



CITY OF KIRKLAND
Planning and Community Development Department
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MEMORANDUM

To: Design Review Board

From: Angela Ruggeri, AICP, Senior Planner

Date: March 30, 2009

Subject: **DESIGN RESPONSE CONFERENCE #1**
TOUCHSTONE (PARKPLACE)
FILE DRC09-00002

I. INTRODUCTION

Touchstone's proposal is for design review of a 1.8 million sq. ft. mixed-use project that includes 1.2 million sq. ft. of office space and an additional 300,000 sq. ft. of retail. Other uses include a hotel and athletic club.

The approved Master Plan has set the building and open space locations, access points and grid for the internal road system. The Zoning specifies building heights, setbacks and other development parameters. It is now the job of the Design Review Board to work with the applicant on the design of the buildings and open spaces and the relationships between the buildings. The approved Design Guidelines for Parkplace will be used by the DRB to guide this process.

***Please bring your copy of the Master Plan and Design Guidelines for Parkplace that were given to you at the Conceptual Design Conference in February.*

II. PREVIOUS CONCEPTUAL DESIGN CONFERENCE

A Conceptual Design Conference for this project was held on February 2, 2009. The Design Review Board spend most of this meeting discussing how best to review the project over the coming months and what additional materials would be useful in this review. The Board felt that a more complete overall concept for the site was necessary before they could look at individual buildings. The first step is to develop a common framework and solid foundation for the project design.

Comments/questions from the Design Review Board at the Conceptual Design Conference

- Provide more information on the vision/concept for Parkplace.
- What will the pedestrian experience be when approaching and moving through the project from various points around the site?
- What will the role of retail be in unifying the pedestrian experience?
- How will the buildings relate to each other and to the park?

Additional Review Items

- Site Contours (see Attachment 1)
- Parking/circulation plans (see Attachments 2 & 3)
- 3D images of the site & beyond (see Attachment 4)
- Pre-Application meeting with the City to receive comments from the Public Works, Fire and Building Departments.
 - The applicant attended their first Pre-application meeting on March 26 to begin discussion of the project. It was agreed that additional meetings will be held with City departments as the project design progresses.

III. PROPOSED REVIEW STRATEGY

The applicant has suggested the following review strategy for the project.

Meeting #1: Big Ideas:

- Relationship to context (park, neighborhood, etc.)
- Retail design strategy
- Office design strategy (building articulation)
- Mediation of office and retail concepts (canopy element)

Meetings #2 & #3: Refinement of building designs

- Typical retail elevations
- Office building wall systems
- Office building glazing concepts (amount and type of glazing and openings)
- Preliminary ideas on materiality

Meeting #4: Final building Schematic Design/Landscape and open space concepts

- Resolution of office building facades
- Schematic material and color selections
- Rendered views of project
- Open space program
- Landscape design sketches

- Preliminary plant materials

Meeting #5: Final landscape Schematic Design/Architectural follow-up

- Landscape & hardscape plans & sections
- Hardscape materials
- Site amenities
- Site Furnishings
- Plant list
- Architectural items from previous meeting (if any)

IV. GOALS FOR THIS MEETING

- Initial opportunity for public comment on the design.
- Provide feedback to the applicant on design concepts.
- Determine the structure and timing of the DRB review process for the entire development.
- Determine what additional models and graphics will be necessary for future meetings.

Attachments 1 through 4 - the applicant's submittal package includes:

- Grading Plan
- Parking plans for Levels P1 and P2
- Project Vision
- Information from the Conceptual Design Conference on 2/2/09
- Site plans (including Zoning requirements & the open space system)
- Concept drawings, Project Components, Site Conditions and Sections
- Plaza renderings
- Photo representations of the perimeter streetscapes, interior streetscapes, pedestrian connections, the gateway, park terraces and the central plaza
- Proposed DRB schedule of the review process

V. REGULATIONS FOR PARKPLACE (CBD 5A)

CBD 5A Zoning Code

The Zoning Code includes the following key regulations:

- The primary allowed use is mixed-use development with office, retail, and restaurant uses. The square footage of retail and restaurant uses must be equal to or exceed at least 25% of the office square footage.
- Development must be pursuant to the Master Plan and Design Guidelines.
- Maximum heights are established in four height sub-districts: the center/southeast portion of the zone allowing 115' buildings with a maximum of 8 stories, the Central Way frontage portion allowing 100' buildings with a maximum of 7 stories along Central Way, the Peter Kirk Park frontage portion allowing 60' buildings with

a maximum of 4 stories, and a transitional area between the Park portion and the center portion allowing 100' buildings with a maximum of 7 stories.

- The minimum setbacks are 55' from Peter Kirk Park, 20' from properties to the south and east, and 0' from Central Way and 6th Street.
- Big box retail uses (over 70,000 square feet) and drive through uses are prohibited.
- Rooftop appurtenances are allowed to exceed height limits by 16' with a maximum 25% coverage of rooftops.
- Parking for mixed-use development using a shared parking method is allowed. Parking reductions through parking management and a transportation management program may be considered.

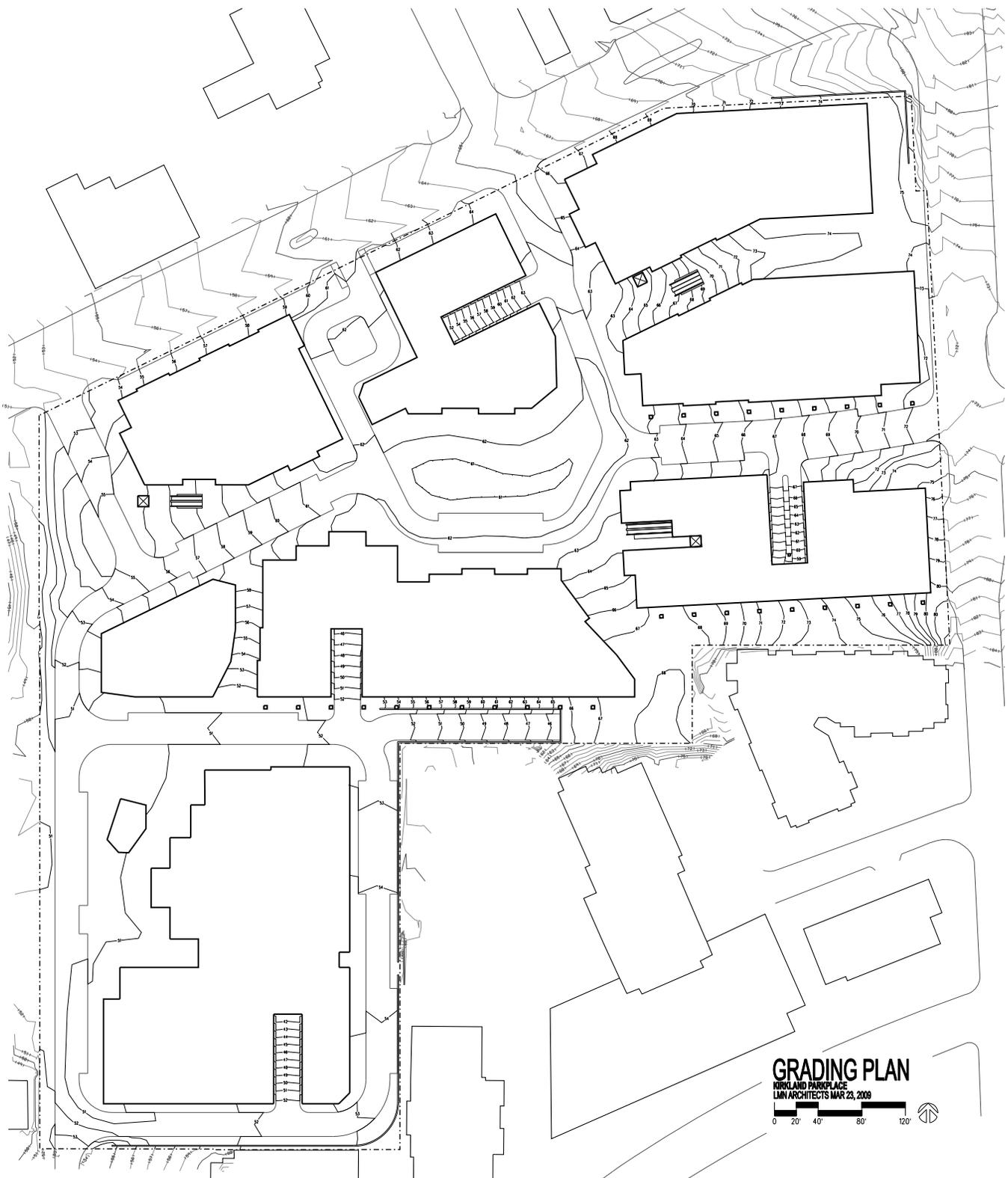
Master Plan and Design Guidelines

The Master Plan and Design Guidelines are adopted by the Kirkland Municipal Code Section 3.30 and provide an additional level of detail for reviewing redevelopment plans for the Parkplace site. The document is divided into three key elements:

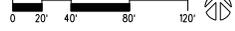
- A Policy Overview section establishing the vision, procedures, and design intent. The Review Process section states that compliance with the Master Plan, including general standards, general public amenity, access locations, and street dimensional requirements, shall be determined by administrative review. Compliance and consistency with the Design Guidelines shall be determined by the Design Review Board in a Design Response conference.
- A Master Plan Standards section establishing basic site planning requirements for amenities, retail frontages, pedestrian space, access points, and the interior street grid.
- A Design Guidelines section establishing detailed design standards for the site and buildings. The Design Guidelines are divided into four sub districts (Gateway, Central Way, Park Interface, and Retail/Office Hub) to respond to the surrounding context and site conditions.

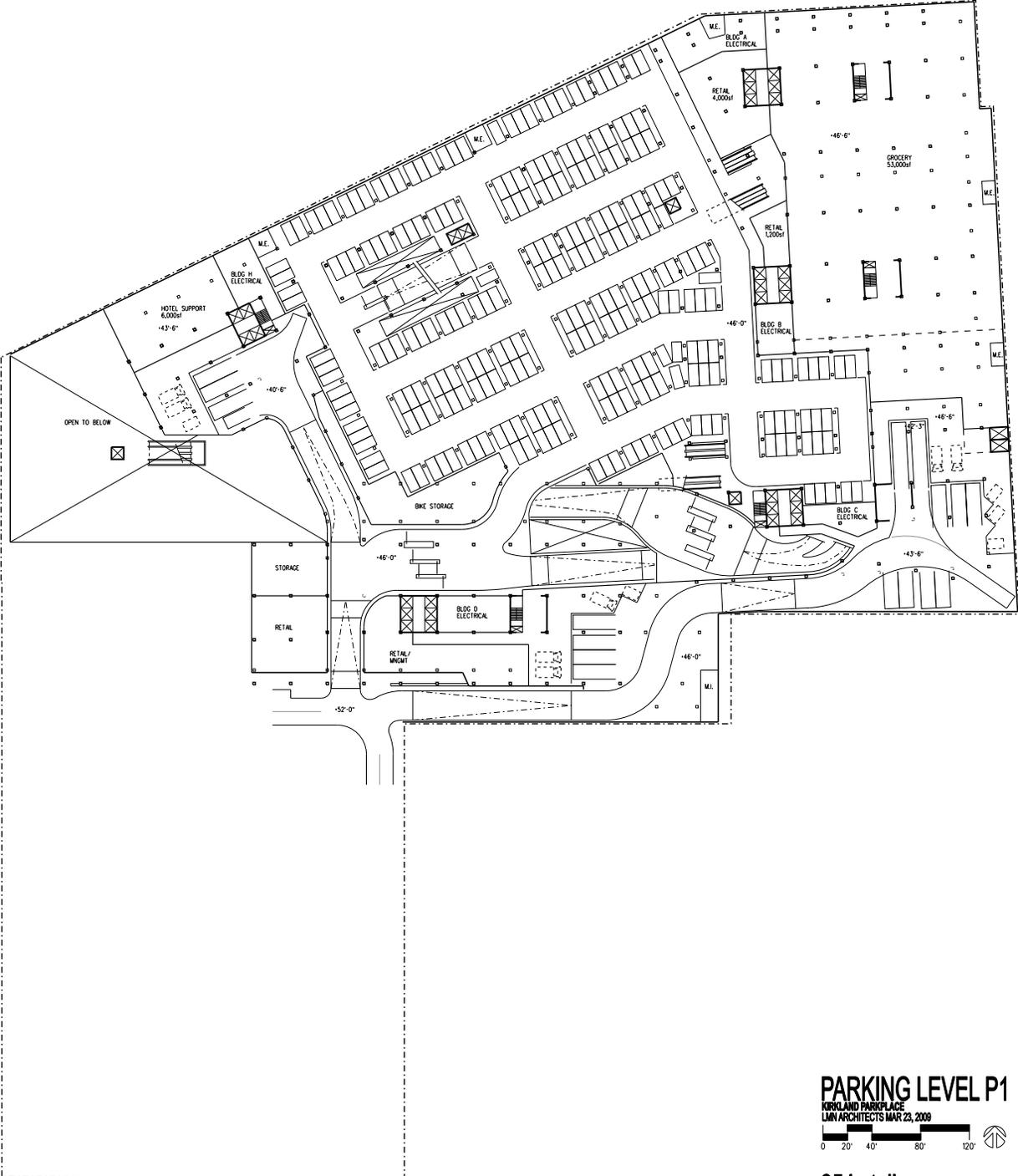
Attachments:

1. Grading Plan
2. Parking Level P-1
3. Parking Level P-2
4. Applicant's information packet



GRADING PLAN
KIRLAND PARK PLACE
LMN ARCHITECTS MAR 23, 2009





PARKING LEVEL P1
KIRKLAND PARKPLACE
LHM ARCHITECTS MAR 23, 2009



254 stalls

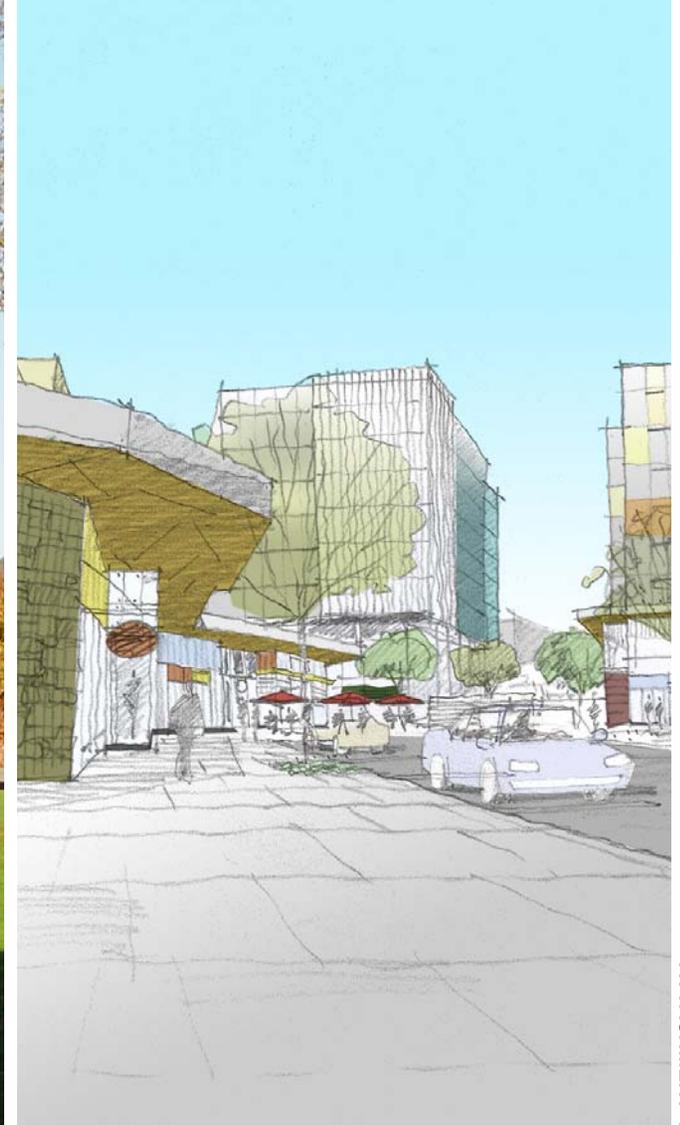


PARKING LEVEL P2
KIRKLAND PARKPLACE
LMN ARCHITECTS MAR 23, 2009



1014 stalls

KIRKLAND PARKPLACE DRB TOUCHSTONE - LMN - HEWITT



PROJECT VISION

A shared vision of how the new Parkplace can contribute to the future of Kirkland.

Over the past two months, we interviewed many Kirkland residents to understand what downtown means to them, and how the new Parkplace should fit into it. There was a remarkable convergence in their responses, and it made us even more excited about how the new Parkplace can be part of a successful and thriving future for this town.

Here is what we heard:

Kirkland has long been a charming waterfront village. However, over the last decade, downtown retailers have begun to struggle and many are now closing their doors. With the current economic downturn, the vitality that once made Kirkland so desirable is at risk of fading. As fewer and fewer people work and shop in Kirkland proper, Kirklanders are spending more time in their cars going somewhere else and less time with each other.

Many people are worried that if this trend continues, Kirkland could become just another sleepy, single-use, bedroom community with insular residential neighborhoods and an empty downtown. The city needs an authentic, vibrant downtown that can be a destination for shopping, work, dining, and arts events. Furthermore, Kirklanders are worried about losing the important feeling of “connectedness” that characterizes their community.

The new Kirkland Parkplace can provide an anchor that signals Kirkland’s commitment to a resilient future: a downtown that embraces the waterfront, Peter Kirk Park, and the new Parkplace; weaving them into a thriving whole made up of home-grown retail, businesses, public spaces, and community activity.

This lively mix of uses in a revitalized downtown will firmly reestablish Kirkland as a complete, sustainable small city, and avoid it becoming just another suburb with a dying core. Parkplace will be a pedestrian-oriented, green neighborhood center where residents can once again walk to the lively places where they work, shop, relax, and connect with each other.

It’s the way Kirkland was meant to be.

LAST MEETING - SITE CONTEXT MODEL



This model illustrates the idea that the buildings relate to the city and their urban context differently than they do to one another, i.e. the project has an 'inside' and an 'outside.' The distant view of the buildings, from the waterfront, for instance, will be much different than what a pedestrian will perceive from within the central courtyard. The architecture of the buildings should take into account these varying scales of perception.

LAST MEETING - ENVIRONMENTAL MODEL

We are producing a digital model to evaluate various aspects of sustainability: energy usage, sun shading, daylighting, etc. This physical model is an abstraction that is intended to show how environmental factors alone, in the absence of other influences, could largely determine the exterior design of the buildings. Glazing area and exterior sun shading would vary depending on exposure.



LAST MEETING - DIVERSITY MODEL



This model shows each building with a distinctly different character and architectural expression. Architectural variety is one of the things that make cities dynamic and interesting, and it will be a critical aspect of our design for Kirkland Parkplace. Some of this variety will come about as a result of the environmental and contextual influences mentioned above, and some will result from the use of different materials, colors and forms.

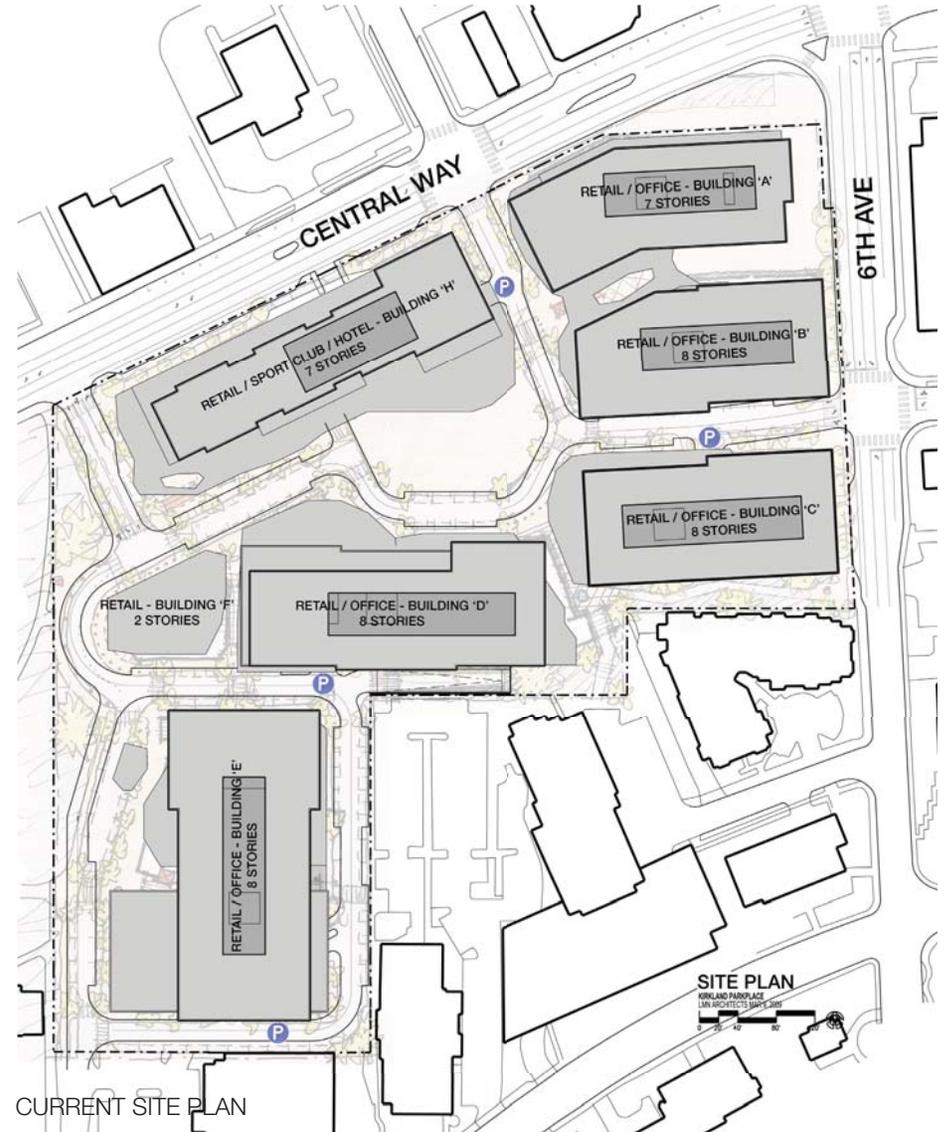
DRB COMMENTS FROM THE LAST MEETING

1. What's the Big Idea? Provide more information on the vision/concept for Parkplace.
2. Pedestrian Overlay: What is the pedestrian experience approaching/moving through the project from various points around the project?
3. Retail: What is the role of retail in unifying the pedestrian experience?
4. Review relationships: Building to building and building to park.

Additional review items:

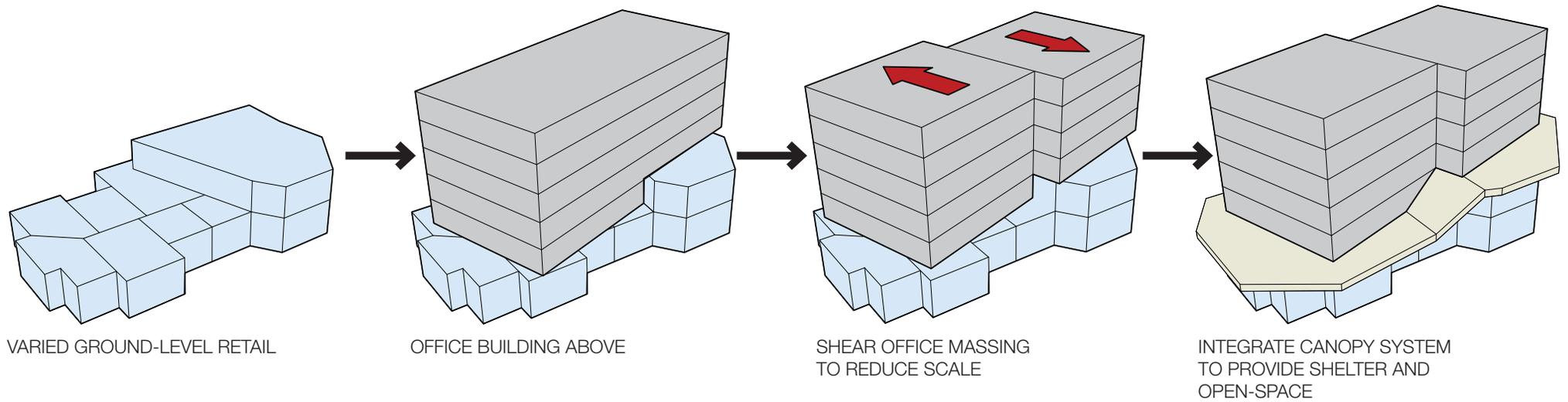
1. Site: overall contours
2. 3D images of the experience.
3. Parking/Circulation plans
4. Meeting with City: Agency review of plans [Pre-Application Meeting]

SITE PLANS



CURRENT SITE PLAN

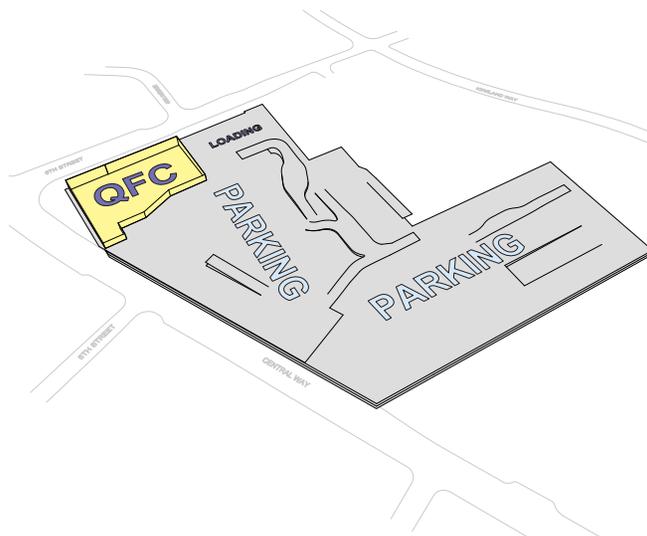
CONCEPT



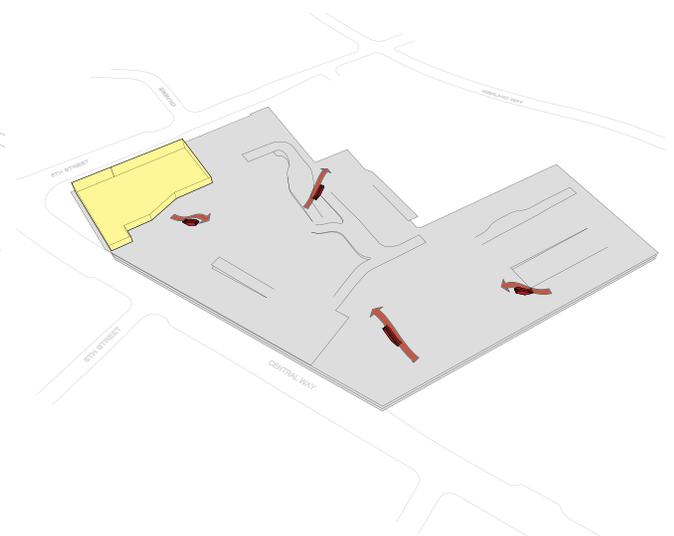
PROJECT COMPONENTS



AT GRADE PARKING AND SERVICE ACCESS



BELOW GRADE PARKING PROGRAM

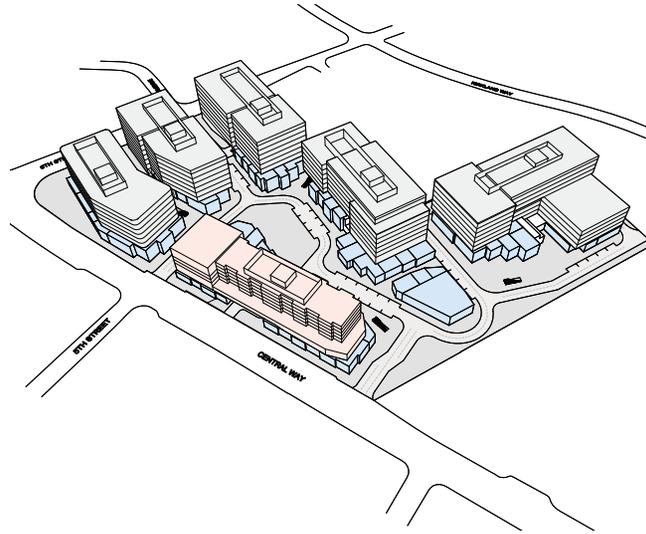


ESCALATOR ACCESS FROM PARKING TO GRADE

PROJECT COMPONENTS



RETAIL PROGRAM



OFFICE AND HOTEL PROGRAM

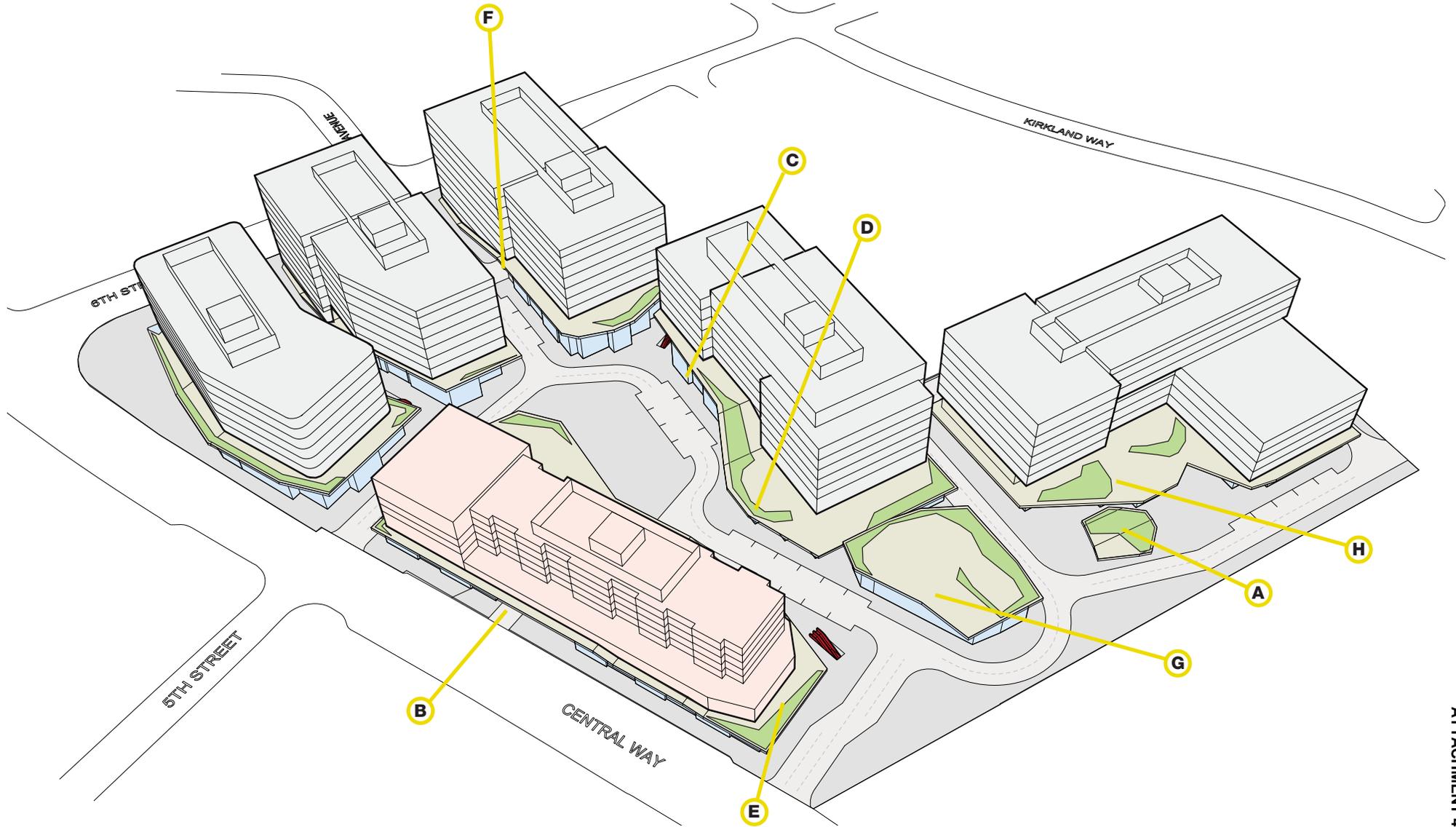


CANOPY LAYER

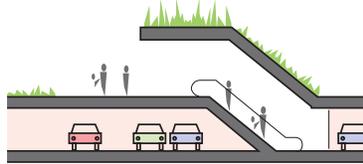
Mediating System Creates:
Overhead Protection
Public Roof Terrace Areas
Private Roof Terrace Areas
Terrace for Future Child Care Facility

Lighting Opportunities
Signage Opportunities

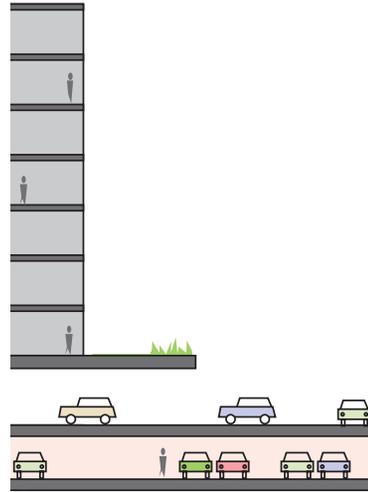
SITE CONDITIONS



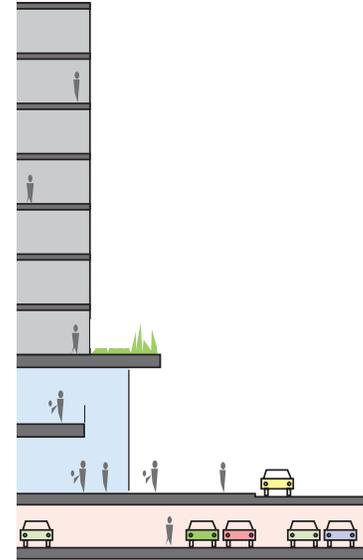
SECTION CONDITIONS



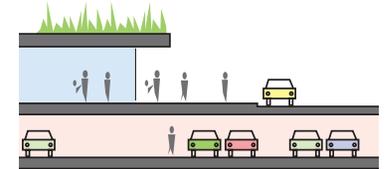
A escalator access



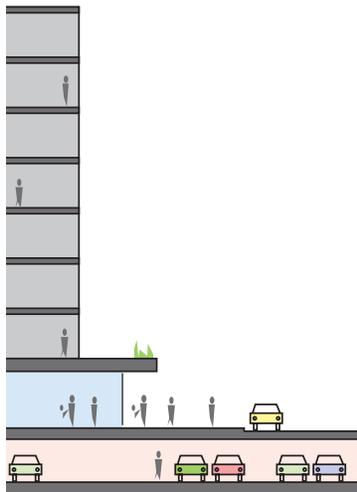
B hotel drive



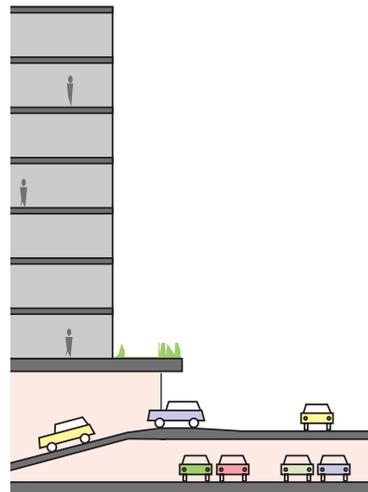
C double level retail w/ office



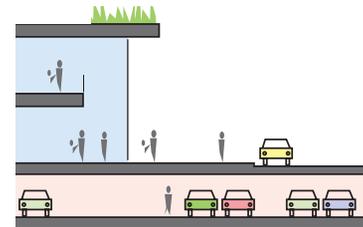
D single level retail



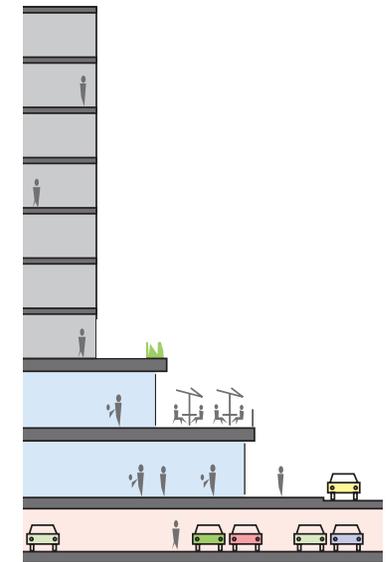
E single level retail w/ office or hotel



F garage entry

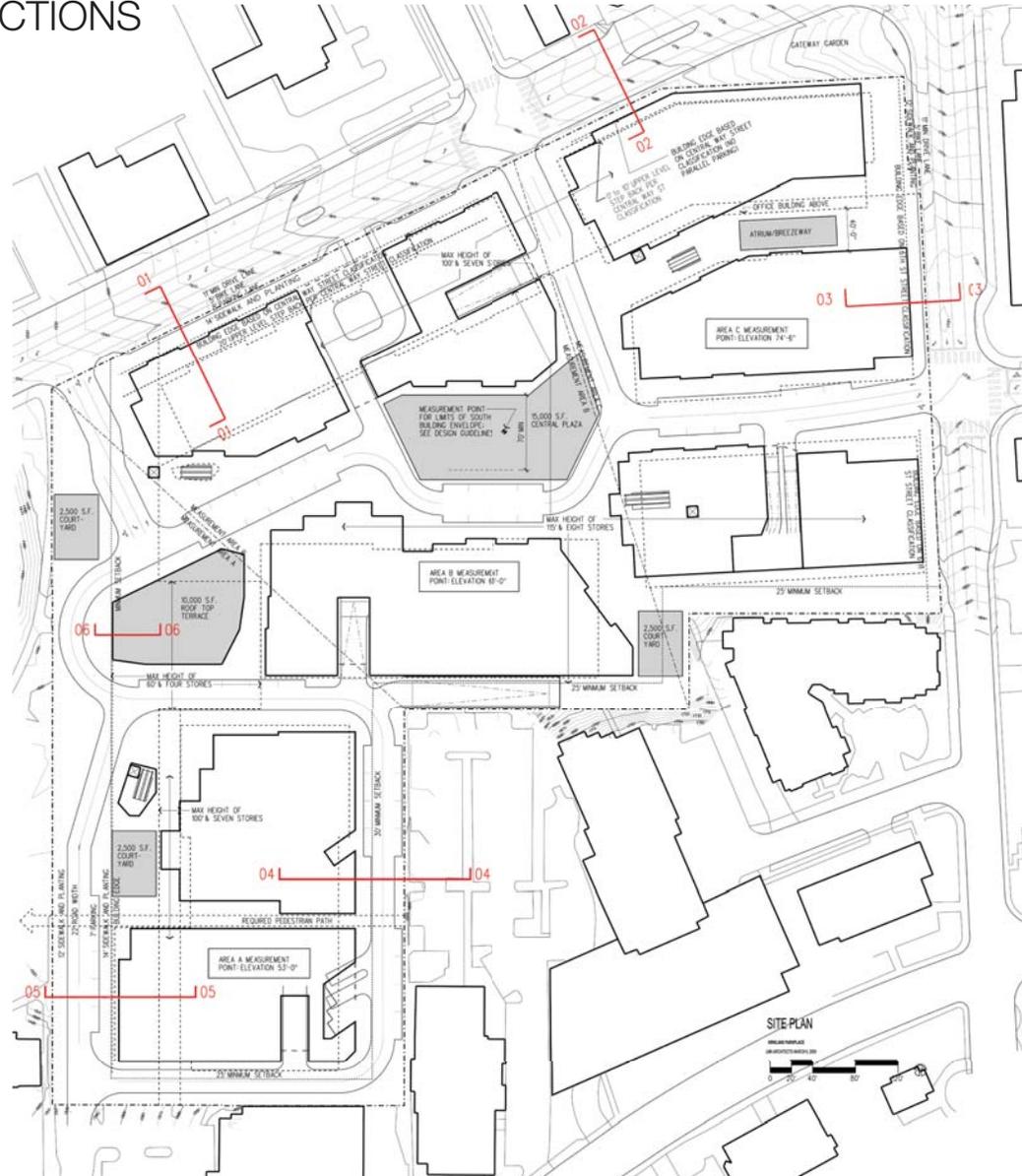


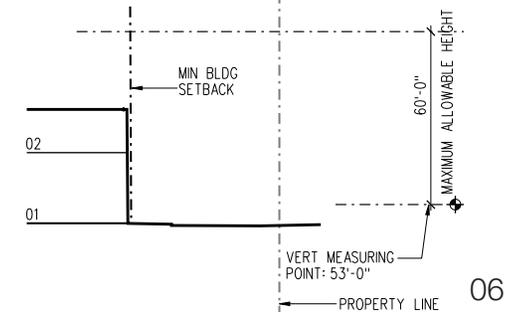
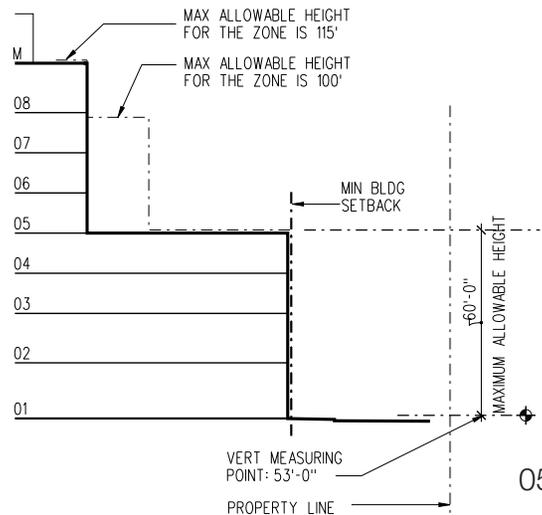
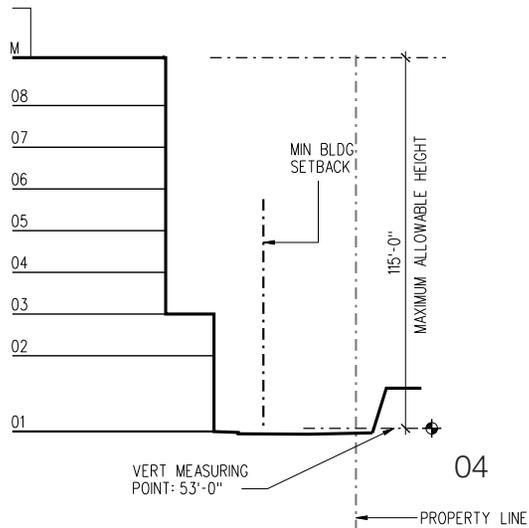
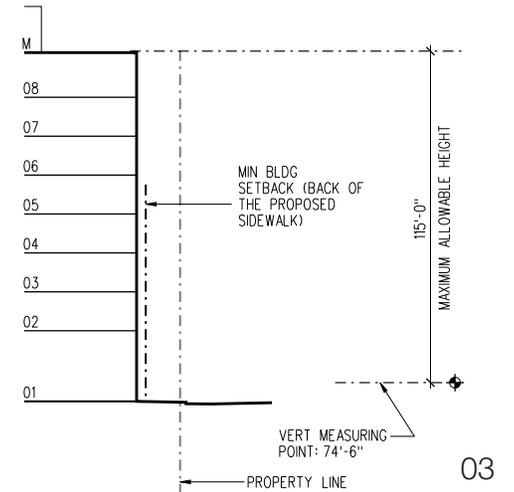
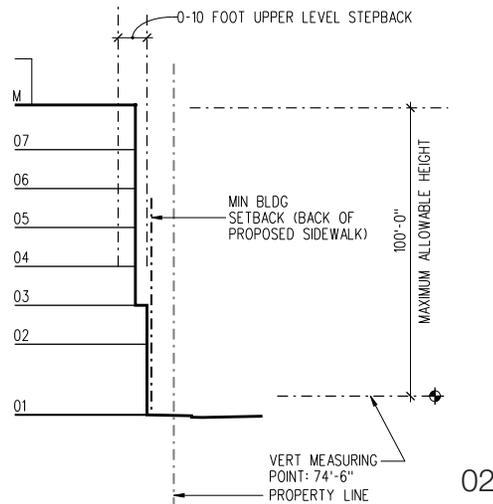
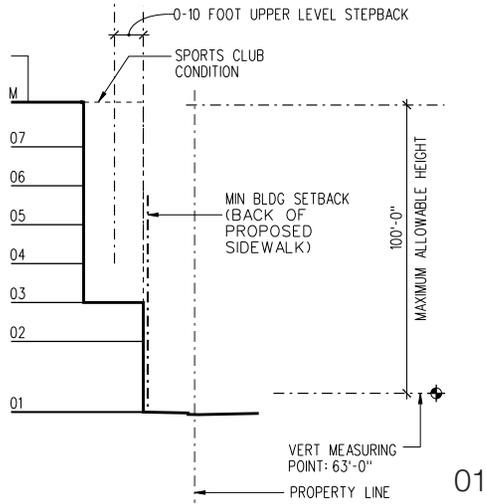
G double level retail



H double level w/ terrace

ZONING SITE PLAN + SECTIONS





ATTACHMENT 4



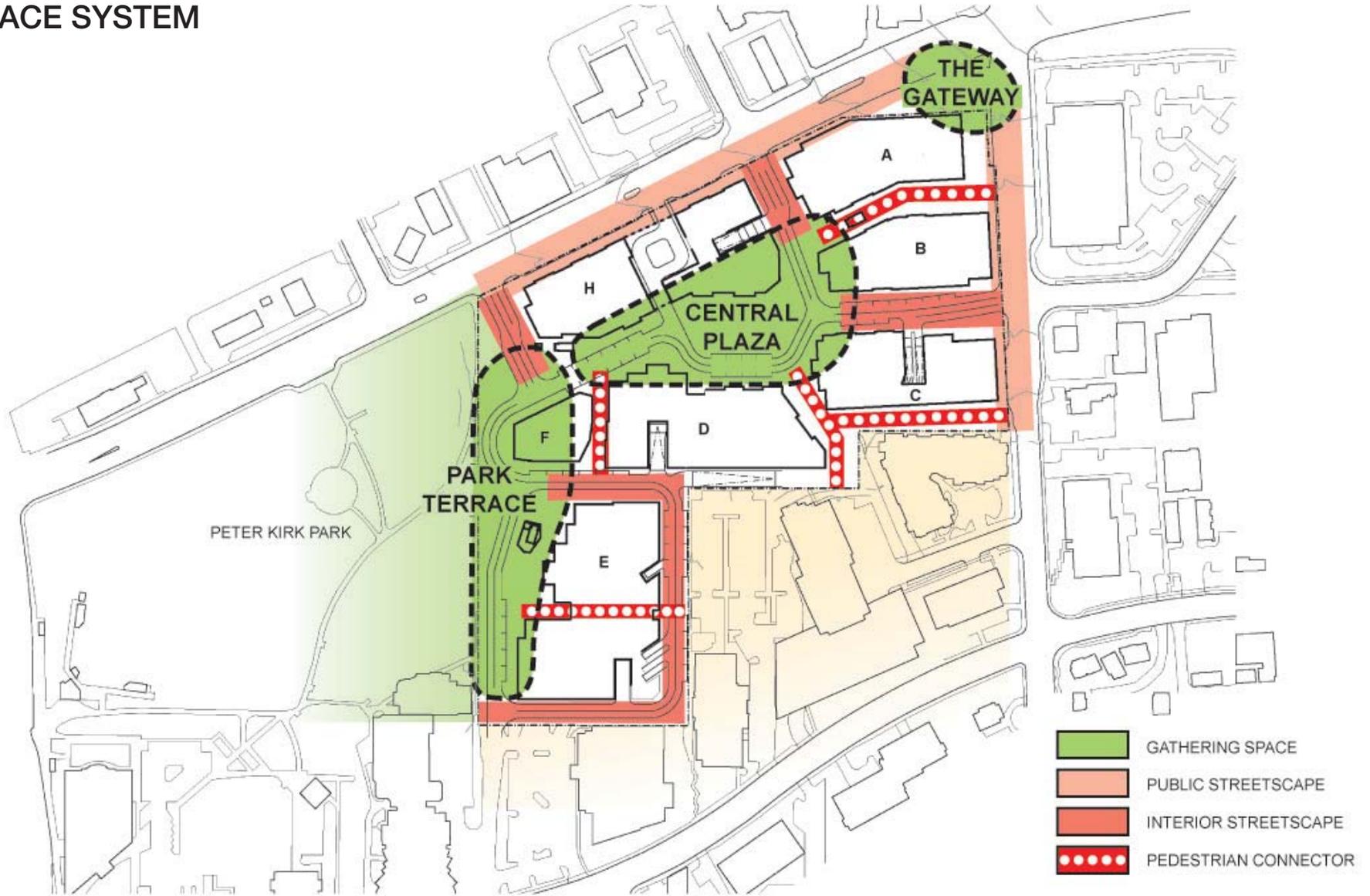
LOOKING EAST AT PLAZA



LOOKING WEST AT PLAZA

ATTACHMENT 4

OPEN SPACE SYSTEM



PERIMETER STREETSCAPES *CONTEXTUAL / WELCOMING*



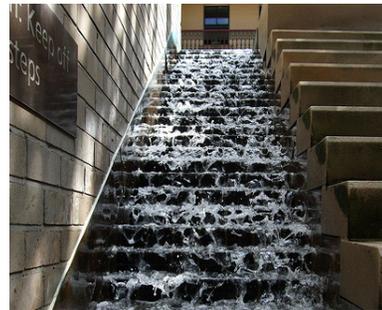
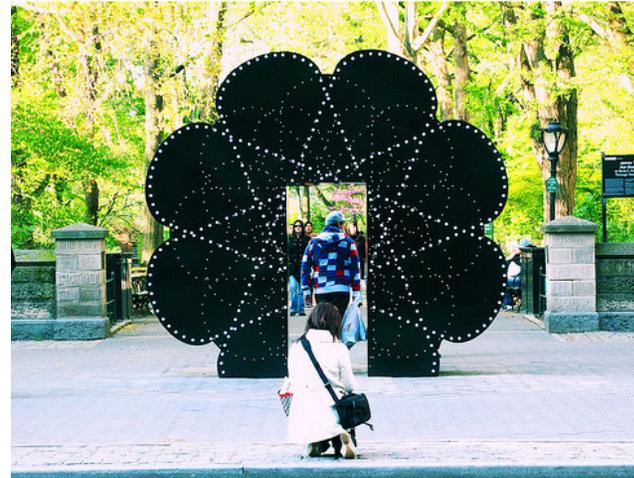
INTERIOR STREETSCAPES *INVITING / ENERGETIC*



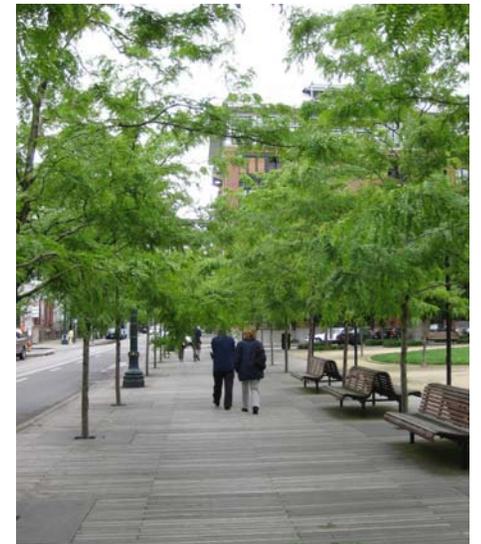
PEDESTRIAN CONNECTORS *DIVERSE / MEMORABLE*



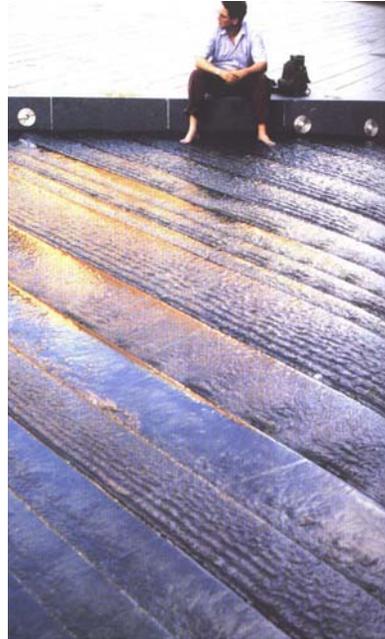
THE GATEWAY *SYMBOLIC / INTRIGUING*



PARK TERRACE *COMFORTABLE / GREEN*



CENTRAL PLAZA *INSPIRING / FLEXIBLE*



DRB SCHEDULE

Meeting #1: **Big ideas:**

- Relationship to context (park, neighborhood, etc.)
- Retail design strategy
- Office design strategy (building articulation)
- Mediation of office and retail concepts (canopy element)

Meetings #2 & #3: **Refinement of building designs**

- Typical retail elevations
- Office building wall systems
- Office building glazing concepts (amount and type of glazing and openings)
- Preliminary ideas on materiality

Meeting #4: **Final building Schematic Design / Landscape and open space concepts**

- Resolution of office building facades
- Schematic material and color selections
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Meeting #5: **Final landscape Schematic Design / Architectural follow-up**

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