



July 17, 2015

Pat Logan
CollinsWoerman
710 2nd Avenue
Seattle, WA 98104

RE: Conceptual Design Conference for Parkplace
File No. DRV15-00787

Dear Mr. Logan:

On June 15, 2015, the Design Review Board (DRB) held the Conceptual Design Conference for the proposed Parkplace mixed use project that consists of approximately 650,000 square feet of office, 225,000 square feet of retail/fitness/entertainment and 250-300 residential units. The project is located at 457 Central Way. 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.

The DRB was comfortable with the general layout of the full site development concept. The concept will be discussed in more detail at the Design Response Conference. The additional information requested by the Board is listed below.

The buildings that will be a part of the first phase of the development were also discussed at the Conceptual Design Conference. The applicant presented three options for each of the three buildings in Phase 1. The DRB chose Option 3 for both Building E and Building F and asked the applicant to develop those options further for the Design Response Conference. The Board asked that more work be done on Building A with a possible hybrid of the 3 options brought to the Conceptual Design Conference. Further direction given by the DRB is included below:

DRB Direction:

A. Scale

- Reduce visual bulk and scale.
- Break up long buildings on Central Way to make the project more engaging for pedestrians.
- Make breezeway through Building E more inviting.
- Avoid having backsides to buildings.
- Modulate south façade of QFC building.

B. Access

- Develop overall pedestrian connections throughout the site.
- Show transition to Peter Kirk Park and how it will work for phase 1.

C. Open Space and Landscaping

- Develop overall landscape concept further.
- Show grade transitions (L1/Park Level – L2/Plaza Level).
- Study Central Way breezeway.
- Develop gateway concept at corner of Central Way and 6th Street that will soften the impact of the residential building.
- Provide more information about the central plaza.

The *Design Guidelines for Kirkland Parkplace Mixed-Use Development* contain general guidelines for the entire Parkplace site and also specific guidelines for the Park Interface District, the Central Way District and the Gateway District. Since these guidelines were specifically developed for the Parkplace site, they should all be considered in the design of this development.

D. Items required for Design Response Conference

In addition to the items outlined in the application form for the Design Response Conference, the DRB noted the need for the following items to be submitted for review:

- Sketch up model (including existing development on the site)
- Landscape design concepts
- Elevations and sections (including section across Central Way)
- Gateway area design concepts
- Sun/Shade studies (Main Street)
- Grade transition through the site
- Figure-ground sketch for pedestrian spaces
- Street level images
- Connections to Peter Kirk Park

When further refining the proposal and responding to the DRB's comments, please be sure to review the following resources:

- Moss Bay Neighborhood Plan contained in the Kirkland Comprehensive Plan.
- The Design Regulations contained in Chapter 92 of the Kirkland Zoning Code

These documents can be accessed at the Planning and Community Development Department page on the City's website, which can be reached at:
<http://www.kirklandwa.gov/depart/planning.htm>

If you have any additional questions, please feel free to contact me at aruggeri@kirklandwa.gov or at 425-587-3256.

Sincerely,

PLANNING AND COMMUNITY DEVELOPMENT



Angela Ruggeri, AICP
Senior Planner