



CITY OF KIRKLAND

Planning and Community Development Department
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MEMORANDUM

To: Design Review Board

From: Teresa Swan, Senior Planner

Date: June 26, 2008

Subject: **REVIEW OF KIRKLAND PARKPLACE CENTER PLAN B (PER CURRENT CODE AND PRIMARILY OFFICE) CONCEPTUAL DESIGN CONFERENCE, FILE No. CDC08-00001**

The purpose of this memorandum is to provide background information to the new Design Review Board members on the Kirkland Parkplace Center Plan B proposal in preparation of the Design Response Conference application. The application is tentatively scheduled for a Design Response Conference at the August 18, 2008 meeting.

I. CONCEPTUAL DESIGN CONFERENCE FOR PLAN B

On April 21, 2008, the Design Review Board reviewed the Conceptual Design Conference application for the Kirkland ParkPlace Center Plan B and provided direction to the applicant for the Design Response Conference. Staff prepared a summary of the DRB direction in a letter to Douglas Howe of Touchstone, dated April 25, 2008 (see Enclosure 1). Attached to this memo is the staff memo for the Conceptual Design Conference, dated April 11, 2008, that provides a description of the proposal; information about surrounding properties; and a summary of the key zoning regulations, Comprehensive Plan policies, design regulations and guidelines applicable to the site (see Enclosure 2 and Attachments 1, and 3 through 8). Also attached are the proposed development plans presented at the meeting (see Attachment 2).

Plan B for Kirkland Parkplace would involve redevelopment of the site under the current policies and regulations at a maximum allowable height of 5 stories in height and a front yard setback along Central Way and 6th Street of 20 feet (see Attachments 3, 4 and 7). The proposal is to redevelop the site in two phases: Phase 1 would be primarily office with some ancillary retail in the northern portion of the site and Phase 2 would be office and potentially retail in the southern part of the site where the QFC store and some general retail are currently located. Phase 1 is proposed to contain up to 935,000 square feet. The development plan for Phase 2 has not been determined (see Attachment 2).

At the Conceptual Design Conference for Plan B, the Design Review Board reviewed 6 alternative site layouts with corresponding total square footages. The DRB gave the direction that they preferred Site Plan B at 910,000 square feet and Site Plan E at 895,000 square feet in seven buildings because the two plans would provide the largest single open space area in the westerly portion of the site next to Peter Kirk Park (see Attachment 2 and Enclosure 1).

II. KIRKLAND PARKPLACE CENTER PLAN A

Plan A for the Kirkland Parkplace Center would be redevelopment of the entire site as a large mixed use center with office, retail and hotels, totaling 1.8 million square feet. The applicant has submitted a private

amendment request to increase the allowable height from 5 stories to 8 stories, to reduce the front yard setback requirement and to change other policies and development standards applicable to the site. The request would require amendments to the Comprehensive Plan's Downtown Plan's policies and to the Zoning Code's CBD 5 regulations. The Design Review Board, acting at the request of the City Council and in a legislative role, reviewed the applicant's conceptual plan and provided the Planning Commission with a recommendation on site layout and building massing to formulate new policies and regulations. The Planning Commission is currently considering the amendments and the DRB recommendation, and will make a recommendation to the City Council by late fall 2008. The City Council will make a final decision on the request as part of the City's annual Comprehensive Plan update project at the end of the year or early next year.

The site layouts for the northern portion of Plan A and Phase 1 of Plan B are similar with the main difference being the proposed height and an additional access point in Plan A next to the Peter Kirk Park along Central Way.

III. DESIGN RESPONSE CONFERENCE FOR PLAN B

It is anticipated that Design Response Conference for Plan B will occur over several meetings. At the first Design Response Conference, Mark Arnold of LMN Architects, representing Touchstone Corporation, will give a brief presentation of the materials presented at the Conceptual Design Conference and will propose an outline of what topics to be covered at each subsequent meeting for the DRB review and approval.

Staff recommends that the new DRB members review the attached materials in preparation of the upcoming Design Response Conference.

If you have any questions or request additional information, please email me at tswan@ci.kirkland.wa.us or call me at (425) 587-3258.

IV. ENCLOSURES WITH ATTACHMENTS

1. Enclosure 1 – Letter to Douglas Howe, dated April 25, 2008, summarizing the DRB comments from the April 21, 2008 Conceptual Design Conference
2. Enclosure 2 – Staff memo dated April 11, 2008
 - Attachment 1 – Vicinity Map
 - Attachment 2 - Proposed Development Plans
 - Attachment 3 - CBD 5 Use Zone Chart
 - Attachment 4 - Design District Map, Figure C-5
 - Attachment 5 - Downtown Master Plan, Figure C-4 (pedestrian connections, gateways, visual landmarks, views)
 - Attachment 6 - Design Districts 5 and 6 – Circulation and Gateways
 - Attachment 7 - Downtown Plan CBD 5 excerpts
 - Attachment 8 - Summary of Design Guidelines for Pedestrian-Oriented Business Districts applicable to the site