ATTACHMENT 2A

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- EXISTING CONDITIONS
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- ANALYSIS: ZONING DIAGRAM
- ANALYSIS: CIRCULATION DIAGRAM
- ANALYSIS: EDGE CONDITIONS
- KIRKLAND STRATEGIC PLAN & ZONING CODE
- PREVIOUSLY APPROVED DEVELOPMENT PLAN
- PLAN ALTERNATIVES
- PREFERRED CONCEPT SITE PLAN
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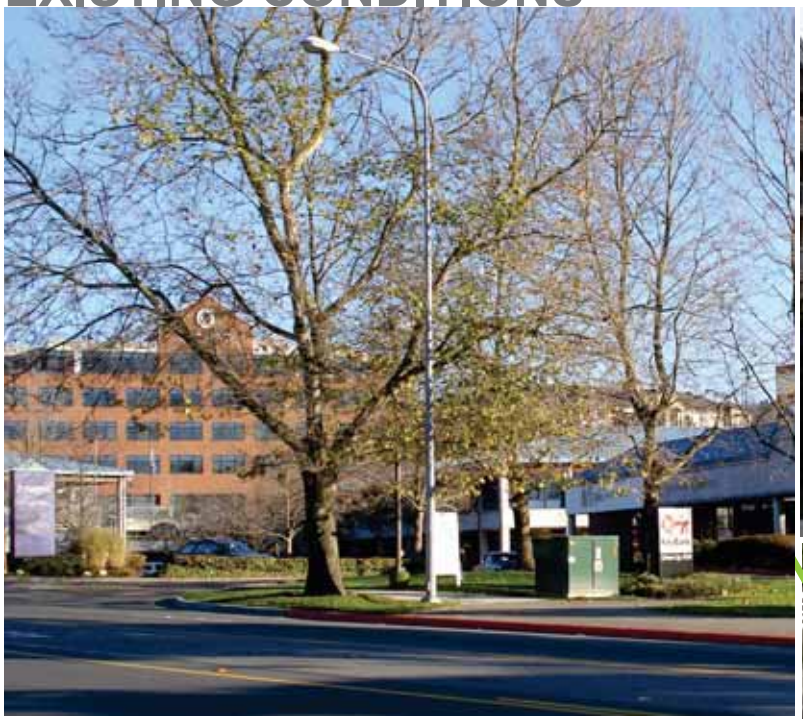
- PREFERRED CONCEPT SECTIONS
- ARCHITECTURAL CONCEPTS
- PROPOSED DRB REVIEW STRATEGY

ATTACHMENT 2A

SITE AERIAL

3RD STREET
4TH STREET
CENTRAL
6TH STREET
PHASE 1
PHASE 2
PETER KIRK PARK
FUTURE TRANSIT
LIBRARY
PERFORMING
ARTS CENTER
KIRKLAND
N

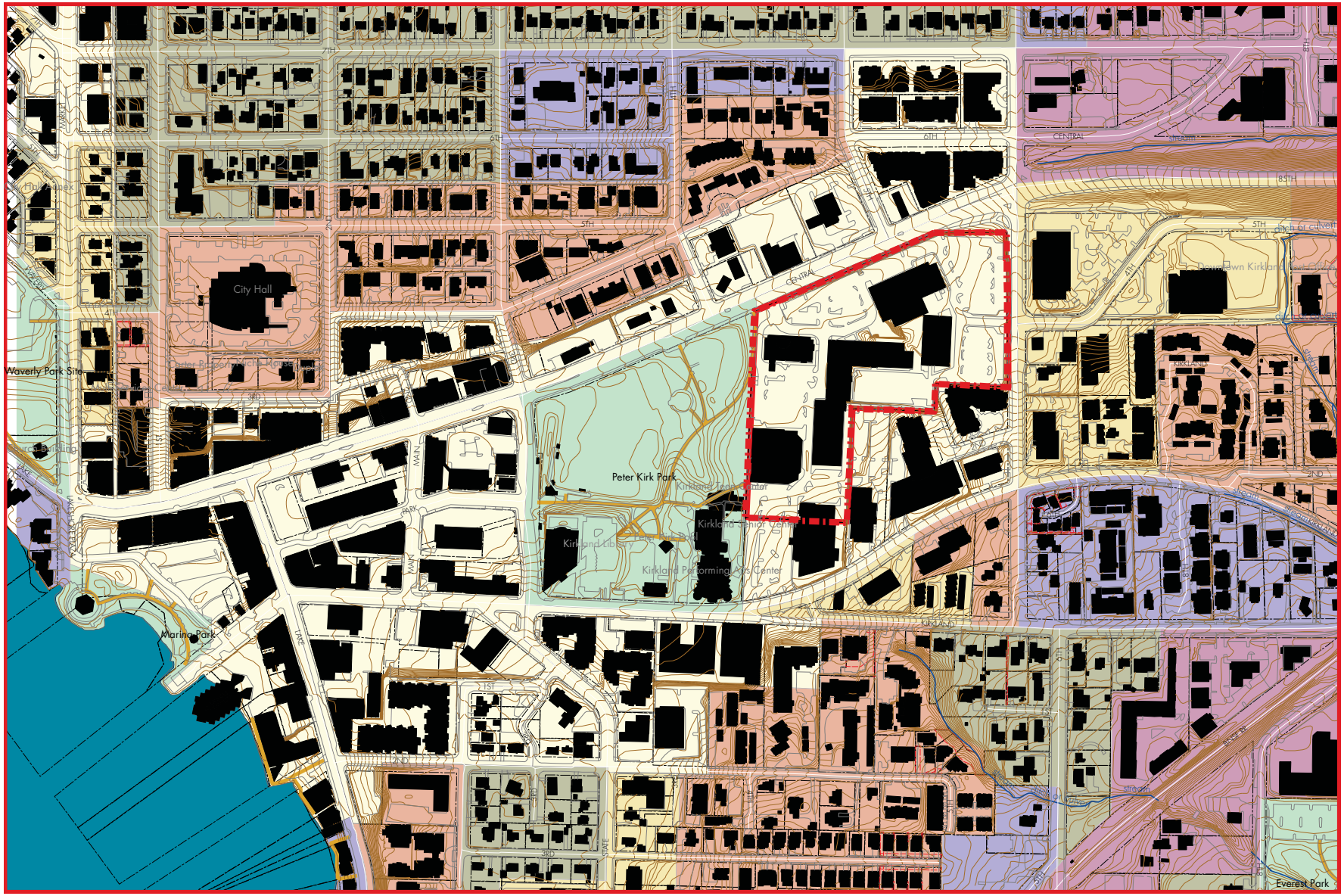
EXISTING CONDITIONS



ATTACHMENT 2A

CENTRAL
6TH STREET
PHASE 1
PHASE 2
N

ZONING DIAGRAM



N

Water

Park/Open Space

Commercial

Office

Industrial

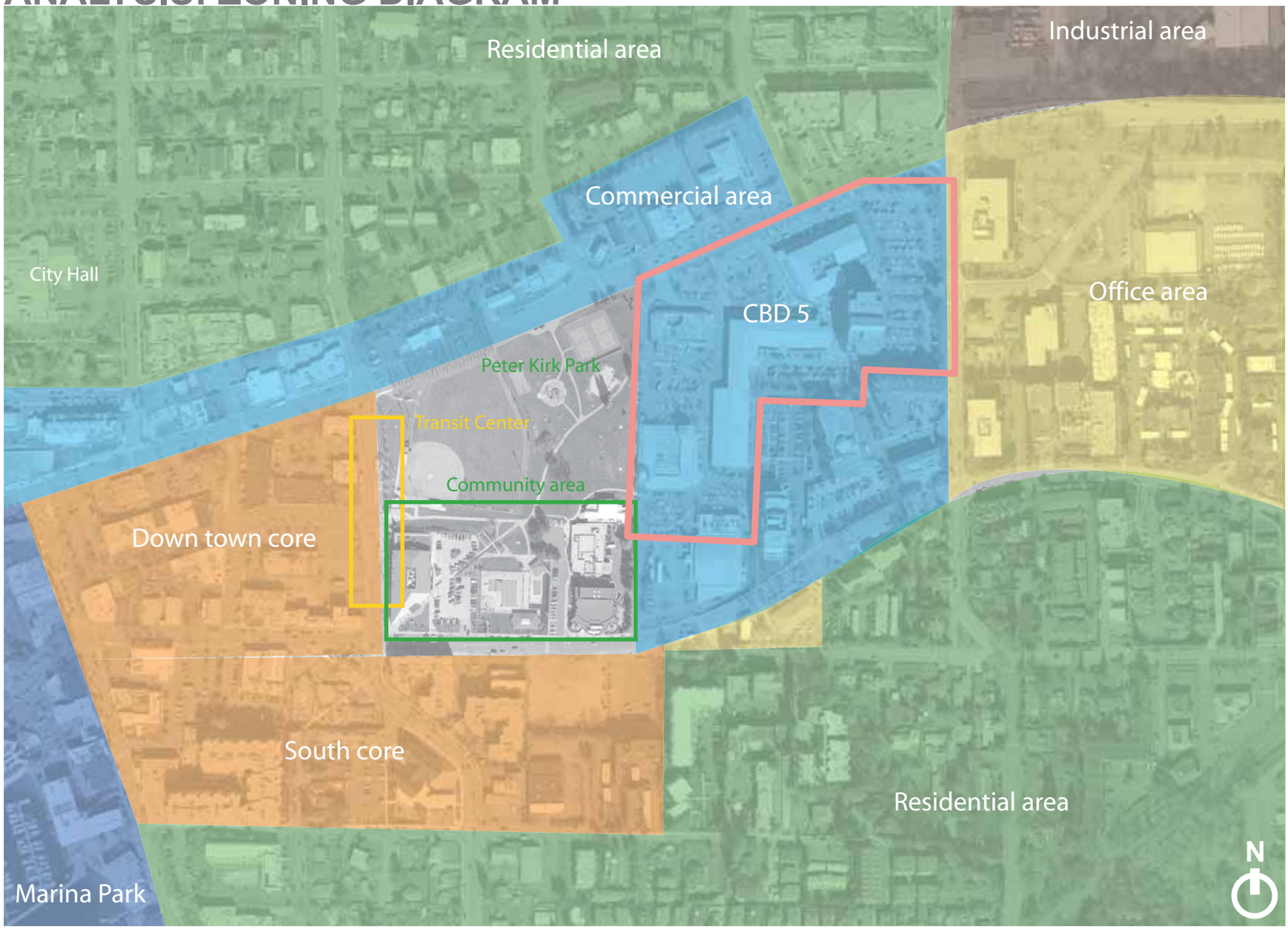
High Density Residential

Medium Density Residential

Low Density Residential

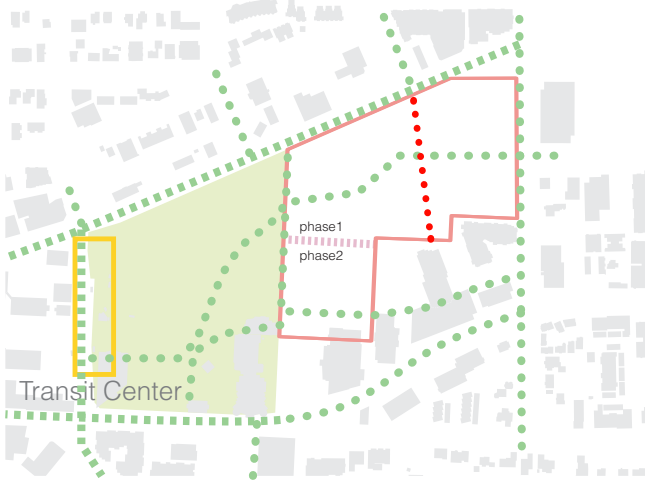
ATTACHMENT 2A

ANALYSIS: ZONING DIAGRAM



ANALYSIS: CIRCULATION DIAGRAM

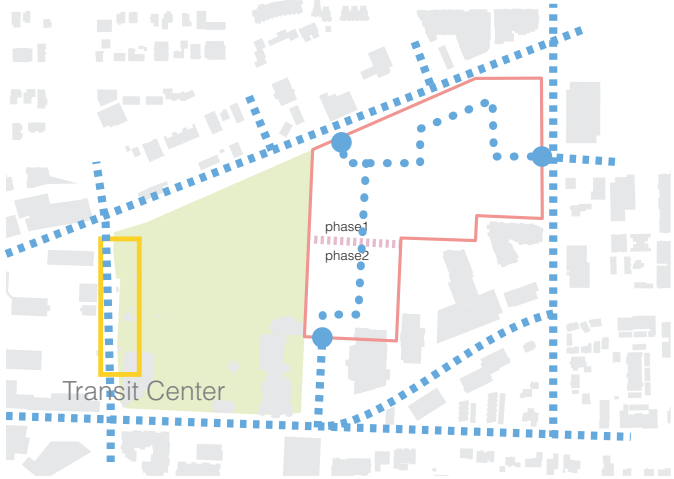
Pedestrian Circulation (Kirkland Zoning Code)



Major Pedestrian Sidewalk

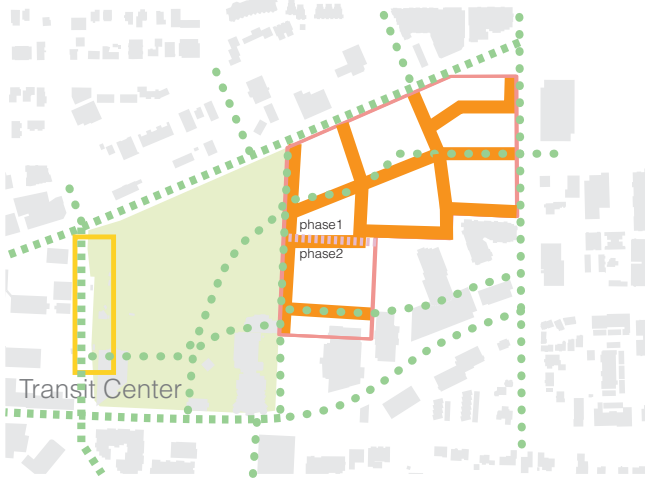
Pedestrian-Oriented Street

Vehicular Circulation (Existing condition)



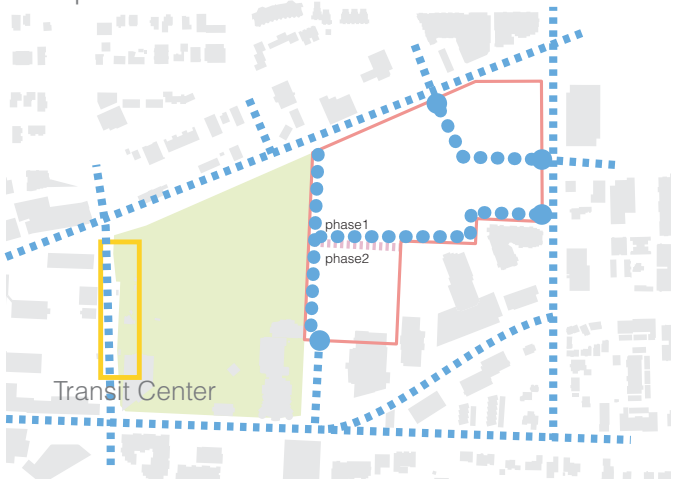
Vehicular Entrance

Proposed Pedestrian Circulation



Proposed Pedestrian Path

Proposed Vehicular Circulation

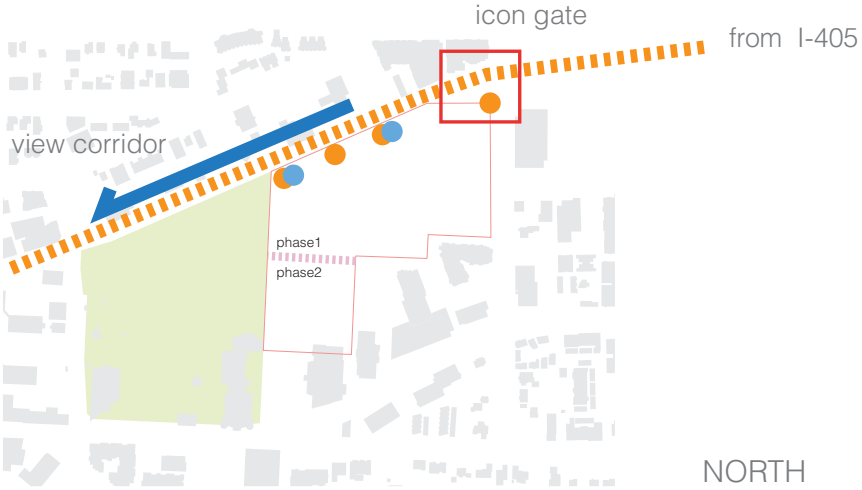


Vehicular Entrance

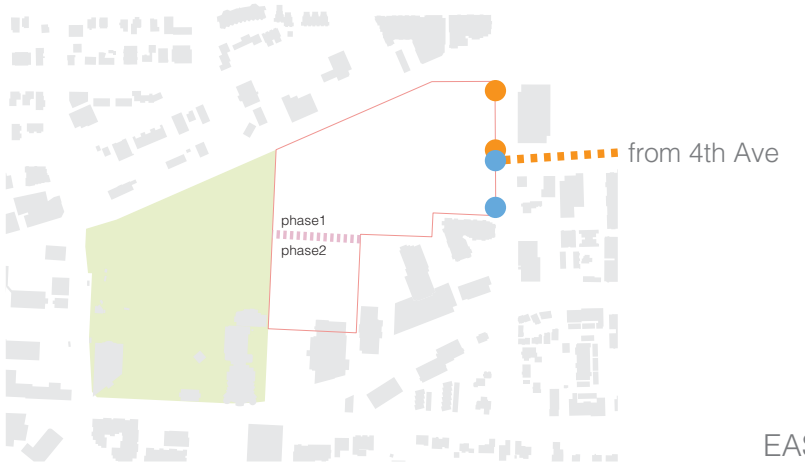
ATTACHMENT 2A

ANALYSIS: EDGE CONDITIONS

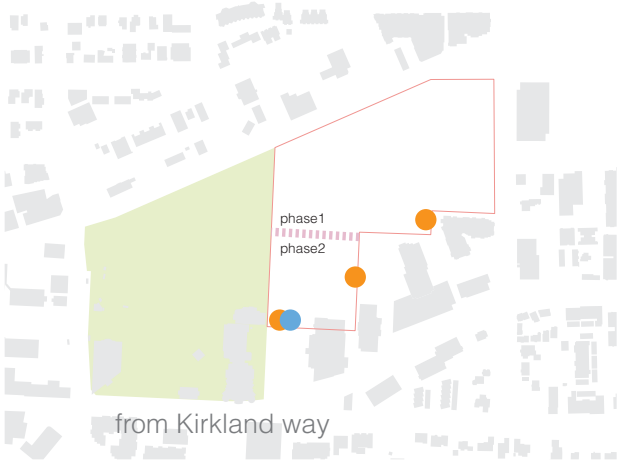
- Vehicular Entrance
- Pedestrian Entrance



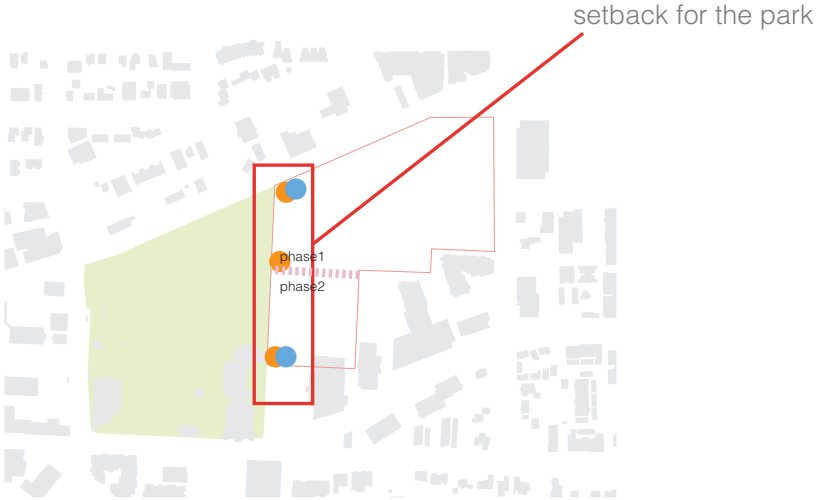
NORTH



EAST

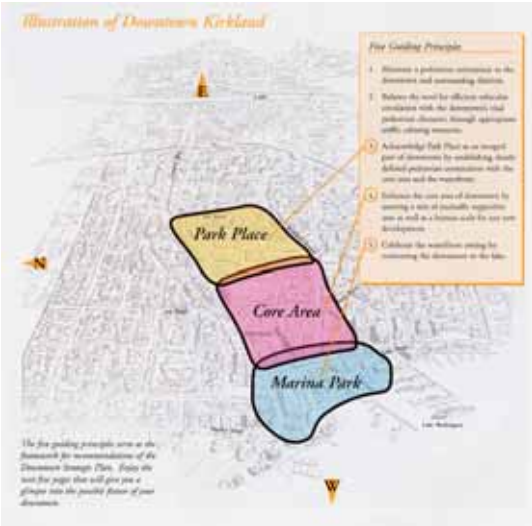


SOUTH

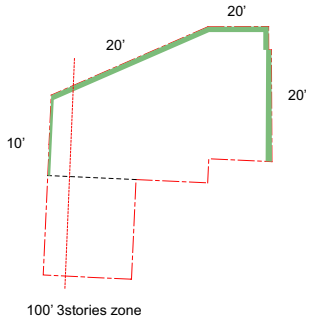


WEST

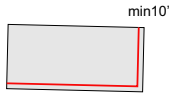
KIRKLAND STRATEGIC PLAN & ZONING CODE



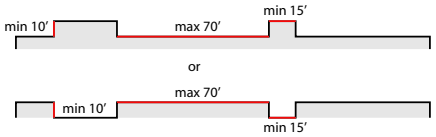
Set Back



above 2 stories or 10,000sqft footprint requires minimum 10' set back on at least two facades



maximum allowable horizontal dimension of the facade between modulations 70'
minimum depth of each modulation, except for balconies is 10'
minimum width of each modulation, except for balconies is 15'



50.35 & .37

92.30

above 3 stories or 10,000 sqft footprint requires 3 of the following

on each story above the ground floor, provide bay windows that extend out at least 1'

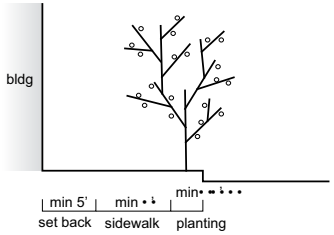
provide at least 150sqft of pedestrian open space in front of each facade

provide a covered porch or entry on the subject property at the building's main entrance

92.30

Pedestrian Walkways

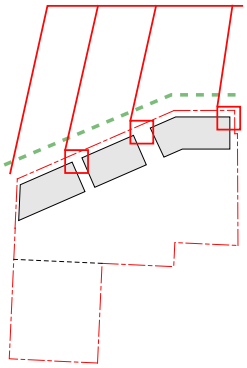
all new building structures shall be set back a min 5' from any ped. access right-of-way, tract, or easement that is not directly to a public or private street right-of-way



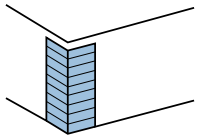
105.18

CBD 5	
Maximum number of stories	3-5
Retail	15'-0"
Office	13'-0"
Hotel / Residential	10'-0"
Lot Coverage	80%

Pedestrian Oriented Street Treatment



building street corner
distinctive use of materials



provide an entrance way to a store, atrium, building lobby along the pedestrian oriented street

92.10

over head weather protection
80% of the frontage

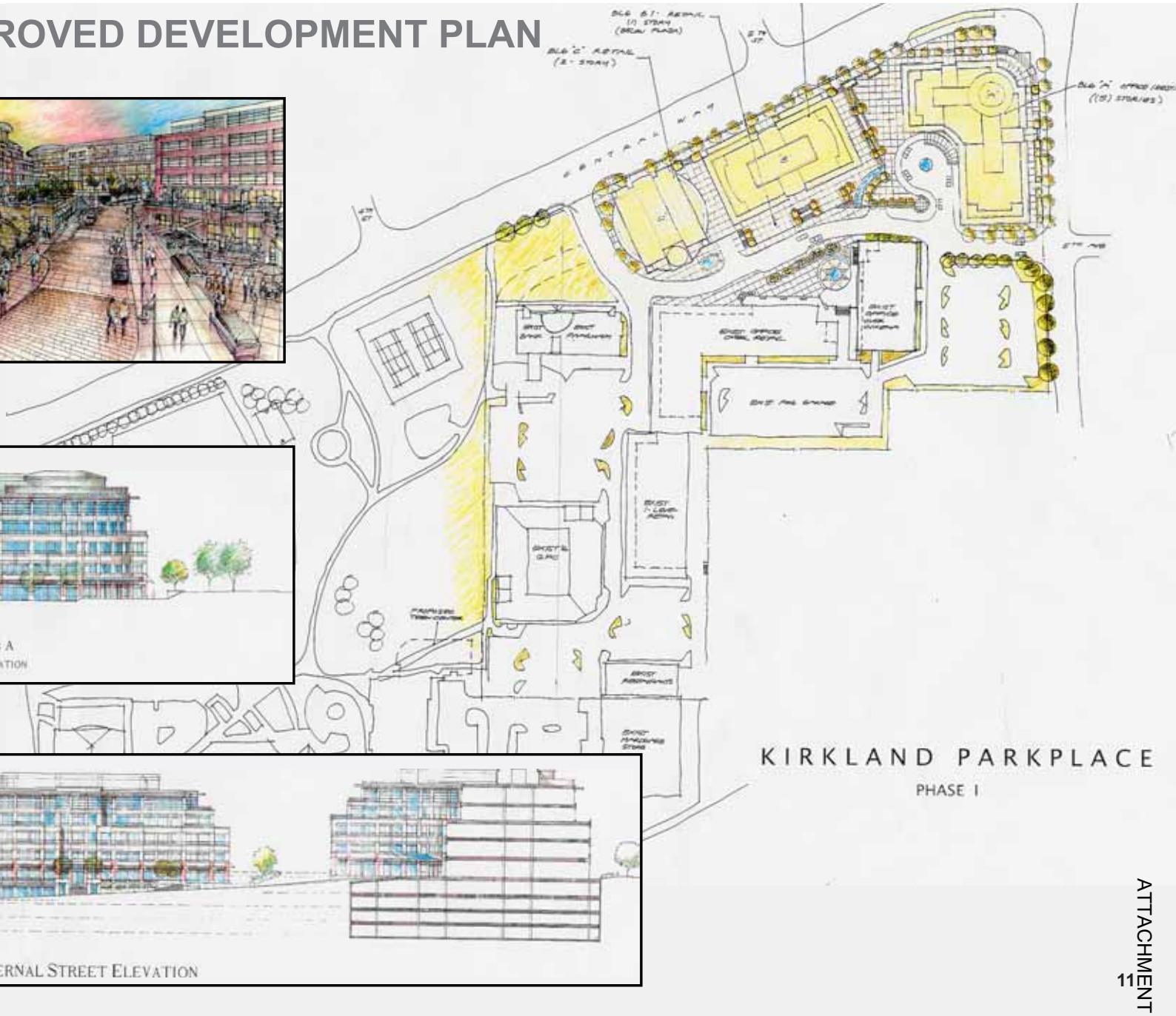
105.18

ATTACHMENT 2A

PREVIOUSLY APPROVED DEVELOPMENT PLAN

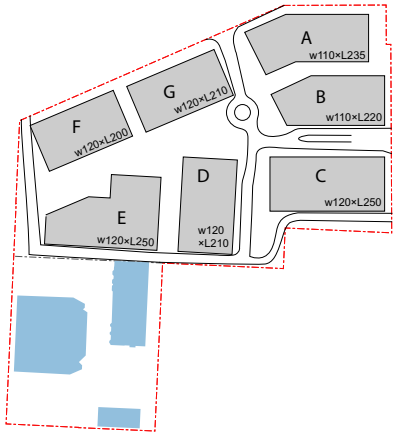
BUILDING A
EAST ELEVATION

INTERNAL STREET ELEVATION



ATTACHMENT 2A

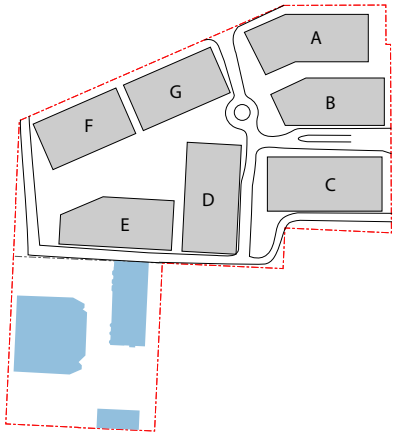
PLAN ALTERNATIVES



OFFICE
A 5stories
B 5stories
C 5stories
D 5stories
E 5stories
F 5stories
G 5stories

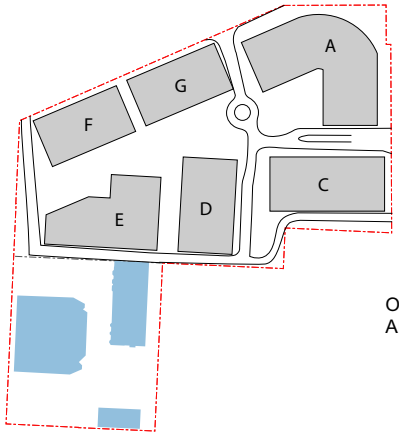
OFFICE
APPROX. 935K SQFT

PHYSICAL MODEL



OFFICE
A 5stories
B 5stories
C 5stories
D 5stories
E 5stories
F 5stories
G 5stories

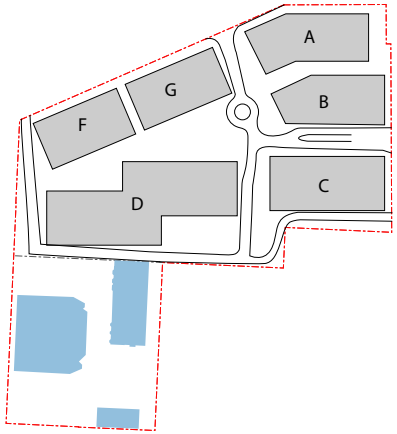
OFFICE
APPROX. 910K SQFT



OFFICE
A 5stories
C 5stories
D 5stories
E 5stories
F 5stories
G 5stories

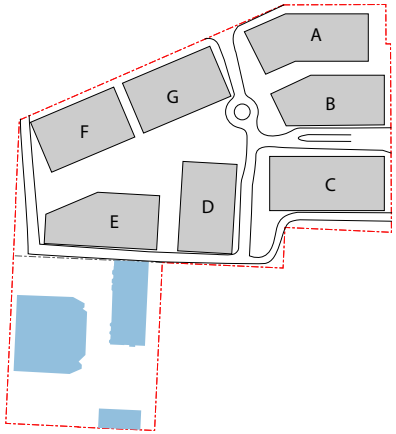
OFFICE
APPROX. 9050K SQFT

PHYSICAL MODEL



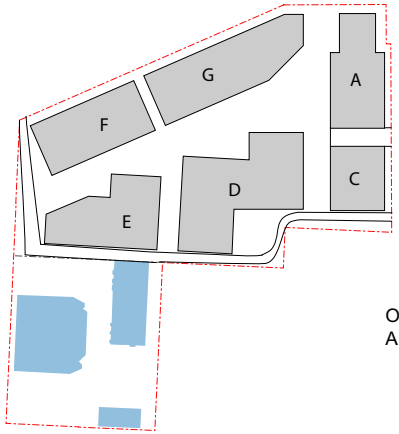
OFFICE
A 5stories
B 5stories
C 5stories
D 5stories
E 5stories
F 5stories
G 5stories

OFFICE
APPROX. 935K SQFT



OFFICE
A 5stories
B 5stories
C 5stories
D 5stories
E 5stories
F 5stories
G 5stories

OFFICE
APPROX. 895K SQFT



OFFICE
A 5stories
C 5stories
D 5stories
E 5stories
F 5stories
G 5stories

OFFICE
APPROX. 935K SQFT

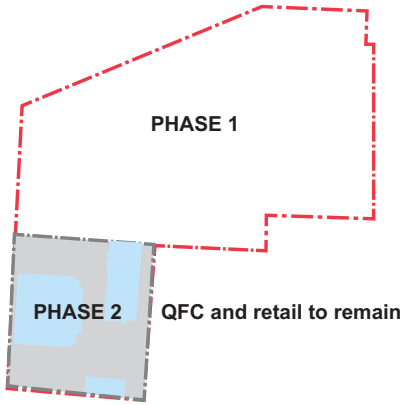
PHYSICAL MODEL

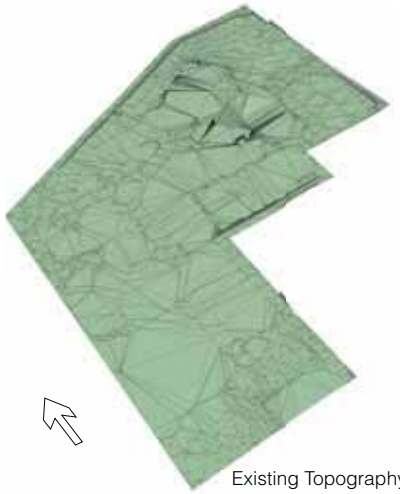
ATTACHMENT 2A

PREFERRED CONCEPT SITE PLAN

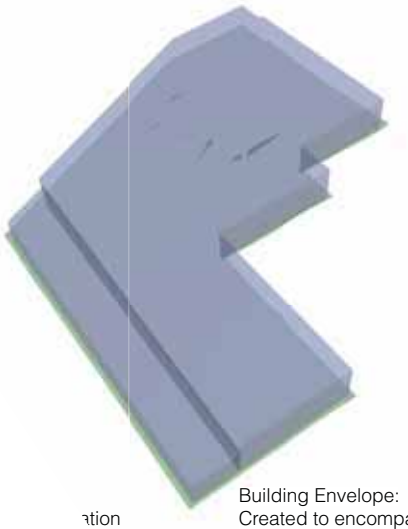
ATTACHMENT 2A

SITE MASSING PLAN WITH PREFERRED CONCEPT





Existing Topography:
Used to calculate average building elevation



ation

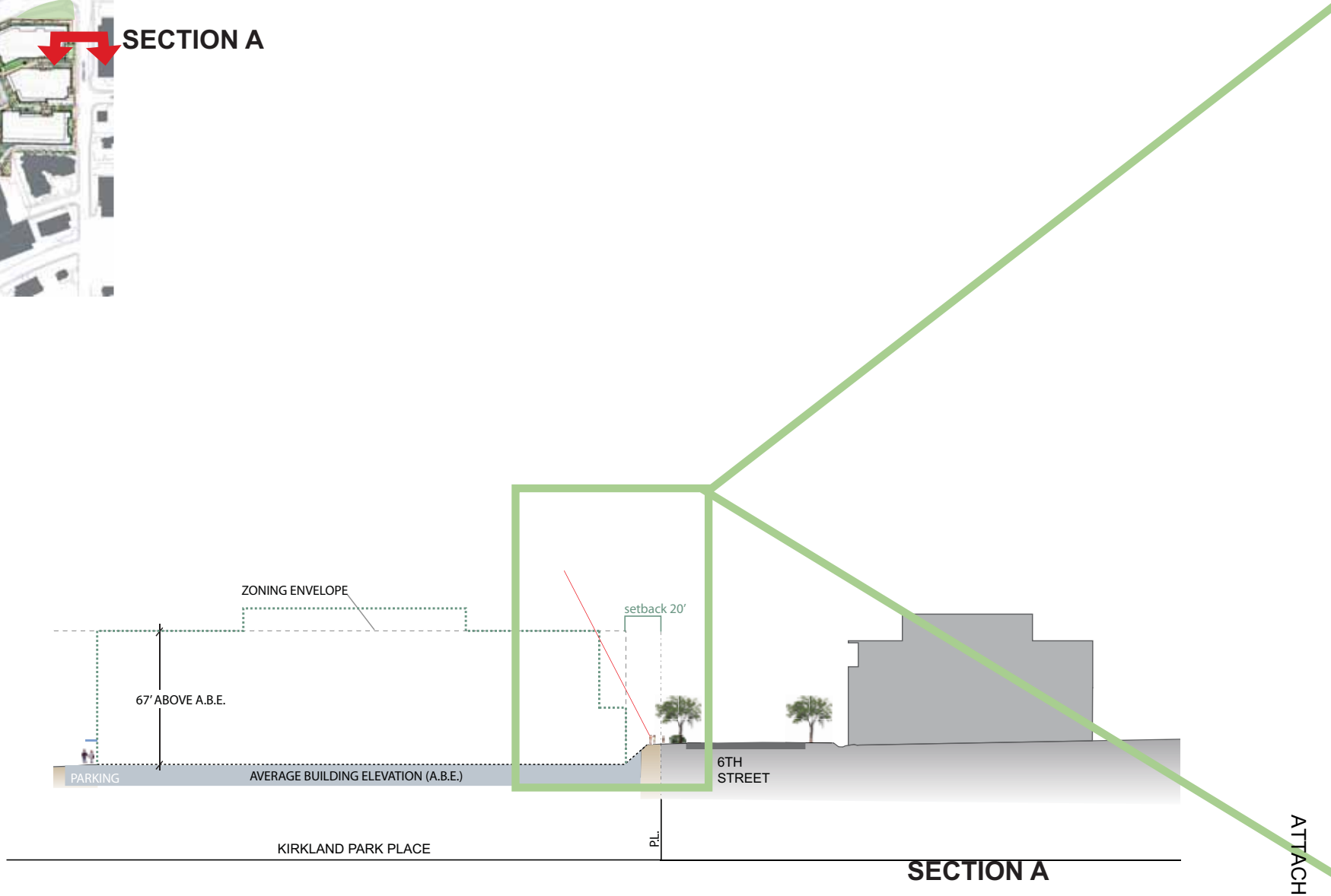
Building Envelope:
Created to encompass all setbacks and height

Preferred Alternative:
Exists within building envelope

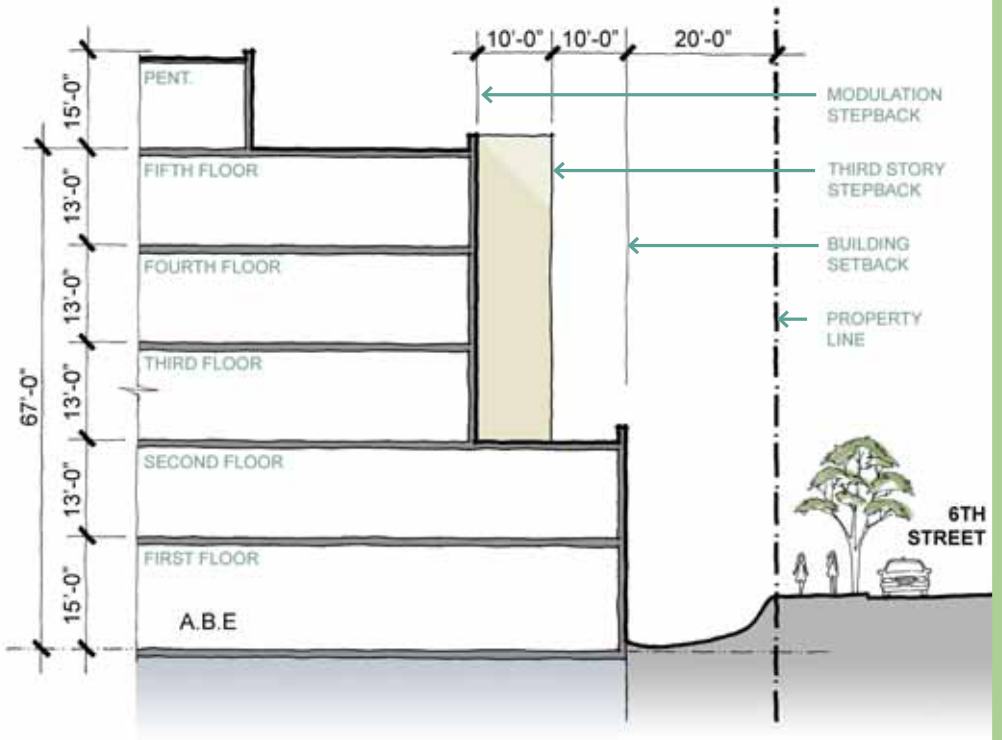
vehicle entrance

ATTACHMENT 2A

PREFERRED CONCEPT SECTIONS



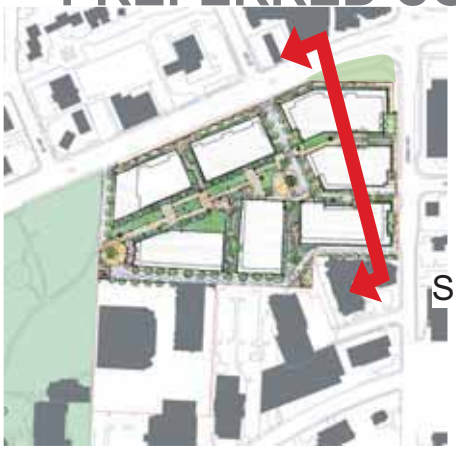
ATTACHMENT 2A



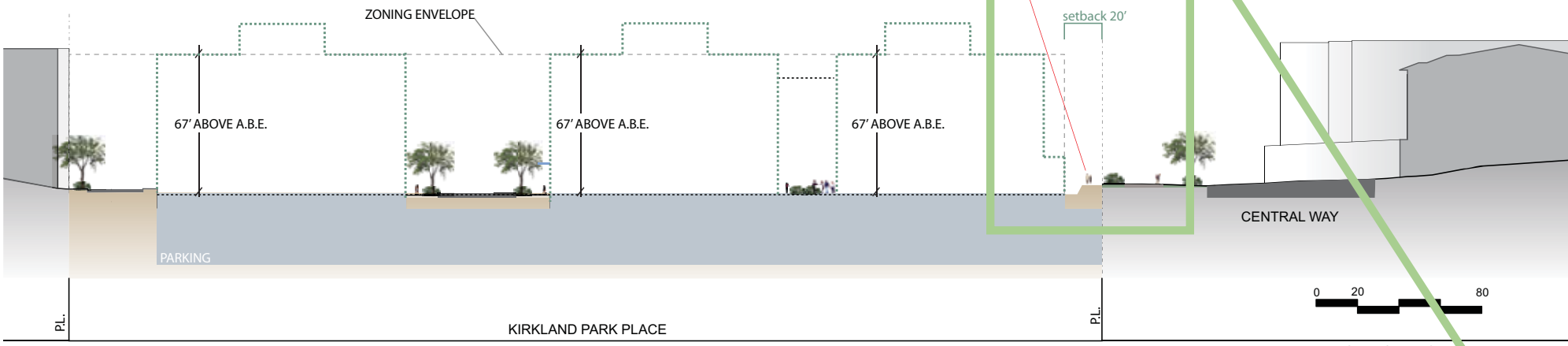
ENLARGED SECTION A

ATTACHMENT 2A

PREFERRED CONCEPT SECTIONS

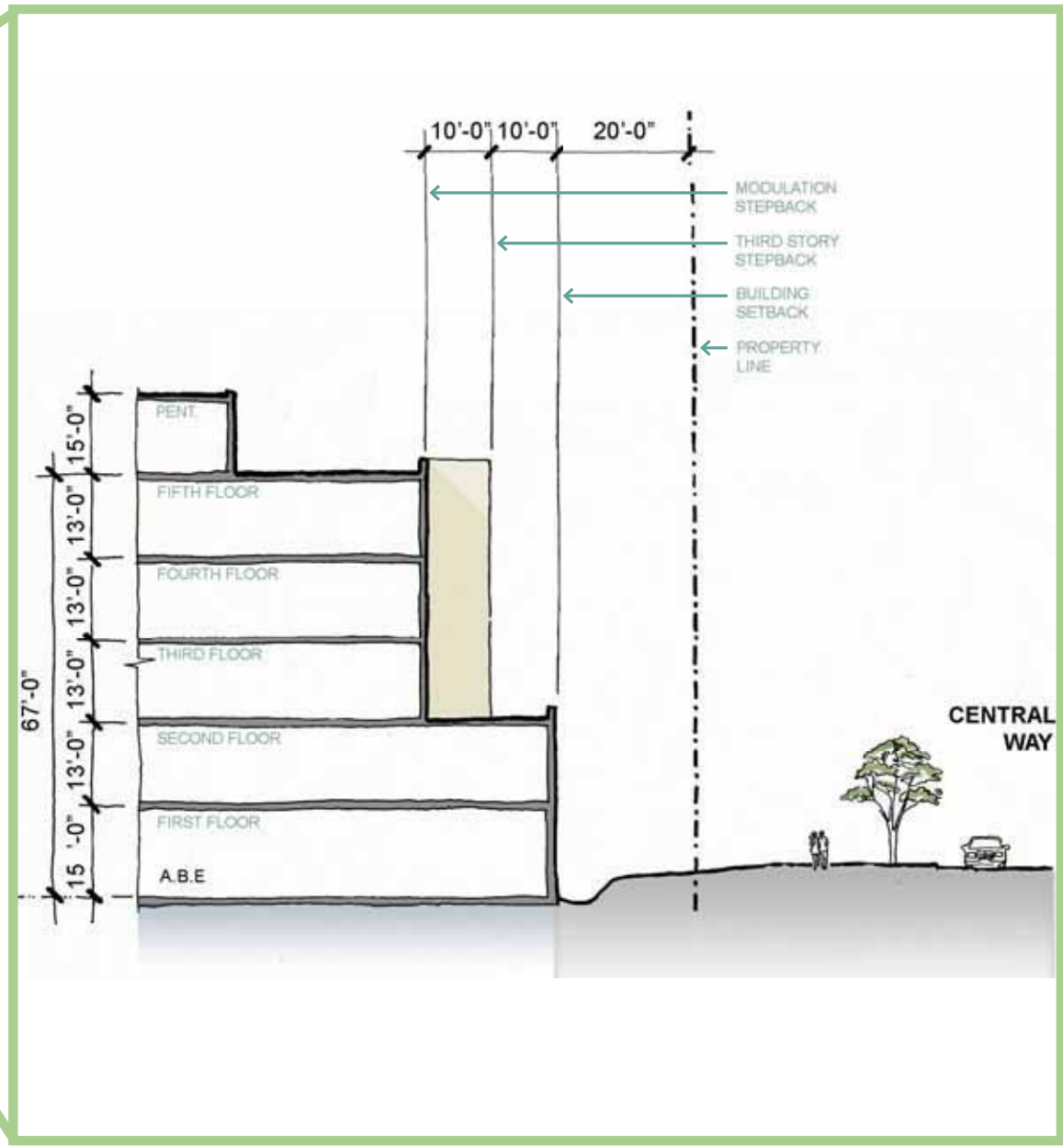


SECTION B



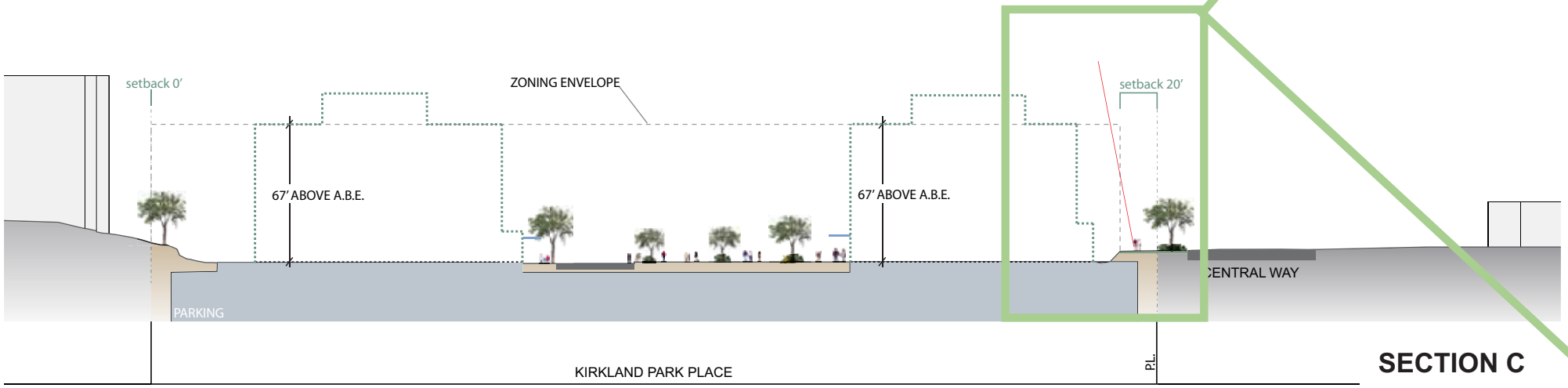
SECTION B

ATTACHMENT 2A

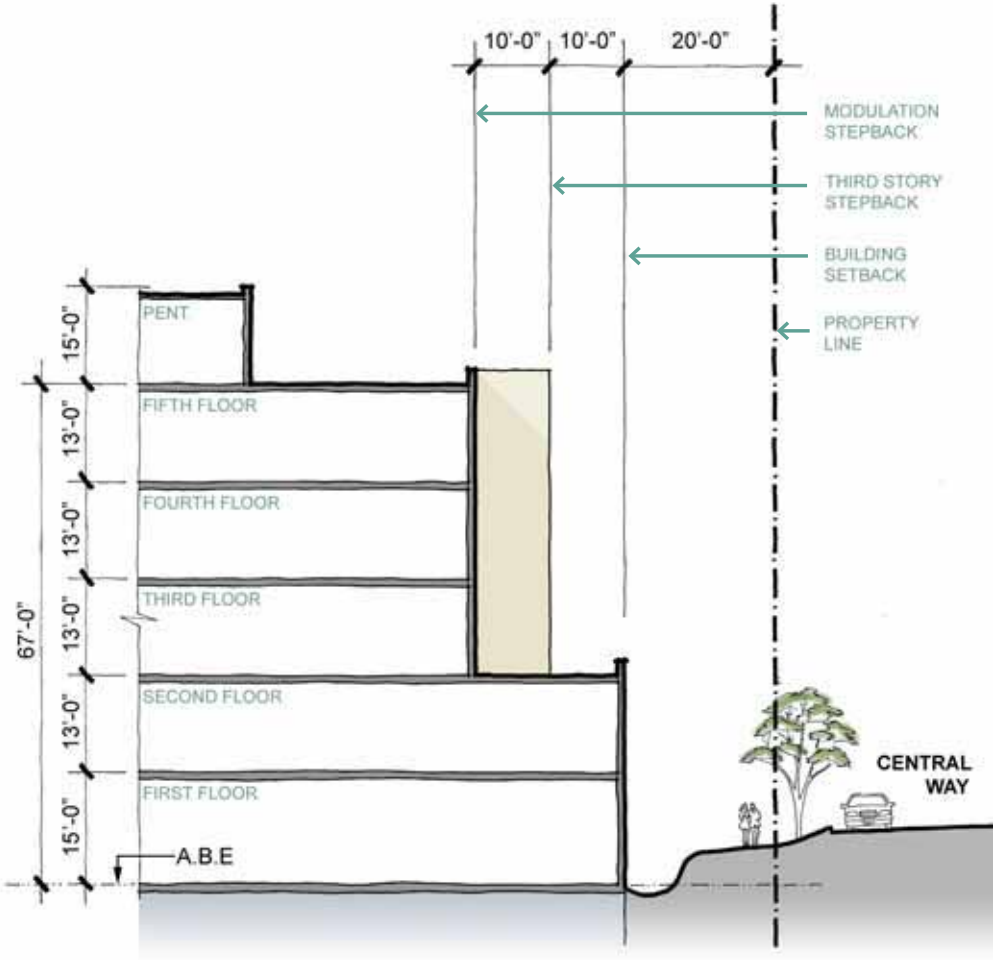


ATTACHMENT 2A

PREFERRED CONCEPT SECTIONS



SECTION C



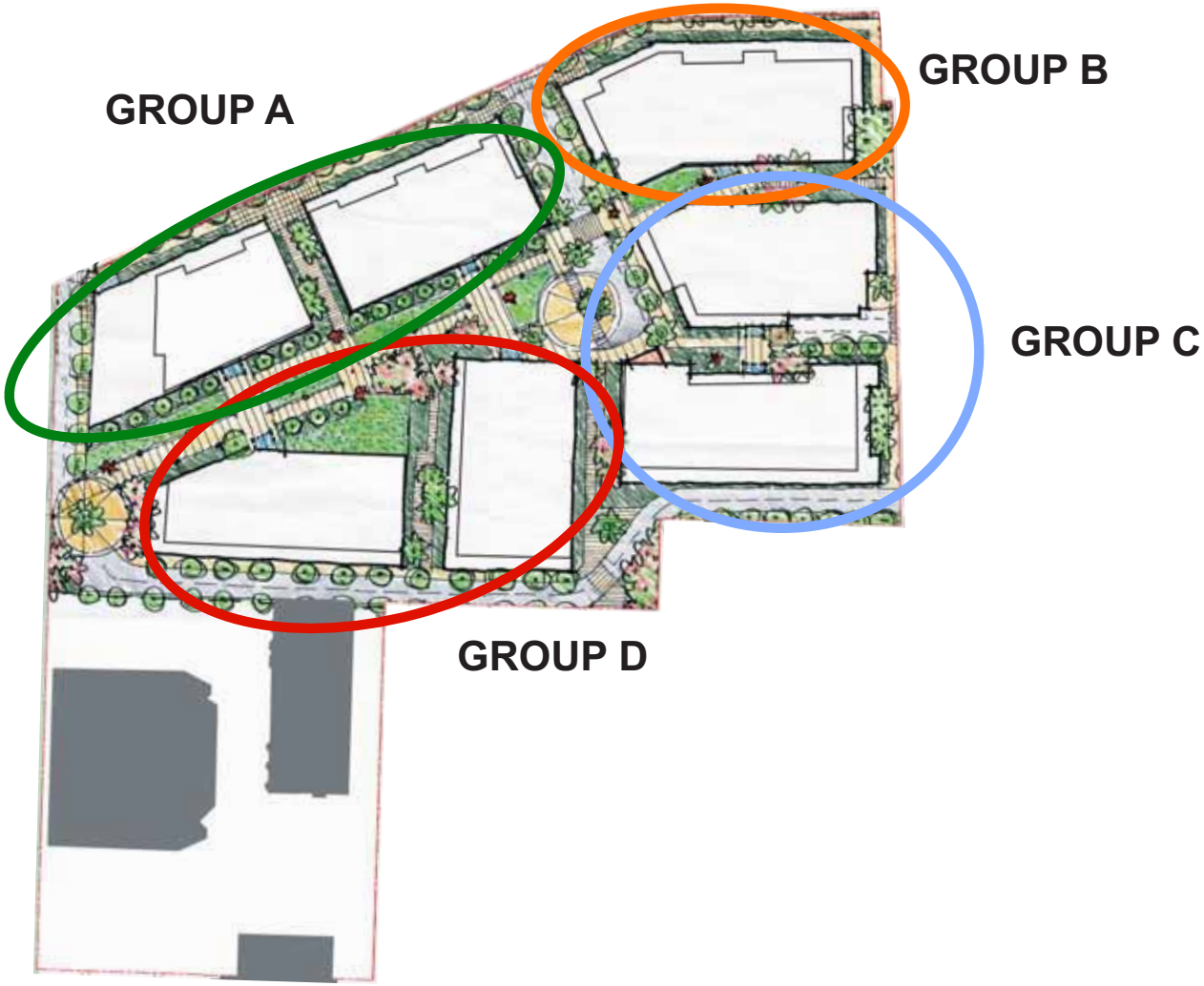
ENLARGED SECTION C

ATTACHMENT 2A

ARCHITECTUAL CONCEPTS

ATTACHMENT 2A

PROPOSED DRB REVIEW STRATEGY



MEETING 1:
Review of overall master plan

MEETING 2:
Group A bldgs review

MEETING 3:
Follow up to Group A
Group B bldgs review

MEETING 4:
Follow up to Group B
Group C bldgs review

MEETING 5:
Follow up to Group C
Group D bldgs review

MEETING 6:
Follow up to Group D
Wrap-up of the project

ATTACHMENT 2A