

# GATEWAY DISTRICT

## INTENT:

The gateway is intended to be 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** should respond by framing the Central Way corridor with the incorporation of art and landscaping features appropriate in scale and form for a city gateway and the Kirkland Parkplace development.

## BUILDING DESIGN

1. Ground Level Treatment (first 2-3 stories):
  - a. **Setbacks from Streets**
  - b. **Transparency (Windows)**
  - c. **Through-Block Access**
  - d. **Retail / Restaurant Uses**
  - e. **Details Visible at Different Movement Speeds**
  - f. **Materials**
  - g. **Lighting**
2. Upper Levels (above 2-3 stories)
  - a. **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.
  - b. **Top Floor / Roof Edge**
  - c. **Modulation**
  - d. **Articulation**
  - e. **Sign Restrictions**
  - f. **Accent Lighting:** The innovative use of lighting incorporated into the building facade is encouraged.



galleria accessing restaurants and landscaped public seating areas

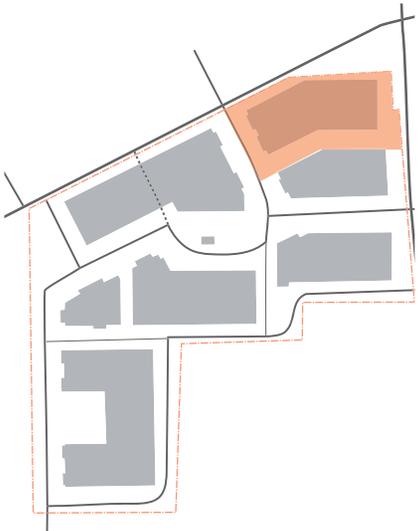


open air lattice covered atrium with outdoor cafe seating

gateway corner approaches



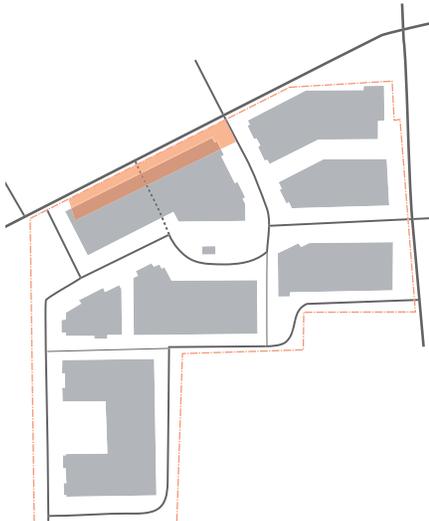
conceptual renderings of corner buildings on 6th and Central



# CENTRAL WAY DISTRICT

## Intent:

Central Way currently serves 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.

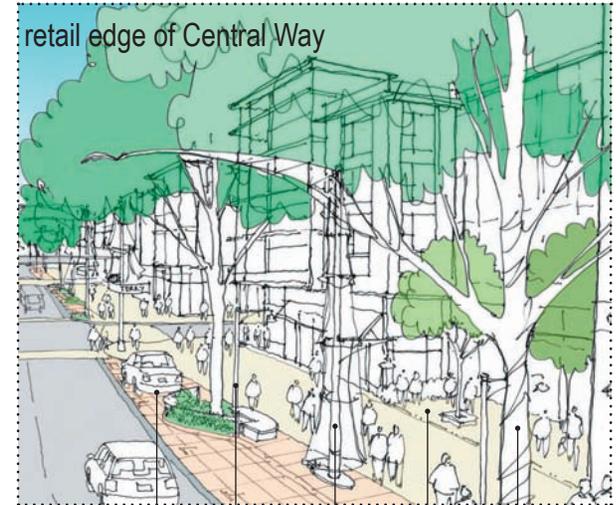


## SITE PLANNING

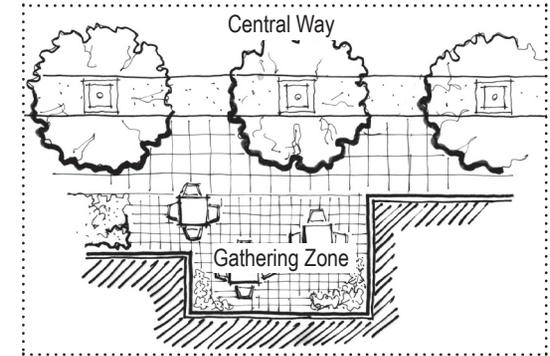
1. Encourage and activate the street edge by incorporating:
  - On-street parking along Central Way
  - Buildings shall be located up to the edge of the sidewalk
  - storefronts
  - greater amenity zone of sidewalk (trees, lights, benches)
  - street tree spacing/species
  - pedestrian signage
2. Reduce the length of the street wall by pulling back from the street edge in key locations, provided street continuity is not interrupted.

## BUILDING DESIGN

1. Reduce bulk of buildings closer to the park and downtown by incorporating upper level (after third story) stepbacks of a minimum of 20 feet.



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



Courtyard and gracious entry along Central Way

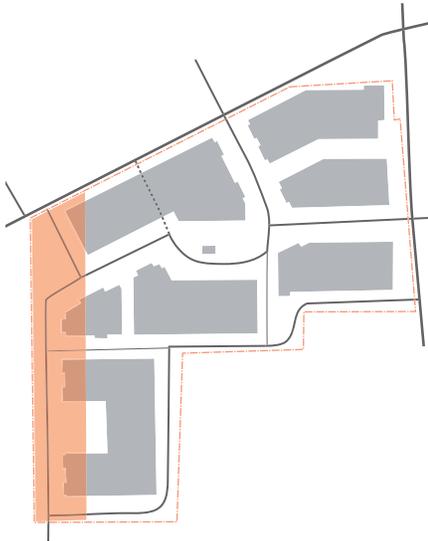


Building set to sidewalk with on-street parking

# PARK BLOCK DISTRICT

## Intent:

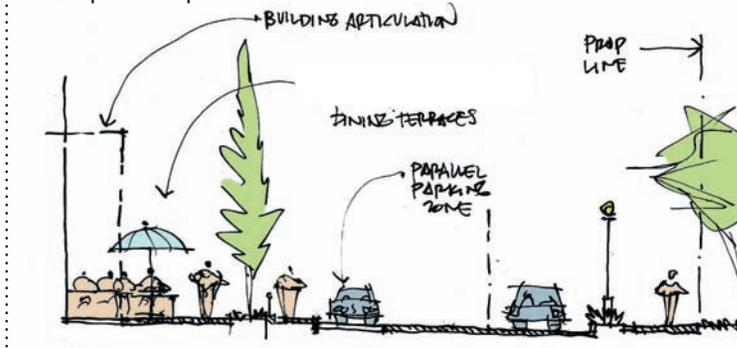
The project's west edge should create a strong connection from the park and downtown that allows for clear pedestrian flow to and into the site by incorporating softer building edges and other building treatments as referenced in the Kirkland Downtown Strategic Plan.



## SITE PLANNING

1. Incorporate ample landscaping
2. Raised cross walk and special paving to promote pedestrian priority along promenade (see street section on page 11)
3. Retail spill out spaces and landscaped courtyards along building edge bring the "indoor" out and the "outdoor" in by spilling retail spaces onto the sidewalk creating small gathering spaces along building edges.

### retail spill out spaces



## BUILDING DESIGN

1. Buildings along park edge shall maintain a maximum of four stories in height for first 100ft from park property line.
2. Building shall address park and promenade street by incorporating:
  - terraces and balconies
  - entrances along promenade
  - greater transparency at ground floor

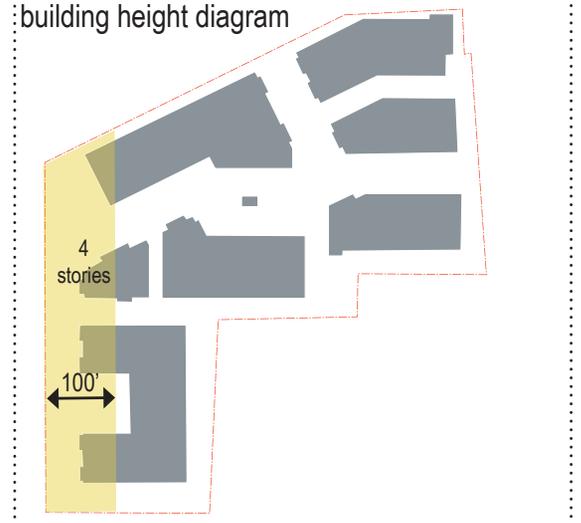


pedestrian lighting  
raised, specially paved crosswalks  
special plantings  
spill out courtyards for restaurants  
landscaped balconies



buildings addressing promenade and providing street fronting courtyards

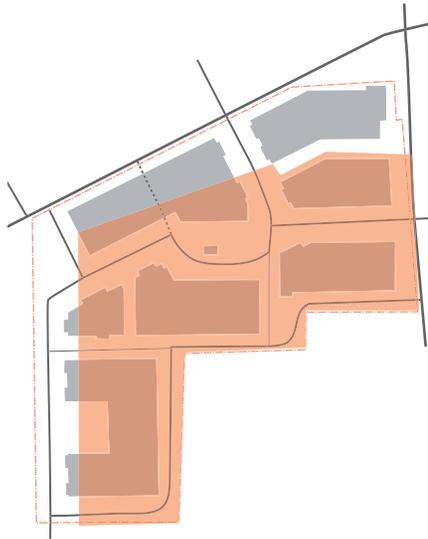
### building height diagram



# RETAIL/OFFICE HUB DISTRICT

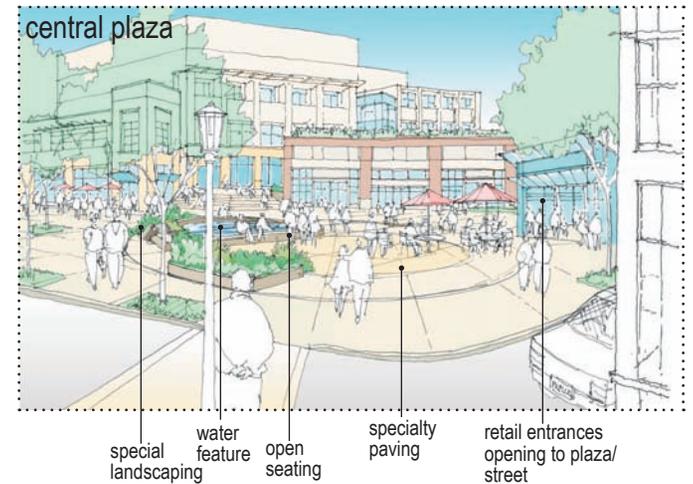
## Intent:

The Central Retail Hub will create vibrant public space and retail/window shopping experience with offices, hotel and sports club uses overlooking a large central plaza.



## SITE PLANNING

1. The main plaza space should be a grand gathering and activity space by incorporating a variety of the following:
  - special paving
  - water feature
  - special landscaping
  - seating- covered and open
  - distinct lighting
  - access to sunlight
  - small retail pavilion
  - accommodations for concerts/performances
2. The plaza space should be supported as the main activity space by being surrounded by active public-oriented amenities such as ground floor retail, restaurants and theater entrances.
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 nighttime security.



large plaza space with distinctive lighting and interactive water feature



plaza space with special paving and seating and small retail pavilion

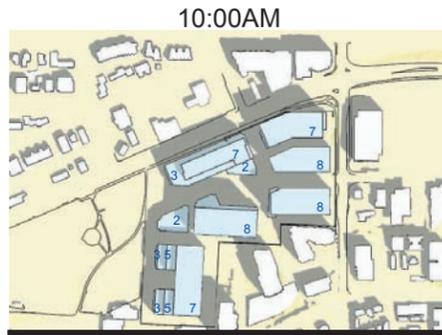


**APPENDIX**



**EXPANDED SOLAR STUDIES  
PROPOSED MIXED-USE  
(8stories MAX)**

MARCH 21



12:00PM



2:00PM



4:00PM

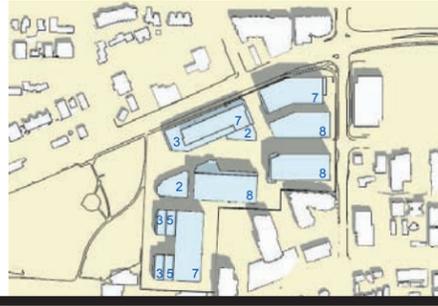


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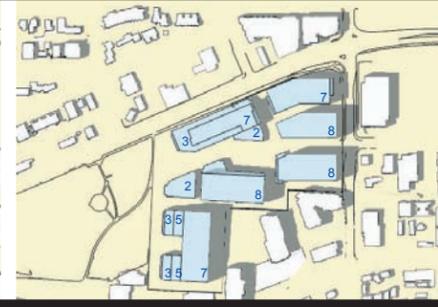
MAY 1

Daylight saving time



JUNE 20

Daylight saving time



SEPT. 21

Daylight saving time



OCT. 15

Daylight saving time

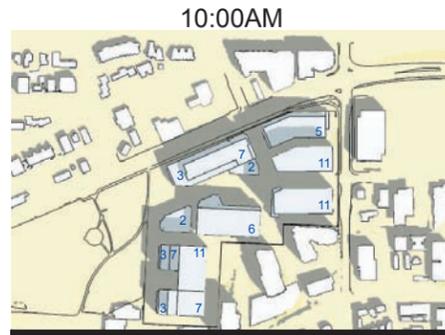


DEC. 21



**EXPANDED SOLAR STUDIES  
PLANNING COMMISSION  
PROPOSED (11stories MAX)**

MARCH 21



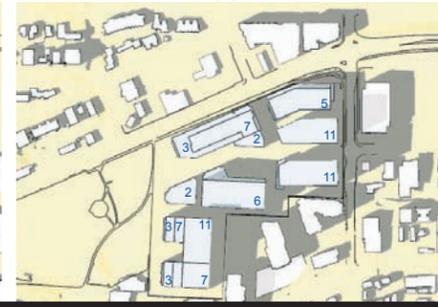
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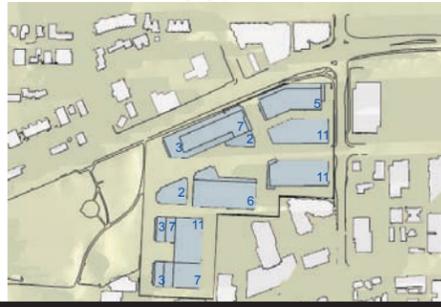
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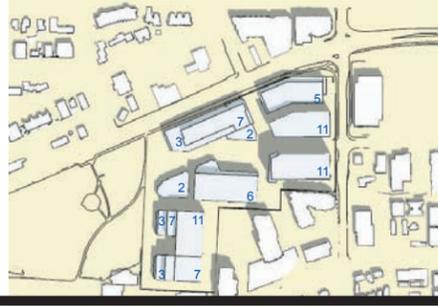


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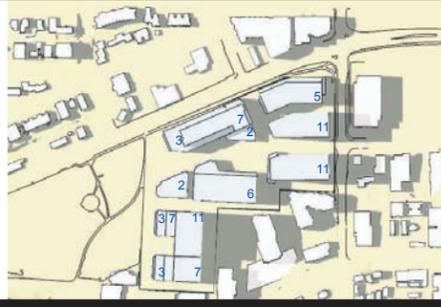
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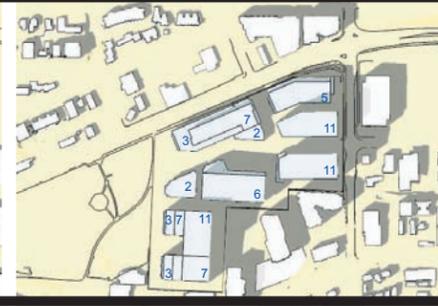
JUNE 20

Daylight saving time



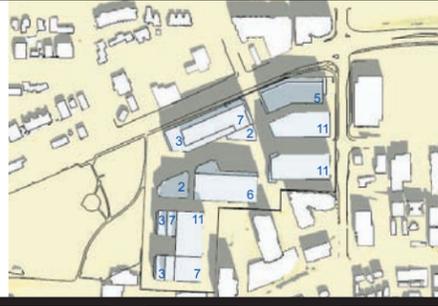
SEPT. 21

Daylight saving time



OCT. 15

Daylight saving time



DEC. 21

