



## **CITY OF KIRKLAND**

**Planning and Community Development Department**  
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### **MEMORANDUM**

**To:** Design Review Board

**From:** Angela Ruggeri, Senior Planner

**Date:** March 3, 2008

**Subject:** **PRIVATE AMENDMENT REQUEST FROM TOUCHSTONE CORPORATION FOR PARK PLACE CENTER**  
CONCEPTUAL DEVELOPMENT PLAN  
File No. ZON07-00016

#### **I. SUMMARY OF PROPOSAL**

Douglas Howe of Touchstone Corporation has submitted a private amendment request for the redevelopment of the existing Kirkland Park Place Center. The proposal includes up to 1.8 million square feet of office, retail and hotel floor area and approximately 3,500 parking stalls. The 11.5 acre site currently contains 250,700 square feet of office and retail uses along with 742 parking stalls.

The applicant is requesting the following amendments:

- A building height increase from 3-5 stories to 4-8 stories as measured from the grade of 6<sup>th</sup> Street and Central Way and to allow taller buildings next to Central Way and 6th Street.
- A building setback reduction from 20 feet to 0 feet on Central Way and 6th Street, and possibly from 10 feet to 0 feet next to Peter Kirk Park, and possible flexibility in other regulations such as lot coverage.

#### **II. PURPOSE OF THE MEETING**

The purpose of this Design Review Board (DRB) meeting is to complete the DRB's recommendation to the Planning Commission.

#### **III. PROCESS**

The role of the DRB during the private amendment process for Park Place has been to help staff and the Planning Commission develop appropriate Comprehensive Plan policies, development regulations and design guidelines for the Park Place site. The primary issues that the Board has focused on are the form giving elements of the proposal such as the site layout and building

massing. The DRB's review of the conceptual development plans that the applicant submitted has provided a starting point for recommendations to be made to the Planning Commission.

The meeting on March 11 will be the meeting when the Board will make its recommendation to the Planning Commission. At the February DRB meeting, the Board heard from the applicant and the public. At the end of the meeting, the Board determined that the March meeting would be used solely to deliberate and complete its recommendation. It was decided that no applicant or public comment would be taken at the March meeting in order to allow as much time as possible for the Board's deliberations. Two comment letters and a letter with drawings from the applicant have been received and are included as Attachments 1, 2 and 3 to this memo.

#### **IV. PRIOR DESIGN REVIEW BOARD MEETINGS**

The applicant made an initial presentation of the proposal to the DRB at the May 14, 2007 meeting. The applicant then returned to the DRB meeting on September 17 with a conceptual pedestrian experience plan. The DRB made a number of comments about the project massing and the need for an improved pedestrian environment at the September 17 meeting. These comments were addressed by the applicant's new design team at the DRB meeting December 3, 2007. The applicant presented additional information and received comments from the DRB at the January 7, 2008 and February 4, 2008 meetings.

#### **V. RECOMMENDATION BY THE DRB TO THE PLANNING COMMISSION**

The DRB will complete their recommendations to the Planning Commission at this meeting. The following outline can be used to help guide the DRB in making these recommendations. The applicant has also provided site plans which include key questions about their Comprehensive Plan request (see Attachment 1). These plans can be used by the DRB as a starting point for discussion of the recommendations to be made to the Planning Commission.

Staff suggests that the following topics relating to the form giving elements of the proposal be addressed by the DRB in making their recommendation to the Planning Commission. There will be site plans at the meeting that the Board can use to sketch their ideas and help in the development of recommendations on each of these issues. The Planning Commission will use the DRB recommendations to help develop Comprehensive Plan language, Zoning Code regulations and design guidelines for the site.

##### **SITE ORGANIZATION**

1. What are the appropriate access points to the site?
2. How should site circulation be configured?
  - Pedestrian circulation
  - Vehicle circulation

3. What is the best arrangement for the open space?

#### BUILDING MASS AND PLACEMENT

1. Are buildings up to 8 stories appropriate on this site or on portions of the site? Are there places where building height should be limited?

Staff recommends building height be discussed relative to:

- The adjacent street for buildings fronting on Central Way and 6<sup>th</sup> Street.
  - The existing grade for remaining buildings.
2. Should there be upper story step back requirements for buildings which relate to the context of:
    - Adjacent buildings
    - Peter Kirk Park
    - The interior open space
  3. What are the appropriate setbacks for the buildings?
    - Adjacent to Central Way
    - Adjacent to 6<sup>th</sup> Street
    - Adjacent to the park
    - Abutting other properties

4. How should the gateway at the corner of 6<sup>th</sup> and Central be treated?

## VI. BACKGROUND INFORMATION

At the February meeting the Board asked for background information on the site and on the current Comprehensive Plan and Zoning Code regulations that pertain to the site.

### A. SITE

The Kirkland Park Place Center is located at 211-530 Park Place Center in the northern half of CBD-5 (see Attachment 4). At 11.7 acres, the site is the largest single ownership property in the Downtown Kirkland. It currently is developed with 7 building pads, consisting of the QFC store, the Pancake House adjoining the remodeled Microsoft building that is not part of the center, a row of ground floor retail uses across from QFC, a row of retail uses with office above facing the fountain plaza, a parking structure with office above located between the two retail areas, a 5-6 story office tower plus a penthouse and a roof top appurtenance, a theatre beneath the office tower facing west, a two story TGIF restaurant/24 Hour Fitness Club building and a separate building

containing Key Bank/Purple Cafe restaurant/Ravenna Gardens store. Surface parking is provided throughout the site (see Attachment 5).

Prior to development of the Park Place Center in the early 1980's, the site sloped gradually from Central Way and from 6<sup>th</sup> Street to Kirkland Avenue and Peter Kirk Park. With development of the center, a substantial amount of dirt was removed in the eastern and northern portions of the site to create a level site resulting in the parking lots and building foundations being well below the grades of Central Way and 6<sup>th</sup> Street.

A signal controls the 6th Street entrance access. A stop sign controls the access at Central Way and at Kirkland Ave. The driveway leading to Kirkland Ave is an easement road granted to the center from the owner of the property now containing the Microsoft office use.

Pedestrian access via sidewalks is available to and from the adjacent rights-of-way and to and from Peter Kirk Park. A set of stairs connects the Kirkland Park Place Center to the Emerald Building at the southeast portion of the site. Informal pedestrian access occurs through existing landscaping between the Kirkland Park Place Center and the Emerald and Continental Plaza buildings along the south side of the site (see Attachment 5).

## **B. PRIOR DESIGN REVIEW APPROVAL**

In 2000, the owner of the Park Place Center applied for design review for three new buildings to be located adjacent to Central Way and 6<sup>th</sup> Street. The proposal included two – 5 story office buildings with ground floor retail totaling 264,976 square feet and a 2 story retail building at 26,143 square feet. The TGIF/24 Hour Fitness building was going to be removed. Most of the new parking would have been placed underground. On August 24, 2000, the Park Place Center project received final design review approval with the condition that the DRB would review and approve the final building materials and treatment, the signage concept and the plaza features prior to issuance of the first building permit (DRB-99-127) On August 23, 2001, the first building permit was submitted (BLD01-01130). However, the building permit was never issued so the permit and design review approval have expired.

## **C. SURROUNDING USES AND ZONING**

The following list describes the existing uses and zoning (including allowed heights) of properties adjacent to the subject property:

North: CBD 6 (east of 5<sup>th</sup> Street) - Maximum permitted building height is 4 stories above average building elevation. The existing Terra Apartments with retail on the ground floor are 4-5 stories, depending on the location. There is also a 1 story restaurant to the north of the site.

CBD 7 (west of 5<sup>th</sup> Street) - Maximum permitted building height is 3 stories above average building elevation. The area facing the Park Place Center contains a 1 story bank and a 1 story restaurant.

East: Planned Area 5C - Maximum permitted building height is 6 stories or 60 feet with at least 1 acre or 30 feet above average building elevation. The area contains the 4 story File Net office building and the 1 story U.S. Post Office further to the east.

Planned Area 5B – Maximum permitted building height is 30 feet above average building elevation. The area contains several 1-2 story office buildings.

South: CBD-5. This is the same zone as the Park Place Center. Maximum permitted building height is 3-5 stories. The area contains the 1 story Microsoft building, 2 office buildings at 4-5 stories in height and a residential development at 4-5 stories.

West: Park Use Zone. Maximum permitted height is on a case by case basis. The area contains Peter Kirk Park, developed with tennis courts, a skate park and playground, the Kirkland Performance Center, the Teen Center and the Senior Center, a basketball court and a baseball stadium.

## **VII. KEY COMPREHENSIVE PLAN POLICIES**

The property is located within the Downtown Plan of the Moss Bay Neighborhood Plan and is designated for commercial use. The following information describes some of the key policies of the Downtown Plan, and in particular, the East Core Frame and Design District 5 in which the site is located (see Attachment 6):

### **A. VISION FOR THE DOWNTOWN PLAN**

Future growth must compliment ongoing civic activities, clarify the distinctive topography of the area, enhance the open space network and add pedestrian amenities. Attracting economic development that emphasizes diversity and quality within a hometown setting of human scale will encourage these qualities (page XV.D-4).

### **B. LAND USE IN THE EAST CORE FRAME**

The overall land use goal is to achieve a critical mass of retail uses and services essential to the economic vitality of the Downtown area.

Development in the East Core Frame should be in large, intensively developed mixed-use projects. The area between Central Way and Kirkland Way provides the best opportunities in the Downtown to achieve a vital employment base and should continue to emphasize office redevelopment over residential. Limited residential use should be allowed adjoining the eastern edge of Peter Kirk Park as a complimentary use (page XV.D-4).

### **C. URBAN DESIGN IN DESIGN DISTRICT 5**

Key concepts for Design District 5 are as follows (page XV.D-13):

- Maximum building heights should be between 3 and 5 stories.
- Placement, size, and orientation of new structures in this district should be carefully considered to preserve a sense of openness.
- Within the district, massing should generally be lower toward the perimeter and step up toward the center.
- Facades facing Central Way, Kirkland Way, and Peter Kirk Park should be limited to between 2 to 3 stories with taller portions of the building stepped back significantly.
- Buildings over 3 stories in height should generally reduce building mass above the 3rd story.
- Buildings fronting Peter Kirk Park and the Performance Center should be well modulated, both vertically and horizontally.
- Buildings should not turn their backs to the park with service access, blank walls, etc.
- Landscaping and pedestrian linkages should be used to create an effective transition.
- Residential development should be limited to fronting on the park and designed to be integrated into both the office/retail character of the zone and the active urban nature of Peter Kirk Park, including the Teen Center and the Performance Center.
- The intersection of 6th Street/Central Way is a gateway into the downtown and new development should have a positive impact on that gateway.
- A north-south vehicular access between Central Way and Kirkland Way should be preserved and enhanced with pedestrian improvements.

Key urban design concepts for the Downtown Plan are as follows (pages XV.D-15 through D-17):

- Large green expanse of Peter Kirk Park provides an open space relief to the densely developed Downtown core to the west.
- Public views where Central Way meets 6th Street are important.
- Downtown Master Plan (Figure C-4) shows the existing office tower as a major visual landmark, and three major pedestrian routes: one along Central Way, one from 4<sup>th</sup> Ave across the site to Peter Kirk Park and one from 2nd Ave to the park.
- Enhancement and improved definition of the east-west pedestrian corridor between the lake and Kirkland Park Place Center would help connect the center with the rest of the shopping district.

### **VIII. KEY ZONING CHART REGULATIONS**

Zoning standards for uses in the CBD5 zone are found in CBD5 use-zone chart (see Attachment 7). The following regulations are important as they presently form the basis of any new development on the site.

**Site Design:** The entire site must be physically integrated both in site and building design.

Note that with the prior 2000 design review approval, the DRB required a certain distance between buildings to provide openness through the site as seen from Central Way.

**Permitted Uses:** A range of uses are permitted including, but not limited to, office, retail, restaurant, recreation and entertainment, and hotel. Stacked and attached dwelling units are permitted within 170 feet of Peter Kirk Park and cannot exceed 12.5% of the total gross floor area of the site.

**Building Setbacks:** 20 foot front yard, 10 foot setback from Peter Kirk Park and none for all others yards. The DRB has authority to approve minor reductions in setbacks if the request results in superior design and will have any substantial detrimental effect on nearby properties and the city has a whole. The special provisions for setbacks from Kirkland Way do not apply to this site because the site is not within 50 feet of Kirkland Way.

Note that with the prior 2000 design review approval, the DRB did approve a reduction in the front yard setbacks next to Central Way and 6<sup>th</sup> Street (see Attachment 8).

**Height:** 3 to 5 stories, but only 3 stories within 100 feet of Peter Kirk Park. For the CBD, the maximum retail ground floor height is 13-15 feet, the maximum office height is 13 feet and the maximum residential height is 10 feet per story.

Note that with the prior 2000 design review approval, the applicant provided the pre-1980's topographic survey of existing grades prior to any development on the site which showed the ground elevation of the site at the same elevation as Central Way and 6<sup>th</sup> Street and then sloping down to the west and south. The definition of average building elevation in the Zoning Code no longer allows an applicant to use prior topography in the calculations for determining average building elevation.

**Lot Coverage:** Lot coverage allowed is 80%.

**Parking:** For general retail or office uses (not including medical, dental or veterinary), 1 parking stall is required for every 350 square feet of gross floor area, restaurant at 1 for every 125 square feet of gross floor area, fast food at 1 for every 100 square feet of gross floor area, and hotel at 1 for every room. For attached or stacked dwelling units, 1.7 stalls are required per dwelling unit. In addition, guest parking may be required in the amount of 0.5 stalls per dwelling unit.

**Pedestrian linkages:** Must be consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan between the public sidewalks and buildings entrances and between the site and adjacent sites.

Note that with the prior 2000 design review approval, the applicant was required to provide an improved public pedestrian connection to and from the 2 office developments (Emerald Building and Continental Plaza) to the south along the south side of the site.

## **IX. KEY DESIGN GUIDELINES AND REGULATIONS**

The following is a list of key guidelines contained in the *Design Guidelines for Pedestrian-Oriented Business Districts* which apply to the project.

- Design Goals. Promote a sense of community identity by emphasizing Kirkland's natural assets, maintaining its human scale and encouraging activities that make downtown the cultural, civic, and commercial heart of the community. Maintain a high-quality environment by ensuring that new construction and site development meet high standards.
- Scale. The Design Guidelines contain provisions addressing vertical and horizontal modulation as well as architectural scale. Techniques to achieve human scale should also be incorporated into the building design.

Pedestrian orientation. The Design Guidelines contain provisions that orient the development to the pedestrian by providing weather protection, amenities, and human scale elements.

- Treatment of building facades. The Design Guidelines contain provisions addressing treatment of building facades, including blank wall treatment.
- Building material, color and detail. The Design Guidelines contain provisions addressing building material, color and detail. Ornament and applied art are to be integrated with structures and the site environment. Emphasis is placed on highlighting building features such as doors, windows, eaves and also materials, such as ornamental masonry.
- Gateway features. The Design Guidelines contain provisions for gateway features for sites that are at the key entry points into a business district. The corner of Central Way and 6<sup>th</sup> Street is considered a gateway to the downtown.

### ATTACHMENTS:

1. Applicant's letter and drawings
2. Letter from James Lea
3. Letter from Ken Davidson
4. Vicinity/Zoning Map
5. Existing Site Plan
6. Comprehensive Plan excerpts
7. CBD5 Use Zone Chart
8. Past 2000 DRB Approval