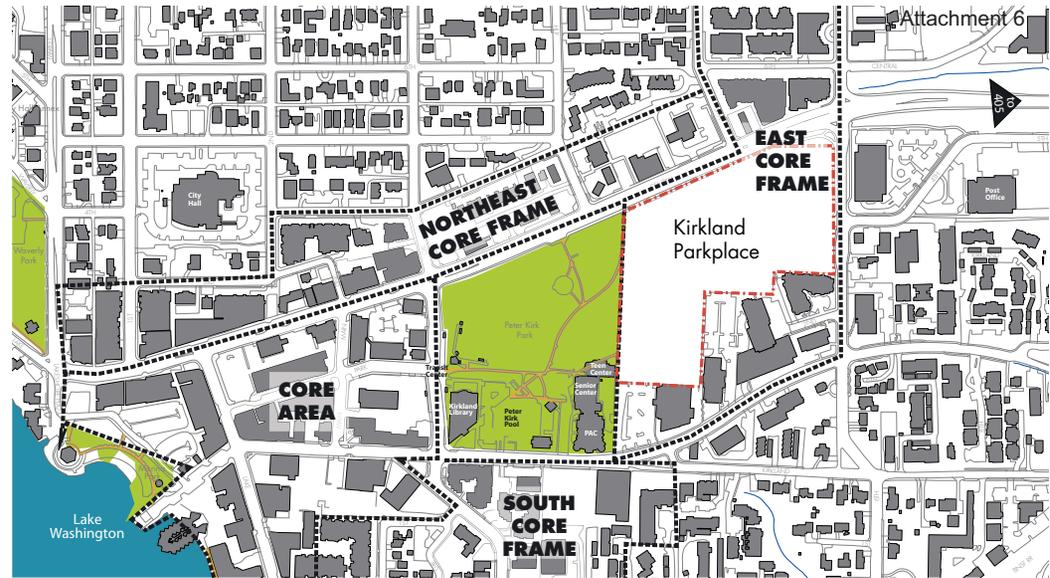
Response: Parkplace is an urban, open-air retail, restaurant, entertainment, office, hotel and sports club complex. (See page 7 for networks of open space, retail frontage and pedestrian connections.)

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 greenspace.*

Response: Specific design guidelines have been defined to encourage unique environments and experiences in each of these three locations.

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.*

Response: This project intends to incorporate green design and building techniques in a comprehensive, coordinated approach.



2. VISION

Parkplace creates a new destination in Kirkland featuring tree lined streets, landscaped open spaces, offices 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 for years to come.

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. Compliance with this Master Plan and Design Guidelines document shall be required to allow increased height and reduced setbacks in exchange for providing retail village center and public amenities. These Standards and Guidelines are to be used in addition to the standard zoning regulations for CBD-5A. These Standards and Guidelines are supplemental, not a substitution, to the City of Kirkland Municipal Code and its 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 and street dimensional requirements shall be determined by administrative review. Compliance and consistency with the Design Guidelines shall be determined by the Design Review Board in a Design Response conference, (refer to DRB process KMC 142.35.9).

Section	Review Process
Development Standards <ul style="list-style-type: none"> • Program Requirements (Item 9) • Public Amenities and Access (Item 10) • Street Classifications (Item 11) 	Planning Official
Design Guidelines <ul style="list-style-type: none"> • All Districts (Item 12) • District Specific (Item 13) 	Design Review Board

5. MODIFICATIONS

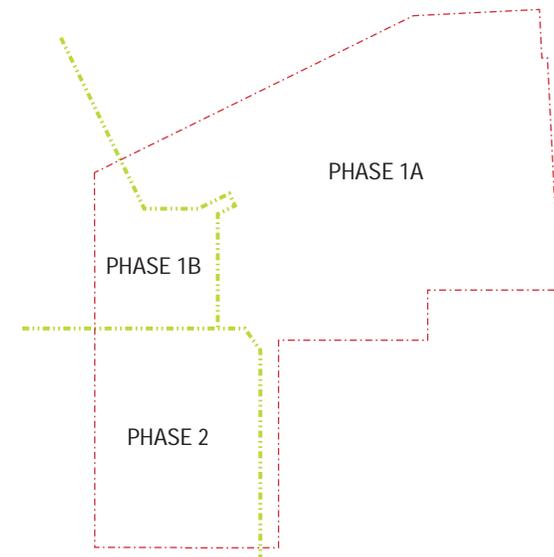
Major modifications to the Master Plan shall require a staff review for consistency with the Comprehensive Plan and City Council Approval, (refer to KMC 3.30.040). A major modification to the Master Plan is any proposal that would result in a change that would substantially alter the Plan's proposed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

A minor modification to the Master Plan is any proposal that would result in a change that would not substantially alter the Plan's proposed development such as: façade 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 only if it finds that both of the following requirements are met:

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

6. PHASING

This development shall be staged in two major phases (1 and 2) with two minor stages in phase one (1A and 1B).



8. DESIGN INTENT

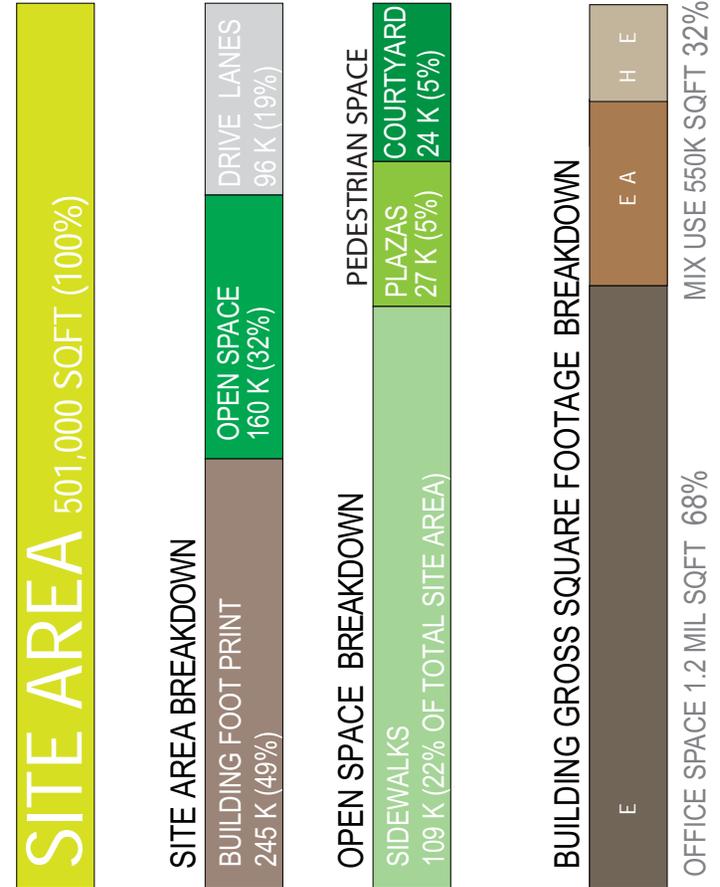
This Master Plan and Design Guidelines document was created using the identified 8 Guiding Principles for the project which were derived from input from the City staff, the Design Review Board, Planning Commission, various community groups and the residents of Kirkland.

GUIDING PRINCIPLES OF INTENT

1. Emotional Ownership by the Community
 - Incorporate the project into the story of Kirkland
 - Enable meaningful community exchanges
 - Inspire unique, emerging experiences and discoveries
 - Promote the coalescence of Community, Culture and Commerce
 - Provide a ‘transforming experience’ vs. a ‘transaction experience’
 - Include neighborhood retail
2. Site Planning “Connections”
 - Public spaces such as plazas
 - Vehicular access and parking
 - Strong emphasis on the street
 - Supports active public spaces
 - Clear and inviting public access
3. Places for People
 - Best public spaces tend to be easily accessible
 - Vary in size, offer choices for all ages
 - Provide safety and comfort
 - Integral part of the social life of downtown Kirkland
4. Enhance the Pedestrian Environment
 - Walkability: network of pedestrian connections
 - Visual interest for street
 - Rich texture of materials
5. Integrate Vehicular Access and Parking
 - Parking is an integral component of downtown
 - Minimize the visual presence of parked cars
 - Pedestrian circulation and retail continuity
 - Parking can be utilized during nights/weekends for benefit of community and downtown
6. A Mix of Uses = A mix of Building Types
 - Variety of building types, scales, and materials
 - Three-dimensional quality to the public spaces
7. Appropriate Massing and Scale
 - Address sun exposure and sensitivity to surrounding edges
 - Scale, massing, and detail of individual buildings
 - Human-scale, detailed street level building façades
8. Sustainability
 - Macro-Scale/Site
 - Building Specific
 - Tenant Specific

9. Program Requirements

- A. Density Standards -see KZC
- B. Setbacks - see KZC
- C. Height - see KZC
- D. Pedestrian Space:
 The development will include a variety of public open spaces that vary in size and character. A minimum of 10%, or 50,000 of the site shall be activated pedestrian-oriented space, in the form of courtyards, plazas, winter atriums, etc. See diagram (pg 7) for approximate locations and dimensional requirements of specific spaces. Definition of appropriate design treatments are found in the district specific design guidelines.
- E. Parking: See KZC
- F. Arts Commitment: In an effort to encourage integrated art into the project, Parkplace has created a Public Arts and Open Space (PAOS) committee with representatives from the cultural council and local art community. This committee will continue to work with the developer and design team to identify and create opportunities to integrate art be into the project.
- G. Green Building Commitment: In order to create a signature project responsible to the community and the environment, Parkplace will employ a variety of sustainable development measures into the project. The developer and design team will coordinate with the City of Kirkland Green Building Team to identify appropriate sustainable strategies and approaches that are well suited to the project and its surroundings.



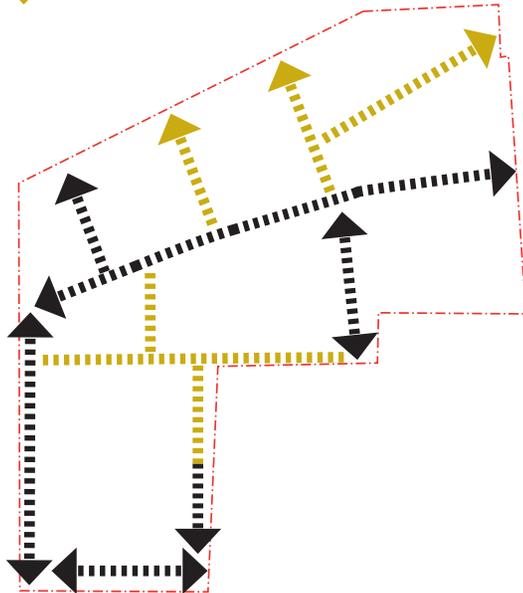
NOTE: NUMBERS BASED ON MARCH 2008 PRICING SET AVERAGES AND ARE SUBJECT TO CHANGE

10. PUBLIC AMENITIES AND ACCESS

PEDESTRIAN CONNECTIONS

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

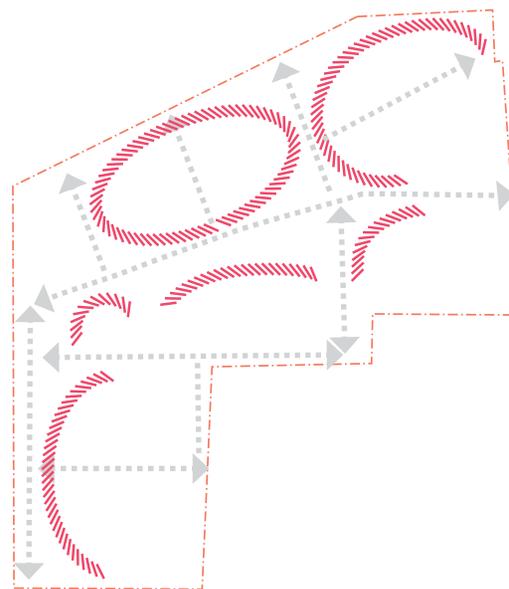
The diagram below shows approximate pedestrian connections. Darker lines indicate connections required by the Comprehensive Plan. Lighter lines show optional pedestrian connections linking to existing and proposed streets as well as Peter Kirk Park.



RETAIL/RESTAURANT FRONTAGE

Intent: To encourage and contribute to the liveliness and activation of pedestrian-oriented streets and spaces by providing retail and activating uses at the ground level.

Predominant retail uses including shops, restaurants, sports club, and a movie theatre are required along pedestrian-oriented streets and public spaces. Additional activating uses are encouraged on the ground level through out the development where feasible.



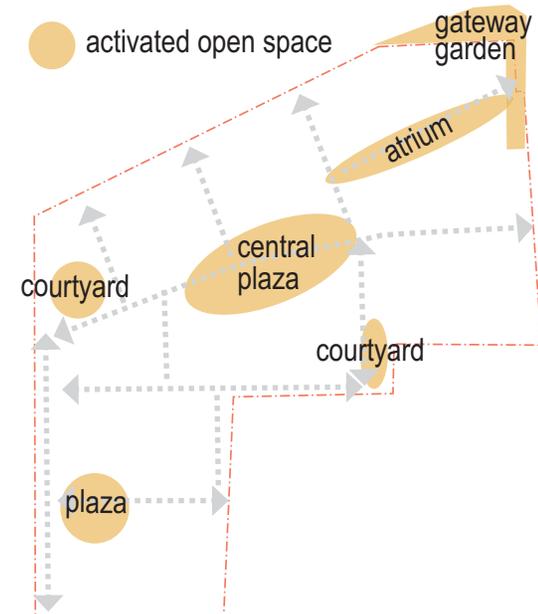
PEDESTRIAN SPACE-

Intent: To 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 10% of the total lot area, or 50,000 sf*. Locations are approximate and not limited to those shown on the diagram below.*

- central plaza:** shall have a minimum area of 15,000 square feet with a minimum average width of 70 feet
- courtyard/plaza:** shall have a minimum area of 2,500 square feet
- atrium:** shall have a minimum 35 foot wide separation between office floor plates

*See district specific guidelines for design parameters of public space (ex. central plaza, pg 27).



11. STREET CLASSIFICATION

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

Adjacent Street Improvements

- Central Way
- 6th Street

Access Streets

- A.1 Central and 5th Street Connection
- A.2 6th Street and Connection
- A.3 6th Street access to service alley (minor)
- A.4 Central Way and 4th Street Connection

Major Pedestrian Streets

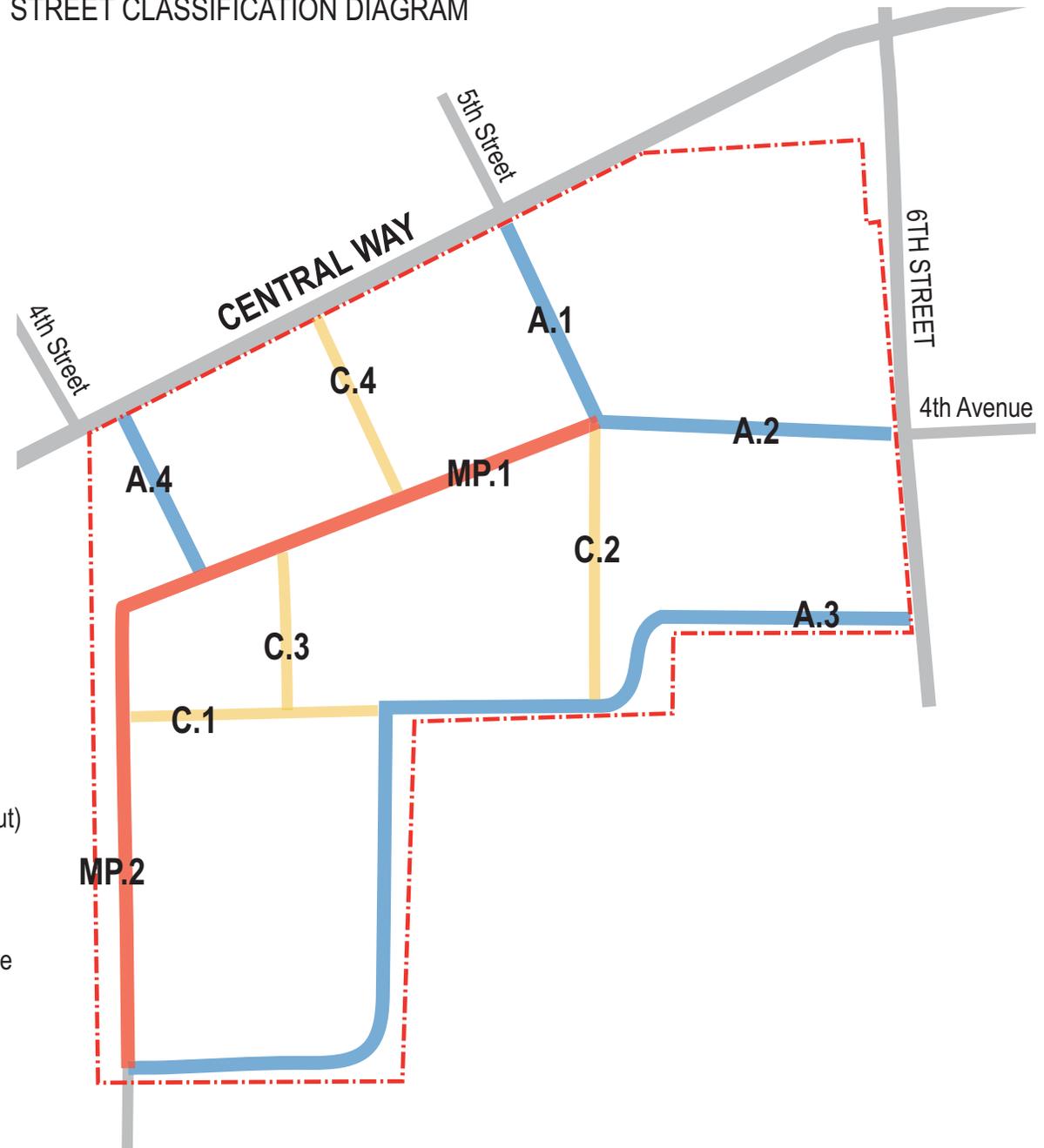
- MP.1 Main Street
- MP.2 Park Promenade

Secondary Connections

- C.1 Service Alley/Park Promenade Woonerf
- C.2 Service Alley /Main Street Connection
- C.3 Main Street/C.2 Connection (ped only)
- C.4 Central Way Hotel Connection (right in, right out)

The following street classifications and diagrams represent the various types of streets anticipated in the project. Final location and classification of streets may be adjusted in the final Master plan 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 policies for public improvements and emergency access.

STREET CLASSIFICATION DIAGRAM

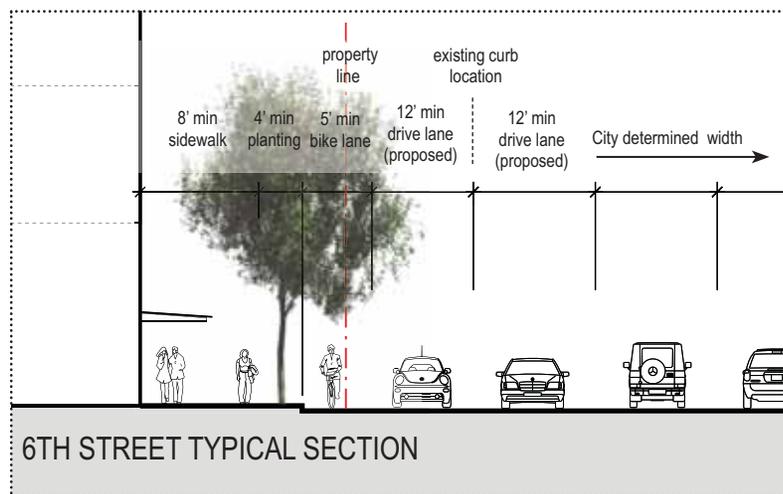
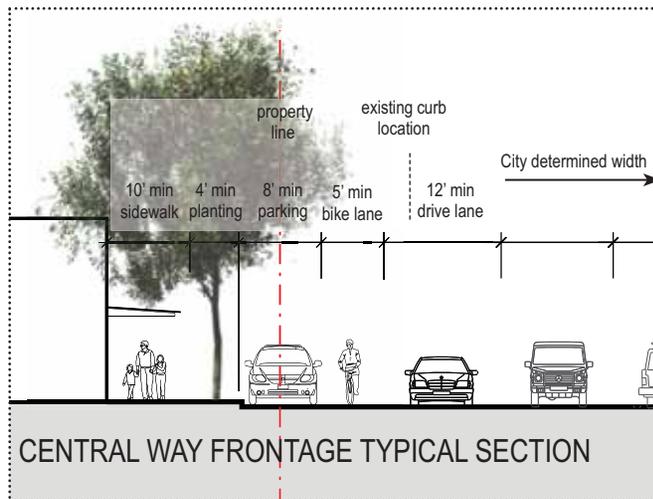
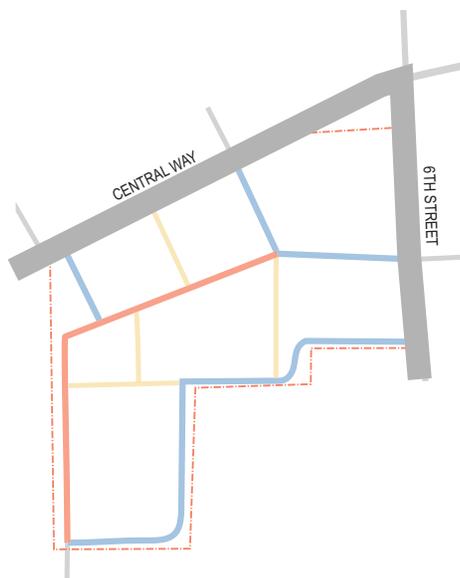


11. STREET CLASSIFICATION

Adjacent Street Improvements

Central Way
6th Street

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

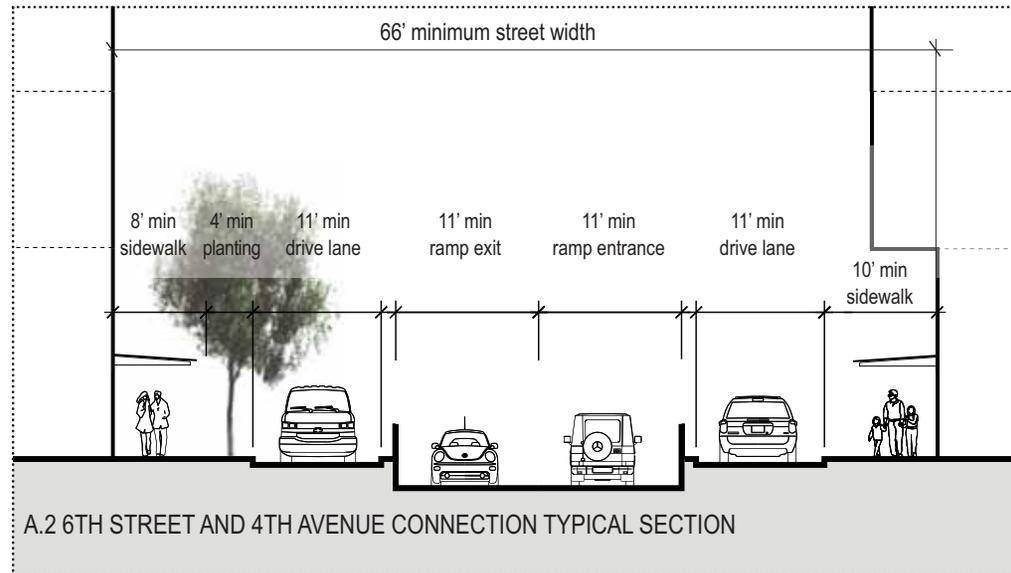
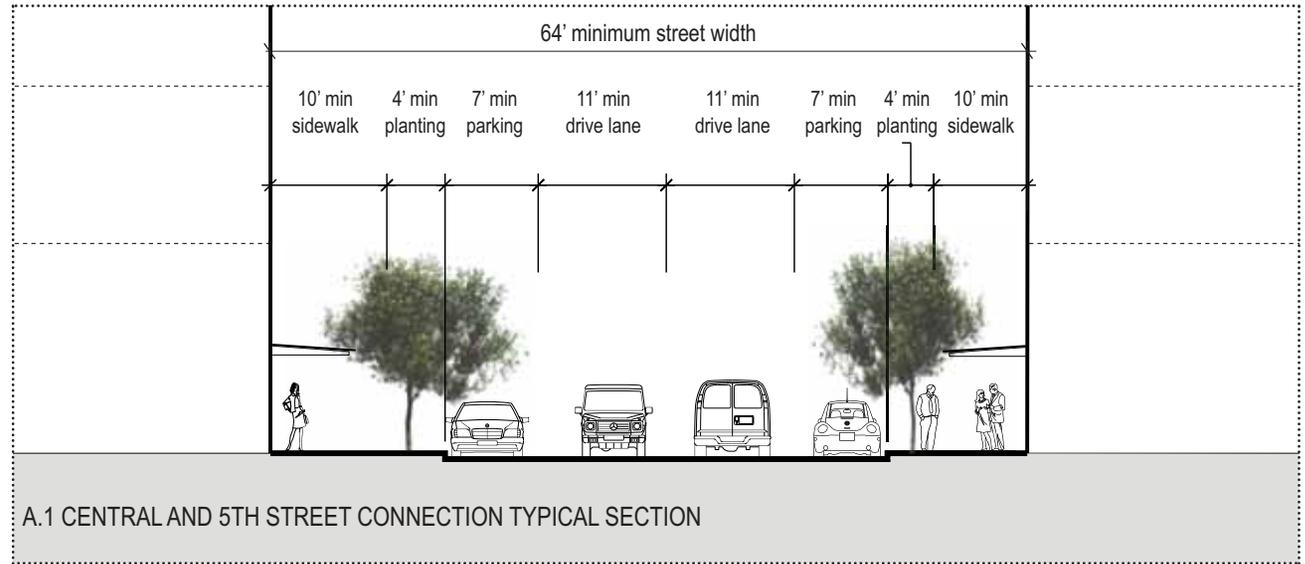
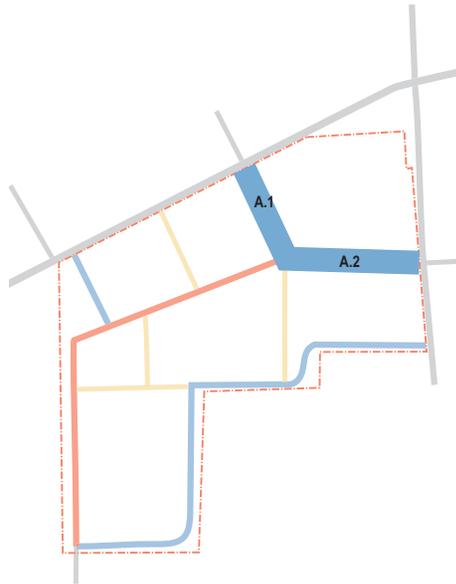


11. STREET CLASSIFICATION

Access Streets

- A.1 Central and 5th Street Connection
- A.2 6th Street and 4th Avenue Connection

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

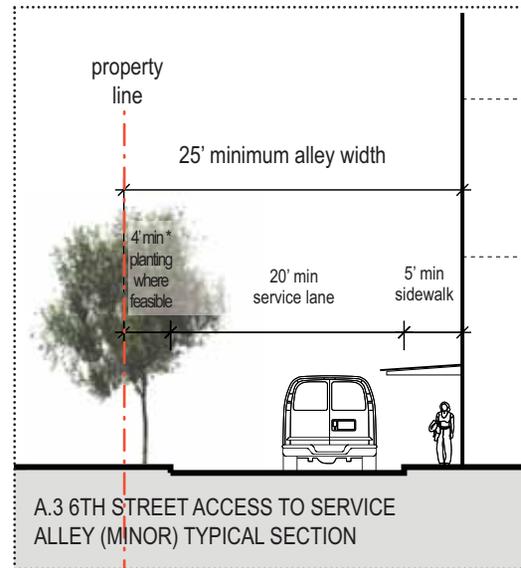
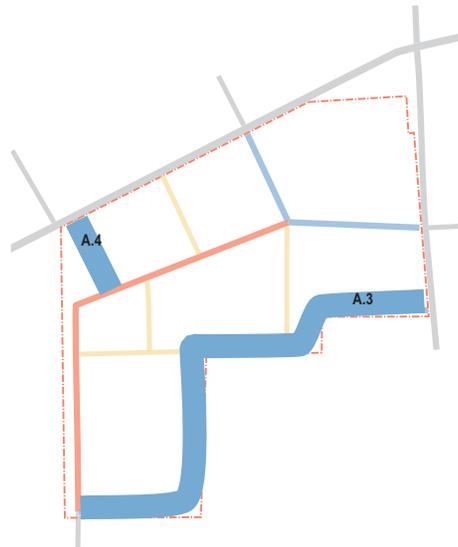


11. STREET CLASSIFICATION

Access Streets

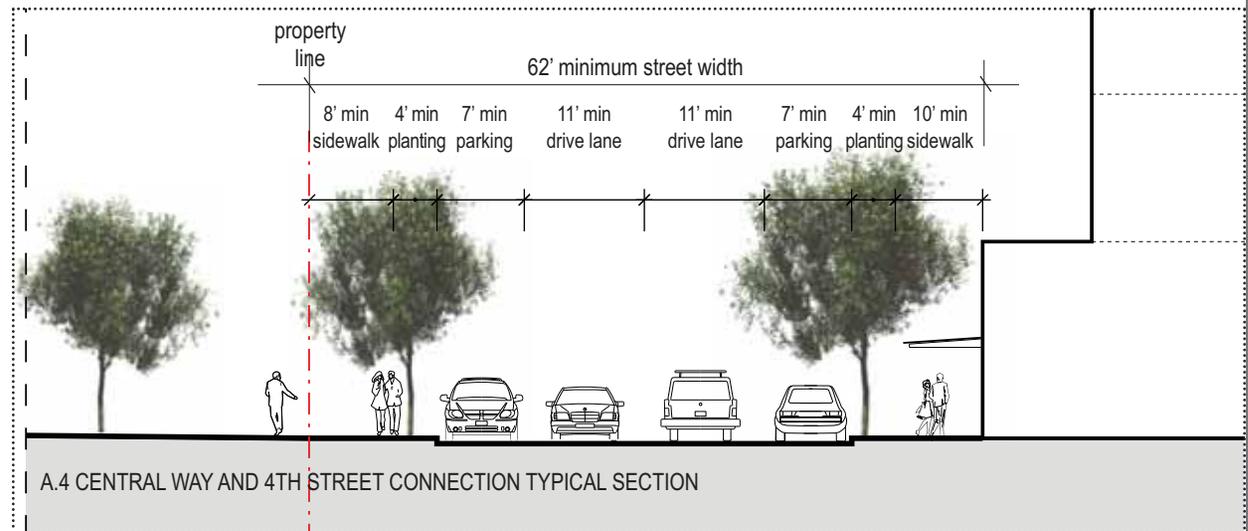
- A.3 6th Street access to service alley (minor)
- A.4 Central Way and 4th Street Connection

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



* 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.

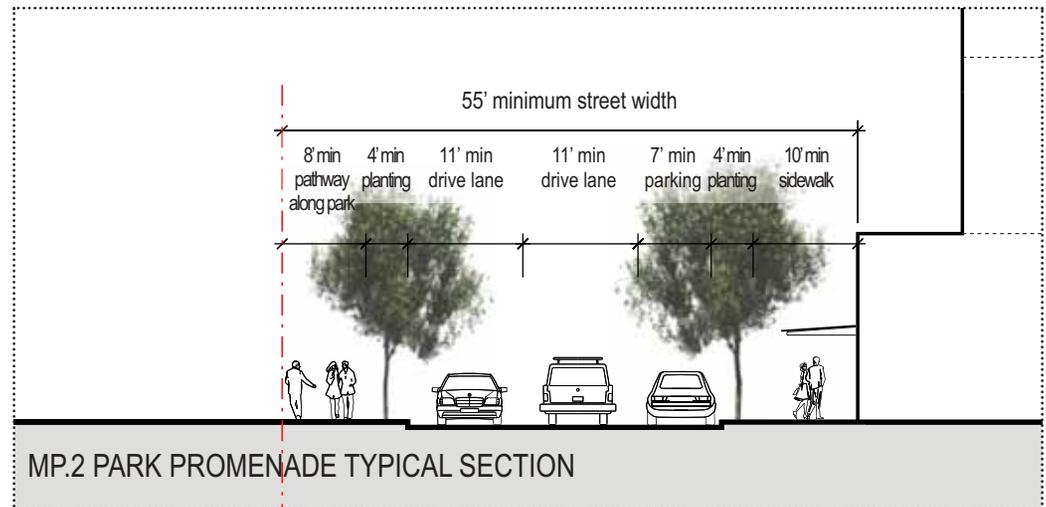
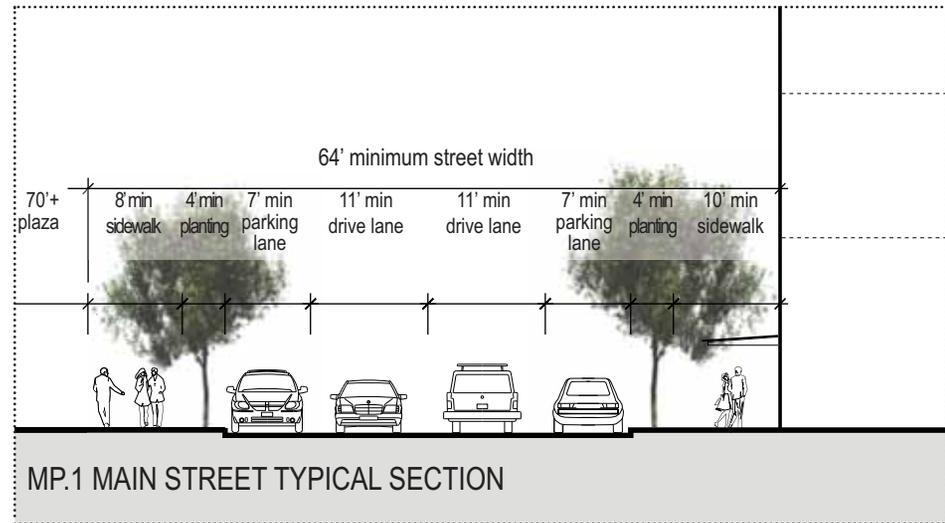
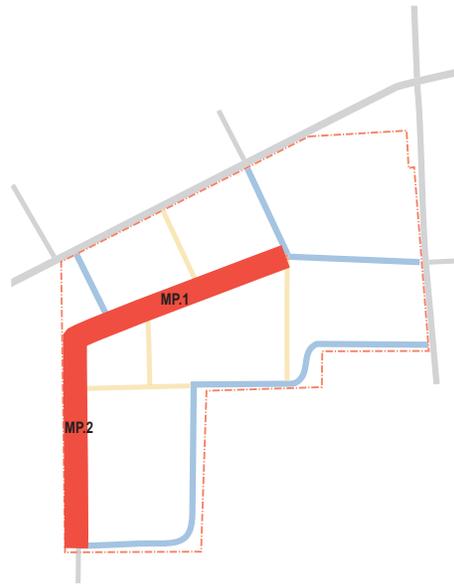


11. STREET CLASSIFICATION

Major Pedestrian Streets

- MP.1 Main Street
- MP.2 Park Promenade

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

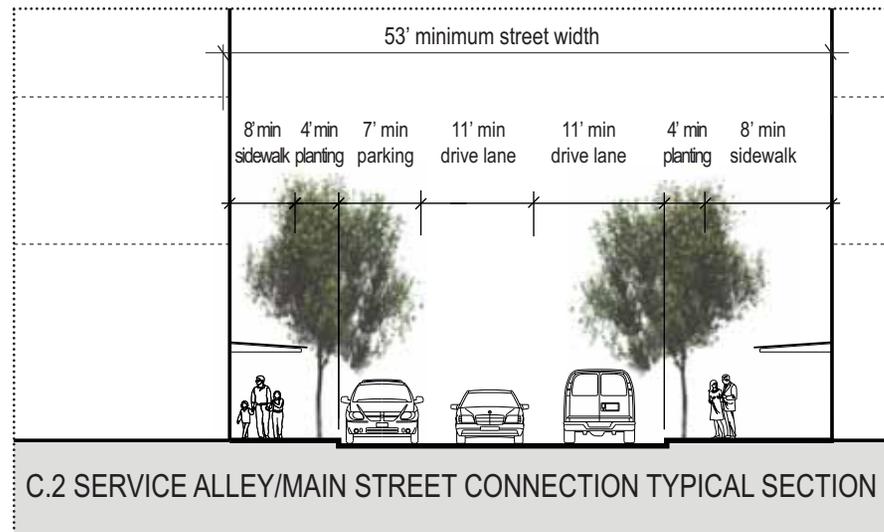
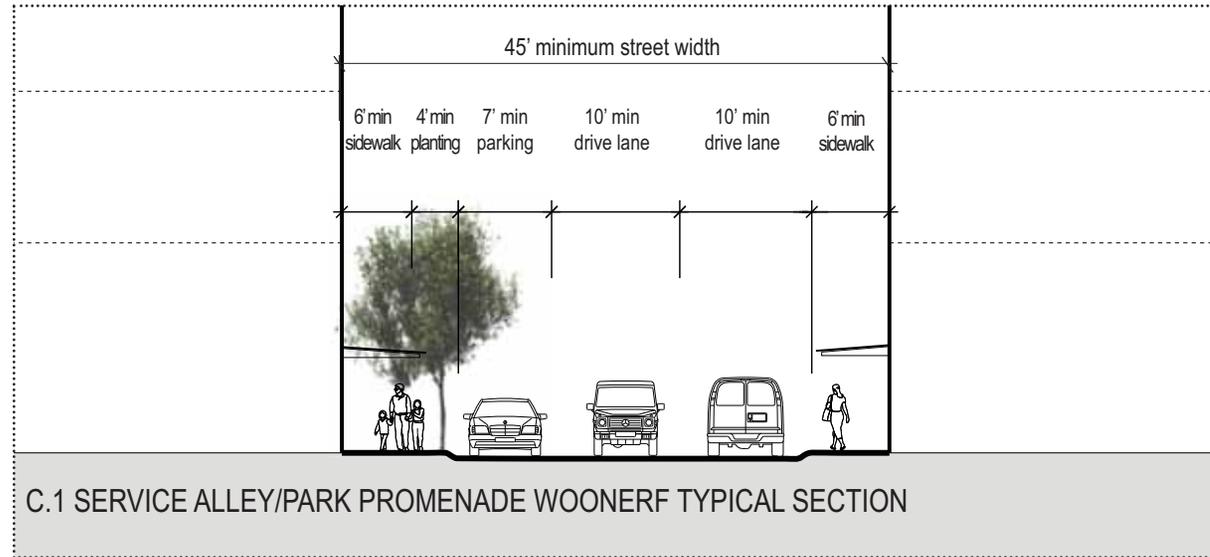
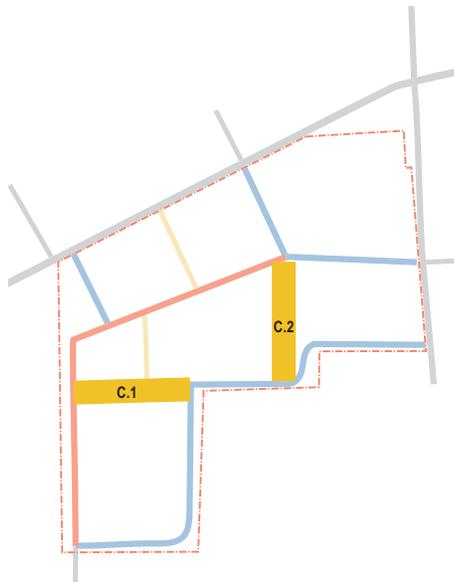


11. STREET CLASSIFICATION

Secondary Connections

- C.1 Service Alley/Park Promenade Woonerf
- C.2 Service Alley /Main Street Connection

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

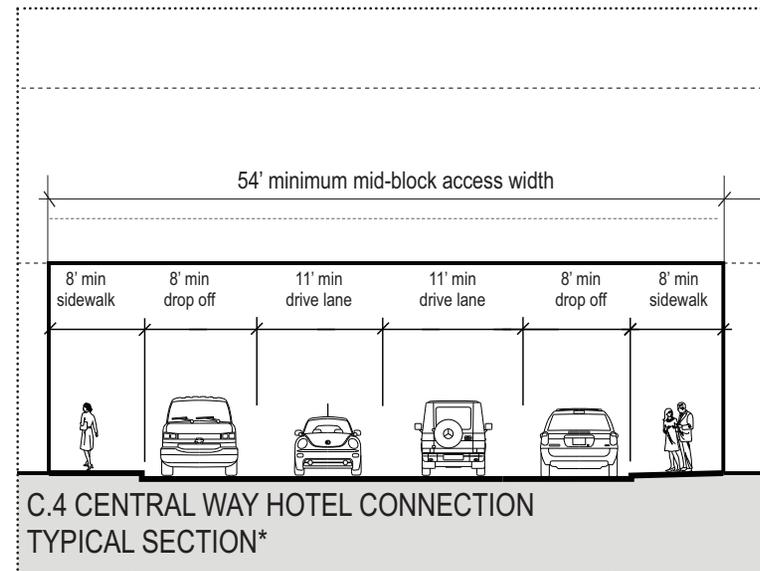
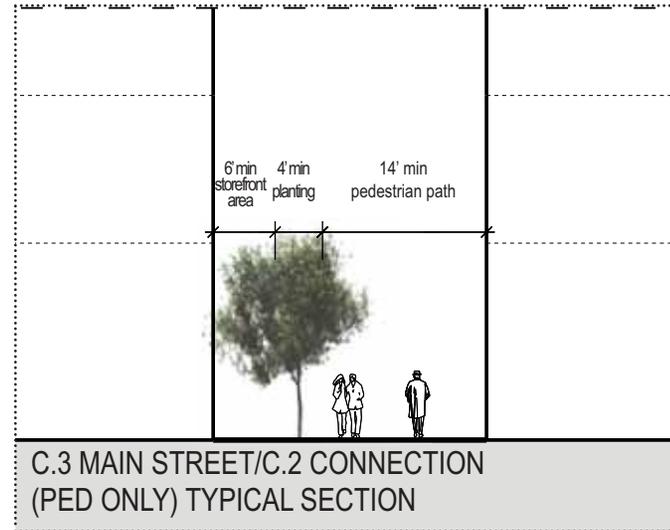
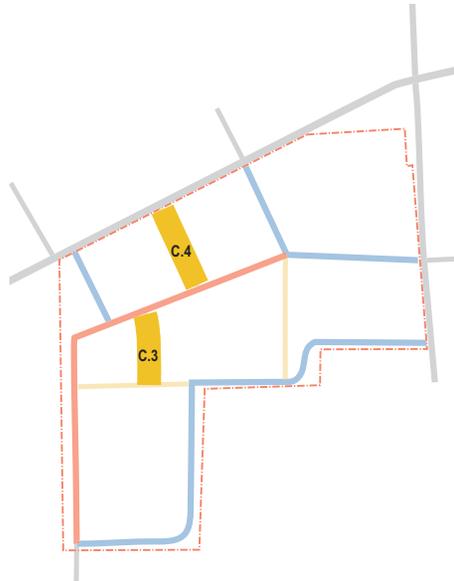


11. STREET CLASSIFICATION

Secondary Connections

- C.3 Main Street/C.2 Connection (ped only)
- C.4 Central Way Connection

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



* The connection to Central way will be a right in, right out per City of Kirkland street standards CK-R.22)

Overall Intent:

To create a rich pedestrian-oriented environment and successful mixed-use village retail center.

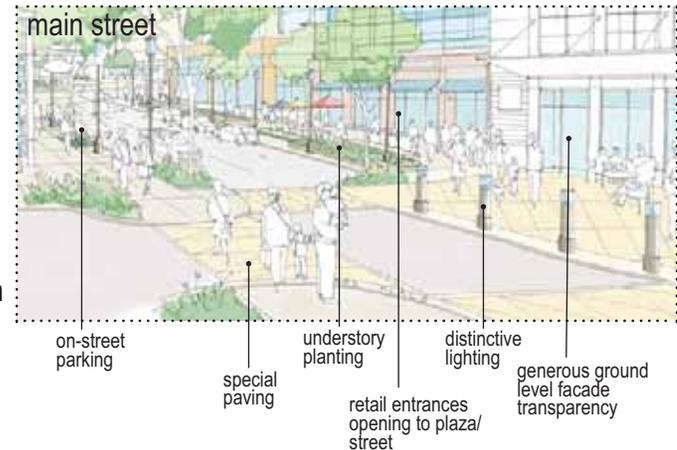
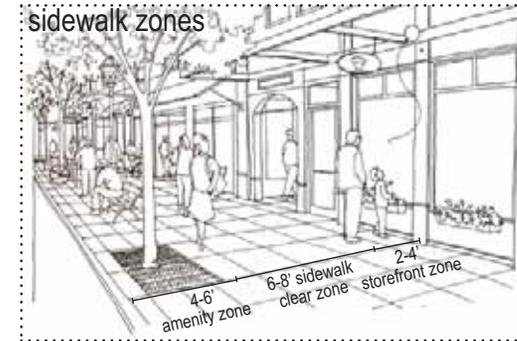
SITE PLANNING

1. Streetscape.

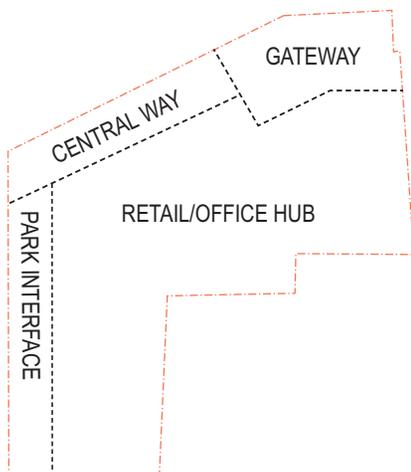
Intent: To maintain a continuous and safe streetscape with a pedestrian-friendly character.

- a. Sidewalks should maintain at least a 6-8ft clear zone for pedestrian travel.
- b. All streets should contribute to the physical safety and comfort of pedestrians. Provide both of the following where feasible to help define the sidewalk space:
 - On-street parking, (see street classifications, pgs 8-14)
 - A well-defined amenity zone set to the curb for understory planting, street trees*, and other street furniture such as benches, trash receptacles, signs.
- 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.
- c. In general, buildings 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.
- d. Encourage recessed main building and/or shop entrances consistent with a traditional “main street” design that is inviting and does not interrupt streetscape continuity.
- e. The corners of buildings located at street intersections should be permitted to step back to promote visibility and to allow for the comfortable collection of people.
- f. Allow larger buildings to recess from the sidewalk edge to allow for entry fore-courts, provided street continuity is not interrupted along the majority of the block.

*Minor deviations for street trees and major planting spaces may be necessary in some spaces due to structural constraints.



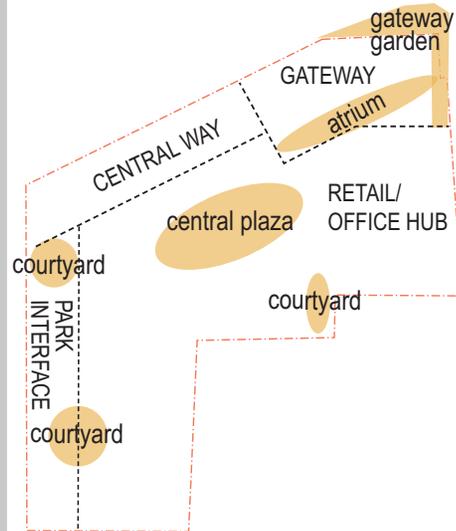
street level faced with recessed entrances, pedestrian oriented signs, and street trees



12. ALL DISTRICTS

Overall Intent:

To create a rich pedestrian-oriented environment and successful mixed-use village retail center.



SITE PLANNING

2. Public Spaces: Plazas, Courtyards and Seating Areas

Intent: To provide a friendly pedestrian environment by creating a variety of usable and interesting public and semi-public open spaces within private development

- a. Make plazas and courtyards comfortable for human activity and social interaction – standing, sitting, talking, eating.
 - 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.
 - 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.
- And at least one of the following:
- Public art.
 - Water feature.

3. Environmental Considerations. UNDER DEVELOPMENT

- Consider environmental conditions such as sun, shade and prevailing winds when positioning courtyards and outdoor seating areas. Consider including the following amenities:
- a. Provide features and amenities to encourage and enhance pedestrian and bicycle access through out the project.
 - b. Provide Low-Impact Design (LID) stormwater treatment techniques designed to reduce or prevent stormwater disposal.



contained outdoor space with special paving, landscaping, seating and pedestrian linkages



plaza space with seating and landscaping



courtyard with seating and water features

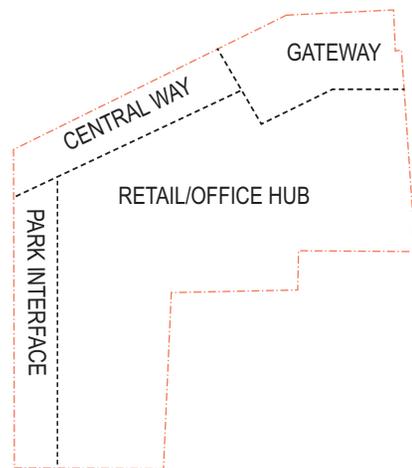


LID stormwater planting treatment

12. ALL DISTRICTS

Overall Intent:

To create a rich pedestrian-oriented environment and successful mixed-use village retail center.



SITE PLANNING

4. Pedestrian Connections and Wayfinding

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

- a. Clearly defined pedestrian connections shall be provided at locations specified in the Street Classification sections (pgs 8 -14).

5. Lighting

Intent: To 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 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 supportive of the Arts and Open Space Program (see page 6) .
- e. Lighting should include non-glaring design solutions, such as cut off fixtures that avoid light spilling over onto other properties.
- f. Flood lighting of entire building facades is discouraged.

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 where ever possible locating service, loading and trash collection facilities in pedestrian-oriented areas.



passageway with retail and pedestrian-scale lighting



pedestrian only connection with significant landscaping



narrow passageway/ fire access with retail and pedestrian-scale lighting



clear pedestrian connection alley with retail and landscaping



pedestrian-scaled lighting



artful and expressive lighting



service screening

12. ALL DISTRICTS

Overall Intent:

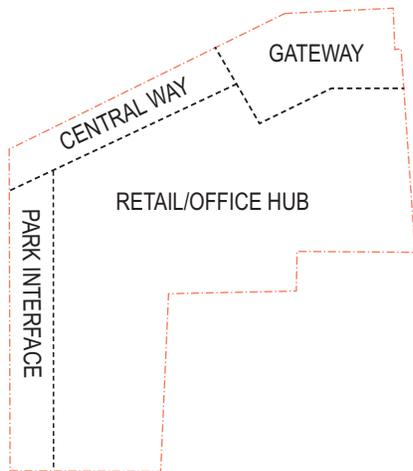
To create a rich pedestrian-oriented environment and successful mixed-use village retail center.

SITE PLANNING

7. Signs: A Master Sign Plan will be created with the City that is in keeping with the following design objectives:

Intent: To 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 districts and/or buildings where they are located.
- b. Signage should be high quality and consistent with the contemporary urban/downtown character of comparable developments in similar regions.
- c. The design of buildings should identify locations, sizes and general design for future signs.
- d. The diversity of sign design shall a hierarchy of elements pertaining to the use and function, including:
 - site signage for entries, wayfinding, parkplace identity
 - building signage for addressing and landmarking
 - tenant signage
- e. The Sign Master Plan will establish a hierarchical system of signs based on use and function, including: wayfinding, office and upper level signs, retail and street level signs and free standing signs.



signage integrated with the building design



unique character pedestrian oriented retail signage

12. ALL DISTRICTS

Overall Intent:

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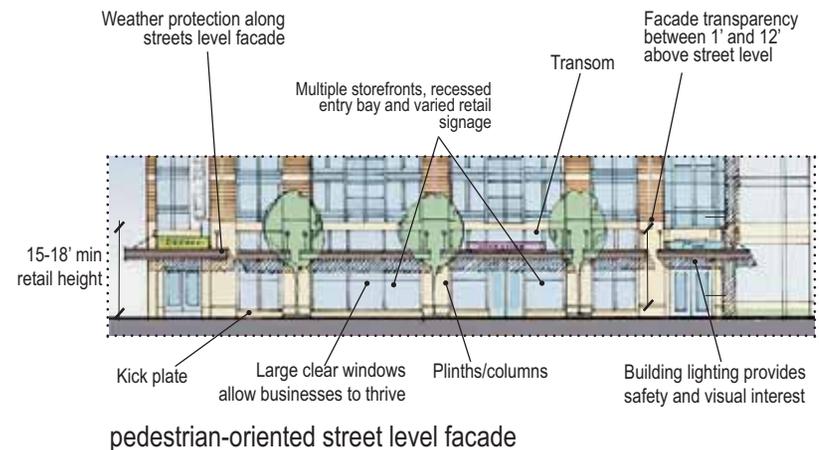
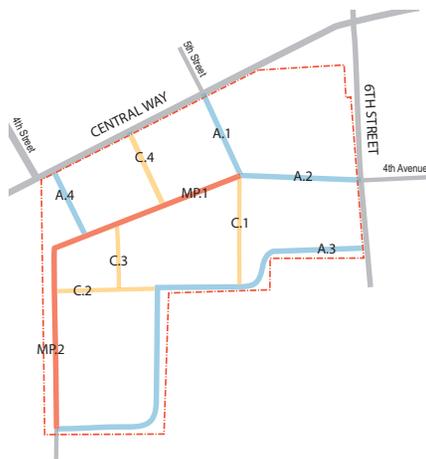
BUILDING DESIGN

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 with required retail frontages, (see diagram on page 7):

- 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.
- Ground level retail heights should be between 15-18 feet in height.
- Entrances: Principal building entry should be visible from the street and public space and marked by large entry doors, canopy/portico/overhang.
- Transparency: To provide a visual connection between activities, ground floor façades should provide the following minimum standards
 - windows of clear vision glass beginning no higher than 2' above grade to at least 10' at above grade
 - 60% minimum transparency along Central Way, MP.1, MP.2
 - 50% minimum transparency along A.1, A.4
- Weather Protection: To provide pedestrians cover from weather. Canopies or awnings should be:
 - be a minimum of 5 feet in width
 - at least 75% of facades along required retail frontages constructed of a permanent, durable material

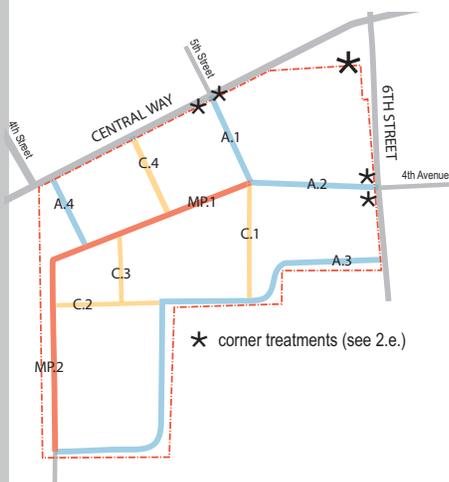


Building design that enhances the activity on the street with multiple storefronts, and a variety of signs, awnings and merchandise displayed.

12. ALL DISTRICTS

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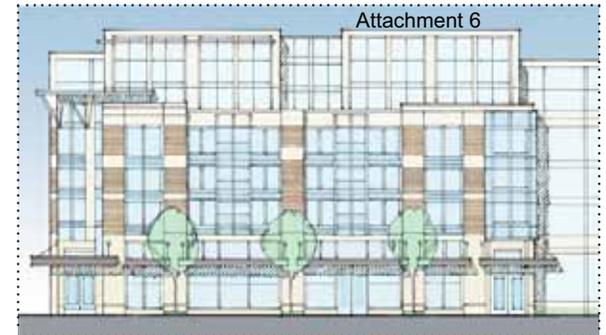


BUILDING DESIGN

2. Massing/Articulation

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

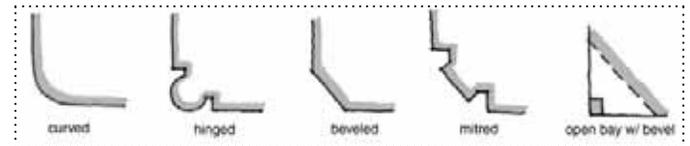
- In general, break down the scale and massing of buildings into smaller and varied volumes.
- Buildings should distinguish a “base” using articulation and materials. Include regulating lines and rhythms which may include cornice lines, belt lines, doors and windows, etc to create a pedestrian-scaled environment.
- Provide clear pattern of building openings. Windows, balconies and bays should unify a building’s street wall and add considerably to a façade’s three-dimensional quality.
- The use of ribbon windows and mirrored glass is strongly discouraged.
- Employ major architectural expressions into the façade, roof form, massing and orientation, such as tower forms, over-sized windows and entrances to demarcate important gateways and intersections; strong corner massing can function as a visual anchor at key locations within the project area. See diagram (left) for encouraged key locations.
- Roof Silhouettes:
 - Express roofs in varied ways.
 - Give consideration to potential views of the roof top from adjacent buildings.
- Rooftop Equipment. Locate and/or screen rooftop equipment so that it is not visible from streets and other public spaces. Use methods of rooftop screening that are integral to the building’s form.



window patterns, articulation, building modulation



window patterns, articulation architectural expression



corner treatments

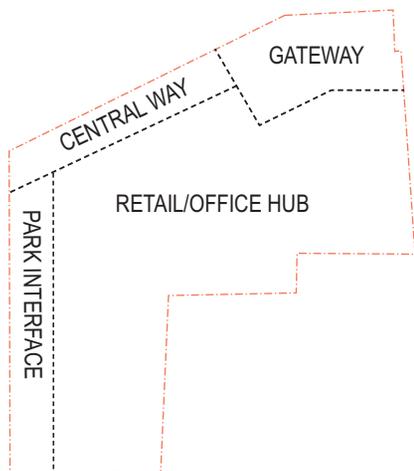


roof forms

12. ALL DISTRICTS

Overall Intent:

To create a rich pedestrian-oriented environment and successful mixed-use village retail center.



BUILDING DESIGN

3. Blank Wall Treatments

Intent: To 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 in these locations that are longer than 30 feet should incorporate two or more of the following:
 - Vegetation, such as trees, shrubs, ground cover and 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: To 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 an urban setting.

5. Building Diversity

Intent: To ensure that buildings in the project are distinct and respond to the unique character of their specific district.

- a. Buildings should be designed to integrate with each other, while allowing for an architectural diversity that is responsive to each specific district and its site conditions.
- b. Materials should be selected to integrate with each other, while allowing a richness of architectural diversity for various buildings.
- c. Windows should incorporate variation in patterning between buildings.



Columns, trellis, art and varied materials offer visual appeal on blank walls



A green wall can soften an otherwise unwelcoming street level facade

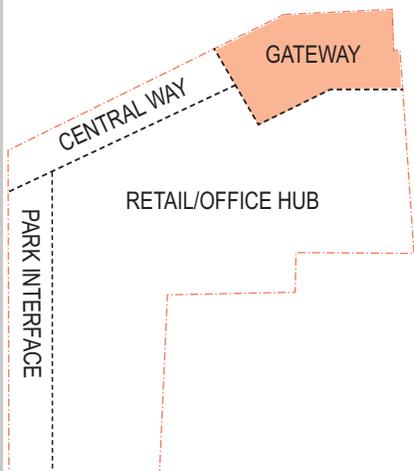


Building using of high durable materials at the street level of materials

13a. GATEWAY DISTRICT

INTENT:

To create a welcoming feature to the Parkplace development and 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”

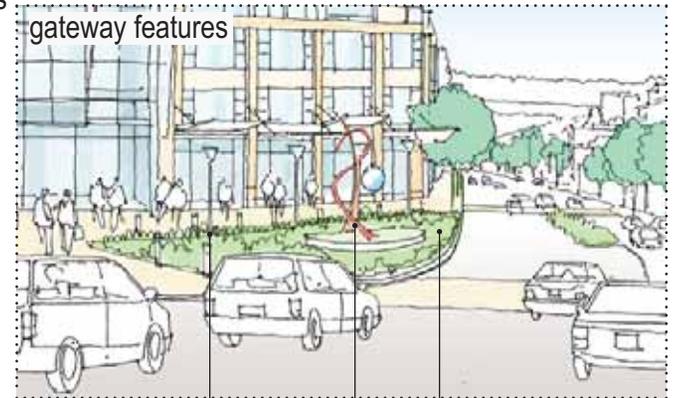
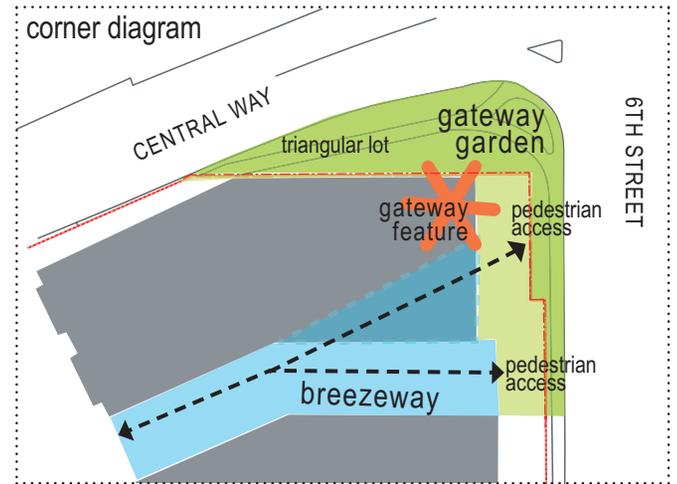
Incorporate the northeast triangular lot (excess right-of-way) into the project design to create a distinct gateway entrance that is integrated with the Parkplace development. The design of this area should encourage a symbolic sense of community ownership of this key gateway. Include:

- 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 be used to distinguish pedestrian spaces and access.
- c. **Trees and Other Planting:** Landscaping should be of appropriate scale and species to make an appropriate gateway gesture. Trees should be selected and maintained to provide visibility of businesses and to encourage proper growth and height.
- d. **Signage** (downtown entry): Incorporate wayfinding signage directing visitors to areas of interest: Downtown/ Peter Kirk Park/Waterfront Marina.

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 be used to distinguish pedestrian spaces and access.
- c. **Seating:** Incorporate seating along pedestrian pathways and gathering spaces.
- d. **Lighting:** Pedestrian-scaled lighting should be incorporated along pedestrian pathways.
- e. **Artwork:** Incorporate public art in an appropriate scale to distinguish the significance of this corner.



lighting public art unique landscaping



A gateway building and public open space can together shape a welcoming gathering space at this important corner

13a. GATEWAY DISTRICT

INTENT:

To create a welcoming feature to the Parkplace development and the City. This area should create an inviting entryway that is representative of the community through the use of art, landscape and architecture.

SITE PLANNING

4. Breezeway/Wintergarden Space

Create an open-air or covered pedestrian connection from the corner of 6th and Central into the heart of the project, consider including the following:

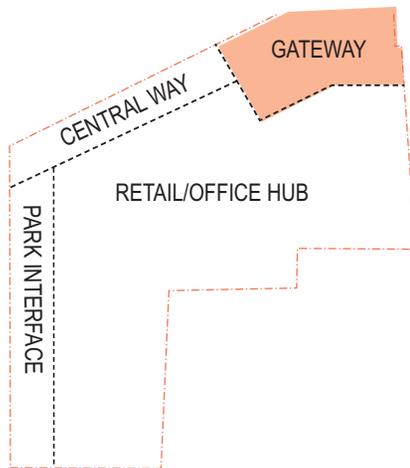
- a. **Winter Garden**
- b. **Connection from 6th to Central Plaza**
- c. **Retail / Restaurant Opportunities**
- d. **High Canopy / Galleria**
- e. **Covered play space**



galleria accessing restaurants and landscaped public seating areas



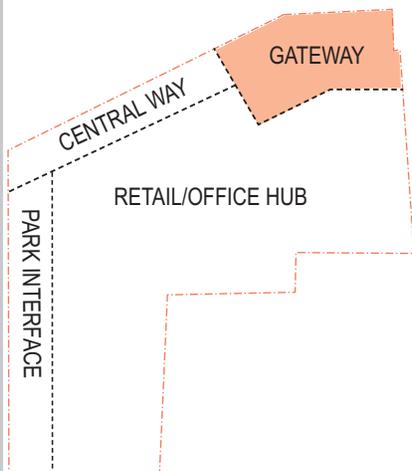
open air lattice covered atrium with outdoor cafe seating



13a. GATEWAY DISTRICT

INTENT:

To create a welcoming feature to the Parkplace development and the City. This area should create an inviting entryway that is representative of the community through the use of art, landscape and architecture.



BUILDING DESIGN

1. Ground Level Treatment

- 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.
- Retail / Restaurant Uses** - Design for retail and restaurant uses along ground floor of the corner building.
- 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.

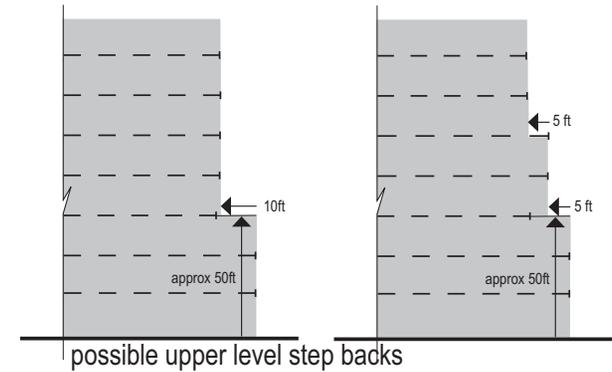
2. Upper Levels

- 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.
- Step backs:** A modulated stepback should be incorporated after the third level (approximately 50') on building facade along Central Way. This step back can vary in depths from 0-10 feet, so long the upper levels of building appear to be receding from the base.
- Top Floor / Roof Edge** - Should be have distinct profile against the sky through elements such as projections, overhangs, cornices, trellises, changes in material or other elements.
- 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.

gateway corner approaches



conceptual rendering of corner buildings on 6th and Central showing ground level setbacks and change of expression for upper levels



example of 10' step back modulation



accent and pedestrian lighting

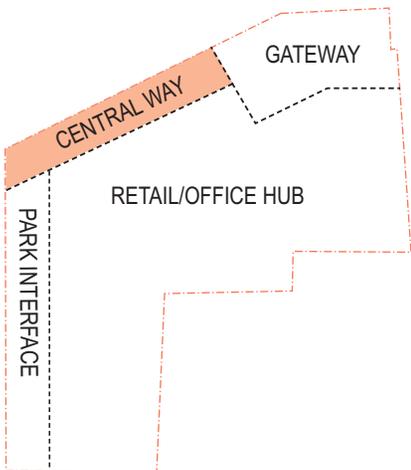


INTENT:

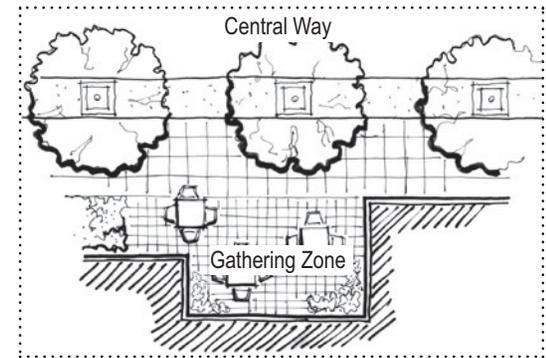
To respond to Central Way as a major arterial that links downtown Kirkland with the areas east and beyond, Parkplace must take advantage of this volume and activity to help create a multi-functioning, pedestrian-scale shopping street.

SITE PLANNING

1. Encourage and activate the street edge by incorporating:
 - on-street parking along Central Way
 - buildings located up to the edge of the sidewalk
 - storefront entrances
 - greater amenity zone of sidewalk (trees, lights, benches)
 - street tree selection and spacing that provide visual continuity, buffers pedestrians from the busy street, and allows visibility of retail
 - pedestrian signage.
2. Reduce the length of the street wall by pulling back portions of the building at the ground level from the street edge in key locations, provided street continuity is not interrupted.



on-street parking ped-scaled light vehicular-scaled light small courtyard large tree species



Courtyard and gracious entry along Central Way



Building set to sidewalk with on-street parking

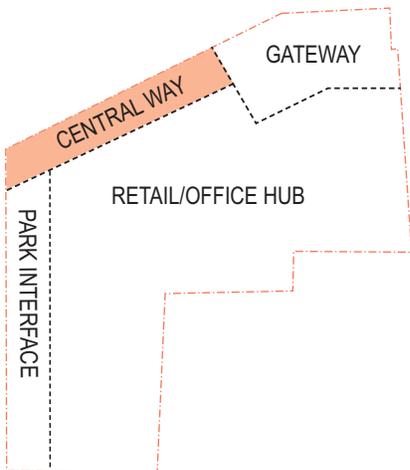
13b. CENTRAL WAY DISTRICT

INTENT:

To respond to Central Way as a major arterial that links downtown Kirkland with the areas east and beyond, Parkplace must take advantage of this volume and activity to help create a multi-functioning, pedestrian-scale shopping street.

BUILDING DESIGN

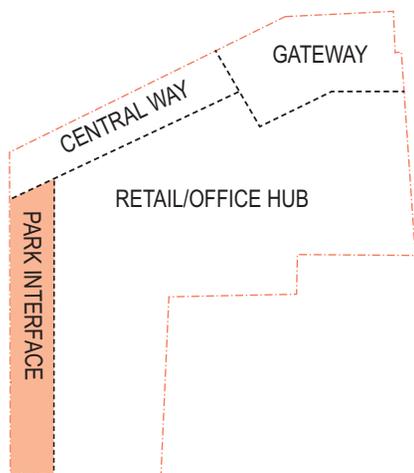
1. Reduce apparent bulk of buildings along Central Way by incorporating a 20 foot upper level step back after the third (3) story. These step back can vary in depths from 0-20 feet, so long the overall upper levels of building appear to be receding from the base.
2. Facades that are stepped back should distinguish by a change in elements such as window design, railings, trellises, details, materials and/or color so that the result is a rich organized combination of features that face the street.
3. Balconies, terraces and landscaping features are encouraged in upper level stepbacks.



examples of varied step backs

INTENT:

To 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 and other design treatments.

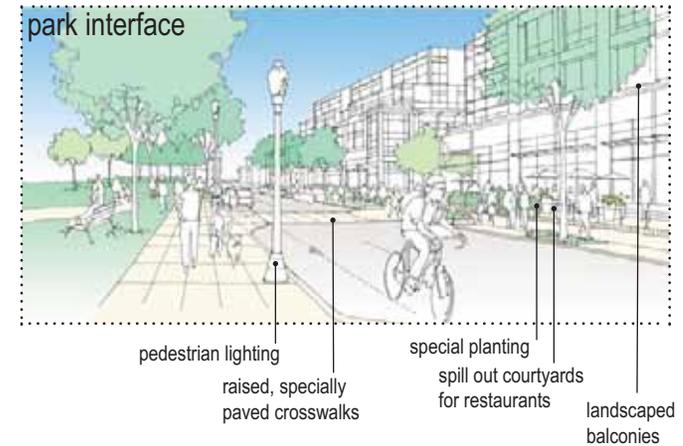


SITE PLANNING

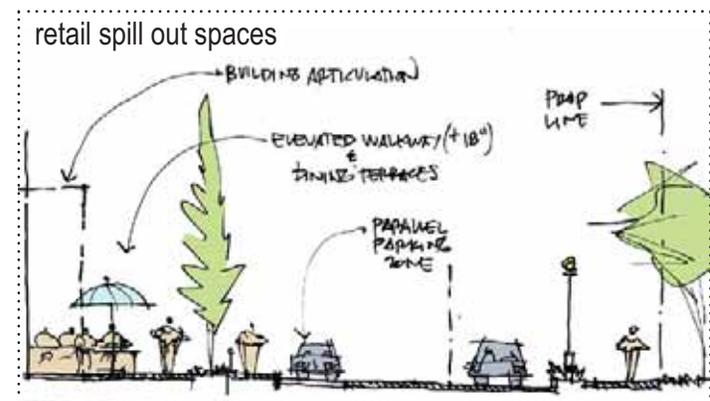
1. Incorporate ample landscaping and distinctive lighting.
2. Incorporate raised crosswalks and special paving to promote pedestrian priority along the promenade (see street section on page 12)
3. Encourage retail spill out spaces and landscaped courtyards along the building edge. Bring the “indoor” out and the “outdoor” in by spilling retail spaces onto the sidewalk and creating small gathering spaces along building edges.

BUILDING DESIGN

1. Buildings shall address park and promenade street by incorporating:
 - terraces and balconies
 - entrances to retail along promenade
 - greater transparency at ground floor
2. Where feasible, consider providing rooftop terraces on lower roof levels as gathering spaces that include such amenities as:
 - seating
 - landscaping
 - canopies or coverings for weather protection



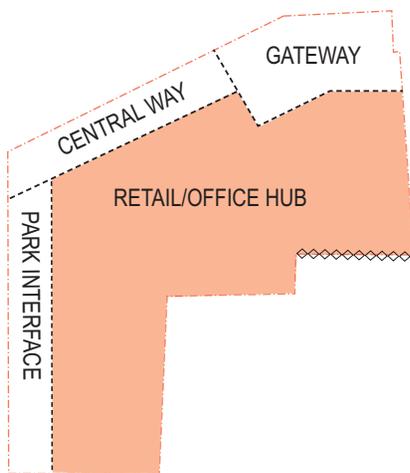
buildings addressing promenade and providing street fronting courtyards



13.d CENTRAL RETAIL HUB

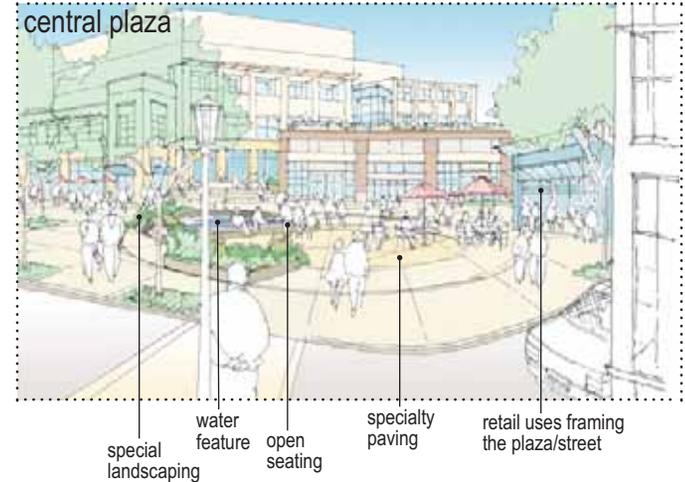
INTENT:

To establish a vibrant Central Retail Hub with activated public space and retail/window shopping experience with offices, hotel and sports club uses overlooking a common central plaza.



SITE PLANNING

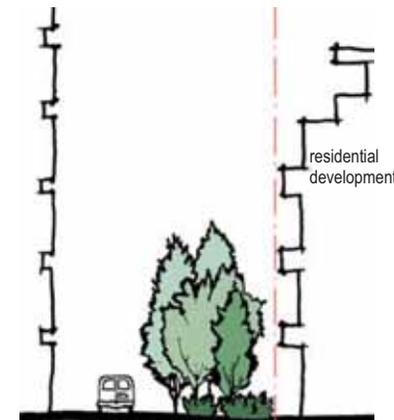
1. The central plaza space (see pedestrian space standards, pg 7) should be a grand gathering and activity space by incorporating the following:
 - special paving
 - water feature
 - special landscaping
 - seating- covered and open
 - distinct lighting
 - access to sunlight
 consider also providing:
 - small retail pavilion
 - accommodations for concerts/performances
 - kids play area/childrens interactive feature
2. The plaza space should be supported as an important activity space by being surrounded by active public-oriented amenities such as ground floor retail, restaurants and cafes.
3. Locate plaza at/or near street grade to promote physical and visual connection to the street and adjacent buildings and their entrances.
4. 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.
5. A 10 foot permanent landscaped edge along the southeast property line adjacent to residential uses should be incorporated within the street design, (see section on page 11 and diagram to the left: ◇◇◇◇◇◇◇◇).



large plaza space with distinctive lighting and interactive water feature



plaza space with special paving and seating and small retail pavilion

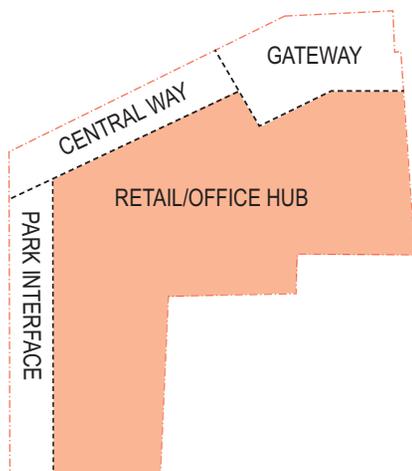


landscaped edge along adjacent residential use

13.d CENTRAL RETAIL HUB

INTENT:

To establish a vibrant Central Retail Hub with activated public space and retail/window shopping experience with offices, hotel and sports club uses overlooking a common central plaza.



BUILDING DESIGN

1. Lower level facades with predominant retail uses should be set to the side walk line or edge of public space to frame pedestrian spaces in key locations.
2. Where feasible, consider providing rooftop terraces on lower roof levels as gathering spaces that include such amenities as:
 - seating
 - landscaping
 - canopies or coverings for weather protection



Attachment 6



accessible roof top terraces



retail uses framing pedestrian courtyards and patios



KZC 142.35 Design Board Review (D.B.R.) Process

1. Timing of D.B.R. – For any development activity that requires D.B.R. approval, the applicant must comply with the provisions of this chapter before a building permit can be approved; provided, that an applicant may submit a building permit application at any time during the design review process. An applicant may request early design review, but such review shall not be considered a development permit or to in any way authorize a use or development activity. An application for D.R. approval may be considered withdrawn for all purposes if the applicant has not submitted information requested by the City within 60 calendar days after the request and the applicant does not demonstrate reasonable progress toward submitting the requested information.

2. Public Meetings – All meetings of the Design Review Board shall be public meetings and open to the public.

3. Authority – The Design Review Board shall review projects for consistency with the following:
 - a. Design guidelines for pedestrian-oriented business districts, as adopted in Chapter 3.30 KMC.
 - b. Design Guidelines for the Rose Hill Business District (RHBD) and the Totem Lake Neighborhood (TLN) as adopted in Chapter 3.30 KMC.
 - c. The applicable neighborhood plans contained in the Comprehensive Plan for areas where Design Review is required.
 - d. The Design Principles for Residential Development contained in Appendix C of the Comprehensive Plan for review of attached and stacked dwelling units located within the NE 85th Street Subarea and the Market Street Corridor.
 - e. The Parkplace Master Plan and Design Guidelines for CBD 5A as adopted in Chapter 3.30 KMC.

4. The Design Review Board is authorized to approve minor variations in development standards within certain Design Districts described in KZC 142.25(6)(a) provided the variation complies with the criteria of KZC 142.25(6)(b).