



CITY OF KIRKLAND  
Planning and Community Development Department  
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225  
www.kirklandwa.gov

---

## MEMORANDUM

**To:** Design Review Board  
**From:** Jon Regala, Senior Planner  
**Date:** June 9, 2014  
**File No.:** DRV14-00876  
**Subject:** EASTSIDE PREPARATORY SCHOOL EXPANSION – SCIENCE BUILDING & GYM  
CONCEPTUAL DESIGN CONFERENCE

### **I. MEETING GOALS**

At the June 16, 2014 Design Review Board (DRB) meeting, the DRB should review the concept design for the Eastside Prep Science and Gym Building. At the meeting, the DRB should determine:

- A. How the design guidelines affect or pertain to the proposed development.
- B. Determine which guidelines apply to the proposed development.
- C. Determine what other application materials are needed for the Design Response Conference.

### **II. BACKGROUND INFORMATION**

The subject property is located at 10624 & 10626 NE 37<sup>th</sup> Circle within the Linbrook Office Park (see Attachment 1). The Linbrook final PUD (file PF-81-6) and final subdivision (file SF-81-7) were approved by the City Council on May 4, 1981 to allow for 24 office buildings and a bank. This combination of zoning approvals allowed for the creation of a zero-lot line office park development with the parking and driving areas placed in a common area tract. In 2011, the subject property was included as part of a neighborhood plan update which resulted in the current Yarrow Bay Business (YBD) district zones. The new YBD zoning regulations now allows for zero-foot setbacks making the previous PUD obsolete for the Linbrook Office Park.

In 2006, Buildings 15 – 24 and their associated parcels were purchased by Eastside Preparatory School (see Attachment 2). In the years following, Eastside Prep has expanded within the existing buildings. With the current proposal, the applicant is proposing to demolish the existing one-story buildings occupying Lot 19 and 20 and construct a new 60'-tall building. The new building would include science and fabrication classrooms and laboratories for chemistry, physics, and biology. The building will also include faculty space, a multi-use learning area, and the school's gymnasium and fitness center.

The applicant has provided a program description and general project information which includes several building massing options (see Attachment3). The applicant's preferred building massing option is shown in Alternative 3.

### III. **SITE**

The Linbrook Office Park is in the Yarrow Bay Business District 3 zone (YBD 3) and currently contains 24 single-story office buildings and associated surface 395 stall parking lot. The subject property sits approximately six to eight feet lower than NE 38th Street where adjoining NE 38th Street and gradually tapers off to the southwest. As mentioned previously, Eastside Prep owns and occupies Buildings 15 – 24 which are located in the southeast portion of the office park.

The following list summarizes the zoning designation, uses, and allowed heights of properties adjacent to the subject property (see Attachment 4):

- North:* YBD 2 – 55' maximum height. Yarrow Bay office complex.
- NE/East:* YBD 1 – 65' maximum height. METRO Park and Ride (Partially in City of Bellevue)
- Southeast:* Office Building (City of Bellevue jurisdiction)
- South:* YBD 3 – 60' maximum height. La Quinta Hotel.
- Southwest:* YBD 3 – 60' maximum height. Office Building and restaurants.
- West:* YBD 2 – 55' maximum height. Lake Washington Boulevard. Office buildings.

In addition, a large number of mature deciduous and several evergreen trees line NE 38th Street. A lawn area occupies an area between NE 38th Street and the parking lot. The parking lot contains associated minimal landscaping interior to the lot and perimeter landscaping along the south and southwest property lines.

In the northwestern portion of the lot is Cochran Springs Creek which runs east to west.

Additional photographs prepared by the applicant that show the surrounding properties are contained in Attachment 3.

### IV. **KEY ZONING REGULATIONS**

Zoning regulations for uses in YBD 3 are found in the use-zone chart (see Attachment 5). The following regulations are important to point out as they form the basis of any new development on the site.

- A. **Permitted Uses:** In addition to a school use, other allowed uses in this zone include retail, restaurants, office, and stacked dwelling units.
- B. **Setbacks:** A minimum 20' front yard setback is required. There are no required setbacks for the side or rear property lines.
- C. **Height:** The YBD 3 zone allows a maximum height of 60' measured above the average building elevation. In addition, General Regulation 2 for the YBD 3 zone (KZC Section 56.18.2) allows the following height exceptions:
  - Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapets around the perimeter of the structure shall not exceed two feet.
  - For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.

*Staff Comment:* The applicant should submit average building elevation calculations with the Design Response Conference application. Staff will review

*the project for compliance with the City's height regulations during the Design Response phase.*

- D. **Lot Coverage:** YBD 3 zoning regulations allow 80% lot coverage.

*Staff Comment: The applicant should submit lot coverage information with the Design Response Conference application. Lot coverage information needs to include the entire Linbrook campus. Staff will review the project for compliance with the lot coverage requirements during the Design Response phase.*

- E. **Parking:** Parking for school uses is established on a case-by-case basis based on the actual parking demand on existing uses similar to the proposed use. The number of required parking spaces (122 parking stalls) was previously established with the SEPA and building permit review in 2007.

*Staff Comment: The proposed expansion triggers review of parking. The applicant will be submitting parking information as required by the City Transportation Engineer. Staff will evaluate the proposed project for compliance with the City's parking regulations.*

- F. **Tree Retention Plan.** A tree retention plan is required in order to retain as many viable trees as possible given the proposed development.

*Staff Comment: A landscape plan and Tree Retention Plan should be submitted with the Design Response Conference application. Existing significant trees determined to be viable should be retained to the maximum extent possible.*

## V. **PEDESTRIAN ORIENTED DESIGN GUIDELINES**

The design guidelines applicable to the subject property are contained in the *Design Guidelines for Yarrow Bay Business District* and can be found online at this web address:

<http://www.kirklandwa.gov/Assets/Planning/Planning+PDFs/YBD+Design+Guidelines.pdf>

The following is a list of key design issues and/or design techniques that should be addressed with this project.

- Pedestrian-oriented space and plazas
- Blank wall treatment
- Vertical and horizontal definition
- Architectural scale
- Horizontal modulation
- Change in roofline
- Human scale
- Building material, color, and detail

## VI. **CONTEXT**

The context or setting in which the proposed development will be located is important in determining the appropriate design regulations that would apply. The following are several questions that are geared towards identifying the physical environment around and on the subject property. These questions will help supplement the discussion on the key design guidelines appropriate for the proposed project.

**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

**VII. DISCUSSION ISSUES**

The role of the DRB at the Conceptual Design Conference is to help determine how the design guidelines found in the Pedestrian-Oriented Design Guidelines apply to the proposed development. The context of the neighborhood has evolved since the office park was originally developed with the adoption of the Yarrow bay Business District zoning and the development of the South Kirkland Park and Ride TOD project. The area will continue to evolve into a much more pedestrian-oriented business district as development continues.

The following sections and questions below are representative of the City's design guidelines. These questions are to be used as a tool to help identify how design guidelines would apply to the proposed project.

**A. Scale**

1. What are the key vantages 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 several massing schemes including a preferred option (Alternative 3) for the DRB's review and comment (see Attachment 3).

**B. Pedestrian Access**

1. How does 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?
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?

**VIII. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE**

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

**IX. ATTACHMENTS:**

1. Vicinity Map
2. Site Plan
3. Applicant's Proposal
4. Aerial/Zoning Map
5. YBD 3 Zoning Chart





Legend

- City Limits
- Grid
- Cross Kirkland Corridor
- Regional Rail Corridor
- Streets
- Parcels
- Lakes
- Parks
- Schools

10624 & 10626 NE 37th Circle

Portion owned by Eastside Prep

Linbrook Office Park

1: 7,294

Notes



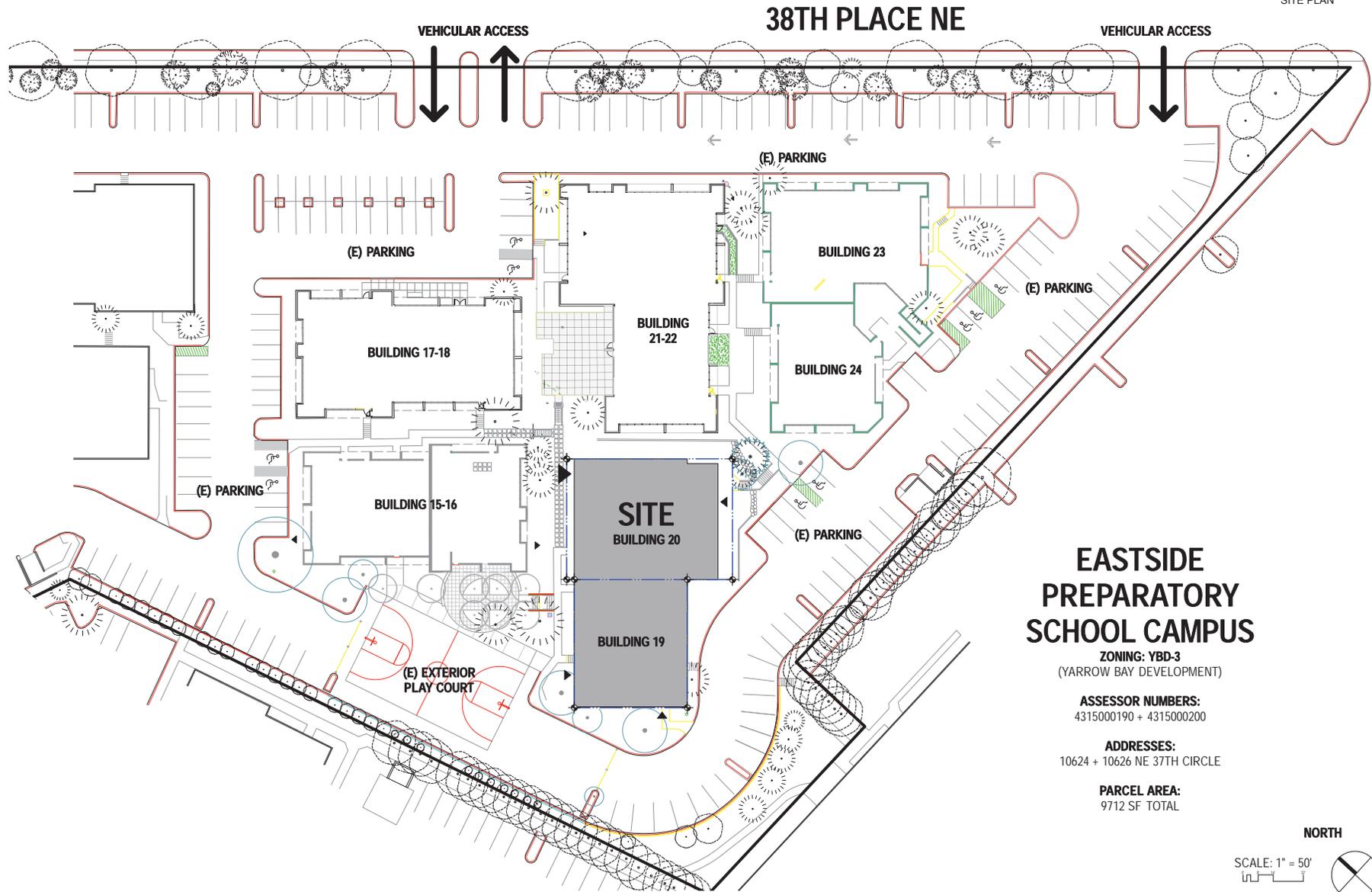
NAD\_1983\_StatePlane\_Washington\_North\_FIPS\_4601\_Feet

Produced by the City of Kirkland. © 2014 City of Kirkland, all rights reserved. No warranties of any sort, including but not limited to accuracy, fitness, or merchantability, accompany this product.

ATTACHMENT 1  
FILE NO. DRV14-00876  
VICINITY MAP



**S** SITE PLAN



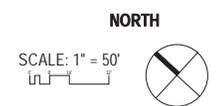
# EASTSIDE PREPARATORY SCHOOL CAMPUS

ZONING: YBD-3  
(YARROW BAY DEVELOPMENT)

ASSESSOR NUMBERS:  
4315000190 + 4315000200

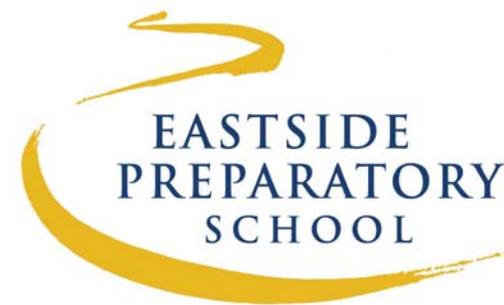
ADDRESSES:  
10624 + 10626 NE 37TH CIRCLE

PARCEL AREA:  
9712 SF TOTAL





EASTSIDE PREPARATORY SCHOOL  
SCIENCE BUILDING



City of Kirkland Design Review:  
Conceptual Design Conference  
June 2014

**PUBLIC47**ARCHITECTS



## PROJECT DESCRIPTION

### EASTSIDE PREPARATORY SCHOOL - SCIENCE BUILDING

City of Kirkland Design Review: Conceptual Design Conference  
June 2014

The proposed project is a new education building for Eastside Preparatory School.

The building will include science and fabrication classrooms and laboratories for the upper school, including Chemistry, Physics, and Biology. It will also include integrated faculty space, a multifunctional learning area, and the school's gymnasium and **fitness center**.

The educational facility intends to stimulate the student's curiosity and provide opportunities to explore, create, imagine, and invent.

#### Zoning Summary

Address	10624 & 10626 NE 37th Circle Kirkland, WA 98033 (Buildings 19 & 20)
Site Area	9,731 SF
Zoning	YBD 3 - Commercial
Height	60 feet

## DEVELOPMENT OBJECTIVES

### Academics: High-Quality Learning Environment

*Project provides opportunity to support a stimulating and supportive learning environment.*

Eastside Preparatory School maintains a school culture that focuses on the student's experience – students are the most successful when they feel known, accepted, and challenged by their community of peers and faculty.

- Commons: Circulation, Learning, and Faculty spaces are integrated. Provides space for independent student project teams to collaborate.
- Amphitheater: Multifunctional space provides a venue for social and learning opportunities, such as presentations, robotics competitions, study groups, and display of student work and projects.
- Makers Lab: studio for rapid prototyping and digital fabrication
- Science Lab: new state-of-the-art science labs to support the STEM curriculum.

### Organization: Creative integration of a mixed-program

*Project combines dissimilar programs together into a cohesive and functional building.*

There is an opportunity to provide the school with a variety of needed spaces, including an indoor gymnasium on campus for the young school. Although it is unconventional to combine classrooms and labs with a gymnasium, it is imperative given the school's limited ability to expand the campus within the business park. The building will be designed so that each can function as intended while being within the same structure.

The school does not currently have a gym, and students have to practice at gyms off campus. In 2012, the Eastside Prep Eagles joined the Emerald City League 1A athletic conference.

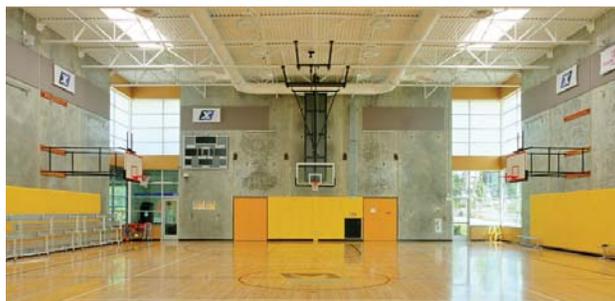
- Provides a dedicated gymnasium for the evolving school.
- Gymnasium creates a venue for social functions, such as a science fairs and school dances.

### Campus: Invigorate Pedestrian Character on Campus

*Improve quality and functionality of pedestrian-oriented school campus and establish precedent for future development.*

The school campus includes five buildings, and the connections between buildings are pedestrian-oriented. Existing walkways are utilitarian, as the campus was originally designed as an business park with unrelated users. The plaza outside the recently renovated Student Commons begins to establish itself as the center of campus, and the design for the new project strives to connect, support, and strengthen the central pedestrian areas.

- Connect and improve the pedestrian connections within the campus system.
- Create an exterior amphitheater that links the upper Commons plaza to the new building entry, and continues as an interior amphitheater within the new building.
- Create desirable exterior spaces that offer varied places for students to hang, sit, study, relax, learn, eat, and more.



**VICINITY MAP**

*Vicinity Context*

The Eastside Preparatory School campus is comprised of five separate buildings within the Linbrook PUD, which is central to the Yarrow Bay Business District. This area is located just southeast of Yarrow Bay, at the southern end of the Kirkland City limits, and just north of the Bellevue City limits.

*Topography*

The subject property and the campus originally had a gentle sloping topography. However, when the campus was originally constructed, the approach was to grade flat areas for buildings. This results in a series of retaining walls and berms between buildings. Creating more gracious pedestrian connections between buildings is a long-term goal for the campus, and will be considered with this project.



**LEGEND**

-  Eastside Prep Campus
-  Project Site
-  Contour Lines

 AERIAL PHOTOGRAPH - VICINITY CONTEXT

## URBAN CONTEXT ANALYSIS

### Uses

The subject property is currently occupied by a 2-story building that is part of the original suburban office park complex. The property owner has recently renovated the building to the northeast, and there are other original buildings within the Linbrook PUD. The greater Lakeview neighborhood includes a blend of commercial and residential uses. Buildings in the vicinity vary in scale and size, including single-family residential and multi-family residential subdivisions, hotel, office, low-rise commercial, and larger four-story mixed-use / park-n-ride project.

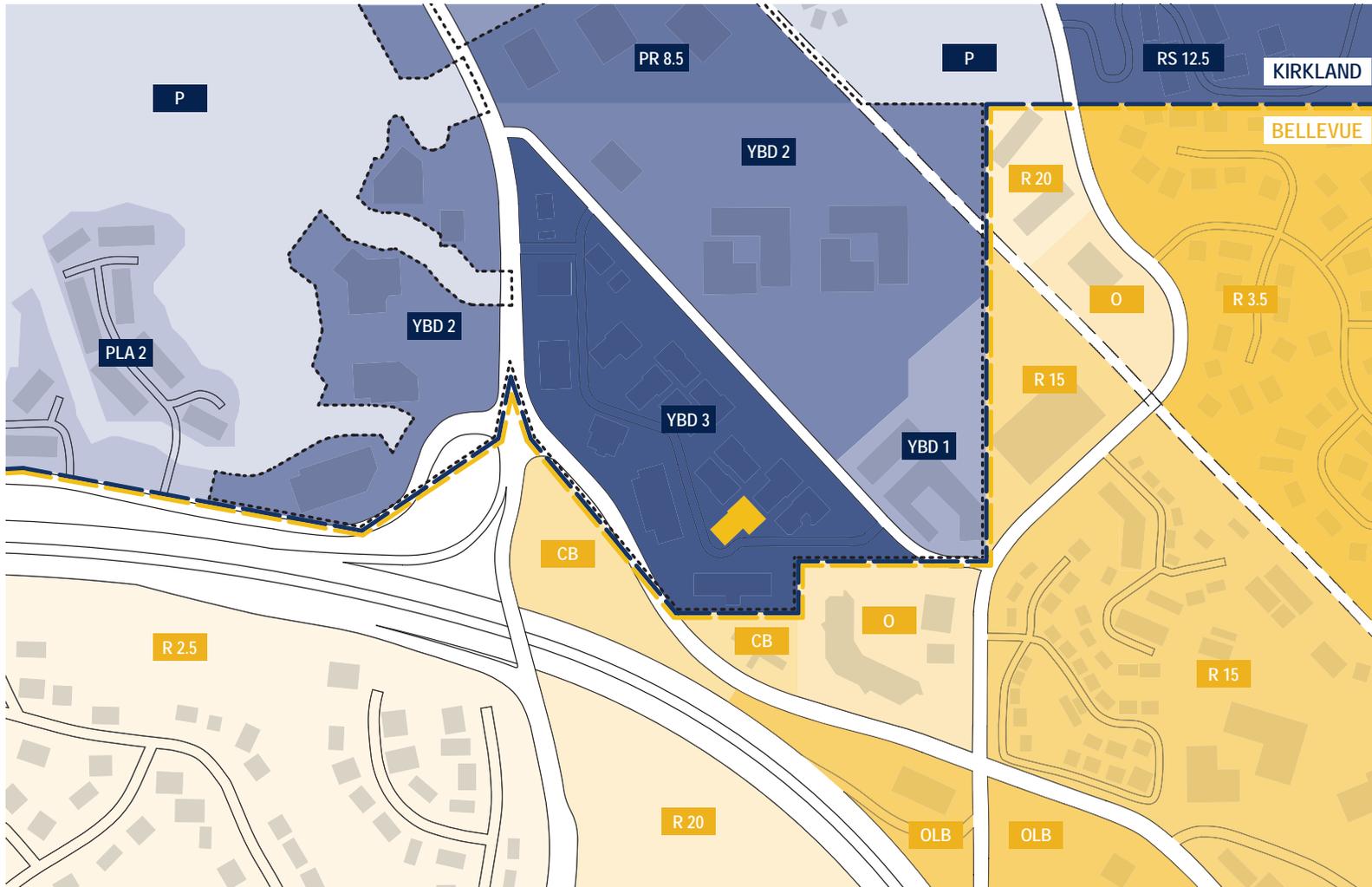
-  Eastside Prep Campus
-  Project Site
-  1 South Kirkland Park and Ride
-  2 New Transit-Oriented Development
-  3 Yarrow Wood Condominiums
-  4 Yarrow Bay Village
-  5 Yarrow Bay Office Park
-  6 Village Park Condominiums
-  7 Village Office Park
-  8 The Keg Restaurant
-  9 Anthony's Restaurant
-  10 Burgermaster Restaurant
-  11 Big Fish Grill Restaurant
-  12 La Quinta Inn
-  13 Chestnut Montessori
-  14 Cedar Crest Academy
-  15 Future Eastside Rail Corridor



FIGURE-GROUND AND VICINITY USE DIAGRAM



*Zoning*  
 The subject property is within the YBD 3 area of the Yarrow Bay Business District. As part of Kirkland's Lakeview Neighborhood plan, the vision for the Yarrow Bay Business District is to transform the large suburban style office park development into a more integrated, mixed-use residential and commercial district with quality architecture, site design, and identity for the district.



**ZONING LEGEND**

- Project Site
- Kirkland Zoning**
- P Park / Open Space
- PLA 2 Medium Density Residential
- PR 8.5 Office
- RS 12.5 Low Density Residential
- YBD 1 Transit Oriented Development
- YBD 2 Commercial
- YBD 3 Commercial
- Yarrow Bay Business District
- Bellevue Zoning**
- R 2.5 Single Family Residential
- R 3.5 Single Family Residential
- R 15 Multi-Family Residential
- R 20 Multi-Family Residential
- CB Commercial
- OLB Office
- O Office

**ZONING ANALYSIS DIAGRAM**