



MEMORANDUM

To: Design Review Board
From: Angela Ruggeri, Senior Planner
Date: December 2, 2015
File No.: DRV12-01513
Subject: **KIRKLAND PARKPLACE MIXED USE DEVELOPMENT
DESIGN RESPONSE CONFERENCE (CONTINUED)**

I. **MEETING GOALS**

Review items requested at the last Design Response Conference and give final approval of the complete package for the Kirkland Parkplace Mixed-Use Project (Phase 1).

II. **PROPOSAL**

The subject property is located at 457 Central Way. The entire project will include 650,000 square feet of office, 225,000 square feet of retail and entertainment, and 250-300 residential units. Structured parking with some on grade parking for the QFC grocery store is proposed.

Phase 1 of the project includes a new enlarged QFC, additional retail, two new office buildings, and one residential building containing approximately 205 units. Future phases will include additional office, retail, entertainment and residential uses.

The applicant is requesting approval of two minor variations to setback yard requirements:

1. One **to the required 25' rear yard setback to** construct a plaza to screen loading and service areas for the grocery store.
2. The other to **the required 55'** minimum setback from the park for Building G (stand-alone retail building).

III. **DRB INFORMATION REQUESTS FROM 11/16/2015 MEETING**

The Design Review Board requested the items below at their 11/16/2015 meeting.

Site:

1. Include **pages from Hewitt's previous submittal packages regarding** plaza and street lighting (include proposed street lights and lighting along the park edge)
2. Provide options for vine maples

Commercial buildings:

1. Provide sample of alternate zinc finish (in lieu of Terra Cotta)
2. Show how the Corten steel will look (large perspective)
3. Provide information on mechanical (show on roof plans and elevations) – keep screening simple

4. Show small buildings from above
5. Study railings at building F1/grand stair
 - a. Continuity of expression
 - b. Safety of cable railing

Residential:

Provide:

1. Grout color for brick
2. Coping detail at brick soldier course
3. Study of band of light at corner (delete or change?)
4. Soffit and louver details
5. Information on mechanical (show on roof plans and elevations) – keep screening simple.

The applicant has addressed these items in the attached packet (See page 3). They will be providing the final submittal packet for the meeting on December 7th.

IV. MINOR VARIATIONS

KZC Section 142.37.1.a allows an applicant to request minor variations to the minimum required setback in the CBD zones. The DRB may grant a minor variation only if it finds that the following are met (KZC Section 142.37.4):

- The request results in superior design and fulfills the policy basis for the applicable design regulations and design guidelines;
- The departure will not have any substantial detrimental effect on nearby properties and the City or the neighborhood.

Both minor variations were discussed at the November 2nd meeting and found to meet the above criteria.

V. ATTACHMENT

Applicant's Proposal



KIRKLAND PARKPLACE

Mixed-Use Development

457 CENTRAL WAY
KIRKLAND, WA 98033

DESIGN RESPONSE CONFERENCE
PRE-SUBMITTAL : NOVEMBER 30, 2015
SUBMITTAL : DECEMBER 4, 2015
PRESENTATION : DECEMBER 7, 2015

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BUILDING LASTING RELATIONSHIPS

TALON
PRIVATE CAPITAL

DRC 6 Preliminary package

Introduction

The final DRC 6 submittal will be submitted on December 4th 2015, and will serve as the final approval package for the Kirkland Parkplace Mixed Use project (Phase One). It will synthesize the previous Design Response Conference material into one comprehensive booklet containing final design information for the Site and Landscape as well as all Phase One buildings.

Several items from DRC 5 will be presented for review as well, and this booklet is a preview of those items for advance review by the Design Review board per the request of Angela Ruggeri, the lead planner for the project.

Please note that these advance sheets are from the final submittal package, and the format and page numbering will correspond to that package.

Site:

1. Ensure previous submittal packages regarding plaza and street lighting are included (include the street lights that are proposed and also what lighting is proposed along the park edge)-
[refer to page 11 of DRC 4 \(site lighting\), included here for reference .](#)
2. Provide options for vine maples
[Please see draft revised tree planting](#)

Commercial buildings

1. Provide sample of alternate zinc finish (in lieu of Terra Cotta)
[See elevations, building E. this material has been changed to metal panel to match metal panel E05. This will be a medium gray metallic panel which will be flush glazed into the unitized curtainwall system, and will have horizontal reveals. Under further investigation, the zinc alternate was not selected due to environmental concerns and the terra cotta option cannot be effectively glazed into the unitized curtainwall system.](#)
2. Show how the Corten steel will look (larger perspective of page 79) [see detail perspective \(in progress\)](#)
3. Information on mechanical (show on roof plans and elevations) – keep screening simple.
[See roof plan and elevations, for buildings E and F](#)
4. What do small buildings look like from above? [See perspective views \(in progress\)](#)
5. Study railings at building F1/grand stair
 - a. Continuity of expression
 - b. safety of cable railing
[see preliminary railing elevation and section details and railing location plans](#)

Residential [Refer to Weber Thompson sheets included](#)

1. Grout color for brick
2. Coping detail at brick soldier course
3. Study band of light at corner (delete or change?)
4. Soffit and louver details
5. Information on mechanical (show on roof plans and elevations) – keep screening simple.

SITE LIGHTING PLAN

Kirkland Parkplace | DESIGN REVIEW | 11.02.2015

RIGHT-OF-WAY*

- Vehicular and/or Pedestrian Pole Light (to be coordinated with City of Kirkland)

PRIMARY INTERNAL STREET*

- Vehicular and/or Pedestrian Pole Light
- Uplight (In Landscape)

PEDESTRIAN PLAZAS*

- Pedestrian Pole Light / Feature Light
- Step / Wall Lighting
- Light Bollards
- Uplight (In Landscape)

PARKING AREAS*

- Vehicular Pole Light

REPRESENTATIVE MANUFACTURER'S*

- LUMEC
- KIM
- POULSEN
- BK LIGHTING
- SISTEMALUX

* LIGHT TYPES SHOWN ARE REPRESENTATIVE OF STYLE AND QUALITY. FINAL SELECTIONS INCLUDING MANUFACTURER AND QUANTITY TO BE DETERMINED. TYPES OF LIGHTING WITHIN EACH ZONE MAY VARY DEPENDING ON FINAL LIGHTING PLAN.



TREE PLAN | PARK EDGE

Kirkland Parkplace | DESIGN REVIEW | 12.07.2015

TREE PLAN - PARK EDGE

- LARGE DECIDUOUS SHADE TREES**
Fagus sylvatica - European Beech
Quercus rubra - Red Oak
Quercus alba - White Oak
- ENTRY DRIVE TREES**
Ulmus parvifolia - Chinese Elm
Zelkova serrata - Japanese Elm
- EVERGREEN TREES**
Calocedrus decurrens - Incense Cedar
- COLUMNAR DECIDUOUS TREES**
Acer rubrum 'Bowhall' - Bowhall Red Maple
Acer rubrum 'Armstrong' - Armstrong Red Maple
- SMALL ACCENT TREES**
Amelanchier x grandiflora - Serviceberry
Magnolia 'Galaxy' - Galaxy magnolia
Sorbus acuparia 'Michred' - Cardinal Royal Sorbus

*NOTE: TREES IN R.O.W. AND PARK TO BE COORDINATED WITH CITY ARBORIST AT PERMITTING.



Quercus rubra



Quercus alba



Ulmus parvifolia



Zelkova serrata



Acer rubrum 'Bowhall'



Sorbus acuparia 'Michred'

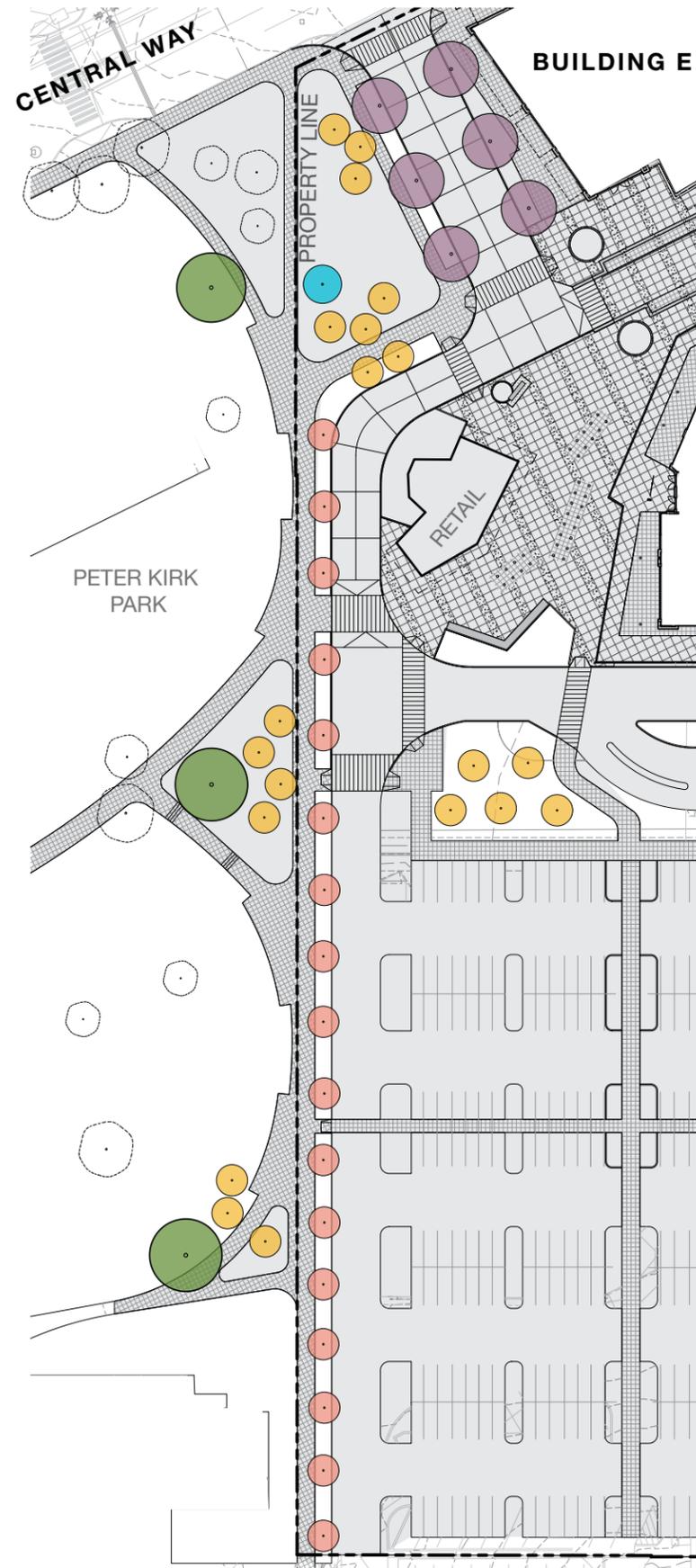


Magnolia 'Galaxy'



Amelanchier x grandiflora

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TREE PLAN | CENTRAL WAY FRONTAGE

Kirkland Parkplace | DESIGN REVIEW | 12.07.2015

TREE PLAN - CENTRAL WAY FRONTAGE

STREET TREES

- Acer rubrum* 'Bowhall' - Bowhall Red Maple
- Acer rubrum* 'Scarsen' - Scarlet Sentinel Maple
- Acer truncatum* x *platanoides* 'Keithstorm' - Norwegian Sunset Maple

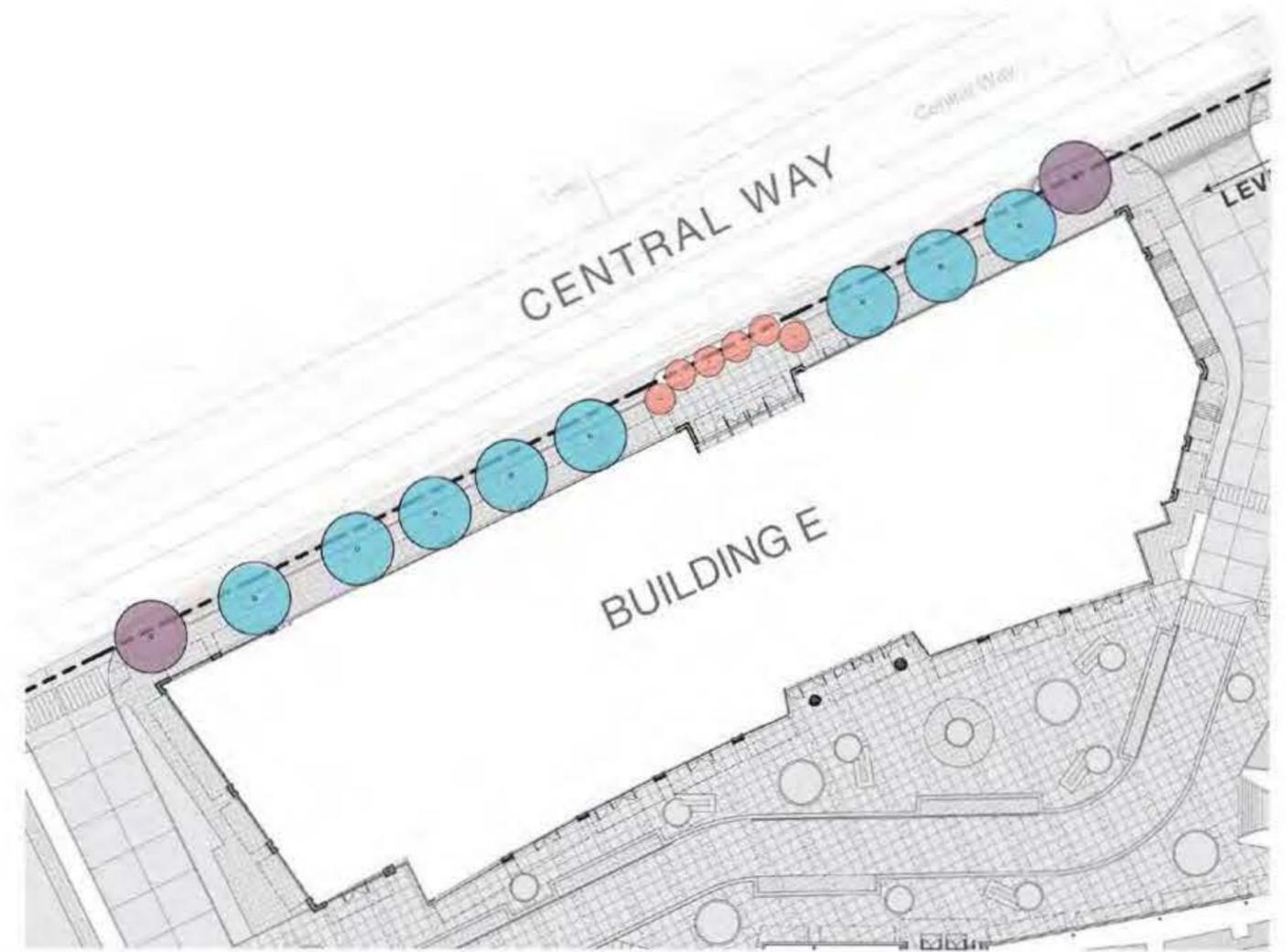
ENTRY DRIVE TREES

- Ulmus parvifolia* - Chinese Elm
- Zelkova serrata* - Japanese Elm

FLOWERING ACCENT TREES

- Stewartia pseudocamellia* - Stewartia
- Amerlanchier grandiflora* - Serviceberry

*NOTE: TREES IN R.O.W. AND PARK TO BE COORDINATED WITH CITY ARBORIST AT PERMITTING.



Acer rubrum 'Scarsen'



Ulmus parvifolia



Zelkova serrata

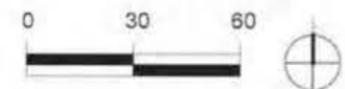


Amerlanchier grandiflora



Stewartia pseudocamellia

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TREE PLAN | CENTRAL + 6TH

Kirkland Parkplace | DESIGN REVIEW | 12.07.2015

TREE PLAN - CENTRAL + 6TH

- STREET TREES (CENTRAL WAY)**
 - Acer rubrum* 'Bowhall' - Bowhall Red Maple
 - Acer rubrum* 'Scarsen' - Scarlet Sentinel Maple
 - Acer truncatum x platanoides* 'Keithstorm' - Norwegian Sunset Maple

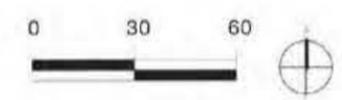
- STREET TREES (6TH STREET)**
 - Fraxinus pennsylvanica* 'Patmore' - Fraxinus pennsylvanica 'Patmore'

- ENTRY DRIVE TREES**
 - Ulmus parvifolia* - Chinese Elm
 - Zelkova serrata* - Japanese Elm

- LARGE DECIDUOUS SHADE TREES (SPECIMEN)**
 - Cercidiphyllum japonicum* - Katsura Tree
 - Acer rubrum* - Red Maple

- SMALL ACCENT TREES**
 - Acer buergerianum* - Trident Maple
 - Acer circinatum* - Vine Maple
 - Acer palmatum* - Japanese Maple
 - Cornus nuttallii* - Pacific Dogwood
 - Cercis canadensis* - Redbud
 - Stewartia monadelphica* - Tall Stewartia

*NOTE: TREES IN R.O.W. AND PARK TO BE COORDINATED WITH CITY ARBORIST AT PERMITTING.



KIRKLAND PARKPLACE | DECEMBER 7, 2015
TALON | COLLINSWOERMAN



Acer truncatum x platanoides 'Keithstorm'



Fraxinus pennsylvanica 'Patmore'



Acer rubrum



Zelkova serrata



Acer palmatum



Cercis canadensis



Stewartia monadelphica

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TALON

KIRKLAND URBAN

DESIGN RESPONSE CONFERENCE

11.30.2015 | 15-017



WEBER THOMPSON

MODIFICATION TO CORNER ELEMENT

PERSPECTIVE - CORNER OF 6TH AND CENTRAL



COLLINSWOERMAN | TALON | KIRKLAND PARKPLACE | DECEMBER 7, 2015



KIRKLAND URBAN

11.30.15 | 15-017 | 2

WEBER THOMPSON



MODIFICATION TO LIGHTING FEATURE

PERSPECTIVE - CORNER OF 6TH AND CENTRAL



KEYPLAN

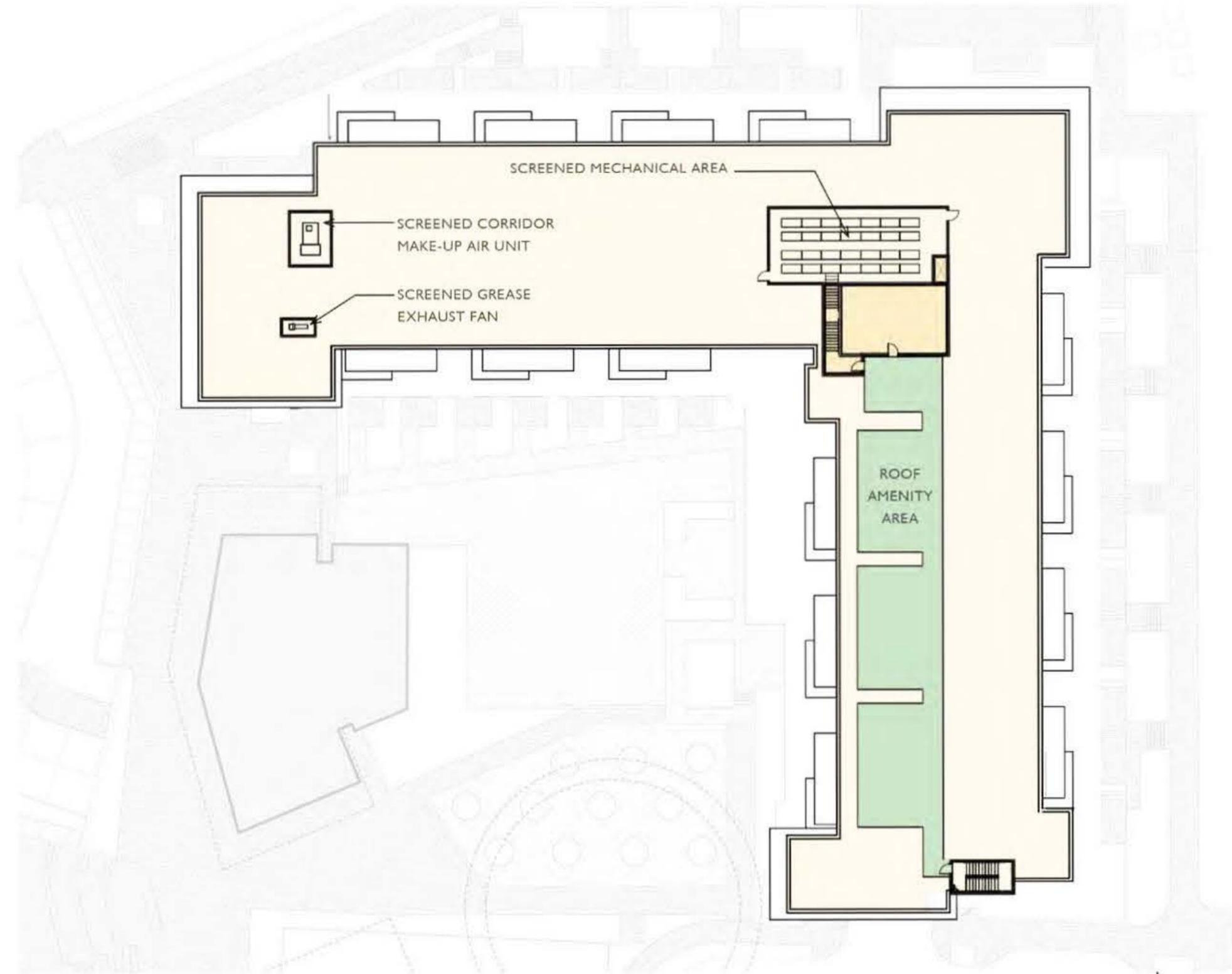


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IDENTIFICATION OF ROOFTOP MECHANICAL AREAS

ROOF LEVEL



EXTERIOR MATERIALS - GROUT COLOR ADDED

DECEMBER 7, 2015
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A FIBER CEMENT PANEL



B FIBER CEMENT PANEL



C WOOD GRAIN MATERIAL



D FIBER CEMENT PANEL



E METAL PANEL

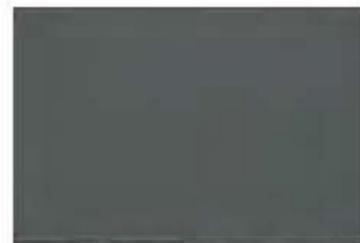


F ARDEX 'CHOCOLATE MOUSSE 14' GROUT

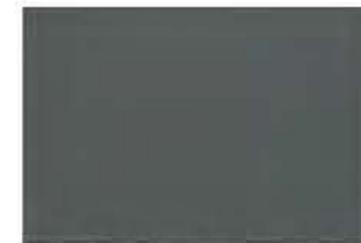
STACKED BOND COAL
F CREEK BRICK W/ SOLDIER COURSE DETAIL



WINDOW FRAME (WITHIN MATERIAL A)



WINDOW FRAME (WITHIN MATERIALS B, E AND BRICK)



METAL COLOR (BALCONIES, HANDRAILS, ETC.)

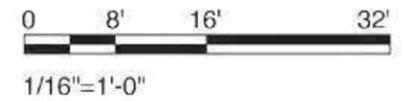


BUILDING EXTERIOR DESIGN

NORTH ELEVATION

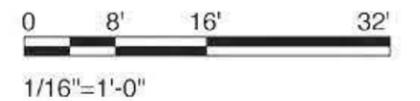


KEYPLAN



BUILDING EXTERIOR DESIGN

WEST ELEVATION

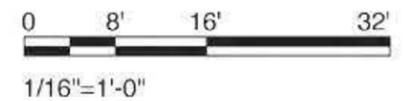


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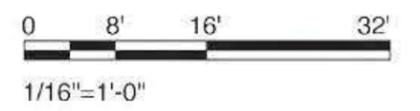
BUILDING EXTERIOR DESIGN

SOUTH ELEVATION



BUILDING EXTERIOR DESIGN

EAST ELEVATION



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