

April 25, 2008

Douglas Howe
Touchstone Corporation
2025 1st Ave, Suite 790
Seattle, WA 98121

Dear Mr. Howe:

RE: Conceptual Design Conference for Kirkland Parkplace Alternative Plan, File CDC08-00001

On April 21, 2008, the Design Review Board (DRB) held the Conceptual Design Conference for the proposed Kirkland Parkplace Alternative Plan. This letter summarizes some of the key points that the Board discussed at the meeting as the project proceeds to the Design Response Conference. The Design Response Conference will be scheduled within 60 days of receipt of a complete application.

A. Board Discussion Comments

Overall Site Plan

- Of the six design concepts submitted, the Board favored Plan B at 910,000 square feet and Plan E at 895,000 square feet.
- Since the proposed plan is an office campus rather than public place with retail uses, other elements become very important, such as landscaping, views, size of and activities within the central common area, building height and setbacks, and connection between the park and 4th Street across the site.

Building Design

- The office campus should provide a diverse urban experience with different building styles and materials tied together by common themes of landscaping, lighting, signage, sidewalks and other elements.
- Buildings along Central Way should be of different designs to break up the visual appearance of the long linear frontage of buildings.
- The Comprehensive Plan talks about “significant” setbacks for the upper floors. How much of a setback is needed to meet the “significant” test needs to be addressed. The perceived visual massing and height from ground level perspective should be used to determine appropriate upper floor setbacks (performance based).

Open Spaces and Landscaping

- Superior landscaping and substantial spacing between buildings and along the perimeter are needed to mitigate the scale of the buildings. High quality landscaping will be a key essential to this project.

- A strong open central area is needed to connect to the park.
- DRB is disappointed with water features that have been installed in the CDB for design review projects. The water features have fallen short of what was presented at the meetings. If water features are proposed, detailed cross elevations and pictures need to be presented

Gateway

- Gateway treatment will be a key to a successful entrance way design at 6th Street and Central Way.

Westerly views along Central Way

- Upper floor setbacks and positioning of buildings can provide distance views of sky and beyond.

B. Items required for the Design Response Conference

In addition to the items outlined in the application form for the Design Response Conference (attached), the DRB noted the need for the following items to be submitted for review:

- Cross sections both east-west and north-south showing perceived visual massing and height as measured from ground view showing for several upper story setbacks and massing options based on Concept Plans B/E.
- View corridor study along Central Way showing different options for upper story setbacks and massing based on Concept Plans B/E.
- Several options for gateway design and elements.
- Vignettes of space between each of the buildings both from a north-south and east-west perspective. One idea would be to use the Sketch-Up program.
- Using a checklist format, explain how the proposal, including the various upper story setbacks and massing options, meets the zoning regulations for CBD-5, the Comprehensive Plan policies for Design District 5, and the Design Regulations and Design Guidelines applicable to the site.

You will want to review the following documents accessible through links at the Planning and Community Development page on the City's web site at www.ci.kirkland.wa.us:

-Kirkland Zoning Code Chapters 50, 92, 95 and 105

-Downtown Plan within the Moss Bay Neighborhood Chapter of the Comprehensive Plan (pp. XV.D-4 through D-20)

-Design Guidelines for Pedestrian-Oriented Business Districts

C. Staff Comments

1. Additional items for the Design Response Conference:

- Consider placing the **HVAC system** for at least the gateway building underneath the building or on the ground (and screened) rather than on the roof to reduce the total height of the building along Central Way.

Enclosed is a copy of Zoning Code Section 115.120 concerning roof top appurtenances. Any element over 4 feet must meet certain criteria, approval for additional height for HVAC is discretionary and notice must be provided to adjoining residents. Staff will recommend to the DRB that location of the HVAC on each building be reviewed with design review.

- Provide proposed **dimensions** for public spacing between each building
- Provide proposed **layout and amenities in the central open space area**

2. Landscaping:

Consensus of staff is that the **landscaping** installed for many design review projects in the CBD has been a disappointment. The size, variety, quality of the landscaped materials has not meet expectations. Some of the reasons are that landscape materials were obtained at the last minute when selection was limited, too many deciduous species were used so the areas are bare during the winter and possibly an insufficient landscaping budget. You should consider these issues when preparing your landscape plans and planning for construction.

D. Design Response Conference for a Multiple Building Site

Since the project involves redevelopment of a site with several buildings, an outline of what will be presented and reviewed at each subsequent Design Response Conference meeting should be discussed at the first Design Response Conference meeting. The earlier meetings will focus on the general layout, height and massing and the later meetings will focus on building design, materials and colors for each building, and design of common spaces, landscaping, lighting fixtures, exterior furniture, signage and other elements.

If you have any additional questions, please contact me at 425-587-3258 or at tswan@ci.kirkland.wa.us

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Sincerely,

PLANNING AND COMMUNITY DEVELOPMENT

Teresa Swan
Senior Planner

cc: Mark Arnold, LMN Architects, 801 2nd Ave, Suite 501, Seattle, WA 98104

Attachments:

- Design Review Application
- Zoning Code Section 115.120