



MEMORANDUM

To: Design Review Board
From: Scott Guter, AICP, Associate Planner
Date: July 5, 2019
File No.: DRV19-00306
Subject: **KIRKLAND URBAN SOUTH (PHASE 2) PROJECT
DESIGN RESPONSE CONFERENCE**

I. MEETING GOALS

At the July 15, 2019 Design Review Board (DRB) meeting, the DRB should conduct a Design Response Conference and determine if the project is consistent with the design guidelines contained in the Kirkland Parkplace Mixed-Use Development Master Plan and Design Guidelines, as adopted in Kirkland Municipal Code (KMC) Section 3.30.040.

During the Design Response Conference, the DRB should provide feedback on the site planning and landscape concepts, as well as the proposed building design.

II. PROPOSAL

The subject property is located at 200 Peter Kirk Lane (see Attachment 1). Natasha Morris with CollinsWoerman has applied for a Design Response Conference for a new 7-story mix use commercial building with below grade parking on the subject property (see Attachment 2). The project consists of 250,000 SF of office space, a 54,000 SF theater, 6,000 SF of retail, and approximately 700 parking stalls. Parking will primarily be provided below grade with approximately 80 surface parking stalls.

III. SITE

The subject property currently contains a grocery store (QFC). The topography is relatively level sloping downward 4 feet from the east property line over a distance of 325 feet to the west property line. According to the tree plan and survey, there are 96 significant trees located on site. The property has access from Kirkland Avenue to the south and Central Way to the north over a shared access easement, Peter Kirk Lane, adjacent to Peter Kirk Park.

The following list summarizes the zoning designation, uses, and allowed heights of properties adjacent to the subject property:

- North:* CBD 5A: Maximum height 60 to 115 feet above Average Building Elevation (ABE).
- East:* CBD 5: Maximum height is 67 feet above ABE.
- South:* CBD 5: Maximum height is 67 feet above ABE.
- West:* Park/Public Use: Maximum height is determined on a case-by-case basis.

Additional photographs prepared by the applicant that show the surrounding properties are contained in Attachment 2, pages 59 - 64.

IV. CONCEPTUAL DESIGN CONFERENCE

A Conceptual Design Conference was held on March 18, 2019. The DRB provided direction to the applicant in preparation for the Design Response Conference. At the meeting, the DRB discussed:

- A. How the design guidelines affect or pertain to the proposed development.
- B. Which guidelines applied to the proposed development; and
- C. The application materials that are needed for the Design Response Conference.

The DRB's feedback from the conference is summarized in a memo to the applicant dated April 1, 2019 (see Attachment 3). The applicant provided a response to the summary (see Attachment 2, pages 66 -71).

V. DESIGN RESPONSE CONFERENCE

The Design Review Board reviews projects for consistency with design guidelines for the Kirkland Parkplace Mixed Use Development Master Plan and Design Guidelines, as adopted in Kirkland Municipal Code Chapter 3.30 (see Attachment 4). Staff is reviewing proposed amendments to the development standards within the master plan (see Attachment 5). A decision on these amendments is required prior to issuing the DRB decision.

See also Section VI for information regarding zoning regulations and how they affect the proposed development.

A. Compliance with Design Guidelines

1. Building Design

a. DRB Discussion

The DRB expressed a preference for massing Option 3 at the Conceptual Design Conference. Other design direction provided by the DRB included:

- The design should provide some transition and visual interest from the park.
- Break up the building mass along the western façade. Address the Board's concerns about large podium base for the theaters.
- The design should provide more pedestrian-oriented retail nature along Peter Kirk Lane.
- Provide more information on how the building's massing and articulation responds to surrounding buildings, in particular the Phase I buildings to the north and the MRM building to the south.
- Address any blank walls created by the large base.
- Show how the buildings attains a high-quality design through its massing and treatment. Address the Board's concern over the design of the sky bridge connection.

b. Supporting Design Guidelines

The *Kirkland Parkplace Mixed Use Development Master Plan and Design Guidelines* contain the following policy statements that address the use of these techniques:

- Orientation to the Street – Intent: Ensure that buildings contribute to the liveliness of Parkplace’s public spaces, and overall community character.
- Massing/Articulation - Intent: Create a variety of form and massing through articulation and use of materials to maintain a pedestrian scale.
- Blank Wall Treatments - Intent: Reduce the visual impact of blank walls by providing visual interest.
- Encourage High-Quality Design - Intent: Ensure that all buildings in the project area are constructed as a quality addition to the Kirkland Community.
- Building Diversity - Intent: Ensure that buildings in the project are distinct and respond to the unique character of their specific function and location.

c. Staff Analysis

As requested by the DRB, the applicant has pursued massing Option 3 and has provided detailed plans for review (see Attachment 2).

The DRB should provide input on the following items:

- *Has the design responded adequately to the park?*
- *Does the design of the base provide sufficient pedestrian orientation?*
- *Has the design adequately broken up the building massing along its elevations?*
- *Does the building design treatment respond appropriately to its surroundings?*
- *Does the Board have any comments regarding project lighting and trash and service area screening?*
- *Are there any blank walls that need attention?*
- *Has the sky bridge design addressed the Board's concerns?*

2. Site Planning

a. DRB Discussion

The DRB provided the following direction regarding site planning:

- Along the streetscape, pedestrian safety should be considered in the design as pedestrians transverse the topographic differences between the site and the park.
- The Board expressed concerns over glare. The applicant should use the results of the sun study to inform the design.

b. Supporting Design Guidelines

The *Kirkland Parkplace Mixed Use Development Master Plan and Design Guidelines* contain the following statements that pertain to vehicular and pedestrian access:

- Streetscape - Intent: Maintain a continuous and safe streetscape with a pedestrian-friendly character.

- Environmental Considerations - Intent: Optimize pedestrian comfort using natural environmental conditions. Promote a pedestrian and bicycle-friendly atmosphere.

c. Staff Analysis

The applicant has responded to the Board's concerns from the CDC (see page 66 of Attachment 2) and provided a site plan and landscaping concepts on pages 21 - 29. The applicant has indicated that the glare study of the western façade is underway. As of the date of this report, staff has not been provided this study.

The DRB should provide input on the following items:

- *Does the proposed streetscape create a pedestrian-friendly environment and respond adequately to its surroundings?*
- *Do the design elements proposed in the northwest plaza provide for an interesting public open space?*
- *Has the proposed site plan and landscape concepts been successfully optimized for pedestrian comfort?*
- *Does the proposed site plan and landscape concepts create a network of safe, attractive, and identifiable linkages for pedestrians?*
- *Does the proposed lighting contribute to the character of the project, provides personal safety, and does not disturb adjacent developments and residences?*
- *Has the project successfully employed screening techniques to screen its service areas?*

B. Minor Variations

a. Applicant Request

KZC Section 142.37.1.a allows an applicant to request minor variations to the minimum required setback in the CBD 5A zone. The DRB may grant a minor variation only if it finds that the following criteria are met (KZC Section 142.37.4):

- The request results in superior design and fulfills the policy basis for the applicable design regulations and design guidelines;
- The departure will not have any substantial detrimental effect on nearby properties and the City or the neighborhood.

A 55' setback is required from the Park. The applicant has requested the following minor variation:

- Setback encroachment of 6'-4" for proposed canopies along the western façade.
- Setback encroachment of 3' for proposed entry canopy/deck along the western façade's base.
- Setback encroachment of 5' for proposed rooftop deck at approximately elevation 84'.

The applicant's response to the minor setback variation criteria above can be found in Attachment 2, page 65.

b. Staff Analysis

The proposed 8' canopies exceed the minimum 5' weather protection guidelines, will overhang the proposed sidewalk and do not conflict with vehicular circulation. Terraces and balconies are required as part of the building design to address the park and street. The applicant is proposing approximately 115 square feet of deck encroachment that represent a total length of 54' of the 286' west facing façade.

Both proposed improvements are thoughtful designs responding to the surroundings and will not have any substantial detrimental effect on the park. Staff is in support of these minor variations.

VI. KEY ZONING REGULATIONS

The applicant's proposal is also subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, Fire and Building Code, and Public Works Standards. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 6, Development Standards, is provided to familiarize the applicant with some of these additional development regulations. These regulations and standards are not under the review authority of the DRB and will be reviewed for compliance as part of the building permit review for the project.

Development of the subject property is subject to the regulations for CBD 5A (see Attachment 7). The following regulations are important to point out as they form the basis of any new development on the site. Below are some of the key zoning standards that apply to the development followed by staff comment in italics.

- A. Permitted Uses: Permitted uses in this zone include, but are not limited to retail, restaurants, office, and movie theater.

Staff Comment: The applicant is proposing 250,000 SF of office space, 54,000 SF theater, 6,000 SF of retail. The proposal is consistent with the permitted uses for the CBD 5A zone.

- B. Setback: CBD 5A required yards are shown on Zoning Code Plate 5 (see Attachment 8). The site is also subject to setback at the south portion of the site described in the development standards of Attachment 4.

Staff Comments: The applicant is requesting approval of a minor variation to the 55' park setback for proposed canopies and decking along the west façade. See Section V.B. for staff analysis and comments.

- C. Height: The maximum height for CBD 5A is 115' with a maximum of 8 stories. There are lower height limits to the west of the site. The height requirement is are shown on Zoning Code Plate 7 (see Attachment 8):

Staff Comment: The applicant must demonstrate compliance with the City's height requirements as part of any building permit.

- D. Lot Coverage: CBD 5A zoning regulations allow 100% lot coverage.

- E. Parking: The Zoning Code allows for a transportation management plan and parking management plan to help determine required parking for the site.

Staff Comment: The applicant will work with staff to determine parking requirements for the development and demonstrate compliance as part of any building permit.

VII. STATE ENVIRONMENTAL POLICY ACT

SEPA is the state law that requires an evaluation of a development proposal for environmental impacts. An Environmental Impact Statement (EIS), Planned Action Ordinance (PAO), and a Supplemental Environmental Impact Statement (SEIS) were completed in October 2008. Two Draft and Final Supplemental Impact Statements were issued in August 2010 and February 2015 for the previous Parkplace proposal. An EIS addendum was completed for the current proposal in January 2019. No changes to the PAO for the project was required. The PAO is in effect through February 28, 2025.

VIII. PUBLIC COMMENT

Public notice regarding the DRB meeting on this project was distributed on July 1, 2018 according to KZC Section 142.35.8. Prior to the finalization and distribution of this staff memo, no comments from the general project were received.

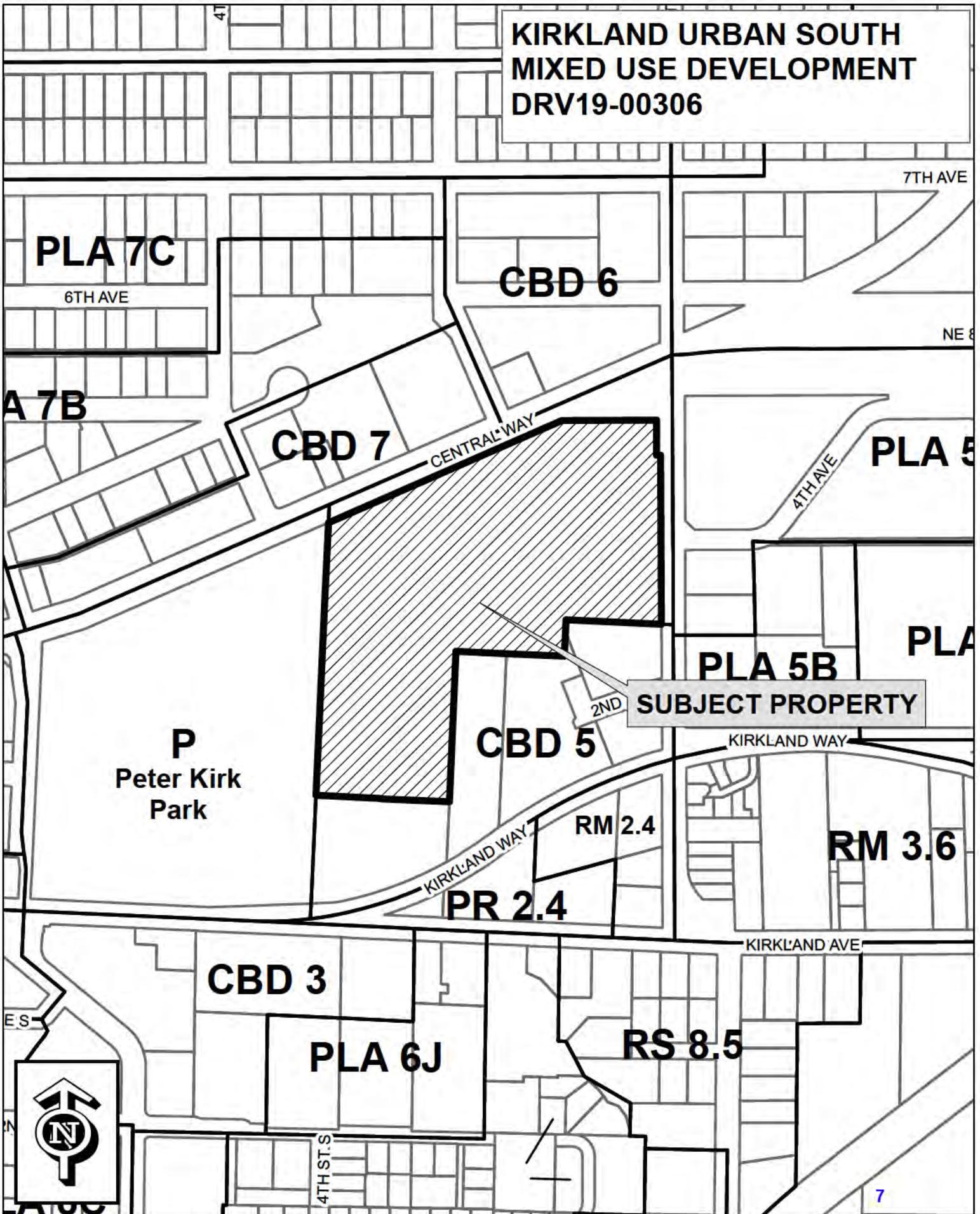
IX. SUBSEQUENT MODIFICATIONS

Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

X. ATTACHMENTS

1. Vicinity Map
2. Applicant Proposal
3. Conceptual Design Conference Meeting Summary dated April 1, 2019
4. Kirkland Parkplace Mixed Use Development Master Plan and Design Guidelines
5. Kirkland Urban South CDC Summary and DRC application dated May 24, 2019
6. Development Standards
7. CBD 5A Zoning Regulations
8. CBD 5A Plates 5 & 6

**KIRKLAND URBAN SOUTH
MIXED USE DEVELOPMENT
DRV19-00306**





SUBMITTAL DATE: 5/24/2019

Kirkland Urban South

KIRKLAND, WA
DRV19-00138

DESIGN RESPONSE CONFERENCE:
5/24/19

W
COLLINS
C
O
LLINS
E
R
M
A
N

DESIGN PROPOSAL

Project Information

ADDRESS 200 Peter Kirk Lane
Kirkland, WA 98033

DEVELOPER **Talon Private Capital**
720 Olive Way
Seattle, WA 98101
William Leedom
206.607.2561
leedom@talonprivate.com

Ryan Companies
110 110th Ave NE, Suite 100
Bellevue, Wa 98004
Bret Jordan
Bret.Jordan@RyanCompanies.com

ARCHITECT **CollinsWoerman**
710 2nd AVE
Seattle, WA 98104-1710
Pat Logan
206.245.2028
plogan@collinswoerman.com

LANDSCAPE ARCHITECT **Hewitt**
101 Stewart Street Suite 200
Seattle, WA 98101
Kris Snider
206.624.8154
ksnider@hewittseattle.com

Table of Contents

INTRODUCTION

4 Summary

CONCEPTUAL DESIGN CONFERENCE

6 Design Summary

7 Massing Alternatives

8 Feedback

FULL SITE DEVELOPMENT

10 Introduction

12 Existing Conditions

13 Project Metrics

14 Site Plans

18 Total Development Elevations

SITE PLAN & LANDSCAPE CONCEPTS

22 Plans

24 Imagery/Concepts

KIRKLAND URBAN SOUTH

32 Plans

44 Elevations

48 Sections

50 Schematic Views + Material Options

58 Perspectives

65 Minor Modifications

APPENDIX

66 Response to feedback

72 Tree Retention Plan

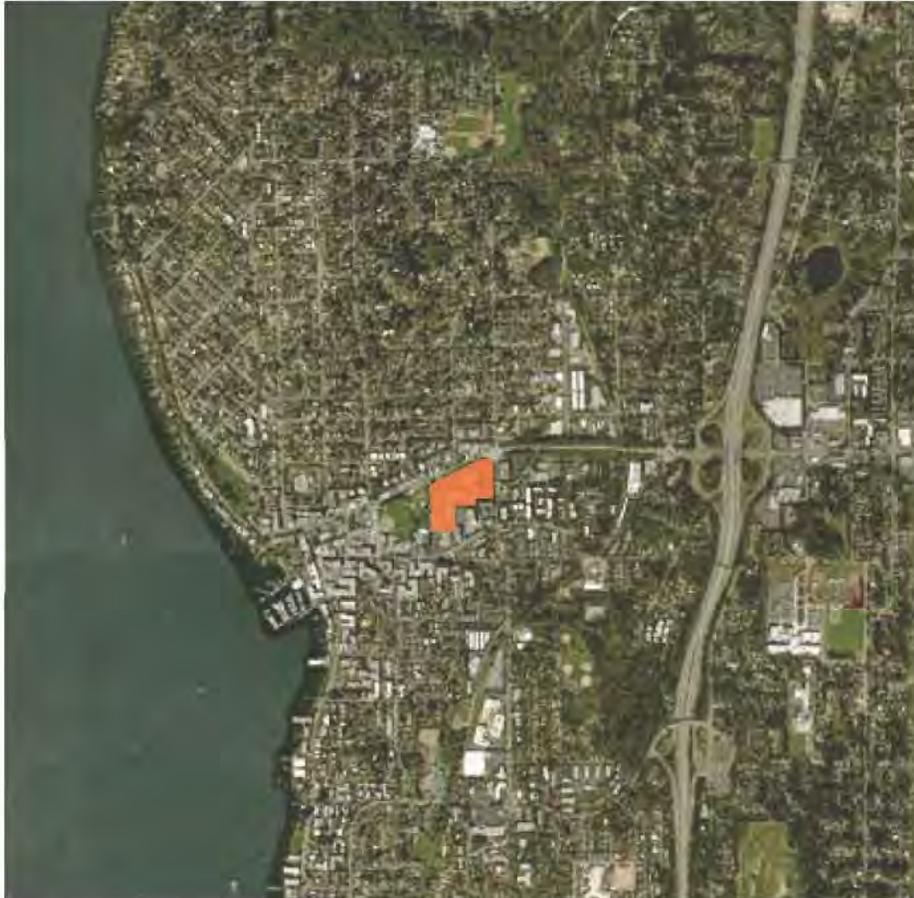
Reviewed by: _____

Kirkland Urban South | Introduction

INTRODUCTION

Design Proposal Summary

Project Site



Development Objectives

PROJECT GOAL

The Goal of Kirkland Urban South is to provide a great place to work, shop or see a movie in a building that helps to complete the Kirkland Urban vision. The project should be a complement to Phase One while maintaining a distinct identity, relating to the existing building context and taking advantage of the project site and proximity to amenities such as Peter Kirk Park.

PROJECT SUMMARY

Kirkland Urban South will include approximately 239,000 sf of office space, along with a 38,000 sf theater and 15,560 sf of additional retail. The building will front the primary Access road along the Park, providing retail and theater uses along this frontage, and surface parking for the adjacent QFC market along the eastern property line. To the south, a common drive will provide access to the project as well as the planned project on the property to the south.

PROGRAM OBJECTIVES

The project will continue to address the need for office space within the Kirkland Central Business district, and also provide the downtown with a much needed movie theater.

PHASING

Although the original Kirkland Urban masterplan indicated this as the third phase of the overall project, this building will occur as the second Phase. The below grade parking in this phase will be built adjacent to the Phase one parking, and will connect on the upper level with an additional entrance on the west side of the project to prevent congestion at the existing main parking entry on the north side of the building.

MINOR MODIFICATION REQUEST

The design departure to allow a portion of the upper floors to project into the 100 and 120 foot setbacks from Peter Kirk Park is no longer required. The footprint of the proposal will be located within the current zoning envelope.

A new minor modification is requested to allow canopies and occupied decks at levels 1.5 & 2 to project into the 55' required yard at the west property line face Peter Kirk Park. (Please refer to the minor modification section).

Kirkland Urban South | Conceptual Design Conference

CONCEPTUAL DESIGN CONFERENCE RECAP

Kirkland Urban South

OVERVIEW

Kirkland Urban South occupies the south most portion of the site and contains one building of approximately 310,00 sf. Parking for this phase will be primarily below grade.

QFC RELOCATION

Prior to commencement of construction of Kirkland Urban South, the existing QFC store will be relocated to the Phase one central building.

PHASE TWO (KIRKLAND URBAN EAST)

Development plans for this phase have not been finalized and so the existing office structure is included in the depictions and development metrics for the full build out.

Note: the existing office structure is not included in the project building area summaries, as it will be removed prior to occupancy of Kirkland Urban South.

PARKING

Most of the parking for the Kirkland Urban South project will occur in 3 below grade levels of parking that will about the Phase One garage. The below grade parking will be accessed by the existing ramp at the south edge of Phase One and by a second ramp entrance facing west along Peter Kirk Lane.

DESIGN OPTIONS

Three design options and a base case were presented at the Conceptual Design Conference and are included on the following pages. The preferred option is included in more detail.



CONCEPTUAL DESIGN CONFERENCE RECAP

Massing Alternatives



BASE CASE



OPTION 1



OPTION 2



OPTION 3 - PREFERRED SCHEME

Linear bar option

Option three is similar to option 2, as it also reduces the large floorplate at level two in exchange for a slight increase in the floorplates above. The western façade incorporates a single slight angle to provide interest to the façade and open up the central bay to views north. The second floor is set back from the floors above on the west side, and projects less on the north than the other options. In addition, this level also sets back on the east side to provide a visual break between the base and the floors above. The top level (level 7) is set back on all sides with a deep overhanging roof on all sides. An open air skybridge will connect Urban Central to building exterior deck at level 3.

This option represents a building area of approximately 310,000 gsf.



CONCEPTUAL DESIGN CONFERENCE RECAP

Board Feedback

Summary of Conceptual Design Conference

The Conceptual Design Conference was held on March 18, 2019, and the preferred option was approved by the board for further development.

DESIGN DEPARTURE

At this meeting, a design departure was requested for the preferred option to allow the upper stories of the building to project into the upper story setbacks facing Peter Kirk Park. In exchange, the building would be set back an additional amount at the lower three levels.

The board indicated preliminary acceptance of this departure, but subsequent to the Conceptual Design Conference, the planning department determined that allowing the building to project into the upper level setbacks would require a departure to building height, which the board is not authorized to grant.

The project has therefore been revised so that the west façade will not intrude into the upper level setbacks. Additional floor area has been added to the second level to compensate for the reduction in area and to create a more gradual transition in scale.

Board Comments

Refer to the appendix for complete responses to the Conceptual Design Conference meeting Summary, issue on April 1, 2019. The primary areas of focus for the board included the west façade, the scale of the base, and the relationship of the project to the Park.

The board requested the following areas be addressed:

PODIUM HEIGHT AND SCALE

The board was concerned about the height of the 30 foot tall building base, especially at the west façade facing the park. Some areas of concern and recommendations:

- Break up the scale of the façade
- Bring some of the level two deck areas closer to the ground
- Show retail character at grade
- Develop plaza at northwest corner
- Provide elements that will draw people from the park.

BUILDING MASSING AND RELATION TO THE PARK

- Mitigate scale through massing articulation
- Provide transition in scale from the park
- Provide detail/interest at upper levels of the west facade
- Mitigate glare from western facade to park and ballfields

BLANK WALL TREATMENTS

- Mitigate/ treat blank walls at theaters
- Carefully consider eastern facade

BUILDING RELATIONSHIP TO SURROUNDING BUILDING CONTEXT

- Relationship of building to phase one
- Relationship of building to MRM building
 - » Scale (especially at southern portion of project)
 - » Mitigate impact of loading and service areas.



Kirkland Urban | Full Site Development
(First Two Phases)

FULL SITE DEVELOPMENT (FIRST TWO PHASES)

Introduction



DEVELOPMENT PLAN

When complete, the development plan for the entire site will contain approximately 1.3 million square feet of rentable space, with up to 775,000 sf of office, 367 residential units and approx. 218,000 sf of retail, entertainment, and health club uses.

The site plan was developed using the *Organization of Uses* diagrams found in the *Kirkland Parkplace Mixed-Use Development Master Plan and Design Guidelines*.

MAJOR DESIGN DRIVERS FOR THE PROJECT

1. Integrate Kirkland Parkplace into the life of the city.
2. Create great places for people
 - To work
 - To shop
 - To live
 - To play
3. Accommodate a variety of complementary uses
 - Innovative office users with significant space requirements
 - Retail space that will be successful and enhance the live/work experience
 - Residential units to add vitality and 24/7 presence
 - Entertainment uses that will draw people into the evenings and weekends
4. Take advantage of the location and site features
 - Views - Lake Washington, Peter Kirk Park, and surrounding neighborhoods
 - Proximity to Downtown Kirkland, the park, and the Cross Kirkland Corridor
 - Convenient access to 405
5. Enhance the pedestrian environment
 - Create a variety of open spaces
 - Take advantage of multiple levels
 - Strengthen pedestrian connections to and through the site
 - Accommodate vehicles but prioritize people
6. Create clear circulation through the site
 - Multiple entry points to the site
 - Convenient access to parking

The final site development will include three phases. The first two phases are included in the development totals on the following pages. The third phases occupies the eastern portion of the site, and has not been designed at this time. The existing original Kirkland Parkplace office building is shown in the depictions, but will be removed prior to occupancy of KU south.

FULL SITE DEVELOPMENT (FIRST TWO PHASES)

Perspectives



FULL SITE DEVELOPMENT (FIRST TWO PHASES)

Existing Conditions

PHASING AND BUILDING NOMENCLATURE

Phasing and building naming has been updated over the course of the project. The phases indicated in the master plan and design guidelines were Phase A, B, and C.

Phase A is also referred to as phase one. Building A,E,F have been renamed as uptown apartments, KU North, and KU South, respectively.

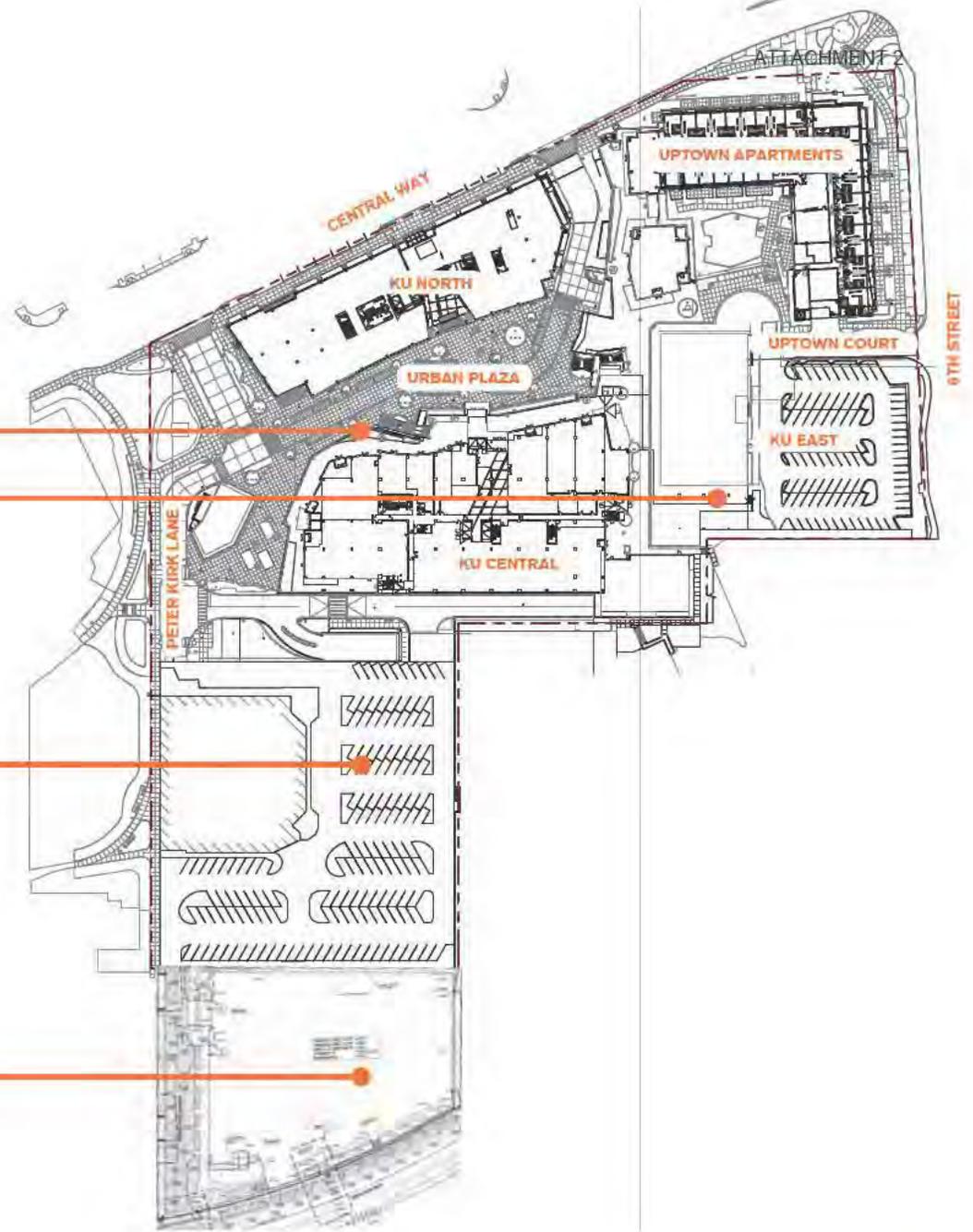
Phase B is renamed KU East, and phase C is renamed KU South.

KIRKLAND URBAN PHASE 1

KIRKLAND URBAN EAST

KIRKLAND URBAN SOUTH

434 KIRKLAND WAY DEVELOPMENT



FULL SITE DEVELOPMENT (FIRST TWO PHASES)

Project Metrics

NOTE: Phase B (KU East) is not included in building areas, as this building will be removed prior to occupancy of KU South. The existing condition at KU East is included in lot coverage calculations. Both metrics will be revised upon development submittal for KU East.

	BLDG A	BLDG E	BLDG F	PAVILIONS (B, G, F1)	KU SOUTH	TOTAL
THEATER	0	0	0	0	38,020 SF	38,020 SF
RETAIL	1,940 SF	23,160 SF	85,760 SF	8,310 SF	15,560 SF	134,730 SF
OFFICE		206,250 SF	190,520 SF	0	238,970 SF	635,740 SF
RESIDENTIAL	171,920 SF					171,920 SF
DAYCARE		0	13,940 SF	0	0	13,940 SF
TOTAL	173,860 SF	229,410 SF	290,220 SF	8,310 SF	292,550 SF	994,350 SF

Master Plan & Design Guidelines - Required/Allowable and Provided Areas

SITE AREA BREAKDOWN - 501,196 SF total site area

	Building Footprint	Vehicle Areas	Open Space
Allowable	40 - 45% (200,478 to 225,538 SF)	20-25% (100,239 to 125,299 SF)	35 - 40% (175,419 to 200,478 SF)
Provided	41.65% (208,770 SF)	21.25% (106,396 SF)	37.1% (186,030 SF)

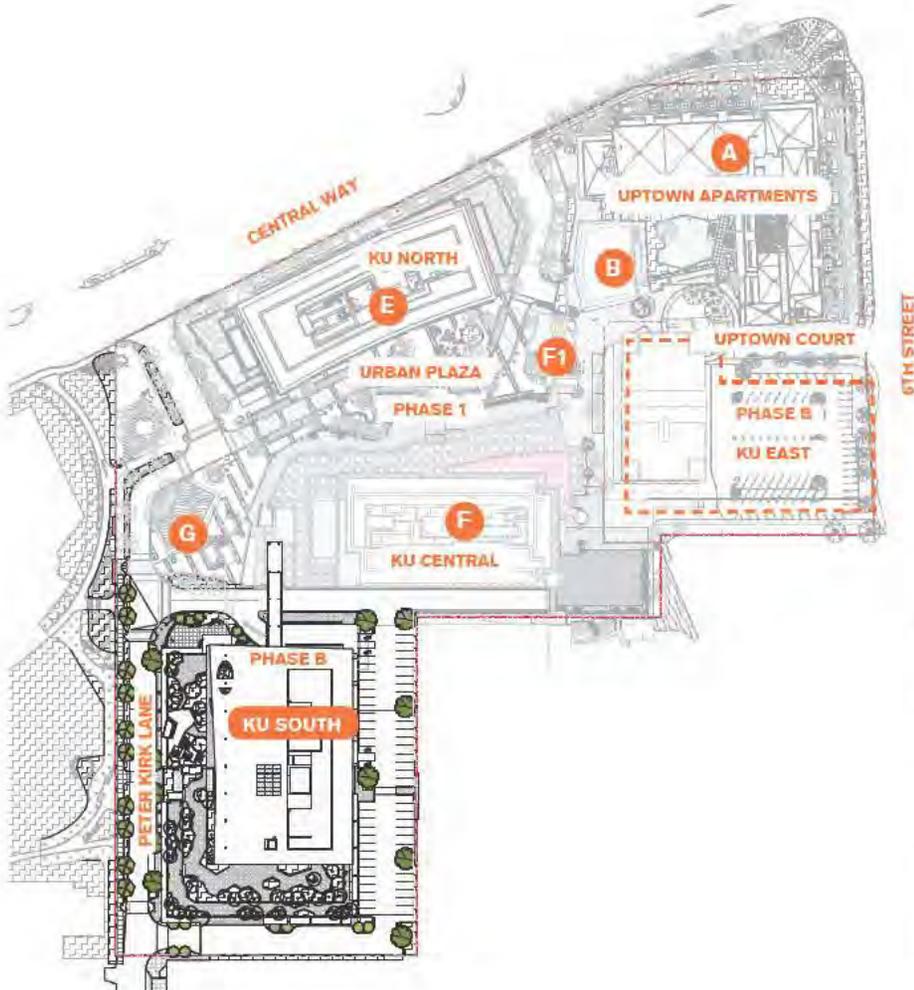
OPEN SPACE BREAKDOWN

	Sidewalks	Pedestrian Space Plazas/Courtyards/Gardens/Elevated Terrace
Allowable	20 - 25% of site (100,239 to 125,299 SF)	15 - 20% (75,000 SF min.)
Provided	7.4% (37,332 SF)	18.7% (93,511 SF)

BUILDING USE BREAKDOWN - Approximate 1,315,000 gross SF

	Commercial Office	Retail/Fitness/Entertainment	Residential
Allowable	744,655 SF	218,345 SF	352,000 SF
Provided	635,740 SF	172,770 SF	173,860 SF

Allowed and provided areas for Kirkland Urban shall be measured at the completion of all phases. This summary is provided as a reference only and includes Phase 1 and Kirkland Urban South.



KIRKLAND URBAN SOUTH | DESIGN RESPONSE CONFERENCE | COLLINSWOERMAN

FULL SITE DEVELOPMENT (FIRST TWO PHASES)

L1 Plan

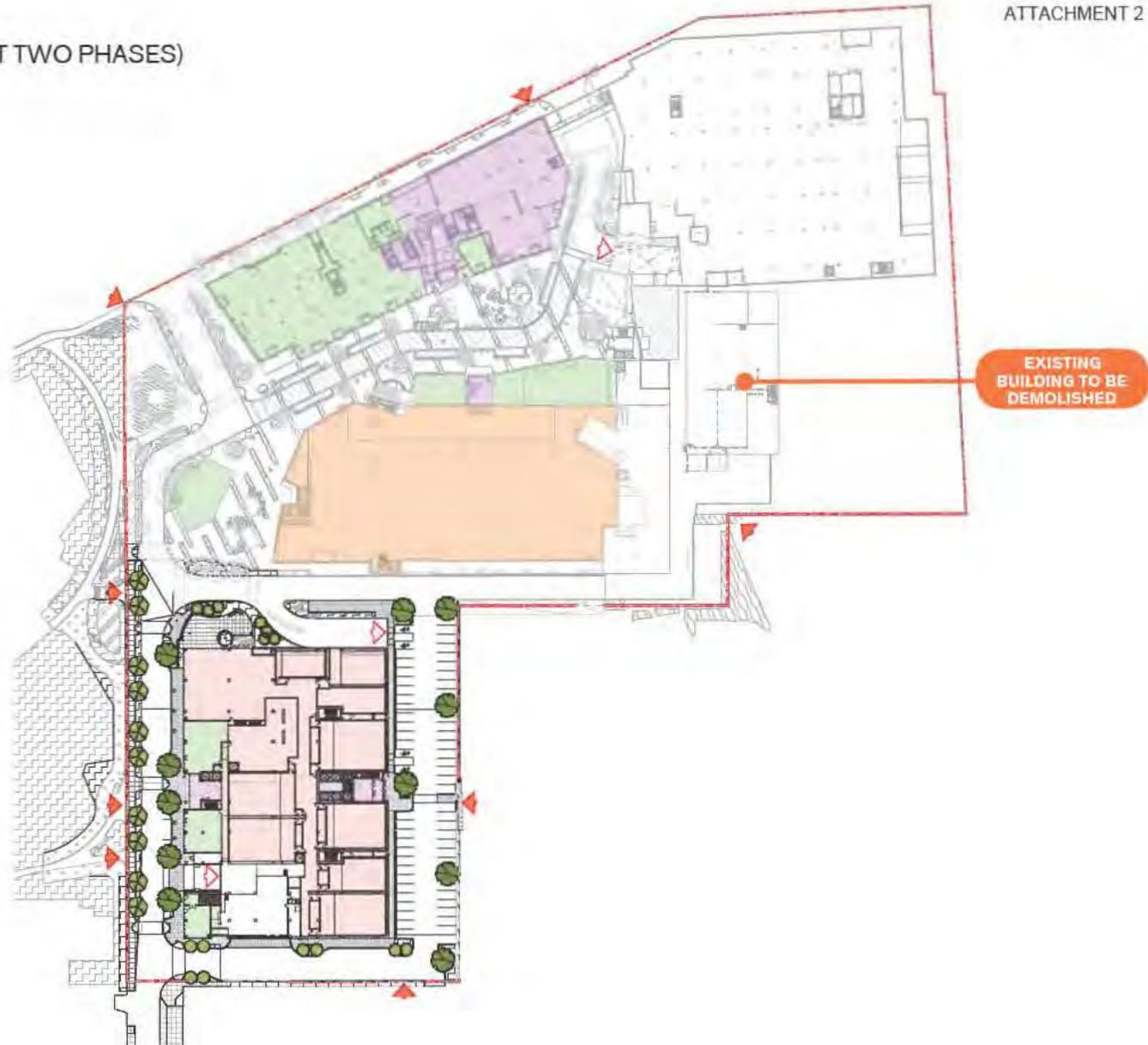
- Retail
- Theater
- Office
- Residential
- Grocery
- Daycare

- Below-Grade Parking Access
- Pedestrian Access from Adjoining Private Property

PROJECT SITE

Site area: 11.5 acres (501,196 sf)
 Zoning: CBD-5A
 Total build-out: 1,091,000 - 1,115,000 gsf
 Parking: 2,400 - 2,800 stalls*

**Stall count dependent upon parking demand analysis.*



FULL SITE DEVELOPMENT (FIRST TWO PHASES)

L2 Plan



EXISTING BUILDING TO BE DEMOLISHED

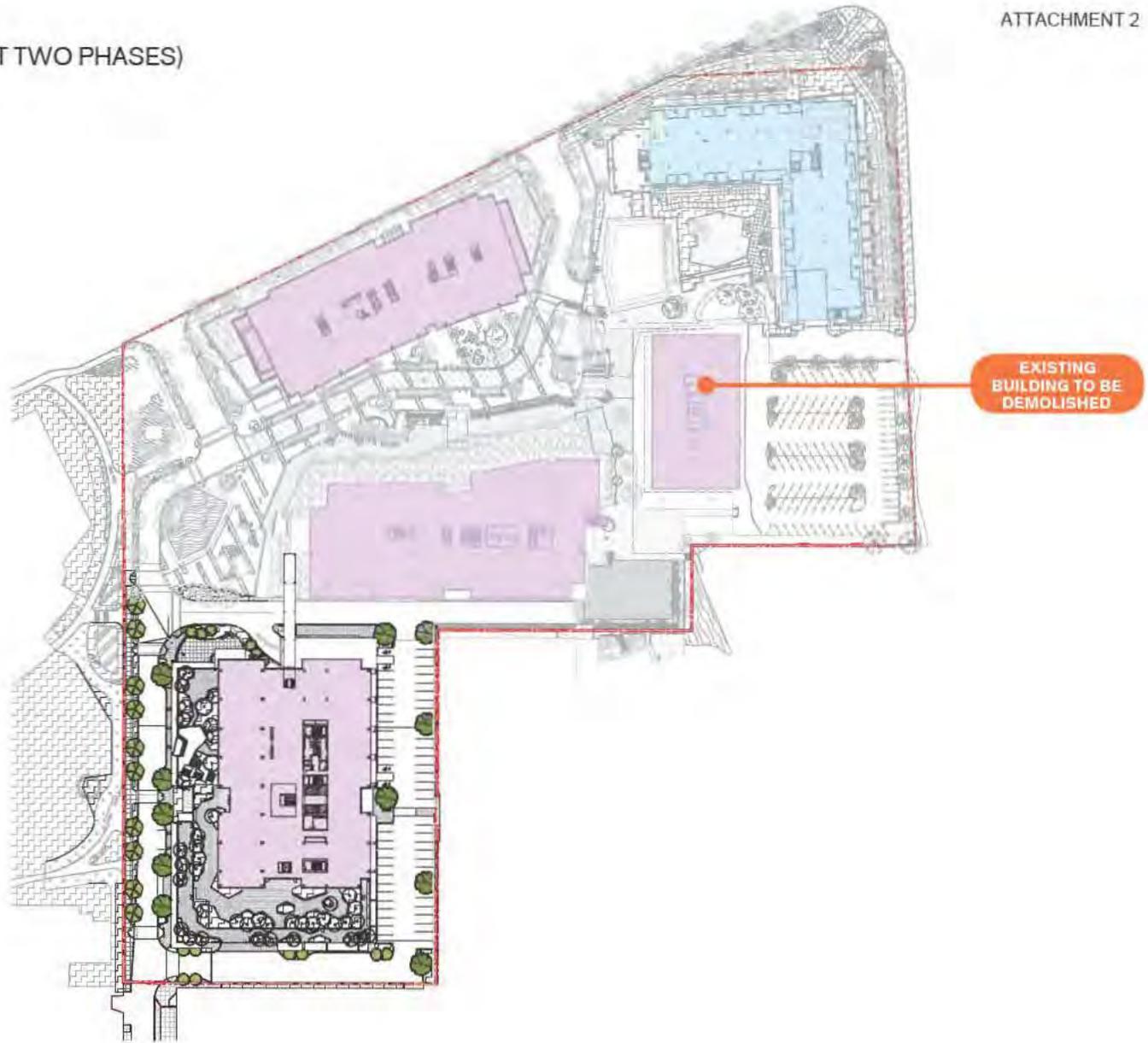
- Retail
- Theater
- Office
- Residential
- Grocery
- Daycare

- Below-Grade Parking Access
- Pedestrian Access from Adjoining Private Property

FULL SITE DEVELOPMENT (FIRST TWO PHASES)

L3 Plan

- Retail
- Theater
- Office
- Residential
- Grocery
- Daycare



ATTACHMENT 2

FULL SITE DEVELOPMENT (FIRST TWO PHASES)

Typical Parking Plan



- Retail
- Theater
- Office
- Residential
- Grocery
- Daycare

ELEVATIONS + SECTIONS



WEST ELEVATION



NORTH ELEVATION

ATTACHMENT 2
ELEVATIONS + SECTIONS



EAST ELEVATION



SOUTH ELEVATION

Kirkland Urban South | Site Plan & Landscape Concepts

SITE PLAN + LANDSCAPE CONCEPTS

At Grade



SITE PLAN + LANDSCAPE CONCEPTS

Terraces and Roof Levels



SITE PLAN + LANDSCAPE CONCEPTS

At Grade

Standard Concrete Pedestrian and Vehicular



2'x2' Scored Concrete Sidewalks

Scored Concrete Crossings

Concrete Road

Specialty Concrete



Sandblasted Finish Paving Field

Top Seeded Finish Accent Bands

Integral Buff Color (Davis Palomino Or Sim.)

Features

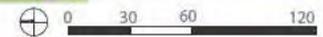


Cast In Place Concrete Seatwall

Cast In Place Concrete Steps



Lighting



Pole Light Pedestrian

Pole Light

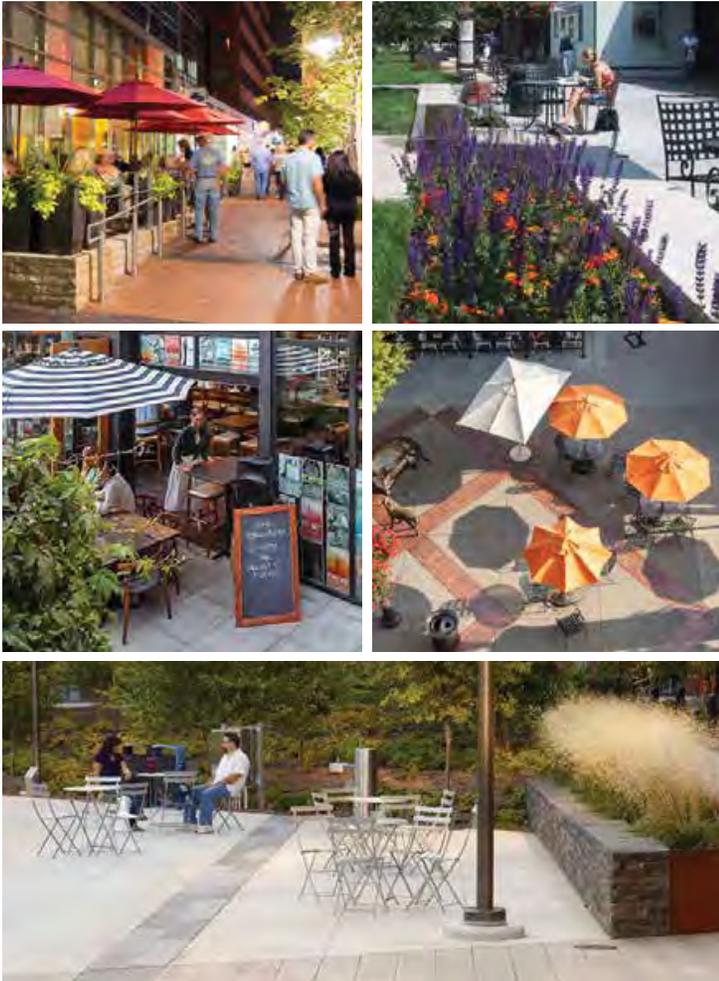
Feature Light

Vehicular Pole Light

Step / Wall Light

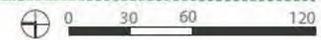
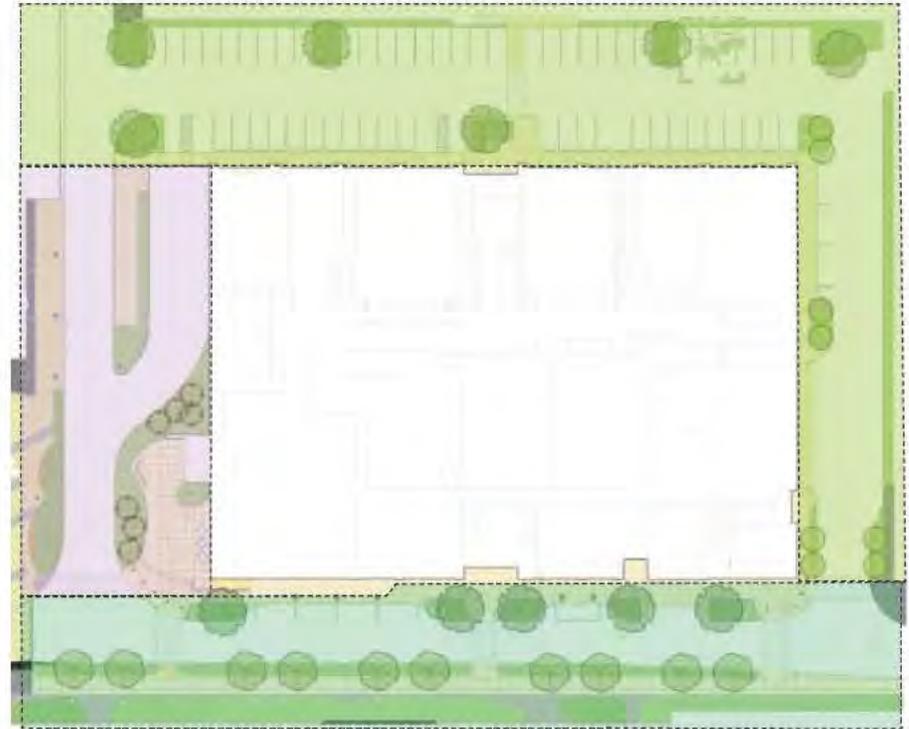
SITE PLAN + LANDSCAPE CONCEPTS

At Grade



SITE PLAN + LANDSCAPE CONCEPTS

Layered planting at grade



SITE PLAN + LANDSCAPE CONCEPTS

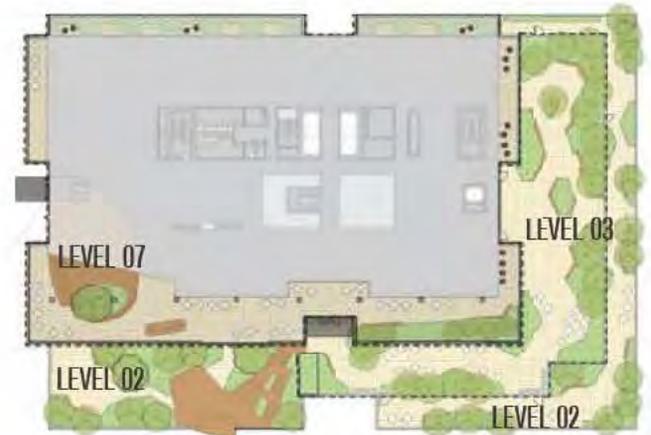
Semi-Aerial View



SITE PLAN + LANDSCAPE CONCEPTS

Terrace and Roof Levels

Character Images



Paving



2' X 2' standard precast pedestal paver- blend of 2 gray colors w/ tan accent



Pedestal pavers colors: gray, charcoal, tan - (Mutual materials Vancouver Bay series or sim.)

Decking



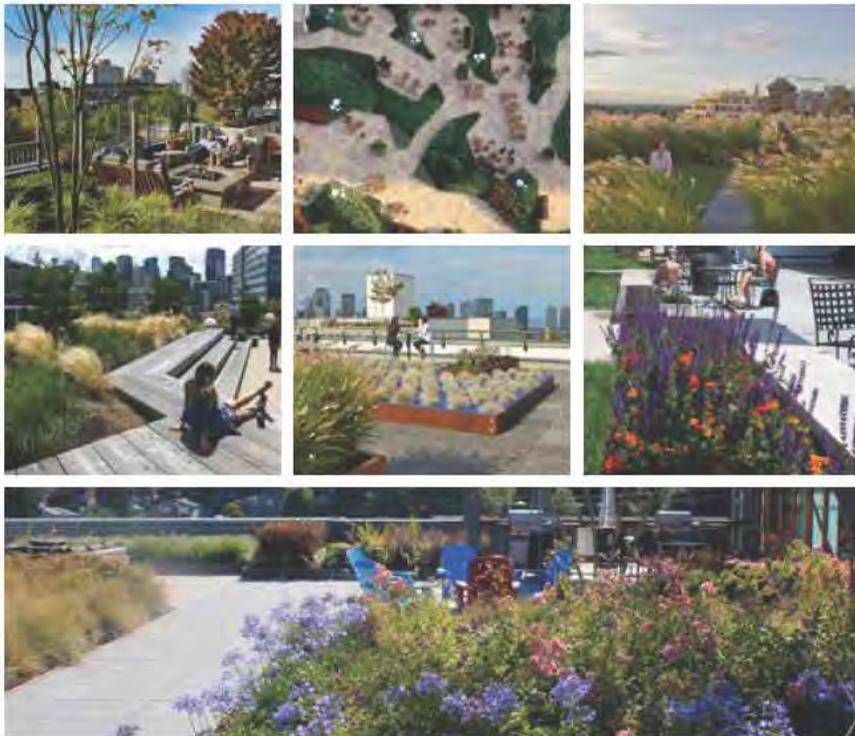
1' X 3' plank precast pavers



Stadium seating and decking



ATTACHMENT 2
SITE PLAN + LANDSCAPE CONCEPTS
 Terrace and Roof Levels



Acer circinatum



Syringa patula 'Miss Kim'



Cornus sanguinea
 'Midwinter Fire'



Rhampholepis umbellata 'Minor'



Choisya ternata 'Aztec Pearl'



Miscanthus sinensis
 'Morning Light'



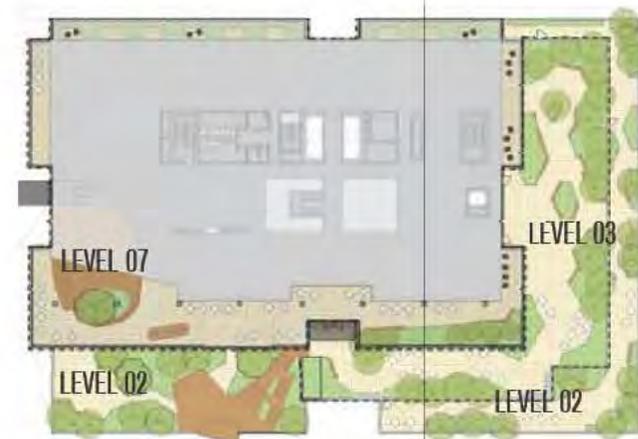
Helictotrichon sempervirens



Rudbeckia fulgida



Agapanthus x 'Monmid'



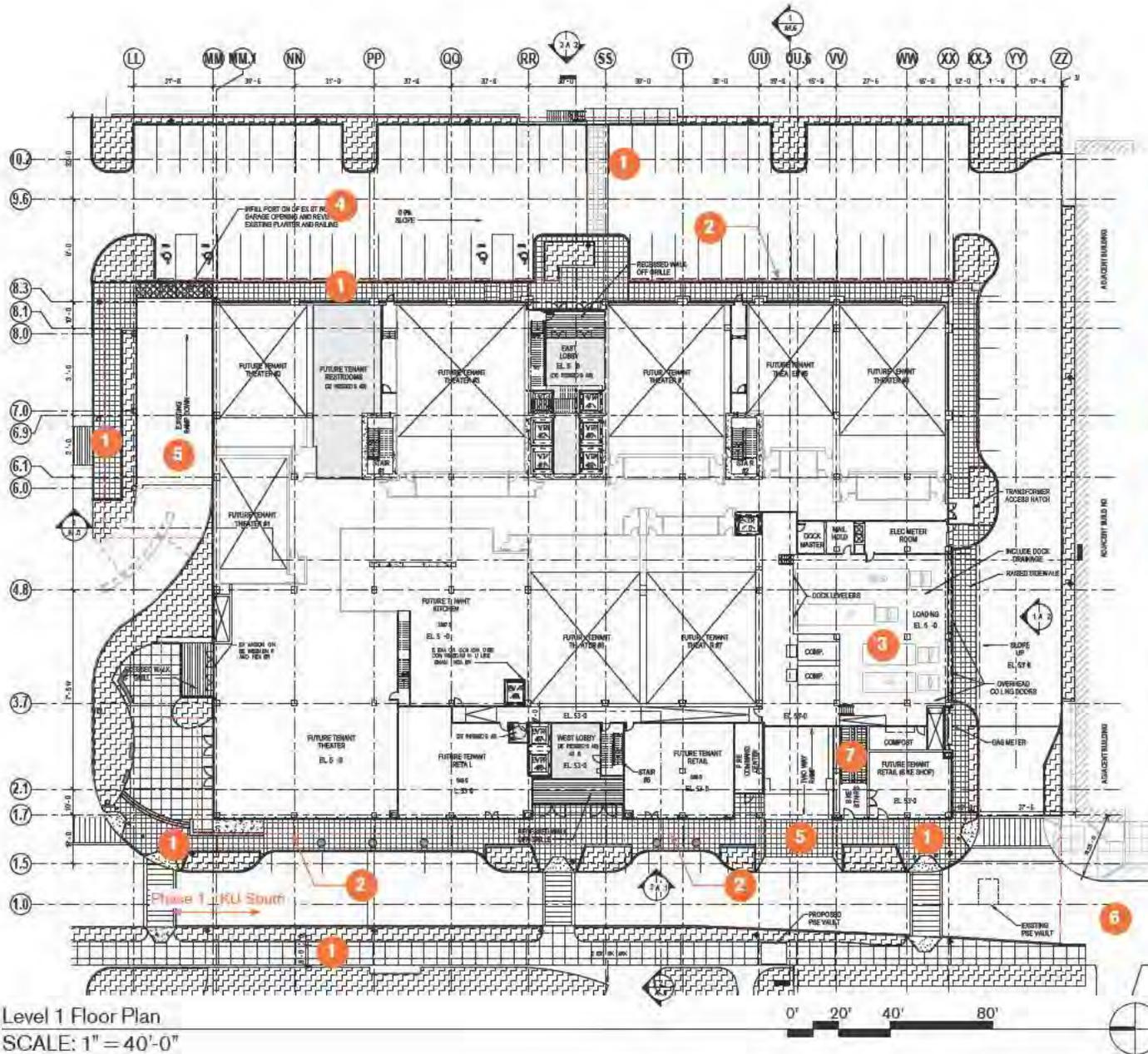
Kirkland Urban South | Floor Plans & Elevations

KIRKLAND URBAN SOUTH

View from Central Way



ATTACHMENT 2
FLOOR PLANS
 Level 1



Level 1 Floor Plan
 SCALE: 1" = 40'-0"

Keynotes

- 1** Major pedestrian space / path
- 2** Overhead weather protection
- 3** Loading / trash / recycling / compost
- 4** Surface parking (63 stalls for QFC)
- 5** Below-grade parking entry
- 6** Site ingress/egress easement
- 7** Stair with bicycle ramp to bike lockers

Observations

Level 1 contains the 31,090 sf of iPic theater use, including restaurant and bar. Three additional retail spaces are located on the west portion of the building, along with a lobby that serves parking, retail and office uses. The eastern lobby contains transfer elevators to parking as well as office elevators connecting levels 1-7. The loading dock services the entire building. At the southwest corner an entry to the bike stairs and ramp can be connected to a bicycle commuting related space.

Project Metrics

OFFICE	4,880
RETAIL	15,560
THEATER	31,090
TOTAL	51,530

FLOOR PLANS

Level 1.5

Keynotes

- 1 Accessible terrace
- 2 Overhead weather protection below

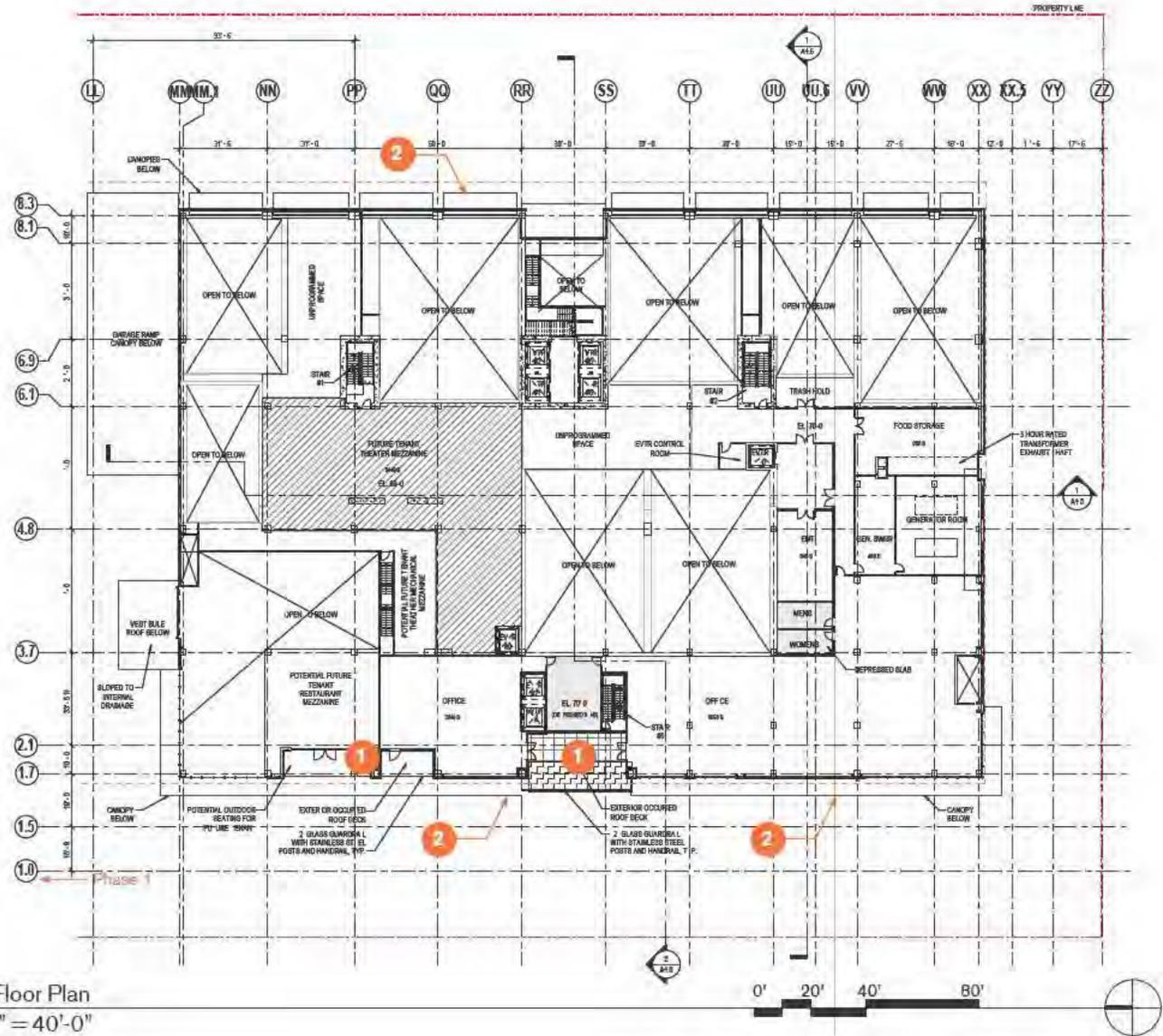
Observations

Level 1.5 contains the theater mezzanine along with office uses including office space, conference rooms and back of house uses. The theater will likely include a mezzanine level with indoor-outdoor seating for the restaurant.

Exterior balconies on the west face provide outdoor amenity space closer to the ground level.

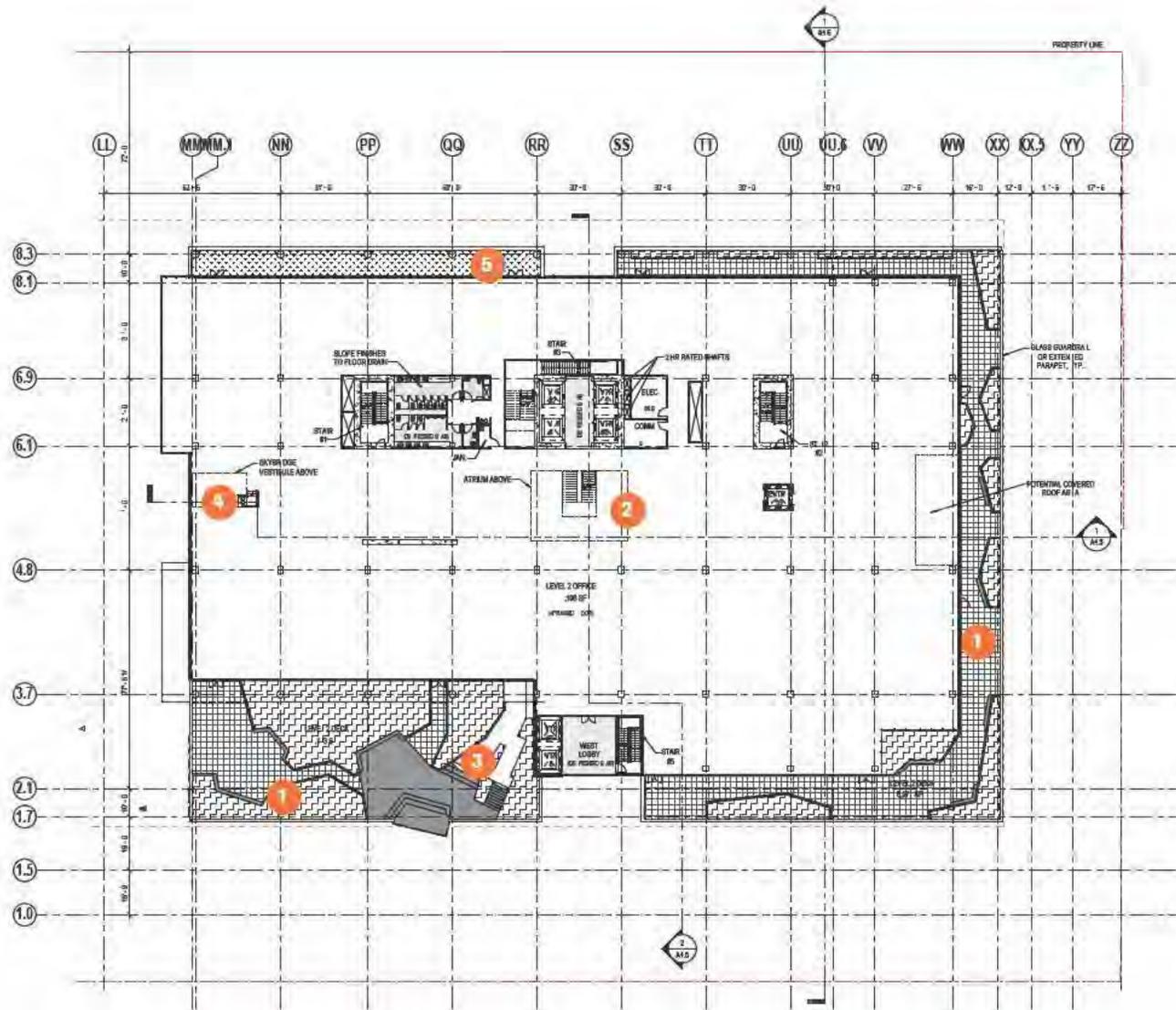
Project Metrics

OFFICE	18,500
RETAIL	0
THEATER	6,930
TOTAL	23,430



Level 1.5 Floor Plan
SCALE: 1" = 40'-0"

ATTACHMENT 2
FLOOR PLANS
 Level 2



Keynotes

- 1 Accessible Terrace
- 2 Atrium / circulation
- 3 Exterior stair/overlook
- 4 Stair/lift to skybridge
- 5 Green roof

Observations

Level 2 is comprised of office space with multiple accessible landscaped terraces, and an internal daylight atrium/circulation space connecting Levels 2-7. This level is accessed by elevators and stairs at the east and west portions of the building.

Project Metrics

OFFICE	43,940
RETAIL	0
THEATER	0
TOTAL	43,940

Level 2 Floor Plan
 SCALE: 1" = 40'-0"

0' 20' 40' 80'



FLOOR PLANS

Level 3

Keynotes

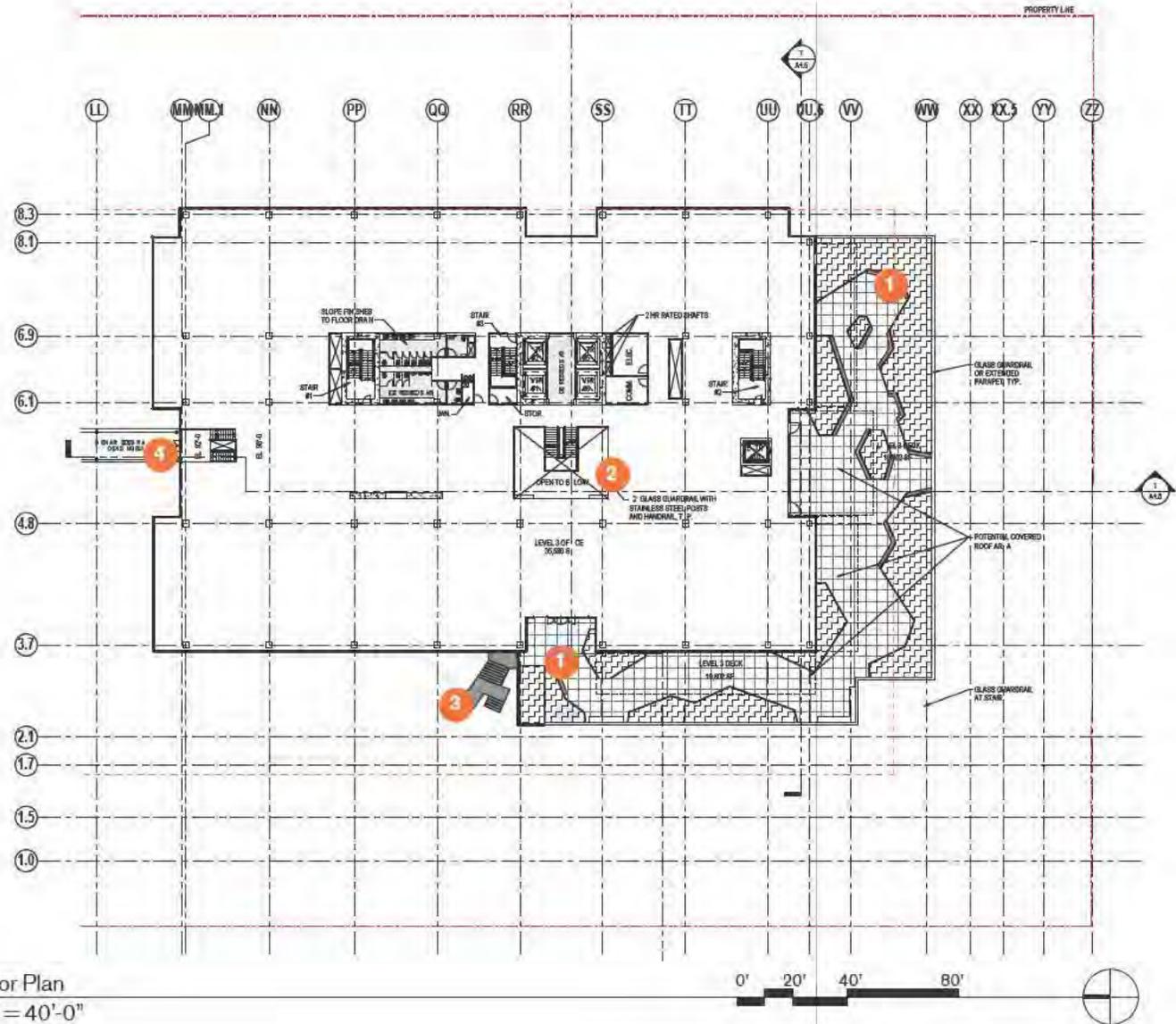
- 1 Accessible terrace
- 2 Atrium / circulation
- 3 Exterior stair / overlook
- 4 Pedestrian bridge to Bldg F at Level 2.5

Observations

Level 3 has two decks, one smaller overlooking Lake Washington, and one larger facing the south. In addition, level 3 also connects to Building F in Phase 1 via an open air pedestrian bridge. This will allow tenants of both buildings to move freely between spaces and utilize amenities of both areas.

Project Metrics

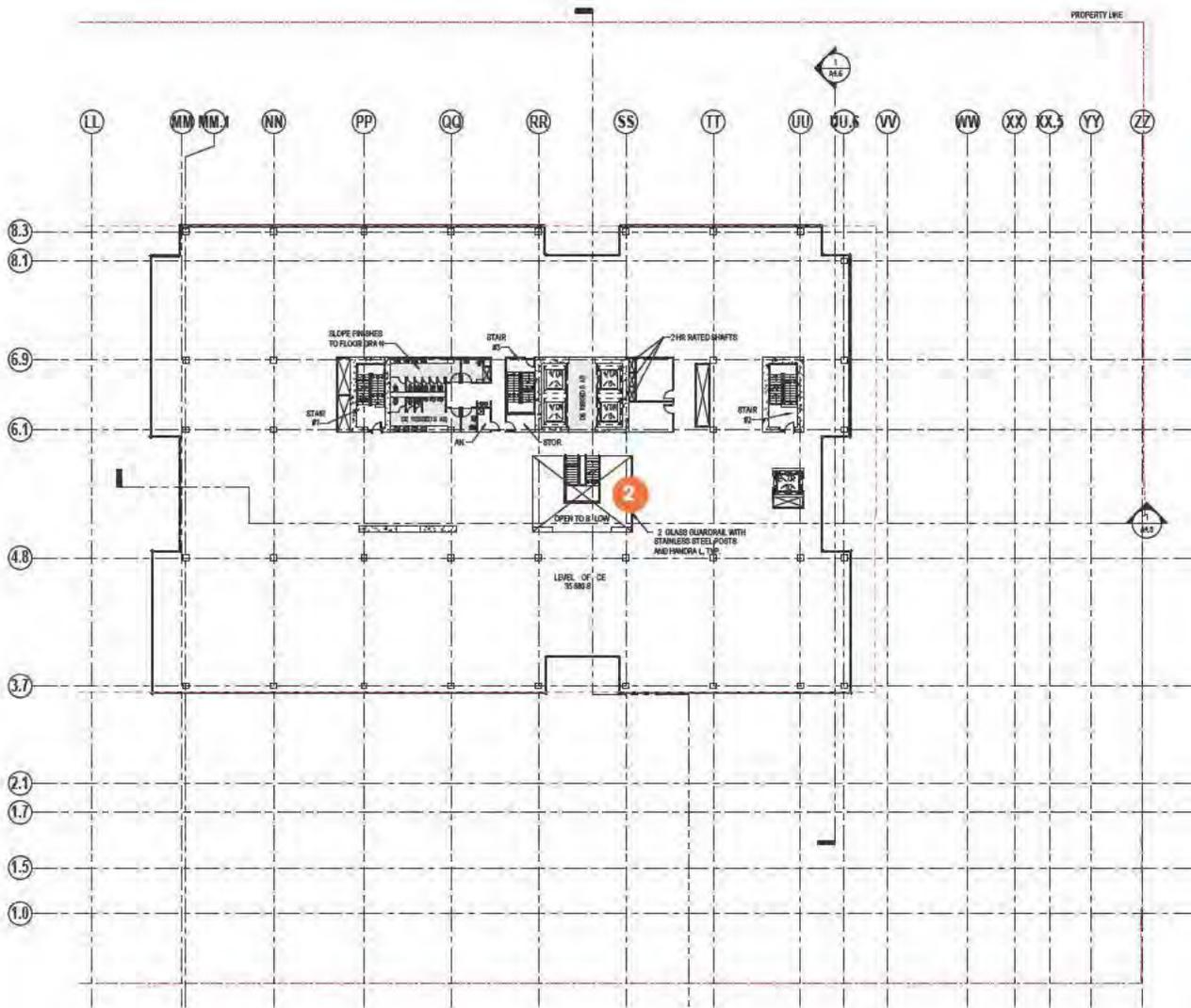
OFFICE	38,745
RETAIL	0
THEATER	0
TOTAL	38,745



Level 3 Floor Plan
SCALE: 1" = 40'-0"

FLOOR PLANS

Levels 4-6



Keynotes

- 1 Accessible terrace
- 2 Atrium / circulation
- 3 Raised indoor/outdoor terrace with roof opening above
- 4 Seating over look
- 5 Green roof

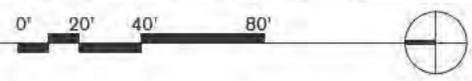
Observations

Levels 4-6 provide a large floor plate for flexible office space oriented to the western view. The atrium stair provides internal connection between the office floors.

Project Metrics

OFFICE	36,745
RETAIL	0
THEATER	0
TOTAL	38,745

Level 4 Floor Plan
SCALE: 1" = 40'-0"



FLOOR PLANS

Level 7

Keynotes

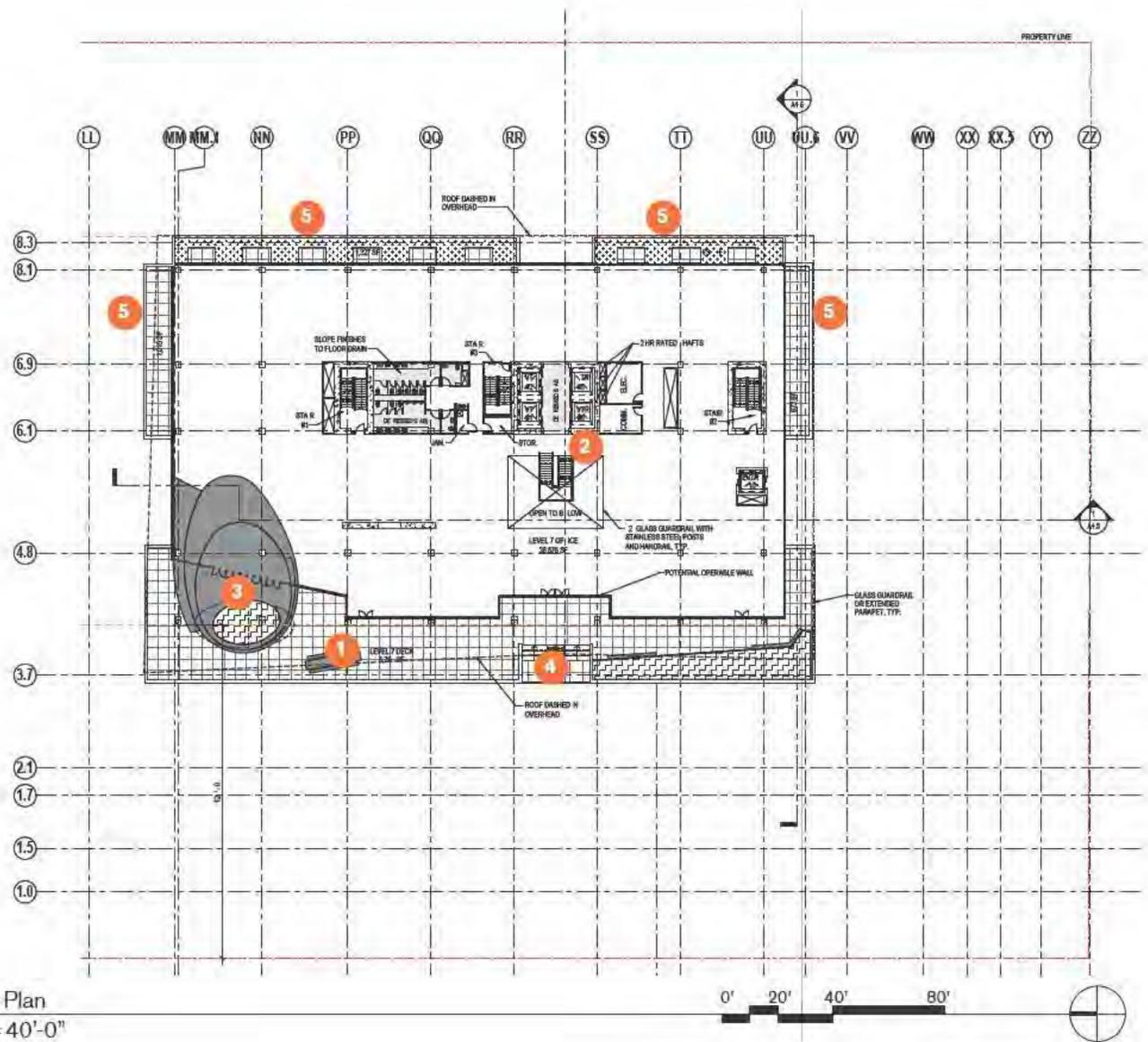
- 1** Accessible terrace
- 2** Atrium / circulation
- 3** Raised indoor/outdoor terrace with roof opening above
- 4** Seating over look
- 5** Green roof

Observations

Level 7 will include a cafeteria as well as office/meeting space and large landscaped outdoor terraced. A skylight at the roof brings in natural light to the atrium.

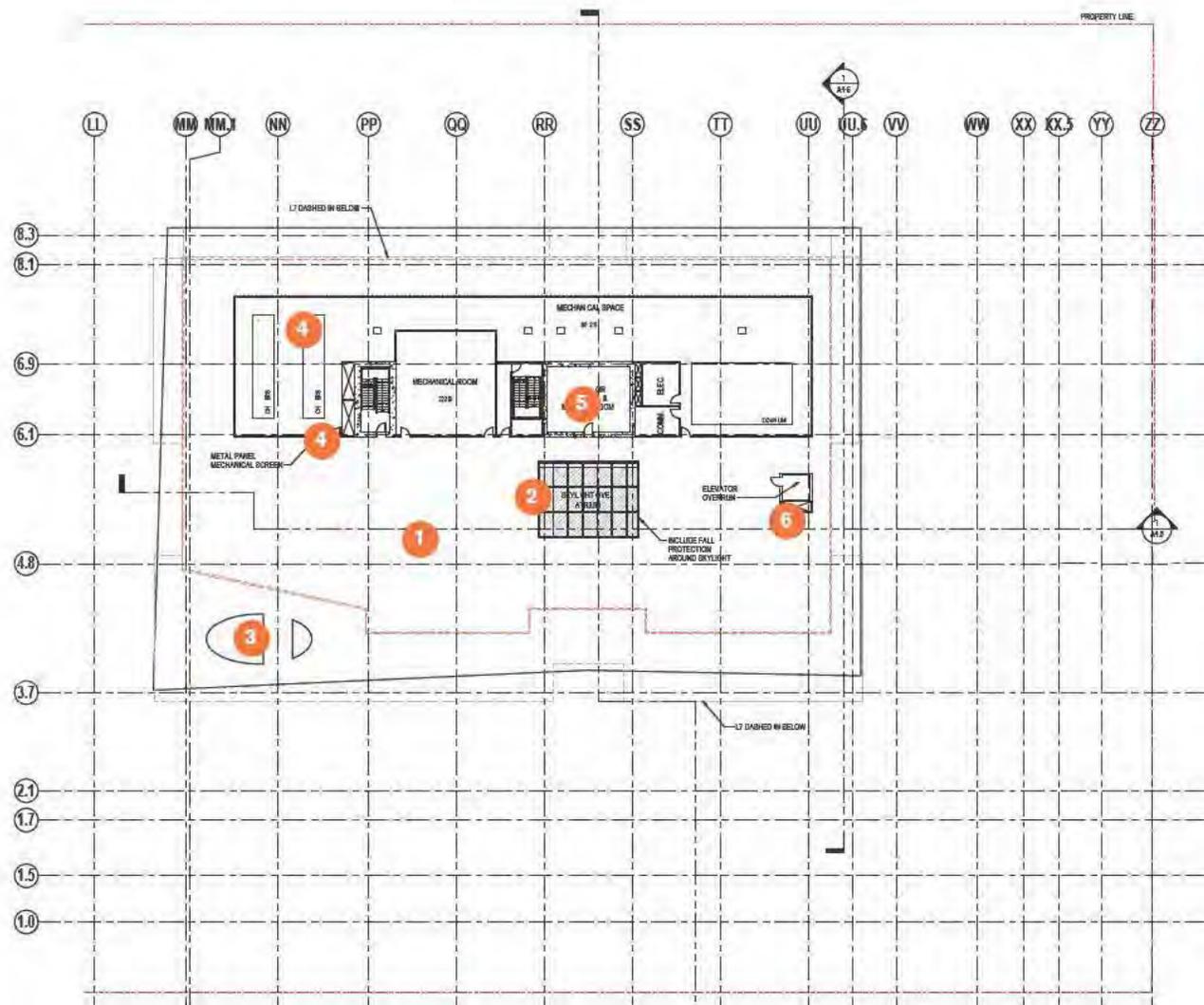
Project Metrics

OFFICE	28,670
RETAIL	0
THEATER	0
TOTAL	28,670



Level 7 Floor Plan
SCALE: 1" = 40'-0"

ATTACHMENT 2
FLOOR PLANS
 Roof



Keynotes

- 1** Unoccupied Roof
- 2** Skylight over atrium
- 3** Roof opening to terrace below
- 4** Roof top mechanical equipment screen
- 5** Elevator overrun and machine room
- 6** Elevator overrun

Observations

The roof includes mechanical space enclosed by a metal roof screen, but is otherwise unoccupied.

Screen coverage: 9,451 SF
 Overall roof: 60,533 SF
 Percent coverage: 15.6%

Roof Plan
 SCALE: 1" = 40'-0"

FLOOR PLANS

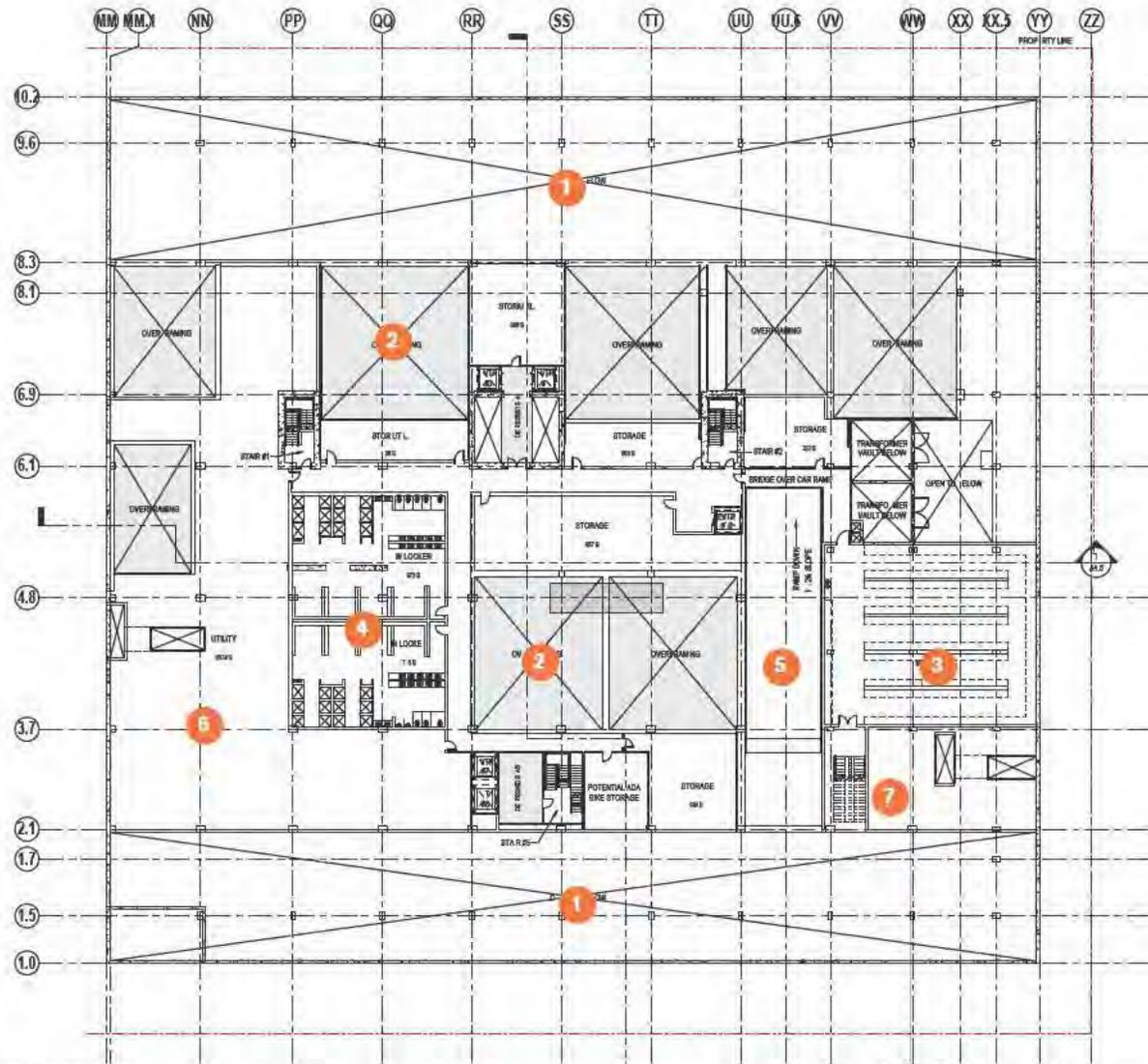
Level P0.5

Keynotes

- 1 Open to below
- 2 Screen level of theater
- 3 Bicycle storage
- 4 Locker rooms
- 5 Parking ramp
- 6 Storage / utility
- 7 Stair with bicycle track

Observations

Level P0.5 is an intermediate floor created by the need to recess the theater screens. It will house bicycle storage as well as locker rooms and storage/utility space.



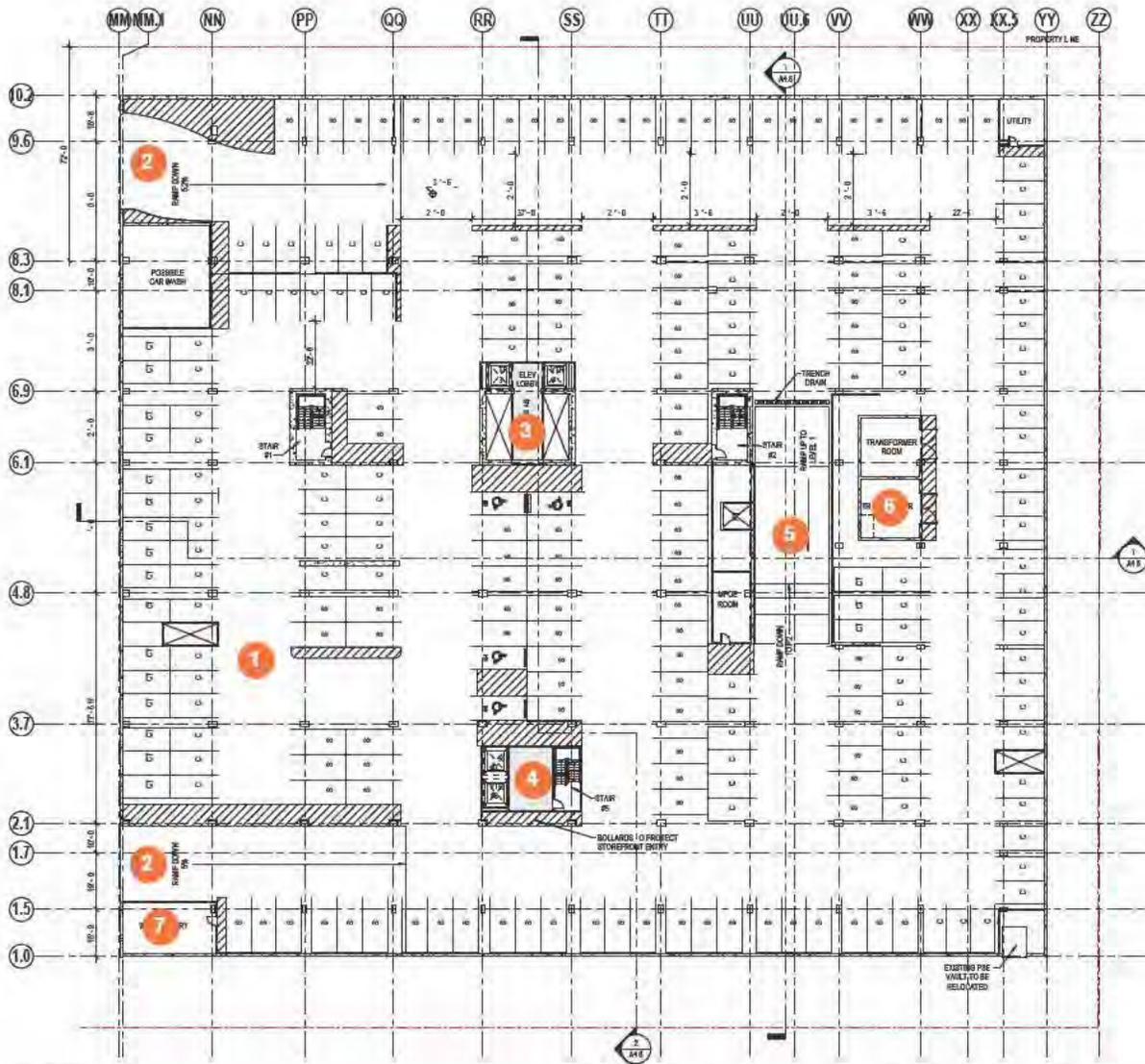
Level P0.5 Floor Plan
SCALE: 1" = 40'-0"

0' 20' 40' 80'



FLOOR PLANS

Level P1



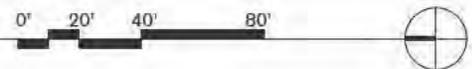
Keynotes

- 1 Theater / retail / office visitor parking
- 2 Connection to phase 1 garage
- 3 Transfer elevators for office
- 4 Theater / retail / office elevators
- 5 Parking ramp
- 6 Transformer vaults
- 7 Water entry room

Observations

Level P1 will provide parking for theater patrons and retail users as well as office visitors. Parking will be shared between the uses.
Two ramps have been provided to the Phase A P1 level.

Level P1 Floor Plan
SCALE: 1" = 40'-0"



FLOOR PLANS

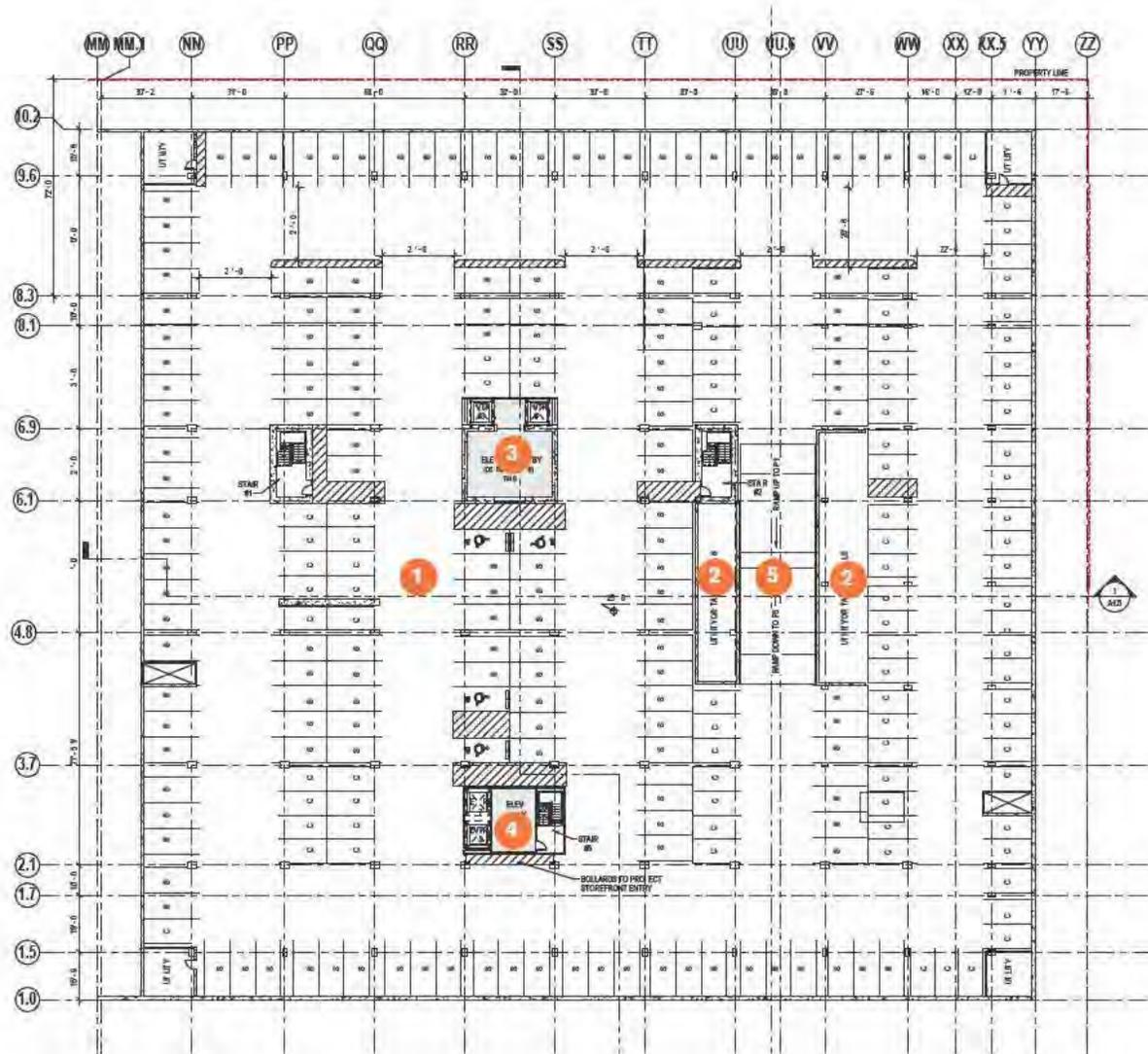
Level P2

Keynotes

- 1 Office parking
- 2 Potential tandem parking
- 3 Transfer elevators for office
- 4 Theater / retail / office elevators
- 5 Parking ramp

Observations

Level P2 provides parking stalls for the office tenant.

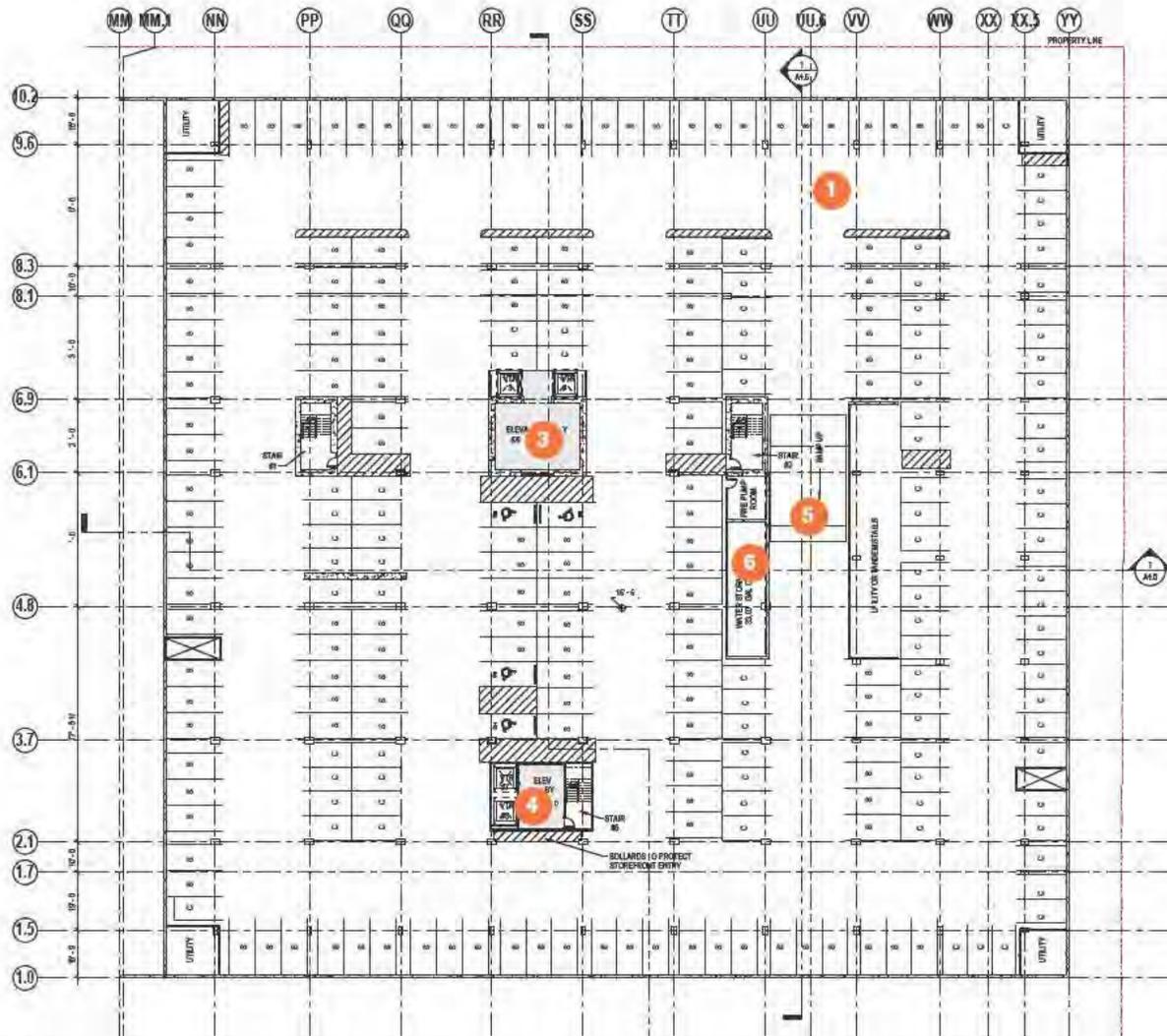


Level P2 Floor Plan
SCALE: 1" = 40'-0"

0' 20' 40' 80'



ATTACHMENT 2
FLOOR PLANS
 Level P3



Level P3 Floor Plan
 SCALE: 1" = 40'-0"

Keynotes

- 1 Office parking
- 2 Potential tandem parking
- 3 Transfer elevators for office
- 4 Theater / retail / office elevators
- 5 Parking ramp
- 6 Water storage tank

Observations

Level P3 provides parking stalls for the office tenant.

ELEVATIONS + SECTIONS

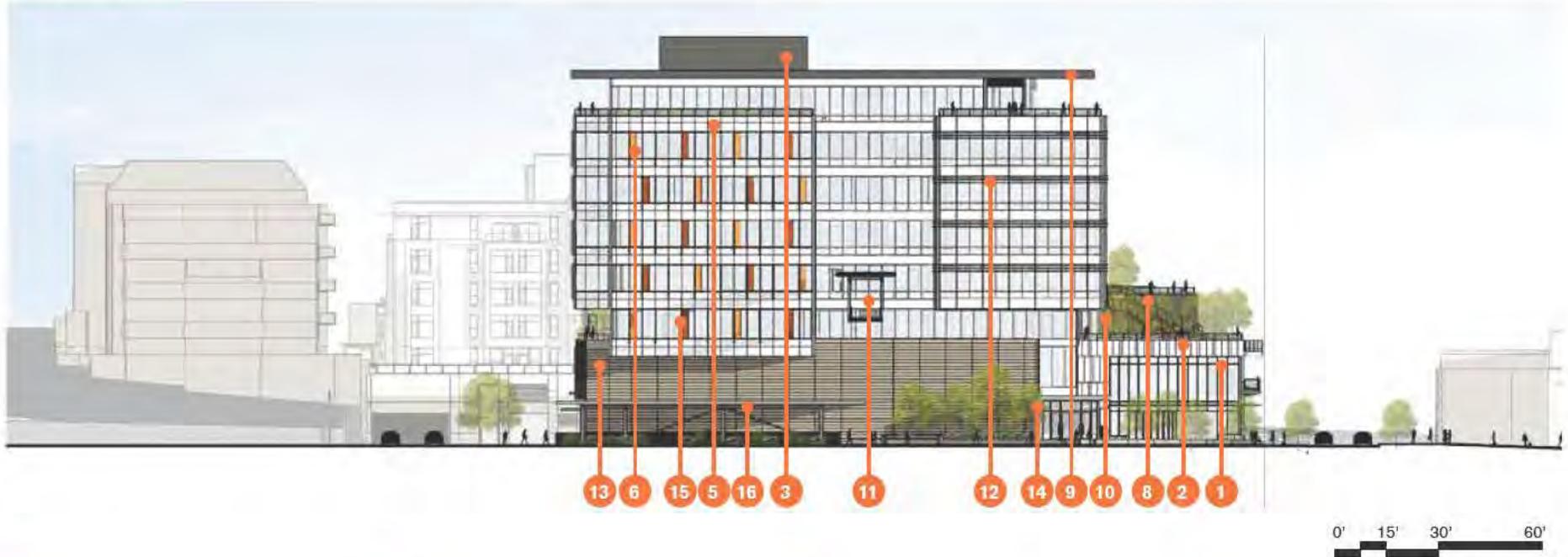
West Elevation

West Elevation



- | | | | |
|---|--|--|---|
| 1 Unitized Curtain-wall with low-e glazing | 6 6 inch deep vertical fins | 11 Pedestrian sky-bridge to Central building | 16 Exposed steel structure parking ramp cover |
| 2 High performance concrete rain-screen | 7 Metal & glass canopies | 12 Horizontal and vertical sunshading devices | 17 Alternate for outdoor seating area at theater restaurant |
| 3 Profile metal panel roof screen | 8 Metal & glass railings | 13 Textured high performance concrete or terracotta rain-screen | 18 Exposed concrete pilasters |
| 4 Fritted spandrel glass | 9 Roof overhang with wood-look metal panel soffit | 14 Wood rainscreen cladding | 19 Decorative blank wall treatment: patterned/perforated high performance panels with special lighting (art opportunity) |
| 5 Glazed in metal panels | 10 Exposed columns with aluminum column covers (alternate for exposed concrete) | 15 Colored spandrel glass | |

North Elevation



- | | | | |
|---|--|--|---|
| 1 Unitized Curtain-wall with low-e glazing | 6 6 inch deep vertical fins | 11 Pedestrian sky-bridge to Central building | 16 Exposed steel structure parking ramp cover |
| 2 High performance concrete rain-screen | 7 Metal & glass canopies | 12 Horizontal and vertical sunshading devices | 17 Alternate for outdoor seating area at theater restaurant |
| 3 Profile metal panel roof screen | 8 Metal & glass railings | 13 Textured high performance concrete, terracotta, or stone | 18 Exposed concrete pilaster |
| 4 Fritted spandrel glass | 9 Roof overhang with wood-look metal panel soffit | 14 Theater vestibule with metal and wood cladding | 19 Decorative blank wall treatment: patterned/perforated high performance panels with special lighting (art opportunity) |
| 5 Glazed in metal panels | 10 Exposed columns with aluminum column covers (alternate for exposed concrete) | 15 Colored spandrel glass | |

ELEVATIONS + SECTIONS

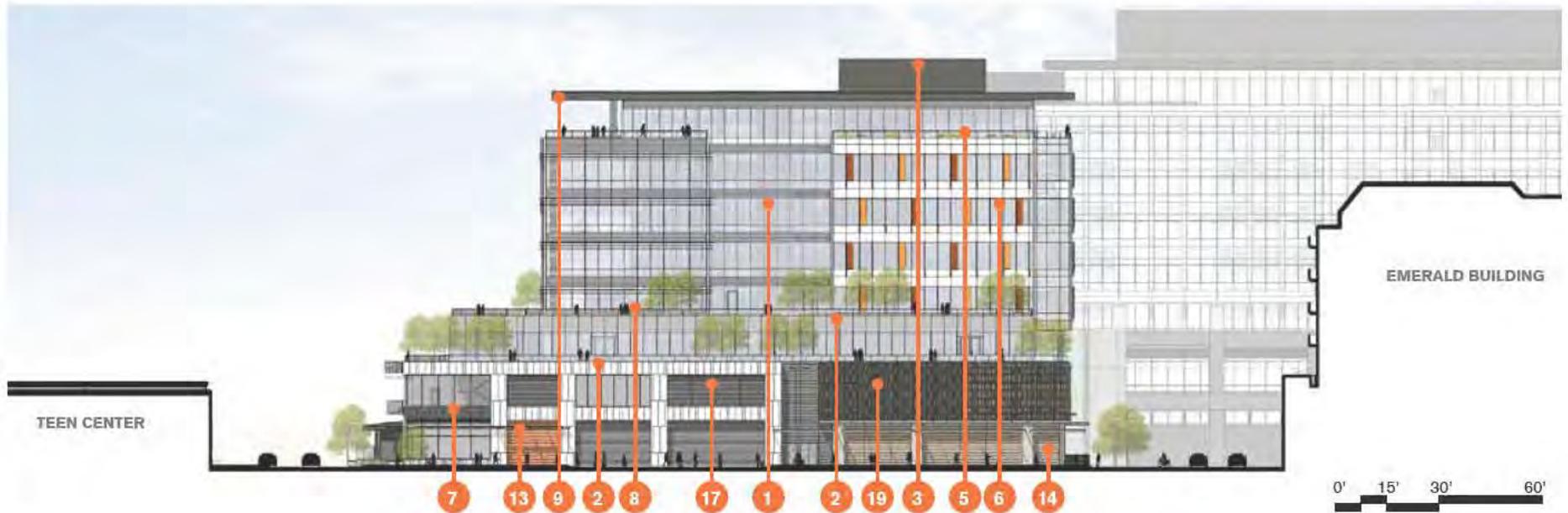
East Elevation

East Elevation



- | | | | |
|---|--|--|---|
| 1 Unitized Curtain-wall with low-e glazing | 6 6 inch deep vertical fins | 11 Pedestrian sky-bridge to Central building | 16 Exposed steel structure parking ramp cover |
| 2 High performance concrete rain-screen | 7 Metal & glass canopies | 12 Horizontal and vertical sunshading devices | 17 Alternate for outdoor seating area at theater restaurant |
| 3 Profile metal panel roof screen | 8 Metal & glass railings | 13 Textured high performance concrete, terracotta, or stone | 18 Exposed concrete pilasters |
| 4 Fritted spandrel glass | 9 Roof overhang with wood-look metal panel soffit | 14 Possible display for theater/retail | 19 Decorative blank wall treatment: patterned/perforated high performance panels with special lighting (art opportunity) |
| 5 Glazed in metal panels | 10 Exposed columns with aluminum column covers (alternate for exposed concrete) | 15 Colored spandrel glass | |

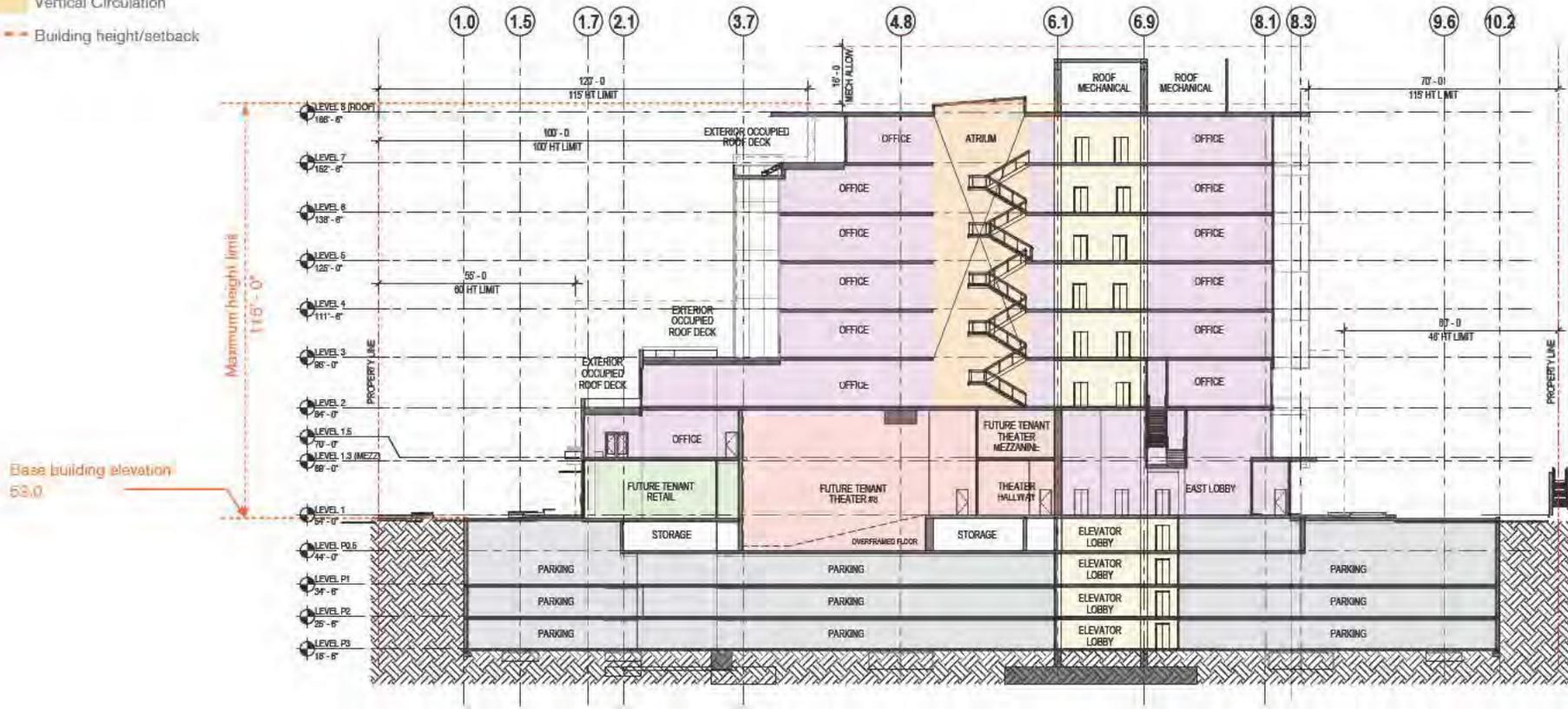
South Elevation



- | | | | |
|---|--|--|---|
| 1 Unitized Curtain-wall with low-e glazing | 6 6 inch deep vertical fins | 11 Pedestrian sky-bridge to Central building | 16 Exposed steel structure parking ramp cover |
| 2 High performance concrete rain-screen | 7 Metal & glass canopies | 12 Horizontal and vertical sunshading devices | 17 Louvers |
| 3 Profile metal panel roof screen | 8 Metal & glass railings | 13 Wood or terracotta rain-screen | 18 Exposed concrete pilaster |
| 4 Fritted spandrel glass | 9 Roof overhang with wood-look metal panel soffit | 14 Textured high performance concrete, terracotta, or stone | 19 Decorative blank wall treatment: patterned/perforated high performance panels with special lighting (art opportunity) |
| 5 Glazed in metal panels | 10 Exposed columns with aluminum column covers (alternate for exposed concrete) | 15 Colored spandrel glass | |

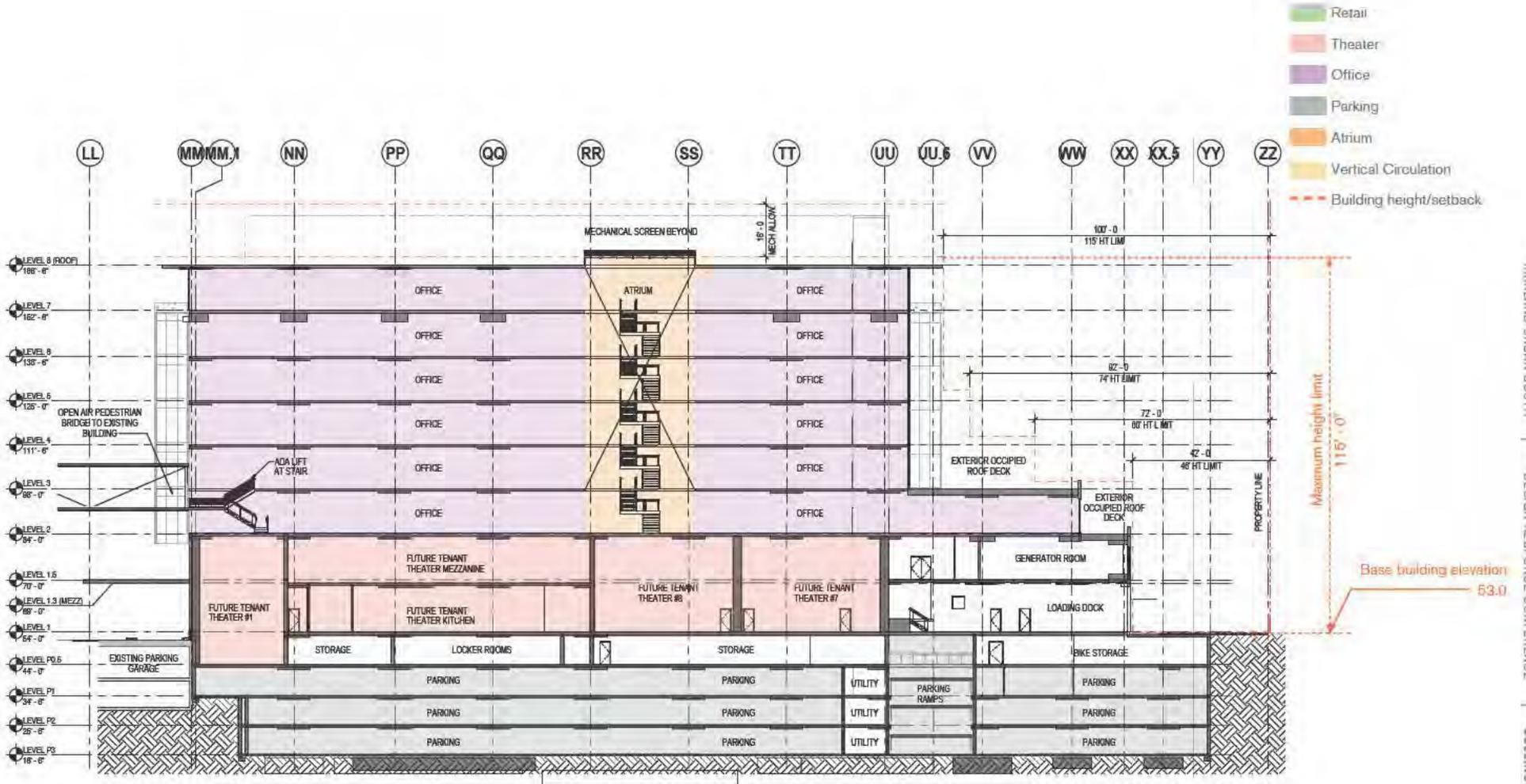
ELEVATIONS + SECTIONS

- Retail
- Theater
- Office
- Parking
- Atrium
- Vertical Circulation
- Building height/setback



Section A-A
SCALE: 1" = 30'-0"

ATTACHMENT 2
ELEVATIONS + SECTIONS



Section B-B
 SCALE: 1" = 30'-0"

MIRKLAND URBAN SOUTH | DESIGN RESPONSE CONFERENCE | COLLINSWORMAN

MATERIAL + COLOR PALETTE

Schematic View + Material Options

West - Podium



Exterior Perspectives



Exterior Wall Material Options

			
1 Vision glass	2 Spandrel glass	3 Fritted spandrel glass	4 High performance concrete rainscreen 2
			
5 High performance concrete or terra cotta rainscreen	6 Wood seating		
			
7 High performance concrete rainscreen 1	8 Metal and glass canopies	9 Metal trim / window mullions	
			
10 Cast-in-place concrete	11 Glazed in metal panel	12 8" Aluminum fin	

MATERIAL + COLOR PALETTE

Schematic View + Material Options

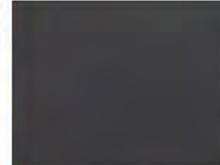
West - Tower



Exterior Perspectives



Exterior Wall Material Options

			
1 Vision glass	2 Spandrel glass	3 Fritted spandrel glass	4 Profile metal panel roof screen
			
5 Metal and glass railing	6 Wood bleachers	7 Metal sunshading devices	
			
8 Metal trim	9 Wood-look metal soffit	10 ACM column covers (or exposed concrete)	

MATERIAL + COLOR PALETTE

Schematic View + Material Options

North - Podium



Exterior Wall Material Options



1 Vision glass 2 Spandrel glass 3 Fritted spandrel glass 4 Metal Trim



5 Textured high performance concrete, terra cotta, or stone 6 Wood soffit and wall cladding



7 High performance concrete 1

Exterior Perspectives

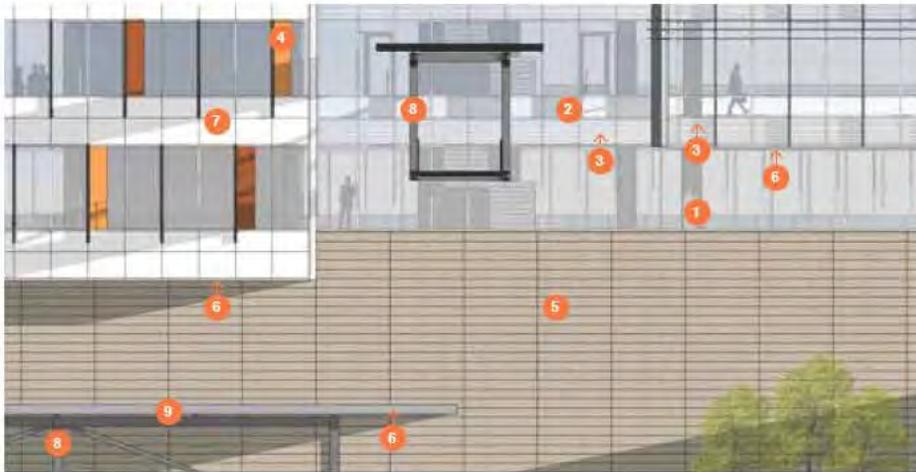


COLLINSWOERMAN | DESIGN RESPONSE CONFERENCE | KIRKLAND URBAN SOUTH

MATERIAL + COLOR PALETTE

Schematic View + Material Options

North - Sky-bridge



Exterior Wall Material Options

			
1 Vision glass	2 Spandrel glass	3 Fritted spandrel glass	4 Colored spandrel glass
			
5 Textured high performance concrete, terra cotta, or stone	6 Wood soffit at canopy and skybridge		
			
7 Glazed in metal panel	8 Exposed steel structure	9 Metal trim	

Exterior Perspectives



MATERIAL + COLOR PALETTE

Schematic View + Material Options

East - Podium



Exterior Perspectives



Exterior Wall Material Options

			
1 Vision glass	2 Spandrel glass	3 Fritted spandrel glass	4 Metal Trim
			
5 Textured high performance concrete, terra cotta, or stone	6 Wood soffit	7 Decorative blank wall treatment: high performance concrete rainscreen with special lighting/art opportunity	
			
8 Glazed in metal panel	9 Glass and steel canopies	10 ACM column covers (or exposed concrete)	11 Vertical Fins
			
12 Concrete columns	13 Possible theater/retail display	14 Concrete columns	

MATERIAL + COLOR PALETTE

Schematic View + Material Options

East - Tower



Exterior Wall Material Options



- 1 Vision glass
- 2 Spandrel glass
- 3 Fritted spandrel glass
- 4 Profile metal panel roof screen



- 5 Metal and glass railing
- 6 Wood-look metal soffit



- 7 Vertical Fins
- 8 Glazed in metal panel

Exterior Perspectives



MATERIAL + COLOR PALETTE

Schematic View + Material Options

South - Podium



Exterior Wall Material Options



- 1 Vision glass
- 2 Spandrel glass
- 3 Fritted spandrel glass
- 4 Metal louver and door color



- 5 Terra cotta rainscreen
- 6 Wood rainscreen



- 7 Metal and glass railing
- 8 High performance concrete rainscreen 1
- 9 High performance concrete rainscreen 2



- 10 Metal and glass canopies

Exterior Perspectives



CONCEPT ALTERNATIVES

Schematic View + Material Options

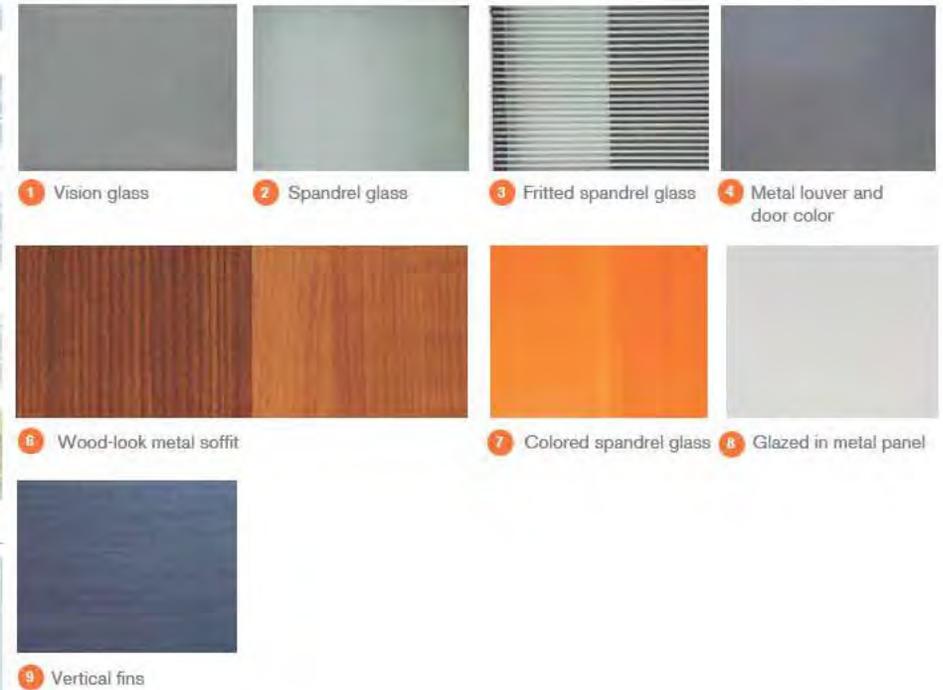
South - Tower



Exterior Perspectives



Exterior Wall Material Options



PERSPECTIVES

View from Emerald Building with 434 Kirkland Way to the South



*These views to be updated

ATTACHMENT 2
PERSPECTIVES



PERSPECTIVES



ATTACHMENT 2
PERSPECTIVES



PERSPECTIVES



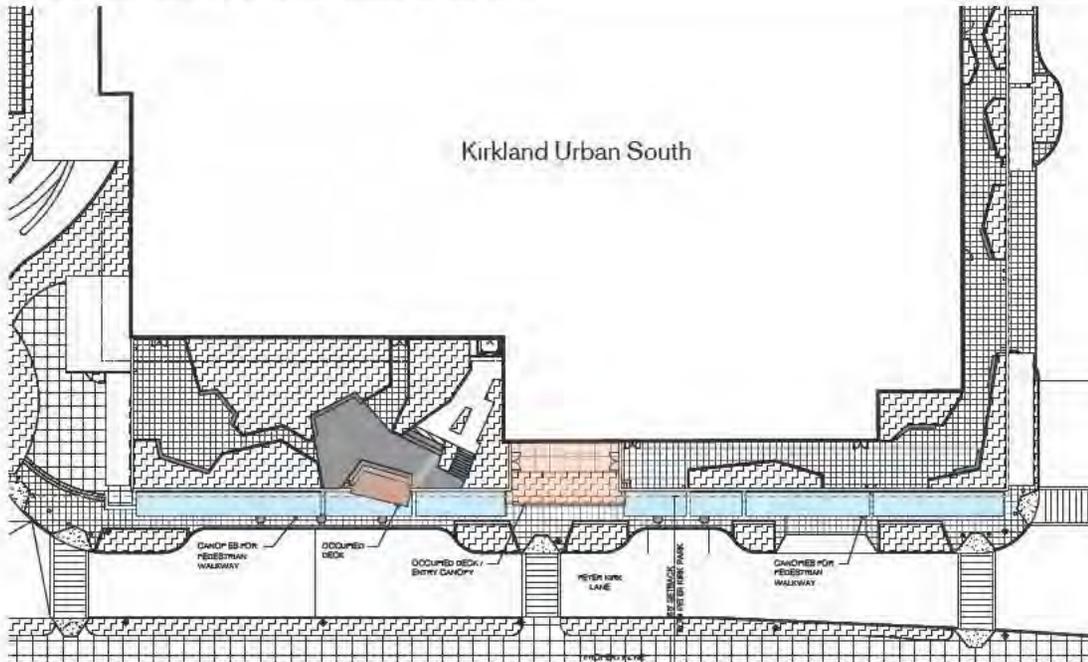
ATTACHMENT 2
PERSPECTIVES



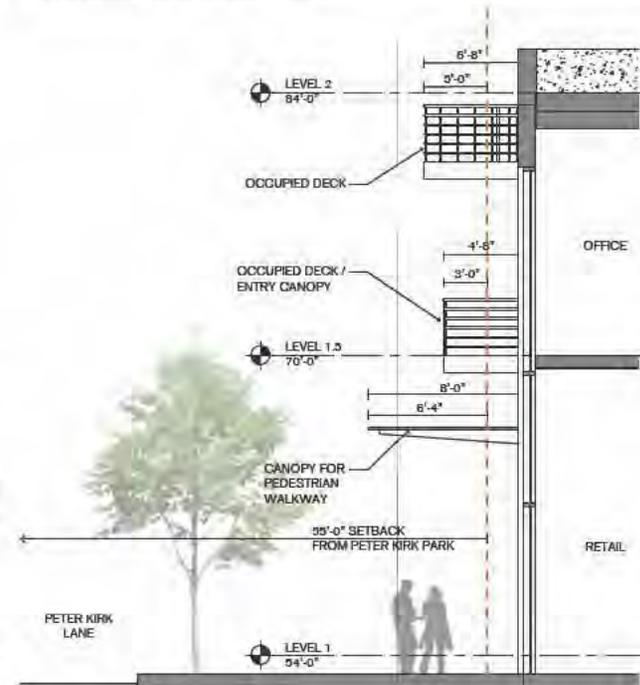
PERSPECTIVES



Level 1 - Required Overhead Weather Protection



Section A - Required Depth



REQUIREMENT	REQUEST	RATIONALE	RELEVANT DESIGN GUIDELINES
-------------	---------	-----------	----------------------------

1 23.49.018.B – Overhead Weather Protection

Overhead weather protection shall have a minimum dimension of eight (8) feet measured horizontally from the building wall

A minor modification to the 55 foot setback from Peter Kirk Park is requested for canopies and occupied decks that will project from the building face more than the 18 inches allowed per Section 115.115. 3.d. of the Kirkland Zoning Code.

The Master Plan and Design Guidelines encourage canopies at Retail frontage and at Pedestrian Pathways, and are noted in the Master Plan and Design Guidelines for the street section on Peter Kirk Lane (Park Promenade). The canopy at the main elevator lobby also doubles as an occupied deck at Level 1.5, responding to the Board's recommendation that the upper level decks occur at a level lower than the 30 foot tall building base. Another projecting deck at Level two serves to extend the activity of the Level two decks out towards the park, and is lowered to create better views both to and from the park. It aligns with the feature stair connecting decks at levels two and three, and provides additional articulation in the podium.

D. Public Amenities:

D-2: Enhance the building with landscaping

APPENDIX

Response to feedback

The following is an item by item response to the conceptual Design Conference Meeting Summary issued on April 1, 2019

III. Design Guidelines: Section 12 All Districts

Overall Intent: Create a rich pedestrian-oriented environment and successful mixed-use center.

a. SitePlanning

Streetscape - Intent: Maintain a continuous and safe streetscape with a pedestrian-friendly character.

DRB Comments: Pedestrian safety in crossing Peter Kirk Lane as it relates to topography to the site should be a notable consideration.

Staff Comment: Please show compliance with street standards described in the master plan.

The streetscape facing Peter Kirk Park is comprised of a 12-foot sidewalk adjacent to the building, an 8' wide parallel parking zone, and planting strips with street trees concentrated at the ends of the parking zones near the crosswalks or curb cuts, allowing for ample planting zones vs in-grade tree wells. The planting areas incorporate 18 " tall thickened concrete walls adjacent to the sidewalk that help to define and protect the planting and will also serve as seating. Overhead weather protection is provided by glass and metal canopies at the entire retail frontage. These canopies continue over the parking entry as well to provide continuous coverage. In addition, a solid canopy at the main building entry lobby is raised higher to highlight the building lobby, and doubles as a deck for the office users above. Lighting will be provided by street poles as well as building mounted fixtures.

The theatre occupies the northwest corner and includes a restaurant and bar adjacent to the sidewalk, and an outdoor seating area/entry plaza at the northwest corner. This raised seating plaza provides access to the theatre entrance and outdoor dining for the restaurant, with operable doors to create an indoor-outdoor environment. A generous planting zone separates the plaza from the access road to the north. The theatre may also incorporate operable window-wall facing the sidewalk, as well as a mezzanine level indoor-outdoor

dining area to further activate the streetscape.

Three additional retail locations are provided along the western building face, two of which flank the office/ parking lobby and another space at the southwest corner. All will have generous glass facades and will incorporate signage into the canopy and façade design. (The master sign plan for the development will be amended to include this phase).

The western façade is divided into sections to differentiate the theatre, the retail uses and the building lobby. At the intermediate mezzanine level (Level 1.5), three separate decks provide park-facing accessible deck space, breaking down the scale of the building base and providing activation at a level closer to the Park.

The parking entry incorporates a 10' sight triangle for pedestrian safety. The main entry is recessed to provide additional space and denote the entry. In addition to the

Crosswalks in three locations connect the project to Peter Kirk Park. The west side of Peter Kirk Lane contains a 4'planting strip with street trees adjacent to the 8 wide foot sidewalk to provide a physical and visual buffer from the roadway.

iii. Environmental Considerations -

Intent: Optimize pedestrian comfort using natural environmental conditions. Promote a pedestrian and bicycle- friendly atmosphere.

DRB Comment: The board expressed concerns over glare. The applicant should use the results of the sun study to inform the design. See Site Planning comments in the Park Interface District section.

A glare study of the Western façade is underway and will be provided.

The glass that will be used on the project is a low-reflectance glass, which will be used in conjunction with vertical and horizontal sunshades to create a shadow pattern on the west façade. Care will be exercised in color selection for the sun shading devices to reduce glare from these components as well.

iv. Pedestrian Connections and Wayfinding -

Intent: Create a network of safe, attractive, and identifiable linkages for pedestrians.

Staff Comments- Refer to the street classifications and the master sign plan. Applicant should also take care of the primary pedestrian pathways identified in the master plan, supported by the urban design policies established in the Comprehensive Plan.

At the west portion of the property, sidewalks on both sides of Peter Kirk Lane facilitate the north-south Primary Pedestrian Connection from Central way to Kirkland Way, linking Kirkland Urban Phase one, Peter Kirk Park, 434 Kirkland Way as well as the Teen Center, community center and Peter Kirk Performing Arts center. A landscape strip with street trees separates the park pathway from Peter Kirk Lane, and crosswalks connect at multiple locations.

The east-west Primary Pedestrian Connection from the adjoining property to the east travels down an existing stairway is routed across the parking area via crosswalk along the east façade of the building under protection of a building mounted canopy. Here the building is set back from the levels above to provide additional with to the sidewalk and will be well lighted by the building mounted lighting and pedestrian poles.

One can travel either north or south along the building face; however, the Primary Pedestrian Pathway continues to the north side of the building, where it crosses to the pedestrian plaza adjacent to the QFC grocery. From there, pedestrians can cross at multiple locations to the park. A secondary pathway is provided along the south building face to the park. Although this secondary pathway does pass by the loading bays, the raised sidewalk paving will remain, and the doors to the loading dock will remain closed when not in use. A dock master will be located inside the loading area to enhance operational safety.

APPENDIX

Response to feedback

v. **Lighting -**

Intent: Ensure that lighting contributes to the character of the project, provides personal safety, and does not disturb adjacent developments and residences.

Staff Comments- This was not presented by the applicant at the CDC. While not discussed directly by the DRB there was mention of glare from recently constructed buildings on the site. The applicant should pay special attention to the lighting and its affects on the park. The applicant should draw some consistency from Phase A in design along the streetscape.

The project will continue the pattern of project standard pedestrian pole lighting along the building sidewalks, and City of Kirkland pedestrian poles along the park edge. The building will incorporate building mounted lighting in the form of wall mounted light, downlighting in soffits and entry canopies, step lights at low planters. In addition, special lighting will be employed at the blank theatre façade to enhance aesthetics and safety.

vi. **Screening of Trash and Service Areas -**

Intent: To screen trash and service areas from public view.

Staff Comments: This will apply mainly to south and eastern facades. Applicant should show more focus on the Design Guidelines for Building Design

The building service is located on the southern access road. It will have two roll-up solid doors that will remain closed when not in operation, as indicated above, to screen the service area from the public and from the residents to the south in the 434 Kirkland Way mixed use project. The base of that building incorporates two levels of semi-open parking at their north façade directly facing the loading and service areas of KU South.

ii. **Public Spaces: Plazas, Courtyards, Terraces, and Gardens -**

Intent: Provide a friendly pedestrian environment by creating a variety of usable and interesting public and semi-public open spaces.

Staff Comment: Please provide an analysis of the master plan's pedestrian space requirements for the project. The master plan states that project shall provide a minimum of 10,000 square feet total of publicly accessible pedestrian space at the Upper Grade Level.

Please refer to the open space calculations provided in the Overall Development summary on page 17.

This analysis includes the Phase One build-out, Kirkland Urban South and the existing condition at Kirkland Urban East, which currently contains the original Parkplace office building and surface parking. It is anticipated that future development on this portion of the site will increase both building coverage and usable plaza space and significantly reduce or eliminate parking area.

Currently the Phase one portion of the project contains approximately 35,000 sf of publicly accessible pedestrian space at the Upper Grade Level.

APPENDIX

Response to feedback

b. Building Design

- i. **Orientation to the Street** – Intent: Ensure that buildings contribute to the liveliness of Parkplace’s public spaces, and overall community character.

DRB Comments: The project is surrounded by activity (much of it public) and should provide some transition and visual interest. Currently it just looks like an office building. How does this project welcome the public? Applicant should work to break up the long western façade to provide more to pedestrian oriented retail nature of Peter Kirk Lane.

Staff Comments: This should draw from the grammar of the streetscape and public plazas in the Master Plan.

This phase of the project will provide very active, 18 hour uses including a movie theatre and restaurant along with other smaller retailers, all oriented to Peter Kirk Park. The theatre active spaces, including the lobby, restaurant and outdoor dining plaza all orient to the Park and to the Phase One primary plaza as well. The Park retail frontage also connects to the 434 Kirkland Way mixed use project to the south. In addition to these active uses at grade, the half-level above the retail will likely include upper level indoor/ outdoor dining for the theatre along with office uses that can take advantage of the view and the outdoor decks provided for them. These all contribute to activate the Park façade and mitigate the scale of the building base.

The second level overlooking the park incorporates a variety of forms and spaces along with extensive landscaping to bring the Park green up into the building. The northern plaza incorporates a cascading stair that not only provides views to the park, but provides a welcoming gesture as viewed from the park as well. At the base of the stair, a lowered platform projects beyond the face of the building to further connect this level to the park. The main entry lobby is designed to provide visual connection into the lobby at several levels, and the outdoor deck over the vestibule brings the intermediate level closer to the park as well.

The southern portion of level two is intended to house the more public portions of the office program, and is set back far enough to take advantage of landscaped decks over looking the park, yet is still close enough to provide a visual connection from the park level.

The roof of this level provides still more accessible deck space and opportunity for taking the green of the park further into the building forms. This level is connected to level 2 by the feature stair.

Levels 4-6 are set back 100 feet from the park with the 7th level set back an additional 20 to 35 feet, providing even more transition in scale, with additional landscaping at this level extending the green of the park to the uppermost level.

- ii. **Massing/Articulation** – Intent: Create a variety of form and massing through articulation and use of materials to maintain a pedestrian scale.

DRB Comment: The board chose option 3, but many liked how option 2 responds with more activation towards the park. Overall massing and modulation is important, but so are small gestures and moves in the elevations. The applicant should provide more information on the east façade. The board would like to see different modulation with each option presented. The board would like to see the relationship between the other buildings on site. West façade is important as it is the face of Kirkland Urban as seen from Peter Kirk Park. Concerned about large podium base for the theater and how to make it interesting. The board would like to see how the project will work with the MRM project to the south.

Staff Comments: How is the west façade screening wall in line with these requirements? How does the building design provide a transition in scale to downtown’s central green space (CP XV.D-14)?

The overall massing and roof forms of the project incorporate elements of our preferred option and option 2 as well. While both of these options encroached into the upper level setbacks from the park, the current design does not, and therefore the upper levels are set back more from the park. The design retains the rectilinear upper floor massing of option 3 and combines this with a v-shaped overhanging roof form similar to option 2. At level two, the northern portion of the west façade is set back from the base and from the levels above, to provide more area for landscaping. The southern section of Level 2 pulls the floor out beyond the upper floors, creating more variety of form.

The west facing upper levels incorporate vertical and horizontal sun-shading elements to help with sun control and to add texture to the façade, while the base of the building is clad with textured high performance concrete panels in a variety of patterns as well as wood rainscreen cladding as an accent. At the top floor, the façade pulls in and out creating more variety of form and different depths of outdoor space. The deep overhanging roof carries over the language of the phase one office buildings, but adds additional interest with the v shape and the oval cut out in the roof form. Planting at this level extends the planted environment from the park to the lower levels to the top of the building.

APPENDIX

Response to feedback

iii. Blank Wall Treatments - Intent: Reduce the visual impact of blank walls by providing visual interest.

DRB Comments: Applicant should pay special attention to the two-story movie theater design which could have blank wall treatment needs.

The layout of the theatre places the blank facades on the three sides where they will be least visible, and places the active spaces towards the park and the primary plaza of Phase one. The east and south facades will have the most impact on adjacent properties, and will be treated in a similar manner. The lower portions of the façade will be set back between columns in order to increase the space available for circulation at the sidewalk level. This will create a rhythm of pilasters, with an infill of textured stone (or high performance concrete, or terra cotta) to create a warm, tactile surface adjacent to pedestrians. Signage and advertisement for the theatres will be incorporated into the façade at eye level. Canopies will protect the sidewalk and break up the façade.

Above the canopies, the wall will step out again to break the façade at roughly mid height, reducing it's apparent height and scale. At his upper section, opportunity exists for artwork or special wall treatment to be incorporated into the façade. One idea is to overlay a screen wall with a cut -out pattern that could be back lighted at night, and still create a pattern during the day. Another is to incorporated a pattern into the rain-screen façade by alternating colors or sandblasted textures.

This may be an opportunity to incorporate art into the façade treatment.

The north façade will be visible, but is broken up by the canopy for the parking ramp, and will have planting in front of it as well. This façade will incorporate a textured ceramic, stone or concrete material.

iv. Encourage High-Quality Design - Intent: Ensure that all buildings in the project area are constructed as a quality addition to the Kirkland Community

DRB Comments: The boards concern with the project's massing may have to be dealt with in the buildings treatments. The board did not like the sky bridge connection and did not like that is was just for the tenants, not the public.

Staff Comments: What is the material of the screening wall?

The materials will be commensurate with the level of quality displayed throughout the project, with similar façade level of refinement and equal or greater development of open spaces. The skybridge will be incorporated into the language of the building forms and materials. There are no public uses at the upper levels of the building, so a public connection at this level would not be feasible. The tenants have requested the skybridge to facilitate inter-use between buildings. It will be open, with pedestrians visible from the buildings and below, adding activation to the project at a mid-level.

The screen wall, as noted, will be a suncreening device.

v. Building Diversity - Intent: Ensure that buildings in the project are distinct and respond to the unique character of their specific function and location

DRB Comments: How is the building balancing architectural diversity while responding to the its Districts and site location?

Incorporating an eight screen theatre and office program over below grade parking presents unique challenges. The base of the building is dictated largely by the theatre volume, with a tall floor to floor height and much of the base expressed as solid wall. The location of the screens has been carefully considered to place the solid facades on the eastern portion of the site, away from the park, allowing the western façade to be expressed with ample glazing. The theatre program elements that can be expressed with a transparent façade have been located to maximize their exposure and relationship to the park and the rest of the project. The proximity to the park allows the opportunity to bring elements of the park into the project, with outdoor amenity spaces and significant visible landscape elements visible from the park. The west façade at the upper levels incorporates significant sunshading elements to create texture and to help with glare for the occupants as well as park users.

APPENDIX

Response to feedback

IV. Design Guidelines: Park Interface District

Intent: Create a strong connection from the park and downtown core that allows for clear pedestrian flow to and into the site by incorporating engaging building frontages, plazas, gardens, and other design treatments.

a. Site Planning

DRB Comments: Pedestrian safety in crossing Peter Kirk Lane as it relates to topography to the site should be a notable consideration.

Staff Comments: How is the design incorporated and complementary with Phase A to the north and MRM – 434 Kirkland Way to the south? Pedestrian site access points from the park should be analyzed. Key Vantage Point: View study from the park should be introduced with the DRC packet.

The project overall massing and materials takes many design cues from the Phase One buildings, with the overall composition of the building divided into a base, middle and top, with the upper levels set back from the base and the top level set back from those floors and capped with an overhanging roof. The building provides a back stop to the primary plaza of Phase One, while connecting visually to it with the theatre plaza.

The project massing is similar to the 434 Kirkland Way project, employing a podium with upper floors set back along the western face. Although the overall height is greater, the base of KU South is actually lower than the four-story base of 434 along Peter Kirk Lane. The terraces at Levels 2 and 3 provide a green roofscape for the residents to look onto. The service areas of the building on the south face are well screened and face directly towards the exposed parking garage façade of the MRM project.

Several view studies from the Park, incorporating both Phase A and the MRM project are included.

b. Building Design

DRB Comments: West façade is important as it is the face of Kirkland Urban as seen from Peter Kirk Park. The DRB will pay special attention to the treatment of oversized base and the upper levels at the DRC. Appliance should entertain providing more vertical modulation to the movie theater, two-story retail, and more broadly across the lower floors to break up the base.

Staff Comments: Upper-story terrace design should be presented for DRB review. Retail entrance designs and spill-out spaces should be analyzed. The movie theater's courtyard design concepts should be presented.

Design treatment of the building base is described in Building Design, Orientation to the Street, describing the modulation of the façade and addition of intermediate outdoor amenity space.

Terraces are provided at multiple levels, including level 1.5, 2, 3 and 7. Refer to the landscape concepts section for design of these spaces along with the theatre seating terrace. In addition to the Theatre Plaza, there is room in the 12 foot sidewalk width for outdoor seating along side the retail storefronts.

V. Design Guidelines: Mixed Use HubDistrict

Intent: To establish a vibrant Mixed Use Hub with activated public space and retail/window shopping experience with a mix of uses, both connected to and overlooking the Main Street plaza, primary plaza, and Peter Kirk Park.

a. Site Planning

Staff Comments: How is the project providing for outdoor amenities and pedestrian circulation connecting it to Phase A and MRM – 434 Kirkland Way to the south?

b. Building Design

DRB Comments: The applicant should provide more information on the east façade.

The project will provide a retail window shopping experience along much of the western façade, with an outdoor plaza/dining area adjacent to the primary plaza in Phase One. As indicated in previous sections, the project connects to the 434 Kirkland Way project with a sidewalk at the building face along with a sidewalk along the Park edge.

The eastern façade is comprised of a base which houses the theatres, with an office/parking lobby near the center. (Refer to comments under Blank Wall Treatments above for information on the East façade at grade).

Above the base, the second floor is set back ten feet to create a strong break between the base and upper levels. There is a 10' recess aligned with the lobby that spans from the ground level to the roof, providing a massing break in the façade. The 7th level is set back 10 feet to align with this notch, and to provide a break in scale and massing at the top of the building. The façade at levels 3-6 relate to the facades of Kirkland Urban North and Central buildings, with a unitized curtainwall façade incorporating glazed in metal panels along with vertical fins.

VI. Design Response Conference (DRC) – Additional Items

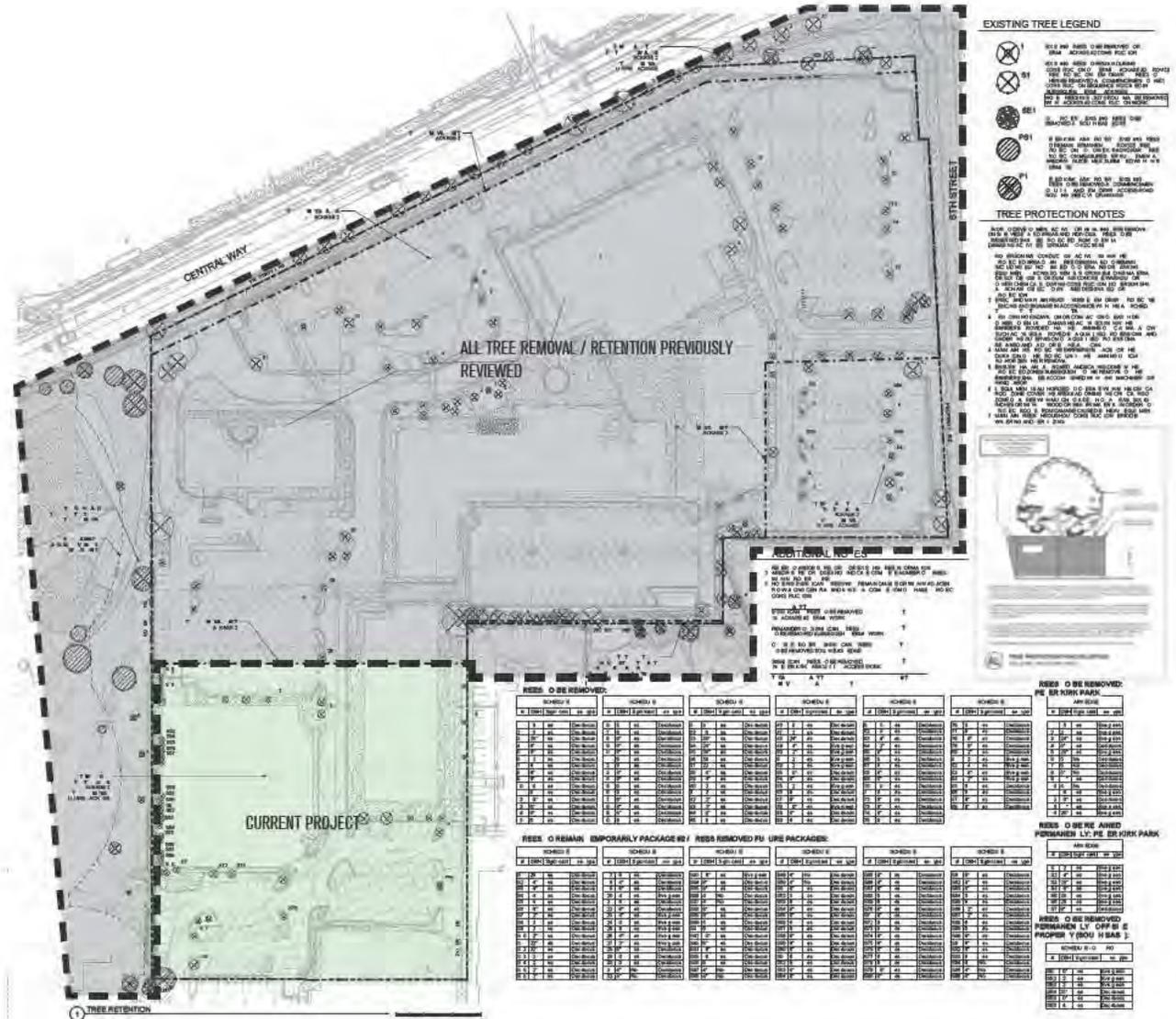
The DRC application packet and checklist can be found online via the '[Applications and Forms](#)' link on the Planning Department's website. As part of your DRC application, please submit the following items:

- Detailed elevations
- Sun angle study
- Photo simulations of project from the park both up close and from the ball fields and from the south
- Mechanical equipment location and screening information
- Height calculation
- Lot coverage information
- Landscape plan
- Tree Retention Plan - please see KZC Section 95.30 for details

The applicant shall also provide Planning Staff a summary of compliance with the Master Plan. This includes any minor modification to the Master Plan requiring review by the Planning Director. If the applicant anticipates any major modifications to the Master Plan, they should be presented prior to pursuing an application for DRC.

Staff is also expecting to receive an updated parking demand analysis.

APPENDIX
Tree Retention





ARCHITECTURE PLANNING INTERIORS SUSTAINABILITY

710 SECOND AVENUE SUITE 1400
SEATTLE WASHINGTON 98104-1710
t. 206.245.2100 f. 206.245.2101 COLLINSWOERMAN.COM



April 1, 2019

Natasha Morris
CollinsWoerman
710 Second Avenue, Suite 1400
Seattle, WA 98104

SENT VIA EMAIL – NO HARD COPY TO FOLLOW

**RE: CONCEPTUAL DESIGN CONFERENCE MEETING SUMMARY
KIRKLAND URBAN SOUTH
FILE NO. DRV19-00138**

Dear Ms. Morris:

On March 18, 2019, the Design Review Board (DRB) held the Conceptual Design Conference (CDC) for the proposed Kirkland Urban South project located at 200 Peter Kirk Lane in the new Kirkland Urban development. This letter summarizes some of the key points that the DRB discussed at the meeting, as well as their general recommendations for the project as it proceeds to the Design Response Conference. Staff comments have been added to help guide the applicant in preparation for the Design Response Conference (DRC).

As discussed in a follow up meeting with Pat Logan on Monday, March 26, 2019 the request for a design departure presented at the CDC meeting may not proceed as it is a variation from the height requirements regulated under CBD-5A. The DRB only may grant minor variations from the minimum required yards with the CBD pursuant to Kirkland Zoning Code (KZC) Section 142.37.1.a. The DRB may also grant a design departure or minor variation in the Design Guidelines pursuant to the modification criteria outlined in the Policy Overview section of the Kirkland Parkplace Mixed-Use Development Master Plan and Design Guidelines. Any proposed departure should formally be requested at the DRC and provide an analysis of the modification criteria.

The DRC will be scheduled within 60 days of receipt of a complete application. A complete application must be submitted within six months, **Wednesday, September 18, 2019**, following the CDC or a new CDC will be required. The end of the letter contains a list of other items needed for the DRC application.

I. Review Process

The Kirkland Parkplace Mixed-Use Development Master Plan and Design Guidelines establishes performance criteria and provides recommendations for achieving specific design objectives. Compliance with the Master Plan, including general standards; general public amenity, and access locations; organization of uses; and street dimensional requirements shall be determined by administrative review (planning official). Compliance and consistency with the Design Guidelines shall be determined by the Design Review Board in accordance with KMC 142.35.9. In the DRB's review of the project, the Board shall respect the requirements and commitments established in this Master Plan.

II. Discussion Issues

Staff has outlined the following discussion issues based on The Parkplace Master Plan and Design Guidelines for CBD-5A as adopted in Chapter 3.30 KMC. The Design Guidelines breaks the site into four districts. The project is within the Park Interface and Mixed Use Hub District. The guidelines then are broken into two sections:

- Section 12 applies to all districts (pages 18 –25).
- Section 13 applies to district specific and require special attention (pages 26 – 32).

Staff recommends that the applicant organize project material in response to the following guideline organization when preparing for DRC.

III. Design Guidelines: Section 12 All Districts

Overall Intent: Create a rich pedestrian-oriented environment and successful mixed-use center.

a. Site Planning

- i. **Streetscape** - Intent: Maintain a continuous and safe streetscape with a pedestrian-friendly character.
DRB Comments: Pedestrian safety in crossing Peter Kirk Lane as it relates to topography to the site should be a notable consideration.
Staff Comment: Please show compliance with street standards described in the master plan.
- ii. **Public Spaces: Plazas, Courtyards, Terraces, and Gardens** - Intent: Provide a friendly pedestrian environment by creating a variety of usable and interesting public and semi-public open spaces.
Staff Comment: Please provide an analysis of the master plan's pedestrian space requirements for the project. The master plan states that project shall provide a minimum of 10,000 square feet total of publicly accessible pedestrian space at the Upper Grade Level.
- iii. **Environmental Considerations** - Intent: Optimize pedestrian comfort using natural environmental conditions. Promote a pedestrian and bicycle-friendly atmosphere.
DRB Comment: The board expressed concerns over glare. The applicant should use the results of the sun study to inform the design. See Site Planning comments in the Park Interface District section.
- iv. **Pedestrian Connections and Wayfinding** - Intent: Create a network of safe, attractive, and identifiable linkages for pedestrians.

Staff Comments - Refer to the street classifications and the master sign plan. Applicant should also take care of the primary pedestrian pathways identified in the master plan, supported by the urban design policies established in the Comprehensive Plan.

- v. **Lighting** - Intent: Ensure that lighting contributes to the character of the project, provides personal safety, and does not disturb adjacent developments and residences.

Staff Comments: This was not presented by the applicant at the CDC. While not discussed directly by the DRB there was mention of glare from recently constructed buildings on the site. The applicant should pay special attention to the lighting and its affects on the park. The applicant should draw some consistency from Phase A in design along the streetscape.

- vi. **Screening of Trash and Service Areas** - Intent: To screen trash and service areas from public view.

Staff Comments: This will apply mainly to south and eastern facades. Applicant should show more focus on the Design Guidelines for Building Design

- vii. **Signs** - Intent: Create signs that are creative, engaging, and effective for a variety of user groups and respond to a variety of spaces.

Staff Comments: Applicant should refer to master sign plan, File No. PSN17-00093. Note: A new masters sign plan will be needed to incorporate Kirkland Urban South.

b. Building Design

- i. **Orientation to the Street** – Intent: Ensure that buildings contribute to the liveliness of Parkplace’s public spaces, and overall community character.

DRB Comments: The project is surrounded by activity (much of it public) and should provide some transition and visual interest. Currently it just looks like an office building. How does this project welcome the public? Applicant should work to break up the long western façade to provide more to pedestrian oriented retail nature of Peter Kirk Lane.

Staff Comments: This should draw from the grammar of the streetscape and public plazas in the Master Plan.

- ii. **Massing/Articulation** - Intent: Create a variety of form and massing through articulation and use of materials to maintain a pedestrian scale.

DRB Comment: The board chose option 3, but many liked how option 2 responds with more activation towards the park. Overall massing and modulation is important, but so are small gestures and moves in the elevations. The applicant should provide more information on the east façade. The board would like to see different modulation with each option presented. The board would like to see the relationship between the other buildings onsite.

West façade is important as it is the face of Kirkland Urban as seen from Peter Kirk Park. Concerned about large podium base for the theatre and how to make it interesting. The board would like to see how the project will work with the MRM project to the south.

Staff Comments: How is the west façade screening wall in line with these requirements? How does the building design provide a transition in scale to downtown's central green space (CP XV.D-14)?

- iii. **Blank Wall Treatments** - Intent: Reduce the visual impact of blank walls by providing visual interest.

DRB Comments: Applicant should pay special attention to the two-story movie theater design which could have blank wall treatment needs.

Staff Comments: This will be particularly important along the east façade.

- iv. **Encourage High-Quality Design** - Intent: Ensure that all buildings in the project area are constructed as a quality addition to the Kirkland Community
DRB Comments: The boards concern with the project's massing may have to be dealt with in the buildings treatments. The board did not like the sky bridge connection and did not like that it was just for the tenants, not the public.

Staff Comments: What is the material of the screening wall?

- v. **Building Diversity** - Intent: Ensure that buildings in the project are distinct and respond to the unique character of their specific function and location

DRB Comments: How is the building balancing architectural diversity while responding to the its Districts and site location?

IV. Design Guidelines: Park Interface District

Intent: Create a strong connection from the park and downtown core that allows for clear pedestrian flow to and into the site by incorporating engaging building frontages, plazas, gardens, and other design treatments.

a. Site Planning

DRB Comments: Pedestrian safety in crossing Peter Kirk Lane as it relates to topography to the site should be a notable consideration.

Staff Comments: How is the design incorporated and complementary with Phase A to the north and MRM – 434 Kirkland Way to the south? Pedestrian site access points from the park should be analyzed. Key Vantage Point: View study from the park should be introduced with the DRC packet.

b. Building Design

DRB Comments: West façade is important as it is the face of Kirkland Urban as seen from Peter Kirk Park. The DRB will pay special attention to the treatment of oversized base and the upper levels at the DRC. Appliance should entertain providing more vertical modulation to the movie theater, two-story retail, and more broadly across the lower floors to break up the base.

Staff Comments: Upper-story terrace design should be presented for DRB review. Retail entrance designs and spill-out spaces should be analyzed. The movie theater's courtyard design concepts should be presented.

V. Design Guidelines: Mixed Use Hub District

Intent: To establish a vibrant Mixed Use Hub with activated public space and retail/window shopping experience with a mix of uses, both connected to and overlooking the Main Street plaza, primary plaza, and Peter Kirk Park.

a. Site Planning

Staff Comments: How is the project providing for outdoor amenities and pedestrian circulation connecting it to Phase A and MRM – 434 Kirkland Way to the south?

b. Building Design

DRB Comments: The applicant should provide more information on the east façade.

VI. Design Response Conference (DRC) – Additional Items

The DRC application packet and checklist can be found online via the '[Applications and Forms](#)' link on the Planning Department's website. As part of your DRC application, please submit the following items:

- Detailed elevations
- Sun angle study
- Photo simulations of project from the park both up close and from the ballfields and from the south
- Mechanical equipment location and screening information
- Height calculation
- Lot coverage information
- Landscape plan
- Tree Retention Plan - please see KZC Section 95.30 for details

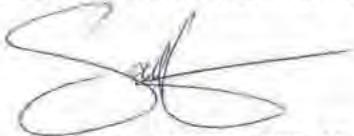
The applicant shall also provide Planning Staff a summary of compliance with the Master Plan. This includes any minor modification to the Master Plan requiring review by the Planning Director. If the applicant anticipates any major modifications to the Master Plan should be presented prior to pursuing an application for DRC.

Staff is also expecting to receive an updated the parking demand analysis.

If you have any additional questions, please feel free to contact me at sguter@kirklandwa.gov or at (425) 587-3247.

Sincerely,

PLANNING AND COMMUNITY DEVELOPMENT



Scott Guter, AICP, LEED AP

Associate Planner

Cc: DRB

Pat Logan, plogan@collinswoerman.com

File No. DRV19-00138

THE CITY OF KIRKLAND

Kirkland Parkplace Mixed-Use Development

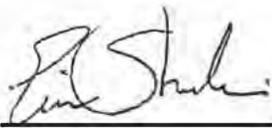
Master Plan and Design Guidelines

Adopted by the City Council pursuant to
Kirkland Municipal Code Section 3.30.040(4), 0-4475.
Updated February 17, 2015 and June 7, 2015.

Attest:



Amy Walen,
Mayor



Eric Shields
Director,
Planning & Community
Development

Prepared by CollinsWoerman

February 6, 2015

Amended June 1, 2015



TABLE OF CONTENTS

POLICY OVERVIEW

1. Introduction.....	3
2. Vision.....	3
3. Application.....	4
4. Review Process: Determining Compliance.....	4
5. Modifications.....	4
6. Phasing.....	4
7. Comprehensive Plan Design Direction	5
8. Design Intent	6

MASTER PLAN: DEVELOPMENT STANDARDS

9. Program Requirements	7
10. Public Amenities, Access, and Organization of Uses	8
A. Pedestrian Connections.....	8
B. Retail/Restaurant Frontage.....	9
C. Organization of Uses	9
D. Pedestrian Space	12
E. Special Setbacks at South Portion of Site.....	12
11. Street Classification.....	13

DESIGN GUIDELINES

12. Design Guidelines: All Districts.....	18
13. Design Guidelines: District-Specific	26
A. Gateway	26
B. Central Way	28
C. Park Interface.....	30
D. Mixed Use Hub.....	31

NOTES

Image Credits	32
---------------------	----

Acknowledgment: Written content in this document has been excerpted and/or excerpted and edited from the previously approved *Kirkland Parkplace Mixed Use Development Master Plan and Design Guidelines* document updated December 16, 2008 as created by LMN Architects.

POLICY OVERVIEW

1. Introduction

Located along Central Way and 6th Street, Kirkland Parkplace has the potential to offer many great amenities to Kirkland's downtown. Parkplace is a 501,000 square-foot property defined as CBD-5A in Kirkland's Zoning code. The proposed mixed-use center includes approximately 1.175 million square feet of development consisting of retail, office, residential, and entertainment uses that are, in effect, an extension of the existing downtown.

PURPOSE

This document includes three major parts: (1) a Policy Overview that establishes a vision, procedure, and design intent; (2) a Master Plan comprised of Development Standards that establish basic programming and site planning requirements; and (3) Design Guidelines that establish detailed design standards for the site and buildings.

These Standards and Guidelines provide structure to help meet the goals outlined in the Comprehensive Plan. A discussion of relevant Comprehensive Plan directives and this document's associated responses can be found in Section 7: *Comprehensive Plan Design Direction*.

PROJECT NAMING

While this document references the site's current name of "Kirkland Parkplace", the property owner may choose to re-brand the development and re-name it to reflect its new brand identity.

2. Vision

The Kirkland Parkplace Master Plan envisions a transformation of the existing suburban style office park and retail area to a lively, integrated mixed-use center.

Parkplace creates a new destination in Kirkland featuring tree-lined streets, landscaped open spaces, offices and residences overlooking public plazas, and a wide variety of shopping, dining, entertainment, and recreation experiences. Parkplace's contemporary Northwest architecture evokes Kirkland and its environs with green design, appropriate massing, and orientation. Appropriate placement of trees, fountains, benches, street lamps, and decorative sidewalk treatments add a rich texture to Parkplace's plazas and streets.

The combination of pedestrian-oriented streets, distinctive architecture, unique urban character, sensitive integration and progressive sustainable design strategies will make Kirkland Parkplace an attractive and valued gathering place for Kirkland's citizens.

The compact design includes a diversity of spaces for gathering and bustling activity, while maintaining a human scale. This reflects and celebrates the evolution of Kirkland: balancing the need for growth and economic opportunity, but not losing touch with the comfortable, small-town roots of its past.

Kirkland Parkplace is both a home and a destination.



Kirkland Parkplace: Design District 5A, part of the East Core Frame in Kirkland's downtown area¹

3. Application

The Master Plan and Design Guidelines set forth in this document have been created to guide the development of Kirkland Parkplace to meet the intent of the vision for CBD-5A of the City of Kirkland. This Master Plan and Design Guidelines Document allows increased height and reduced setbacks in exchange for providing a mixed-use center and public amenities. These Standards and Guidelines are to be used in addition to the standard zoning regulations for CBD-5A. They are supplemental, not a substitution, to the City of Kirkland Municipal Code and supporting documents.

4. Review Process: Determining Compliance

This document establishes performance criteria and provides recommendations for achieving specific design objectives. Compliance with the Master Plan, including general standards; general public amenity, and access locations; organization of uses; and street dimensional requirements shall be determined by administrative review (planning official). Compliance and consistency with the Design Guidelines shall be determined by the Design Review Board in accordance with KMC 142.35.9. In the DRB's review of the project, the Board shall respect the requirements and commitments established in this Master Plan.

6. Phasing

Depending on market conditions, this development will be staged in three major phases (A, B, and C).

Each independent phase will be designed and built to ensure that, at completion, there are no unsafe or unsightly temporary conditions and that pedestrian connections to and through the site are maintained and/or restored; and functionality of vehicle access and circulation is maintained.

As a condition of design review approval for each phase, the applicant shall demonstrate how these conditions will be satisfied for that phase.

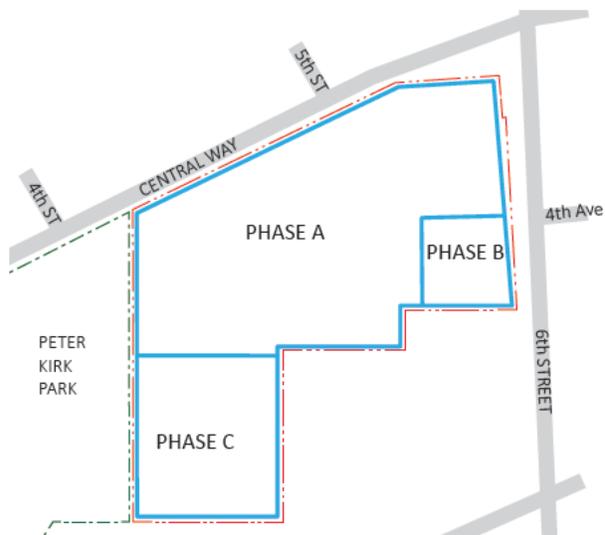
5. Modifications

A major modification to the Master Plan is any proposal that would result in a change that would substantially alter the Plan's proposed development such as: decrease in open space quantity, changes to locations of primary and secondary internal streets, or changes in allowed use. Major modifications to the Master Plan shall require a staff review for consistency with the Comprehensive Plan and City Council approval. (Refer to KMC 3.30.040.)

A minor modification to the Master Plan, reviewed by the Planning Director, is any proposal that would result in a change that would not substantially alter the Plan's proposed development such as: facade treatments, street design variation, character/design detail of public spaces, or minor variations in design of sidewalks, pathways, lighting, and landscaping.

The Design Review Board may grant a design departure or minor variation in the Design Guidelines only if it finds that both of the following requirements are met:

- a. The variation is consistent with the intent of the guideline and results in superior design.
- b. The departure will not result in any substantial detrimental effect on nearby properties or the neighborhood.



Potential project phasing by location. Sequence of phasing to be determined.

7. Comprehensive Plan Design Direction

The City of Kirkland's Comprehensive Plan, Section XV.D, includes several policies and guidelines directly related to the Parkplace site. Four relevant Comprehensive Plan directives and associated responses are included below:

A. CP Policy: *Heights of up to eight stories are appropriate as an incentive to create a network of public spaces around which is organized a dynamic retail destination (CP XV.D-13).*

Response: Parkplace is an urban, open-air retail, restaurant, entertainment, office, and residential complex. (See Section 10 for standards regarding networks of open space, retail frontage, and pedestrian connections.)

B. 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 green space (CP XV.D-14).*

Pedestrian Connections to adjoining streets, Peter Kirk Park, and adjoining developments should be incorporated to facilitate the integration of the district into the neighborhood (CP XV.D-13).

Response: Specific design guidelines have been defined to encourage unique environments and experiences in each of these three locations. The development standards define pedestrian connection requirements.

C. CP Policy: *Because of the intensity of land use in 5A, the design of the buildings and site should incorporate aggressive sustainability measures, including low impact development measures, deconstruction, green buildings, and transportation demand management (CP XV.D-14).*

Response: The compact development, pedestrian-friendly, mixed-use nature of the land use in CBD-5A is fundamentally sustainable. It provides a live-work balance in downtown Kirkland and provides access to goods and services people need in proximity to where they live. Combined with a commitment to sustainable strategies in the design of the development, Kirkland Parkplace will significantly contribute to lowering carbon emissions and energy use relative to a suburban model of development.

D. CP Policy: *Residential development could be designed to integrate into both the office/retail character of the zone and the active urban nature of Peter Kirk Park (CP XV.D-14).*

Response: The Development Standards provide for up to 30% of building floor area to be devoted to residential use. The proposed residential component will enhance Parkplace's public and retail experience and bring after-hours activity to the development. Residents will have access to a range of services and a direct connection to Peter Kirk Park - all within walking distance.

8. Design Intent

This Master Plan and Design Guidelines document was created using the identified nine Guiding Principles for the project which were derived from input from the City staff, Design Review Board, Planning Commission, various community groups, and the residents of Kirkland.

1. Emotional ownership by the community:
 - Incorporate the project into the story of Kirkland.
 - Enable meaningful community exchanges.
 - Inspire unique experiences and discoveries.
 - Promote the coalescence of Community, Culture, and Commerce.
 - Provide a 'transforming experience' vs. a 'transactional experience'.
 - Include neighborhood retail.
2. Site planning connections:
 - Include public spaces such as plazas.
 - Create clear vehicular access and parking.
 - Create strong emphasis on the streetscape.
 - Support active public spaces.
 - Provide clear and inviting public access.
 - Provide connections to Peter Kirk Park.
3. Create community gathering spaces:
 - Create easily accessible public spaces.
 - Develop spaces that vary in size and offer choices for all ages.
 - Provide safety and comfort.
 - Integrate into the social life of downtown Kirkland.
4. Enhance the pedestrian environment:
 - Promote walkability: network of internal and external pedestrian connections.
 - Create visual interest along the street.
 - Incorporate a rich variety of materials.
 - Provide and enhance pedestrian circulation and retail continuity.
5. Integrate motor vehicle access and parking
 - Minimize the visual presence of parked cars.
 - Allow parking to be utilized during nights/weekends for benefit of community and downtown.

6. A mix of uses = a mix of building types:
 - Create a variety of building types, scales, and materials.
 - Express a three-dimensional quality to the public spaces.
7. Appropriate massing and scale:
 - Create pedestrian spaces with access to sun.
 - Address surrounding edges.
 - Consider scale, massing, and detail of individual buildings.
 - Express human-scale, detailed street level building facades.
8. Sustainability:
 - Establish macro-scale/site sustainable strategies.
 - Pursue building-specific sustainable strategies.
 - Encourage tenant-specific sustainable strategies.
9. Mixed-use development:
 - Provide a residential component to the project that will support the viability of a 24-hour development and complement the other uses on the site.



Children's play area at Peter Kirk Park²

MASTER PLAN: DEVELOPMENT STANDARDS

9. Program Requirements

The following requirements and ratios are established to quantify use types at the completion of the project, and are not a requirement for any single phase.

A. PEDESTRIAN SPACE

The development will include a variety of public open spaces that vary in size and character. A minimum of 15%, or 75,000 square feet, of the site shall be activated pedestrian-oriented space, in the form of courtyards, plazas, etc. See diagram (Section 10.D) for approximate locations and dimensional requirements of specific spaces. Definition of appropriate design treatments are found in the district-specific design guidelines (Section 13).

B. ARTS COMMITMENT

In an effort to encourage integrated art into the project, Parkplace is working in collaboration with representatives from the cultural council and local art community and will identify and create opportunities to integrate art into the project.

C. GREEN BUILDING COMMITMENT

Section V. Natural Environment of the Comprehensive Plan outlines broad goals and policies related to environmental sustainability. Section XV.D of the Comprehensive Plan and Guiding Principle #8 (see Section 8 of this document) describe goals specific to the Parkplace site.

1. In response to these goals and policies, the following requirements will apply to the Kirkland Parkplace project:

- a. All new office buildings will be designed achieve a LEED CS Gold threshold. A USGBC Pre-Certification Application showing points meeting LEED CS Gold will be included with permit submittals to show which points will be pursued.
- b. The multi-family residential building(s) will be designed to a LEED for Homes Multifamily Mid-Rise Silver threshold; or to meet Built Green 4 Star certification.

- c. The applicant shall encourage all potential tenants for Kirkland Parkplace to pursue LEED-CI. To accomplish this, the applicant will create and distribute to tenants a set of Tenant Design Guidelines to show strategies tenants can use to achieve LEED-CI certification. These Tenant Design Guidelines will be made available to the City of Kirkland to inform their ongoing sustainability programs.
 - d. At the end of tenant build-outs of the office space, the applicant shall prepare an executive summary for the City of Kirkland, outlining what sustainability measures were incorporated in the tenant build-outs (unless otherwise restricted by tenant confidentiality).
 - e. In addition, the applicant shall strive to make design choices in its Core and Shell buildings that are conducive to the achievement of LEED-CI by tenants.
2. In the interest of promoting a holistic sustainability approach, the applicant shall strive to integrate site-specific strategies identified as focus areas, such as:
- a. Energy efficiency strategies, like centralized cooling options and heat recovery.
 - b. Low Impact Development (LID) strategies like stormwater planters, vegetated roofs, and bioswales.
 - c. Materials and resource strategies like recycled materials, regional materials, and FSC certified wood.

D. COMMUNITY-SERVING RETAIL AND SERVICES

Include neighborhood-serving retail and services. Possible examples include: grocery, childcare, bookstore, drugstore, dry cleaner, movie theater, barber-shop, shoe repair, etc.

E. PARKING

To guide the transformation described in the Comprehensive Plan from “an auto-oriented center surrounded by surface parking into a pedestrian-oriented center integrated into the community” (CP XV.D-13), the majority of parking for the development shall be placed underground. Surface parking will be provided along selected internal streets and at other selected surface parking locations to support retail uses.

MASTER PLAN: DEVELOPMENT STANDARDS

SITE AREA BREAKDOWN - TOTAL SITE AREA = 501,000 SF = 100%

Building Footprint 40 - 45%	Vehicle Areas 20 - 25%	Open Space 35 - 40%
--------------------------------	---------------------------	------------------------

OPEN SPACE BREAKDOWN

Sidewalks 20 - 25% of Site	Pedestrian Space: Plazas/Courtyards/Gardens/Elevated Terrace 15 - 20% of site (75,000 sf minimum)	Private Roof Terrace 10,000 sf
-------------------------------	--	-----------------------------------

BUILDING USE BREAKDOWN - Approximate 1,175,000 GROSS SF TOTAL = 100%

Commercial Office 650,000 sf	Retail / Fitness / Entertainment 225,000 sf	Residential 250-300 units 300,000 sf
---------------------------------	--	--

10. Public Amenities, Access, and Organization of Uses

A. PEDESTRIAN CONNECTIONS

Intent: Create a network of identifiable linkages into and through the project site for pedestrians.

The diagram at right shows approximate pedestrian connections. Darker lines indicate primary connections designated by the Comprehensive Plan. Lighter lines show secondary connections linking existing proposed streets as well as Peter Kirk Park. These connections are for public use.

The applicant shall work with the City to define appropriate wayfinding strategies between the development and the Cross Kirkland Corridor.

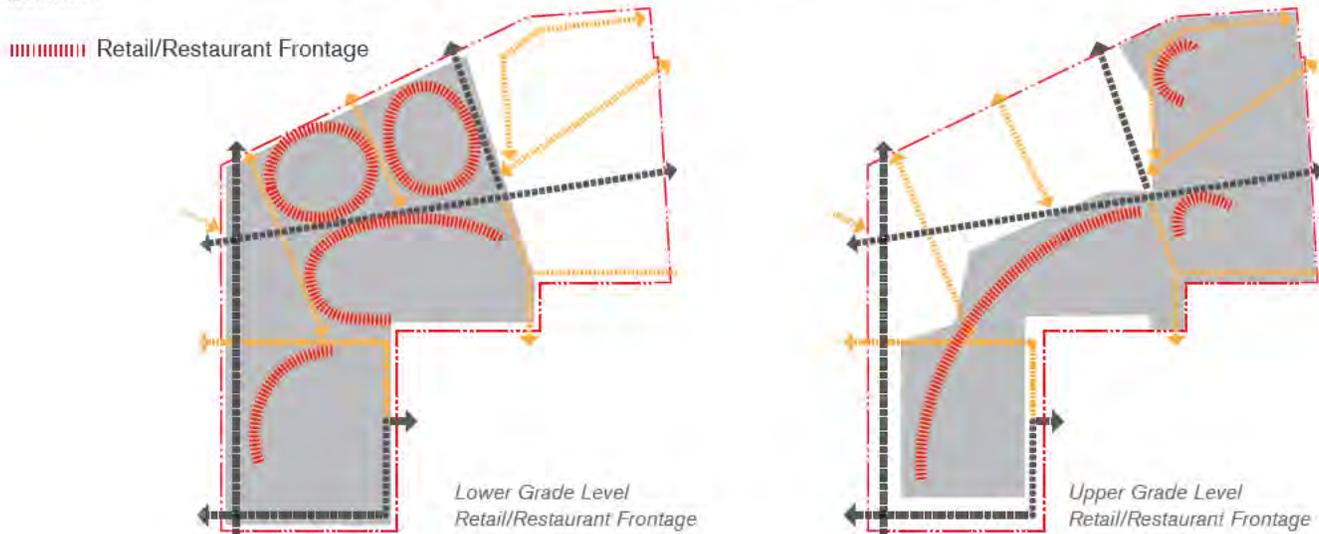


Network of pedestrian connections

B. RETAIL/RESTAURANT FRONTAGE

Intent: Encourage and contribute to the liveliness and activation of primary and secondary pedestrian paths by providing retail and activating uses at ground level.

Predominant retail and other pedestrian-encouraging uses, including shops, restaurants, grocery, health club, and a movie theater are required along pedestrian-oriented streets and public spaces in the approximate locations shown in diagrams below. Additional activating uses are encouraged on the grade level throughout the development where feasible.



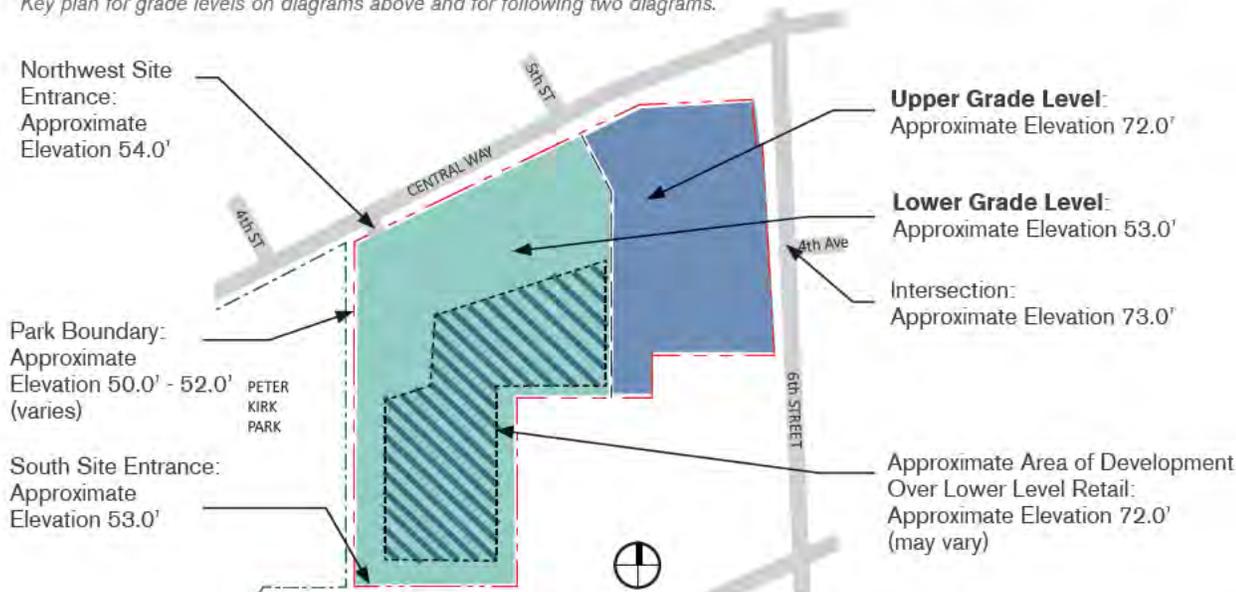
C. ORGANIZATION OF USES

Intent: Locate building and other uses to support the development goals of the project, including: ground floor retail, upper floor office space, residential space, and public gathering spaces between buildings.

The following diagrams describe the approximate locations of various building use types, pedestrian connections, parking, and public gathering spaces.

The key plan below illustrates the two grade levels for the site: *Upper Grade Level* and *Lower Grade Level*. The Upper Grade Level relates to the existing street grades at the intersection of 6th Street and 4th Avenue. The Lower Grade Level relates to Peter Kirk Park and the grades at the northwest site entrance on Central Way.

Key plan for grade levels on diagrams above and for following two diagrams.



C. ORGANIZATION OF USES: LOWER GRADE LEVEL

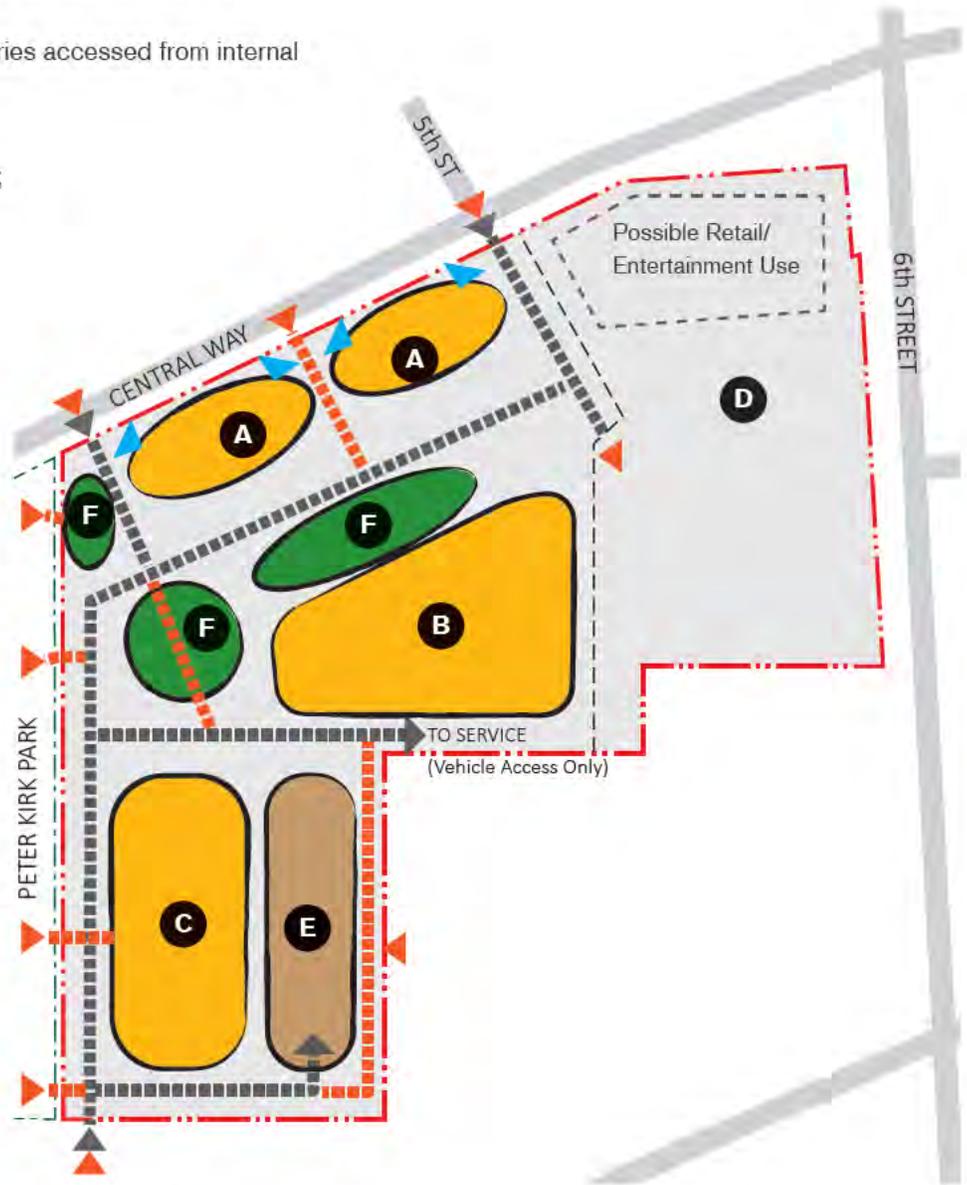
BUILDINGS

- A** Retail with entries accessed from internal street; Office above
- B** Retail and Grocery with entries accessed from internal street and/or open space; Office Above
- C** Retail and/or Entertainment; Office above

SITE

- D** Below-Grade Parking
- E** Retail Surface Parking
- F** Pedestrian Space: Plaza/Courtyard/Garden

- Vehicular and Pedestrian Circulation
- Pedestrian-Only Circulation
- Vehicle Site Access
- Pedestrian Site Access; Locations to be Determined
- Provide visibility into retail or other activating uses at these locations
- Retail
- Outdoor Amenity
- Parking



D. PEDESTRIAN SPACE

Intent: Provide a functional and diverse pedestrian environment by creating a variety of usable pedestrian open spaces.

The following types of public/pedestrian space are to be provided at a minimum of 15% of the total lot area, or 75,000 square feet. Locations are approximate and not limited to those shown on the diagram at right.

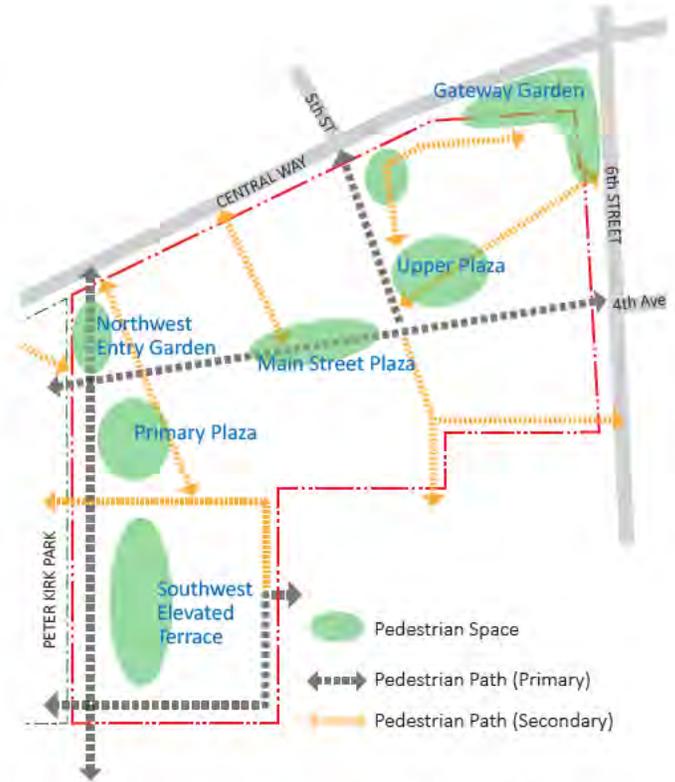
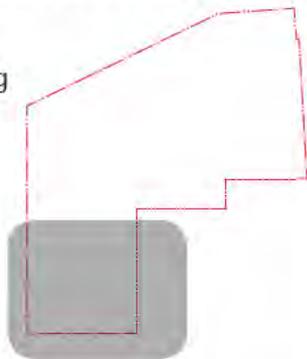
- a. Primary plaza:** shall have a minimum area of 10,000 square feet with a minimum average width of 60 feet.
- b. Main Street plaza:** a linear sequence of pedestrian spaces along Main Street retail shall have locations with a minimum 35-foot plaza depth from building face to curbline. (This does not include roadway. See 11.4 for building face to building face dimensional requirements along Main Street.)
- c. Upper Plaza:** shall include a combination of landscaping and hardscaping with a minimum area of 10,000 square feet.
- d. Northwest Entry Garden:** shall be predominantly landscaped and an extension of Peter Kirk Park.
- e. Smaller courtyard/plazas:** shall have a minimum area of 2,500 square feet each. (not illustrated in diagram at right)
- f. Elevated terraces:** shall provide a minimum of 10,000 square feet total of publicly accessible pedestrian space at the Upper Grade Level. (See 10.C.)

See district specific guidelines for design parameters of public space (ex. plazas, Section 13.D).

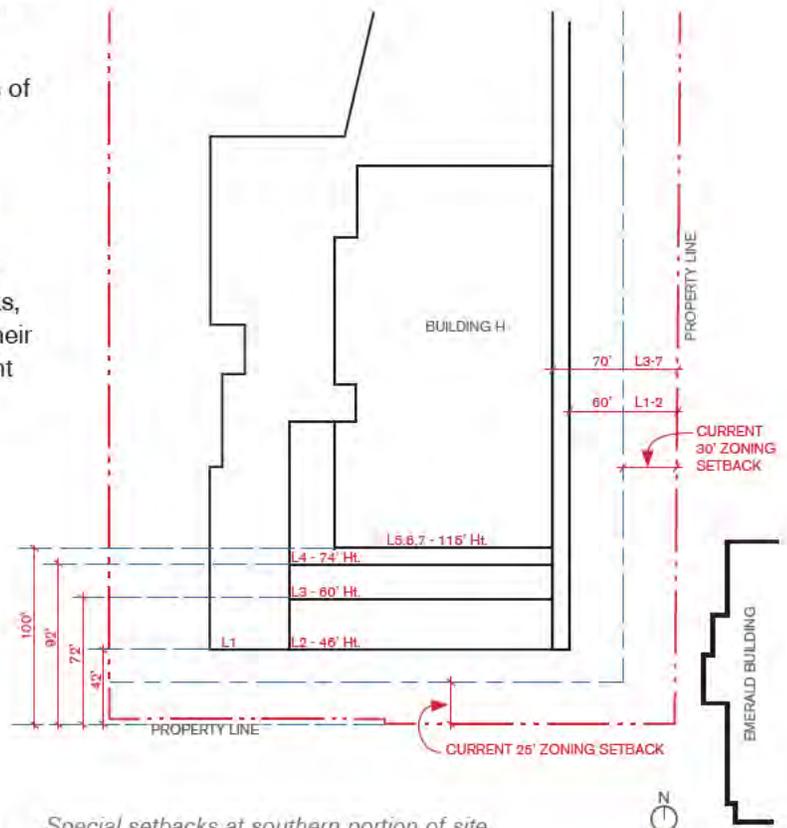
E. SPECIAL SETBACKS AT SOUTH PORTION OF SITE

Buildings located in the southern most portion of the site should provide generous and substantial setbacks, building step backs, and modulation in response to their proximity to neighboring buildings. Setback and height requirements are described in the diagram at right.

Heights shown in diagram shall be measured per zoning code regulations.



Distribution of pedestrian spaces: along paths, between buildings, and on elevated terraces. Locations are illustrative and subject to change.



Key Plan: Area described in Section 10.E and in diagram at right.

Special setbacks at southern portion of site.

11. Street Classification

Intent: Create a street and sidewalk network that responds to the existing Kirkland grid pattern, creates a pedestrian-oriented environment, and allows for direct interaction with Peter Kirk Park.

The following street classifications and diagrams represent the various types of streets and approximate locations anticipated in the project. Final location and classification of streets may be adjusted in the final design to include such design techniques as: tight turning radii to calm traffic, curb bulb outs, textured crossings, etc. Access shall be in compliance with city codes and polices for public improvements and emergency access.

Street classifications are meant to be typical sections of the roadway. Slight variations may be necessary to accommodate driveways, street furniture, structural constraints, etc.

Planting adjacent to parking or drive lane may consist of tree wells level with sidewalk or planting strips which are flush with sidewalk or raised above sidewalk. Where tree wells occur, provide minimum 12'-0" total sidewalk width including tree wells, with minimum sidewalk width of 8'-0" and tree well width of 4'-0" (except as noted on street sections).

Where continuous planting strips are provided in lieu of street tree wells, provide minimum 10'-0" sidewalk and 4'-0" minimum planting strip (unless noted otherwise).



ADJACENT PUBLIC STREET IMPROVEMENTS

- 1 Central Way
- 2 6th Street

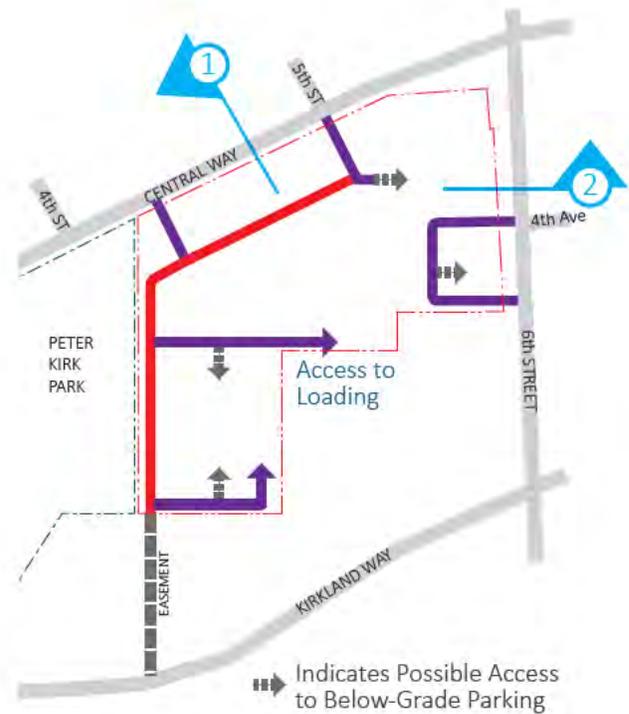
PRIMARY INTERNAL STREETS

- 3 Park Promenade
- 4 Main Street

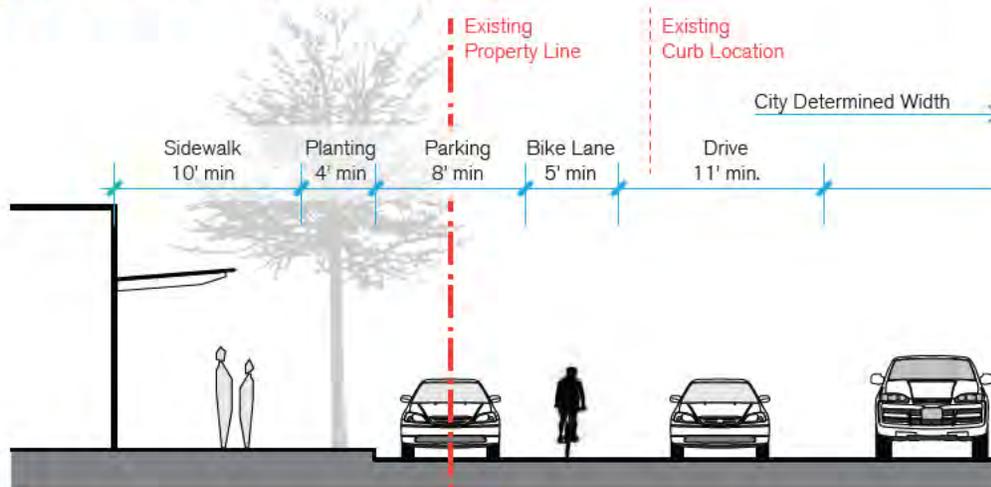
SECONDARY INTERNAL STREETS

- 5 Access Street at Central Way near 4th Street
- 6 Access at Central Way near 5th Street
- 7 Access at 6th Street
- 8 Upper Level Internal Street
- 9 Possible Parking/Service Access at 6th Street
(Dependent upon traffic study, design of Upper Level, and access to below-grade parking)
- 10 Access Street at Southern Property Line
- 11 Parking/Service Access

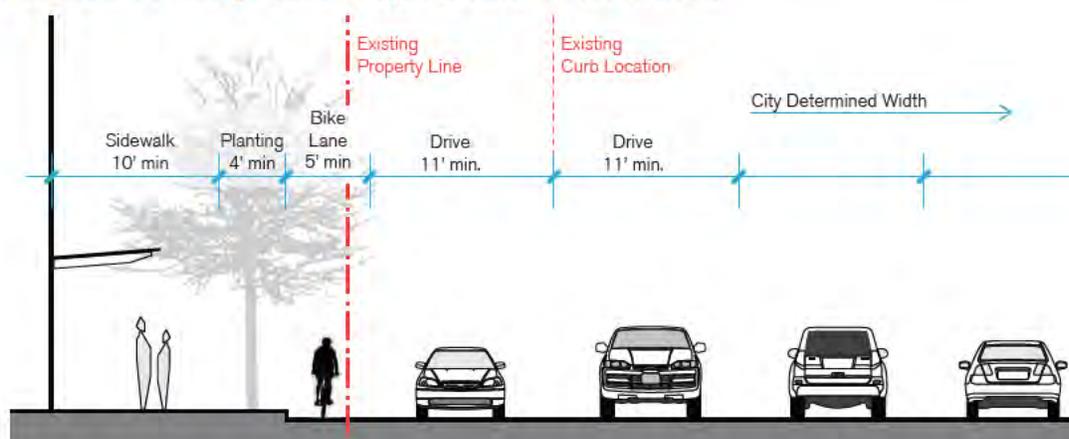
ADJACENT PUBLIC STREET IMPROVEMENTS



1 Central Way Frontage Section (typical)



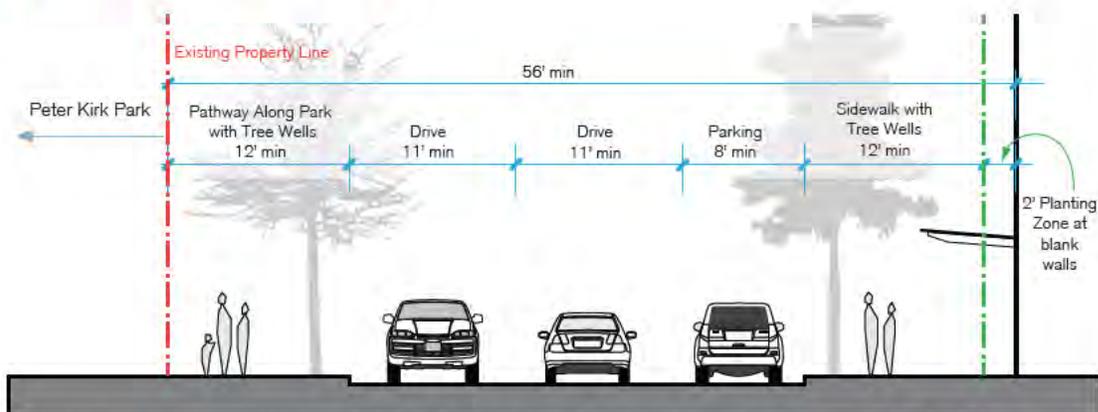
2 6th Street Frontage Section (typical north of 4th Avenue)



PRIMARY INTERNAL STREETS

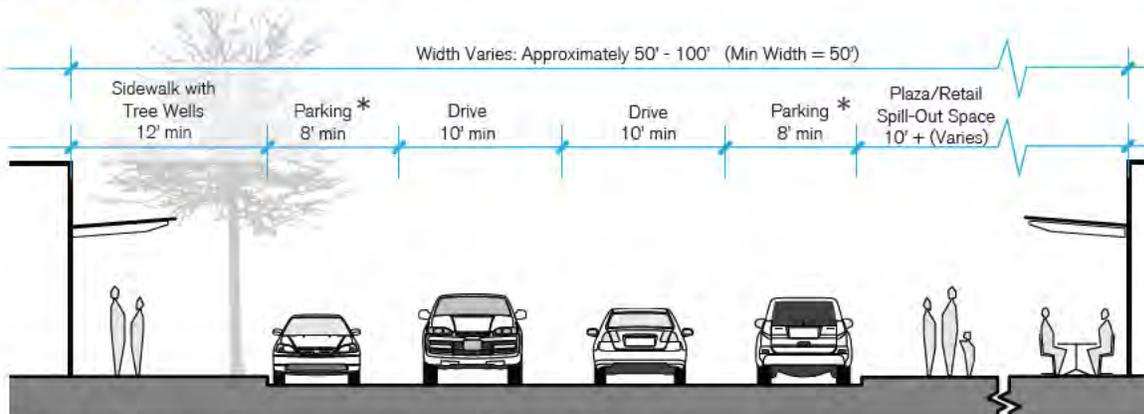


3 Park Promenade Section (typical)



The existing easement to the south shall include a pedestrian sidewalk connecting the Park Promenade with Kirkland Way.

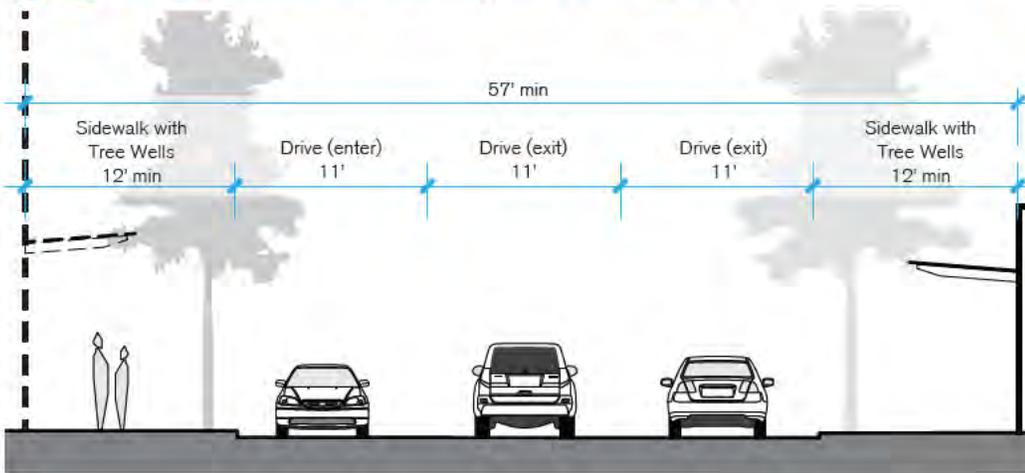
4 Main Street Section (typical)



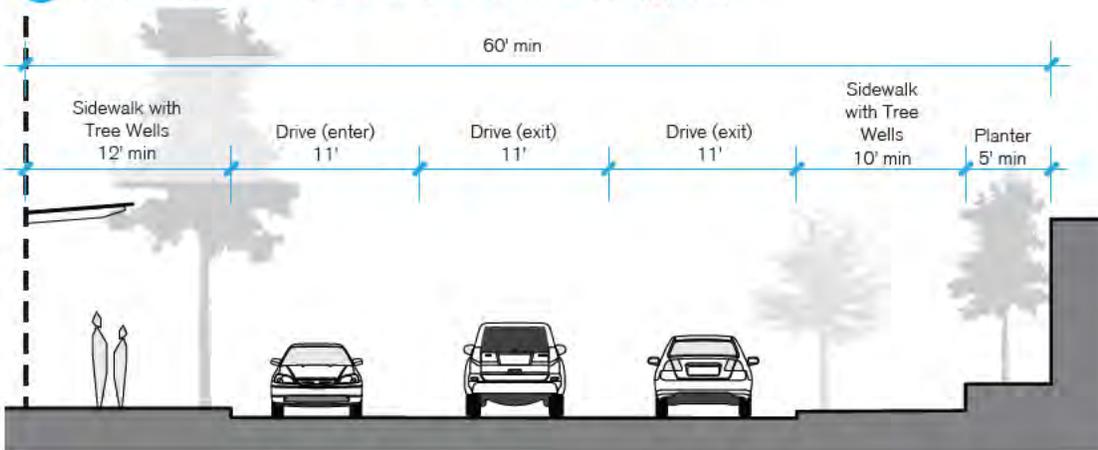
* Curbside parking may occur on one or both sides of the roadway.

SECONDARY INTERNAL STREETS

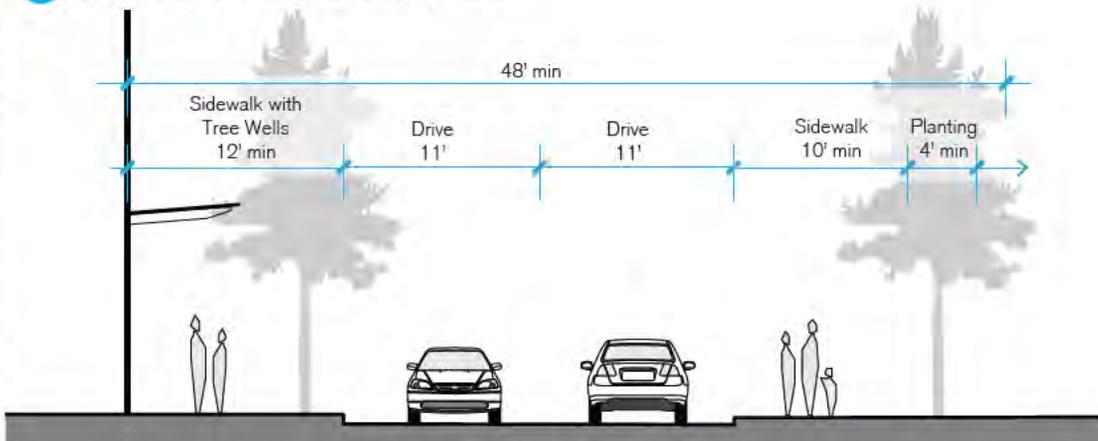
5 7 Access Streets at Central Way, 6th Street (typical)



6 Access Street at Central Way and 5th Street (typical)



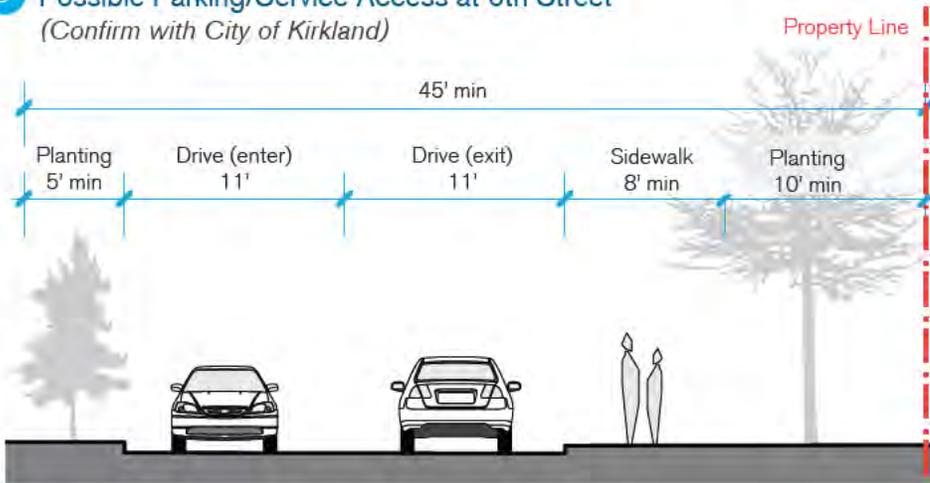
8 Upper Level Internal Street (typical)



KIRKLAND PARKPLACE MIXED-USE DEVELOPMENT: MASTER PLAN & DESIGN GUIDELINES

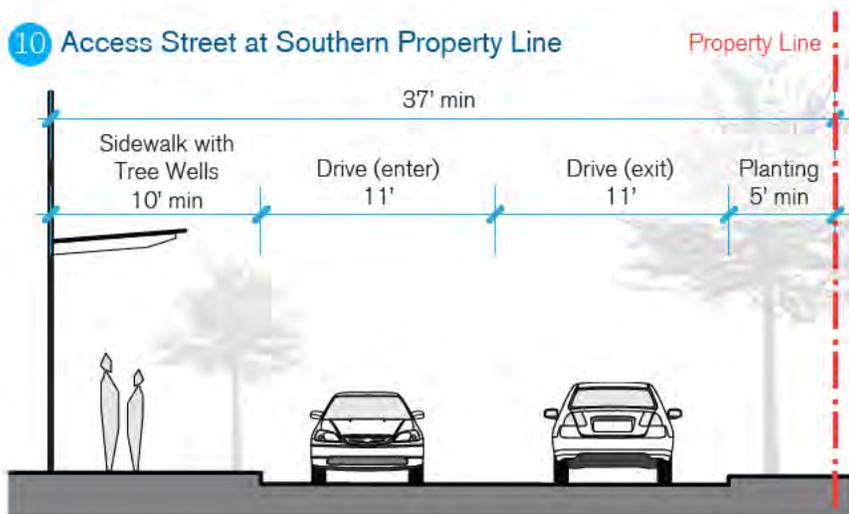
SECONDARY INTERNAL STREETS

9 Possible Parking/Service Access at 6th Street
(Confirm with City of Kirkland)

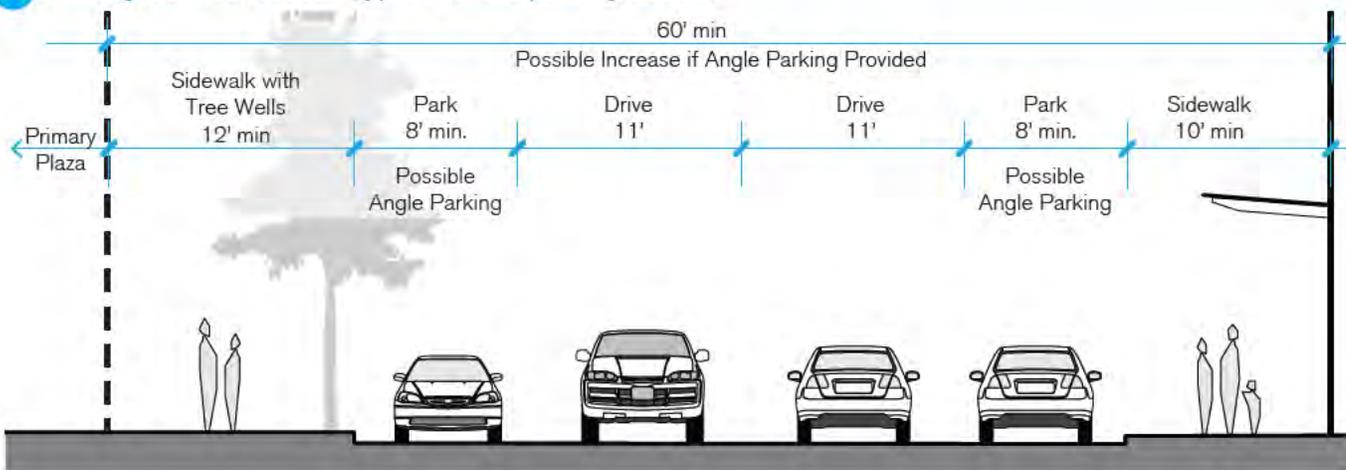


⇨⇨ Indicates Possible Access to Below-Grade Parking

10 Access Street at Southern Property Line



11 Parking/Service Access (typical where parking occurs)



DESIGN GUIDELINES

The Guidelines in Section 12 apply to all districts. Section 13 identifies Guidelines that are district-specific and respond to key locations defined in the City's Comprehensive Plan as requiring special attention. These design districts are defined in the diagram at left.

12. Design Guidelines: All Districts

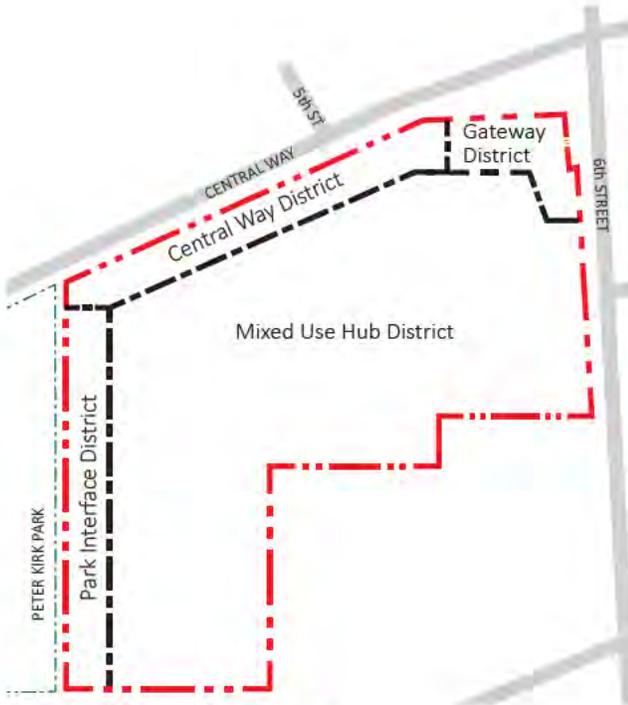
Overall Intent: Create a rich pedestrian-oriented environment and successful mixed-use center.

SITE PLANNING

1. STREETScape

Intent: Maintain a continuous and safe streetscape with a pedestrian-friendly character.

- a. Sidewalks should maintain at least an 8 ft clear zone for pedestrian travel (except as noted in street sections).
- b. All streets should contribute to the physical safety and comfort of pedestrians. Provide the following where feasible to help define the sidewalk space:
 - on-street parking (see street classifications)
 - a well-defined amenity zone set to the curb for plantings, street trees, benches, trash receptacles, signs, etc. (Minor deviations for street trees and major planting spaces may be necessary in some spaces due to structural constraints.)
 - wide enough sidewalk space to accommodate outdoor seating where restaurants are anticipated
- c. Use design elements such as separate storefronts, pedestrian-oriented signs, exterior light fixtures, awnings and overhangs to add interest and give a human dimension to street-level building facades.
- d. In general, buildings with active ground floor uses should be set as close as possible to sidewalk to establish active, lively uses. Maintain a continuous street wall, limiting gaps to those necessary to accommodate vehicular and pedestrian access.
- e. Encourage recessed main building and/or shop entrances consistent with a traditional "main street" design that is inviting and promotes streetscape continuity.



Key Plan: on-site district locations



Pedestrian-friendly character: on-street parking; amenity zone with street trees, signs, light fixtures; wide sidewalk to accommodate outdoor seating.

- f. The corners of buildings located at street intersections may recess to promote visibility and allow for a collection of people.
- g. Allow larger buildings to recess from the sidewalk edge to allow for entry forecourts, provided street continuity is not interrupted along the majority of the block.

2. PUBLIC SPACES: PLAZAS, COURTYARDS, TERRACES, AND GARDENS

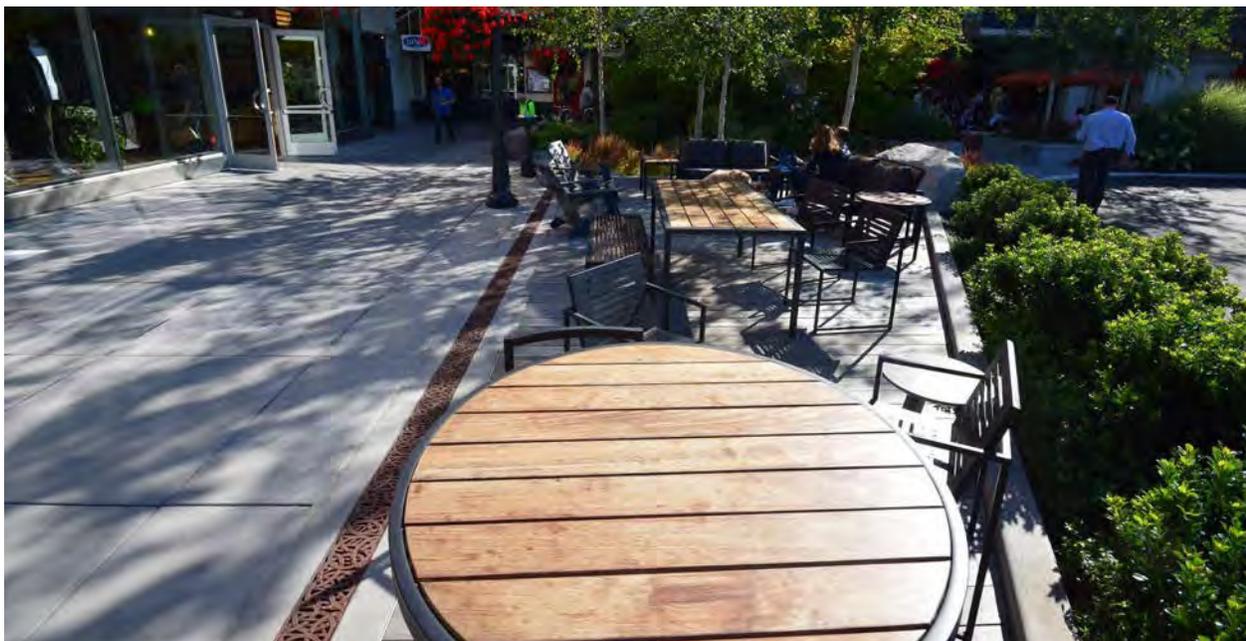
Intent: Provide a friendly pedestrian environment by creating a variety of usable and interesting public and semi-public open spaces.

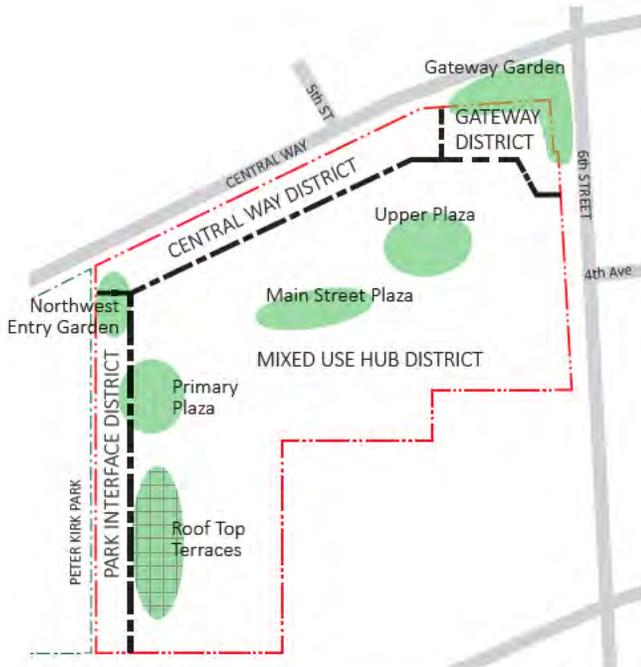
- a. Make plazas and courtyards comfortable for human activity and social interaction – standing, sitting, talking, eating, etc.
- b. Define and contain outdoor spaces through a combination of building and landscape. Oversized spaces that lack containment are discouraged.
- c. Establish pedestrian pathways that link public spaces to other public spaces and streets. These should be clearly identifiable for easy wayfinding.

Public Spaces: plazas defined by pathways and buildings include amenities such as water features, sitting spaces, landscaping, and changes in materials, colors, and textures



Street bench, plantings, and recessed corner entry





Possible Organization of Pedestrian/Public Spaces as Related to Districts

- d. Plazas and courtyards should include the following:
 - planters and trees to break up space
 - seating, such as benches, tables, or low seating walls
 - special paving, such as integral colored/stained concrete, brick, or other unit pavers
 - specialty pedestrian scale bollards or other types of accent lighting
 - at least one of: public art and/or water feature
- e. Design spaces to allow for variety and individualization of temporary installations such as: lighting, banners, artwork, etc.

3. ENVIRONMENTAL CONSIDERATIONS

Intent: Optimize pedestrian comfort using natural environmental conditions. Promote a pedestrian- and bicycle-friendly atmosphere.

- a. Consider environmental conditions such as sun, shade, and prevailing winds when positioning courtyards and outdoor seating areas. Provide features and amenities to enhance pedestrian and bicycle access throughout the project.

4. PEDESTRIAN CONNECTIONS AND WAYFINDING

Intent: Create a network of safe, attractive, and identifiable linkages for pedestrians.

- a. Provide clearly defined pedestrian connections at locations specified in the Pedestrian Spaces and Street Classification sections.
- b. Provide graceful grade transitions - both physical and visual - between upper grade and lower grade levels through the use of: landscaping, terraced planters, overlooking balconies, wide and inviting stairways, and other pedestrian connections.



Plaza with special paving, seating, planters



Pedestrian and bicycle amenities (left); Wayfinding signage and clearly defined pedestrian connections (center and right)

5. LIGHTING

Intent: *Ensure that lighting contributes to the character of the project, provides personal safety, and does not disturb adjacent developments and residences.*

- a. Use city-approved fixtures for street lighting along the city streets.
- b. Lighting elements throughout the project and on adjoining rights of way should be coordinated, including public open spaces, accent lighting, and streets.
- c. Accent lighting along public right-of-way should be soft in character and enrich the pedestrian street life.
- d. Accent lighting within the central pedestrian space should be congruous with the character of the project and with the arts and pedestrian space commitments. (See Section 9.)
- e. Lighting should include non-glaring design, such as cut-off fixtures that avoid light spilling over onto other properties.
- f. Flood lighting of entire building facades is discouraged.
- g. Lighting on upper levels should be sensitive to Peter Kirk Park, residences, and drivers.



Integrated lighting enhances architectural character and provides pedestrian safety

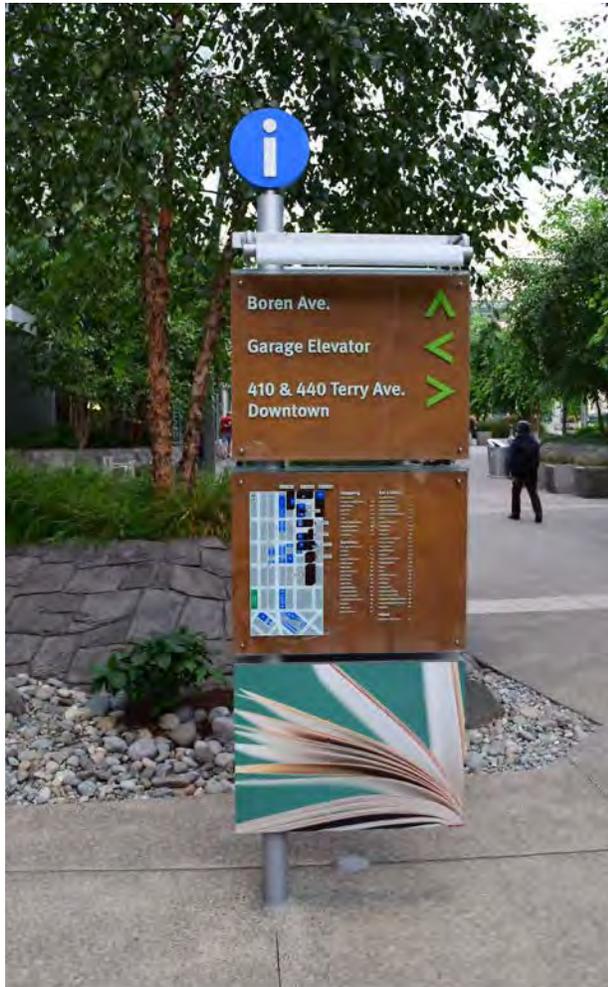
6. SCREENING OF TRASH AND SERVICE AREAS

Intent: *To screen trash and service areas from public view.*

- a. All service, loading, and trash collection areas shall be screened by a combination of planting and architectural treatment similar to the design of the adjacent building.
- b. Avoid wherever possible locating service, loading, and trash collection facilities in pedestrian-oriented areas.

Architectural and landscape elements provide screening





7. SIGNS

Create a Master Sign Plan that is in keeping with the following design objectives:

Intent: Create signs that are creative, engaging, and effective for a variety of user groups and respond to a variety of spaces.

- a. Signs should be complementary and integrated with the unique character of the specific areas or buildings where they are located.
- b. Signs should be high quality and consistent with the contemporary urban character of comparable developments in similar regions.
- c. The design of buildings should identify locations, sizes, and general design for future signs.
- d. The Master Sign Plan should include a hierarchy of elements based on function, such as:
 - site signs for entries, wayfinding, Parkplace identity
 - building signs for addressing and landmarking
 - tenant signs to encourage expressive individualization

A hierarchy of sign functions: site signs for entry and wayfinding (left), building signs for landmarking (below left), and tenant signs that express individual character (below center and right)



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 where retail frontages occur:

- 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 a minimum of 14 feet in height.
- c. Entrances: Principal building entry should be visible from internal or external streets and public space. Entries should be marked by large entry doors and/or canopy/portico/overhang.
- d. Transparency: To help provide a visual connection between activities, ground floor facades should provide:
 - windows of clear vision glass (i.e. transparent) beginning no higher than 2' above grade to at least 10' above grade,
 - 60% minimum of facade length along Central Way, and the internal Main Street, should provide transparency,
 - For all uses except garage, 50% minimum of facade length along access streets from Central Way to the site should provide transparency.
- e. Weather Protection: To provide pedestrians cover from weather, canopies or awnings should be:
 - a minimum of 5 feet in width unless in conflict with vehicles,
 - placed along at least 75% of facades of retail frontages, and constructed of durable materials,
 - allowed to vary in design,
 - encouraged to have continuity, minimizing gaps.



Retail frontages with wide sidewalks, transparency, visible entries, and weather protection



Articulation, massing, and diversity to maintain a pedestrian scale.

2. MASSING/ARTICULATION

Intent: Create a variety of form and massing through articulation and use of materials to maintain a pedestrian scale.

- a. In general, break down the scale and massing of larger buildings into smaller and varied volumes.
- b. All building faces should be responsive to the context of the surrounding environment and neighboring buildings.
- c. Design all sides of the building with care (i.e. there should be no “backside” of a building.)
- d. Buildings should distinguish a “base” using articulation and materials. Include regulating lines and rhythms to create a pedestrian-scaled environment.
- e. Provide clear pattern of building openings. Windows, balconies, and bays should unify a building’s street wall and add considerably to a facade’s three-dimensional quality.
- f. Ribbon windows and extensive use of mirrored glass are discouraged.
- g. Employ major architectural expressions into the facade, roof form, massing, and orientation, such as tower forms, oversized windows, and entrances to demarcate gateways and intersections. Strong corner massing can function as a visual anchor at key locations within the project area.
- h. Building modulation should be employed to break up long facades and create a visual interest unique to each building in the project. The type of modulation should be determined by the overall design concept for each building, using dimensions from window sizes, column spacing, rain screen paneling, etc. to determine a distinct design solution.
- i. Roof Silhouettes: Express roofs in varied ways. Consider potential views of roof tops from adjacent buildings. Avoid monotonous design.
- j. Locate and/or screen rooftop equipment so that it is not visible from public spaces. Integrate rooftop screening into building’s form.

3. BLANK WALL TREATMENTS

Intent: Reduce the visual impact of blank walls by providing visual interest.

- a. Although blank walls are generally not encouraged along public streets and pedestrian spaces, there may be a few occasions in which they are necessary for functional purposes. Any blank walls longer than 20 feet should incorporate two or more of the following to provide visual interest:
 - vegetation, such as trees, shrubs, ground cover and or vines adjacent to the wall surface
 - artwork, such as bas-relief sculpture, murals, or trellis structures
 - seating area with special paving and planting
 - architectural detailing, reveals, contrasting materials, or other special visual interest



4. ENCOURAGE HIGH-QUALITY DESIGN

Intent: Ensure that all buildings in the project area are constructed as a quality addition to the Kirkland Community.

- a. Exterior architectural design and building materials should exhibit permanence and quality appropriate to Kirkland’s urban setting.



5. BUILDING DIVERSITY

Intent: Ensure that buildings in the project are distinct and respond to the unique character of their specific function and location.

- a. Buildings should be designed to integrate with each other, while demonstrating architectural diversity. Buildings should be responsive to each specific district and its site conditions.
- b. Materials should be selected to integrate with each other and to help provide a richness of architectural diversity.
- c. Windows should incorporate variation of patterning between buildings.



Vegetation, art, and screening provide visual interest at blank walls (center image *)



13. Design Guidelines: District-Specific

A. GATEWAY DISTRICT

Intent: Create a welcoming feature to Parkplace and to downtown Kirkland. This area should create an inviting entryway that is representative of the community through the use of art, landscape, and architecture.

SITE PLANNING

1. Incorporation of Triangular Lot "Gateway Garden": Incorporate the northeast triangular lot (excess right-of-way) into the project design to create a distinct gateway entrance that is integrated with the Parkplace development. Include:
 - a. Public Access: Public access into the site should be visible and accessible from the corner of 6th Street and Central Way.
 - b. Hardscape/Vegetation: Paving and landscaping materials should identify pedestrian spaces and access.
 - c. Trees and Other Planting: Landscaping should be of appropriate scale and species to make a significant gateway gesture. Trees should be selected to provide visibility of businesses and maintained to encourage proper growth and height.
 - d. Signage (downtown entry): Incorporate wayfinding signage directing visitors to Downtown, Peter Kirk Park, Waterfront/Marina, City Hall, and Civic District.
2. Public Space Connecting to Triangular Lot: Design of additional public space should be integrated with the triangular lot to provide a congruous pedestrian environment.
 - a. Public Access: Connect pedestrian access to the gateway garden, adjacent streets, and public open spaces.
 - b. Hardscape/Vegetation: Paving and landscaping materials should identify pedestrian spaces and access.
 - c. Seating: Incorporate seating along pedestrian pathways and gathering spaces.
 - d. Artwork: Incorporate art in an appropriate scale to distinguish the significance of this corner.



Distinct corner treatments: provide identity for the development and integrate pedestrian hardscape, landscaping, seating, and art

3. Pedestrian Connection: Create a pedestrian connection from the corner of 6th and Central into the heart of the project. (See Section 10.A.) This connection will include the following:
 - a. Pedestrian weather protection
 - b. public connection from 6th to the interior of the site open during regular operating hours
 - c. pedestrian lighting
 - d. seating

and may include:

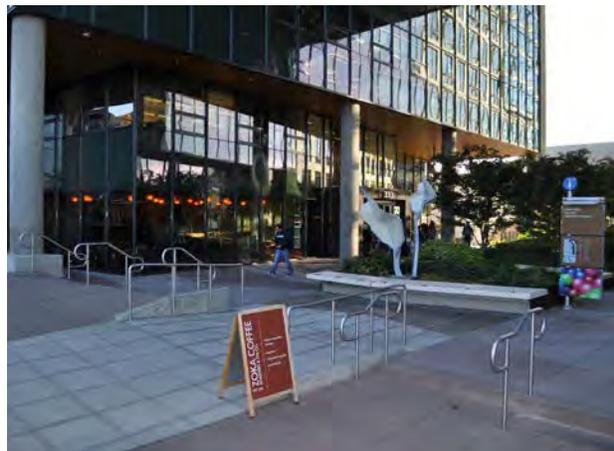
 - e. enclosed public space
 - f. retail/restaurant uses
 - g. covered play/activity space
4. Buildings should be separated from or differentiated from each other at this corner so that they are not perceived as one building.

BUILDING DESIGN: BUILDING AS GATEWAY

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. Active and Inviting - Design for an engaging pedestrian experience along ground floor of the 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. Modulation and Building form: Modulation and shifts in the building mass should be incorporated to decrease the apparent bulk of the building at the corner of Central Way and 6th street. Modulation of building facades should include setting back portions of the building in order to reduce the apparent length. The buildings should respond to the corner condition by shifts and/or angles in the building floor plate.
 - c. Step backs: The upper level (or levels) should step back significantly from the floor below to reduce the apparent height of the building at the intersection of Central Way and Sixth Street.



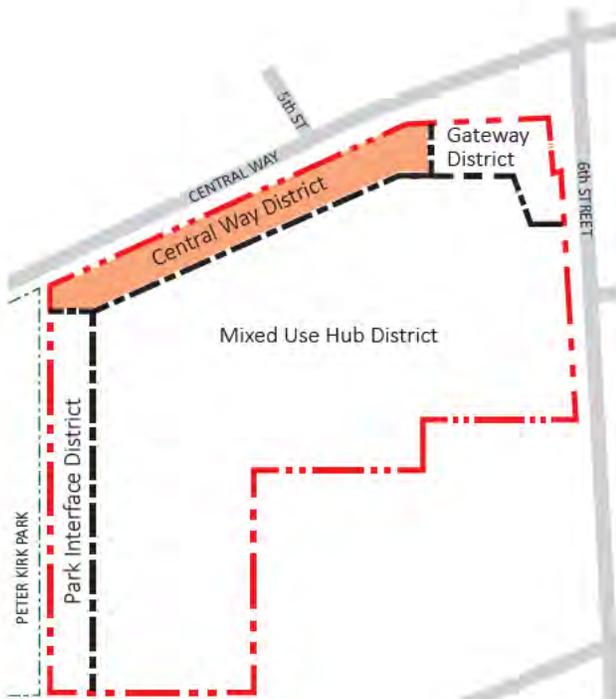
Building modulation, clear visual distinction between upper and lower floors, and details visible at different speeds



Ground floors set back to provide pedestrian connection to site



Changes of expression at upper floors, modulation, angled building floor plate, and step backs



Key Plan: Central Way District

- d. 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.
- e. 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.

B. CENTRAL WAY DISTRICT

Intent: Respond to Central Way as a major arterial linking downtown Kirkland with areas east and beyond. Parkplace must take advantage of this traffic volume to help create a multi-functioning, pedestrian-scale street that brings visual activity to the street edge.

SITE PLANNING

1. Encourage connections and activate the street edge by incorporating:
 - on-street parking along Central Way
 - buildings located up to the edge of the sidewalk
 - storefront entrances
 - visibility into buildings in order to engage pedestrian interest
 - generous sidewalk amenity zone (trees, lights)
 - street tree selection and spacing that provide visual continuity, buffer pedestrians from the busy street, and allow visibility of retail
 - pedestrian signage
2. Reduce the length of street wall by pulling back portions of the building at ground level from the street edge in key locations provided street continuity is not interrupted.
3. Include a pedestrian-only connection from Central Way into the interior of the project. Pedestrian access along this route should include pedestrian-scaled lighting and a clear connection to the streetscape/plaza space on the opposite side.
4. Activate building corners with visibility into retail and/or other inviting design features, as denoted on *Organization of Uses* diagram (page 10).



Building corners articulated with glazing, canopies, and special paving



Upper levels set back from base at western edge of office building; ample glazing and canopies enhance pedestrian experience



Two-story pedestrian pass-through to promote physical and visual connections, and to reduce apparent building bulk at grade level

BUILDING DESIGN

1. Reduce apparent bulk of buildings along Central Way by incorporating elements such as step backs and modulation, along with shifts or angles in the building mass. Differentiate the upper portion of the building from the lower by setting the upper floors back from the building base on the western and eastern ends of the building. The step backs should create roof terraces that overlook Central Way and the interior of the site. Balconies, terraces, and landscaping are encouraged in upper level step backs.
2. The upper floor of buildings facing Central Way should step back from the floors below and incorporate a change in materials or expression to clearly differentiate the upper floor and reduce the overall visual impact of the building.
3. 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.
4. Provide a two-story pass-through at grade to break up the length of the building base fronting Central Way. The pass-through should be of sufficient height and width to provide views into the “main street” retail, creating a prominent and attractive visual and physical connection to the interior of the development.



Upper floor step backs reduce apparent bulk of building

C. PARK INTERFACE DISTRICT

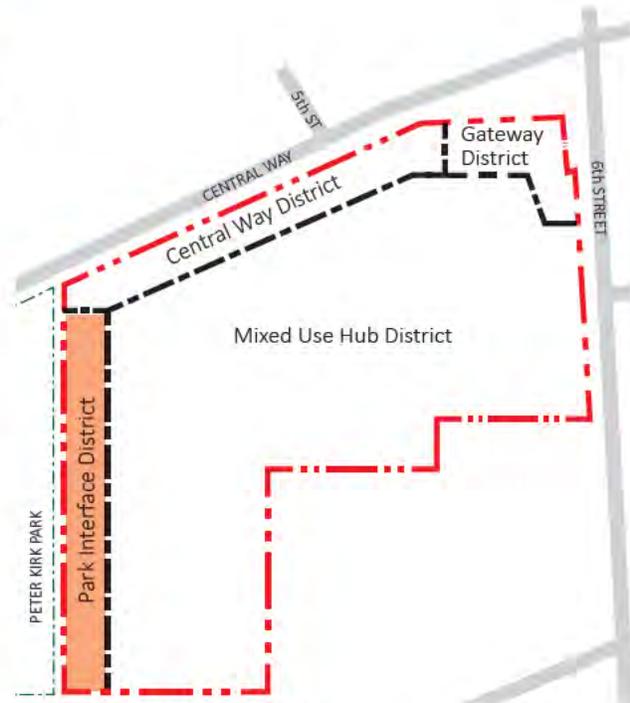
Intent: Create a strong connection from the park and downtown core that allows for clear pedestrian flow to and into the site by incorporating engaging building frontages, plazas, gardens, and other design treatments.

SITE PLANNING

1. Incorporate ample landscaping and distinctive lighting.
2. Incorporate raised crosswalks 20' minimum in width and special paving to promote pedestrian priority along the north-south street bordering the park.
3. Encourage retail spill-out spaces and landscaped courtyards along the building edge. Bring the “in-door” out and “outdoor” in by spilling retail spaces onto the sidewalk and creating small gathering spaces along building edges.
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.
5. Carefully consider views from the park. This includes reducing apparent bulk and mass of building(s) facing the park.

BUILDING DESIGN

1. Buildings shall address park and street by incorporating:
 - terraces and balconies
 - entrances to retail along promenade
 - greater transparency at ground floor or planting zone and/or canopy at edge of buildings where transparency is not feasible, such as theater facades.
 - street front courtyards
 - retail spill-out spaces
2. Where feasible, provide rooftop terraces on lower roof levels as gathering spaces that include amenities such as:
 - seating
 - landscaping
 - canopies or coverings for weather protection
 - public access open during regular operating hours
 - retail/food service where appropriate



Key Plan: Park Interface District



Safe, clearly marked, pedestrian-friendly crosswalks



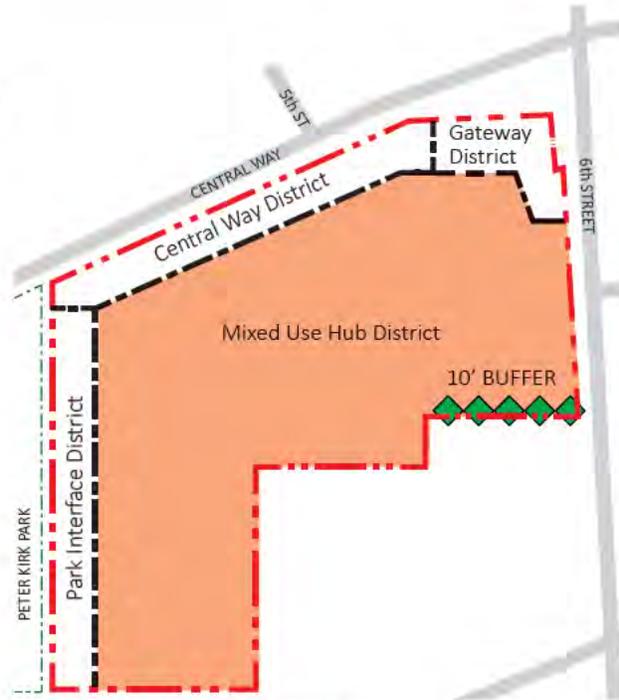
Pedestrian-oriented park interface: trees, clear markings, ground floor retail, balconies

D. MIXED USE HUB

Intent: To establish a vibrant Mixed Use Hub with activated public space and retail/window shopping experience with a mix of uses, both connected to and overlooking the Main Street plaza, primary plaza, and Peter Kirk Park.

SITE PLANNING

- The plazas should be integrated visually and physically with their surroundings, and should provide significant gathering and activity spaces by incorporating the following:
 - special paving
 - water feature(s)
 - special landscaping
 - seating: covered and open
 - distinct lighting
 - access to sunlight
 - accommodations for concerts/performances
- Plazas should be supported as important activity spaces by surrounding them with active public-oriented amenities such as ground floor retail, restaurants, and cafes.
- Locate plazas at or near street grade to promote physical and visual connection to the street and adjacent buildings and their entrances.
- Design outdoor space with safety in mind; public plazas should promote visibility from the street and provide architecturally compatible lighting to enhance night time security
- A ten foot permanent landscaped edge along the southeast property line adjacent to residential uses should be incorporated within the street design. (See diagram at right.)
- The district should also consider providing:
 - small retail pavilion(s)
 - children's interactive feature
- A pedestrian connection on the southeastern portion of the site should be provided and include:
 - through public 24-hour access
 - connection to Peter Kirk Park
 - pedestrian weather protection and wayfinding signs to help guide pedestrians through parking lot and around the building.



Key Plan: Mixed Use Hub District showing buffer at southeast property line



Pedestrian courtyards framed by retail use

BUILDING DESIGN

1. Lower level facades with predominantly retail uses should locate entrances at the sidewalk or edge of public space to frame pedestrian spaces in key locations.
2. Where feasible, provide rooftop terraces on lower roof levels as gathering spaces that include such amenities as:
 - seating
 - landscaping
 - canopies or coverings for weather protection
 - public access open during regular operating hours
 - retail/food service locations
3. In order to maximize the amount of sunlight in the primary plaza, buildings to the south should be contained under a line at a 41 degree angle measured from the center of the plaza.



Plazas providing significant gathering and activity space, framed by buildings^{above:0, below:7}

Notes

IMAGE CREDITS

The following sources were used for end-noted images.

All other images and illustrations are provided by CollinsWoerman.

1. Kirkland, WA. Map. *Google Maps*. Google, 6 Aug 2014. Web. 6 Aug 2014.
2. VA, Brett. *Outbuilding bike parking Kirkland WA*. 30 Jan 2010, Kirkland, WA, in *Flickr*. https://www.flickr.com/photos/smart_growth/4575869318/in/set-72157623983604822/
3. La Citta Vita. *Courtyard Shopping in Berlin*. 16 Jan 2011, in *Flickr*. <https://www.flickr.com/photos/la-citta-vita/5852199389/>
4. La Citta Vita. *Green Wall*. 27 Feb 2012, in *Flickr*. <https://www.flickr.com/photos/la-citta-vita/7802506458/in/photolist-c6gcQA-8fZ64K-8fZ5FT-cTtTkq-aHZJqg>
5. La Citta Vita. *Waterfront Architecture*. 27 Feb 2012, in *Flickr*. <https://www.flickr.com/photos/la-citta-vita/7802515158/in/set-72157631113816934/>
6. The Jerde Partnership International. 1999. *You Are Here*. London: Phaidon Press Limited.
7. Morgan, Steve. *South and west sides of the square, looking northwest*. 24 May 2009, in *Wikipedia*. http://en.wikipedia.org/wiki/Pioneer_Courthouse_Square

May 24, 2019

Scott Guter, AICP, LEEP AP

Associate Planner

City of Kirkland Planning and Development

123 Fifth Avenue

Kirkland, WA 98033

Re: DRV19-00138 Kirkland Urban South CDC summary and DRC application

Scott,

We are providing this summary of compliance with the Master Plan and Design Guidelines for Kirkland Parkplace, per your *Conceptual Design Conference Meeting Summary for Kirkland Urban South*, dated April 1, 2019. Please note that several of the items listed require compliance at the completion of development of the entire site. We have provided a summary for the project that includes the first two phases, and which will be updated when application for the last phase is submitted.

The applicant shall also provide Planning Staff a summary of compliance with the Master Plan. This includes any minor modification to the Master Plan requiring review by the Planning Director. If the applicant anticipates any major modifications to the Master Plan should be presented prior to pursuing an application for DRC.

Please note that we have submitted updates to the Master Plan and Design guidelines on April 23, 2019, and have included those updates in this summary. Please refer to our DRC submittal dated May 24, 2019.

MASTER PLAN: DEVELOPMENT STANDARDS

9. Program Requirements	7
10. Public Amenities, Access, and Organization of Uses	8
A. Pedestrian Connections	8
B. Retail/Restaurant Frontage.....	9
C. Organization of Uses	9
D. Pedestrian Space	12
E. Special Setbacks at South Portion of Site.....	12
11. Street Classification.....	13

9. Program Requirements

The following requirements and ratios are established to quantify use types at the completion of the project, and are not a requirement for any single phase.

As indicated above, please note that the following is a summary of the areas and ratios provided at the end of this phase of the project only, and are not a final summary of the completed project.

A. PEDESTRIAN SPACE

The development will include a variety of public open spaces that vary in size and character. A minimum of 15%, or 75,000 square feet, of the site shall be activated pedestrian-oriented space, in the form of courtyards, plazas, etc. See diagram (Section 10.D) for approximate locations and dimensional requirements of specific spaces. Definition of appropriate design treatments are found in the district-specific design guidelines (Section 13).

The project will contain approximately 93,500 sf of publicly accessible Pedestrian space at the conclusion of this Phase, including 40,500 sf of publicly accessible pedestrian space at the Upper Grade Level.

B. ARTS COMMITMENT

In an effort to encourage integrated art into the project, Parkplace is working in collaboration with representatives from the cultural council and local art community and will identify and create opportunities to integrate art into the project.

C. GREEN BUILDING COMMITMENT

Section V. Natural Environment of the Comprehensive Plan outlines broad goals and policies related to environmental sustainability. Section XV.D of the Comprehensive Plan and Guiding Principle #8 (see Section 8 of this document) describe goals specific to the Parkplace site.

1. In response to these goals and policies, the following requirements will apply to the Kirkland Parkplace project:

- a. All new office buildings will be designed achieve a LEED CS Gold threshold. A USGBC Pre-Certification Application showing points meeting LEED CS Gold will be included with permit submittals to show which points will be pursued.

The project will be LEED Gold certified.

D. COMMUNITY-SERVING RETAIL AND SERVICES

Include neighborhood-serving retail and services. Possible examples include: grocery, childcare, bookstore, drugstore, dry cleaner, movie theater, barber-shop, shoe repair, etc.

The project contains a movie theatre, and other retailers that have not been selected.

E. PARKING

To guide the transformation described in the Comprehensive Plan from "an auto-oriented center surrounded by surface parking into a pedestrian-oriented center integrated into the community" (CP XV.D-13), the majority of parking for the development shall be placed underground. Surface parking will be provided along selected internal streets and at other selected surface parking locations to support retail uses.

The project places over 700 parking stalls below grade, with less than 80 above grade, most of which are behind the building.



The site area breakdown requirements are shown for the conditions that will occur at the completion of Phase A (Phase one) and Phase C (Kirkland Urban South). The existing condition at Phase B (Kirkland Urban East) is included in lot coverage and open space calculations, but the program areas are not included, as the building will be removed prior to occupancy of Kirkland Urban South. The final phase will likely include a building with a larger footprint, little to no surface parking and so would increase the building coverage, sidewalks and plaza space, and significantly decrease the amount of Vehicle area.

Again, it should be noted that the required areas and ratios apply to the completed project. This information is provided as an analysis of the conditions at the completion of the KU South project, and will be updated to include the last phase when that project is submitted for review.

To summarize the conditions after completion of KU south:

Site Area: 501,196 sf

Building footprint: 208,770 sf (41.65%)

Vehicle areas: 106,396 sf (21.25 %)

Open space: 186,030 sf (37.1%)

Sidewalks; 37, 332 sf (7.4%)

Pedestrian space: 93,511 sf

Total gross sf: 994,350 sf

Commercial office space: 635,740 sf

Retail/Entertainment/Fitness: 172,770 sf (27.1% of commercial office space).

Residential: 171,920 sf (185 units)

Private roof terrace: This area will exceed the 10,000 sf of area identified, and is still being developed.

10. Public Amenities, Access, and Organization of Uses

A. PEDESTRIAN CONNECTIONS

Intent: Create a network of identifiable linkages into and through the project site for pedestrians.

The diagram at right shows approximate pedestrian connections. Darker lines indicate primary connections designated by the Comprehensive Plan. Lighter lines show secondary connections linking existing proposed streets as well as Peter Kirk Park. These connections are for public use.

The applicant shall work with the City to define appropriate wayfinding strategies between the development and the Cross Kirkland Corridor.



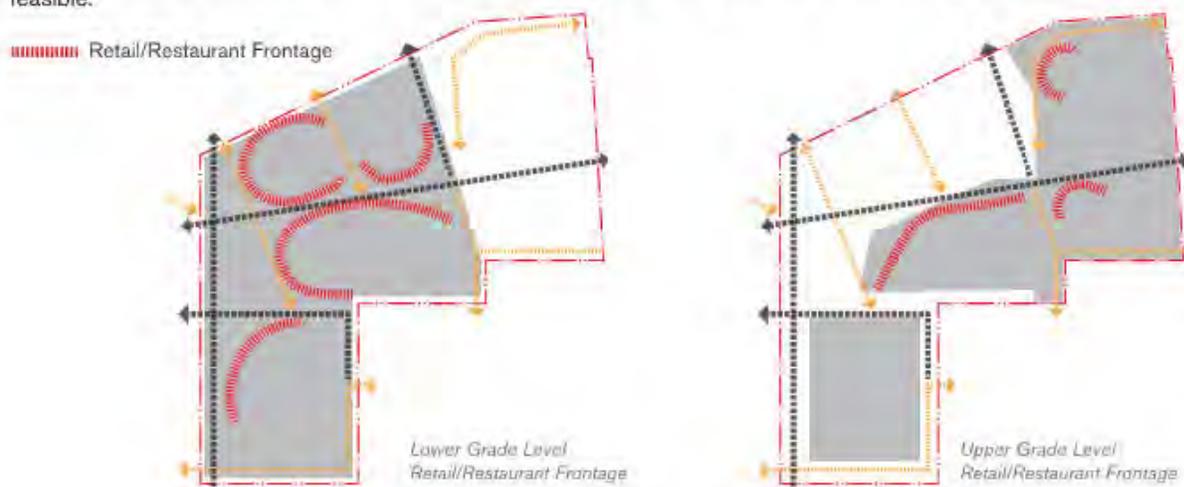
Network of pedestrian connections

The pedestrian pathways indicated have been accommodated, including the north-south pathway adjacent to the Park (and an additional pathway at the building face). In addition, the primary pedestrian pathway from the adjoining eastern property has been provided for (see site plans and landscape plans).

B. RETAIL/RESTAURANT FRONTAGE

Intent: Encourage and contribute to the liveliness and activation of primary and secondary pedestrian paths by providing retail and activating uses at ground level.

Predominant retail and other pedestrian-encouraging uses, including shops, restaurants, grocery, health club, and a movie theater are required along pedestrian-oriented streets and public spaces in the approximate locations shown in diagrams below. Additional activating uses are encouraged on the grade level throughout the development where feasible.



The project includes retail uses along the western frontage, with the theatre lobby and restaurant wrapping the north corner. See level one floor plan.

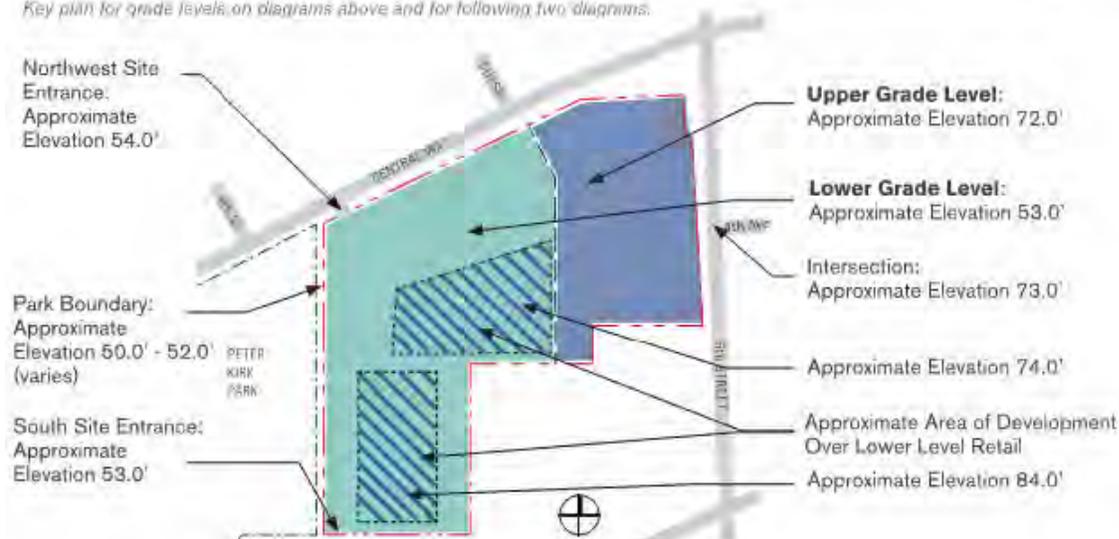
C. ORGANIZATION OF USES

Intent: Locate building and other uses to support the development goals of the project, including: ground floor retail, upper floor office space, residential space, and public gathering spaces between buildings.

The following diagrams describe the approximate locations of various building use types, pedestrian connections, parking, and public gathering spaces.

The key plan below illustrates the two grade levels for the site: *Upper Grade Level* and *Lower Grade Level*. The Upper Grade Level relates to the existing street grades at the intersection of 6th Street and 4th Avenue. The Lower Grade Level relates to Peter Kirk Park and the grades at the northwest site entrance on Central Way.

Key plan for grade levels on diagrams above and for following two diagrams.



The proposal adheres to the goals of the development, locating retail uses at grade, office uses above, and a gathering space at the northwestern corner of the project.

C. ORGANIZATION OF USES: LOWER GRADE LEVEL

BUILDINGS

- A** Retail/fitness with entries primarily accessed from internal street; Office above
- B** Retail and Grocery with entries accessed from internal street and/or open space; Office Above
- C** Retail and/or Entertainment; Office above

SITE

- D** Below-Grade Parking
- E** Retail Surface Parking
- F** Pedestrian Space; Plaza/Courtyard/Garden
- G** Loading Dock
- H** Retail Pavilion

- Vehicular and Pedestrian Circulation
- Pedestrian-Only Circulation
- ▶ Vehicle Site Access
- ▶ Pedestrian Site Access; Locations to be Determined
- ▶ Provide visibility into retail or other activating uses at these locations

- Retail
- Outdoor Amenity
- Parking



The proposal complies with the organization of uses on the Lower Grade level with the location of vehicular and pedestrian pathways, retail and entertainment uses located at the western portion of the site, and surface parking at the eastern portion. See site plan, landscape plan, and level one plan.

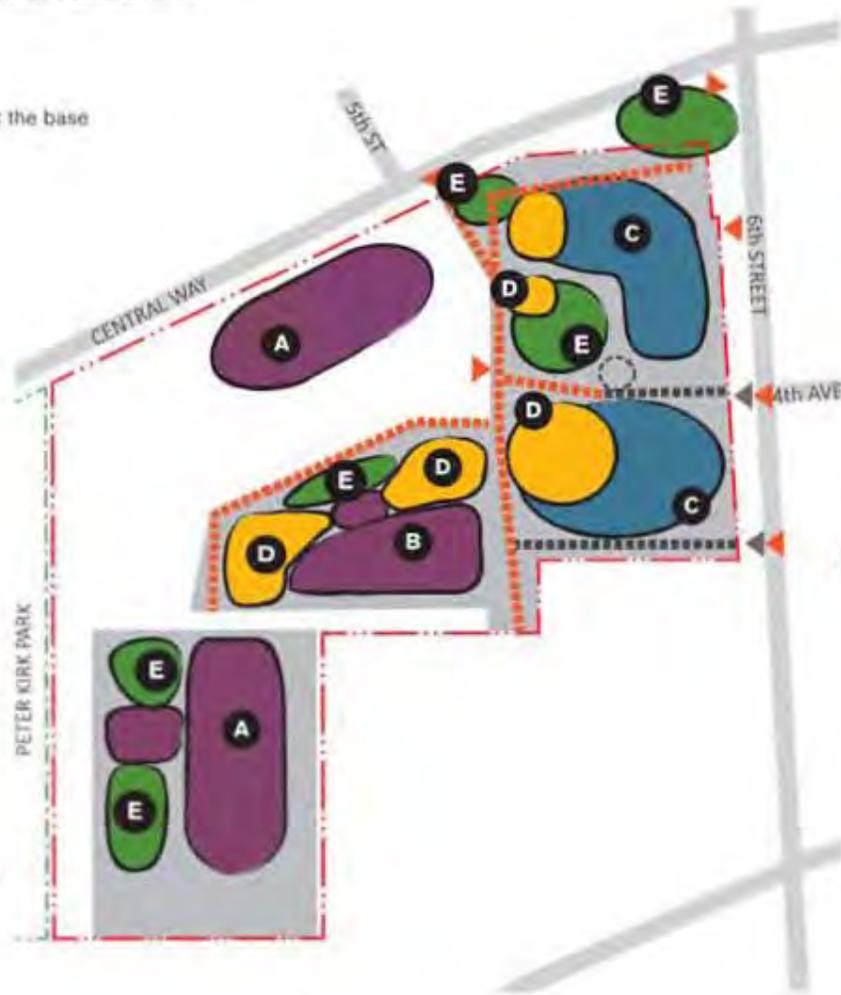
C. ORGANIZATION OF USES: UPPER GRADE LEVEL

BUILDINGS

- A** Office over Lower Level Retail / Entertainment
- B** Retail/office/daycare
- C** Residential with Retail at the base
- D** Retail

SITE

- E** Pedestrian Space: Plaza/Courtyard/Garden/Elevated Terrace
- Vehicular and Pedestrian Circulation
- Pedestrian-Only Circulation
- ▶ Vehicle Site Access
- ▶ Pedestrian Site Access
- Retail
- Outdoor Amenity
- Office
- Residential



The proposal complies with the uses indicated in this diagram for the upper grade level with office uses and outdoor pedestrian space at the western terraces of the building. Refer to site plan, floor plans and landscape plans.

D. PEDESTRIAN SPACE

Intent: Provide a functional and diverse pedestrian environment by creating a variety of usable pedestrian open spaces.

The following types of public/pedestrian space are to be provided at a minimum of 15% of the total lot area, or 75,000 square feet. Locations are approximate and not limited to those shown on the diagram at right.

- a. **Primary plaza:** shall have a minimum area of 10,000 square feet with a minimum average width of 60 feet.
- b. **Main Street plaza:** a linear sequence of pedestrian spaces along Main Street retail shall have locations with a minimum 35-foot plaza depth from building face to curbline. (This does not include roadway. See 11.4 for building face to building face dimensional requirements along Main Street.)
- c. **Upper Plaza:** shall include a combination of landscaping and hardscaping with a minimum area of 10,000 square feet.
- d. **Northwest Entry Garden:** shall be predominantly landscaped and an extension of Peter Kirk Park.
- e. **Smaller courtyard/plazas:** shall have a minimum area of 2,500 square feet each. (not illustrated in diagram at right)
- f. **Elevated terraces:** shall provide a minimum of 10,000 square feet total of publicly accessible pedestrian space at the Upper Grade Level. (See 10.C.)

See district specific guidelines for design parameters of public space (ex. plazas, Section 13.D).



Distribution of pedestrian space: along paths, between buildings, and on elevated terraces. Locations are illustrative and subject to change.

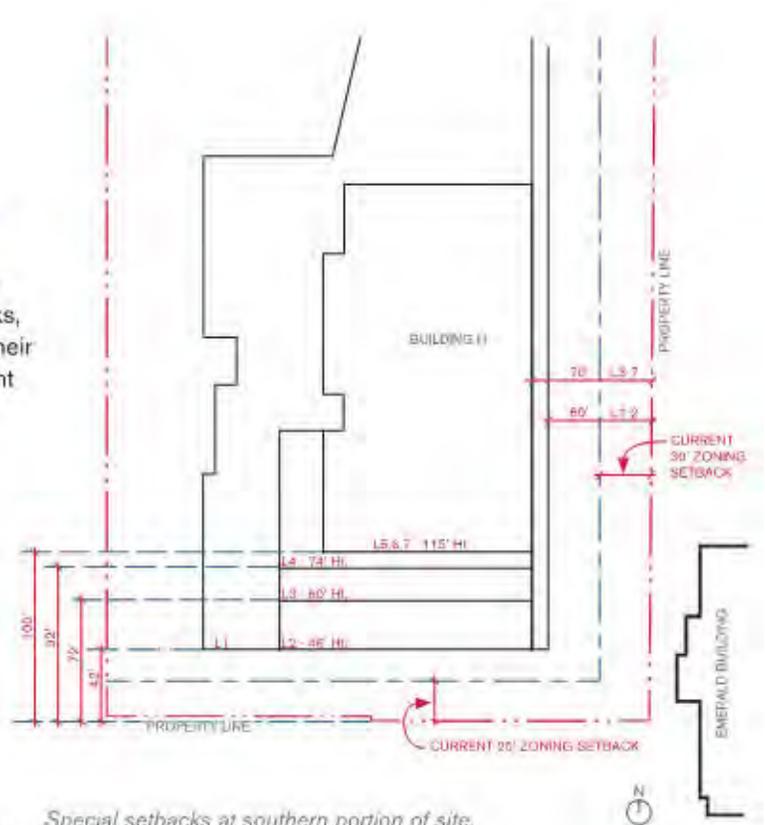
Each of the plazas and gardens indicated in the diagram will be included in the development with areas and percentages greater than required, as noted in the open space breakdown summary above.

E. SPECIAL SETBACKS AT SOUTH PORTION OF SITE

Buildings located in the southern most portion of the site should provide generous and substantial setbacks, building step backs, and modulation in response to their proximity to neighboring buildings. Setback and height requirements are described in the diagram at right. Heights shown in diagram shall be measured per zoning code regulations.



Key Plan: Area described in Section 10.E and in diagram at right.



Special setbacks at southern portion of site.

The project complies with the special setbacks at the southern portion of the site. See floorplans and building sections for setback and height calculations.

11. Street Classification

Intent: Create a street and sidewalk network that responds to the existing Kirkland grid pattern, creates a pedestrian-oriented environment, and allows for direct interaction with Peter Kirk Park.

The following street classifications and diagrams represent the various types of streets and approximate locations anticipated in the project. Final location and classification of streets may be adjusted in the final design to include such design techniques as: tight turning radii to calm traffic, curb bulb outs, textured crossings, etc. Access shall be in compliance with city codes and policies for public improvements and emergency access.

Street classifications are meant to be typical sections of the roadway. Slight variations may be necessary to accommodate driveways, street furniture, structural constraints, etc.

Planting adjacent to parking or drive lane may consist of tree wells level with sidewalk or planting strips which are flush with sidewalk or raised above sidewalk. Where tree wells occur, provide minimum 12'-0" total sidewalk width including tree wells, with minimum sidewalk width of 8'-0" and tree well width of 4'-0" (except as noted on street sections).

Where continuous planting strips are provided in lieu of street tree wells, provide minimum 10'-0" sidewalk and 4'-0" minimum planting strip (unless noted otherwise).



⇨⇨ Indicates Possible Access to Below-Grade Parking.

ADJACENT PUBLIC STREET IMPROVEMENT:

- 1 Central Way
- 2 6th Street

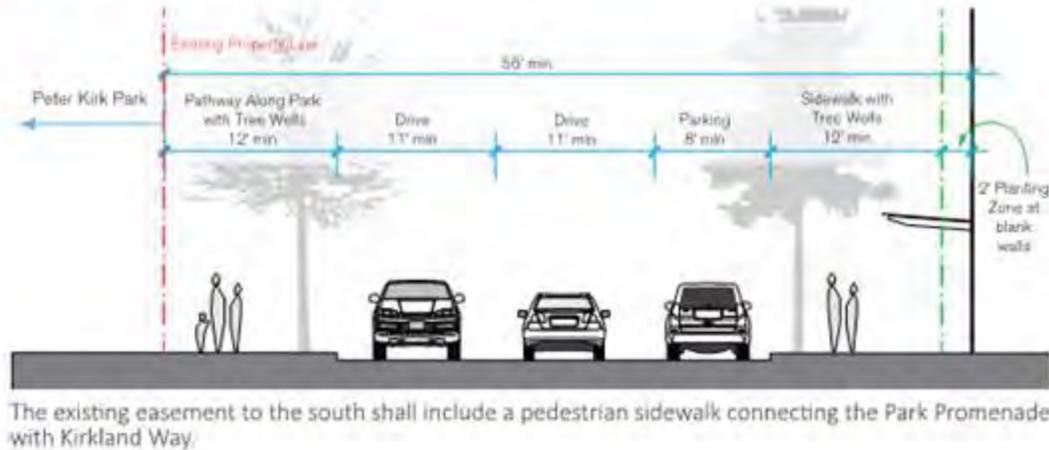
PRIMARY INTERNAL STREETS

- 3 Park Promenade
- 4 Main Street

SECONDARY INTERNAL STREETS

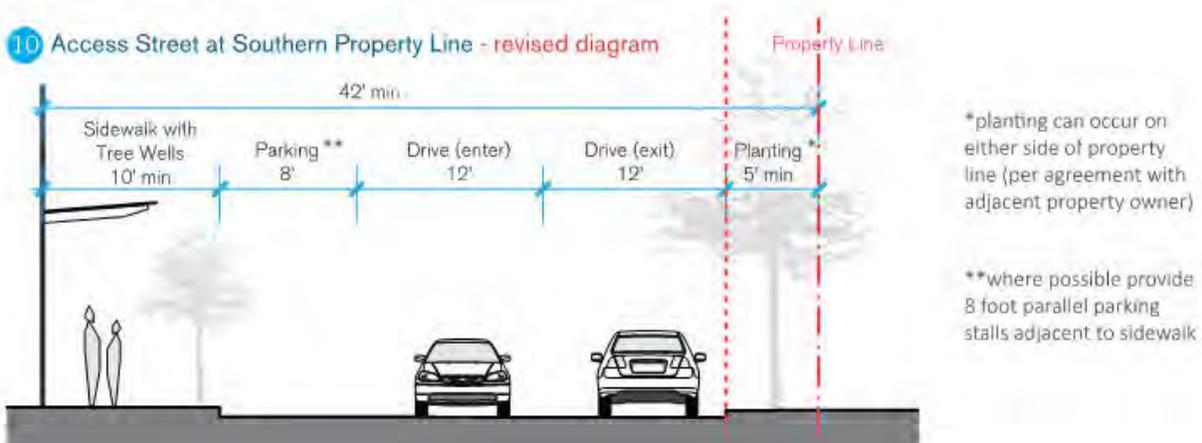
- 5 Access Street at Central Way near 4th Street
- 6 Access at Central Way near 5th Street
- 7 Access at 6th Street
- 8 Upper Level turnaround
- 9 Possible Parking/Service Access at 6th Street (Dependent upon traffic study, design of Upper Level, and access to below-grade parking)
- 10 Access Street at Southern Property Line
- 11 Parking/Service Access

3 Park Promenade Section (typical)



Please refer to the landscape and site plans for dimensions of this roadway. There are slight deviations in the sidewalk width at the northern portion of the theatre frontage to accommodate an accessible ramp. See site plan and landscape plan. In addition, the MRM property to the south (434 Kirkland Way) has shifted their portion of this roadway to the west, leaving an 8 foot sidewalk and no landscape buffer at the west property line. Therefore, the portion of Peter Kirk Lane adjacent to KU South will need to jog to be in alignment. This results in a reduction to the landscape buffer to make the transition of roadway and sidewalk.

10 Access Street at Southern Property Line - revised diagram



The southern access road is a shared roadway providing access to the MRM property parking in addition to the loading/parking for KU South and surface parking stalls for QFC. The roadway configuration and section have been agreed to by MRM. In exchange for access to parking, MRM has agreed to allow the

5 foot planting strip to occur on their property, adjacent to their parking garage. At the southwestern edge of the access road, MRM has requested a 7 foot curb bulb to accommodate a minimum separation of their loading/parking access curb cut to the access road. The planting at the sidewalk adjacent to the project will be in larger planting areas in lieu of tree wells.

Scott,

Thank you for your review, and please do not hesitate to call if you have any questions.

Pat Logan
Design Practice Leader
CollinsWoerman

Cc:

Angela Ruggeri, City of Kirkland

William Leedom, Talon Private Capital LLC

Bret Jordan, Ryan Construction

Jeff Roberts, CBRE

Natasha Morris, CollinsWoerman



CITY OF KIRKLAND

Planning and Building Department

123 5th Avenue, Kirkland, WA 98033

425.587.3600 ~ www.kirklandwa.gov

DEVELOPMENT STANDARDS LIST

File: Kirkland Urban South (Phase 2), File No. DRV19-00306

ZONING CODE STANDARDS

92.35 Prohibited Materials In Design Districts. If in a design district the following building materials are prohibited or limited in use: mirrored glass or reflective materials, corrugated fiberglass, chain link fencing, metal siding, concrete block, backlit awnings. Water spigots are required along building facades along sidewalks for cleaning and plant watering. Commercial buildings with more than one tenant shall install a cornerstone or plaque.

95.51.2.a Required Landscaping. All required landscaping shall be maintained throughout the life of the development. The applicant shall submit an agreement to the city to be recorded with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall provide a final as-built landscape plan and an agreement to maintain and replace all landscaping that is required by the City.

95.44 Parking Area Landscape Islands. Landscape islands must be included in parking areas as provided in this section.

95.45 Parking Area Landscape Buffers. Applicant shall buffer all parking areas and driveways from the right-of-way and from adjacent property with a 5-foot wide strip as provided in this section. If located in a design district a low hedge or masonry or concrete wall may be approved as an alternative through design review.

95.50 Tree Installation Standards. All supplemental trees to be planted shall conform to the Kirkland Plant List. All installation standards shall conform to Kirkland Zoning Code Section 95.45.

95.52 Prohibited Vegetation. Plants listed as prohibited in the Kirkland Plant List shall not be planted in the City.

50.38.010 Sign Permits. Prior to installation of permanent signs, the development must submit and receive approval to a Master Sign Plan pursuant to Chapter 100 KZC..

105.32 Bicycle Parking. All uses, except single family dwelling units and duplex structures with 6 or more vehicle parking spaces must provide covered bicycle parking within 50 feet of an entrance to the building at a ratio of one bicycle space for each twelve motor vehicle parking spaces. Check with Planner to determine the number of bike racks required and location.

105.18 Entrance Walkways. All uses, except single family dwellings and duplex structures, must provide pedestrian walkways between the principal entrances to all businesses, uses, and/or buildings on the subject property.

105.18 Overhead Weather Protection. All uses, except single family dwellings, multifamily, and industrial uses, must provide overhead weather protection along any portion of the building, which is adjacent to a pedestrian walkway.

105.18.2 Walkway Standards. Pedestrian walkways must be at least 5' wide; must be distinguishable from traffic lanes by pavement texture or elevation; must have adequate lighting for security and safety. Lights must be non-glare and mounted no more than 20' above the ground.

105.18.2 Overhead Weather Protection Standards. Overhead weather protection must be provided along any portion of the building adjacent to a pedestrian walkway or sidewalk; over the primary exterior entrance to all buildings. May be composed of awnings, marquees, canopies

or building overhangs; must cover at least 5' of the width of the adjacent walkway; and must be at least 8 feet above the ground immediately below it. In design districts, translucent awnings may not be backlit; see section for the percent of property frontage or building facade.

105.19 Public Pedestrian Walkways. The height of solid (blocking visibility) fences along pedestrian pathways that are not directly adjacent a public or private street right-of-way shall be limited to 42 inches unless otherwise approved by the Planning or Public Works Directors. All new building structures shall be setback a minimum of five feet from any pedestrian access right-of-way, tract, or easement that is not directly adjacent a public or private street right-of-way. If in a design district, see section and Plate 34 for through block pathways standards.

50.38.010 Required Parking. The following establishes the number of parking spaces required: Restaurants and taverns must provide one parking space for each 125 square feet of gross floor area; and, all other uses must provide one parking space for each 350 square feet of gross floor area. A mix of uses with different peak parking times makes a project eligible for applying a shared parking methodology to parking calculations. Further parking reductions may be appropriate through a transportation management plan (TMP) and parking management measures

105.58 Parking Lot Locations in Design Districts. See section for standards unique to each district.

105.65 Compact Parking Stalls. Up to 50% of the number of parking spaces may be designated for compact cars.

105.60.2 Parking Area Driveways. Driveways which are not driving aisles within a parking area shall be a minimum width of 20 feet.

105.60.3 Wheelstops. Parking areas must be constructed so that car wheels are kept at least 2' from pedestrian and landscape areas.

105.60.4 Parking Lot Walkways. All parking lots which contain more than 25 stalls must include pedestrian walkways through the parking lot to the main building entrance or a central location. Lots with more than 25,000 sq. ft. of paved area must provide pedestrian routes for every 3 aisles to the main entrance.

105.77 Parking Area Curbing. All parking areas and driveways, for uses other than detached dwelling units must be surrounded by a 6" high vertical concrete curb.

110.52 Sidewalks and Public Improvements in Design Districts. See section, Plate 34 and public works approved plans manual for sidewalk standards and decorative lighting design applicable to design districts.

110.60.5 Street Trees. All trees planted in the right-of-way must be approved as to species by the City. All trees must be two inches in diameter at the time of planting as measured using the standards of the American Association of Nurserymen with a canopy that starts at least six feet above finished grade and does not obstruct any adjoining sidewalks or driving lanes.

115.25 Work Hours. It is a violation of this Code to engage in any development activity or to operate any heavy equipment before 7:00 am. or after 8:00 pm Monday through Friday, or before 9:00 am or after 6:00 pm Saturday. No development activity or use of heavy equipment may occur on Sundays or on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas Day. The applicant will be required to comply with these regulations and any violation of this section will result in enforcement action, unless written permission is obtained from the Planning official.

115.40 Fence Location. Fences over 6 feet in height may not be located in a required setback yard. A detached dwelling unit abutting a neighborhood access or collector street may not have a fence over 3.5 feet in height within the required front yard. No fence may be placed within a high waterline setback yard or within any portion of a north or south property line yard, which is coincident with the high waterline setback yard.

A detached dwelling unit may not have a fence over 3.5 feet in height within 3 feet of the property line abutting a principal or minor arterial except where the abutting arterial contains an improved

landscape strip between the street and sidewalk. The area between the fence and property line shall be planted with vegetation and maintained by the property owner.

115.45 Garbage and Recycling Placement and Screening. For uses other than detached dwelling units, duplexes, moorage facilities, parks, and construction sites, all garbage receptacles and dumpsters must be setback from property lines, located outside landscape buffers, and screened from view from the street, adjacent properties and pedestrian walkways or parks by a solid sight-obscuring enclosure.

115.47 Service Bay Locations. All uses, except single family dwellings and multifamily structures, must locate service bays away from pedestrian areas. If not feasible must screen from view.

29.24.010 Fill Material. All materials used as fill must be non-dissolving and non-decomposing. Fill material must not contain organic or inorganic material that would be detrimental to the water quality, or existing habitat, or create any other significant adverse impacts to the environment.

115.90 Calculating Lot Coverage. The total area of all structures and pavement and any other impervious surface on the subject property is limited to a maximum percentage of total lot area. See the Use Zone charts for maximum lot coverage percentages allowed. Section 115.90 lists exceptions to total lot coverage calculations See Section 115.90 for a more detailed explanation of these exceptions.

115.95 Noise Standards. The City of Kirkland adopts by reference the Maximum Environmental Noise Levels established pursuant to the Noise Control Act of 1974, RCW 70.107. See Chapter 173-60 WAC. Any noise, which injures, endangers the comfort, repose, health or safety of persons, or in any way renders persons insecure in life, or in the use of property is a violation of this Code.

115.115 Required Setback Yards. This section establishes what structures, improvements and activities may be within required setback yards as established for each use in each zone.

115.115.3.g Rockerries and Retaining Walls. Rockeries and retaining walls are limited to a maximum height of four feet in a required yard unless certain modification criteria in this section are met. The combined height of fences and retaining walls within five feet of each other in a required yard is limited to a maximum height of 6 feet, unless certain modification criteria in this section are met.

115.115.d Driveway Setbacks. Parking areas and driveways for uses other than detached dwelling units, attached and stacked dwelling units in residential zones, or schools and day-cares with more than 12 students, may be located within required setback yards, but, except for the portion of any driveway which connects with an adjacent street, not closer than 5 feet to any property line.

115.120 Rooftop Appurtenance Screening. New or replacement appurtenances on existing buildings shall be surrounded by a solid screening enclosure equal in height to the appurtenance. New construction shall screen rooftop appurtenances by incorporating them in to the roof form.

115.135 Sight Distance at Intersection. Areas around all intersections, including the entrance of driveways onto streets, must be kept clear of sight obstruction as described in this section.

Prior to issuance of a grading or building permit:

85.25.1 Geotechnical Report Recommendations. A written acknowledgment must be added to the face of the plans signed by the architect, engineer, and/or designer that he/she has reviewed the geotechnical recommendations and incorporated these recommendations into the plans.

85.45 Liability. The applicant shall enter into an agreement with the City, which runs with the property, in a form acceptable to the City Attorney, indemnifying the City for any damage resulting from development activity on the subject property which is related to the physical condition of the property.

95.30(4) Tree Protection Techniques. A description and location of tree protection measures during construction for trees to be retained must be shown on demolition and grading plans.

95.34 Tree Protection. Prior to development activity or initiating tree removal on the site, vegetated areas and individual trees to be preserved shall be protected from potentially damaging activities. Protection measures for trees to be retained shall include (1) placing no construction material or equipment within the protected area of any tree to be retained; (2) providing a visible temporary protective chain link fence at least 6 feet in height around the protected area of retained trees or groups of trees until the Planning Official authorizes their removal; (3) installing visible signs spaced no further apart than 15 feet along the protective fence stating "Tree Protection Area, Entrance Prohibited" with the City code enforcement phone number; (4) prohibiting excavation or compaction of earth or other damaging activities within the barriers unless approved by the Planning Official and supervised by a qualified professional; and (5) ensuring that approved landscaping in a protected zone shall be done with light machinery or by hand.

Prior to occupancy:

142.60 Bonds. The Planning Official may require a bond under Chapter 175 KZC to ensure compliance with any aspect of a D.R. approval.

95.51.2.a Required Landscaping. All required landscaping shall be maintained throughout the life of the development. The applicant shall submit an agreement to the city to be recorded with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall provide a final as-built landscape plan and an agreement to maintain and replace all landscaping that is required by the City

50.36 User Guide – CBD 5A zones.

The charts in KZC [50.38](#) contain the basic zoning regulations that apply in the CBD 5A zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 50.37



Section 50.37 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter [1](#) KZC to determine what other provisions of this code may apply to the subject property.
2. See KZC [50.62](#) for additional building height provisions.
3. Developments creating four or more new dwelling units shall provide at least 10 percent of the units as affordable housing units as defined in Chapter [5](#) KZC. See Chapter [112](#) KZC for additional affordable housing incentives and requirements.

[link to Section 50.38 table](#)

The Kirkland Zoning Code is current through Ordinance 4683, passed May 7, 2019.

Disclaimer: The City Clerk's Office has the official version of the Kirkland Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <http://www.kirklandwa.gov/> (<http://www.kirklandwa.gov/>)

City Telephone: (425) 587-3000

Code Publishing Company (<https://www.codepublishing.com/>)

eLibrary (<https://www.codebook.com/listing/>)

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 50.38	 	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Mixed Use Development Containing Office, Retail and Restaurant Uses. See Spec. Regs. 1, 2, 3 and 4.	D.R., Chapter 142 KZC. See Spec. Reg. 1.	None	See Plate 5, Chapter 180 KZC.			100%	See Spec. Reg. 5 and Plates 6 and 7, Chapter 180 KZC.	None	E See Spec. Reg. 6.	See Spec. Reg. 7.	<ol style="list-style-type: none"> 1. Development under this use shall be pursuant to the Parkplace Master Plan and Design Guidelines contained in Chapter 3.30 KMC. Compliance with the Master Plan and Design Guidelines shall be determined through DR, Chapter 142 KZC. 2. The gross floor area of retail and restaurant uses in this zone shall be equal to or greater than 25 percent of the gross floor area of office uses in this zone. Retail uses may include accessory short term drop-off children's play facilities. 3. The following additional uses are allowed subject to restrictions listed: <ol style="list-style-type: none"> a. Hotel or Athletic Club. Accessory retail or restaurant uses shall be included as retail uses under Special Regulation 2, provided they are open to the public. b. Movie theater. This use may be included as a retail use under Special Regulation 2; provided, that the gross floor area of this use shall not count toward more than 20 percent of the required minimum gross floor area of retail and restaurant uses. c. Private Lodge or Club; Church; School, Day-care Center, or Mini-School or Day-care Center; Public Utility, Government Facility, or Community Facility; Public Park. d. Assisted Living Facility (including a nursing home if part of the facility); provided, that the gross floor area does not exceed 10 percent of the total gross floor area for the Master Plan; and Stacked or Attached Dwelling Units; provided, that the gross floor area does not exceed 30 percent of the total gross floor area for the Master Plan. 4. The following uses are prohibited: <ol style="list-style-type: none"> a. Any retail establishment exceeding 70,000 square feet. b. At grade drive-through facilities. Exception: One drive-through facility for banking or related financial services is permitted if the facility does not compromise the pedestrian orientation or traffic circulation of the development. The drive-through shall be on the eastern portion of the site accessed from 6th Street. The location and design of the facility requires Planning Official and Public Works Department approval. c. The outdoor storage, sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers.

REGULATIONS CONTINUED ON NEXT PAGE

Section 50.38

Zone
CBD-5A

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 50.38	 	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Mixed Use Development Containing Office, Retail and Restaurant Uses (continued)									<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <ol style="list-style-type: none"> 5. Rooftop appurtenances may exceed the applicable height limitation by a maximum of 16 feet if the area of all appurtenances and screening does not exceed 25 percent of the total area of the building rooftop. All other regulations for rooftop appurtenances in Chapter 115 KZC shall apply. 6. Prior to installation of permanent signs, the development must submit and receive approval of a Master Sign Plan pursuant to Chapter 100 KZC. 7. The following establishes the number of parking spaces required: <ol style="list-style-type: none"> a. Residential uses must provide: <ol style="list-style-type: none"> i. 1.2 per studio unit; 1.3 per 1 bedroom unit; 1.6 per 2 bedroom unit; 1.8 per 3 or more bedroom unit; ii. See KZC 105.20 for visitor parking requirements; and iii. One parking space for each assisted living unit. b. Restaurants and taverns must provide one parking space for each 125 square feet of gross floor area. c. All other uses must provide one parking space for each 350 square feet of gross floor area. <p>A mix of uses with different peak parking times makes a project eligible for applying a shared parking methodology to parking calculations. Further parking reductions may be appropriate through a transportation management plan (TMP) and parking management measures. The development may propose and the Planning Official may permit a reduction in the required number of parking spaces based on a demand and utilization study prepared by a licensed transportation engineer. The study shall include an analysis of shared parking demonstrating that the proposed parking supply is adequate to meet the peak parking demand of all uses operating at the same time. A TMP and parking management measures shall be incorporated into the analysis. An analysis of the effectiveness of the TMP and parking management measures shall be provided for City review. The City's transportation engineer shall approve the scope and methodology of the study as well as the effectiveness of the TMP and parking management measures.</p>		

CBD 5A PLATES 5 & 6

Plate 5 CBD 5A Required Yards

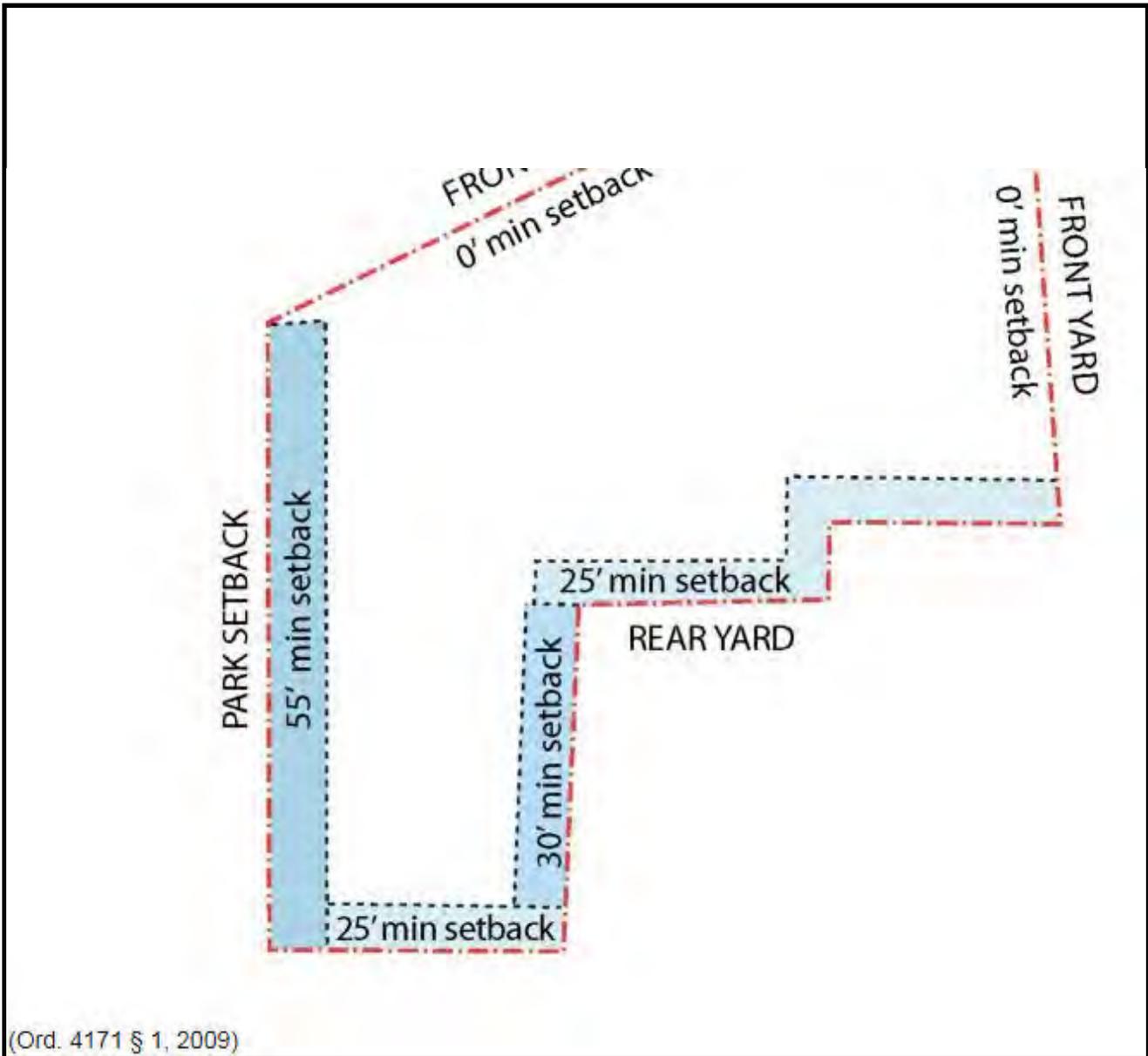
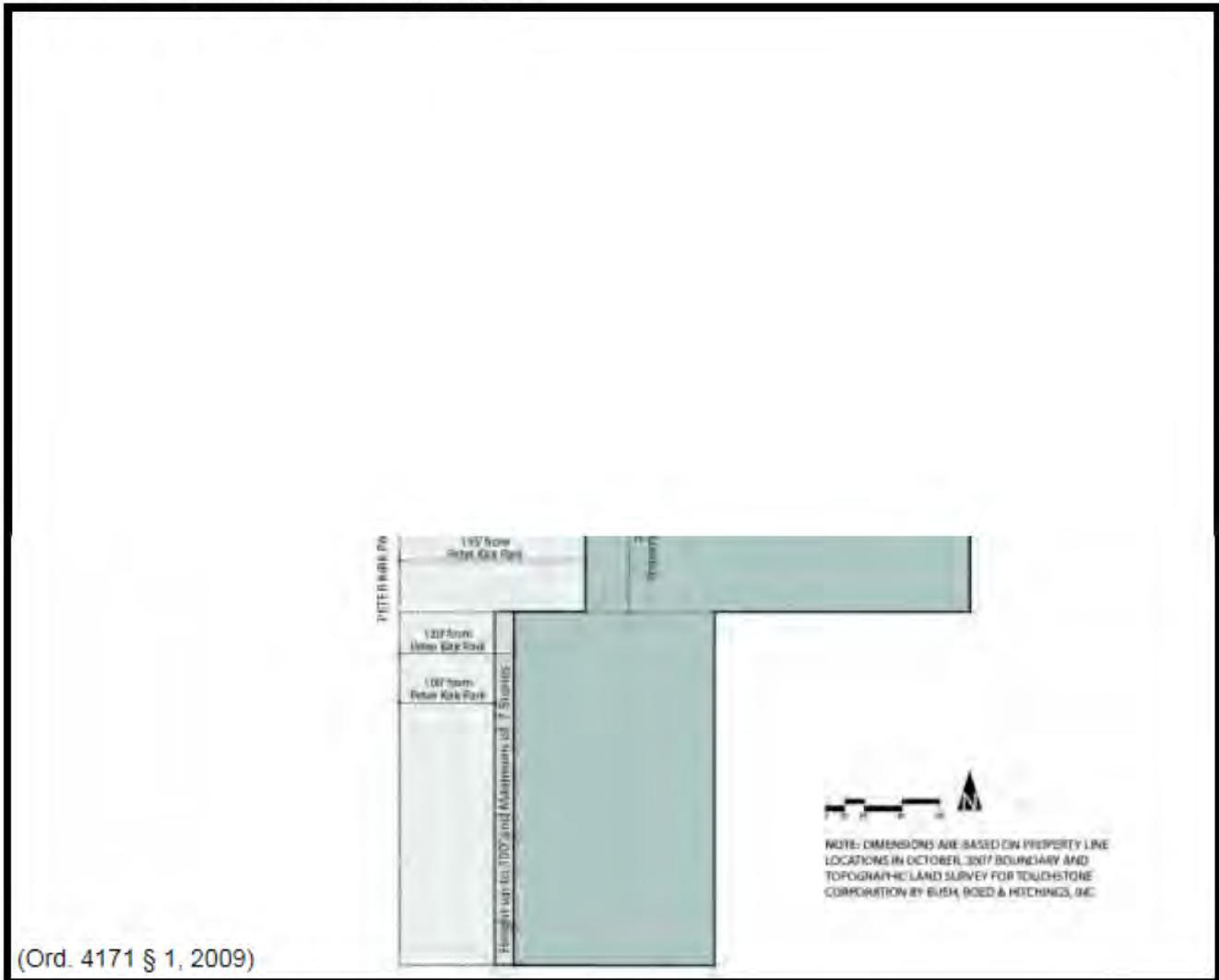


Plate 6 CBD 5A Maximum Building Heights



(Ord. 4171 § 1, 2009)