

OPEN SPACE STUDIES

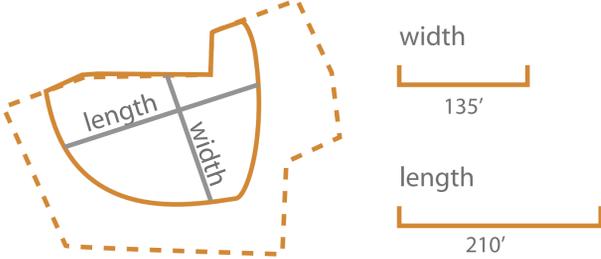
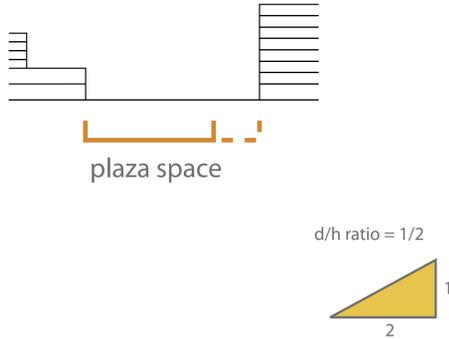
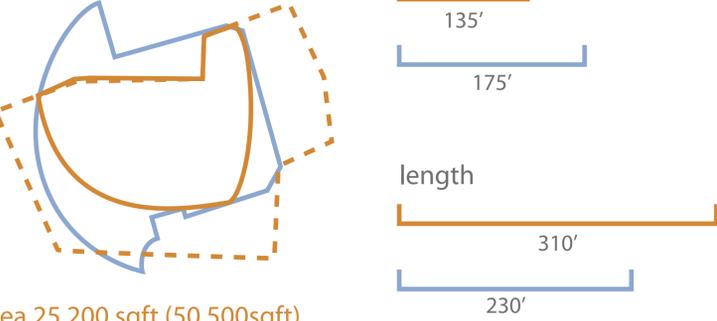
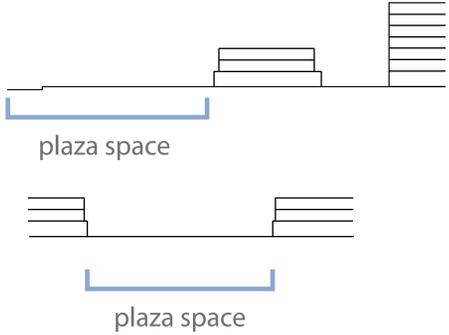
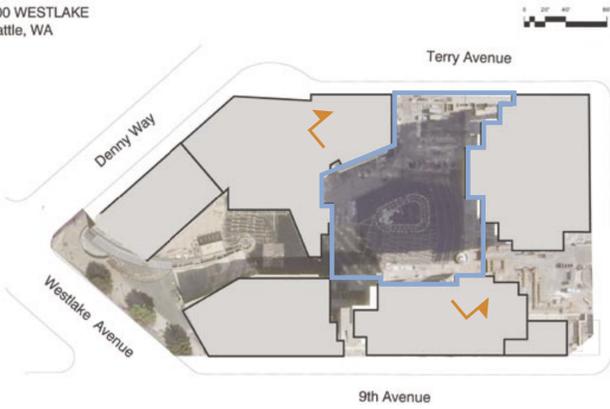
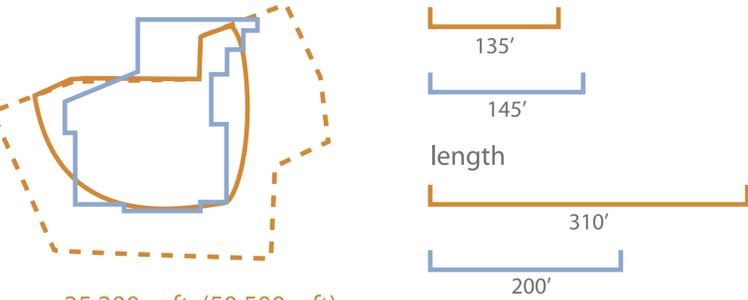
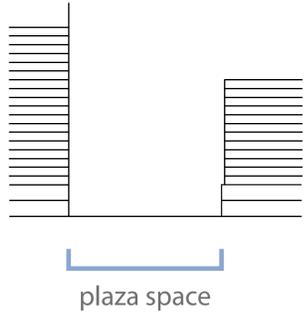


PARK PROMNADE

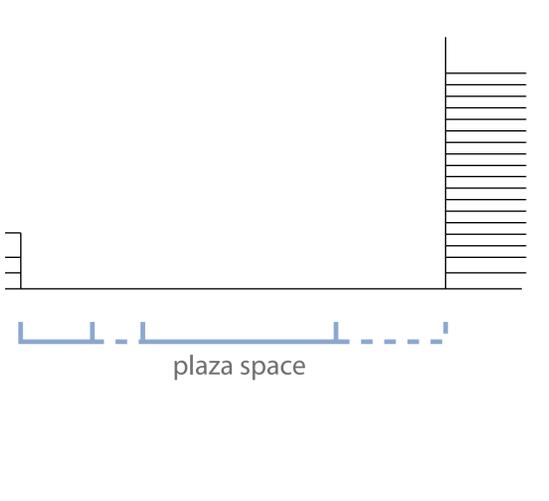
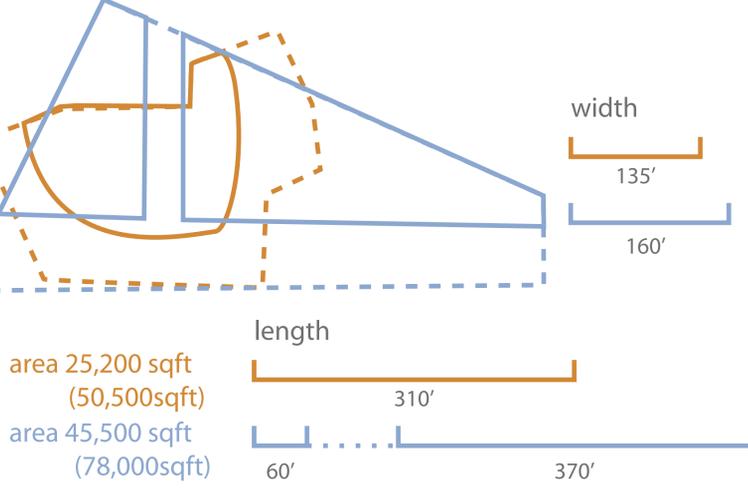
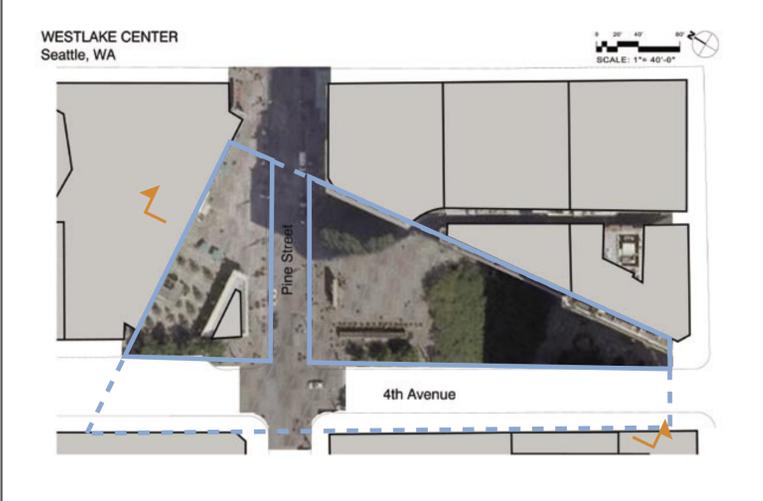
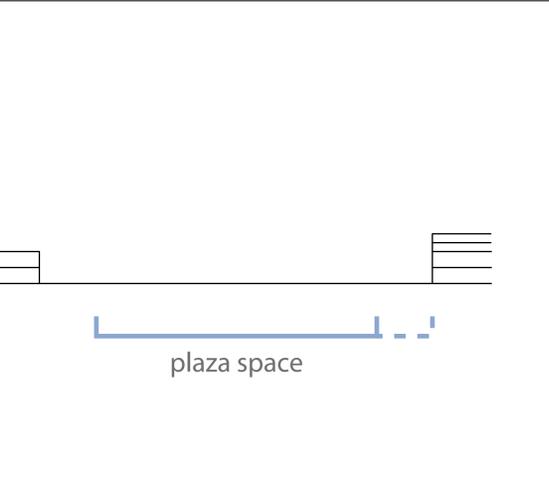
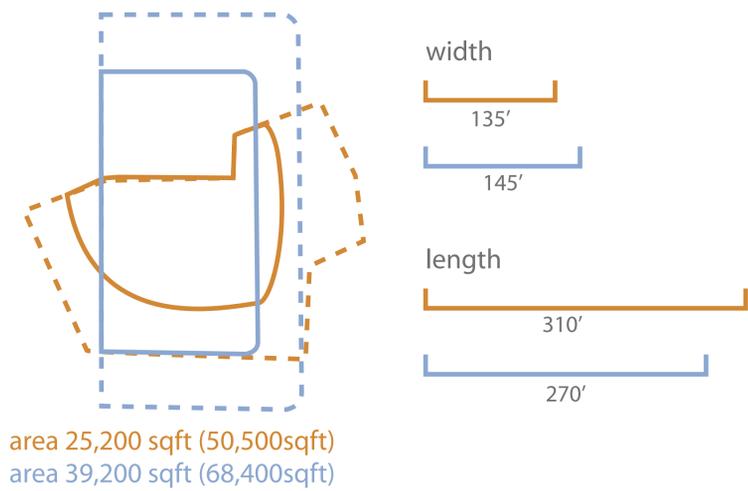
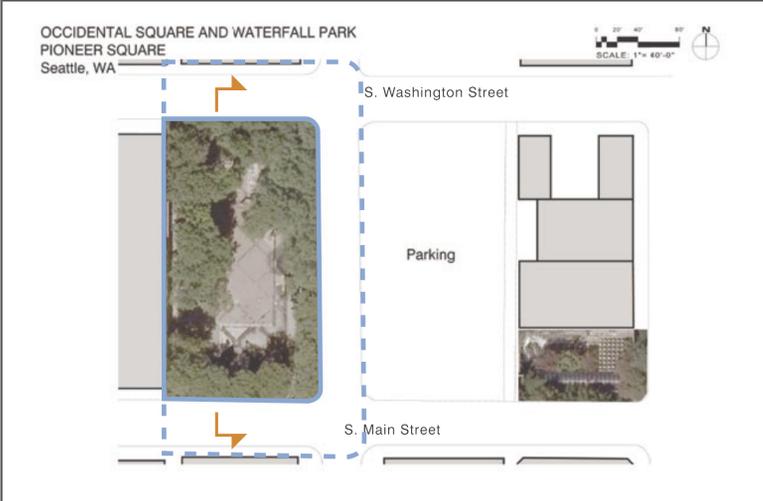
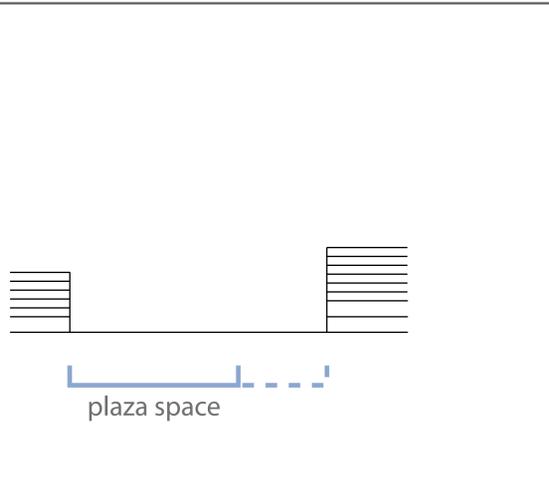
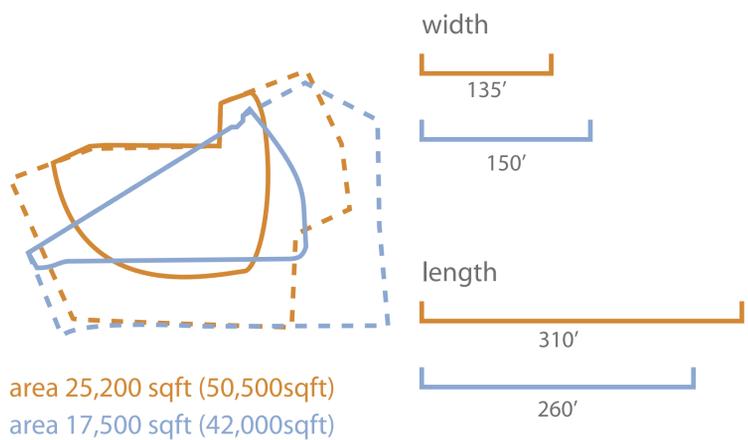
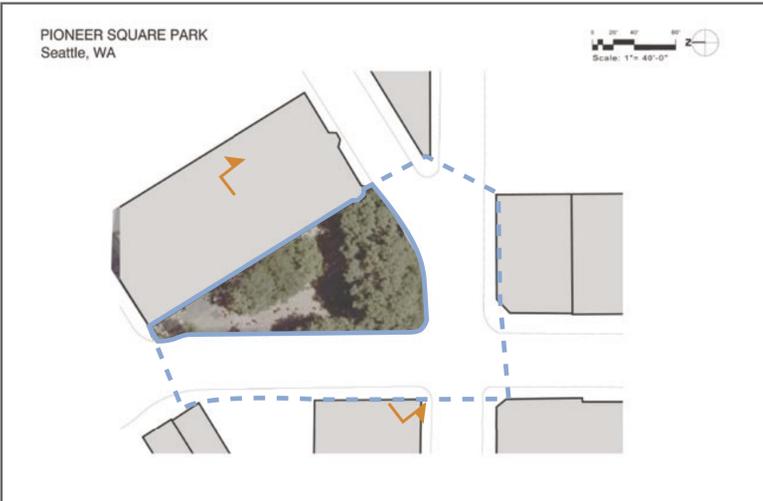


MAIN RETAIL STREET

# OPEN SPACE STUDIES

	 <p>width 135'</p> <p>length 210'</p> <p>plaza area 25,200 sqft overall area 50,500sqft</p>	 <p>plaza space</p> <p>d/h ratio = 1/2</p>	
<p>CARRILON POINT Kirkland, WA</p> 	 <p>width 135'</p> <p>length 310'</p> <p>area 25,200 sqft (50,500sqft) area 32,000 sqft</p>	 <p>plaza space</p> <p>plaza space</p>	
<p>2200 WESTLAKE Seattle, WA</p> 	 <p>width 135'</p> <p>length 310'</p> <p>area 25,200 sqft (50,500sqft) area 26,000 sqft</p>	 <p>plaza space</p>	

※area, width, length and height are approximate



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# KIRKLAND PARK PLACE

## MIXED USE DEVELOPMENT

Master Plan and Design Guidelines\*  
DRAFT March 18, 2008

*\*This booklet is a placeholder for a more complete draft to be distributed to the Planning Commission prior to its March 27th meeting.*



## INTRODUCTION:

Achieving the vision

The Downtown Strategic Plan calls for Park Place to be an integral part of Downtown by establishing clearly defined pedestrian connections with the core area by:

- *new development in this area should be urban in character to promote a better integration of the Park Place with the core area*
- *enhancing the intersection of Central Way and 6th Street as a “gateway” to downtown*
- *encouraging retail uses and similar pedestrian generating activities on the ground floor of all buildings including those on Central Way*
- *establishing a friendly connection of Park Place to Peter Kirk Park*
- *prohibiting blank walls facing the park*
- *enhance pedestrian connections*
- *add on-street parking on Central Way to support retail and enhance pedestrian environment*
- *encourage underground parking and street parking along surface streets and minimize/eliminate surface parking lots*
- *complete a street in the form of a meandering lane running north-south between Central Way and Kirkland Avenue to provide an urban retail environment*
- *preserve the designation of the CBD 5 area as a Class A office district*



With its borders of 6th Street and Central Way and Peter Kirk Park, access easement to Kirkland Avenue and its super block parcel size, it is clear that this project site is the key property involved in realizing the City's vision.

The Kirkland Parkplace Mixed Use Development proposal attempts to achieve all these Strategic Plan goals by creating a vibrant retail village center integrated with the Park and connecting to downtown. The applicant is seeking the proposed Private Amendment Request in order to achieve this vision in an economically viable project.

These guidelines have been created by the applicant as a set of agreed upon standards with the City to ensure a clear and predictable quality development as well as allow the flexibility necessary to make the project economically feasible.

## DESIGN INTENT:

The design goal Kirkland Parkplace is to create a new, vibrant retail district complementing and connecting to the downtown. This master plan design guidelines and standards set out overlay design areas in which specific design guidelines are applied. These guidelines and standards have been crafted to balance the City's need for reasonable assurance of the final built product and the applicant's need for reasonable flexibility to ensure the economic feasibility of the project.

The Design Guidelines and Standards that are drafted in this book were created using the identified 8 Guiding Principles for the project which we derived from input we are hearing in many meetings and discussions with the planning staff, the DRB and the community. These Guidelines and Standards are proposed to be used in lieu of the existing regulations for the Kirkland Parkplace property. The identified guiding principles provide the outline of which the design standards and guidelines are based and are the starting points from which the design is based:

## IDENTIFIED GUIDING PRINCIPLES

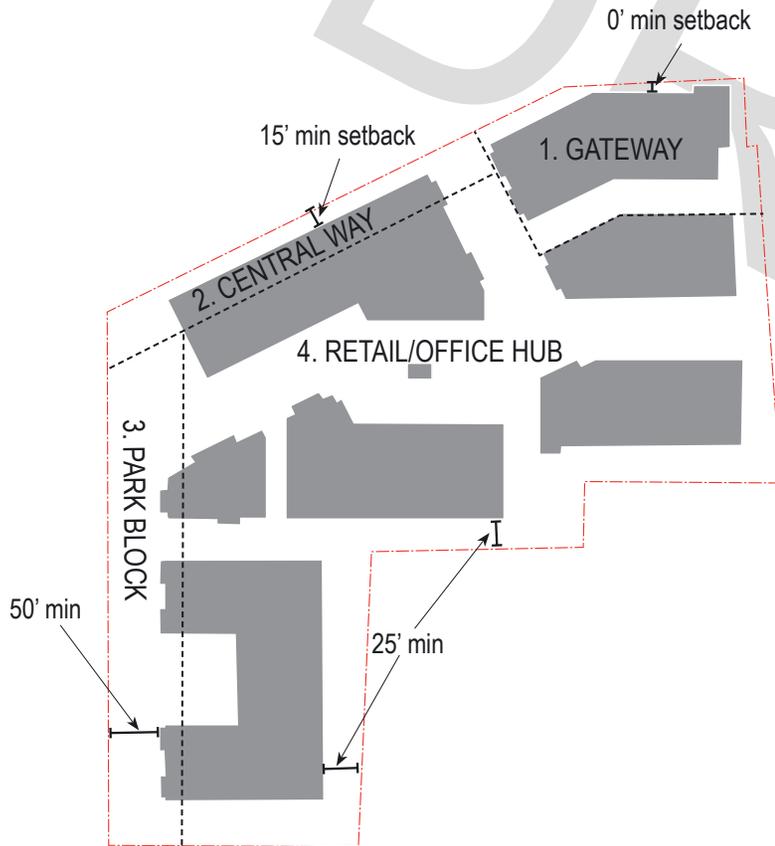
1. Emotional Ownership by the Community
  - Incorporate the project into the story of Kirkland
  - Enable meaningful community exchanges
  - Inspire unique, emerging experiences and discoveries
  - Promote the coalescence of Community, Culture and Commerce
  - Provide a 'transforming experience' vs.. a 'transaction experience'
2. Site Planning "Connections"
  - Public spaces such as plazas
  - Vehicular access and parking
  - Strong emphasis on the street
  - Supports active public spaces
  - Clear and inviting public access
3. Places for People
  - Best public spaces tend to be easily accessible
  - Vary in size, offer choices for all ages
  - Provide safety and comfort
  - Integral part of the social life of downtown Kirkland
4. Enhance the Pedestrian Environment
  - Walkability: network of pedestrian connections
  - Visual interest for street
  - Rich texture of materials
5. Integrate Vehicular Access and Parking
  - Parking is an integral component of downtown
  - Minimize the visual presence of parked cars
  - Pedestrian circulation and retail continuity
6. A Mix of Uses = A mix of Building Types
  - Variety of building types, scales, and materials
  - Three-dimensional quality to the public spaces
7. Appropriate Massing and Scale
  - Address sun exposure and sensitivity to surrounding edges
  - Scale, massing, and detail of individual buildings
  - Human-scale, detailed street level building façades
8. Sustainability
  - Macro-Scale/Site
  - Building Specific
  - Tenant Specific

# DEVELOPMENT STANDARDS

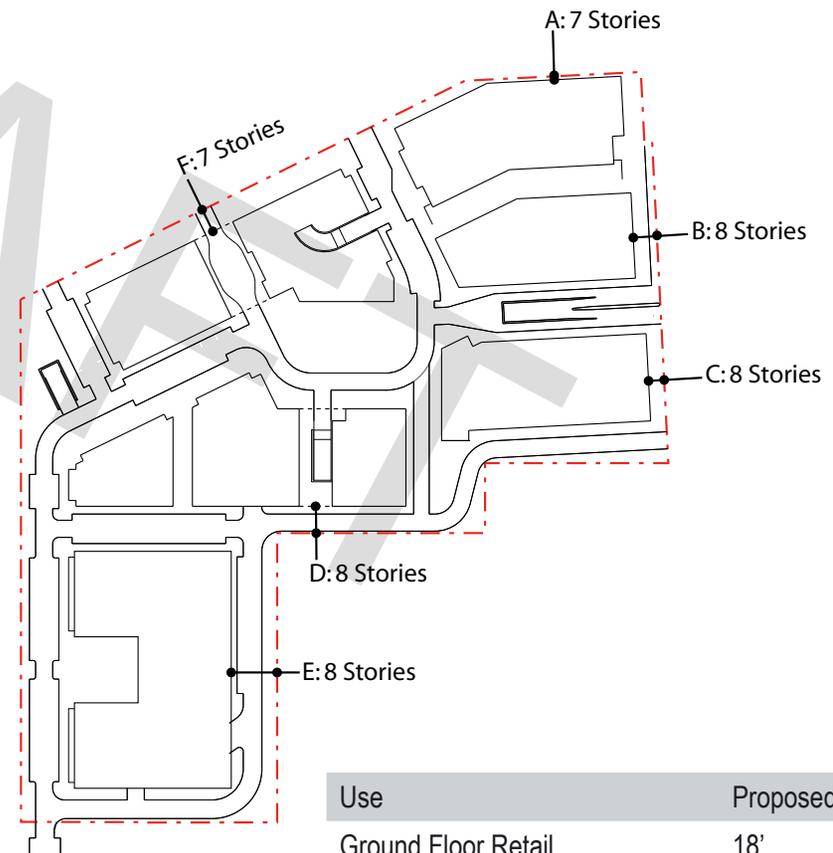
OVERLAY AREAS	1. Gateway	2. Central Way	3. Park Block	4. Office/Retail Hub
Setback	0' min	15' min	50' min	25' min
Height	see diagram	see diagram	see diagram	see diagram
Street Classification	see map pg 6	see map pg 6	see map pg 6	see map pg 6
Open Space	see map pg 5	see map pg 5	see map pg 5	see map pg 5

\*Height is measured from the midpoint of the facade closest to the property line

## SETBACK DIAGRAM



## HEIGHT DIAGRAM



Use	Proposed
Ground Floor Retail	18'
Upper Stories Retail/Office	13.5'-15'
Hotel/Residential	10'

# THE PROGRAM

The Kirkland Parkplace mixed use development includes 1.8 million square feet of building:

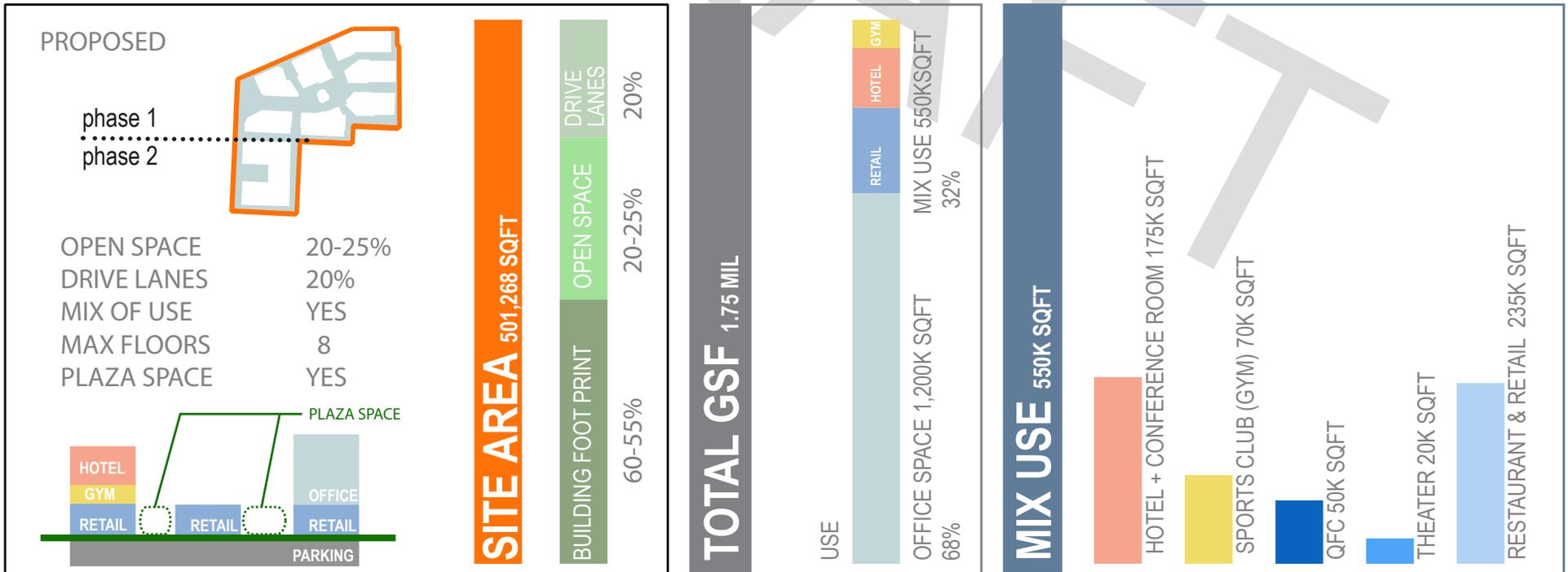
- OFFICE: 1.2 mil sq ft
- RETAIL: 300,000 sq ft
- HOTEL :175 rooms
- SPORTS CLUB/GYM: 70,000 sq ft

Parking will mostly be accommodated in an underground structure.

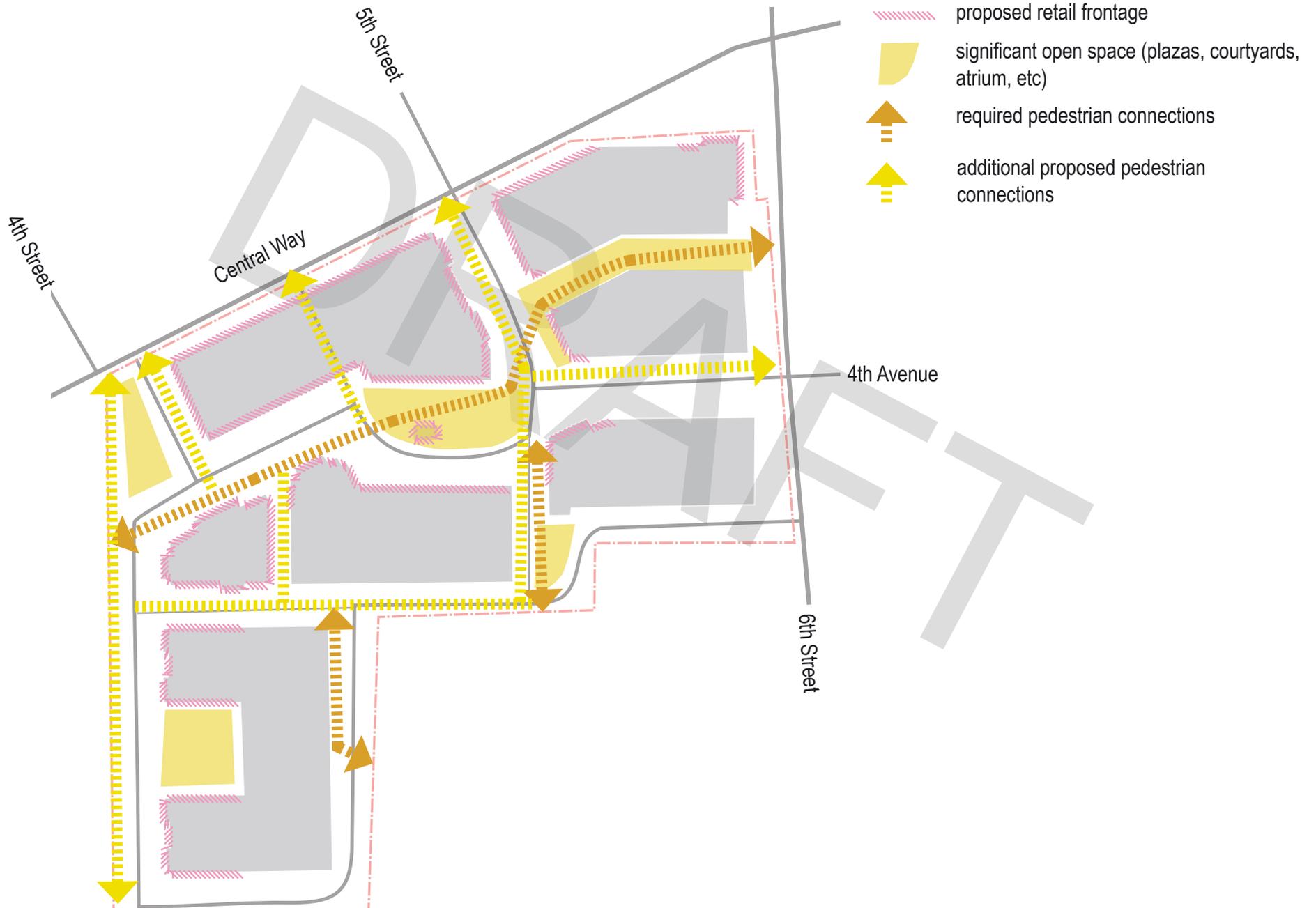
Existing zoning allows for 80% lot coverage.

20-25% OF SITE IS OPEN SPACE

The project will be carried out in two phases, phase lines shown below.



# OPEN SPACE AND RETAIL FRONTAGE DIAGRAM



# STREET CLASSIFICATION

## Adjacent Street Improvements

Central Way  
6th Street

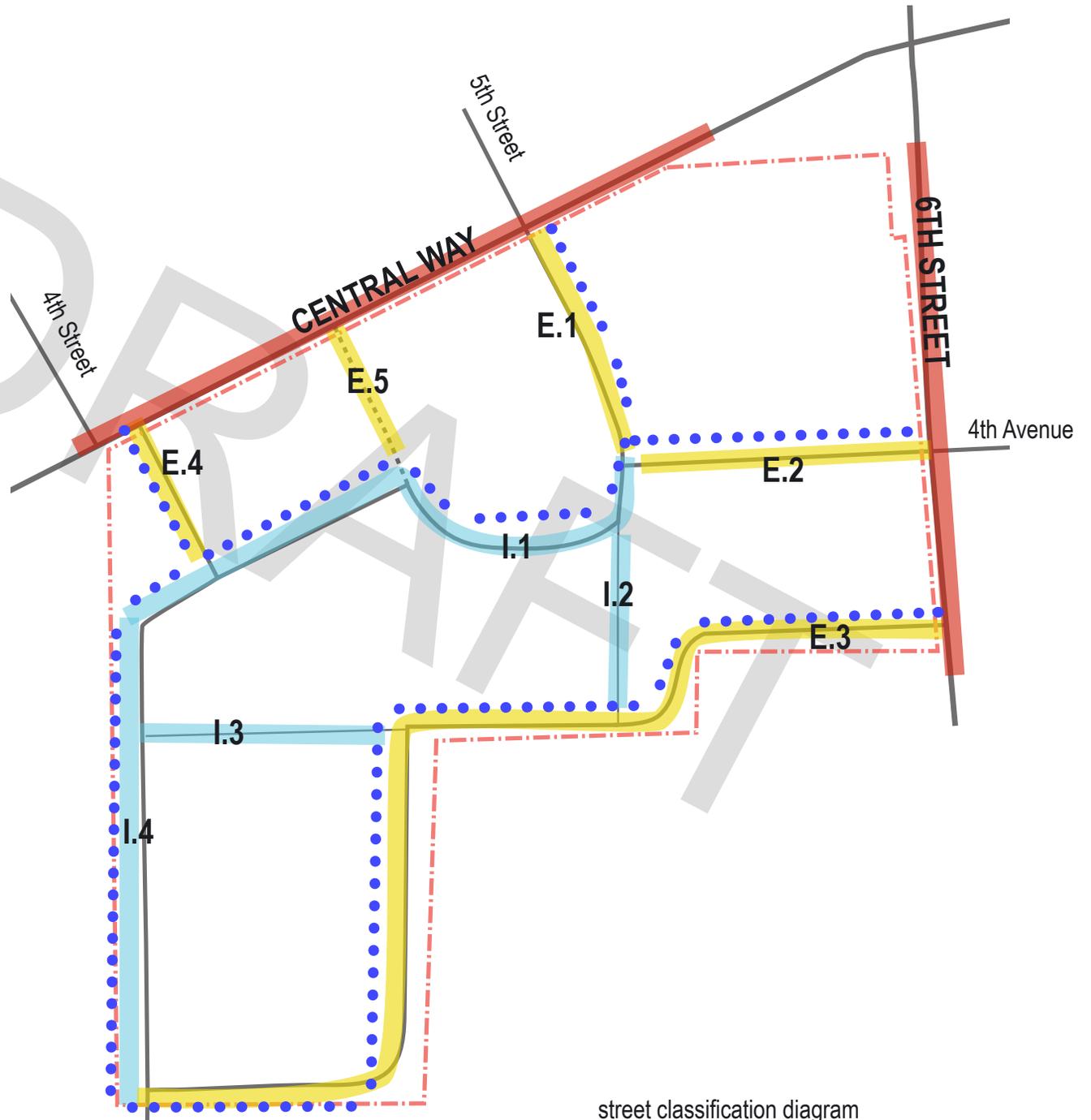
## External Connections

- E.1 Central and 5th Street Connection
- E.2 6th Street and Connection
- E.3 6th Street access to service alley (minor)
- E.4 Central Way and 4th Street Connection
- E.5 Central Way mid block connection (minor)

## Internal Streets

- I.1 Main Street
- I.2 Service Alley /Main Street Connection
- I.3 Service Alley/Park Promenade Connection
- I.4 Park Promenade

 Required Fire Access



street classification diagram