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**1. PLANNING COMMISSION CONCERN:** The Central Plaza [Living Room] needs excellent Sunlight

**RESPONSE:** In Touchstone’s Mixed-Use Alternative [maximum height 8 stories] the Central Plaza will get great sun on sunny days

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**2. PLANNING COMMISSION CONCERN:** Central Avenue needs appropriate pedestrian orientation and modulation along with set-backs and step-backs recommendations

**RESPONSE:** In Touchstone’s Mixed-Use Alternative, the buildings along Central Ave [the Hotel/Sport Club building] meet the DRB and Planning Commission recommendations regarding:

Height [5-7 stories]  
Pedestrian-oriented in scale with setbacks [17 feet] from the street and step backs above the 3rd floor [min 20 feet]  
Modulation-The hotel footprint and program will allow for more flexibility with both horizontal and vertical modulation

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**3. PLANNING COMMISSION CONCERN:** The 6th and Central intersection should have an iconic, gateway feel, including setbacks from the street, iconic architecture, and ‘subtractive’ features that open into the project.

**RESPONSE:** In Touchstone’s Mixed-Use Alternative, the corner of 6th and Central will provide a dramatic, welcoming entry into downtown Kirkland by providing significant setbacks from the street; a Gateway “Garden” containing public art; and iconic architecture containing a MULTI-storied pedestrian opening through which one can see into the project beyond.

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**4. PLANNING COMMISSION CONCERN:** The project needs to address the Concern’s of the Parking Advisory Board regarding parking adequacy and assumptions

**RESPONSE:** In Touchstone’s Mixed-use Alternative, the questions and concerns of the Parking Advisory Board can be accommodated

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**5. PLANNING COMMISSION CONCERN:** The project needs a tool such as Design Guidelines which will ensure that the public benefits are preserved

**RESPONSE:** In Touchstone’s Mixed-use Alternative, all the benefits of the Alternative [Public Open Space, setbacks, building heights] will be ensured through the use Design Guidelines developed in conjunction with city planners.

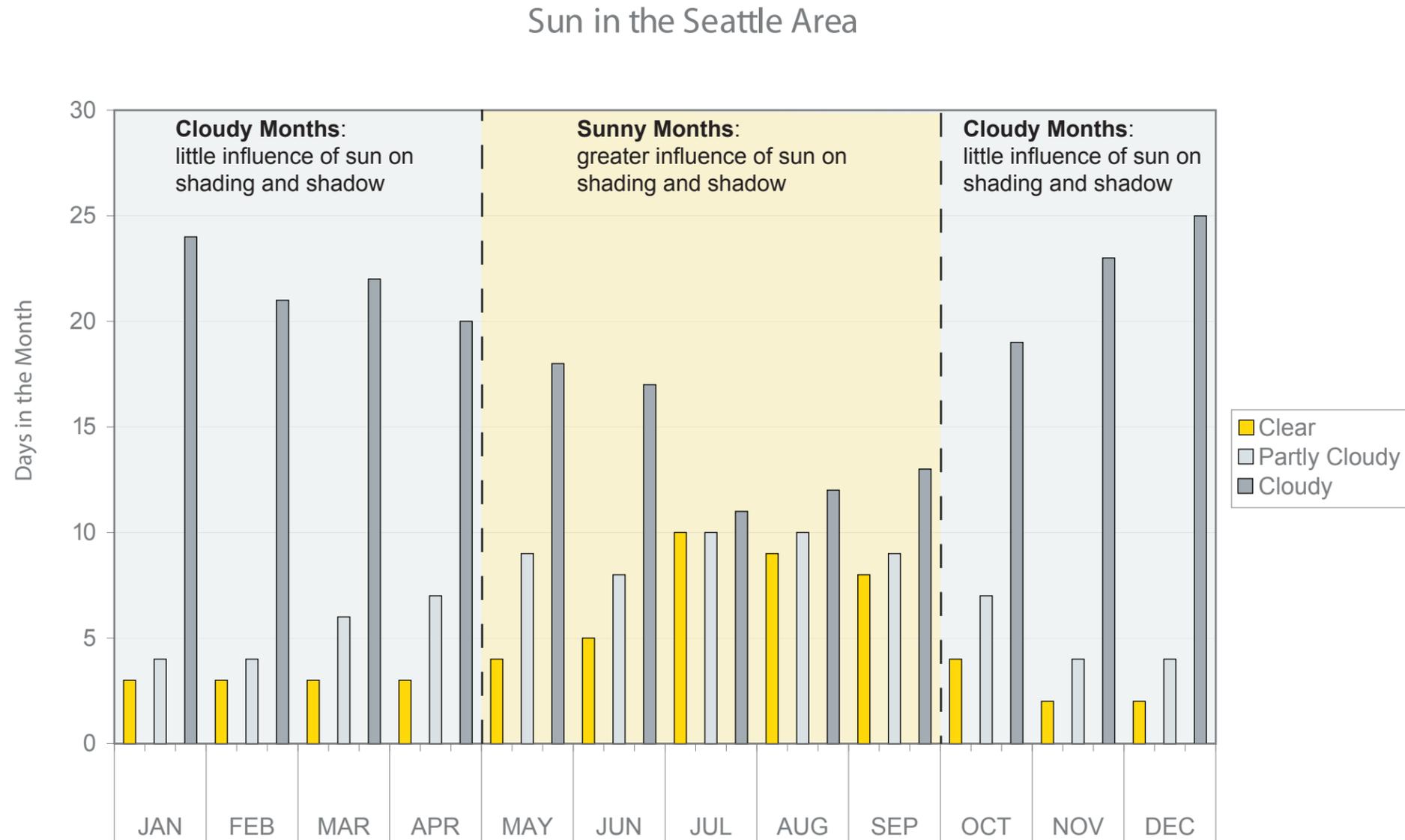
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**Appendix:**

Expanded Solar Studies            A1 - 3

# 1. The Central Plaza gets great sunlight on sunny days

## The Sun's Influence on Public Space

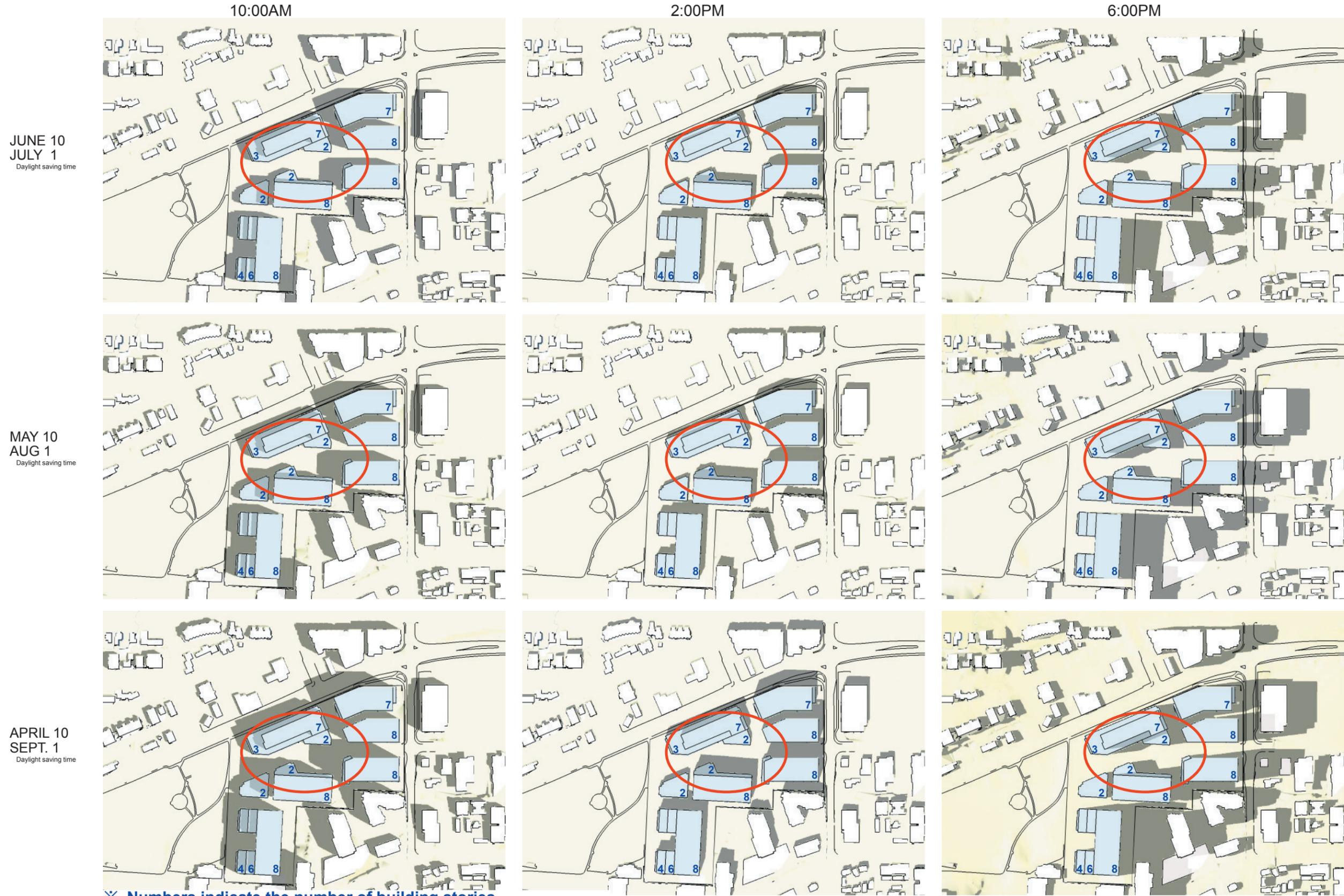


source: <http://www.ncdc.noaa.gov/oa/climate/online/ccd/avgsun.html>

This chart shows the average number of sunny and cloudy days in the Seattle Metropolitan Area throughout the year. The sunnier months between May and September are the more affected by shadow and shading. Conversely during the predominately cloudy months of the year, daylight is more diffuse and there are less shadows.

The following shadow study demonstrates how shadows may impact the public spaces of the proposed project during the sunny months of the year. Additional shadow information can be found in the appendix of this packet.

# 1. The Central Plaza gets great sunlight on sunny days



This matrix demonstrates the effects of shadows from the proposed mixed-use project during the sunny months of the year. The Central Plaza gets excellent sunlight during these times. Eight stories does not dramatically influence the shading on the public plaza space during the sunny times of the year.

## 2. The Buildings along Central Way provide set backs and building modulation to create a great pedestrian experience

The Planning Commission voiced concern with setbacks, building height and pedestrian experience along Central Way.

The following sections and conceptual rendering show how buildings sited and articulated to create a vibrant pedestrian environment.



Existing views looking west on Central Way

