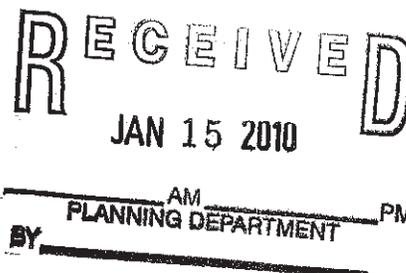




TOUCHSTONE CORPORATION

January 8th, 2009

Eric Shields
 City of Kirkland
 123 5th Ave
 Kirkland, WA



Dear Eric,

At the January 4th 2010 Design Review Board Meeting, one of the DRB members raised a couple of questions that we wanted to respond to, in order to make sure the record is clear.

The first question related to the square footage that can be built out, as the project is currently represented. One of the DRB members voiced concerns that buildings B and C had increased in size, rather than decreased as was stated by the architects. We have double checked our numbers, and based on the changes we made between the December and January DRB meetings, the total square footage of buildings B and C did in fact *decrease* by 13,500 SF.

The second question related to scaling of people on renderings and digital models. In digital models, the software scales adults to a height of 5'5" to 6'1". Children are scaled smaller. We do not adjust these standard heights. There is not, and has never been any artificial scaling of people or other objects in the information we present to the DRB and the City. The people and other elements that are inserted into renderings and models are intended only to provide a sense of scale and perspective.

We look forward to completing the DRB process.

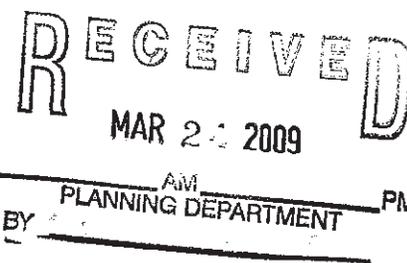
Regards,

A-P Hurd



TOUCHSTONE CORPORATION

March 23, 2009



Angela Ruggeri, Senior Planner
 Department of Planning and Community Development
 City of Kirkland
 123 Fifth Avenue
 Kirkland, WA 98033

Re: Touchstone Park Place Mixed Use
 Design Board Review Application

Dear Angela;

This transmittal letter is on behalf of Touchstone Corporation, and is to accompany the application for design board review approval of Parkplace in connection with the Mixed Use Plan.

We would like to request that the design board review approval include a time extension for the building permits per Section 142.55 of the zoning code:

“Unless otherwise specified in the decision granting D.B.R. approval, the applicant must begin construction or submit to the City a complete building permit application for development of the subject property consistent with the D.B.R. approval within one year after the final decision granting the D.B.R. approval or that decision becomes void. The applicant must substantially complete construction consistent with the D.R. approval and complete all conditions listed in the D.B.R. approval decision within three years after the final decision on the D.B.R. approval or the decision becomes void. “Final decision” means the final decision of the Planning Official or Design Review Board.”

Given the size, complexity and phasing of the Kirkland Parkplace project, the ability to start the construction and achieve substantial completion within the timeframes stated above is not feasible..

We would like to have the DBR and building permits time limits extended to five years for the start of construction and 10 years to the substantial completion of the project.

Thank you for your consideration of this request.

Sincerely,

Lacey Davidson
 Touchstone Corporation

3



TOUCHSTONE CORPORATION

BY _____
PLANNING DEPARTMENT
AM _____
PM _____

City of Kirkland
125 Fifth Ave
Kirkland, WA 98033

June 11th, 2009

RECEIVED
JUN 12 2009

Dear DRB Members:

We appreciate your consideration of the Kirkland Parkplace project design review application. As we progress into the details of the design, we have an initial procedural request to make of you. We would ask that you confirm that the design review decision that you make will remain in effect for the same period of time as the City Council approval of the Master Plan and Design Guidelines, which is a period of ten years. This is the period of time that we anticipate will be necessary to implement the proposal.

As you know, in December 2008, the PAO related to the Kirkland Parkplace project was approved by the Planning Commission and the Kirkland City Council, creating amendments to the Comprehensive Plan, a new Zoning Code, and a Master Plan and Design Guidelines which will remain in effect for a period of 10 years. This is a more extended period of time than is usually afforded to projects. The reason it was afforded to this project was the project's magnitude: the number of buildings (seven) and the anticipated phasing of construction (two to four phases). It is likely, given this magnitude, that project development will likely take up to the full ten years to complete.

As for design review, we are advised that the City's ordinance provides that DRB decisions may remain in effect for ten years; however, unless the DRB makes an affirmative decision to that end, the ordinances remain in effect only for a period of 1 year to permit filing, and 3 years to completion.

Our partners at Prudential are understandably reluctant to spend the additional five million dollars required to complete the DRB process (and the technical feasibility studies that provide certainty about the final design), without confirmation that the approvals ultimately obtained will be in effect for the period of time necessary to complete the project.

Accordingly, we respectfully request that the DRB make a decision at this time, to have its ultimate DRB design review action on the Parkplace project remain in effect for a period of ten years, consistent with the December 2008 City Council approvals. This will provide the necessary certainty, and a sound basis, for our financial partners to continue investing the significant resources required to develop a strong, lasting, and well-reviewed plan consistent with the best interests of the City.

Sincerely,

Douglas Howe

Angela Ruggeri

From: Bea L. Nahon CPA [Bea.Nahon@nahoncpa.com]
Sent: Monday, June 29, 2009 8:32 AM
To: Angela Ruggeri
Subject: Tonight's DRB agenda item re Park Place & extension of time

I support the re-development of Park Place. Further, Touchstone has stated that it will need more than the prescribed time for completion of this project, for various reasons which I believe to be valid, and I support granting them additional time.

However, I also believe that this matter should first come before the City Council, and then to the DRB for ratification, and accordingly, I am asking the DRB to defer its decision on this matter until the City Council has had an opportunity to provide its input and possible modifications to the proposed resolution. The City Council meets next Tuesday, which should provide Touchstone with a prompt response to their request. While the statute allows for the DRB to act alone on this matter, I believe that a vote by the Council and subsequent ratification by the DRB will achieve a more certain and reliable result for Touchstone and will better provide for the success of this important project.

The reasons for my request are as follows:

1. This matter has significant public interest. However, there has been no meaningful publicity of this request. Unless one opened up the DRB packet, I am not aware of any way that citizens at large would have been informed about this. In contrast, City Council agendas have a broad distribution and the meetings are televised.
2. While the first phrase of Section 142.55.1 of the Kirkland Zoning Code* ("unless otherwise specified in the decision granting D.B.R. Approval") does provide the DRB with the authority to provide an extension, it is not entirely clear from the phrasing of the statute whether that "unless" phrase allows extension only to the commencement of the construction or a complete building permit - or whether that "unless" phrase also permits the extension of time for the completion of the project which is the subject of the second, separate sentence of that paragraph. That lack of clarity would be best interpreted and acted upon, for the best interests of all parties, by the City Council.
3. I am not certain as to how long the EIS is valid and whether or not the two periods run at the same time, or if the validity of the EIS would lapse before the conclusion of this proposed extension.
4. The Council may want to provide certain benchmarks for the duration of the extension, relating to ongoing progress for the project as well as upkeep and vitality of the existing property until construction begins. We would all, I believe, hope to avoid the experience we have witnessed at Totem Lake. If you refer to the statute, at section 142.55.2.a, it notes that extension requests "must demonstrate that the applicant is making substantial progress toward developing the subject property consistent with the D.B.R. approval and that circumstances beyond his/her control prevent compliance with the applicable time limit." It is readily apparent that the current work being performed by Touchstone complies with both the letter and the spirit of this requirement - but how would that be monitored over 5 years and 10 years?
5. Would this extension be transferrable to a new owner? I would assume that this would be important to Touchstone, should they, for some reason, need to sell the property. However, it has been the vision and credibility of Touchstone that has compelled so many people to support the Private Amendment Request and this re-development. The City Council may find a need to qualify this extension in the event of a sale by Touchstone.
6. Does this proposed action set a precedent for future requests to be made of the DRB?
7. Does the DRB believe that it has been presented with sufficient information to properly act upon this request? This question is not meant to be judgmental because in fact, there may be enough information presented. However, I also believe that is one of the questions that the DRB should evaluate before acting.

I apologize for the late arrival of this correspondence. I was away last week and so this is my first opportunity to provide input. I may or may not be able to attend this evening's meeting. And I hope that this information is helpful and if the DRB does decide to act on the resolution this evening, that it will still consider the points raised in this e-mail.

Thank you for your consideration of this input.

Bea Nahon
129 - 3rd Ave
Kirkland WA 98033
(425) 828-4747

* Note that Section 142.55 is a part of the Kirkland Zoning Code. The first paragraph of the Resolution includes a scrivener's error which refers to it instead as the Kirkland Municipal Code.



TOUCHSTONE CORPORATION

City of Kirkland
125 Fifth Ave
Kirkland, WA 98033

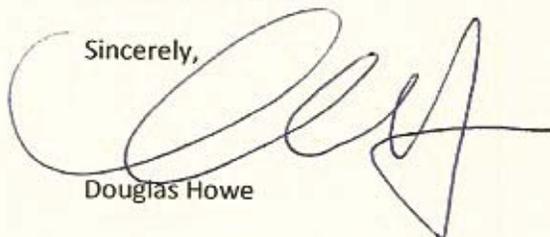
July 9th, 2009

Dear DRB members:

As the DRB considers our request to match up the DRB validity period with the 10-year life approved last year for our Master Plan and Design Guidelines, it appears that people would like Touchstone to clarify our intent with respect to developing the Parkplace project.

This letter is to reiterate that we intend to work with Prudential to complete the project, as we always have. Even under the quickest time frame, such completion would take eight years. This is why we have always requested that the decisions being made now be effective for long enough that we can see the project through.

Sincerely,



Douglas Howe

cc. Kirkland City Council
Prudential Real Estate Investors

Angela Ruggeri

From: Bea L. Nahon CPA [Bea.Nahon@nahoncpa.com]
Sent: Saturday, July 11, 2009 9:06 PM
To: Angela Ruggeri
Subject: State Grant for \$2M for Park Place Redevelopment
Attachments: grant letter.pdf; grant survey.pdf

Angela,

First of all, we are experiencing server difficulties and having intermittent success with e-mail. Can you please let me know if you've received this? Thank you!

This is for the DRB meeting on Monday evening. Attached are two documents from the State of Washington with regard to the grant of \$2M for Park Place. These documents are related – the survey is an attachment to the letter – and as per a public document request that I've submitted to the City, these are the only documents that have been received from the State which spell out terms and conditions for the grant.

Please note the items in the letter, as well as the questions in the Survey, regarding documented financial ability as well as property ownership.

Since the terms have not yet been fully developed, one of the things that I believe the DRB needs to be mindful of, is that whatever extension is granted to Touchstone, does not disqualify the City of Kirkland for this grant. The grantee is the City of Kirkland, and indeed, \$2M is significant to us, as are the improvements to the intersection.

I am planning to be at the meeting on Monday evening, but wanted to get this info to you and the DRB in advance.

Thank you!

Bea Nahon
129 – 3rd Ave
Kirkland WA 98033



STATE OF WASHINGTON
DEPARTMENT OF COMMUNITY, TRADE AND ECONOMIC DEVELOPMENT
128 - 10th Avenue SW • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000

July 6, 2009

Ms. Ellen Miller-Wolfe
Economic Development Manager
City of Kirkland
123 5th Avenue
Kirkland, Washington 98033

RECEIVED

JUL 08 2009

CITY OF KIRKLAND
CITY MANAGER'S OFFICE

Dear Ms. Miller-Wolfe:

Congratulations! The Washington State Legislature recently completed its deliberations on the 2009 - 2011 State Capital Budget, and the Governor has signed the budget bill into law. Included in the budget is an appropriation of \$2,000,000 for the Kirkland Park Place Redevelopment project. The Department of Community, Trade and Economic Development (CTED) will retain 2.5% (or a maximum of \$30,000) to cover our direct administrative costs. Accordingly, your net grant award will be \$1,970,000.

Funds for capital projects such as yours are currently being allotted (entered into the state's accounting system) by the Office of Financial Management and are expected to be available after August 15, 2009. Prior to receiving funds, your organization may have to fulfill the following requirements:

- Your organization must document the financial ability to complete the project. All the funds from sources other than the state must be expended, raised or secured by documented pledges or loans;
- Any property relevant to the project must be owned or secured by a long-term lease that remains in effect for a minimum of ten (10) years following the final payment date;
- You will be required to pay state prevailing wages for all construction labor costs incurred as of May 15, 2009;
- Your project may need to be reviewed by the state Department of Archaeology and Historic Preservation; and
- Your project may need to comply with the "high-performance" or "green" buildings standards established by the 2005 Legislature (RCW 39.35D).

We will email you a comprehensive set of contracting guidelines to assist you.

When all requirements have been met, CTED will draft a contract that establishes the specific terms and conditions of the grant. Please fill out the enclosed Contract Readiness Survey and return it to us at your earliest convenience. We will then contact you with further information regarding the contracting process. If you have any questions or need additional information, please contact Daniel Aarthun at 360-725-3007. Our Capital Programs staff can also be reached at capprograms@cted.wa.gov or 360-725-3075.

Sincerely,


Karen J. Larkin, Assistant Director
CTED Local Government Division

Enclosures



Grant program: **Local and Community Projects**Short code: **S1011**

Grant recipient: City of Kirkland

Funded project: Kirkland Park Place Redevelopment

CONTRACT READINESS SURVEY FOR CAPITAL BUDGET GRANT RECIPIENTS

Please fill out this survey and either fax it (360) 664-3123 or use the enclosed envelope to mail it to CTED Capital Programs. **Also include a completed copy of a W-9 form** (see the bottom of the back page). If you have any questions, please contact our Capital Programs staff at (360) 725-3075 or capprograms@cted.wa.gov.

STEP 1: Tell us about your project

1.1 Who in your organization will be taking the lead in developing the grant contract?

Name: _____ Title: _____

Address: _____

City: _____ Zip: _____

Telephone: _____ Email: _____

1.2 Do you have control of the project site, either through ownership or a long-term lease (that remains in effect for a minimum of at least 10 years following the last payment date)?

Yes No

1.3 Has your organization secured all other funding needed to complete the project, e.g., through loans and/or documented pledges? Yes No

1.4 If you answered no to either 1.2 or 1.3, by what date do you expect to have met both of these two conditions? _____

*(Site control **and** a commitment of all other funds needed to complete the project are required before we can begin writing a grant contract.)*

1.5 Are there contingencies that could change your answers to questions 1.2 through 1.4? If so, please explain.

1.6 Which elements listed below are part of your project:

Property acquisition New construction Renovation of existing facility

1.7 Does your project budget include construction labor? Yes No

(If you answered yes to this question, please fill out Step 2 on the back of this page. If you answered no, skip Step 2 and go to Step 3.)

STEP 2: Questions for projects that include construction labor costs

- 2.1** If your project includes construction labor, please answer the following questions:
- a. Estimate how close you are to the completion of project design:
___ % complete (0 percent = not started; 100% = design completed)
 - b. Projected date of design completion:
 - c. Has construction gone out to bid? Yes No
 - d. Estimate how close you are to the completion of project construction work:
___ % complete (0 percent = not started; 100% = construction completed)
 - e. Projected date of construction completion:

- 2.2** If your project includes new construction or renovation, do you understand and acknowledge that you are required to pay state prevailing wages for all construction-related work as of May 15, 2009?
 Yes No

- 2.3** Did you or were you planning to enter the LEED certification process with the goal of your facility obtaining, at a minimum, the LEED Silver Standard?
 Yes No

- 2.4** Has or will your project be going through a Section 106 review under the National Historic Preservation Act?
 Yes No

- 2.5** If you answered no to 2.3, does your project:
- a. Disturb ground Yes No
 - b. Involve structures more than 50 years old Yes No

STEP 3: Timing of your grant payout

- 3.1** Before you can receive grant funds we need to execute a contract. Contract development generally takes three to four weeks once you have met our requirements. Given all this, by what date did you wish to access your funds:

3.2 Miscellaneous comments:

NOTE: When returning this survey, please include a copy of a completed W-9 form. If you need to fill out that form, log onto <http://www.ofm.wa.gov/accounting/vendors.asp>.

Angela Ruggeri

From: Janet Jonson
Sent: Tuesday, July 14, 2009 9:52 AM
To: City Council
Cc: David Ramsay; Eric Shields; Jeremy McMahan; Angela Ruggeri
Subject: FW: To the Kirkland DRB re Park Place time extension request

Council: This correspondence was part of the Design Review Board meeting last night. JJ

Janet Jonson

City Manager's Office
 City of Kirkland
 123 5th Avenue
 Kirkland, WA 98033
 425-587-3007
 425-587-3019 fax
jjonson@ci.kirkland.wa.us

From: ROBBROWN1@aol.com [<mailto:ROBBROWN1@aol.com>]
Sent: Sunday, July 12, 2009 9:17 PM
To: Jeremy McMahan; Eric Shields
Cc: KirklandCouncil
Subject: To the Kirkland DRB re Park Place time extension request

Eric / Jeremy, please forward this to the DRB in time for them to see before Monday night's meeting.

To: The Kirkland DRB
 cc: The Kirkland City Council

Please, if you have not already, take note of the comments by Douglas Howe of Touchstone Development in the article link below. As you can see, he talks of not doing spec building anymore, and that is exactly what Park Place is unless there are unannounced tenants already lined up.

I am very much in favor of seeing this project get built, I just want the city to be careful with extensions of time over which it loses too much control of the process. It would be very easy to get caught up counting on future revenues or community improvements from this project when it may not get built at all unless there is a significant up-tick in committed pre-build office space leases.

<http://www.kuow.org/program.php?id=17780> written 6/22/09

"Douglas Howe, the president of Touchstone, says he thinks the downturn is changing the rules for commercial real estate development. It no longer makes sense to build buildings "on spec," like the still empty one his company just finished downtown."

Howe: "I don't see us building any speculative office any time soon if ever again."

Wang: "Just been too painful a process?"

Howe: "Correct."

thanks,

Rob Brown
108 2nd Ave S
Kirkland
206-226-5078

August 3, 2009

Dear Design Review Board members,

I am glad you are giving careful consideration to the design of the Park Place redevelopment. Looking over the plans online, I found a few areas of the design that I wish to comment on.

SIDEWALKS

As a pedestrian the availability of sidewalks is important to me. In the drawing there doesn't appear to be a continuous sidewalk on the south side of the property. I know that this was under discussion. I don't believe that adding a green area justifies leaving out the sidewalk. Why can't the developers add more space to this area to accommodate both a sidewalk and green space? This route on the south side of the development is one that people will want to use in order to walk the most direct way to the transit center or the community center when they are coming from the east. Pedestrians will then choose to cut across in front of building E or go through the covered access pathway. The alternative pathway through the park lawn that goes up and down hill meeting up with the main route through the development is not necessarily the best way to go to get to the transit center quickly. When it is stormy it is often better to skirt around the lawn and avoid the hills as much as possible. Also, due to the fact that C and D are such massive buildings employees may prefer to use any south exit doors to these buildings that are close to their work stations. It makes sense that they should be able to easily access 6th Street using a sidewalk. It would also give a point behind the buildings for smokers to take a quick break or workers to escape the building during a fire drill.

Before the Design Review Board makes any final decisions about pedestrian walkways I suggest that they take some time to actually walk from the post office to the middle of the transit center and find 4 different ways to do it. The real test will be to try it in a rainstorm without an umbrella. Don't forget the stop watch!

LANDSCAPING

When looking at the drawings, several thoughts regarding the landscaping have occurred to me. The landscape ideas are not very original. Most of the open space seems to be concrete or other hard surface. I believe that since the park provides an overwhelming amount of lawn that the use of lawn within the development is unnecessary and a 'cheap' way to landscape. If I was working on the fifth floor of one of these offices what would I want to look at? It isn't hard surface and lawn. I think it would help to see more of a birds-eye view from the 4th or 5th floor of these office buildings to see what the view will be when someone looks down. For example, visit Evergreen Hospital and look down on the courtyard there. The circular planting area around a shallow pond is a lovely site from any angle. No matter where you sit to have lunch in the courtyard you can enjoy its beauty in any season. Another alternative to lawn that I appreciate is planting beds that change color according to the seasons. And flowers are always a welcome sight no matter what the weather.

Looking through the design packet I see trees, hedges and grass in the few areas that are set aside for something other than hard surface. Hedges provide a wall that defines space or give privacy but they add very little beauty. I like trees when they are carefully chosen and put in a location where they can actually thrive. So often trees are put down in a development so that they are mostly the same type, lined up in a row, evenly spaced and cramped in a planting spot that is surrounded by hard surface so their roots don't have adequate space to grow. I hope that this is not what happens in this development. Planning the landscaping so that it looks interesting from the 'air' and changes with the seasons is important when you have hundreds of people working in an office building spending most of their time staring at computers.

There has been extensive discussion about the view that the public will see from the park or the shoppers will see from street level. But I'd like to see more discussion about how there is going to be a worker-friendly environment. The design needs more private gardenlike areas for the employees to take a lunch break and get out into the fresh air. And don't tell me they can go to the park! How many people do you know eat their lunch in Peter Kirk Park in the months of November through March? How many of you have EVER eaten your lunch in Peter Kirk Park? Imagine what it would look like if you removed the park and there was a building in its place: how much green would you actually see in this development when you compare the proportion of green space to the building mass? The park fools the eye so that we believe that there is more green space within the development than there actually is.

SMOKING AREAS

Another consideration I feel is extremely important is the fact that these businesses, restaurants and hotel facilities will attract people from foreign countries as well as other parts of the US that do not have strict anti-smoking laws. There needs to be a plan to accommodate this need. Nicotine is an extremely addictive substance and smoking has a social/cultural significance for many people. We can not ignore this issue by saying, 'its illegal so just don't do it'. Instead, developers should provide outside areas that are protected from the rain where smokers are encouraged to congregate. This is a benefit to those that don't smoke because they can avoid the designated smoking area rather than walking through a smoke zone every 30 feet from a doorway. It is also a way to provide cigarette disposal receptacles which help limit litter as well as reduce a fire hazard. I have never smoked but I see this as a civil liberties issue and a need to respect cultural differences in a continually changing society.

WAITING ZONES

There are still questions I have about the plans that I hope are discussed more thoroughly at other Design Review Board meetings. I would like to see waiting zones in front of every building entrance. Microsoft has buildings in several locations. It is quite possible that some of the businesses that rent space in the Park Place office buildings may also have more than one location. It is my hope that they will take Microsoft's lead and develop a shuttle system so that their employees can go to different sites using company provided transportation rather than their own personal vehicles. In order for this type of system to work there needs to be a 'shuttle car waiting area' near the entrance of each building with a reception area for employees to wait so that they can watch for their shuttle or taxi cab. I doubt that many employees will want to wait in an underground parking garage or walk to another building especially if they have clients with them. I believe this is a necessary addition to the traffic management plan. UPS and FedEx will also need a place to pull in and make deliveries to the reception areas of each building; otherwise they tend to block the roadway. It may be that each building does have a waiting curb area but I just can't see it in the drawings. Another reason a waiting zone is needed is to provide a drop-off and pick-up area for parents transporting their kids to the movie theatre. It would be a hassle to have to park underground and be validated in order to pick up movie goers. We have found this to be a big disadvantage when visiting Lincoln Square.

REFLECTIVE SURFACES

In my experience I have found my vision limited while driving down Central by the brightness of the sun when it was low on the horizon. It can also be blinding when going east in the morning when the sun is rising. For this reason I feel that the Design Review Board should seriously consider limiting the use of reflective surfaces on the outside of the Park Place buildings. I'm sure that someone can figure out the angle of the light at

different times of the year and how it will reflect off the building to determine what situations might perhaps be hazardous.

DAYCARE FACILITIES

This development will attract companies with a great deal of young workers. It is extremely important that there are daycare facilities nearby for the children of these workers. On-site daycare facilities will make the development more attractive to companies and will cut down on car trips, as well as benefit the youngest members of our community. In order to have a daycare facility for toddlers and infants, ground floor access is essential for fire-safety reasons. Anyone who has ever carried two infants at once can imagine how difficult an emergency evacuation might be. By law, there needs to be an adjacent area for a fenced play yard as well. On the plans I don't see any areas that could serve this purpose.

MULTIVIEWS

One thing that annoys me is that the developers always show what the development will look like on a sunny day with shoppers. We all know that the winter is filled with miserably wet grey days. I doubt if there will be cute tables with umbrellas left out around the courtyard during a rain storm. A few winter views of the development would be appreciated. The idea of tables is a wonderful one. But I wonder if they will be like the ones at The Purple Café that are roped off for patrons only, or will they be available in other areas of the development for anyone passing through the courtyard to use. Many of the young workers in this development will not be able to afford to eat lunch at the restaurants that are proposed and need convenient places outside to sit on their breaks that are not in a smoking zone. Hopefully some of those tables could be under cover.

COMMUNITY ACTIVITY

The Design Review Board meetings are open to the public but few actually take part in the meetings. I feel that as the design is developed it would be useful to consider input from citizens that use the teen center. I know the city has reached out to teens in the past in an effort to get them more involved in shaping the city they live in. Perhaps you could poll the kids at the skate park to see what features in the design would provide the best ride and then try to mitigate that benefit. I have been frustrated seeing mothers with young children and seniors almost plowed down in several civic areas by skateboarders. People feel it is taboo to tell off other people's kids or they are often afraid of a dangerous, or at least an unpleasant, confrontation. On the other hand, it would be unfortunate if the presence of the development next to the park resulted in a shutdown of the skate park.

Sincerely,

Margaret Bull
6225 108th Place NE, Kirkland WA 98033

August 24, 2009

Design Review Board
ATTN: Angela Ruggeri
Kirkland City Hall
123 Fifth Avenue
Kirkland, Washington 98033

Re: Kirkland ParkPlace

Dear members of the board:

I was stunned to see the massive structures proposed by Touchstone for development of Kirkland ParkPlace. They are perfect for Bellevue.

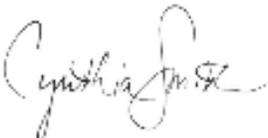
These structures lack any of the human scale that was promised by the developer as they pursued approval of this project. It appears that the extra setbacks that they promised evaporated like so much smoke once they gained council approval. From the images of the structures being proposed, it is clear that the promises made by Touchstone were just lip service, pure smoke and mirrors to gain approval. Now, they are asking you to approve structural design that is not only completely out of scale with the rest of Kirkland but devoid of any architectural quality.

I suspect that these buildings would play absolutely no role in achieving a reduction of carbon emissions. The Design Review Board must demand that this massive development deviate from the historic minimum-code-compliant approach that has been faithfully used by developers. To continue on that path will never lead to carbon neutrality.

Kirkland must forbid Touchstone from saddling our city and citizens with this hideous mass of concrete and steel that will serve only to enrich them. In so many ways, we cannot afford to let this happen.

Thank you for your commitment to supporting the interests of the citizens of Kirkland.

Sincerely,



Cynthia Smith
10204 114 Place N.E.
Kirkland, WA 98033

cc: Ken Davidson

Angela Ruggeri

From: elaine darling [ejdarling@yahoo.com]
Sent: Tuesday, August 25, 2009 9:58 AM
To: Angela Ruggeri
Subject: Parkplace

TO: DRB:

RE: PARKPLACE

Recently, I have reviewd Touchstone design documents. They are greatly different from what was presented to the Planning Commission and Kirkland residents. The buildings lack modulation, are out of scale with the park and adjoining properties. Plus, there is a lack of adequate step-backs.

I urge the DRB tp use their authority to require more stepbacks and modulations.Stand up to the developer and go back to the drawing board for the City of Kirkland and its citizens.

I DO NOT WANT THIS E-MAIL FORWARDED TO TOUCHSTONE. THIS IS FOR THE DRB ONLY!! I know you forward everything to them and this upsets me. Thank you, Elaine Darling, 9330 Juanita Drive NE SUITE 205, Kirkland, WA 98034-425-821-2560

**DAVIDSON, CZEISLER &
KILPATRIC, P.S.**

Kenneth H. Davidson
Robert T. Czeisler
Dan W. Kilpatric
Mary S. W. Sakaguchi

LAWYERS
520 KIRKLAND WAY, SUITE 400
KIRKLAND, WASHINGTON 98033

(425) 822-2228
FAX (425) 827-8725
Mailing Address: PO Box 817
Kirkland, WA 98083-0817

August 28, 2009

VIA MESSENGER AND E-MAIL

City of Kirkland
Design Review Board
123 – 5th Avenue
Kirkland, WA 98033

Re: Park Place

Dear Board Members:

I attended every public hearing of the Planning Commission and City Council on the re-zone of Park Place and find the plans presented to you at your last meeting to be quite different than the design concepts promised by Touchstone and considered by the Planning Commission and City Council during the development of the new comprehensive plan and zoning regulations affecting Park Place. To understand the difference, one need only look at the picture on the front of the Master Plan and Design Guidelines for Park Place. The picture is from the rendering, which Park Place used to sell its project to the public. The rendering shows an active pedestrian area adjacent to first floor retail. The upper floors of office recede from this scene. There was much discussion during the re-zone process about how the additional heights allowed by the re-zone would not detract from the pedestrian experience or neighboring buildings because design techniques would be used to modulate these buildings and step them back. Indeed, the philosophy and approach of the Planning Commission and City Council was that Park Place could be rewarded with additional heights because of superior design which would minimize impacts of the upper stories on public areas and neighboring buildings and communities. This philosophy is reflected in the many references throughout the comprehensive plan and the design guidelines to human scale, pedestrian orientation and the use of modulation, step-backs and other design techniques to soften the effect of taller buildings.

The City Council's desire to see Park Place integrated with the rest of the downtown and neighboring communities is reflected in the guidelines set forth in Section 2 B on page 20, which states:

All buildings faces should be responsive to the context of the surrounding environment and neighboring buildings.

In the surrounding environment and neighboring buildings is a predominant theme of protecting the pedestrian experience and mitigating the impacts of the buildings through reduction of mass in upper stories and modulation. The Terra Apartments directly across Central Way have a great deal of both vertical and horizontal modulation. Even the small office building under construction next

*DAVIDSON, CZEISLER & KILPATRIC**August 28, 2009**Page 2*

to the Crab Cracker has significant reduction in its upper floor through a significant step-back. Three office buildings in CBD 5 at 520, 550 and 570 Kirkland Way – all of which went through an administrative design review process – have significant modulation and step-backs in their upper floors. The File Net Building has vertical and horizontal modulation. Indeed, every building built or approved by the Design Review Board within the last fifteen years in downtown Kirkland has significant modulation and step-backs in the upper floors, including the Heathman Hotel, Bank of America project and the McLeod project. There is simply for no basis for departure from this approach to design in the downtown environment and other neighboring buildings for Park Place, which will be 60% to 100% taller than any other building in downtown Kirkland and surrounding neighborhoods. There is no basis under the zoning code or the comprehensive plan for a design for Park Place which would, as one of your members put it, place a piece of downtown Bellevue in Kirkland as a zone unto itself.

Touchstone's architects began their presentation to you at your last meeting with a false premise, namely that each floor plate of their buildings had to be the same size. They suggested that if a floor plate in an upper story were reduced in size, it would not be possible to rent it. That assertion has simply no basis in the market place. The top floor of the Emerald Building is 75% the size of the floor below it and the top floor of the Continental Plaza Building is 85% the size of the floor below it. The top floors of the Park Place Tower and Carillon Point Buildings are smaller than the floor below. Yet, none of these buildings have had any difficulty leasing their top floor. While it is generally true that high-tech tenants prefer large floor plates, there is a wide definition of the term "large floor plate" and many examples of high-tech tenants leasing smaller floor plates. Anything over 20,000 square feet is considered a large floor plate. There are many examples throughout the region of high-tech tenants leasing buildings with floor plates in the 25,000 to 30,000 square foot range. There are also examples of high-tech tenants leasing less than 20,000 square feet on a floor. Microsoft leased the third floor of the Continental Plaza Building, which has a floor plate of 15,000 square feet. Nokia leased one and one-half floors in that building. Brocade Communications, a publicly traded software company, leased a 10,000 square foot floor in the Emerald Building for its Puget Sound office. Thus, it is reasonable to expect that if the upper stories of the Park Place project are stepped back, they will be marketable in the office market.

Every office building owner would prefer to have as much office space available for lease as possible, but the leasing desires of property owners has never trumped the zoning code and design guidelines, which require building modulations and step-backs. No where is it written in the zoning code or guidelines that Park Place is entitled to build a 1.8 million square foot project. Nor is it written that they are entitled to the same size floor plate on all floors of a building. Indeed, they are not even guaranteed the right to build eight stories on their property from boundary to boundary. A good design, which is pedestrian friendly and complements the surrounding environment and neighboring buildings, should be your criteria for approving this project, not the pro forma desires of the property owner.

*DAVIDSON, CZEISLER & KILPATRIC**August 28, 2009**Page 3*

At previous meetings, Mr. Rick Grimes has urged you to listen to the relevant portions of the deliberations of the City Council in December, 2008 when it was discussing the re-zone and, in particular, the treatment of Building E. Those transcripts may be particularly interesting to you in light of your current discussion about massing throughout the project and the role the City Council wishes you to play. (Angela Ruggeri has sent you an e-mail with the citation to these transcripts and the time periods of the relevant discussion.) That discussion responded to the concerns raised by owners and tenants in neighboring buildings that Building E would wall off their part of CBD 5 from the rest of the downtown. It was this wall-like affect which led Matt Gregory, the only architect on the Planning Commission, to move to reduce the height of Building E to five stories. When that motion was defeated, he voted against approval of the proposed re-zone. In its work study session and hearings the City Council listened to Mr. Gregory's concerns and those of the adjoining property owners. They sought to address the issue by requiring step-backs on Building E. Councilman Asher said he wished to write in a requirement for "bodacious" step-backs. The Council debated whether to require specific step-backs at specific heights or to leave the final decision on step-backs to the Design Review Board. In the end, they adopted an amendment, which called for "generous and substantial modulation" of Building E and to delegate to the Design Review Board the responsibility for deciding the size and location of the step-backs. Thus, I submit that the City Council is clearly looking to the Design Review Board to require modulation to reduce the harsh effects of these very large buildings and make them compatible with neighboring buildings and the surrounding environment.

I urge you to use your authority to require reduction in massing where appropriate to produce a project, which is compatible with neighboring buildings and the rest of the downtown environment and that of adjoining neighborhoods.

Sincerely yours,



Kenneth H. Davidson

KHD:aal

KHD\1748.14\CITY OF KIRKLAND.DESIGN REVIEW BOARD.08.28.09.doc

Angela Ruggeri

From: Janet Jonson
Sent: Monday, August 31, 2009 12:20 PM
To: City Council
Cc: Marilynne Beard; Eric Shields; Jeremy McMahan; Angela Ruggeri
Subject: FW: Parkplace Project

Council: Staff will reply to the correspondent. JJ

Janet Jonson

City Manager's Office
City of Kirkland
123 5th Avenue
Kirkland, WA 98033
425-587-3007
425-587-3019 fax
jjonson@ci.kirkland.wa.us

From: chrisconrad1@juno.com [<mailto:chrisconrad1@juno.com>]
Sent: Monday, August 31, 2009 11:47 AM
To: KirklandCouncil
Subject:

Greetings to the City Council,

I have a few questions regarding the Park Place project. I have been advised that two important parts of the project may not be taking place.

(1) The Planning Commission required that there be a 20 ft stepback (I am not talking about the setback.) to the buildings on Central way. I believe that the latest plans do not show this.

(2) I also believe that there may be no room for a Cinema as per the latest designs submitted.

Please advise. Many thanks for your hard work.

Chris Conrad

[Lose up to 20 lbs in one month with a new diet. Click here.](#)

Angela Ruggeri

From: Cami Keyes [Keyescom@comcast.net]
Sent: Friday, September 04, 2009 9:36 PM
To: Angela Ruggeri
Subject: DRB-Make Developer adhere to "vision"

Angela,

Please pass my comments to the DRB. I am horrified at what has been proposed!

Thank you. Hope you are well.

Cami Keyes

=====

Dear Member of the Kirkland Design Review Board,

First let me thank you for your dedication and service to our city. It is greatly appreciated. I wish I could respect your volunteer commitment by appearing in person to deliver my message, but my personal circumstances do not permit it.

You serve at a time when the City of Kirkland will be stewarding in the largest project in downtown to date. It has the potential to forever change the look and feel of our city. Just as your predecessors struggled over the decision to dedicate prime property to parks and open space, you will be struggling with how to make the new Parkplace an asset, rather than a folly. One than compliments the gem that is Peter Kirk Park, and the existing land owners that neighbor Parkplace.

While I have not been a fan of the scale of the proposed Parkplace, I can't tell you how disappointed I am at the lack of design to the proposed plans. These are NOTHING like the developer paraded in front of citizens as he tried to get buy-in to the project that is larger than anything built in Kirkland to date. These buildings lack the architectural interests and variations promised to avoid the "block" appearance. They look like uninspired institutional buildings and would be completely out of scope and scale and appearance with the rest of downtown. They might fit into Northgate in Seattle, the other mixed used development Touchstone has done, but they will look positively horrid in Kirkland.

I urge you to consider the impact such buildings will have on our park and pedestrian experience. Where are the inviting plazas and step backs, the plants and awnings. These are positively uninviting, cold and borderline hostile. I plead with you to hold the developer to his promises. I noticed they took the drawings they propagated last year off of their web site. Ask to see them and compare it to what you are looking at now. I can tell you, citizens would have been outraged had THIS been the plan Mr. Howe and his cohorts lauded out at public meetings last fall. This is trash and shows a complete lack of respect to our citizens and our design integrity, let alone his obvious lack of concern about what is best for Kirkland...clearly, it seems he is only concerned in maximizing the space and choosing what is best for him and his investors.

All along in this process Mr. Howe has refused to negotiate, meet or even consider the concerns of the citizen's group opposed to the scale of his design. He bullied them and the city, posturing and threatening to sue or walk. When all is said and done, he will walk and Kirkland will be left holding the bag on an ugly scar that will forever mar our city.

Kirkland is worthy of better design than this. One that reflects our downtown and the geography. What we have now is better than what is being proposed here. Send Mr Howe and his designers back to the drawing board and ask for something closer to the promised plan—with step backs, open space, architecturally pleasing materials and a design that considered our park and town. The future of our town depends on it.

Cami Keyes
8126 NE 115th Court
Kirkland, WA 98034

Angela Ruggeri

From: JeffRidley@BoiseBuilding.com
Sent: Friday, September 04, 2009 3:44 PM
To: Angela Ruggeri
Subject: Mass

The new plans look to be something like the Microsoft campus - HUGE !
Stop this Box Style building, it's simply a cost savings for the developer.

Angela Ruggeri

From: Gary P. Levell, Attorney at Law [glevell@verizon.net]
Sent: Saturday, September 05, 2009 4:16 PM
To: Angela Ruggeri
Subject: park place plans

just reviewed the plans. too huge too many too tall too wide too ugly
Gary Levell
1504 7th St Kirkland

Angela Ruggeri

From: Rachel Loveall [rachelloveall@hotmail.com]
Sent: Thursday, September 10, 2009 9:28 AM
To: Angela Ruggeri
Subject: Proposed ParkPlace Touchstone Project

Hello Angela,

I am unable to attend the upcoming meeting regarding the pending Touchstone Parkplace Project, but wanted to send my feedback regardless. I live directly behind Parkplace in the Kirkwood Condominiums. I walk through Parkplace during my daily commute to the bus stop at the Kirkland Transit Center. So in short, I spend quite a bit of time around Parkplace. I took a look at the proposed plans and I was very disappointed in the new look of Parkplace. It looks like Bellevue, not Kirkland. Something I have always enjoyed about living in Kirkland was the small town community feel. I feel a large modern structure like the one proposed would sadly take away from that. Wouldn't it be possible to build something that reflected the Kirkland personality? Something that added to the community feel rather than took away from it? I wonder where the green and grassy areas would be as well. So many people utilize the park and surrounding green areas, it would be sad to see that go away. I also fear about the increased congestion. Kirkland does not have easy access into or out downtown and this large shopping center will undoubtedly create a large increase in traffic. Thank you for taking the time to read my concerns and I hope the city can come up with a solution that works for not only the developers but also the community. Please feel free to contact me with any questions or concerns.

Rachel Loveall
420 10th St #A102
Kirkland WA 98033
Kirkland Resident for 7 years

Windows Live: Make it easier for your friends to see what you're up to on Facebook. [Find out more.](#)

Angela Ruggeri

From: Jason Sanchez [jasontsanchez@yahoo.com]
Sent: Thursday, September 10, 2009 8:35 AM
To: Angela Ruggeri
Subject: ParkPlace Redevelopment

I am writing to state my opposition to the proposed project by Touchstone Development.

Having reviewed their proposals it is obvious that this project is massive and far out of character with the scope and infrastructure of downtown Kirkland. This project will be as large, in terms of total square footage, as Redmond Town Center. It will be larger than Lincoln Square in Bellevue. We simply do NOT have the traffic infrastructure, the parking spaces, or the kind of neighborhood that such an undertaking requires.

The thousands of employees who will come to work each day and the thousands of customers who will frequent the hotel, gym, grocery store, and other retail outlets, will overwhelm our city and the surrounding neighborhoods. Cut-through traffic will go up exponentially in neighborhoods like Norkirk, passing through school zones and park areas that are already under constant pressure, especially during rush hours.

Touchstone's reasoning of why they need such a massive undertaking (to achieve economies of scale to sustain the development) is specious at best and blackmail at worst. The fact is that they are in business to make money and this plan makes the most money for them. They have not shown any data supporting a smaller development (that includes retail) because it would undermine their ultimate goal of building the currently proposed plans. I believe they do not want to compromise because, after all, the City of Kirkland has allowed them to pursue their current plans. If they were to compromise on the size of the development they would find themselves being pushed harder by the City and the citizens to compromise further. So they have drawn their line in the sand in order to get their goals accomplished both more quickly and with less compromise.

This is good for them, but terrible for the citizens.

When I challenged their representative on this point at a Norkirk neighborhood meeting she accused me of not living in the neighborhood (which I do), of being part of another organization (which I am not a part of) that is also opposed to their plan, and she dismissed my concerns with no attempt to address them. This kind of brush off treatment, unfortunately, is what we have come to expect from Touchstone. Why should we expect them to do what is best for our community?

They claim to have listened to our concerns but their plan does not create a 3rd place, a meeting area (like a town square) for the community to come together in good weather and bad. There is no covered area where families can meet, where their children can play, during the eight months of the year when wind and rain are almost certain in our climate. We need an area, like they have at Crossroads in Bellevue, where the community can gather, both young and old, for coffee, concerts, and to mingle securely and out of the elements. This should be the central feature around which the rest of their plan grows from.

But Touchstone has no experience creating the kind of spaces we in Kirkland are craving and demanding. Touchstone admitted to this at the neighborhood meetings when they said they were surprised by what the citizens were calling for.. They had to go back to their drawing boards to come up with this current plan and it shows their lack of experience. The building are massive. The outside areas do not link together coherently. There is no 3rd space area with a food court, concert area, coffee shop, book store, all under cover. Parking is limited and below the levels demanded by most retail companies.

In short, Kirkland is getting a bigger, shinier, White Elephant just like Totem Lake. In a few years, perhaps sooner, it will become obvious but by then all we'll be able to do is live with it until it can be knocked down and re-developed some time in the distant future.

Please, do not allow Touchstone to develop their plan as offered. We need to take the concerns of our citizens to heart as we will be the ones living with Touchstone's mistakes for generations to come.

Thank you for your time and consideration.

Jason Sanchez

J a s o n S a n c h e z

330 11th Place | Kirkland, WA 98033

H: (425) 822-3704 | C: (425) 985-8380

Angela Ruggeri

From: Lindsey [llettvin@gmail.com]
Sent: Thursday, September 10, 2009 12:08 AM
To: Angela Ruggeri
Subject: Park Place site plan

Hi-

I just looked over the site plan for Parkplace and, as a homeowner in downtown Kirkland, the plan horrified me.

I love that Kirkland is pedestrain friendly and has retained it's small town feel. That is exactly why our family lives here and moved here from Seattle. Iif we wanted to live in a city with tall buildings and crowds, we would have stayed there. If the proposal for Parkplace is approved , I think Kirkland will be a step closer to looking and feeling like Bellevue-a city that I avoid and dislike because of the traffic, crowds, and ugly skyscrapers.

I think the scale of the project needs to be cut back. More green space, less buildings, and less parking. It would be a shame to see Kirkland have even more traffic on Central Way. Kirkland can be a better, quieter place to live than Bellevue if we are smart about building properly and not over-building.

However, I am in favor of the Transit Center plan. Revamping and adding more features to encourage and support alternative transportation makes sense and is the right thing to do.

Thank you for your time,
Lindsey Lettvin

Angela Ruggeri

From: Marian Luther [MLUTHER@Lynden.com]
Sent: Friday, September 11, 2009 1:04 PM
To: Angela Ruggeri
Subject: ParkPlace proposed construction

Hi Angela,

Just thought I would throw in my 2 cents on the proposed ParkPlace construction as a 15 year resident of Kirkland and someone who loves our community. I have seen many changes in Kirkland since I moved here, much of it good; however, this proposed construction is to me intrusive, overwhelming to the area, hyper contemporary and does not fit what I always thought our city emotes: warmth and community. The buildings themselves appear to be jammed into as much space as possible with little regard for natural or human aesthetics. Although I understand the question is moot on whether they will be allowed to build I still must state my belief that in struggling with traffic as it presently is I know this construction will make it only worse. Sadly, it will force me to seek other more convenient and amenable grocery and restaurant providers not only during construction but afterward.

Had I wanted to live in a mess like this I would have moved to Bellevue but I always thought Kirkland was a charming city that wished to retain that charm but it appears so called progress is more important than quality and we can now consider ourselves nothing but Bellevue II.

Marian Luther

Angela Ruggeri

From: patricia knight [pknight4448@hotmail.com]
Sent: Friday, September 11, 2009 8:28 PM
To: Angela Ruggeri
Subject: Park Place Development

To whom it may concern:

The Developers plan would destroy downtown Kirkland not to mention the community feeling that now exists. There is no reason to have the proposed complex so close to the heart of the town. The proposed design is appropriate for Bellevue, not Kirkland. The joy of driving west on Central Way, viewing the lake, the trees, the simplicity of the town, would be ruined forever. No long could citizens walk to the post office or Park Place. Parking would be a nightmare, the roads would be clogged not to mentioned sewer system. Talk about traffic jams off 405. The whole project is a disaster. There is plenty of available office space currently not filled. Does the developer really think he can fill the massive square footage he wants?? It would be a ghost town within what was once a unique community. STOP THE INSANITY!

Thank you, Patricia Knight who moved to the community for the ambiance that is presently Kirkland

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Angela Ruggeri

From: Janet Jonson
Sent: Monday, September 14, 2009 9:42 AM
To: David Ramsay; Marilynne Beard; Eric Shields; Jeremy McMahan; Angela Ruggeri
Subject: FW: Proposed (Approved) Park Place Development

Eric, Jeremy, Angela: Please forward to the DRB. Thank you. JJ

Janet Jonson
 City Manager's Office
 City of Kirkland
 123 5th Avenue
 Kirkland, WA 98033
 425-587-3007
 425-587-3019 fax
jjonson@ci.kirkland.wa.us

-----Original Message-----

From: James Lauinger
 Sent: Saturday, September 12, 2009 9:52 AM
 To: Janet Jonson
 Subject: Fw: Proposed (Approved) Park Place Development

JJ, would you please forward to members of the DRB and staff? Thanks, Jim.

----- Original Message -----

From: Maureen Kelly <mkelly@windermere.com>
 To: Bob Sternoff; Tom Hodgson; Jessica Greenway; Mary-Alyce Burleigh; Dave Asher; Joan McBride; James Lauinger
 Cc: pennysweet@verizon.net <pennysweet@verizon.net>; info@amywalen.com <info@amywalen.com>; campaign@electdoreen.com <campaign@electdoreen.com>
 Sent: Fri Sep 11 21:32:12 2009
 Subject: Proposed (Approved) Park Place Development

<http://www.ci.kirkland.wa.us/Assets/re-combined+for+web+posting.pdf>

It will be a travesty if this 'grand canyon' of height and mass is built on the relatively small Park Place property. 99.9% of the population haven't a clue what this is going to look like.

I do not have the email addresses for the Design Review Board, please forward if appropriate.

Thank you,

Angela Ruggeri

From: Janis Rabuchin [rabuchin@earthlink.net]
Sent: Tuesday, September 15, 2009 4:48 PM
To: Angela Ruggeri
Subject: Kirkland Park Place

Hi Angela,

After reviewing the current proposed plans for Touchstone's Park Place re-development, I have to say I was a bit disappointed. It should be noted that last year when they were coming out to the neighborhood meetings and reviewing their proposal I was very supportive. I believe that making some big changes in that location is not only inevitable, but could be a great improvement for Kirkland overall. But not with these plans.

What happened to all of the tiered buildings and open courtyards? The connection with the park? The current renditions seem much more overbearing and less aesthetically pleasing than previous ones.

I realize that Touchstone needs to make the numbers work (commercial tenants square footage vs. retail storefront and the 'pretty stuff') but I firmly believe there is a compromise to be made on both ends—one which the community can embrace and be excited about while Touchstone builds a great project and is able to see rewards for being patient and creating the right mix.

I've spoken to a number of people in town (neighbors and friends, which I fear will likely not take the time to write to you) that were also initial supporters for Touchstone but are feeling a little bait/switched with the current proposal.

Feel free to contact me with any questions @ 206-850-1193.

Also, I did a short blog post on this topic in which there are a handful of comments @ www.kirklandweblog.com

Thanks for your time,
Janis Rabuchin

Janis

Check out our Kirkland blog
www.kirklandweblog.com

Angela Ruggeri

From: Dana Adams [danavadams@windermere.com]
Sent: Tuesday, September 15, 2009 2:14 PM
To: Angela Ruggeri
Subject: RE: Park Place Review Board

Sure.
 Thanks

From: Angela Ruggeri [<mailto:ARuggeri@ci.kirkland.wa.us>]
Sent: Tuesday, September 15, 2009 10:27 AM
To: Dana Adams
Subject: RE: Park Place Review Board

Dana,

The DRB is still working with the applicant on the design of the buildings. The applicant is supposed to bring in new design ideas for Building A (the building on the corner of 6th and Central) at the 9/21 meeting. Would you like me to pass this e-mail on to the DRB before that meeting?

Angela

From: Dana Adams [<mailto:danavadams@windermere.com>]
Sent: Tuesday, September 15, 2009 9:27 AM
To: Angela Ruggeri
Subject: Park Place Review Board

Angela,

Hi. I just clicked on the link provided in the Kirkland Weblog about the design review board meeting on the 21st in regard to Park Place...Let me start by saying, I am all for development, change, improvement, and enhancement...However, there is something that looks way too 'downtown Bellevue' about these proposed drawings...Very cold, impersonal, uninviting...It just doesn't strike me as a shopping center area community...Am I missing something here? Are these only the office buildings or are these going to be all over?

Dana

Dana V. Adams
 Windermere Real Estate-Kirkland
 Associate Broker
danavadams@windermere.com
 cell: 425-466-3262 fax:425-820-6318

Angela Ruggeri

From: Doug Waddell [doug@waddellpropertiesinc.com]
Sent: Tuesday, September 08, 2009 8:27 AM
To: Angela Ruggeri
Subject: Parkplace

Hi Angela, how goes the battle?

I have had a chance to quickly review the latest prospective design of Parkplace dated August 28 and have some very strong concerns with the lack of any step backs on the buildings and specifically the south side of building C where it adjoins my residential building The Watermark. It was my understanding that this was going to be required. In addition, as I have mentioned before, there was to be a continued public access from the NW corner of The Watermark into the major shopping areas (QFC etc). This was a requirement for us when we developed The Watermark, and it is unclear, from these drawings, in what form that is to be included.

Thanks and I hope all is well...

Doug Waddell
President, Waddell Properties, Inc.
Managing Member, Watermark of Kirkland, LLC
425-822-3021

Angela Ruggeri

From: sjohnson119@comcast.net
Sent: Friday, September 18, 2009 8:46 PM
To: Angela Ruggeri
Subject: For DRB Re ParkPlace Redevelopment

Dear Design Review Board Members:

I am truly horrified to see the massive buildings that Touchstone wants to build on the Park Place property. What the developer is presenting now is even more out of scale, overwhelming, unattractive, and pseudo-urban than the drawings and models that were shown during the approval process.

I have spoken and written at each stage of this ill-advised and inappropriate project. I beg you (once again) do not let this massive group of buildings be constructed. Insist that Touchstone scale back the buildings and that more open space be preserved.

Sarah Johnson
703 4th Ave, Kirkland

Angela Ruggeri

From: Liz Hunt [liz@starwhite.net]
Sent: Sunday, September 20, 2009 9:53 PM
To: Angela Ruggeri
Cc: Liz Hunt
Subject: Proposed Parkplace design

Dear Ms. Ruggeri,

I have been following the evolution of the proposed plans for the Parkplace site for a couple of years, at least. I just reviewed the latest designs, and I strongly encourage you to modulate the mass of buildings as much as possible.

I realize that the developers are within their rights to put a certain amount of development on the site, but the current design is still too massive to be appropriate for the site.

I patronize the Parkplace businesses frequently and I value what the site can be to the future of Kirkland. But please, let's choose a design that really works in all respects.

Thank you,

- Liz Hunt
1704 8th St W
Kirkland, WA 98033
liz@starwhite.net

Angela Ruggeri

From: Ron Knight [ronknight35@mac.com]
Sent: Monday, September 21, 2009 4:00 AM
To: Angela Ruggeri
Cc: Michael & Chantelle Phillips; mjaphillips@gmail.com; Robin Negrin; Leo & Marlene Zeiler; laurene.ryan@comcast.net
Subject: Touchstone/Parkplace proposal

To the Board:

I believe that this design is an affront and an insult to the people of Kirkland. Our zoning makes it clear that we do not want a high- rise, big city look. We want Sausalito, not San Francisco.

Yet this developer will not budge on his insistence for 1.2 million square feet of office space. Even without the recession and the business contraction, that is an absurd amount of space, especially for a small town, with its attendant traffic, parking and community infrastructure and resource demands.

If this design had some special contribution, such as internal energy production, or special green construction, or even a design that complements the village concept, then allowing more height could be considered. However, more of the usual concrete and glass, with a token concrete facade to try and disguise the number of floors in an insult.

My wife and I looked at many areas in the Seattle and the Eastside and chose Kirkland specifically because of its walkability and low-rise, small-town character.

Tell this arrogant developer to go back to California and start over.
Bring us something fitting for the future of our town and our world.

Ronald W. Knight, M.D.
312 5th Avenue, Kirkland

Angela Ruggeri

From: Michael Phillips [mjaphillips@gmail.com]
Sent: Monday, September 21, 2009 5:38 PM
To: Angela Ruggeri
Subject: Proposed development

Dear Sir/Madam,

A fundamental objective of all urban development should be to create a new environment which is in context with the existing structures and atmosphere. This proposed development in Kirkland is not in context.

Kirkland has a village feel, and yet at the same time it is only five minutes from Bellevue with its extensive retail and high rise residential and commercial buildings. Why recreate Bellevue in Kirkland? Amenities in Kirkland will be overloaded. The shoreline will be damaged by more boat traffic. The roads will be clogged even more than they already are.

Remember what happened to the mayor of Seattle. I have already forgotten his name. You will also be voted out of office if you go ahead with this affront to the city of Kirkland. We voters will not forget.

Michael Phillips

Kirkland resident and voter.

Angela Ruggeri

From: Brian Granowitz [bgranowitz@hotmail.com]
Sent: Saturday, October 10, 2009 11:16 AM
To: Angela Ruggeri
Subject: Touchstone's proposal for Parkplace

Hi Angela,

I'm writing to you, the DRB, and the city council to let you know that I am strongly opposed to the proposed building plans provided by Touchstone. The plans destroys the view corridor at 85th and 6th, eliminates any sense of human scale for our downtown area, does away with green space\open space, doesn't provide adequate transportation improvements for the increased traffic, and provides insufficient parking.

Touchstone did a bate and switch, getting the change in zoning approved with building sketches and models that, while still too tall and big, were aesthetically pleasing and providing reasonable open space, even if it would be in the shade much of the year.

Once the zoning was approved, Touchstone followed through with plans for buildings that are a "as big as we can get" blight to our city at a vital view corridor and center to our city's downtown.

What's astonishing is that when the zoning changes were being presented to the DRB, Mr. McClure (I don't remember his first name) did a rough CAD sketch of what the buildings could look like. Touchstone vehemently opposed the images, saying (I'm paraphrasing) the images didn't accurately represent what they could do. As it turns out, it's exactly what they are proposing within the new zoning.

The proposals for the building are too tall, too long, provide insufficient open\green space and breaks between buildings, are built with zero setback, no step-up, inadequate road improvements to handle the additional traffic, and insufficient parking.

The DRB has the authority and responsibility to help maintain the:

- sense of human scale in our community
- aesthetics of downtown Kirkland that are the envy of other cities
- open\green space
- free flow of traffic
- adequate parking

A speed limit for a road sets a maximum speed. You can driver slower if conditions warrant it. The change in zoning for Touchstone provides maximums as well. I urge the DRB to remember this. The Touchstone property is a vital center to our community.

At the core of our city, huge boxy building at the maximum that the new zoning allows only benefits Touchstone, while it degrades virtually every aspect of downtown Kirkland and therefore also degrading the livability of the city for the citizens.

If improvements to Kirkland Park Place Center are deliberated solely on how much tax revenue and fees it can generate, as it appears, we are doomed to live with the construction and existence a "Kirkland Square", forever ruining the hometown feel of Kirkland.

I urge the DRB to require for Kirkland Park Place Center:

- Buildings footprints no greater that 100 feet by 30 feet

- Maximum height for any building on the property of 60ft from the average lot elevation.
- Set back of at least 10 feet on all sides for the property
- Require on all sides of the property a step up of 10ft after a building height of 30ft.
- Provide open space on at least 30% of the lot
- Provide parking as was required before the zoning change.
- Provide for transportation improvements that will prevent the degradation of traffic flow below levels if Kirkland Park Place Center was left as is.
- Parking, transportation, and noise are not affected by the rebuilding of Kirkland Park Place Center.

Thanks,

Brian

Ross W. Woods13700 NE 136th PL
Kirkland, WA 98034

October 19, 2009

Angela Ruggeri, Senior Planner
City of Kirkland
123 Fifth Avenue
Kirkland, WA 98033**RE: Oct. 19th Design Review Meeting for Touchstone/Parkplace File No. DRC09-00002**

Dear Ms. Ruggeri,

I have been following Touchstone's application process for well over a year and I am very interested to see this process move forward for the citizens of Kirkland and the surrounding areas that will benefit from such a well-located commercial development. Wow, Touchstone and their consultants have certainly been "challenged" in Kirkland (I am being tactful and subtle here), but this sort of development - it would certainly seem - should be welcomed with open arms, as Kirkland's gateway has come of age.

For the past 21 years my family and I have enjoyed downtown Kirkland for its events, waterfront, its beautiful contemporary new buildings, as well as for its shopping and restaurants. With our unfortunate struggling economy, we have noticed many of the retail shops and restaurants close their doors. I see that the lack of synergy and continuity by the downtown area work against some of these business owners. What could be better than to have a full-service development that brings in the workforce then provides the daily services for its staff members while also providing a wonderful community area for the city? Many of my neighbors and I have turned to the neighboring communities for such areas, Redmond Town Center, The Woodinville Town Shops and of course Bellevue where "The Bellevue Collection" has master what Kirkland should also be striving to achieve.

Touchstone's property is cited at the perfect location for the new gateway entrance to Kirkland; the downhill slope from I-405 on westbound NE 85th ST is that gateway. Will eight-story buildings be too large for little ole Kirkland or will it provide the interest level for business and commerce that Kirkland deserves? I am certain it will provide the jumpstart that our fair city needs to attract businesses and allow the continuity of a new workplace and new retail park for the Kirkland residents. Isn't this what we all want: to have our residents closer to their places of work?

I will respectfully request that the design review board set any fear aside, quit nitpicking this development, and treat it as the gift to our city that it is. We all need this development!

Sincerely,


Ross Woods

206-949-2105

rosswwoods@gmail.com

Angela Ruggeri

From: Janet Jonson
Sent: Monday, October 19, 2009 2:58 PM
To: City Council
Cc: David Ramsay; Marilynne Beard; Eric Shields; Jeremy McMahan; Angela Ruggeri
Subject: FW: Why I love Kirkland - Parkplace Plans

Council: This is for the Design Review Board meeting tonight. JJ

Janet Jonson
 City Manager's Office
 City of Kirkland
 123 5th Avenue
 Kirkland, WA 98033
 425-587-3007
 425-587-3019 fax
jjonson@ci.kirkland.wa.us

-----Original Message-----

From: Angela Ruggeri
 Sent: Monday, October 19, 2009 2:50 PM
 To: Janet Jonson
 Subject: FW: Why I love Kirkland - Parkplace Plans

-----Original Message-----

From: Julie Merken [<mailto:jdanam@yahoo.com>]
 Sent: Monday, October 19, 2009 2:44 PM
 To: Ellen Miller-Wolfe; pennysweet@verizon.net; lutley@heathmanhotel.com; Dave Asher; Mary-Alyce Burleigh; Nancy Cox; Jessica Greenway; Tom Hodgson; James Lauinger; Angela Ruggeri; Eric Shields; Bob Sternoff
 Cc: jdanam@yahoo.com
 Subject: Why I love Kirkland - Parkplace Plans

First off -- thank you for listening.

I am not against change. I think moving forward is always a good thing. But a good thing can also mean little changes or making adjustments.

I love driving down the hill from the freeway when I come home to Kirkland. I work in Federal way and I am so happy to come back to spend my evenings and weekends in Kirkland. The open space, the many trees, the view of the water. I think these are the reasons many people come to Kirkland.

Which brings me to the Park Place new development. I know the plans are in place for taller buildings (not thrilled about this). But please only approve plans that have the taller buildings away from the street and not blocking the view. Please don't make this area feel like when driving into Seattle or Bellevue where the tall buildings sit right on the street and feel cavernous.

Please don't allow this beautiful vista of seeing trees and the water disappear. Please make sure that the first corner you see when you hit 7th street be the beautiful trees and grass you see now.

I was so very disappointed when the trees were cut down next to the old Bank of America Building. I don't understand why this was allowed. The building was already up against the street, so the trees were not in the way. Kirkland is known for having open space and beautiful tall trees amongst the buildings. Please don't let this feeling disappear.

I think there is great opportunity for doing the right thing and keeping the integrity and beauty of our downtown area with even having the new Park Place Development.

I am unable to attend the Design Planning Meeting this evening. If you are able to share this with the committee, it would be most appreciated.

Again, thank you for listening. I hope that hearing from those of us who live in Kirkland and have for many years, has some impact on what we would like "our Kirkland" to be and become.

Julie Merken
4th Ave.
Kirkland, WA
jdanam@yahoo.com

Angela Ruggeri

From: Kirstin Larson [kirstinl@velatrio.com]
Sent: Friday, November 13, 2009 7:57 AM
To: Angela Ruggeri
Subject: Feedback on Park Place project

I have always thought the primary difference between Bellevue and Kirkland building philosophy seemed to be that Kirkland placed a much higher priority on green spaces and gathering spaces--buildings that would encouraged pedestrians to gather or linger in town. Who would linger here? Who meets friends in the lobby of Lincoln Center? There is no central point to draw pedestrians in, very little green space, and many of the drawings rely on trickery to soften the building (a rounded VW parked in front, artwork which is always the first to go when the budget gets tight, etc).

As a Norkirk resident, I cannot imagine walking down to this giant fortress to get my latte, bagel, or bag of groceries. It feels very much like a drive in/park/drive out sort of building space.

Sincerely,
Kirstin Larson
1201 1st Street
Kirkland, WA

Angela Ruggeri

From: Vort [amkvort@comcast.net]
Sent: Monday, December 28, 2009 11:01 PM
To: Angela Ruggeri
Subject: Kirkland Parkplace

Importance: High

As a long time resident of Kirkland, I appose the new redevelopment plan.

It would exasperate the congestion and destroy the family friendly atmosphere that exists in Kirkland today.

Park place represents a development that allows us to shop for daily necessities and enjoy the city parks, downtown and library w/o having to search or pay for parking...a rarity in the Puget Sound.

This development plan is more about accommodating big business than it is about providing services and quality of life for Kirkland residents.

Please remember that you represent the residents of Kirkland first, and not out-of-state developers.

Sincerely,

Andrew Vort

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Dear Design Review Board,

Here are some of the thoughts that I have about the development. I have already spent my three minutes talking about them at previous Design Review Board meetings or Planning Committee meetings. I am sharing these ideas again for the benefit of the Design Review Board members who may not have had the privilege of hearing me speak on all of these subjects.

As a pedestrian, I care more about step backs on 6th Street than I do on Central. I come into Kirkland from the south. I think 6th Street will become a more important arterial as the city develops. I could not tell from the pictures you sent if there are any step backs on the eastside of Park Place. I think it is a mistake to consider Central as the main pedestrian access to Kirkland. It has so much traffic and there is no safe way to walk up the bridge and under the freeway to 85th. When walking from Park Place, it is better to travel south on 6th Street to Kirkland Ave and go east over the elevated walkway to 80th. The railroad bridge and a few missing bits of sidewalk are the only things that make this difficult for someone with a stroller or a wheelchair. Of course, I have brought this up repeatedly at city meetings in the past. Fortunately, the city is gradually completing the sidewalk. I do not think they have a solution for improving the bridge.

Several other issues I have relate to covered walkways and outside meeting areas. If awnings are not contiguous, huge drops of water fall on the pedestrian everytime he walks under one awning and on to the next. It is almost better to walk in the rain. The other concern I have about covered walkways is that those made of glass need a great deal of maintenance to keep the leaf debris and bird droppings from accumulating. Otherwise, they are a terrific idea. I am not sure what kinds of covered outdoor gathering areas are planned within the development. Several ones that I have seen in other developments are mostly brick and concrete and are cold, dark and unappealing. A perfect example of this was the area in Houghton Center where the Department of licensing was previously housed. Even skylights and planter boxes did not make it a pleasant place to sit.

Another point I want to make involves teenagers. I noticed that there were drawings of bench seating and stair seating. Unfortunately, this development is right next to a skate park. That means many of the features planned will be extremely attractive to skate boarders. There is bench seating at Kamiakin and it has metal bars every so often that have been added to discourage skateboarding. I believe that this is also a problem on the pathway between the bus transit station in Bellevue and Bellevue Square. In the past, I had to reprimand several boys that were skateboarding off of the stairs at Kirkland library and also in the underground parking garage. At another time, I observed a group of young men skateboarding off of the stairs outside QFC in Redmond. All the adults around were too afraid to tell them off. This is a problem that needs to be considered

when designing the outdoor features at Park Place. There maybe some design features that can be incorporated to discourage this activity. No one wants to see an old lady or preschooler plowed into by a skateboarder.

As always, I have my favorite topic to discuss. I would like to see covered seating areas 30 feet from several of the entrances to the buildings at Park Place. This is especially important near the hotel since foreigners often have a smoking habit. When there is a designated area for smokers it easier to complain when they are smoking too close to the entrance to a building. In addition, butt cans should be provided for appropriate disposal of cigarette butts. I am tired of walking out of Kirkland Performance Center for a breath of fresh air during intermission and finding the air thick with cigarette smoke. If the only area with an awning is just outside an entranceway smokers will continue to smoke there. This problem will be compounded once marijuana is decriminalized.

My other concerns relate to cars. My first point relates to shuttles. My daughter is a receptionist at Microsoft. Her job includes scheduling shuttles and making sure no one goes past the main desk without a badge. Security is extremely important at high tech companies. She is able to do this job because the foyer has a seating area as well as a glass entryway so she can see the shuttle pull up in front of the building. Shuttles are often a necessary component to a transportation plan since many high tech companies have more than one campus. There needs to be vehicle access to the reception area of each building for a shuttle service to be useful. My second point also relates to Microsoft. At their new Studio Campus the parking garage entry is similar to the one at Lincoln Square. The access to the garage goes straight down and each floor has its own driveway off of that. No pedestrians are allowed on the entrance ramp making it much safer than the traditional parking garage with angled ramps that circle around and include parking along that ramp. I am worried about safety in a parking garage that may be used by the public while they are shopping at the grocery store, taking their children to the park, or visiting the theatre.

Sincerely,

Margaret Bull
6225 108th Place NE
Kirkland, WA 98033

Angela Ruggeri

From: Angela Ruggeri
Sent: Friday, February 26, 2010 1:01 PM
To: Jeremy McMahan; Eric Shields
Subject: FW: concerns related to the DRB meeting March 1, 2010

Design Review Board,

I asked Margaret to give me more specific information about her concerns relating to the Parkplace design. She provided the following list in an e-mail. I also talked to Margaret on the phone. She said her biggest concern was lack of step backs on the buildings.

Hope this helps with understanding her initial e-mail.

Angela

From: Margaret Bull
Sent: Friday, February 26, 2010 12:32 PM
To: Angela Ruggeri
Subject: RE: concerns related to the DRB meeting March 1, 2010

Hi,

I'll have to think about it. The meetings are so long that it is hard to sit and listen to the recordings on the computer. It is difficult to sit through them even when I am there in person. I just wasn't able to get down there for the last few meetings. After all the public outcry to limit this development, I am discouraged by how few citizens actually show up to make comments. Do you get a lot of input via e-mail?

Off the top of my head, this is the part that concerns me the most:

BUILDING DESIGN

1. Ground Level Treatment

a. **Setbacks from Streets** - The ground floor levels of the corner building should be permitted to set back to allow for cut away view and obvious pedestrian connection into the site.

b. **Retail / Restaurant Uses** - Design for retail and restaurant uses along ground floor of the corner building.

c. **Details Visible at Different Movement Speeds** - Incorporate details in the building along the corner that bring visual interest at the pedestrian level, as well as for vehicular traffic entering Kirkland.

2. Upper Levels

a. **Change of Expression: Material Choices** A clear visual division between upper and lower floors should

be incorporated through a change in materials, colors, and forms.

b. **Step backs:** A modulated step back should be incorporated after the third level (approximately 50') on building facade along Central Way. This step back can vary in depths from 0-10 feet, so long the upper levels of building appear to be receding from the base. Step backs are measured from the exposed face of the building above grade, not from any property line.

c. **Top Floor / Roof Edge** - Should have a distinct profile against the sky through elements such as projections, overhangs, cornices, step backs, trellises, changes in material or other elements.

d. **Accent Lighting:** The innovative use of accent lighting incorporated into the building facade is encouraged.

- Lighting should include non-glaring design solutions, such as cut off fixtures that avoid light spilling over onto other properties.

- Flood lighting of entire building facades is discouraged.

BUILDING DESIGN

1. Reduce apparent bulk of buildings along Central Way by incorporating a 20 foot upper level step back after the third (3rd) story along the majority of the facade. However in places, step backs can vary in depths from 0-20 feet, so long as the overall upper levels of building appear to be receding from the base. Step backs are measured from the exposed face of the building above grade, not from any property line.

2. Facades that are stepped back should be distinguished by a change in elements such as window design, railings, trellises, details, materials and/or color so that the result is a richly organized combination of features that face the street.

3. Balconies, terraces and landscaping features are encouraged in upper level step backs.

Perhaps I am mixed up but I don't really think they have followed through on a 'modulated step back should be incorporated after the third level on the building facade on Central Way.'

***Thanks,
Margaret Bull***

-----Original Message-----

From: Angela Ruggeri [mailto:ARuggeri@ci.kirkland.wa.us]

Sent: Friday, February 26, 2010 10:35 AM

To: Margaret Bull

Subject: RE: concerns related to the DRB meeting March 1, 2010

Hi Margaret,

I have passed this on to the Design Review Board, but it would be helpful to them if you would be more specific. In other words, which policies do you think have not been met?

Thanks for your help with this.
Angela

From: Margaret Bull
Sent: Thursday, February 25, 2010 8:02 AM
To: Angela Ruggeri
Subject: concerns related to the DRB meeting March 1, 2010

Dear Design Review Board members and Planning Department,

I have some concerns about the building design approval process concerning the Park Place development.

Last year, I attended the meetings for the Design Review Board that were held February 2, 2009 and April 6, 2009. I have recently reviewed the material and feel that the current Design Review Board should also revisit the documents related to those meetings. It seems to me that several of the points regarding the building design, as laid out in those documents and the discussion that followed, are being ignored. This disturbs me because the green light was given to the project with those guidelines in mind. I hope that before the building design is approved at the next meeting on March 1, 2010 that the Design Review Board looks over the original guidelines presented and discussed at those meetings. I realize that several of the current members of the Design Review Board were not present at those meetings and may not be aware of what the public was 'promised'.

Sincerely,

***Margaret Bull
6225 108th Place NE
Kirkland, WA 98033***

Dear Design Review Board,

Here are some of the thoughts that I have about the development. I have already spent my three minutes talking about them at previous Design Review Board meetings or Planning Committee meetings. I am sharing these ideas again for the benefit of the Design Review Board members who may not have had the privilege of hearing me speak on all of these subjects.

As a pedestrian, I care more about step backs on 6th Street than I do on Central. I come into Kirkland from the south. I think 6th Street will become a more important arterial as the city develops. I could not tell from the pictures you sent if there are any step backs on the eastside of Park Place. I think it is a mistake to consider Central as the main pedestrian access to Kirkland. It has so much traffic and there is no safe way to walk up the bridge and under the freeway to 85th. When walking from Park Place, it is better to travel south on 6th Street to Kirkland Ave and go east over the elevated walkway to 80th. The railroad bridge and a few missing bits of sidewalk are the only things that make this difficult for someone with a stroller or a wheelchair. Of course, I have brought this up repeatedly at city meetings in the past. Fortunately, the city is gradually completing the sidewalk. I do not think they have a solution for improving the bridge.

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Another point I want to make involves teenagers. I noticed that there were drawings of bench seating and stair seating. Unfortunately, this development is right next to a skate park. That means many of the features planned will be extremely attractive to skate boarders. There is bench seating at Kamiakin and it has metal bars every so often that have been added to discourage skateboarding. I believe that this is also a problem on the pathway between the bus transit station in Bellevue and Bellevue Square. In the past, I had to reprimand several boys that were skateboarding off of the stairs at Kirkland library and also in the underground parking garage. At another time, I observed a group of young men skateboarding off of the stairs outside QFC in Redmond. All the adults around were too afraid to tell them off. This is a problem that needs to be considered

when designing the outdoor features at Park Place. There maybe some design features that can be incorporated to discourage this activity. No one wants to see an old lady or preschooler plowed into by a skateboarder.

As always, I have my favorite topic to discuss. I would like to see covered seating areas 30 feet from several of the entrances to the buildings at Park Place. This is especially important near the hotel since foreigners often have a smoking habit. When there is a designated area for smokers it easier to complain when they are smoking too close to the entrance to a building. In addition, butt cans should be provided for appropriate disposal of cigarette butts. I am tired of walking out of Kirkland Performance Center for a breath of fresh air during intermission and finding the air thick with cigarette smoke. If the only area with an awning is just outside an entranceway smokers will continue to smoke there. This problem will be compounded once marijuana is decriminalized.

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Sincerely,

Margaret Bull
6225 108th Place NE
Kirkland, WA 98033

6225 108th Place NE
Kirkland WA 98033

March 4, 2010

Design Review Board

Dear Design Review Board Members:

Even though I am not an architect, I have a few thoughts regarding the Park Place project after seeing the presentation at the last DRB meeting.

My first comments are about the movie screen that is attached to the sports club on the south-facing wall of building H. I feel this is a bad idea, and this is why:

It sounds extremely experimental to me. Unless you have seen something similar that has been installed for years, there is no way to know how something like this will weather the storms that we get here in the Pacific Northwest—wind, rain, ice, and snow.

The idea may seem cool right now, but it is also gimmicky. After seeing the projections a few times, the public will eventually get bored with it. Much of the day, the lighting conditions will not be perfect for viewing the projection, especially in the summer when the sun does not set until after 9 pm. In my opinion, it is not that interesting to look at a blank screen with nothing projected onto it.

One of the questions that I have is, how will it affect those that use the nearby buildings—the office workers, the hotel guests and the sports club patrons? Will the sun shining on the screen or the image projected there reflect back into the offices where people are using computers 24/7? Will light reflect or refract off of the screen in such a way that it bothers the hotel guests in their rooms? How noisy will it be with the wind whistling through it? Will people in the sports club be annoyed that their view is obscured?

I cannot imagine that this three-story screen will look aesthetically pleasing after it has been up for a couple of years. The job of cleaning bird droppings and leaf debris off it will be difficult. I am definitely not going to volunteer!

The fact that it is slanted will also make some people uncomfortable. There is a psychological factor to consider when something is above a person at an angle that makes it appear to be falling. I noticed on the drawing that some of the walls on building H are slanted as well. Personally, I do not like walking next to slanted walls.

.....

March 17, 2011
Page 2

The other area of the plans that I have doubts about is the Central Plaza. I realize we only saw a few of the potential ideas for this area, but I still want to share some of my thoughts.

I can see that this large open area would be useful for the hotel and conference area. They can block it off to the public to use for any number of private functions and tent it over without too much difficulty if needed.

On the other hand, from the office workers point of view, what will they be looking down on everyday from their conference rooms and cubicles? Grey concrete is extremely depressing. Here in the Pacific Northwest we need color to cheer us up when the sky, the mountains and the lake all look grey. Most of the renderings show deciduous trees when they are all leafed out. What will the development look like when the trees are all bare? Bushes and flowers are part of the Kirkland look. How is the essence of Kirkland being expressed in this development? I hope it is not going to be the installation of some weird sculpture.

When looking at the Central Plaza programming diagram, I noticed designations for various activities. I feel that some of these activities are emphasized too much in the conversation about the multipurpose layout of the plaza. There is only a slim possibility that a farmers market would ever be set up in this plaza. There are plenty of other places better suited to staging a farmers market than in amongst several eight story buildings. This is also true for festivals and fairs. We average 58 clear days a year. On those clear days, people want to celebrate in the sun, not in the shadow of a building. With so few days available for fair weather outdoor gatherings, there will inevitably be conflicts in scheduling the central plaza for events. Perhaps the needs of the hotel, the conference center, and the high tech companies for this space will make it difficult to plan a festival or fair during the warmer months of the year when people feel comfortable sitting around outside.

I also noticed that there are several areas on the plans that show outdoor tables with umbrellas. In my experience, outdoor seating is often owned and controlled by restaurants. The pictures let us imagine that restaurants in the development will put out tables and chairs for some of the year, but that doesn't necessarily mean anyone wandering around the development can use them. I wonder how much seating around the plaza and other courtyards there will be once you remove the seating that will be put out by restaurants from the picture? I hope we are not just left with a couple of cold concrete walls to sit on.

Sincerely,

Margaret Bull

1. I have another comment about Building 'D' that I just thought of.

Sometimes architects put form over function. It seems to me, the human element always needs to be considered if a building is going to serve its intended purpose in the best way possible.

One thing I would like to see considered is the fact that the south side of building 'D' is going to be one of the sunniest areas of the development because it overlooks a parking lot. I like the irregularity of the sports club design and the offset windows on the hotel. I think there could be some irregularity in the blue pop-out section of Building 'D' by cutting in balconies on several of the floors, not necessarily evenly spaced. It would allow the workers in the buildings to step out and get some sunshine. Perhaps even one balcony could be designated as the smoker's balcony. ("The Smoking in Public Places law also prohibits smoking within 25 feet of entrances, exits, windows that open, and ventilation intakes that serve enclosed areas where smoking is prohibited.") **You just have to make sure the door to the balcony is 25 feet away from the ash pot. I am sure no one will be opening a window. I will never give up on trying to find an out of the way place for all that smoke.**

The reason balconies are a great idea is that people need sunshine all year long. My deck is on the north side of my house but I rarely use it because it is in shade most of the year. On the other hand, my front living room window is facing south and I sit there all the time just to enjoy the daylight. It would be a real plus if I actually had a deck on that side of my house.

According to the Levity study at the University of Washington, women need to get outside in the light for 20 minutes during the day, get exercise and enough of the right vitamins in order to combat a form of depression labeled as the 'body blues'. Balconies make it easier for workers to get daylight when they have a short break because they do not have to travel as far to nip outside for a few minutes, nor do they need to use their card key.

To validate the point that I am trying to make, here are some excerpts from an interview with Dr Marie-Anette Brown the director of the Levity study:

Q. What is the Body Blues?

A. the Body Blues is a mild form of depression that is very common among women. Two technical terms for this syndrome are “vegetative depressive symptoms” and “subsyndromal depression.” (You can see why I came up with a simpler term!)

The main symptoms are:

1. Eating too much and gaining weight
2. Low energy
3. Irritability or tension
4. Sleep difficulties
5. Difficulty concentrating or fuzzy thinking
6. Daytime drowsiness
7. Decreased interest in sex
8. Mild anxiety
9. Mild depression
10. Heightened sensitivity to rejection or criticism

Q. Don't most people have some of these symptoms some of the time?

A. Yes, they do. But women with the Body Blues have them to such a degree that they interfere with their ability to perform at work or at home, strain their relationships, or detract from their overall sense of well-being. The condition can be long-lasting and life-limiting.

Q. What does it feel like to have the BODY BLUES?

A. Women with the Body Blues do not feel deeply depressed. Surprisingly, they may not even feel sad or blue. Their symptoms seem to be concentrated more in their bodies than in their minds. For example, they feel tired and sluggish too much of the time. Their thinking seems slowed down and unfocused. Even more troubling, their eating seems out of control. Typically, they can eat moderately at breakfast and lunch, but their appetite roars to life in the late afternoon. By the end of the day, they've eaten more food than they need, frustrating their efforts to attain or maintain a healthy weight. Not surprisingly, many women with the Body Blues are overweight or obese.

Q. What can women do to rid themselves of the Body Blues?

A. Until recently, there were two main treatment options: psychotherapy and prescription medications. In my book, *When Your Body Gets the Blues* I introduce a new, all-natural solution called the “LEVITY Program.” My colleagues and I developed and tested this innovative lifestyle program at the University of Washington.

It consists of three simple but very specific activities:

- 1) Creating a more natural lighting environment—brighter during the day and darker at night.
- 2) Going for a 20-minute brisk outdoor walk, five days a week
- 3) Taking the following vitamins and minerals on a daily basis:

- 50 mgs. each of vitamins B-1, B-2, and B-6
- 400 IU of vitamin D
- 400 mcg. of folic acid
- 200 mcg of selenium.

Q. Do I need to purchase a light therapy device?

A. The light you get outdoors, even on a cloudy overcast day, is enough to boost your mood—and it's free! Participants in our study did not use light therapy devices, but increased their light exposure by walking outdoors during the rainy Seattle fall months.

I realize that many of the people working on the Park Place project are men and may not have any of these symptoms, but I am sure that they have some member of their family that does. People who work in high tech jobs are often stuck indoors all day due to the workaholic attitude that is prevalent in the industry. This is why I feel the architects should consider placing balconies on the south side of the building. People can always use a treadmill at night for their exercise if they cannot go for a walk at midday.

2. I noticed that there are no sky bridges between the buildings. Several people at the meetings last year bemoaned the fact that there were no buildings in Kirkland where their businesses could grow. Potentially some of those companies may need to grow into more than one of the A,B, C, D, or F buildings. For example, when I used to live in the Northside Apartments in the 1980s I could look across my balcony and see the Microsoft building—they only had one then. Now look how many buildings they own! The planners have probably already decided to solve this problem of connectivity by figuring out an easy walking route below ground to help workers get from building to building efficiently without dodging traffic in the garage. I hope so. It is a real bonus to be able to rush to a meeting without having to drag your coat along.

3. I am glad that the movie screen on the outside of the sports club was shrunk down a bit. It lines up better with the hotel. Even so, I think it would be good to see what that side of the sports club will look like without the screen in case the screen ever needed to be removed for some significant reason, such as storm damage, in the future.

I have run out of ideas at the moment.....

*Margaret Bull
6225 108th Place NE
Kirkland WA 98033*

Angela Ruggeri

From: Margaret Bull [ladywisteria@verizon.net]
Sent: Thursday, March 11, 2010 8:04 PM
To: Angela Ruggeri
Subject: RE: Kirkland vs. Bellevue--what is the difference?

Yes
MB

-----Original Message-----

From: Angela Ruggeri [mailto:ARuggeri@ci.kirkland.wa.us]
Sent: Thursday, March 11, 2010 4:55 PM
To: Margaret Bull
Subject: RE: Kirkland vs. Bellevue--what is the difference?

Margaret, Would you like this to go to the DRB too? Thanks, Angela

From: Margaret Bull [mailto:ladywisteria@verizon.net]
Sent: Friday, March 05, 2010 10:03 AM
To: Angela Ruggeri
Subject: Kirkland vs. Bellevue--what is the difference?

Hi Angela,

I just wanted to send you a copy of something I received in a letter from Envision Park Place in November 27, 2007. I know I am reiterating the same points several times over but I feel discouraged that the public was so disillusioned after the city council approved this project that they aren't showing up at Design Review Board meetings to speak for themselves.

I especially want to make note of the 'benches that invite people to sit and relax, landscaping that is welcoming and attractive and inviting retail environment with interesting public open spaces.' A concrete wall is not the same thing as a bench. Landscaping that is welcoming and attractive is not the same thing as tall trees standing at attention along a sidewalk like soldiers. What does 'village' actually mean here? What are the 'values of the people of Kirkland?' Does the Design Review Board have any idea? When I look at the plans and hear what the members of the Design Review Board have to say, I realize that we have envisioned something quite different. What I heard over and over at the public meetings that I went to was 'we don't want Kirkland to look like Bellevue.' How does this project not look like Bellevue?

On several occasions, the developers have admitted that they do not know who will rent the spaces so there is no commitment to any particular type of restaurant, store,

or service. It will really depend on how high the rents will be. It is a given that Parkplace Books will not be able to stay. I do not drink coffee, get my nails painted, or have my hair dyed so my hope is that we will not have any more salons or coffee shops in Kirkland. Of course, I am outnumbered on that opinion. Marina Park alone has an abundance of these services. Wherever there is an expensive hotel in a town, there will surely be expensive restaurants and services in close proximity. I thought it was ridiculous how people brought up the fact that we will be able to buy underwear and light bulbs at some of the stores in this development. Even the developers mentioned this. Any underwear that is sold at Park Place is more likely to be Victoria's Secret than Hanes. If you do not want a thong, go to Fred Meyer.

Margaret Bull
6225 108th Place NE
Kirkland WA 98033

Hello Margarette. Thank you for your comments regarding the redevelopment of Kirkland Parkplace. Our goal is to work closely with you and the many other citizens who are dedicated to shaping the vision for Kirkland Parkplace in the best interest of the community. We will do our best to answer and/or comment on each of the issues you mention.

First of all, we will add your email address to our list and will include you in any mailing we conduct in the future. We encourage you to continue to visit the Web site for updated information as we move forward in the process.

With regard to your comment regarding a storefront level QFC, our current plans call for an expanded, two-story grocery store with the upper level accessible at the street level and the lower level accessible from the underground parking garage. A significant part of our vision for Kirkland Parkplace is to design a project that promotes a positive pedestrian experience. Our plans include a circulation system that connects the buildings, open spaces, parking areas, and the adjacent street sidewalk system to allow for ease of mobility throughout the project. In addition, our intent is to provide roving security, both by vehicle and on-foot for the safety of visitors to Kirkland Park Place. In response to your comment regarding parking, we are in the process of evaluating the parking program and are looking at a number of options including a validation program in partnership with the Kirkland Parkplace retail community for daytime hours as well as with the City of Kirkland to provide an evening and weekend parking program. The 3,410 spaces included in the project's redevelopment plan would provide an abundance of additional parking for all Kirkland residents who wish to visit downtown businesses, arts and music venues and community festivals throughout the year.

As far as your comment regarding the size of the parking space in the garage, our goal is for the project to include efficient and usable parking. We are committed to a parking structure that meets the needs of all users and most importantly, the retail customers. At this point in time however the project is not at a phase where we can respond with further detail regarding the specific size of the parking garage. Please continue to peruse the Web site for updated sketches in the future.

With regard to your comment concerning traffic, our goal is to design the project with as little traffic impact as possible. Our plans take into account the location of project's driveway ingress and egress and the effect on traffic circulation within the vicinity of the project. The City of Kirkland has hired a consultant to prepare a Draft Environmental Impact Statement (EIS). Detailed transportation analyses will be performed for the EIS. These will evaluate how the site's access, egress and on-site circulation work; how the additional project traffic would affect off-site intersections throughout Kirkland; safety impacts; pedestrian access; transit needs and access; and parking demand and utilization. The draft EIS is expected to be released in January 2008. Residents of Kirkland and other interested parties will have the opportunity to comment on the draft, after which a final EIS will be issued in March or April of 2008.

We anticipate that traffic issues would also be mitigated by the addition of Class A office space within the project that will provide much-needed commercial office space to allow for existing technology employers to remain in Kirkland during the day. Not only will increasing the number of office workers at Kirkland Parkplace help support existing downtown retailers and provide additional tax revenues to the city for services to local residents, but it will result in a change in traffic patterns—a “reverse commute” if you will. By being able to work in one of the new office buildings at Kirkland Parkplace, Kirkland residents who would typically leave Kirkland in the morning to commute to jobs outside the city ---- and then return to Kirkland in the afternoon ----- would remain in Kirkland throughout the day thus reducing the number of vehicles coming in and out of Kirkland at peak traffic hours.

With regard to your suggestion of “free bus passes”, our goal is to design the project to take advantage of nearby public transportation options. We agree that tenants and visitors alike should be encouraged to take advantage of all available transportation options including public transit and would hope that tenants at Kirkland Parkplace would choose to offer transportation options such as bus passes to their employees.

In addition, believe that the project should promote a positive pedestrian experience. Our plans include a circulation system that connects the buildings, open spaces, parking areas, and the adjacent street sidewalk system in addition to a connection to the adjacent Peter Kirk Park. Our goal is to design the project with features that augment the existing pedestrian connection to adjacent commercial and residential properties to encourage multiple-task trips, more efficient parking, and a high-quality pedestrian experience. We also plan to incorporate features such as overhead canopies or covered walkways to protect visitors to Kirkland Parkplace from inclement weather.

In response to your suggestion to keep the existing movie theater, bookstore and fitness center, this early in the process, it’s impossible to say with any degree of certainty what exactly we’ll have at the new-and-improved Kirkland Parkplace, but we are looking at a number of options that create a unique and revitalized enhanced retail experience including a new state-of-the-art movie theater as part of the new retail/restaurant/entertainment component.

Our goal is to offer residents and their families a unique shopping, dining and entertainment experience and our vision is to create a vibrant, attractive destination center that complements what already exists in Kirkland. We envision a mixed-use village with a wide variety of restaurants, a successful mix of retail shops and services, and family-oriented attractions with plenty of open space and public amenities. In addition, our “Neighborhood Plus” concept includes retail offerings such as an expanded grocery store, a bakery and a variety of everyday services for the local neighborhood. Creating a community where people can relax and enjoy a cup of coffee while chatting with their neighbors should be an important element of the project. As part of our plan we want to include benches that invite people to sit and relax, landscaping that is welcoming and attractive and inviting retail environment with interesting public open spaces. We hope to create a vibrant neighborhood which reflects the values of the people of Kirkland.

Again Margarete, thank you for your comments. We encourage you to continue to visit the Web site for updated information as we move forward in the process.

In addition, please make plans to attend the second Open House designed for Kirkland residents to learn more about the project taking place on Monday, December 10, 2007 from 6:00 to 8:00pm at the Kirkland Performance Center.

Angela Ruggeri

From: Margaret Bull [ladywisteria@verizon.net]
Sent: Tuesday, April 06, 2010 11:17 AM
To: Angela Ruggeri
Subject: Building D Park Place (I changed the font before sending to you --not everyone likes big and blue!)

Dear Angela,

I have a few comments after hearing the Design Review Board discuss the different views of building "D". Many of the comments brought up were ones that I wholeheartedly agree with. It needs to be of greater concern that there is a seeming 'backside' to the development. I believe that Kirkland Way will continue to become a more important arterial than it currently is. In the future the Bungee/Halo building will be developed as well as some of the properties to the East of Park Place. It seems that the fact that many of us enter Kirkland from the south is often ignored. As Rosehill, Houghton and Bellevue continue to develop over the next 20 years this will become an important consideration. Personally, I don't appreciate the static quality of many big boxy office buildings even if the purpose is to give continuity to a development. I like the playful aspects of the Hotel and the Sports Club along Central Way. Building 'C' is not all that interesting from the East and South so I think some thought should be given to making building 'D' stand out from the crowd with a bolder design statement. Due to the parking lot and service road, the facade of building 'D' is more visible and therefore ripe for an interesting architectural feature, especially one that makes it unique in character. To me, it is the perfect opportunity for the left hand to push aside the right hand. As several people pointed out in the meeting, it is a huge building and will be extremely noticeable from many directions. I think it would be wonderful to see something playful about this 'backside' of the development since there really shouldn't be a backside.

Several points related to the pedestrian experience were ones that I thought were important. The overhanging area that contains the sidewalk seems creepy. I believe that locating the sidewalk on the south side of the street would be better for pedestrians despite the fact that it is not undercover and there are several possible street crossings that one might choose to take. With the location of the present sidewalk pedestrians will still have to cross in front of the truck entrance to the parking garage (I am assuming that is what it is) which may be particularly hazardous do to visibility issues. As a pedestrian, I know that if I'm walking along in the rain I'm not going to bother to pull back the hood of my parka every time I happen to be undercover. The same would be true if someone is using an umbrella. Being under an overhanging roof isn't going to matter much when I'm in a hurry to get somewhere else. As a separate note, it will be interesting to see what the wind patterns are along this section of the development when the studies are made.

It occurs to me, that the fact that graffiti is a concern should be a heads up that there could be some safety issues in this area. I'm positive that my homeless brother or the teens that like to hang out at the transit center might find the sheltered overhang inviting. It would be the perfect drinking, smoking, drug dealing hangout. Of course, I'm always harping about having preferred smoking areas for the development and perhaps this should be one of the locations. It is quite possible that several back entrances will be along this walkway for emergency purposes but will also be used as break time exits for store and restaurant employees. I appreciate it when people think about employees and therefore believe that this sidewalk should remain on the north side of the street if this is one of the intents of having a covered area on this side of the building. Benches, cigarette ashtray receptacles, and garbage cans could be placed at strategic locations 25 feet from the doorways to make a more comfortable, clean and inviting break area for employees in the service sector. It is a shame that there is not adequate room for a sidewalk on both sides of the street. I can think of two places that I have walked past in a shopping area that I find unpleasant to walk through due to the 'blank wall' effect. One is the service area that is the most direct route from the movie theater to Macy's in Alderwood Mall, and the other is the corner area around the north side of Big Picture in Redmond Town Center. As mentioned at the meeting, a decorative wall treatment under the overhang of building 'D' would make this covered area more appealing. There must be ways to design a wall so that it is less likely to attract vandalism. I wonder if there is some type of tile that is impervious to spray paint and might be easy to clean? Graffiti can be beautiful. One solution that

is used in cities is intentional graffiti. Perhaps you could get the kids from the teen center to do an interesting graffiti mural. Part of the requirement of this development is to have art. Kirkland, after all, is quite a hip city.

There was something else that I have a question about. I am always concerned about the reflective quality of large glass surfaces. I am not an engineer so I didn't understand the terms being used in relationship to the glass on the west side of building 'D'. As I've mentioned in a previous meeting when building "A" was discussed, I continue to wonder if the sun reflecting off of these buildings at certain times of the day will be blinding to drivers traveling along Central Way. On a clear day, I find that when I am driving east in the mornings and west in the afternoons on any street in Kirkland or Houghton I am so blinded by the sun that I am unable to see a pedestrian crossing the street, or anything else for that matter! Will the sun reflecting off of these buildings also have a blinding effect?

I have one other comment I want to make. I find that during meetings the developers often mention how the mass of the building will be partly shielded from view by existing trees. In another ten years those trees may no longer be there due to construction, disease, climate change, or storm damage. For example, the trees that shield the eastern view when driving west on Central Way may eventually be taken down in the future for any one of these problems. There are also good reasons for removing the Lombardy Poplars along the north edge of the existing development to the south of building 'D'. The Arbor Day Foundation does not recommend that people plant Lombardy Poplars due to the prevalence of a canker. They have wide spreading roots that can cause problems with road surfaces and become hollow within when they are infested with disease or insects.

It is possible that construction in the area may also damage their root system. I point this out because we cannot depend on any trees to block the overwhelming size of these buildings from view. As I recall, there was a stand of poplars in the middle of Peter Kirk Park that was removed after one of them fell during a wind storm several years ago. It might be good to find out from the city why those poplars had to be removed and have the existing poplars near building 'D' checked for disease.

At the moment, I cannot think of any other comments related to the April 5th meeting. I do have one more suggestion though. I hope that the issues brought up regarding the 'back side' visual appeal of building 'D' will be taken into serious consideration when the architects develop their plans for building 'E' which is surrounded by the service road on the east and south sides. I know that the property owners and tenants in the surrounding buildings were extremely concerned about the fact that their view will most definitely be obscured by the larger buildings planned in this development. Considering the fact that citizen pleas for reduced building heights were disregarded by the city when this project was given the green light, it seems only fair that particular effort be made to make these buildings look attractive on all sides. A great many more people work and live in the surrounding buildings than hang out at the park most of the year. I believe that the Design Review Board's job is to insure that this project conforms to the guidelines in regards to the total appearance rather than focusing too intently on the north and west views while ignoring other aspects that may be important in the long run.

Sincerely,

Margaret Bull
6225 108th Place NE
Kirkland WA 98033

Angela Ruggeri

From: Margaret Bull [ladywisteria@verizon.net]
Sent: Wednesday, March 17, 2010 7:00 AM
To: Angela Ruggeri
Subject: comments from 3/15/2010 DRB
Attachments: Letter Planning Department March 16th.doc; Letter to Planning Department March 16th part 2.doc

Dear Angela,

I have a few comments after seeing the presentation on Monday. I have attached each idea separately for clarity.

Pass them on to whomever you think might find them helpful.

*Margaret Bull
6225 108th Place NE
Kirkland WA 98033*

These are some of the thoughts that I had after seeing the illustrations on Monday night. I do not have a great deal of time to pull my thoughts together about what I want to say before I have to get up at a meeting. I end up thinking more about it afterwards.

One of the things I mentioned at the meeting had to do with standing water in water features where the water is not continuously moving or has areas that fill with rainwater when they turned off and not in use. I know it may seem ridiculous that I brought up West Nile Virus. There are quite a few water features in this development and I am not sure if they are all moving water features and will be running all year long.

Here is what the city is putting out about West Nile Virus. How much concern this will be in the future is an unknown factor.

City of Kirkland FAQ on West Nile Virus:

- Change water in your birdbaths, fountains, wading pools and animal troughs weekly.

Here is a better explanation of some of my other comments.

In regards to the Portland wading fountains that have been mentioned at DRB meetings, I want to point out that these are in public parks and maintained by Portland Water Bureau.

Park Place Development is private property. Who is going to own it in 10 years when it is finally completed? Are they going to want to be liable for any accidents children have in their fountain? Here is information I found about the Jamison Square Park that we saw pictures of at the meeting. Please note that the Portland fountains do not start working until the very end of March. There are several reasons fountains are turned off in the

winter. One of the ones I mentioned was safety when the air is cold enough for the water to ice up. It seems to me that it is important that the DRB see an illustration of the plaza in the winter when the sky is grey, the trees are bare and the fountain is not running. Pictures of the fountain when the water is not colored blue would also be helpful, as they would create a more accurate view of the fountain design.

Here is some information about the fountain that I copied off the web including a blog site.

Please note: Most of Portland's decorative fountains run spring through fall from 6:30 a.m. to 8:00 p.m. The city's drinking fountains also run on timers.

Maintaining these fountains is no small feat. The Portland Water Bureau employs one full-time "Fountain Man" who spends his days ensuring that Portland's fountains are in working order, safe for public enjoyment and running efficiently. The bureau turns the fountains off for the cold weather months to prevent water from blowing or freezing on surfaces. This "down time" also provides an opportunity for maintenance and repair projects.

[Quotes about Jamison Square Park:](#)

4/17/2008

In one of my reviews I make reference to "Birth Control Park".

This is it. This block of hell is responsible for turning my favorite pizza joint into a daycare center just about any weekend afternoon.

Maybe you're a responsible parent. Maybe you're capable of enduring the demands of child rearing. Maybe you're not the kind of jackass that lets their kids turn restaurants/stores into playgrounds so you can get some respite from the fruits of your loins.

But there are a LOT of parents like that, and a great many of them come to Jamison Square. And then because the tots are now hungry and the parents can't quite let go of this illusion of autonomy and maybe some adult company, they descend on a local eatery to annoy the staff and other customers with their spastic, runny nosed demons.

I hate this park.

My doggy kinda grew up here. It's not a dog park, but it is the nearest park to where i used to live, and everybody would bring their dogs there. My pooch annabelle saw her first snow here, and had her first crush, and won "wettest dog" two times in a row when they had their annual doggie fair...sigh. i miss portland.

But anyway...this park would get crazy full of people in the summer when it would get super hot. parents would bring their kids to play in the fountain, and it was kind of awful the way people behaved when they got a little sweaty. It was

painful to see how people acted like the dogs were so bad, then would let their kids run around like nuts and go to the bathroom in the water. We wouldn't come here much in the summer-time, 'cept at night when the nasty parents were gone.

And at night, when the city's quiet and you can hear the streetcar in the distance, what a pretty little park it is.

The developer's fountain ideas are interesting and should add a certain visual appeal to the plaza's urban landscaping. Even so, these quotes bring up some of my concerns over the dreamy-eyed vision of the happy public wading in a fountain next to restaurant patrons who are eating their \$20.00 lunch at an outdoor café. Instead of comparing the proposed fountain to a park fountain in Portland, it might be wiser to find privately owned fountains in urban areas—in front of hotels or office buildings-- to see how public access is handled in that type of setting. It could be that it is a common practice and no 'do not climb on fountain' signs are not posted anywhere.

In addition, I am having trouble visualizing how big this plaza is so perhaps the restaurant patrons sitting at tables are not close enough to the fountain to be bothered by wet children and dogs running around. Is the area of the plaza, not including the roadway, much larger than the northwest parking lot near the bagel store and the movie theater?

Here is the second item that is of concern to me. It relates to roadways through the development. As always, I look for ways to make things safer.

It was not clear to me what the difference is between a two-inch curb and a standard curb. I believe a standard curb with an ADA cutout is a wise choice. Here are the reasons why.

The first one has to do with distance perception. I have had several friends seriously injured when they stepped off an irregular curb and fell. When the sidewalk treatment and the road surface are visually similar, it is harder to determine the distance needed to step down. Conversely, it is easier for the body to judge this distance when it is of a standardized height. The presence of ADA curb cuts guides the pedestrian toward an area where a crosswalk is located, which is especially helpful to those with strollers and wheelchairs. When the roadways are not closed off for events, it is safer for pedestrian to seek out crosswalks.

It was mentioned that another option would be no curb at all, but that it was not ideal because it makes it harder for drivers to park accurately and stay out of pedestrian walkways. In addition, I remember the storm that flooded Park Place Bookshop. Torrents of storm water flowed downhill through the streets of Kirkland. When my husband was walking home from work that day he mentioned that 68th had turned into a river and water was close to flowing over the sidewalks as well. Having a proper curb and storm drains was some protection. It appears that the 4th Avenue entrance goes directly into the parking garage. Perhaps this will keep water from flowing down the hill and into the plaza area. The chance of having another extremely wet winter is quite likely. I am not an engineer and I realize that the public works department will review the plans at a later date and give their recommendation of

proper storm water control. As a pedestrian, I love sidewalks with curbs so I am not stepping in puddles. I might get my stilettos wet! (That is a joke.)

I would like to include a suggestion related to the roadway near building 'F'. It was mentioned that there is a curve in the road that might be a safety factor if pedestrians cross there instead of at the crosswalks. I would like to see a planting bed along the park separating the park from the development and the street. The walkway entrance to the park could be accentuated by an arch or other distinct feature, similar to what is used currently, to guide pedestrians leaving the park toward the crosswalks that line up with the park pathways. I feel this will deter, to some degree, children from running across the roadway from the park to the plaza. I am sure that the parks department would be amenable to having a landscaped area extend into the park space between the park pathways to the west of building 'F' to add cohesiveness. It would be wonderful if a people and dog water fountain were added at that location as well. This idea also goes along with my continual complaint that flowerbeds including bushes that change with the seasons would be a wonderful addition to the efforts being made to beautify Park Place. The park has a huge expanse of lawn for people to enjoy. It is unnecessary to have grass as one of the most important live landscaping feature in this development. Personally, I think it is the lazy choice. I might feel differently if this development did not have the advantage of being situated next to a park. I have seen thumbnails of suggested plants on several of the documents but am at a loss to identify where the planting beds are located within the development. This street edge seems like a great choice to me.

May 11, 2010

Dear Design Review Board members,

I was surprised that many of you weren't concerned that the current illustrations show the south side of Building D looking like a huge 8 story Band-Aid! If we look back to an illustration of the south side of building D from the Design Response Conference 6/29/2009 we see a much more interesting design than is currently proposed.

When I look back to the recommendations from 2008 I feel that you are not taking the all of the suggested guidelines into account:

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.

H:\Pcd\PLANNING\MEETING PACKETS\Design Review Board\March 11, 2008\DRB recommendation on Park Place\DRB recommendation to PC dated 3-11-08.doc 3.27.2008 rev050101sjc Design Review Board Recommendation Permit Number ZON07-00016 Page 2

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

Are you actually carefully considering the view that the residence in the adjacent buildings will have?

I know the DRB has tentatively signed off on this building. I hope you will use more scrutiny when it comes to viewing building E. I think more effort should be made on your part to make sure these buildings look attractive on all sides. Due to the height of building D and E they will be viewed by everyone traveling along Kirkland Way.

When it was suggested that upper level step backs be used to mitigate height, I feel you are ignoring the intent of this recommendation. Is a top story step back really mitigating the height? I don't think so, and I doubt that was what was visualized by the individuals that wrote the guidelines.

Sometimes it appears to me that you are overly empathetic to the developer's desire for the greatest amount of financial gain in the project. I understand the engineering concept of fitting as much as possible into a space by making it a rectangle. When I was first married, my husband folded his dirty clothes before he put them into our large rectangular laundry basket. He told me it was the most efficient use of space. Are we going to let the developers make an ugly building for all to see in the middle of our town just because it makes the most efficient use of space and allows them to build right up to the lot lines? These aren't laundry baskets, and I hope the inside use of space is more interesting than stacks of office cubicles.

The public doesn't know how the members of the Design Review Board were chosen but they are putting trust in the fact that you are all experts in your field. I don't understand the political issues involved in several members of the last Design Review Board quitting. Having visited several meetings when those members were present, it seems to me that there is a general timidity in the current Design Review Board that keeps anyone from speaking up strongly for upholding the intent of the guidelines. It makes me wonder how many of you actually sat through the many public meetings that were jammed pack with citizens speaking up about their concerns in regard to this development.

I realize that this development isn't funded by Microsoft so it may not be fair to compare the buildings in Microsoft's new studio campus to the Park Place project. Even so, I would like to use it as an example of what I find to be aesthetically pleasing. Studio A, B, C, and D all have similar designs but they are made out of different colors of stone. The similarity in design doesn't make them boring though because they have areas that protrude and recede along every side. The buildings appear to change as the shadows change during the day. Not only are the shapes of the buildings varied but also other aspects of the design. The lowest floors adjacent to pedestrian walkways are black which affects how the pedestrian feels walking next to such a big building in a positive way. The various materials on the exterior walls (brick, stone, metal, and glass) are combined in a way that is visually dynamic. From an artistic standpoint there are many other small features that give interest. For example, the

stones have an irregular pattern where there is a narrower band of stones incorporated into a pillar of larger stones; several floors have a single band of metal through the windows but on the upper floor there is a double band of metal through the windows; on the wall over an entrance, metal features protrude in a dancing pattern but on an adjacent wall they are centered over each window as a partial sun shade.

I realize that the architects aren't at a point of designing the Park Place buildings in this detail, but I want to mention it because I would like building E and F to have a great deal of interest from all sides. Microsoft buildings tend to be only 4 or 5 stories tall and yet they seem huge. These buildings are being placed in our town center, not in an office park. I would like to see as much variation in the design as possible if I'm going to have to stare at these buildings for the next 20 years. There is no reason to make any of these buildings boring. I think the Design Review Board has given some great advice to the architects in regards to many of the buildings on the site. That said, I hope they can keep the momentum going and be even bolder in encouraging design elements to be included that give the eye something to play with no matter where an individual stands in the development.

I just want to point out one more thing. When the 'alternate' design proposal for the 5 story 'office only' concept was discussed on August 4th, 2008 step backs and superior landscaping were a very important consideration.

2. Building Design

The office campus should provide a diverse urban experience with different building styles and materials tied together by common themes of landscaping, lighting, signage, sidewalks and other elements.

Buildings along Central Way should be of different designs to break up the visual appearance of the long linear frontage of buildings.

The Comprehensive Plan talks about "significant" setbacks for the upper floors. How much of a setback is needed to meet the "significant" test needs to be addressed. The perceived visual massing and height from ground level perspective should be used to determine appropriate upper floor setbacks (performance based).

Applicant's response: The applicant has provide enlarged cross sections showing a proposed setback of 20 feet for the 1st and 2nd stories and a proposed setback of 30 to 40 feet for the 3rd to 5th stories depending on the location of the wall modulation. A portion of the 1st story is below the grade of Central Way and 6th Street due to the elevation of the site compared to the elevation of the adjacent streets. For future meetings, the applicant will need to submit more detailed views of the proposed buildings as seen from ground level (see Attachment 2).

3. Open Spaces and Landscaping

Superior landscaping and substantial spacing between buildings and along the perimeter are needed to mitigate the scale of the buildings. High quality landscaping will be a key essential to this project.

A strong open central area is needed to connect to the park.

I just feel that some of these early design conferences were on target and believe that the concept of mitigating the height of these buildings in some way has been lost over time. If significant step backs were important in the five story concept, why are they not important in the 8 story concept? I know I have brought this up before but feel it needs to be reiterated due to the lack of other involved citizens. I listened closely to what people were saying at all the public meetings that I attended. It seems to me that many people are unaware that they are allowed to make comments during this stage in the planning. After the Kirkland City Council made its decision in December 2008 to approve this project, the public gave up any hope that their views would be listened to.

Sincerely,

Margaret Bull
6225 108th Place NE
Kirkland WA 98033



MAY 17, 2010

CITY OF KIRKLAND DESIGN REVIEW BOARD

**c/o: CITY OF KIRKLAND
 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 123 FIFTH AVENUE
 KIRKLAND, WASHINGTON 98033**

**RE: KIRKLAND PARKPLACE REDEVELOPMENT
 BUILDING E
 FILE DRC09-0002
 DESIGN RESPONSE CONFERENCE #15**

Dear Board Members:

We have received and reviewed the schematic design package issued on May 14, 2010 for the general siting and massing of Building E in the Parkplace Redevelopment project. In light of the proposed design for Building E indicated in these schematic drawings, and the lack of conformation with several of the basic design premises of the adopted Design Guidelines, we would request that the Design Review Board take the following general actions:

1. Understand the reasoning behind the City Council's wording of the specific regulations of the Design Guidelines as they relate specifically to Building E. To accomplish this, we would request that the Board review the original video recordings of the City Council meetings of December 11, 2008 and December 16, 2008 and use these videos as a basis for understanding the intent of the City Council in their decision to place specific language relating to Building E. More specifically, we would request that the videos be reviewed for the methodology, reasoning, and intent behind the words "substantial and generous modulation" used on page 29, under item number 4, in the Parkplace Design Guidelines and then apply these specific design guidelines to the design of Building E in the manner directed by the City Council in their Council meeting of December 16, 2008. We understand that the review of these videos may take significant time and effort, but their review will certainly help the Board to understand the reasoning behind many of the words used in the Design Guidelines.
2. As there are new members to the Board who may be unfamiliar with past submittals and discussions, we would also request that the Board re-review the previously submitted letter of August 28, 2009 from Ken Davidson which outlines not only some of the overall impacts of the project, but also emphasizes in its last paragraph, the point of the Council in deliberately delegating to the DRB the responsibility of determining the size and location of the modulation and the

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FREIHEIT & HO ARCHITECTS, INC., P.S.

**KIRKLAND PARK PLACE REDEVELOPMENT
BUILDING E
FILE DRC09-0002
May 17, 2010
Page 2 of 2**

- setbacks associated with the design of Building E. (A copy of this letter is attached).
3. Review several parts of the Design Guidelines as they relate directly to the minimum design requirements for Building E. Specifically these would be elements associated with context, massing, modulation, façade treatment, texture, roof form, blank wall treatment, and overall visual interest, diversity and design quality found at the following locations: Page 20 (items 2a through 2i), page 21 (items 3, 4 and 5), and page 29 (item 4).
 4. In light of the specifically referenced items noted under item 2 above, review the proposed design for Building E.
 5. Understand that the approval of the design of a building of such a proposed size and mass as that of Building E, along with its proposed minimal setbacks, stepbacks, modulation, texture, and materials, will set a most unwelcome precedent for the design of all future buildings within downtown Kirkland. And further, realize that approval of such a massively overwhelming building, with such a minimal relationship to its surrounding urban environment, sets such a tone of non-association to most its surrounding properties, that the very reason for a design review for any future building within the downtown Kirkland core begins to call itself into question.

In conclusion, we would urge the Board to use the guidance of the Council's words, the language within the Design Guidelines, and the authority of the Board itself, to review the proposed design for Building E. Based upon this review, we would then further encourage the Board to meet the intent of the City Council by significantly reducing the proposed massing of the building through increasing the stepbacks, modulation and texture of the proposed design thus allowing the design to become more compatible with its surrounding buildings, environment and neighborhood and thus become part of the overall whole downtown Kirkland design, rather than just a strict following of setbacks and heights.

Thank you for your time. We look forward to your review and comments.

**Sincerely,
FREIHEIT & HO ARCHITECTS, INC., P.S.**

R. GRIMES

**Rick Grimes, AIA, CSI
Principal**

A09146 drb letter.doc

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June 4, 2010

*VIA E-MAIL and MESSENGER*Kirkland Design Review Board
Kirkland City Hall
123 - 5th Avenue
Kirkland, WA 98033*Re: Parkplace Proposal—Building E*

Dear Board Members:

As the owner of the Emerald Building, which abuts the site for Building E of the Parkplace proposal, we write to offer our input on further consideration of Building E in light of comments of the Board at the end of its last meeting. First, there was comment on changes to the east and south façade. Frankly, the owners of the Continental Plaza Building and we have been and remain primarily concerned about the stepping back of the south façade and the height of the Building E. In the rezone process, we pointed out to the Planning Commission and the City Council that the building shown in preliminary project plans, where Building E is now proposed, would function as a wall separating our buildings from the Park and the rest of the downtown and blocking the major pedestrian pathway built on dedicated easements over our properties. The proposed building would create a wall 8 stories high and 100 yards long. We are not asking for additional modulation in the east façade, since it will not effectively mitigate the impacts of such a large structure. Rather, step backs on the south facades and reduced heights in the southern portion of the building is what is needed to harmonize this building with our buildings and is what the City Council intended when it amended the design guidelines developed by the Planning Commission to add the requirement which states:

Buildings located in the southern most portion of the site should provide generous and substantial modulation in response to their proximity to neighboring buildings....

To interpret the foregoing zoning requirement, you have every right to and, indeed, should consider its legislative history. In interpreting statutes, courts will refer to the legislative history behind the statute, including the record of hearings and statements made by legislators during deliberations in public sessions on the legislation. In this case, the City Council invited members of the Planning Commission to its study session in December 2008. In an open

meeting and on the record, Commission Member Matt Gregory was asked to comment on his vote against the proposed rezone. Mr. Gregory, the only architect on the Commission, cited in particular his concern that the so-called "Typewriter Building" (which was located where Building E is located in the proposal before you) was too massive and essentially formed a wall between Peter Kirk Park and the property to the east of the Typewriter Building. The Council had similar objections before it from a citizen group and the neighboring building owners, who wanted the height of this building to remain at the then-current limit of 5 stories for CBD-5. To avoid the wall-like effect Mr. Gregory spoke about, Council Member Asher advocated that there be major setbacks of the south façade of the building. He joked that he would like to insert the words "bodacious step backs" to make it clear that he expected them to be significant and sufficient to address the impacts of the building on its neighboring buildings and the park. Other Council Members concurred in his approach and staff was asked to develop language to add to the design guidelines. At the regular Council meeting on December 16, there was public comment on the rezone, which included objections to the size of the Typewriter Building. Mr. Asher expressed his dissatisfaction with the language staff had prepared to address his desire for "bodacious step backs" on the south façade of the Typewriter Building. Before the word "modulations" in the above text, he moved to substitute the words "generous and substantial" for the word "appropriate" in the staff's draft. Our architect has provided you with links with which you can listen to the entire discussion on this issue by the Council at this study session and regular meeting, and he played excerpts for you in your last meeting. The legislative history clearly demonstrates the Council's intent that there be major step backs on the south façade of Building E to avoid it becoming a wall between the park and the properties to the east of Building E.

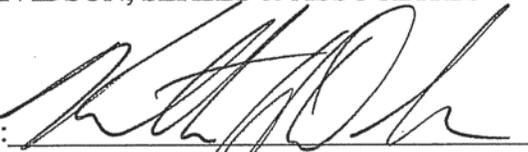
Besides the legislative history, you should consider the context of the above-cited regulation. It directs that the generous and substantial modulation in response to the neighboring buildings. Neighboring buildings are all aligned around or toward the south end of Building E. You will note that the Continental Plaza Building is canted toward the southwest so that it looks at the south end of Building E. The north portion of the Emerald Building is directly across from Building E, as is the building at 424 Kirkland Way. Thus, we are looking for substantial and generous step backs at various floors on the south end of Building E which will avoid the wall-like and looming effect of this very large building on its neighboring buildings and the Park. These step backs should be substantial as a percentage of the building. They should open up light, air and view corridors through this part of the site. As Matt Gregory pointed out, a proposed eight-story building would also alter the sense of the horizon and views for Park users looking east. Currently, Park users see the Emerald Building and the Continental Plaza stepping up the hill as part of the urban architecture and trees and hill beyond. Substantial and generous step backs at various levels on the south façade will keep open some of this perspective for people in the Park, as well as those in other parts of the downtown and those walking this major pedestrian pathway.

Touchstone is not simply entitled to buildings built in all places to maximum height. They must demonstrate compliance with the letter and intent of the design guidelines, including the unique requirement for "generous and substantial" step backs on the southern portion of Building E.

Second, we are encouraged that the Design Review Board requested more detail on how the pedestrian passageway through Building E will be made obvious and attractive. This pedestrian pathway is identified as a major pedestrian pathway in the Comprehensive Plan. In the Downtown section of the Comprehensive Plan you will find many references to the importance to pedestrian connections and pathways and the requirement that pedestrian amenities be included in development in the Downtown. To the east of Building E are four office buildings, apartments and condominiums. The tenants and residents of these buildings regularly use this major pedestrian pathway identified in the Comprehensive Plan as their route to Peter Kirk Park, the library, the transit center, businesses along Parklane Lake Street and Central Way and the waterfront. It is used after business hours by residents in the apartments and condominiums and by workers in the Emerald Building and Continental Plaza Building who work off hours. Thus, it is important that the pedestrian pathway around the south end of Building E also be an attractive pedestrian route when the office building is closed. In particular, the service bays shown in Building E should be moved to the north so that pedestrians using the sidewalk around the south end of the building do not have to confront the unsightly conditions typical of a loading dock area or trucks which may interfere with their passage. It is worth noting that many citizens and the adjoining owners suggested during the rezone process that the Typewriter Building be divided into two buildings and this major pedestrian pathway extended between the two buildings. Touchstone countered with a proposal that it would construct an attractive pedestrian passageway through the building which would be open during business hours. Touchstone should be required to provide an attractive and obvious pedestrian path through the building. Since there are no clear legal requirements as to when that pathway will be open, it is also important that they provide pedestrian amenities for pedestrians to follow this major pathway around the south end of the building, when the building is locked.

Sincerely yours,

DAVIDSON, SERLES & ASSOCIATES

By: 
Kenneth H. Davidson

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June 11, 2010

Dear Design Review Board members,

I have a few comments related to the last meeting on June 7, 2010. I was happy to hear the suggestions at the end of the DRB meeting that were given to the architects. I agree that they should reconsider the skin of the building, the diversity in materials palette, and the articulation of massing to break up the volume. Of course, I'd like to see more modulation in the height, but that probably is not going to happen. That said, an increase in modulation in other aspects of the design would be a step in the right directions.

I know from attending the meetings in 2008 that many of the citizens in Kirkland really appreciate the village aspect of Kirkland. Even though the park separates the Park Place Development from the shops closer to the water, some cohesiveness is necessary. My feeling is that a large glass block doesn't belong in downtown Kirkland. A greater variety of building materials will help building E appear less out of place. The park serves as our village green and the east side shouldn't stand out as a total misfit in the family of downtown buildings. Urban doesn't mean we need to look like Bellevue or Seattle. This view was expressed by those supporting the project as well as those opposing it.

I have noticed that some of the buildings in Kirkland and Redmond appear less tall and bulky due to the mixed use of color and materials that makes different elements of a building stand out rather than the total size being the first impression. Even though I don't like its cavernous interior, I think the Redmond City Hall is a perfect example of a building that uses a mix of building materials, colors and geometric shapes. It is a very interesting building to look at. Some might even consider it artistic. It is my hope that the DRB makes sure that buildings E and F in the Park Place Development have just as much visual interest. It is hard to disguise an 8 story office building in such a small downtown area but it would be wonderful if it didn't look like an elephant in a duck pond. I don't think we have to go as far as making it look like a flamingo though.

I've been looking over the various guidelines again and want to make a few comments. The wording in many cases is open to interpretation, which causes me to question whether the DRB is doing enough to meet the original intent expressed by the authors of the guidelines. I know the members are aware of all the guidelines, but I have copied several of them here in order to backup my points. Now seems to be the appropriate time for me to reiterate my concerns rather than after the DRB has made their final decisions. Of course, I wouldn't go on and on about the same subjects if other citizens showed up at the meetings to offer their concerns.

CP Policy: Special attention to building design, size, and location should be provided at three key locations: at the intersection of Central Way and Sixth Street to define and enhance this important downtown gateway; along Central Way to respond to the context along the north side of street; and facing Peter Kirk Park to provide a transition in scale to downtown's central greenspace. Pedestrian connections to adjoining streets, Peter Kirk Park, and adjoining developments should be incorporated to facilitate the integration of the district

into the neighborhood.

What does it mean “facing Peter Kirk Park to provide a transition in scale to downtown’s central greenspace”? I don’t really see that happening enough when I look at the drawings of building E. It is a huge building. Where is the required transition in scale? Is the terra cotta section really enough of a transition? From a pedestrian’s point of view, I don’t believe it is. When the guidelines were written, the public had to trust that DRB would follow through and give special attention to the various aspects of the project, as mentioned above, and make recommendations that go beyond the minimum interpretation of setback, step backs, and massing to facilitate the integration of the district into the neighborhood.

4. Buildings located in the southern most portion of the site should provide generous and substantial modulation in response to their proximity to neighboring buildings, including:

- creating varied edges and visual interest on long and tall buildings
- employing modulation to visually break up long facades
- providing patterns of windows, bays and/or balconies that emphasize changes in modulation.

I don’t feel that the developers and architects designing Park Place are truly honoring the ideas put down in this guideline. They themselves mentioned that without the costly lawsuit they would have been amendable to sitting down and discussing the issues involved in altering the massing on portions of building E’s design. Not being privy to the details of the lawsuit, I may have misinterpreted the comments that the representatives of Touchstone made. From the public’s point of view I don’t think the modulation is generous or substantial.

I would like to see the DRB be more persnickety in regards to building E and F. Whether the Bungee building redevelops into a five story building or not shouldn’t influence the outcome of the Park Place Design. It is a frightening prospect to hear that the owners of that property may ask to increase the size of their building to eight stories! Even though the current lawsuit inhibits the developer from conceding to the demands of the owners of one of the neighboring buildings, I believe there are good reason’s for the DRB to request greater modulation in height as well as the depth.

The guideline doesn’t specify which neighboring buildings. Two of the neighboring buildings are the teen center/community center and the Kirkland Performance Center. The guidelines don’t even specify that only the southwestern portion of the building should have greater modulation—the whole building should be considered. The DRB hasn’t discussed the fact that Building D is a neighboring building as well. That is an important consideration in asking for further modulation on the north side of building E. Building D is in the southern portion of the site but the DRB required very little modulation in the design of that building. I do realize that the developers feel they have already been generous with the set backs, but the DRB needs to come up with their own decision in regards to the intended meaning of ‘generous and substantial’.

This is a long letter but it is necessary for me to get my thoughts out at this time since there seems to be pressure from the developers to wrap up this initial design phase by the end of August. I have a few more comments that relate to both building E and F.

4. Create a visual barrier for drivers between the drive lane and pedestrian walkway along the Peter Kirk Park edge using one or more elements such as: plantings, bollards, small seating walls, stone artwork, etc. (see section on page 12).

I know I have spoken about my concern for child safety. Here is where the plan supports my concern. The picture from the landscape architect often show people (and sheep—good joke) walking across the grass or the roadway to get to the development. An example of this is illustration p.6 Design Response Conference 4/19/2010. Notice that there are no cars in this picture. Please also look at the park edge as shown on page 28 of the 6/7/2010 illustrative site plan. I haven't seen too many pictures showing the required elements along this edge. Perhaps we will get a more detailed illustration when building F is under consideration.

2. ALL DISTRICTS BUILDING DESIGN

1. Orientation to the Street

Intent: Ensure that buildings contribute to the liveliness of Parkplace's public spaces, and overall community character.

The following design treatments should apply to areas with required retail frontages, (see diagram on page 7):

- a. Streets and public spaces should be enlivened by storefronts, windows, merchandise and other activity. Buildings should be designed with frequent entrances to encourage multi-tenant occupancy and walk-in traffic.
- b. Ground level retail heights should be between 14-18 feet in height.
- c. Entrances: Principal building entry should be visible from the street and public space and marked by large entry doors, canopy/portico/overhang.

Overall Intent:

To create a rich pedestrianoriented environment and successful mixed-use center

What is the 'overall community character'? We would have to define that first if we are to consider whether or not this building, or any of the others, contributes to it.

So far we haven't seen the 'frequent entrances' on building E. That might just be due to the fact that the building hasn't been designed in complete detail at this stage. Even though I've mentioned that I have concerns about high ceiling lobbies feeling cavernous and don't support this feature in the 'walk through' lobby in building E, I might like to see a wider lobby space that has a full glass front and ample doors considering the fact that it is a main entrance to this building. This change might help that portion of the design meet the guidelines mentioned for entrances. I personally don't feel that the pedestrian pathway that is currently used at this location on the site is of great importance, though it may have been sometime in the past. The

walk through aspect of this lobby will be of benefit to pedestrians traveling the back route along the service road from buildings C and D as well as the developments surrounding the post office. If it is not possible to have a glass window across the whole length of the inset area, than it would be helpful to have some change in color or material above the east entrance so that pedestrians can spot it easily in the pouring rain.

The pedestrian entrances to the garage are going to be very important if the garage is being used by the public coming from the downtown area on the west, south and north. Despite the fact that the developers and DRB think that people walk across the park all the time to get to Park Place, I can assure you that many more choose to walk along the sidewalks on Kirkland Ave and Central Way. A stairwell to the parking garage on the far southwest corner of building E will make it easy for a pedestrian to quickly enter the parking garage coming from the performance center at night. I see a lobby entrance indicated in the terra cotta portion in the illustration on page 16 from the Design Response Conference 6/7/2010, but it isn't clear if that will be open during the evening. Sometimes taking the stairs is better than waiting by an elevator or the escalator, especially when the weather is inclement.

I have one additional concern. I haven't been to all the meetings, but in the ones I have attended I have not noticed any discussion about where the movie theater will be located. One of the selling points of this project was its inclusion of family friendly entertainment venues including a state of the art movie theater. I publicly questioned this because of the trend to add entertainment venues in other shopping areas on the eastside, including movie theaters, which are restricted to those over 21 due to the fact that they serve alcohol. The movie theater owner assured me that he did not plan to run a boutique movie theater with only a few screens. Most of the public were envisioning a movie theater similar to that of Lincoln Square. We only have one building left to discuss, so I hope there is more dialog regarding the location of the entertainment venues.

Best Regards,

*Margaret Bull
6225 108th Place NE
Kirkland WA 98033*

**DAVIDSON, CZEISLER &
KILPATRIC, P.S.**

Kenneth H. Davidson
Robert T. Czeisler
Dan W. Kilpatric
Mary S. W. Sakaguchi
Randall J. Cornwall

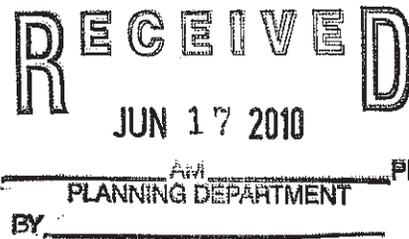
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June 16, 2010

VIA MESSENGER

City of Kirkland
Design Review Board
123 - 5th Avenue
Kirkland, WA 98033



Re: Build E of Parkplace Proposal

Dear Board Members,

I work and live in Kirkland. I have been involved in the development of the Downtown Plan in Kirkland's Comprehensive Plan, including service on the Downtown Action Team appointed by the City. A long-standing value and goal of the Downtown Plan has been the creation and enhancement of pedestrian pathways and amenities to encourage travel on foot through and across the Downtown. Section 3.E of the Downtown Plan on Circulation mandates that pedestrian circulation be given equal priority to vehicular circulation around the Downtown.

The importance of pedestrian routes and amenities is summarized on page XV.D-17 of the Comprehensive Plan in these words:

Downtown Kirkland is a pedestrian precinct unlike virtually any other in the region.
It is almost European in its scale and quality.

I attach other sections of the Comprehensive Plan which give mandate significant pedestrian amenities in any development and further define the vision for a pedestrian oriented Downtown.

The Comprehensive Plan identifies a major East-West pedestrian pathway which runs down Second Avenue, through the Continental Plaza, Emerald Building and Parkplace properties, through the Park and down Park Lane. (Sometimes referred to as the Park Walk Promenade in the Downtown Plan) See Figures MB-4 and MB-6 attached. That major pathway has operated for over 15 years on lighted public walkways, dedicated easements required in the development of the Emerald and Continental Plaza buildings and sidewalks through Parkplace.

Now Touchstone proposes to place its proposed Building E on top of that major pedestrian pathway. Instead of dividing the proposal into two buildings and allowing the Park Promenade to run a direct route between the buildings, Touchstone has proposed to run the pathway through the building. While they have shown you a lovely rendering of such a pathway through the building with a Starbucks and sidewalk tables, there is no legal guarantee that it will function in this way or be open for certain hours. For example, Building E could be leased to a

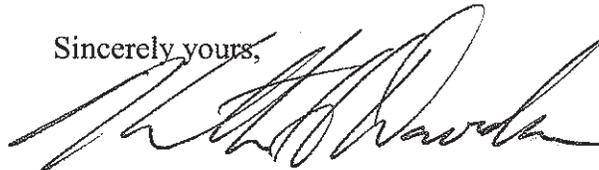
*DAVIDSON, CZEISLER & KILPATRIC**June 16, 2010**Page 2*

single tenant who has high security requirements and who allows nothing on the pathway but a security guard desk and keeps it open to the public only 40 hours per week. Thus, while the design for this pedestrian pathway should aspire to be an inviting and attractive public space for the continuation of the Park Promenade, the DRB should also require that the pedestrian pathway around the south end of the building be designed to the standard of a major pedestrian pathway, since it will be the route of the Park Walk Promenade for East-West travel when the building is closed. The last design presented showed a 7 foot sidewalk passing by a service bay. Interestingly, the sidewalk on the north side of the building is 11 feet wide and is not a primary pathway. Since the sidewalk around the south end of the building is a part of a major pedestrian pathway in both the Downtown Plan and the Parkplace design guidelines (see "Pedestrian Connections" on page MP-7 of the guidelines), it should be the 10 or 11 foot width of a major pedestrian path and designed with appropriate amenities.

The comments by Touchstone's architects that a usage survey of the Park Walk Promenade should be done to justify the concern the DRB expressed for a better design of this important pedestrian pathway misses the point on two accounts. First, the Park Walk Promenade is well used. My office is in the Emerald Building and I use it at least once a day and sometimes 2 or 3 times. I nearly always see other pedestrians on this pathway when I use it. The four office buildings at 520 through 610 Kirkland Way contain around 160,000 square feet. For the 600-700 workers in these buildings, the pedestrian pathway is the most direct route to the Kirkland transit center and shops and restaurants on Park Place and Central Way and the Park. It is also the most direct route to downtown for residents of the 5-story Watermark Apartments and of the condominiums east of Sixth Street.

Second, and more important, the continued improvement of this and other pedestrian pathways through the Downtown is a stated value and goal of the community. Just as the major improvement of the transit center now underway will encourage and promote more use of public transit, the major improvement of pedestrian pathways will enhance and encourage pedestrian circulation through the Downtown. The DRB was correct in requiring better designs of the segment of the Park Walk Promenade through and around Building E. I particularly encourage you to insist that the sidewalk around the south end of the building be wider and provide a more pedestrian friendly experience.

Sincerely yours,



Kenneth H. Davidson

KHD:aal

Enclosures

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XV.D. MOSS BAY NEIGHBORHOOD

3. DOWNTOWN PLAN

regulations. New regulations could range from protecting the character of designated historic buildings to protecting the actual structure. Some form of preservation would provide continuity between the Downtown vision and its unique past.

Public Views

Important Downtown views are from the northern, southern, and eastern gateways.

A number of dramatic views exist in the Downtown and its immediate vicinity due to the hills, the valley, and the sloping land areas which form the bowl-like topography characterizing the City's center. One of the views most often associated with Downtown Kirkland is from NE 85th Street just west of Interstate 405. From this vantage point, the hills north and south of the core area form a frame for a sweeping view of Lake Washington in the distance and the Olympic mountain range beyond.

Another striking view, identified in Figure MB-4, is from the Market Street entry into Downtown. This approach is met with a view of the lake, Marina Park and its pavilion, and the City's shoreline. This view could be enhanced with redevelopment of the GTE site, where the existing massive building substantially diminishes this broad territorial view.

Where the Kirkland Avenue and 2nd Avenue South rights-of-way cross Lake Street and continue to Lake Washington, an unobstructed view of open water is visible to pedestrians and people traveling in vehicles. These views are very valuable in maintaining the visual connection and perception of public accessibility to the lake. These views should be kept free of obstruction.

Gateways

Topographic changes define gateways into the Downtown area.

The gateways into Downtown Kirkland are very clear and convey a distinct sense of entry. Two of the Downtown's three major gateways make use of a

change in topography to provide a visual entry into the area.

At the eastern boundary of the Downtown area, Central Way drops toward the lake, and the core area comes clearly into view. This gateway could be enhanced by an entry sign, similar to one located farther up the hill to the east, or some other distinctive structure or landscaping feature.

A second major gateway is the Downtown's northern entrance where Market Street slopes gradually down toward Marina Park. The historic buildings at 7th Avenue begin to form the visual impression of Downtown's character and identity, and the landscaped median adds to the boulevard feeling of this entryway. Some type of sign or other feature could be incorporated into the improvements to the Waverly site.

At the Downtown's southern border, the curve of Lake Street at about 3rd Avenue South provides a very clear gateway into the commercial core. It is at this point that the transition from residential to retail uses is distinctly felt. Here, also, is an opportunity to enhance this sense of entry by creation of literal gateposts, signs, or landscape materials.

Pathways

An extensive network of pedestrian pathways covers the Downtown area.

The size and scale of Downtown Kirkland make walking a convenient and attractive activity. An extensive network of pedestrian pathways covers the Downtown area, linking residential, recreational, and commercial areas. Downtown Kirkland is a pedestrian precinct unlike virtually any other in the region. It is almost European in its scale and quality.

The core of the shopping district, with its compact land uses, is particularly conducive to pedestrian traffic. Both sides of Lake Street, Park Lane, and Kirkland Avenue are major pedestrian routes. Many

XV.D. MOSS BAY NEIGHBORHOOD

3. DOWNTOWN PLAN

residents and visitors also traverse the land west of Lake Street to view and participate in water-oriented activities available there.

The Downtown area's major east/west pedestrian route links the lake with Peter Kirk Park, the Kirkland Parkplace shopping center, and areas to the east. For the most part, this route is a visually clear pathway, with diversity and nearby destinations contributing to its appeal to the pedestrian. Enhancement and improved definition of this important east-west pedestrian corridor would help link Parkplace with the rest of the shopping district.

Minor pedestrian routes link the residential areas north of Central Way and south of Kirkland Avenue. These linkages need to be strengthened in order to accommodate the residential and office populations walking from the Norkirk Neighborhood and core frames, respectively. Additional improvements, such as brick paver crosswalks, pedestrian safety islands, and signalization, are methods to strengthen these north-south linkages.

Enhancement of Downtown pedestrian routes should be a high-priority objective.

Enhancement of the Downtown area's pedestrian routes should be a high-priority policy and design objective. For example, minor architectural features and attractive and informative signs should be used to identify public pathways. Public and private efforts to make pedestrian walkways more interesting, functional, convenient, and safe, should be strongly supported. Figure MB-4 highlights a number of projects proposed for this purpose. These projects are discussed in detail elsewhere in this text.

D. PUBLIC FACILITIES

OPEN SPACE/PARKS

Four major park sites are critical to the Downtown's feeling of openness and greenery. These parks weave a noncommercial leisure-time thread into the fabric of the area and provide a valuable amenity,

enhancing Downtown's appeal as a destination. Each of the major approaches to the Downtown is met with a park, with the Waverly site and Marina Park enhancing the northern entry, and Peter Kirk Park and Dave Brink Park augmenting the eastern and southern approaches. Physical improvements in and near these parks should strengthen their visual prominence and prevent view obstruction.

Marina Park and Peter Kirk Park in particular are well-used by families and recreational groups. Public facilities at these parks should continue to expand opportunities for residents, such as the installation of permanent street furniture and play equipment for children at Marina Park.

Pedestrian improvements should be made to improve connections between parks and nearby facilities.

Downtown projects which are not directly related to the parks should continue to locate adjacent to the parks, and in some cases, should share access or parking. Impacts from projects, such as the tour boat dock at Marina Park and the METRO transit center at Peter Kirk Park, should be minimized. Efforts to provide continuity between these facilities and the parks through the use of consistent walkway materials, landscaping, and other pedestrian amenities will help to reduce the appearance of a separation of uses at these locations.

The boat launch ramp which exists at Marina Park is an important amenity in the community. It should be retained until another more suitable location is found.

OTHER PUBLIC FACILITIES

City Hall and the Peter Kirk Park civic and cultural center add to the community atmosphere and civic presence in the Downtown area. The plan for Downtown developed in 1977 recommended that the City Hall facility be moved from its previous location in the core area to its present site overlooking the Downtown from the northern slope. In its new location, City Hall is close enough to Downtown to contribute workers to the retail and restaurant trade,

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as well as to provide a visually prominent and symbolic landmark when viewed from the Downtown.

Public efforts to assist the Downtown business district should be continued.

The City should help to foster economic vitality in the Downtown by working with the private sector and by encouraging independent efforts toward economic development by the private sector. Such assistance to the business community might include supporting efforts to establish local improvement or business improvement districts. This could take the form of seed money for preliminary studies and the dissemination of information.

Other public efforts to strengthen the Downtown business climate should include the continued promotion of public projects such as the tour boat dock, in addition to continued support for private projects such as the Lakeshore Plaza Boardwalk, which would help to implement public policy goals.

E. CIRCULATION

PEDESTRIAN

Pedestrian routes should have equal priority to vehicular routes in Downtown circulation.

Pedestrian amenities and routes should continue to be improved, and should be given equal priority with that of vehicular routes for circulation within the Downtown. Modifications to the street network and traffic patterns should not be allowed to disrupt Downtown pedestrian activity and circulation.

To be a truly successful walking environment, the core area of the Downtown must be safe, convenient, and pleasant for the pedestrian. Pedestrian safety would be increased greatly by reducing opportunities for conflicts with cars. The reprogramming of crosswalk signals to favor the pedestrian would discourage jaywalking and allow sufficient time for slower walkers to cross the street.

Convenience to the pedestrian will be enhanced by improving the directness and ease of pedestrian routes. "Shortcuts" between streets, or even between buildings, can link pedestrian routes over large distances where vehicles cannot circulate. Coordinated public directory signs and maps of walkways should be developed to clearly identify public pathways for the pedestrian.

A system of overhead coverings should be considered to improve the quality of pedestrian walkways year-round.

The pleasures of walking in the Downtown area would be enhanced by the installation of minor public improvements, such as street furniture (benches, planters, fountains, sculptures, special paving treatments), flower baskets, and coordinated banners and public art. The creation of a system of overhead coverings such as awnings, arcades, and marquees would provide protection to the pedestrian during inclement weather, allowing for pedestrian activity year-round. All of these features would add visual interest and vitality to the pedestrian environment.

Brick crosswalks have been installed at 3rd Street and Park Lane in conjunction with the METRO transit center facility. The expansion of the use of brick for crosswalks throughout the Downtown should be considered. In any case, additional restriping of crosswalks in the Downtown area should be actively pursued.

The establishment and improvement of pedestrian pathways between activity centers should be a high-priority policy objective. Major pedestrian routes within the Downtown area are identified in Figure MB-4. Major pathways include the extensive east-west "spine" or "Park Walk Promenade," which links the lake with points east of 6th Street and the shoreline public access trail.

The Downtown Master Plan also identifies other important pedestrian routes which provide north-south pedestrian access. Improvements to these pathways should be promoted, particularly at the

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intersection of 6th Street and Central Way. Elevated crosswalks should be considered among the alternatives reviewed for pedestrian access across Central Way. Disadvantages to elevated crosswalks which should be considered are potential view blockage and the loss of on-street pedestrian traffic.

The portion of the Park Walk Promenade spanning Peter Kirk Park was installed by the City during renovation of the park facilities. The walk serves the Peter Kirk Park civic and cultural center, as well as commercial areas to the east and west. This walkway should be expanded upon when the remaining land south of Kirkland Parkplace develops.

Figure MB-4 illustrates pedestrian system improvements for the two major routes which are intended to serve several purposes. These projects would improve the safety, convenience, and attractiveness of foot traffic in the Downtown, provide shelter from the weather, and create a unifying element highlighting the presence of a pedestrian linkage.

A large public plaza should be constructed west of buildings on Lake Street to enhance the Downtown's lakefront setting (See Figure MB-4).

The Lakeshore Plaza shown on the Downtown Master Plan envisions a large public plaza constructed over structured parking. Ideally, the plaza would be developed through public/private partnerships to provide a seamless connection between the Downtown and the lake. The plaza would be at the same grade as Lake Street and would provide visual and pedestrian access from a series of at-grade pedestrian connections from Central Way and Lake Street.

The Park Walk Promenade identified on the Downtown Master Plan should consist of a series of minor structures placed at prominent locations along the walkway in order to clearly identify the pathway throughout its length, as well as to provide some protection during wet weather. The plexiglas and metal "space frames" used at Mercer Island's Luther Burbank Park and at the Seattle Center are possible

design options for protective structures. The concrete and metal gateway feature where Parkplace abuts Peter Kirk Park is a good model for visual markers along the east-west pedestrian spine.

VEHICULAR

Automobiles and public transit are the modes of transportation which move people in and out of the Downtown, and often between the core area and the frame. Within the Downtown, pedestrian circulation should be given equal priority with vehicular circulation. A primary circulation goal should be to emphasize pedestrian circulation within the Downtown, while facilitating vehicle access into and out of the Downtown.

Alternate traffic routes should be considered.

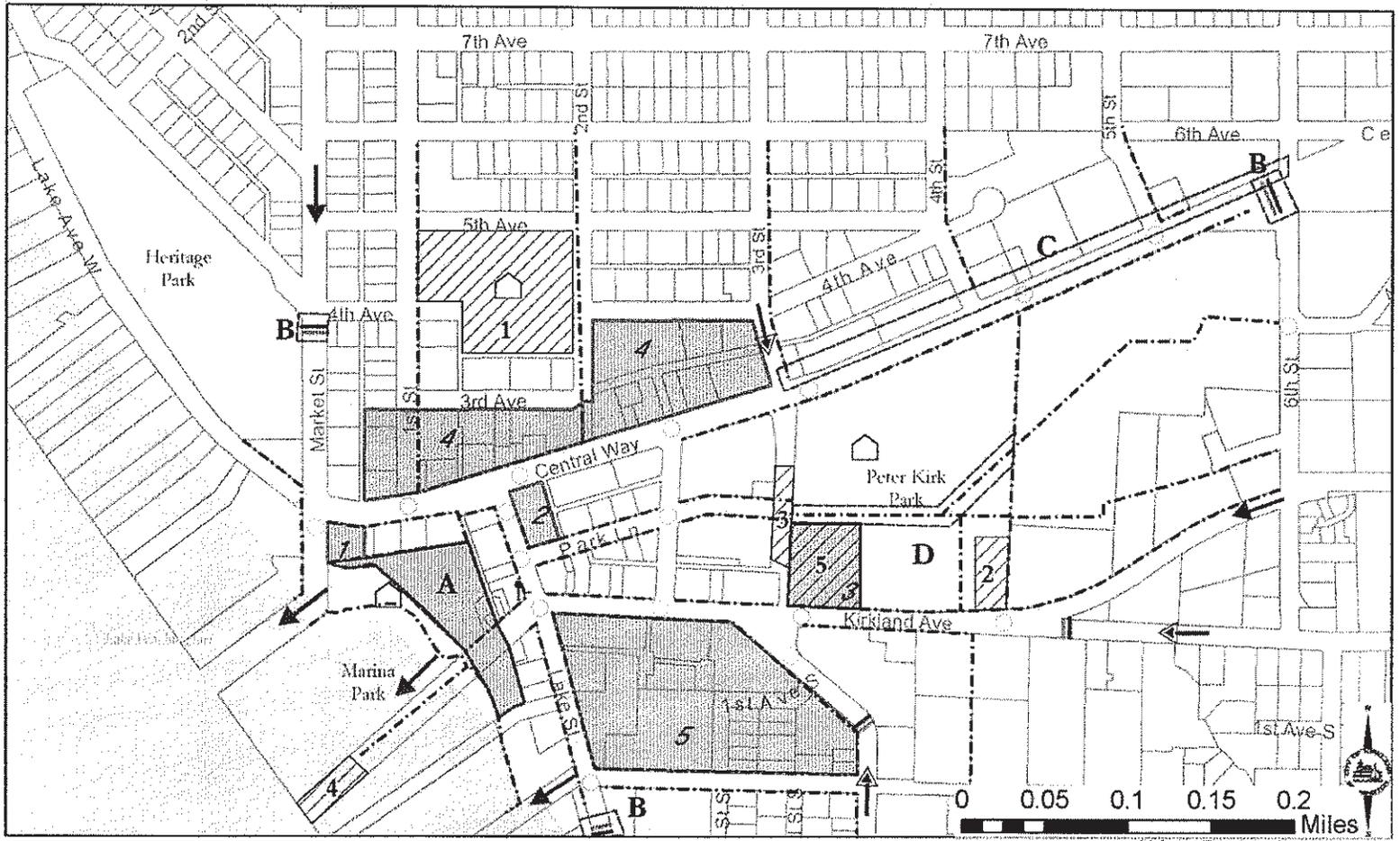
Lake Street should be designated to function as a major pedestrian pathway. The objectives for land use and pedestrian circulation should be seriously considered during any plans for traffic and roadway improvements on Lake Washington Boulevard. The goal to discourage commuter traffic on the boulevard should not be viewed independently from the need to retain vehicle access for tourists, shoppers, and employees to the Downtown.

State Street should continue to serve as a major vehicular route, bringing shoppers and workers into the Downtown area. Sixth Street should be developed to accommodate additional vehicles. Future plans for Lake Street and Lake Washington Boulevard may include the diversion of cars from the Downtown area, and 6th Street would provide the most appropriate north/south alternative route. The existence of commercial development on this street renders it more appropriate than State Street to handle substantial commuter traffic.

The use of public transportation to the Downtown should be encouraged.

Third Street has been designed for the pedestrian and public transit user, with the METRO transit center

Figure MB-4: Downtown Master Plan



- | | | | |
|---------------------------|------------------------|---------------------------------|-------------------------|
| Major Public Facility | Public Parking | Proposed Public/Private Project | Major Pedestrian Route |
| 1 City Hall | 1 Lakeshore Plaza Site | A Lakeshore Plaza | Major Crosswalk |
| 2 Peter Kirk Park | 2 Park Lane Site | B Gateway Improvements | Visual Landmarks |
| 3 Civic & Cultural Center | 3 Peter Kirk Site | C Central Way Undergrounding | Major |
| 4 Tour Boat Dock | 4 North Slope | D Park Walk Promenade | Minor |
| 5 Library | 5 South Slope | | View |
| | | | Local |
| | | | Territorial |
| | | | Gateway |

Angela Ruggeri

From: Sheila Edwards [shdesign@mac.com]
Sent: Wednesday, September 29, 2010 11:03 PM
To: Eric Shields; Jeremy McMahan; Joan Lieberman-Brill; Dorian Collins; Angela Ruggeri; Jon Regala; drb@ci.kirkland.wa.us
Subject: Parkplace
Attachments: letterCityCouncil_Parkplace9_19_10.docx

Dear Department of Planning and Community Development and Design Review Board,

I want to thank any of you that may have been involved in the Bank of America project. I think the compromise to have the one and two story buildings on the facade of downtown is well done. Incorporating brick also maintains some integrity with the City. It was a struggle and I think it was worth the extra work on it.

I have sent many, many letters regarding Parkplace over the past few years and attended many meetings during first phase. Most recent letters have gone to the City Council. Perhaps this information is not passed on to you, so I am including my 9/19/10 letter here.

I believe it would be a very good idea to have a City wide vote regarding Parkplace. With the election around the corner it would be good timing. It will be such an enormous change for our small City, this will change Kirkland entirely. It is a BIG deal and the process of ten years is also a BIG deal (. . .State Street has been only ONE year!).

Please consider a City wide vote.

Thank you.

Sheila Edwards
shdesign@mac.com
425 739 6184

Sheila Edwards
219 6th Avenue
Kirkland WA 98033

September 19, 2010

City Council of Kirkland
123 5th Avenue
Kirkland WA 98033

Dear City Council of Kirkland,

As a resident of Kirkland, I am hoping for an updated "Parkplace". Unfortunately the new plan is for an office park. I am not against change or a new and modern structure but I am opposed to the current design with oversized office structures on our park, adjacent to the Peter Kirk baseball field, it just doesn't fit there. I hope for a version of U-Village with **the office buildings integrated** behind the scenes, a Parkplace that is welcoming and **still includes easily accessible movies**, books, coffee, bagel, dining and groceries. U-Village is a successful use of mixed modern and traditional architecture, two to three story open retail space.

Please consider the beauty of our city. These structures are more fitting for Bellevue or Totem Lake. Two to three story buildings invite light to the space keeping the character of our small city, and a key element in our NW climate. One eight and two seven story buildings only at the SE corner of the site (replacing or remodeling the current tallest structure) would maintain a more open space and allow for a much more inviting **NE gateway corner with three stories maximum**.

The correct size and scale of "Parkplace" would control traffic and possibly increase pedestrian flow with all the great stores and restaurants. We will then keep our green park, green views, human scale pedestrian environment for "getting away from work" at our "Place" near the "Park".

Thank you,

Sheila Edwards
Kirkland resident