



CITY OF KIRKLAND
Planning and Community Development Department
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MEMORANDUM

To: Design Review Board
From: Angela Ruggeri, Senior Planner
Date: June 4, 2015
File No.: DRV15-00787
Subject: KIRKLAND PARKPLACE
CONCEPTUAL DESIGN CONFERENCE

I. MEETING GOALS

At the June 15, 2015 Design Review Board (DRB) meeting, the DRB should review the concept design for the Kirkland Parkplace project. At the meeting, the DRB should:

- A. Review the overall site plan for the development, which is based on the Parkplace Master Plan.
- B. Determine how the Parkplace Master Plan & Design Guidelines affect or pertain to the proposed development.
- C. Begin review of the individual building alternatives for the three buildings in Phase 1, if time permits.
- D. Determine what additional information is needed for requested minor variation and for extended lapse of approval of Design Review Board.
- E. Determine what other application materials are needed for the Design Response Conference.

II. BACKGROUND

The subject property is located at 457 Central Way, which is the existing Parkplace mixed use development (see Attachment 1, Page 3). The applicant is proposing a new mixed-use project that will consist of office, retail, entertainment, and residential uses. Structured parking with some on grade parking for the grocery store (QFC) is proposed. The applicant has provided general project and program data; including site and context information, a full-site development concept, and building massing options for the three buildings in Phase 1, which can all be found in Attachment 1.

The current project required zoning text amendments to allow additional residential (including an affordable housing requirement), incentives for a movie theater, and a bank drive thru facility. Amendments to the Master Plan and Design Guidelines for Parkplace were also required. The City Council approved these amendments on February 17, 2015. Some minor modifications to the Master Plan were also approved by the Planning Director on June 2, 2015. The updated zoning charts and the revised Master Plan and Design Guidelines are included as Attachments 2 and 3. The applicant's proposed site plan is

based on these zoning charts and the master plan. The preferred building massing option for each of the three buildings in Phase 1 is the third option in every case (see Attachment 1, pages 36-41).

The previous project proposed by Touchstone was approved by the Design Review Board in December of 2010 under the old zoning and Master Plan and Design Guidelines. That project included 1,170,000 square feet of office, 305,000 square feet of retail and 200,000 square feet of other uses (hotel, day care and a sport club). The total square footage approved was 1,675,000.

The current project that the Design Review Board will review is a total of 1,175,000 square feet with 650,000 square feet of office, 225,000 square feet of retail/fitness/entertainment and 300,000 square feet of residential (250 – 300 units). The zoning that was adopted in 2008 allows building heights up to a maximum of 8 stories (up to 115 feet) on most of the site, with lower heights adjacent to Peter Kirk Park and Central Way. No changes were made to the allowed height.

An Environmental Impact Statement (EIS), Planned Action Ordinance (PAO), and a Supplemental Environmental Impact Statement (SEIS) were completed in October 2008 and August 2010 for the previous Parkplace proposal. An addendum to the EIS and SEIS was completed for the current proposal in February 2015.

The PAO for the project was also revised and is now in effect through 2/28/2025. The 2008 EIS review alternative included the adoption of a Planned Action Ordinance designating the Parkplace request as a Planned Action for the purposes of SEPA compliance. A Planned Action is intended to conduct early environmental review under SEPA so that impacts and mitigation measures for the planned development are identified up front.

The site is a corner property with street frontage along Central Way to the north and 6th Street to the east. It is adjacent to Peter Kirk Park on the west side. The site slopes generally from the east (approx. elevation 80') down to the west (approx. elevation 50') over a distance of about 840'. The steepest portion of the property is at the northeast corner (see Attachment 1, page 6).

The following list summarizes the zoning designations (see map on page 12 of Attachment 1) and allowed heights of properties adjacent to the subject property. The surrounding uses are described and pictured in Attachment 1 on pages 7-11.

- North:* **CBD 6 & 7:** Maximum height is 54' above Average Building Elevation (ABE) in CBD 6 and 41' above ABE in CBD 7.
- East:* **PLA 5C:** Maximum height is between 25' above ABE and 60' above ABE depending on use and size of the site.
- South:* **CBD 5:** Maximum height is 67' above ABE.
- West:* **Park/Public Use:** Maximum height is determined on a case-by-case basis.

III. KEY ZONING REGULATIONS

Zoning regulations for uses in the CBD 5A zone are found in the use-zone chart (see Attachment 2).

1. Special Regulation 1 for CBD 5A states that development under this use shall be pursuant to the Parkplace Master Plan and Design Guidelines contained in Chapter 3.30 Kirkland Municipal Code. Compliance with the Master Plan and Design Guidelines shall be determined through Design Review, Chapter 142 KZC. Attachment 3 includes the Master Plan and Design Guidelines.
2. The Zoning Code regulations and zoning envelope for Parkplace are summarized on pages 12 and 13 of Attachment 1. Attachment 2 provides exact Zoning Code wording.
3. The applicant is asking for a minor variation to construct a plaza within the 25' rear setback yard to screen loading and service areas for the grocery store. The DRB has authority to grant minor variations subject to the criteria of KZC 142.37. Page 19 of Attachment 1 shows the minor variation that is requested (the applicant mistakenly called it a "design departure" however).
4. The applicant will be requesting an extension to the standard lapse of approval period to allow the project approval to remain in effect for the same term as the City's Planned Action Ordinance (until 2/28/2025). The DRB has authority to grant an extension pursuant to the criteria of KZC 142.55.

IV. KIRKLAND PARKPLACE DESIGN GUIDELINES

This site has its own Master Plan and Design Guidelines (Attachment 3) that are to be used to review the project. The document is made up of a Policy Overview (Pages 3 – 6); the Master Plan – Development Standards (pages 7 – 17); and the Design Guidelines (pages 18-32). There are Design Guidelines that apply to all the districts on the site (pages 18 – 25) and also District – Specific Guidelines (pages 26-32). Different parts of Phase 1 are located in all four of the design districts and so these specific guidelines will also apply. Some of the key guidelines relate to:

- Orientation to the Street/Streetscape
- Massing and Articulation
- Blank Wall Treatment
- Public Spaces
- Gateway Treatment
- Environmental Considerations
- Pedestrian Connections & Way finding
- Pedestrian-friendly building fronts
- Parking location and entrances
- Massing and Articulation
- Building Diversity

See adopted Kirkland Parkplace Mixed-Use Development Master Plan and Design Guidelines for complete text and explanations.

V. CONTEXT

The context or setting in which the proposed development will be located is important in determining how the design guidelines will apply. The following are several questions

that are geared toward identifying the physical environment around and on the subject property.

A. How does the site relate to its surroundings?

The applicant and Design Review Board should discuss the physical and built environment on and around the subject property. Topics include height of neighboring structures, topography, and landscaping.

B. What are the opportunities and constraints of the site and vicinity given the following topics?

- Streetscape
- Urban Form
- Activities and Uses in the area
- Pedestrian Patterns and Environment
- Character of Adjacent Buildings
- Landscaping/Open Space
- Relationship to the Park

VI. DISCUSSION ISSUES

The role of the DRB at the Conceptual Design Conference is to help determine how the Master Plan and Design Guidelines apply to the proposed development. The following sections and questions below are representative of the design guidelines. These questions are to be used as a tool to help identify how the design guidelines would apply to the proposed project.

A. Scale

1. What are the key public views of the project?
2. Identify appropriate mitigation techniques for building massing of the proposed buildings. Possible techniques include vertical and horizontal modulation, corner treatment, and roof forms. The applicant has provided three massing schemes for each of the three buildings in Phase 1, including a preferred Massing Scheme 3 for each building for the DRB's review and comment (see Attachment 1, pages 36-41).

B. Pedestrian Access

1. How do the proposed massing and location of structures relate or respond to the pedestrian environment?
2. What are opportunities for pedestrian oriented spaces at the street level (plazas, outdoor dining)?
3. What are the key pedestrian connections?
4. How would the project engage pedestrians?

C. Open Space and Landscaping

What are opportunities for landscaping and/or open space on the subject property?

VII. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE

The Design Review Board shall determine what models, drawings, perspectives, 3-D CAD/Sketch up model, or other application materials the applicant will need to submit with the design review application.

VIII. ATTACHMENTS

1. Applicant's Proposal
2. Zoning Regulations for CBD 5A
3. Kirkland Parkplace Mixed Use Development - Master Plan and Design Guidelines



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KIRKLAND PARKPLACE

Mixed-Use Development

CONCEPTUAL DESIGN CONFERENCE: June 15, 2015

SUBMITTAL DATE: June 2, 2015

PROJECT INFORMATION

LOCATION 457 Central Way
Kirkland, WA 98033

DEVELOPER **Talon Private Capital, LLC**
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Seattle, WA 98101
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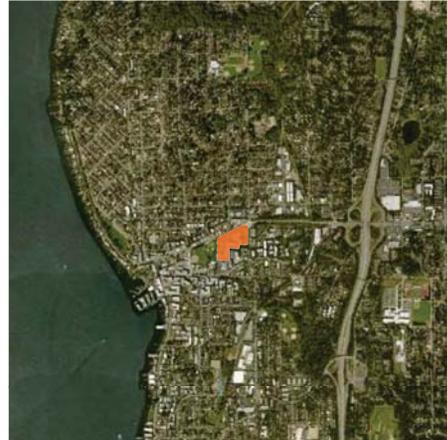
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DEVELOPMENT OBJECTIVES

PROJECT GOAL
To create and develop a vibrant gathering place for Kirkland residents, innovative office users and retailers that encompasses Kirkland's unique attributes, takes advantage of the site's location, and provides retail that will draw office users, the public, and permanent residents.

PROJECT SUMMARY
Kirkland Parkplace will be a new mixed-use office, retail, entertainment, and residential center located next to Peter Kirk Park in Kirkland's central business district. The project will be a redevelopment of the current Kirkland Parkplace shopping center, and will provide a location for office tenants, retail shops and restaurants as well as an expanded theatre and other entertainment options in a setting that will include a variety of publicly accessible open spaces.
In addition, Kirkland Parkplace will include a significant residential component to provide a true mixed-use experience and round-the-clock ownership.

PROGRAM OBJECTIVES
The Kirkland Parkplace project will address Kirkland's shortage of office space suitable for innovative office users who require larger floor plates, and sufficient space within one or more buildings to accommodate their needs. The community-serving retail and residential will complement this office use and will provide an attractive place to work, live, shop, and play.

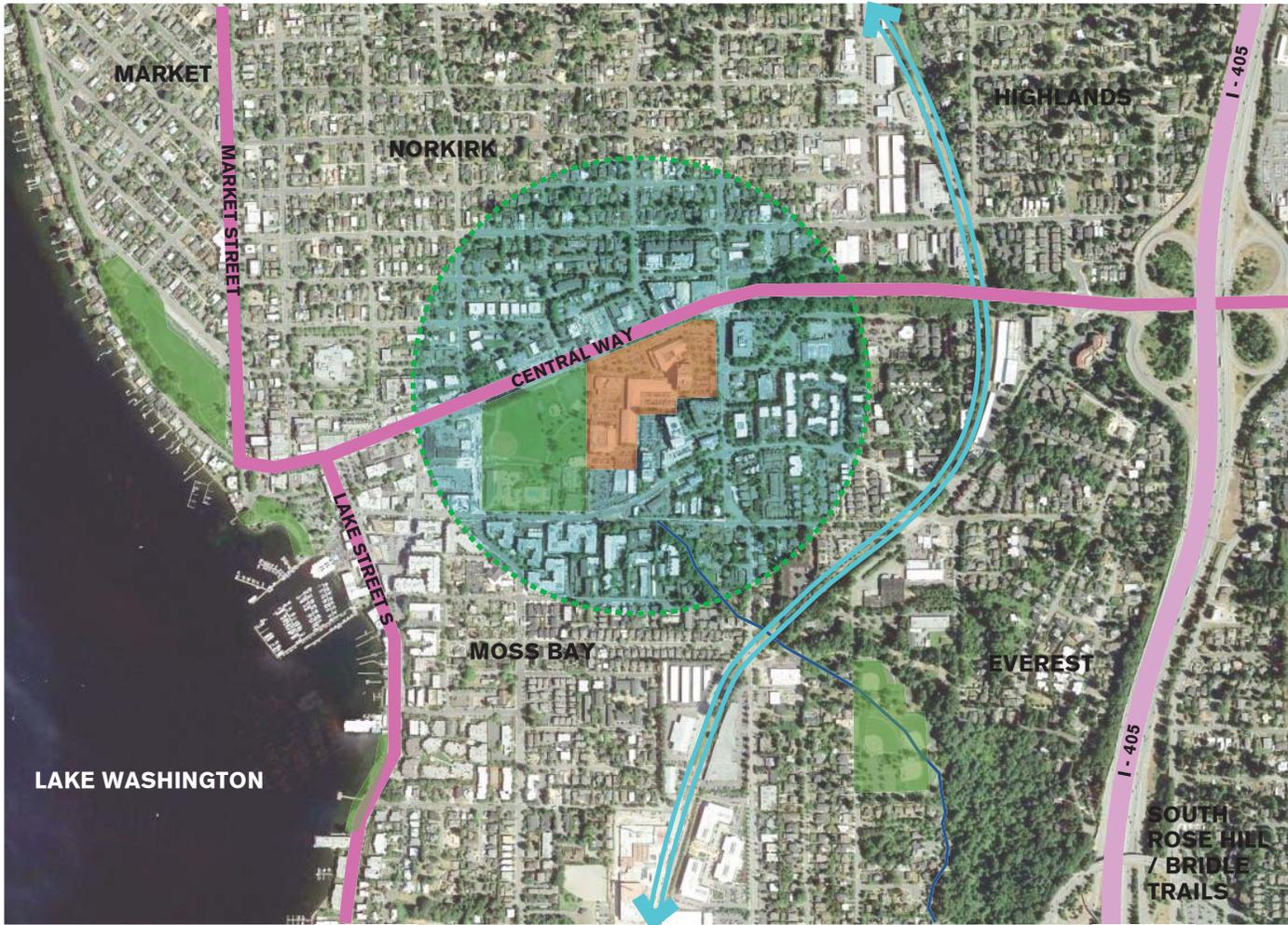
PHASING
The project will likely be built in three phases.
Phase 1 will include a new enlarged QFC, a theatre, additional retail, two new office buildings, and one residential building containing 200-225 units. Future phases will include additional office, retail, and residential uses.

DESIGN DEPARTURE REQUEST
A design departure is requested to construct a plaza within the side yard setback to screen loading and service areas at the grocery.

SITE AND CONTEXT

Access, Connections, & Significant Features

ACCESS AND CONNECTIONS - PROJECT VICINITY



MAP KEY

-  Interstate
-  Principal Arterial
-  Cross Kirkland Corridor
-  1/4 Mile / 5-Minute Walk Radius
-  Public Park
-  Site



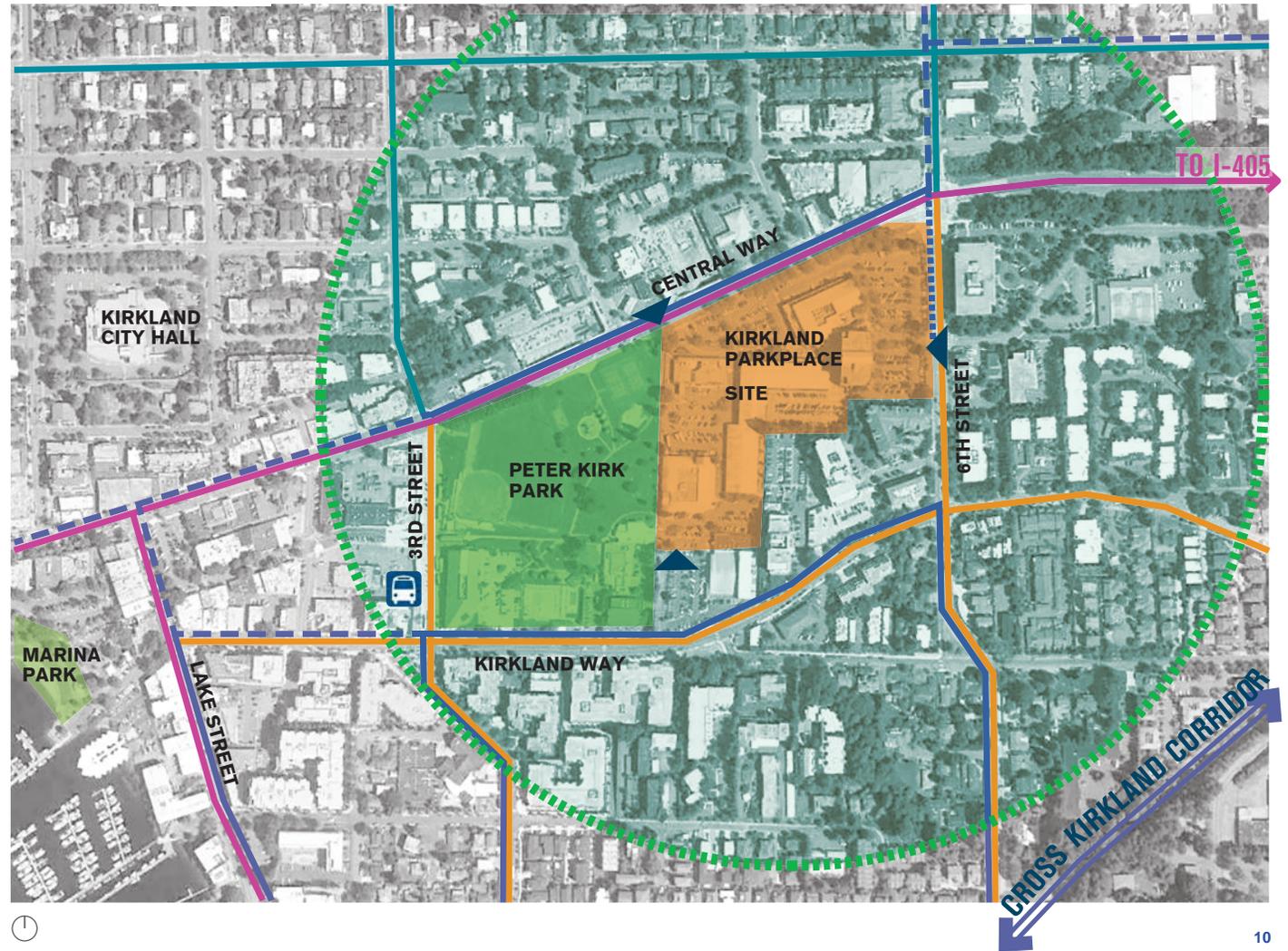
SITE AND CONTEXT

Access, Connections, & Significant Features

MAP KEY

-  Principal Arterial
-  Minor Arterial
-  Collector
-  On-Street Bike Lane
-  Shared Roadway (with Bikes)
-  On-Street Bike Lane (Future)
-  Transit Center
-  1/4 Mile / 5-minute Walk Radius
-  Public Park
-  Major Access Point

ACCESS AND CONNECTIONS - NEIGHBORHOOD



SITE AND CONTEXT

Access, Connections, & Significant Features

ACCESS AND CONNECTIONS - SITE

MAP KEY



- Adjacent Streets
- Site Boundary
- Views to Lake Washington
- Transit Center
- Existing Trees
- Vehicle Site Access - Current
- Vehicle Site Access - New
- Pedestrian Site Access - Current
- Pedestrian Site Access - New



SITE AND CONTEXT

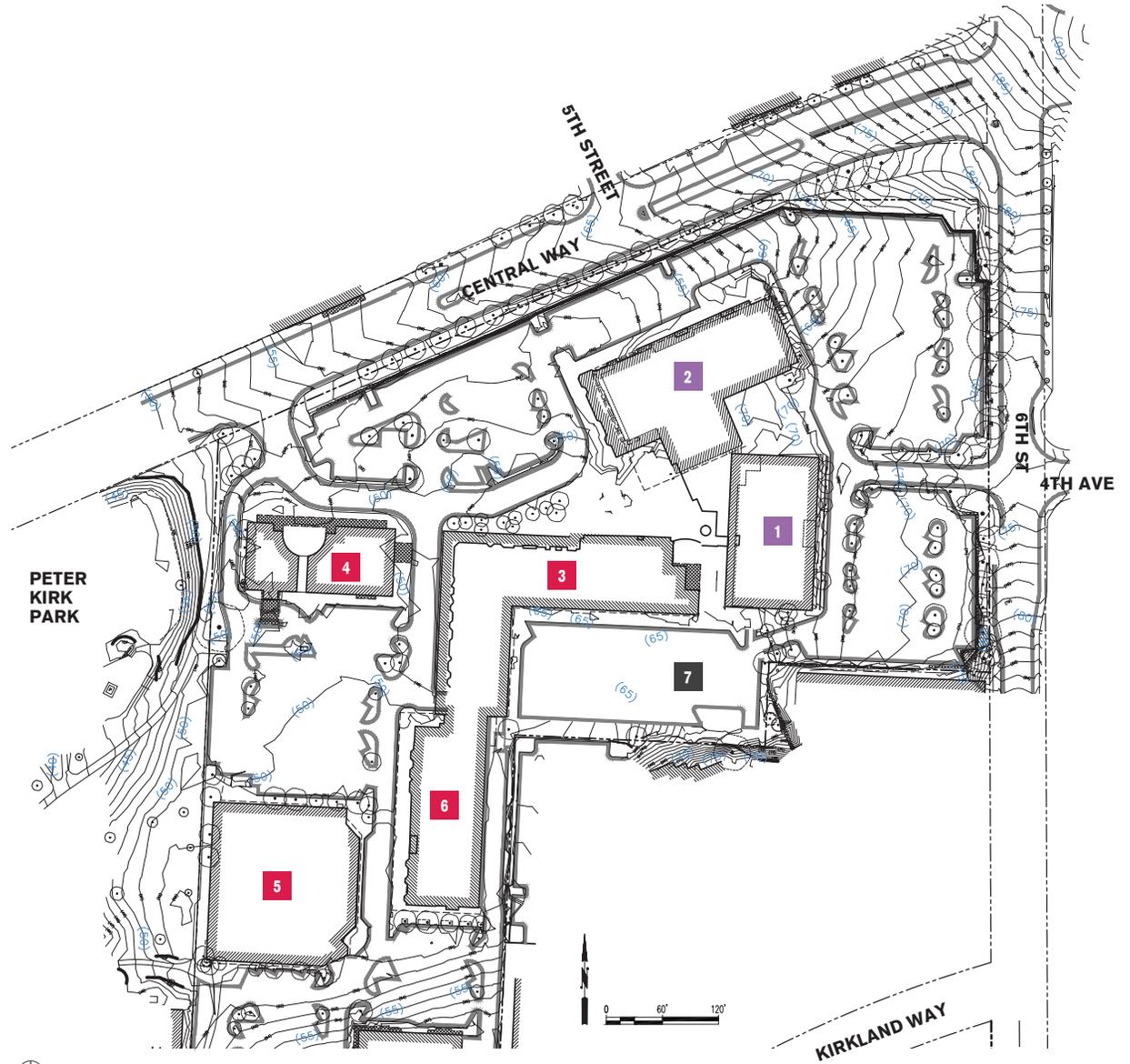
Site Survey

SURVEYOR Bush, Roed & Hitchings, INC.
2009 Minor Ave E
Seattle, WA 98102

SURVEY DATE 2011

EXISTING SITE STRUCTURES

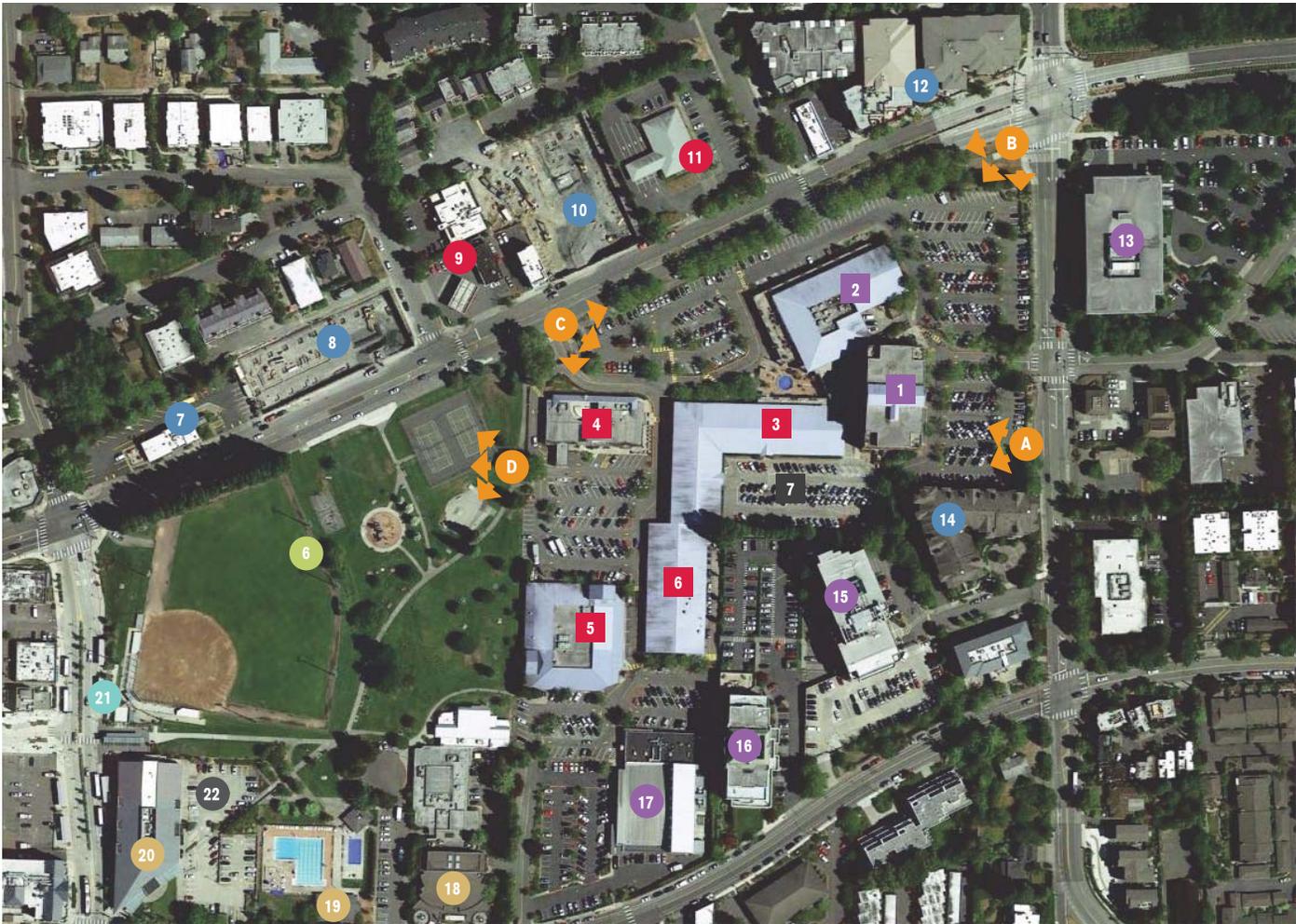
- 1 5 - Story Office Over Theatre
- 2 Retail Building - 2 Stories
- 3 Garden Office Over Retail
- 4 Bank / Retail
- 5 QFC Grocery
- 6 1 - Story Retail
- 7 2 - Level Parking



SITE AND CONTEXT

Existing Structures & Surrounding Uses

EXISTING STRUCTURES AND SURROUNDING USES MAP



MAP KEY

- COLOR KEY**
- Surface and Garage Parking
 - Office/Commercial
 - Residential/Mixed Use
 - Transit Facility
 - Public Park
 - Cultural/Arts
 - Retail

- SHAPE KEY**
- Existing Site Structures
 - Existing Surrounding Uses
 - Camera Position

- EXISTING SITE STRUCTURES**
- 5 - Story Office Over Theatre
 - Retail Building - 2 Stories
 - Garden Office Over Retail
 - Bank / Retail
 - QFC Grocery
 - 1 - Story Retail
 - 2 - Level Parking



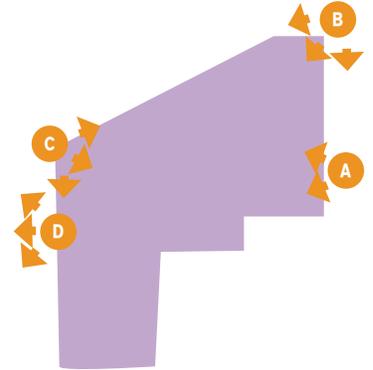
SITE AND CONTEXT

Photography: Existing Site Conditions

A FROM 6TH ST LOOKING WEST



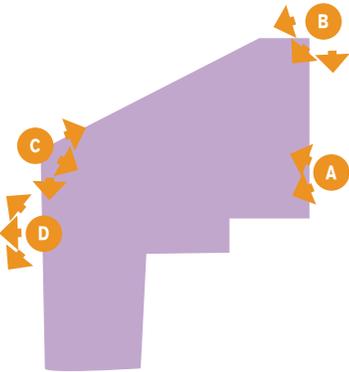
B FROM CORNER OF 6TH ST AND CENTRAL LOOKING SOUTHWEST



SITE AND CONTEXT

Photography: Existing Site Conditions

C FROM ENTRY AT CENTRAL WAY LOOKING SOUTHEAST



D FROM WEST EDGE OF SITE LOOKING WEST TOWARD PETER KIRK PARK



SITE AND CONTEXT

Existing Uses + Surrounding Structures

EXISTING STRUCTURES ON SITE



1 Existing Parkplace Tower Building // Office



4 Existing Retail / Bank



2 Existing Retail Building



5 Existing QFC Building



3 Garden Office Over Retail



6 Peter Kirk Park

SURROUNDING BUILDINGS AND USES - EXISTING AND PROPOSED



7 Wendy's Restaurant



10 450 Central Way Mixed Use (Future)



8 324 Central Way Mixed Use (Future)



11 Bank / Proposed 460 Central Way Mixed Use



9 Gas Station



12 Tera Apartments

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|
TALON
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SITE AND CONTEXT

Existing Uses + Surrounding Structures

SURROUNDING BUILDINGS AND USES - EXISTING AND PROPOSED (KEYNOTED TO MAP ON P.7)



13 Central Way Plaza



16 Emerald Building



19 YMCA / Kirkland Teen Union Building



14 Watermark Apartments



17 343 Industries Building



20 Kirkland Public Library



15 Continental Plaza Building



18 Kirkland Performance Center



21 Kirkland Transit Center

OTHER SCENES FROM KIRKLAND



Marina Park



Lake Street storefronts



Lee Johnson Field & Peter Kirk Park
(Kirkland Parkplace in background)

SITE AND CONTEXT

Zoning / Site Development Potential

ZONING REQUIREMENTS FOR CBD-5A

SETBACKS

Park Edge: 55' minimum
 Front Yard: Ø
 Rear Yard: 25' minimum
 See Diagrams at right for complete setback requirements.

HEIGHT LIMITS

Height limits vary throughout the site, from 46' to 115'. They are defined in detail in the diagrams at right.

LOT COVERAGE

Maximum = 100%

ALLOWED USES

Mixed Use Development containing Office, Residential, Retail, and Restaurant Uses.

SPECIAL REGULATIONS (See KZC Chapter 50 for complete Zoning requirements.)

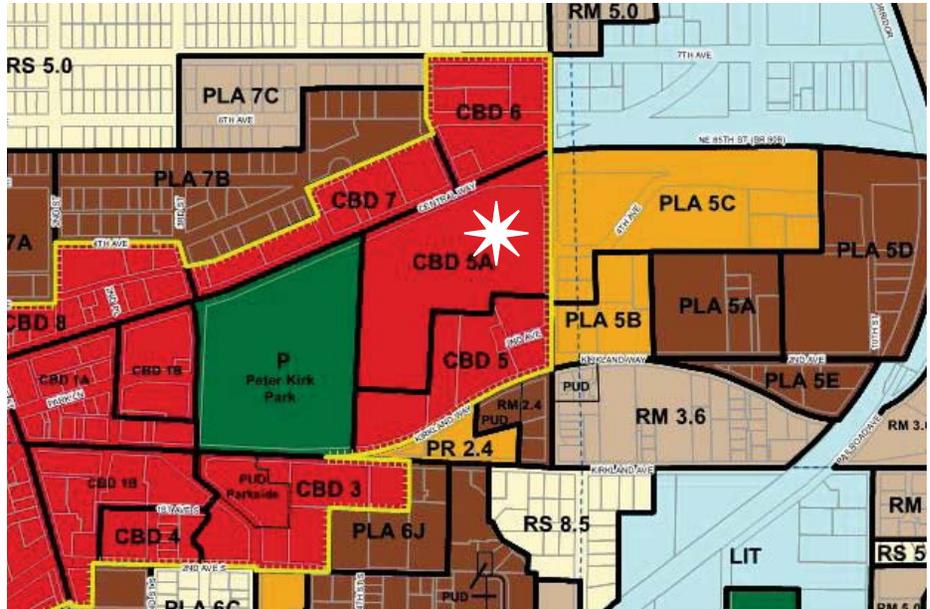
- Retail/Restaurant GSF in the Zone shall be ≥ 25% of Office GSF in the Zone. (Referred to below as Special Regulation 2.) Retail uses may include accessory short term drop-off children's play facilities.
- The following additional uses are allowed subject to restrictions listed:
 - a. Hotel or Athletic Club. Accessory retail or restaurant uses shall be included as retail uses under Special Regulation 2, provided they are open to the public.
 - b. Movie Theater: may be included as retail use under Special Regulation 2, for up to 20% of Retail/Restaurant requirement.
 - c. Private Lodge or Club; Church; School, Day-care Center, or Mini-School or Day-care Center; Public Utility, Government Facility, or Community Facility; Public Park.
 - d. Assisted Living Facility (including a nursing home if part of the facility); GSF must be ≤ 10% of the total GSF for the Master Plan; and Stacked or Attached Dwelling Units; GSF must be ≤ 30% of the total GSF for the Master Plan.
- Prohibited Uses
 - a. Any retail establishment exceeding 70,000 square feet.
 - b. At grade drive-through facilities. Exception: One drive-through banking facility on the eastern portion of the site accessed from 6th Street. Location and design of the facility requires Planning Official and Public Works Department approval.
 - c. The outdoor storage, sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers.

PARKING REQUIREMENTS

- a. Residential uses: 1.7 parking spaces / dwelling unit; 1.0 parking space / assisted living unit.
- b. Restaurants and taverns: 1 parking space / 125 GSF.
- c. All other uses: 1 parking space / 350 GSF.

A mix of uses with different peak parking times makes a project eligible for applying a shared parking methodology to parking calculations. Further parking reductions may be appropriate through a transportation management plan (TMP) and parking management measures. (See KZC Chapter 50 for further description of Transportation Management Plan option.)

CBD-5A AND SURROUNDING ZONES



AREA REQUIREMENTS (FROM MASTER PLAN)

SITE AREA BREAKDOWN · TOTAL SITE AREA = 501,000 SF = 100%

Building Footprint 40 - 45%	Vehicle Areas 20 - 25%	Open Space 35 - 40%
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OPEN SPACE BREAKDOWN

Sidewalks 20 - 25% of Site	Pedestrian Space: Plazas/Courtyards/Gardens/Elevated Terrace 15 - 20% of site (75,000 sf minimum)	Private Roof Terrace 10,000 sf
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BUILDING USE BREAKDOWN · Approximate 1,175,000 GROSS SF TOTAL = 100%

Commercial Office 650,000 sf	Retail / Fitness / Entertainment 225,000 sf	Residential 250-300 units 300,000 sf
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FULL SITE DEVELOPMENT CONCEPT



DEVELOPMENT PLAN

The development plan for the entire site contains approximately 1.1 to 1.175 million square feet of rentable space, with 650,000 sf of office, 300 residential units and over 180,000 sf of retail, entertainment, and health club uses.

The site plan was developed using the *Organization of Uses* diagrams found in the *Kirkland Parkplace Mixed-Use Development Master Plan and Design Guidelines*.

MAJOR DESIGN DRIVERS FOR THE PROJECT

1. Integrate Kirkland Parkplace into the life of the city.
2. Create great places for people
 - To work
 - To shop
 - To live
 - To play
3. Accommodate a variety of complementary uses
 - Innovative office users with significant space requirements
 - Retail space that will be successful and enhance the live/work experience
 - Residential units to add vitality and 24/7 presence
 - Entertainment uses that will draw people into the evenings and weekends
4. Take advantage of the location and site features
 - Views - Lake Washington, Peter Kirk Park, and surrounding neighborhoods
 - Proximity to Downtown Kirkland, the park, and the Cross Kirkland Corridor
 - Convenient access to 405
5. Enhance the pedestrian environment
 - Create a variety of open spaces
 - Take advantage of multiple levels
 - Strengthen pedestrian connections to and through the site
 - Accommodate vehicles but prioritize people
6. Create clear circulation through the site
 - Multiple entry points to the site
 - Convenient access to parking

FULL-SITE DEVELOPMENT CONCEPT

Site Massing

DEVELOPMENT SCHEME IN ZONING ENVELOPE



AERIAL VIEW FROM EAST & WEST



FULL-SITE DEVELOPMENT CONCEPT

Site Massing



- Retail
- Health Club
- Theatre
- Office
- Residential
- Grocery



VIEW FROM CENTRAL WAY

FULL-SITE DEVELOPMENT CONCEPT

Site Plans

LEVEL 1

- Retail
- Health Club
- Theatre
- Office
- Residential
- Grocery

(55) Elevation Above Sea Level (ft)

Below-Grade Parking Access

Pedestrian Access from Adjoining Private Property

PROJECT SITE

Site area: 11.5 acres (501,000 sf)
Zoning: CBD-5A

PROGRAM

FULL BUILD-OUT AREA SUMMARY*

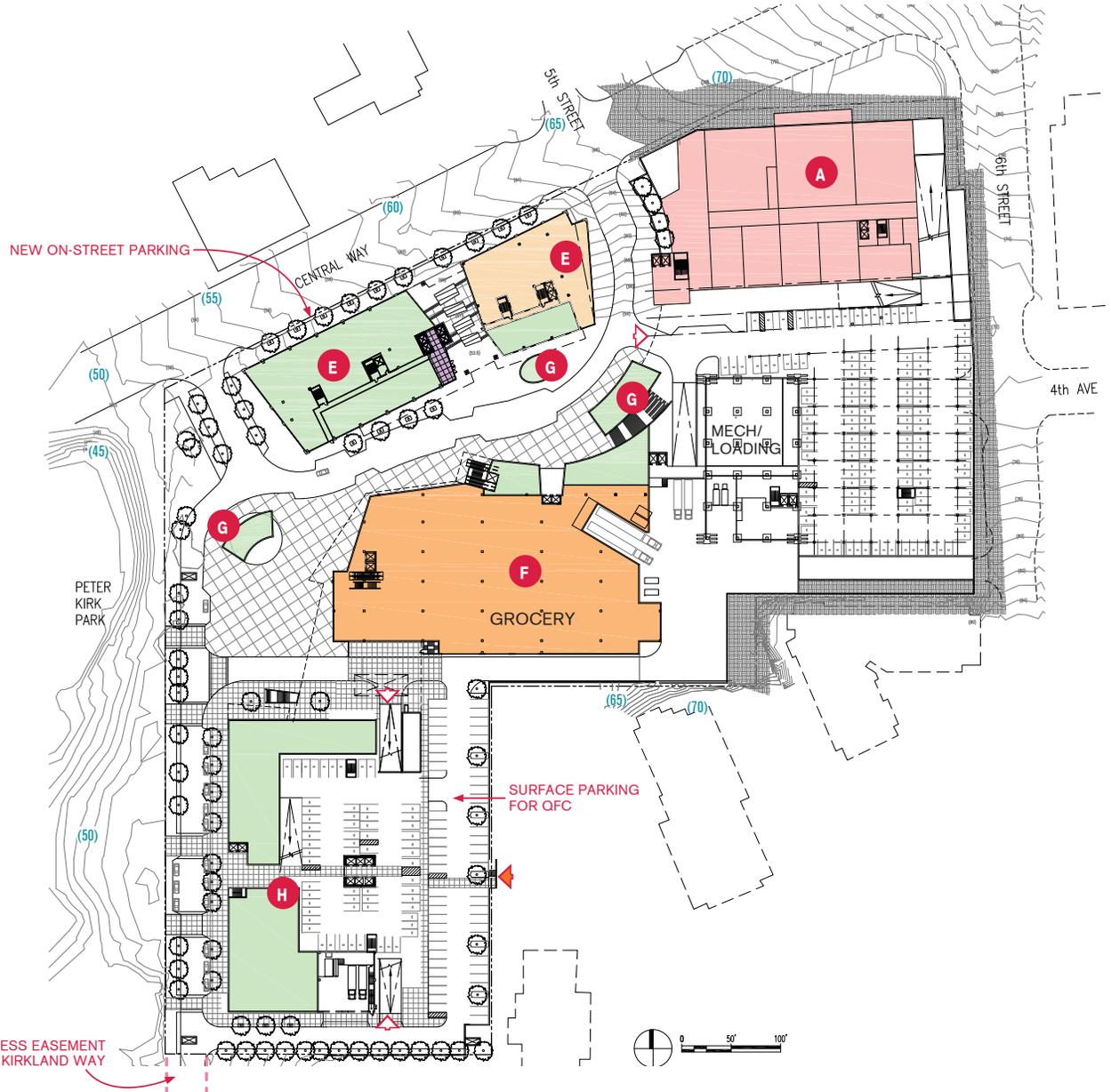
1. 650,000 gsf office
2. 300,000 gsf multifamily residential (300 units)
3. 178,500 gsf retail, entertainment and health club
 - 47,000 gsf QFC
 - 40,000 gsf Theatre
 - 10,000 gsf Health club
 - 82,500 gsf other retail

Total build-out: 1,128,500 gsf

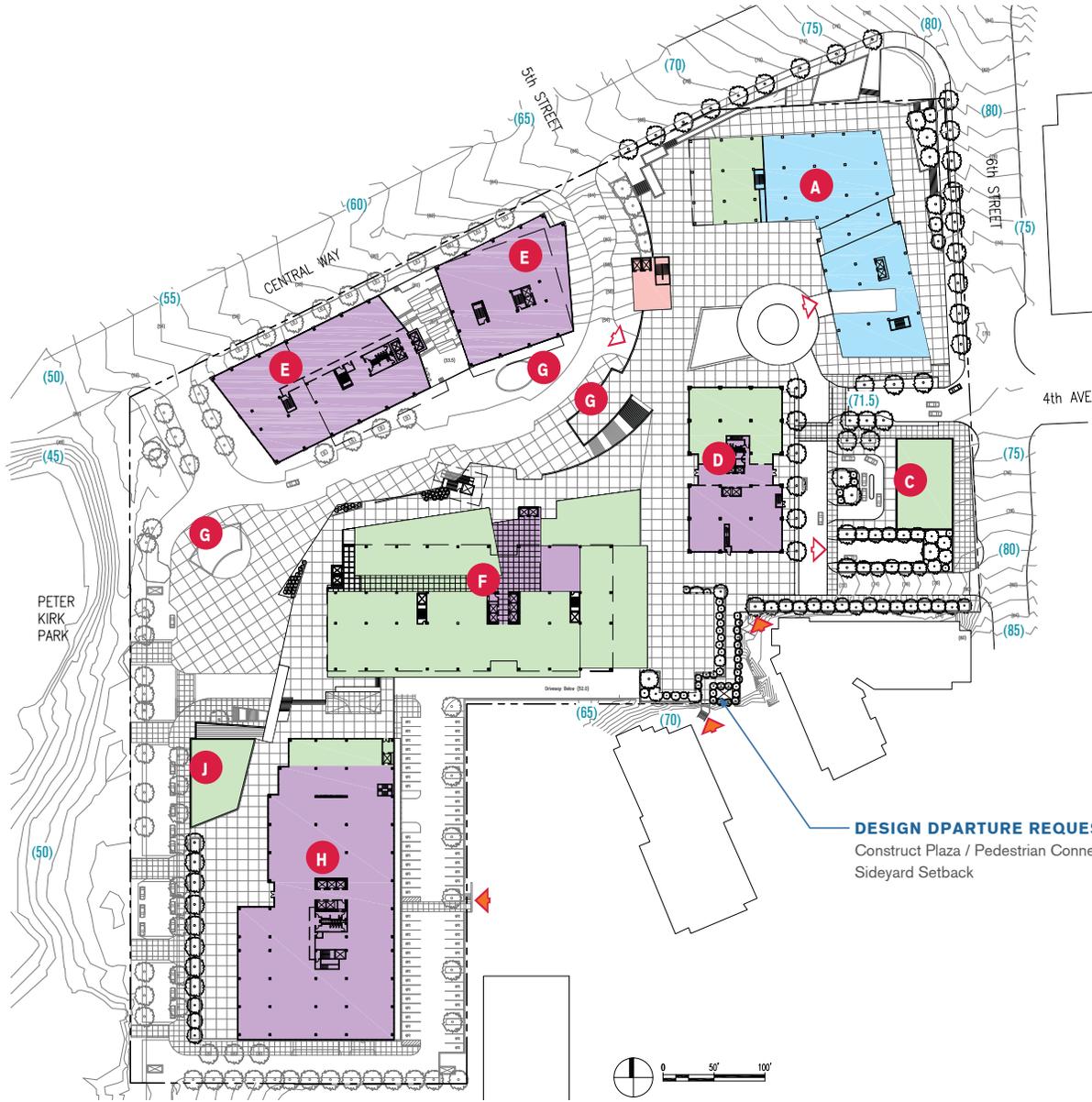
Parking : 1,800 - 2,700 stalls**

* All areas are preliminary and subject to change.

** Stall count dependent upon parking demand analysis.



FULL-SITE DEVELOPMENT CONCEPT
Site Plans



LEVEL 2

- Retail
- Health Club
- Theatre
- Office
- Residential
- Grocery

- (55) Elevation Above Sea Level (ft)
- Below-Grade Parking Access
- Pedestrian Access from Adjoining Private Property

FULL SITE DEVELOPMENT

Bldg.	Stories	Use	Approximate Area
A	7-8	Residential/ Retail/Theater	250,000 sf
C *	1	Bank/Retail	5,000 sf
D *	5-6	Office/Retail	75,000 sf
E	7	Office/Retail	222,000 sf
F	7-8	Retail/ Office	285,000 sf
G	1	Retail (multiple stand-alone buildings)	4,000 sf
H	7	Office/Retail	255,000 sf
J	1	Retail	4,000 sf

TOTAL 1,100,000 - 1,175,000 sf

* Possible future building(s) to replace Buildings C and D; Would contain Retail/Residential and possible Office uses. Up to 8 stories and ±155,000 sf. (Building D - existing office - to remain occupied through completion of buildings E and F. Building D may be retained, renovated, or demolished thereafter.)

DESIGN DEPARTURE REQUEST
Construct Plaza / Pedestrian Connection in Sideyard Setback

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FULL-SITE DEVELOPMENT CONCEPT

Site Plans

LEVEL 3

- Retail
- Health Club
- Theatre
- Office
- Residential

