



CITY OF KIRKLAND

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DESIGN REVIEW BOARD RECOMMENDATION

TO: Planning Commission

FROM: Design Review Board

DATE: March 25, 2008

PROJECT NAME: Touchstone (Park Place) Private Amendment Request - ZON07-00016

Touchstone Corporation (Park Place) has submitted a private amendment request (PAR) for the redevelopment of the existing Kirkland Park Place Center. The City Council made the decision to consider this PAR last July. At that time, the Council also passed a resolution which directed the Design Review Board (DRB) to play a role in advising the Planning Commission on the Park Place PAR.

The role of the DRB during this annual amendment process has been to help staff and the Planning Commission develop appropriate Comprehensive Plan policies, development regulations and design guidelines for the portion of CBD 5 where Park Place is located. The primary issues that the Board focused on were site layout and building massing. The Board has also reviewed the conceptual development plans that the applicant submitted and used them as a starting point for recommendations to the Planning Commission. The DRB completed the review process and compiled the following list of recommendations for the Park Place PAR at the March 11, 2008 DRB meeting. Drawings are also included with this recommendation to further explain the concepts listed below.

KEY ISSUES

- The existing development is in a hole below the grade of Central Way. New development should be brought up to street level to better orient to the sidewalk and to the community.
- The way the development addresses the park is a key design issue.
- The northeast corner of the site is a very important gateway to the downtown and should have special treatment.
- The buildings should not all be the same in terms of floorplate, shape, height, and façade treatments.
- Height and open space are reciprocal variables (additional height requested should be strongly related to open space created). The open space should mitigate and justify the additional height.
- Upper level step backs should be used to mitigate height.
- There should be a view corridor into/through the site.
- The development should be pedestrian friendly/welcoming from the outside.

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 (memo 5/22/08)

- The impact of the south side of the project adjacent to the existing residential and office buildings needs to be carefully considered.

SITE ORGANIZATION

1. Access points

- The access points proposed by the applicant in their plan are generally appropriate.
- Elimination of the west access point on Central Way should be considered in order to enhance connections to the park.

2. Pedestrian circulation

- Pedestrian-oriented uses at the ground floor along Central Way are important.
- There needs to be a pedestrian environment next to the park.

3. Vehicle circulation

- The DRB expressed mixed feelings about the street adjacent to the park. It provides a good connection through the site and public orientation to the park, but there is concern that it may not be safe for pedestrians and may separate the site from the park.
- If there is a street, the DRB agreed that there should not be parking on the park side of that street and that the design should strongly favor pedestrians over cars.

4. Open space

- The interior of the project should be organized around a large open space through the site that connects to the park, transit center and the rest of downtown. The width of the open space where it connects the park to the central open space should be greater than is shown in the plan presented by the applicant.
- The project should establish continuity and hierarchy of open space as it progresses from 6th Street and Central Way to the park.

BUILDING MASS AND PLACEMENT

1. Height – if buildings up to 8 stories are allowed:

- There should be three height zones on the site – see attached diagram.
- There should be enough difference in height in these zones to be clearly noticeable. This will require a difference of 15' to 20' between zones.
- 8 story buildings up to approximately 115' could be accommodated in the SE portion of the site (the maximum height zone).
- The podium height (height at the 3 story mark) along Central Way should be a maximum of 45' (the minimum height zone).
- There could be a 60' setback from the park (if a road is placed on the west side of the site) with a maximum building height of 45' in the minimum height zone to the east of the

park. Building height could then increase relative to the distance from the park (for example: by an additional 1' for each additional 1 foot setback up to the maximum height limit for each zone going east).

- The intermediate (medium height zone) would be between 65 and 95 feet.

Building height should be measured relative to:

- The adjacent streets for buildings fronting on Central Way and 6th Street.
- The existing grade for remaining buildings.

The DRB also suggested that height be measured by feet rather than by number of stories.

2. Building setbacks

There should be three setback zones (see diagram)

- *Small:* Central Way and 6th Street - Consider no setback (sidewalk adjacent to the building) if there is a relationship between the building and the pedestrian (for example: a retail use). There should be some setback, if the building does not relate to the pedestrian at the street level.
- *Medium:* Park side – a 60' setback from the park if the road is located there. A lesser setback would be appropriate if the road is not located on the west side of the site.
- *Large:* the widest setbacks should occur adjacent to the south side of the site along the interior property lines.

3. Step backs

- Along Central Way, stories above the third story should be stepped back 10-20 feet.
- At major entry points to the project, building corners should be setback and or stepped back in both directions.
- Upper story step backs around the central open space should be organized around the sun angles.

4. Treatment of gateway at the corner of 6th Street and Central Way

- There should not be a tall building at this gateway.
- Building mass should be sculpted back from the corner. Upper level step backs can be used to help achieve this.
- The buildings at the corner should be parallel to Central Way.
- Buildings should be separated and differentiated from each other at this corner so that they don't read as one large building.
- A portal or entry way into the site and beyond that is near the corner of 6th Street and Central Way should be explored. (There was no consensus on the exact location of the portal. It may not need to be located at the corner.)

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- The buildings could be staggered and reoriented so that you can see into the site and potentially to the park beyond.
- The corner treatment should establish a gateway to downtown, not just a gateway to the buildings located there.

5. Sustainability

- The project should have smaller environmental footprint by incorporating sustainability measures for green building.

Attachments

5 drawings showing recommendations



ACCESS POINTS AND CIRCULATION

-  Access points proposed by applicant are generally appropriate.
-  Consider eliminating west access point on Central Way to enhance connections to the park.
-  DRB expressed mixed feelings about the street adjacent to the park.



OPEN SPACE



A portal or entry way into the site and beyond near the corner of 6th Street and Central Way should be explored.

- Organize site interior around large central open space that connects to the park, transit center and the downtown.
- Establish continuity and hierarchy of open space as it progresses from 6th Street and Central Way to the park.
- Width of open space where it connects to the park should be greater than shown in the plan presented by the applicant.