

**CITY OF KIRKLAND**

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**MEMORANDUM**

**To:** Design Review Board

**From:** Teresa Swan, Senior Planner

**Date:** April 11, 2008

**Subject:** **CONCEPTUAL DESIGN CONFERENCE**  
**Kirkland Parkplace Center: Alternative Plan per Current Code & Policies**  
**File No. CDC08-00001**

**I. SUMMARY OF PROPOSAL**

Douglas Howe of Touchstone Corporation has submitted a redevelopment proposal of the Kirkland Parkplace Center for design review with the intention of meeting the current CBD-5 Zoning Code regulations and Comprehensive Plan policies. Mr. Howe has decided to pursue design review approval of this new proposal while the City considers his request to amend Kirkland's Zoning Code regulations and Comprehensive Plan policies to achieve additional height and reduced building setbacks.

The new proposal is to redevelop the existing Kirkland Parkplace Center in two phases. Phase I consists of 6 or 7 office buildings at five-stories in height located in the north and northeast portion of the site. No retail is proposed in the buildings. All existing buildings, except those retained until Phase II, would be removed. Six alternative conceptual site plans have been submitted with a total square footage ranging from 895,000 sq. ft. to 935,000 sq. ft of office space. In the preferred alternative, building floor plates range in size from 24,000 square feet (Building F) to 30,000 square feet (Buildings C and E). The buildings range in size from approximately 120,000 square feet to 150,000 square feet each.

Underground parking is proposed. Vehicle access to the site would be provided in one location along Central Way located east of the current location and two locations along 6<sup>th</sup> Street. Vehicular access from Kirkland Way to the site would remain unchanged (see Attachments 1 and 2).

The QFC store and the existing retail building directly east of the grocery store would be retained and redeveloped at a later date in Phase II. The building southeast of QFC that contains the two restaurants (Pancake House and prior Thai Restaurant) is not shown on the plans, but will be retained and be redeveloped in Phase II.

Mark Arnold of LMN Architects submitted the application on behalf of Douglas Howe, the property owner.

**II. GOALS OF THE MEETING**

At the April 21, 2008 Design Review Board (DRB) meeting, the DRB will review the conceptual design for the proposal. At that meeting, the DRB will determine:

- A. How the design guidelines and Comprehensive Plan affect or pertain to the proposed development.
- B. Which design guidelines and Comprehensive Plan policies apply to the proposed development.
- C. What other application materials and level of detail are needed for the Design Response Conference.

**III. BACKGROUND INFORMATION**

**A. SITE**

The Kirkland Park Place Center is located at 211-530 Park Place Center in the northern half of CBD-5 (see Attachment 1). At 11.7 acres, the site is the largest single ownership property in Downtown Kirkland. It currently is developed with 7 building pads, consisting of the QFC store, the two restaurants (Pancake House and the prior Thai Restaurant), a row of ground floor retail uses across from QFC, a row of retail uses with office above facing the fountain plaza, a parking structure with office above located between the two retail areas, a 5-6 story office tower plus a penthouse and a roof top appurtenance, a theatre beneath the office tower facing west, a two story TGIF restaurant/24 Hour Fitness Club building and a separate building containing Key Bank/Purple Cafe Restaurant/Ravenna Gardens store. The Bungee building that adjoins the Pancake House and prior Thai Restaurant is not on the subject property. Surface parking is provided throughout the site (see Attachment 2).

The property is located in Central Business District (CBD) 5 and is identified in the Downtown Plan as being located in Design District 5 (see Attachments 3 and 4).

Prior to development of the Park Place Center in the early 1980's, the site sloped gradually from Central Way and from 6<sup>th</sup> Street to Kirkland Ave and Peter Kirk Park. With development of the center, substantial amount of dirt was removed on the northern portion of the site to create a level site resulting in the parking lots and building foundations being well below the grades of Central Way and 6<sup>th</sup> Street.

A signal controls the 6th Street entrance access. A stop sign controls the access at Central Way and at Kirkland Ave. The driveway leading to Kirkland Ave is an easement road granted to the center from the owner of the property now containing the Bungee office building.

Pedestrian access is available in the following locations (see Attachments 1 and 2):

- Sidewalks are available to and from Central Way, 6<sup>th</sup> Street and Peter Kirk Park.
- Along the southwest property line just north of the Pancake House building, a set of stairs connects the site to the Emerald Building.
- Along the southeast property line, a set of stairs connects the site to the Continental Plaza Building and a set of stairs connects the site to an apartment complex. There is no set of stairs to the Emerald Building along the south property line. However, it is evident that pedestrians walk northeast from the Emerald Building across the bedding area on the Continental Building property as a short cut to the east and central areas of the Kirkland Parkplace Center and to the Post Office rather than use the stairs to the west.

Also, the Circulation Diagram in Attachment 2 does not entirely reflect the correct location of existing pedestrian paths south of the site.

## **B. PRIOR DESIGN REVIEW APPLICATION AND CURRENT PRIVATE AMENDMENT REQUEST**

In 2000, Michael Shulman, the prior owner of the Parkplace Center, applied for design review for three new buildings to be located adjacent to Central Way and 6<sup>th</sup> Street. The proposal included two – 5 story office buildings with ground floor retail totaling 264,976 square feet and a 2 story retail building at 26,143 square feet. The TGIF/24 Hour Fitness building would be removed. Most of the new parking would have been placed underground. On August 24, 2000, the Park Place Center project received final design review approval with the condition that the DRB would review and approve the final building materials and treatment, the signage concept and the plaza features prior to issuance of the first building permit (DRB-99-127). On August 23, 2001, the first building permit was submitted (BLD01-01130). However, the building permit was never issued so the permit and design review approval expired.

April 23, 2007, Douglas Howe, the new owner, applied for a private amendment request to amend the Comprehensive Plan and Zoning Code to allow additional height up to 8 stories, reduced yard setbacks and other changes to the existing regulations and Comprehensive Plan policies (File ZON07-00016). The Planning Commission is currently studying the amendment request and will provide a recommendation to the City Council. The City Council will make the final decision on the amendments sometime in early fall 2008.

On May 15, 2007, the DRB held a Conceptual Design Conference (File CDC07-00003) on Douglas Howe's proposal to redevelop the entire site reflecting the general building height and setbacks that he requested in the private amendment request application. A Design Response Conference on the proposal can only occur if and when the City's zoning regulations and Comprehensive Plan policies are changed to reflect the additional height and reduced yard setbacks that Mr. Howe proposed in the Conceptual Design Conference.

## **C. SURROUNDING USES AND ZONING**

The following summary reflects the zoning designation, allowable height, existing uses and height of existing buildings adjacent to the subject property (see Attachment 1):

North: CBD 6 zone. Maximum building height is 4 stories above average building elevation. The existing Terra Apartments with retail on the ground floor are 4-5 stories, depending on the location. Also to the north is a 1-story Italian restaurant.

CBD 7 zone. Maximum building height is 3 stories above average building elevation. The area facing the Parkplace Center contains a 1 story bank and a 1 story seafood restaurant.

East: Planned Area 5C zone. Maximum height is 6 stories or 60 feet with at least 1 acre or 30 feet above average building elevation. The area contains the 4 story File Net office building and the 1 story U.S. Post Office further to the east.

Planned Area 5B zone. Maximum height 30 feet above average building elevation. The area contains several 1-2 story office buildings. The City is currently considering two private amendment requests for additional building height – one in PLA 5B and one in PLA 5D.

South: CBD-5 zone. Same zone as the Parkplace Center. Maximum building height is 3-5 stories. The area contains the 1-story Bungee building, the Emerald and Continental Plaza office buildings and a residential development all at 4-5 stories.

West: Park Use zone. Maximum height is on a case by case basis. The area contains Peter Kirk Park, developed with tennis courts, a skate park and playground, the Teen Center and Senior Center, a basketball court and a baseball stadium.

Additional descriptions of the site and vicinity, photographs, and site constraints, prepared by the applicant, are contained in Attachment 2.

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

Zoning standards for uses in the CBD5 zone are found in CBD5 use-zone chart (see Attachment 3). The following regulations form the basis of any new development on the site.

**A. Site Design:** The entire zone must be physically integrated both in site and building design.

*Proposal:* The proposal shows redevelopment in two phases with the existing QFC store and some retail to be redeveloped in the later phase.

*Staff comment:* The applicant should provide a conceptual plan of Phase II to ensure that both Phases I and II are physically integrated in building location, open space, vehicular access and pedestrian connections and that Phase II is physically integrated with the remainder of the zone.

**B. Permitted Uses:** Range of uses including, but are not limited to office, retail, restaurant, recreation and entertainment, and hotel. Stacked and attached dwelling units are permitted within 170 feet of Peter Kirk Park and cannot exceed 12.5% of the total gross floor area of the site.

*Proposal:* Phase I would consist of only office uses. Retail is not required at street level in CBD-5.

**C. Building Setbacks:** 20 foot front yard from Central Way and 6<sup>th</sup> Street, 10 foot setback from Peter Kirk Park and none for all others yards. The DRB has authority to approve minor reductions in setbacks if the request results in superior design and will have any substantial detrimental effect on nearby properties and the city has a whole. The specific setback provisions from Kirkland Way for the CDB-5 (20' setback for 2 stories, 30' setback for 3 stories, 40' setback for 4 stories and 50' setback for 5 stories) do not apply to this site because the site is not within 50 feet of Kirkland Way.

See Section V. on Key Comprehensive Plan Policies and Section VI. on Key Design Regulations and Design Guidelines below for discussion on scale and setbacks in CBD-5.

*Proposal:* The proposal shows 20-foot building setbacks from Central Way and 6<sup>th</sup> Street. An unspecified building setback is shown next to Peter Kirk Park and along the south property line.

*Staff comment:* In 2000, the DRB approved the following setbacks for the earlier proposal:

- 1st to 3rd story setbacks next to Central Way and 6<sup>th</sup> Street - 5 feet to 10 feet depending on the location of the building.

- *4th and 5th story setbacks next to Central Way and 6<sup>th</sup> Street - 13 feet to 30 feet depending on the location of the building.*

*Reduction in the front yard setbacks were approved with the condition that the street levels of the three proposed buildings have exterior retail appearance, including awnings, signage, windows treatment and size, building bump out, and multi-entrances.*

*Since Kirkland Parkplace Center was the first downtown project to go through design review, staff recommends that the DRB look to more recent downtown projects for what has been considered adequate and appropriate upper floor setbacks.*

- D. Building Height:** 3 to 5 stories overall, but only 3 stories within 100 feet of Peter Kirk Park. Buildings exceeding 2 stories above average building elevation shall demonstrate compliance with the design regulations for Chapter 92 KZC and the provisions of the Downtown Plan Chapter of the Comprehensive Plan.

For the CBD, the maximum retail ground floor height is 13-15 feet, the maximum office height is 13 feet and the maximum residential height is 10 feet per story.

See Section V. on Key Comprehensive Plan Policies and Section VI. on Key Design Regulations and Design Guidelines below for discussion on building height in CBD-5.

*Proposal: Maximum height for the proposed building is shown at 5 stories/67 feet plus roof top appurtenances.*

*Staff comment: If the applicant is not proposing office on the ground floor, then the maximum allowable height would be 65 feet (13 feet per floor x 5 stories) and not 67 feet as proposed. However, the DRB could require an exterior retail appearance on the street level along Central Way with a floor height of 15 feet along with awnings, signage, windows treatment and size, building bump out, multi-entrances and upper story setbacks.*

- E. Lot Coverage:** Lot coverage allowed is 80%.
- F. Parking:** For general retail or office use (not including medical, dental or veterinary), 1 parking stall is required for every 350 square feet of gross floor area.
- G. Pedestrian linkages:** Must be consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan between the public sidewalks and buildings entrances and between the site and adjacent sites. Figure C-4, the Downtown Master Plan, and Figure C-6, the Design Districts 5 and 6 - Circulation and Gateways plan, show major pedestrian routes along Central Way fronting the site, east-west from Peter Kirk Park across the site to 6<sup>th</sup> Street and, east-west from 2<sup>nd</sup> Ave across the southern part of the site (see Attachments 5 and 6).

*Staff comment: The proposal includes a Circulation Diagram plan showing the existing and proposed pedestrian connections to and from the site (sees Attachment 2). However, an unimproved pedestrian route exists from the Emerald Building going northeast across the landscaping in the northern portion of the Continental Plaza to the Parkplace site is not shown on the Circulation Diagram plan. The unimproved path serves as a convenient short cut connection from the Emerald Building to the central and eastern portion of the Kirkland Parkplace Center and to the Post Office.*

*With the prior 2000 design review approval, the applicant was required to contact the owners of the Emerald and Continental Plaza Buildings to coordinate and install an improved public pedestrian connection to and from the Emerald Building along the south side of the site.*

**V. KEY COMPREHENSIVE PLAN POLICIES**

The property is located within the Downtown Plan of the Moss Bay Neighborhood Plan and is designated for commercial use. The following information describes some of the key policies of the Downtown Plan, and in particular, the East Core Frame and Design District 5 in which the site is located (see Attachments 4-7):

**A. VISION FOR THE DOWNTOWN PLAN**

Future growth must compliment ongoing civic activities, clarify the distinctive topography of the area, enhance the open space network and add pedestrian amenities. Attracting economic development that emphasis diversity and quality within a hometown setting of human scale will encourage these qualities (page XV.D-4 of the Comprehensive Plan).

**B. LAND USE IN THE EAST CORE FRAME**

The overall land use goal is to achieve a critical mass of retail uses and services essential to the economic vitality of the Downtown area.

Development in the East Core Frame should represent a wide range of uses, in several large mixed use projects. The area between Central Way and Kirkland Way provides the best opportunities in the Downtown to achieve a vital employment base and should continue to emphasize office redevelopment over residential. Limited residential use should be allowed adjoining the eastern edge of Peter Kirk Park as a complimentary use (see Attachment 7: page XV.D-8 of the Comprehensive Plan).

*Staff comment: As shown in Phase I, the northern portion of the site would contain 6 to 7 office buildings with no retail. As shown in Phase II, the southern portion of the site would continue to have retail uses. The Zoning Code does not require retail at street level in CDB-5 as it does in the CBD-1 through 3, 7 and 8 zones so buildings with a mix of uses is not required.*

**C. URBAN DESIGN IN DESIGN DISTRICT 5**

**Key concepts for Design District 5** (see Attachment 7: page XV.D-13):

Buildings:

- Maximum building heights should be between 3 and 5 stories.
- Facades facing Central Way, Kirkland Way, and Peter Kirk Park should be limited to between 2 to 3 stories with taller portions of the building stepped back significantly.
- Buildings over 3 stories in height should generally reduce building mass above the 3rd story.
- Placement, size, and orientation of new structures in this district should be carefully considered to preserve a sense of openness within the district and around the perimeter.
- Within the district, massing should generally be lower toward the perimeter and step up toward the center.
- Buildings fronting Peter Kirk Park and the Performance Center should be well modulated, both vertically and horizontally.
- Buildings should not turn their backs to the park with service access, blank walls, etc.

Gateway:

- The intersection of 6th Street/Central Way is a gateway into the Downtown. New development should have a positive impact on that gateway and should be designed to enhance this entry.
- A substantial building setback or mitigating design on the south side of Central Way is necessary to provide openness at this important gateway.

Landscaping and pedestrian access:

- Landscaping and pedestrian linkages should be used to create an effective transition.
- Planned pedestrian paths are shown in Figure C-4 and Figure C-6 (see Attachments 5 and 6).

Vehicular access:

- A north-south vehicular access between Central Way and Kirkland Way should be preserved and enhanced with pedestrian improvements. Shortcuts between streets and buildings improve the directness and ease of pedestrian routes.

Proposal: *The buildings are proposed at 5 stories in height.*

Staff comment: *Concerning the Downtown Plan's policy on a **sense of openness within the zone**, the DRB will need to consider the appropriate location, orientation, size, upper story setbacks and spacing between buildings. With the prior 2000 design review approval, the DRB required the two 5-story office buildings to have a separation between buildings of approximately 115 feet on the northern end next to Central Way and approximately 70 feet at the southern end towards the central portion of the site.*

*Concerning the Downtown Plan's policy for **massing that is lower towards the perimeter of CBD 5 and steps up at the center of the zone**, the DRB will need to determine what is considered a "significant setback" for the 4<sup>th</sup> and 5<sup>th</sup> stories of the buildings that face Central Way. The intent of the policy on massing is not to limit building height to 5 stories in the middle of the zone where the existing Parkplace Center office tower is located, but for buildings above 3 stories facing Central way to be setback significantly. Examples of how this policy has been implemented are the existing 4-5 story buildings along Kirkland Ave that are on the perimeter of the CBD-5 zone.*

Concerning the Downtown Plan's policies on the **relationship between the site and Peter Kirk Park**, the DRB will need to look closely at the building modulation, height and wall treatment, service access and landscaping facing Peter Kirk Park, and pedestrian linkages to and from the park.

Concerning the designated **gateway at the corner of Central Way and 6<sup>th</sup> Street**, the DRB will need to consider what combination of elements would be preferred for enhancing the entryway into the Downtown, such as building treatment, setback and design, water features, art, landscaping and signage.

Concerning **pedestrian connections**, all the planned pedestrian pathways shown in Figure C-4 and Figure C-6 of the Downtown Plan should be provided on the site. In addition, an improved connection is needed at the north side of the Emerald Building site. For more discussion about this path, see Section IV, Key Zoning Regulations.

**Key urban design concepts for the Downtown Plan** (Attachment 7: pages XV.D-15 through D-19):

- Westerly public views where Central Way meets 6th Street are important.
- Figure C-4, Downtown Master Plan, (Attachment 5) and Figure C-5, Design Districts 5 and 6 – Circulation and Gateways, (Attachment 6) show the existing office tower as a major visual landmark, and 3 major pedestrian routes as follows:
  - Along Central Way,
  - Between 4<sup>th</sup> Ave and Peter Kirk Park crossing through the central part of the site, and
  - Between 2nd Ave and Peter Kirk Park crossing through the southern part of the site.
- Enhancement and improved definition of the east-west pedestrian corridor between the lake and Kirkland Park Place Center would help connect the center with the rest of the Downtown shopping district.

*Proposal:* The proposal includes removal of the existing office tower. The plans show pedestrian circulation in and through the site that are consistent with Figure C-4 and Figure C-6 of the Downtown Plan in (see Attachments 5 and 6).

*Staff comment:* Concerning the Downtown Plan's policy on **westerly views at Central Way and 6<sup>th</sup> Street**, the applicant should do a study of what views are available across the site from various points along Central Way to determine if there are opportunities to preserve westerly views with placement of buildings or upper story setbacks.

Concerning the **east-west pedestrian corridor from the lake to the site**, the proposal should provide high quality pedestrian connections on the site that link to the existing east-west corridor within Peter Kirk Park.

**VI. KEY DESIGN REGULATIONS AND DESIGN GUIDELINES**

The following information summarizes some of the key guidelines in the *Design Guidelines for Pedestrian-Oriented Business Districts* and the key regulations contained in Chapter 92 of the Kirkland Zoning Code that apply specifically to the project (see Attachment 8):

- **Design Goals.** Promote a sense of community identity by emphasizing Kirkland's natural assets, maintain its human scale and encouraging activities that make downtown the cultural, civic, and commercial heart of the community. Maintain a high-quality environment by ensuring that new construction and site development meet high standards.
- **Scale.** Provide vertical and horizontal modulation as well as architectural scale. Techniques to achieve human scale should be incorporated into the building design.

Special Consideration for Downtown Kirkland: Large-scale development east of the core should stress continuity in streetscape on the lower two floors. Setback facades and varied forms should be used above the second stories (page 24 in the Design Guidelines).

- **Pedestrian orientation.** Central Way has been designated as a *pedestrian oriented street*. As a result, the pedestrian-oriented elements are of particular concern along this frontage. The design regulations contained in Chapter 92 of the Zoning Code encourage connectivity from buildings to Central Way and development of pedestrian-oriented

spaces between the sidewalk and buildings, including visual and pedestrian access, paved walking surfaces, pedestrian scale illumination, seating area, and landscaping as well as pedestrian friendly building fronts. Building facades are to have pedestrian-friendly treatment. Sidewalks must be 10 feet wide and pedestrian protection must be 5 feet wide.

6<sup>th</sup> Street has been designated as a *major pedestrian pathway* that requires an 8 foot wide sidewalk and lighting.

- Architectural and Human Scale. Address treatment of building facades, including blank wall treatment, vertical and horizontal definition, horizontal modulation and change in roofline.
- Building material, color and detail. Address building material, color and detail. Ornament and applied art should be integrated with the structures and the site environment and not haphazardly applied. Emphasis should be placed on highlighting building features, such as doors, windows, eaves and materials, including wood siding and ornamental masonry.
- Gateway features. Provide gateway features for sites that are at the key entry points into a business district. (*This provision would apply to any building on the site adjacent to the intersection of Central Way and 6<sup>th</sup> Street.*)
- Street Tree Planting. Establish a strong street tree program in the downtown, including along Central Way.
- Location of parking. Locate parking lots in the rear or side yards. Parking lots should be combined to reduce the number of curb cuts.

Screening and landscaping should be required where parking is in the front yard and adjacent to sidewalks in order to improve visual qualities and reduce clutter.

- Signage. Provide high quality development signage.

*Staff comment: The cross elevations in Attachment 2 show the street level frontages of buildings below the grade of Central Way and well below the grade of 6<sup>th</sup> Street. The pedestrian transitions from the rights-of-way to these buildings and the pedestrian-oriented open spaces facing Central Way and 6<sup>th</sup> Street need to be well designed, convenient and visually interesting.*

*Kirkland Parkplace Center has an approved Master Sign Plan. With redevelopment of the site, the applicant would need to propose a new Master Sign Plan that is compatible with the new buildings, provides a consistent design theme, color and materials, and avoids visual clutter and overly large signs. The Master Sign Plan is approved administratively, but the DRB may provide direction on elements that they want to see in the sign plan.*

## **VII. CONTEXT**

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

***How does the site relate to its surroundings?***

The applicant and Design Review Board should discuss the physical and built environment on and around the subject property. Topics include height of neighboring structures, types of adjacent uses, Peter Kirk Park to the west, pedestrian activities in and around the site and potential westerly territorial public views available from Central Way just east of 6<sup>th</sup> Street.

***What are the Opportunities and Constraints of the Site and Vicinity?***

The following are key context issues that should be addressed:

- Streetscape
- Urban Form
- Character and location of Adjacent Buildings
- Topography
- Activities and Uses in the area
- Pedestrian Patterns and Environment
- Relationship to the Peter Kirk Park, the Teen and Senior Center, the transit center and the downtown core
- Public Territorial Views
- Landscaping/Open Space
- Gateways

**VIII. DISCUSSION ISSUES**

The role of the DRB at the Conceptual Design Conference is to determine how policies, design regulations, and design guidelines found in the Comprehensive Plan, Pedestrian-Oriented Design Guidelines, and Zoning Code apply to the proposed development. The following sections and questions below are representative of the City's design guidelines and policies and Zoning Code regulations. These questions are to be used as a tool to help identify how the design guidelines and zoning regulations should be applied to the proposed project. The design regulations found in the Chapter 92 of the Zoning Code go into greater depth regarding the guidelines below and may be used as a reference.

*See adopted Design Guidelines for Pedestrian-Oriented Business Districts for complete text and explanations.*

**A. Scale**

- Do the proposed building locations, heights and sizes fit the context of the site and existing development in the immediate vicinity?
- How should the design respond to the goal of creating a pedestrian oriented streetscape along Central Way?
- Identify appropriate mitigation techniques for building massing. Possible techniques include vertical and horizontal modulation, and roof forms.
- Should the 1<sup>st</sup> and 2<sup>nd</sup> floor setbacks from Central Way, 6<sup>th</sup> Street be 20 feet and from Peter Kirk Park be 10' or reduced?
- What are the appropriate building setbacks for each floor?
- How much openness should be between the buildings and where?
- What gateway feature(s) and building corner treatments should be considered for Central Way and 6<sup>th</sup> Street?
- Does the proposal enhance the relationship to Peter Kirk Park and provide a strong connection to the park and between the downtown core and the office/residential area to the east?

**B. Building Height**

- What are the appropriate building heights in each part of the site?
- What is the extent of the westerly public territorial views available at Central Way and 6<sup>th</sup> Street? Is there a way to locate the buildings to maintain all or part of the view?

**C. Access**

Pedestrian Orientation

- Where are the key pedestrian connections?
- How should the project engage pedestrians within the site and around the site?
- How should the change in elevation be treated between the 1st floor of the buildings next to Central Way and 6<sup>th</sup> Street and the elevation of the rights-of-way to provide good pedestrian orientation and access?
- How should the proposed massing and/or proposed structure location relate or respond to the pedestrian environment to and from the park?

Vehicular Access and Parking

- What are the options for vehicular access?
- What is the DRB input on the arrangement of on-site surface parking and underground parking?

**D. Public Open Space, View and Landscaping**

- Where should the public open spaces be located, how should they connect to the rights-of-ways and/or to the park, how wide should they be, and what should they consist of?
- What landscaping features and pedestrian improvements should be provided to compliment Peter Kirk Park?
- What are the key areas where superior landscaping is important?

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

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

If you have any questions or requests for additional information, please email me at [tswan@ci.kirkland.wa.us](mailto:tswan@ci.kirkland.wa.us) or call me at (425) 587-3258.

**X. ATTACHMENTS**

1. Vicinity/Zoning Map
2. Proposed Development Plans
3. CBD-5 Use Zone Chart
4. Design District Map, Figure C-5
5. Downtown Master Plan, Figure C-4 (pedestrian connections, gateways, visual landmarks, views)
6. Design Districts 5 and 6 – Circulation and Gateways
7. Downtown Plan CBD 5 excerpts
8. Summary of Design Guidelines for Pedestrian-Oriented Business Districts applicable to the site