



**CITY OF KIRKLAND**  
**Planning and Building Department**  
123 Fifth Avenue, Kirkland, WA 98033  
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## **MEMORANDUM**

**To:** Design Review Board

**From:** Angela Ruggeri, AICP, Senior Planner

**Date:** March 7, 2019

**File No.:** DRV19-00138

**Subject:** KIRKLAND URBAN SOUTH  
CONCEPTUAL DESIGN CONFERENCE

### **I. MEETING GOALS**

At the March 18, 2019 Design Review Board (DRB) meeting, the DRB should review the conceptual design for the Kirkland Urban South project. At the meeting, the DRB should:

- A. Determine how the Parkplace Master Plan & Design Guidelines affect or pertain to the proposed development.
- B. Determine what other application materials are needed for the Design Response Conference.
- C. Determine what additional information is needed for the requested design departure.

### **II. BACKGROUND**

The subject property is located at 200 Peter Kirk Lane in the new Kirkland Urban development (see Attachment 1, Page 3). The applicant is proposing a new mixed-use building that will consist of approximately 250,000 square feet of office, along with a 50,000 square foot movie theatre and 8,000 square feet of retail. The project will front on the primary access road along Peter Kirk Park. Structured parking (3 to 4 levels below grade) is proposed with some on grade parking for the grocery store (QFC) along the eastern property line. The applicant has provided general project and program data; including site and context information and four building massing options, which can all be found in Attachment 1.

The zoning and Master Plan and Design Guidelines for the Kirkland Urban project were approved by the City Council on February 17, 2015. The entire project went through a conceptual design conference on June 15, 2015. The buildings in Phase One of the Kirkland Urban project have been reviewed by the Design Review Board and are currently under construction. The applicant's current proposal is based on the approved zoning and the updated Master Plan and Design Guidelines which are included as Attachments 2 and 3. The preferred building massing option for the proposed Kirkland Urban South building is the fourth option, the Linear Bar Option (see Attachment 1, pages 44-45).

An Environmental Impact Statement (EIS) and a Supplemental Environmental Impact Statement (SEIS) were completed in October 2008 and August 2010 for the previous

Parkplace proposal. An addendum to the EIS and SEIS was completed for the current Kirkland Urban proposal in February 2015.

The 2008 EIS review also included the adoption of a Planned Action Ordinance (PAO) designating the Parkplace request as a Planned Action for the purposes of SEPA compliance. A Planned Action is intended to conduct early environmental review during the planning stages under SEPA so that impacts and mitigation measures for the planned development are identified up front, thus eliminating the need for a subsequent threshold determination with the building permit(s). The PAO for the project is in effect through 2/28/2025.

The following list summarizes the zoning designations (see map on page 16 of Attachment 1) and allowed heights of properties adjacent to the subject property. The uses on and adjacent to the Kirkland Urban site are pictured in Attachment 1 on pages 7-15.

- North:*    **CBD 6 & 7:** Maximum height is 54' above Average Building Elevation (ABE) in CBD 6 and 41' above ABE in CBD 7.
- East:*     **PLA 5C:** Maximum height is between 25' above ABE and 60' above ABE depending on use and size of the site.
- South:*    **CBD 5:** Maximum height is between 67' above ABE and 80' above ABE depending on use and location of the site.
- West:*     **Park/Public Use:** Maximum height is determined on a case-by-case basis.

### III. KEY ZONING REGULATIONS

Zoning regulations for uses in the CBD 5A zone are found in the use-zone chart in Attachment 2. A summary of how they apply to the applicant's proposal are on pages 16 and 17 of Attachment 1.

1.    Special Regulation 1: Development under this use shall be pursuant to the Parkplace Master Plan and Design Guidelines contained in Chapter 3.30 Kirkland Municipal Code. Compliance with the Master Plan and Design Guidelines shall be determined through Design Review, Chapter 142 KZC. Attachment 3 includes the Development Standards and Design Guidelines that apply to this part of the Kirkland Urban site.
2.    Setbacks: The applicant is asking for a design departure to allow a portion of the upper floors to project into the required 100-foot and 120-foot upper story setbacks from Peter Kirk Park. Pages 2 and 46 - 48 of Attachment 1 show the design departure that is requested. The DRB has authority to grant minor variations from the minimum required yards in the CBD subject to the criteria of KZC 142.37 listed below.
  - 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.

### IV. KIRKLAND PARKPLACE DESIGN GUIDELINES

This site has its own Master Plan and Design Guidelines (see Attachment 3) that are to be used to review the project. The document includes Development Standards that apply to

this area of the site, Design Guidelines that apply to all the districts on the site, and also District – Specific Guidelines (In this case, the Park Interface District and the Mixed-Use Hub District). Some of the key guidelines relate to:

- Orientation to the Street/Streetscape
- Massing and Articulation
- Blank Wall Treatment
- Public Spaces
- Gateway Treatment
- Environmental Considerations
- Pedestrian Connections & Way finding
- Pedestrian-friendly building fronts
- Parking location and entrances
- Massing and Articulation
- Building Diversity

*See adopted Kirkland Parkplace Mixed-Use Development Master Plan and Design Guidelines for complete text and explanations.*

## **V. CONTEXT**

The context or setting in which the proposed development will be located is important in determining how the design guidelines will apply. The following are several questions that are geared toward identifying the physical environment around and on the subject property.

### **A. How does the site relate to its surroundings?**

The applicant and Design Review Board should discuss the physical and built environment on and around the subject property. Topics include height of neighboring structures, topography, and landscaping.

### **B. What are the opportunities and constraints of the site and vicinity given the following topics?**

- Streetscape
- Urban Form
- Activities and Uses in the Area
- Pedestrian Patterns and Environment
- Character of Adjacent Buildings
- Landscaping/Open Space
- Relationship to the Park

## **VI. DISCUSSION ISSUES**

The role of the DRB at the Conceptual Design Conference is to help determine how the Master Plan and Design Guidelines apply to the proposed development. The following sections and questions below are representative of the design guidelines. These questions

are to be used as a tool to help identify how the design guidelines would apply to the proposed project.

**A. Scale**

1. What are the key public views of the project?
2. Identify appropriate mitigation techniques for building massing of the proposed buildings. Possible techniques include vertical and horizontal modulation, corner treatment, and roof forms. The applicant has provided four massing schemes, including the preferred Massing Scheme Option 4 for the DRB's review and comment (see Attachment 1, pages 36-45).

**B. Pedestrian Access**

The network of pedestrian connections for Kirkland Urban was established in the Master Plan and Design Guidelines (Attachment 3, pages 8, 10 and 11).

**C. Open Space and Landscaping**

Pedestrian open space was also established in the Master Plan and Design Guidelines and is shown on page 12.

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

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

The Design Review Board shall also determine what additional information is needed for its review of the requested design departure to allow a portion of the upper floors to project into the required 100-foot and 120-foot upper story setbacks from Peter Kirk Park.

**VIII. ATTACHMENTS**

1. Applicant's Proposal
2. Zoning Regulations for CBD 5A
3. Kirkland Parkplace Mixed Use Development - Master Plan and Design Guidelines



SUBMITTAL DATE: 02/26/2019

# Kirkland Urban South

KIRKLAND, WA  
**PROJECT NUMBER**

**CONCEPTUAL DESIGN CONFERENCE:**  
3/18/2019

W  
COLLINS  
C  
ERMAN



DESIGN PROPOSAL

Project Information

|                     |   |
|---------------------|---|
| ADDRESS             | 200 Peter Kirk Lane<br>Kirkland, WA 98033   |
| DEVELOPER           | <b>Talon Private Capital</b><br>720 Olive Way<br>Seattle, WA 98101<br>William Leedom<br>206.607.2561<br>leedom@talonprivate.com<br><br><b>Ryan Companies</b><br>110 110th Ave NE, Suite 100<br>Bellevue, Wa 98004<br>Bret Jordan<br>Bret.Jordan@RyanCompanies.com |
| ARCHITECT           | <b>CollinsWoerman</b><br>710 2nd AVE<br>Seattle, WA 98104-1710<br>Pat Logan<br>206.245.2028<br>plogan@collinswoerman.com  |
| LANDSCAPE ARCHITECT | <b>Hewitt</b><br>101 Stewart Street Suite 200<br>Seattle, WA 98101<br>Kris Snider<br>206.624.8154<br>ksnider@hewittseattle.com  |

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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 250,000 sf of office space, along with a 54,000 sf theatre and 6,000 sf of additional retail. The building will front the primary Access road along the Park, providing retail and theatre 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 theatre.

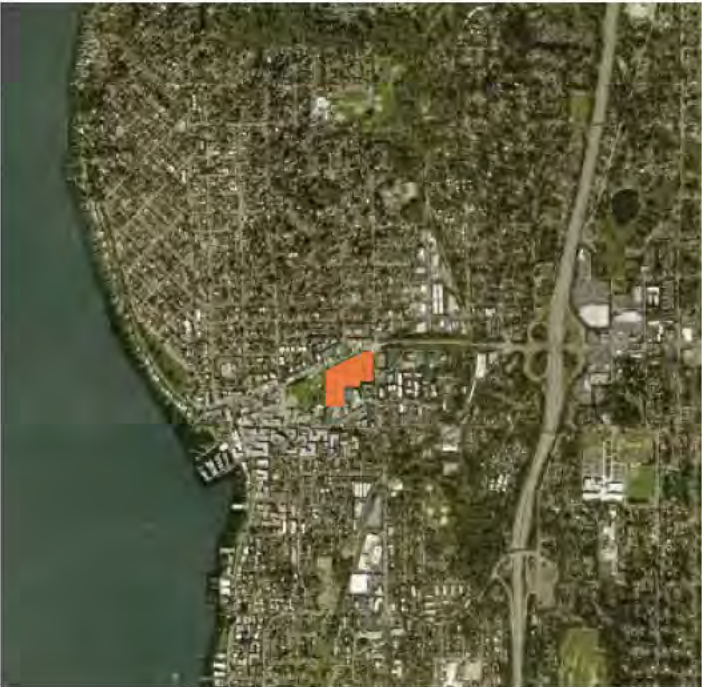
**PHASING**

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.

**DESIGN DEPARTURE REQUEST**

A design departure is requested to allow a portion of the upper floors to project into the required 100 foot and 120 foot upper level setbacks from Peter Kirk Park. As a concession to the adjacent Emerald Building property owner (to the east), the original site setbacks were modified to provide that project with views to the west. The original south setback of 25 feet was increased to a series of step-backs ranging from 42 feet up to to 100 feet. The original eastern setback of 30 feet was increase to 60 feet at the lower levels and 70 feet above level two. This has resulted in approximately 150,000 sf reduction in buildable area for the project.

The proposed departure would create an angled western façade that would, at most, project up to 28 feet into the western setback from level four to level seven. To compensate, the building will be set back further from the park on levels two and three. In addition, the project will have increased lower level setbacks along the south and east façades as well as further top floor setbacks on the north, south and east portions of the building.

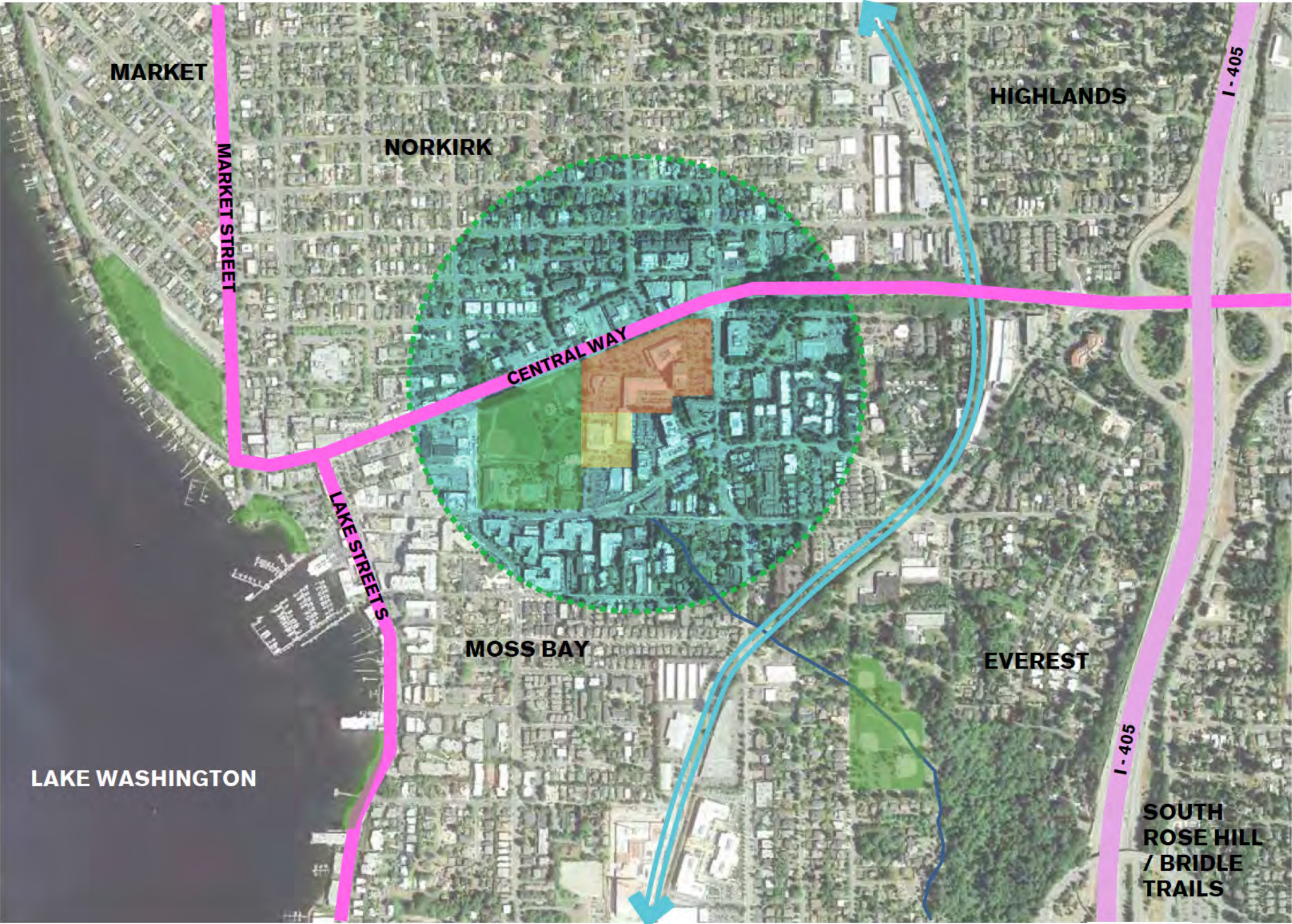




CONTEXT ANALYSIS

Access, Connections, & Significant Features

Access and Connections - Project Vicinity



Map Key

- Interstate
- Principal Arterial
- Cross Kirkland Corridor
- 1/4 Mile / 5-Minute Walk Radius
- Public Park
- Kirkland Urban Site
- Kirkland Urban South Site



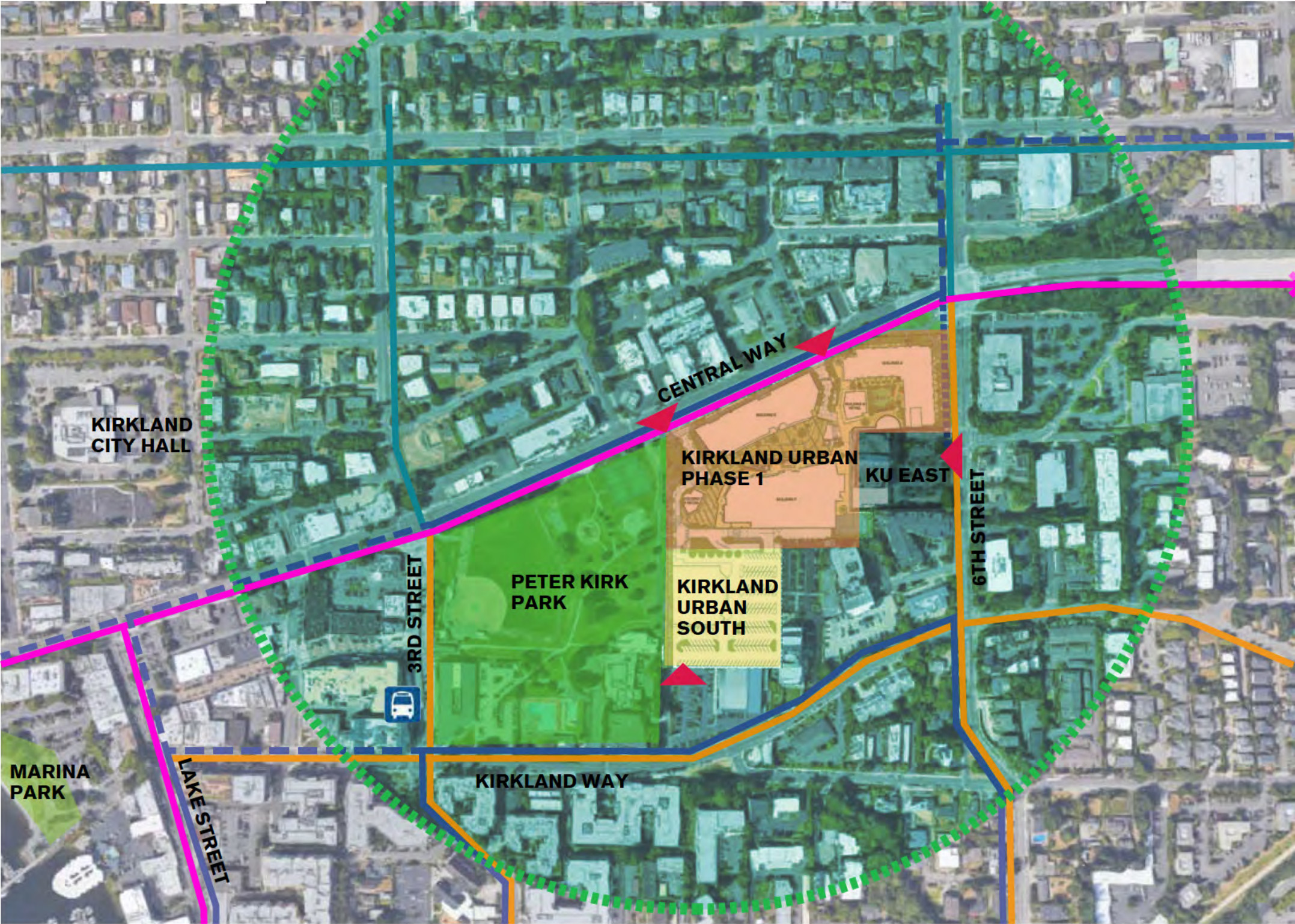
CONTEXT ANALYSIS

Access, Connections, & Significant Features

Map Key

- Principal Arterial
- Minor Arterial
- Collector
- On-Street Bike Lane
- Shared Roadway (with Bikes)
- On-Street Bike Lane (Future)
- Transit Center
- 1/4 Mile / 5-minute Walk Radius
- Public Park
- Major Access Point

Access and Connections - Neighborhood





**CONTEXT ANALYSIS**  
Access, Connections, & Significant Features

Access and Connections - Site



Map Key

- Adjacent Streets
- Entire Development
- KU South
- Views to Lake Washington
- Transit Center
- Existing Trees
- Vehicle Site Access
- Pedestrian Site Access



CONTEXT ANALYSIS

Site Survey

SURVEYOR

Bush, Roed & Hitchings, INC.  
2009 Minor Ave E  
Seattle, WA 98102

SURVEY DATE

2011

EXISTING SITE STRUCTURES

- 1 5 - Story Office
- 2 Retail Building - 1 Story
- 3 Building A (Residential)
- 4 Building E (Office)
- 5 Building F (Office)
- 6 QFC (to be removed)

- Phase One
- Kirkland Urban South
- Future Phase





**CONTEXT ANALYSIS**  
Existing Structures & Surrounding

Existing Structures and Surrounding Uses Map



**COLOR KEY**

- Surface and Garage Parking
- Office/Commercial
- Residential/Mixed Use
- Transit Facility
- Public Park
- Cultural/Arts
- Retail

**SHAPE KEY**

- Recently Completed Projects
- Existing Surrounding Uses
- Camera Position

**EXISTING SITE STRUCTURES**

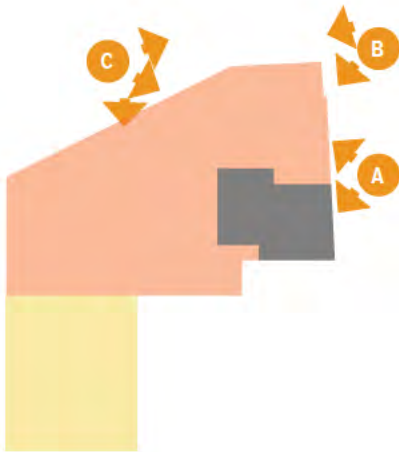
- 1 5 - Story Office Over Theatre
- 2 Retail Building - 1 Story
- 3 Building A (Residential)
- 4 Building E (Office)
- 5 Building F (Office)
- 6 QFC (to be removed)
- Phase One



CONTEXT ANALYSIS

Photography: Phase One Buildings

**A** Kirkland Urban East site from 6th looking west  
(from right to left: Kirkland Urban residential [BLDG A], Existing office, Central office [BLDG F], and Watermark apartments)



**B** From Corner of 6th St and Central Looking Southwest



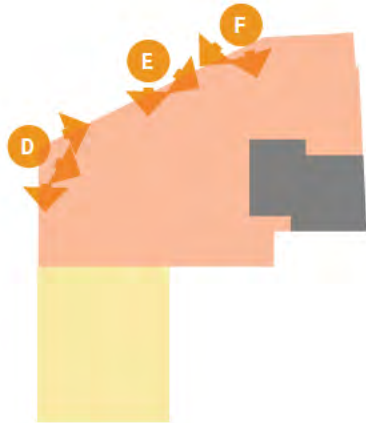
**C** From Central Way Looking Northeast





**CONTEXT ANALYSIS**  
Photography: Phase One Buildings

**D** Phase one from central way looking NE



**E** Phase one residential from Central Way looking NE



**F** Phase one office from Central Way looking W





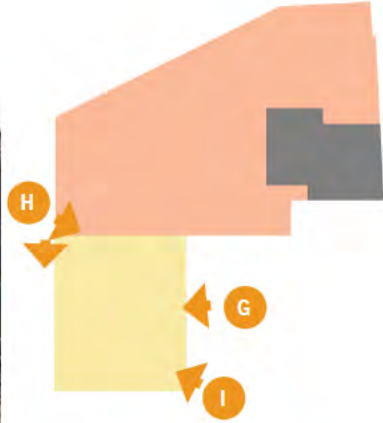
CONTEXT ANALYSIS

Photography: KU South Site

G KU South site looking west from adjacent property to the east



H KU South site looking south from entry drive



I KU South site looking north from south east corner of the site





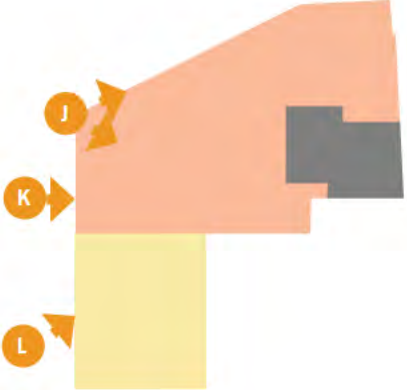
CONTEXT ANALYSIS

Photography: KU South Site

J Phase one and KU south site looking south from Central Way



K KU South site looking east from Peter Kirk Park



L KU South site looking north from entry easement connecting to Kirkland Way



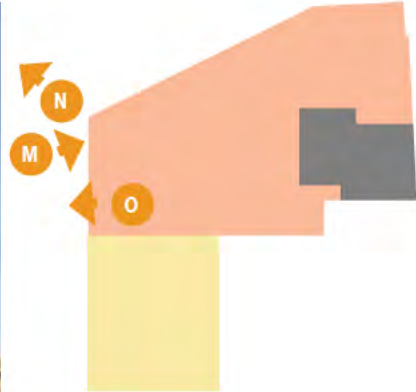


**CONTEXT ANALYSIS**  
Photography: KU South Site

**M** Phase one and KU South site looking east from Peter Kirk Park



**N** Capri Apartments from Peter Kirk Park



**O** View from site looking west to Peter Kirk Park and Lee Johnson Field  
(Teen Center on the left)





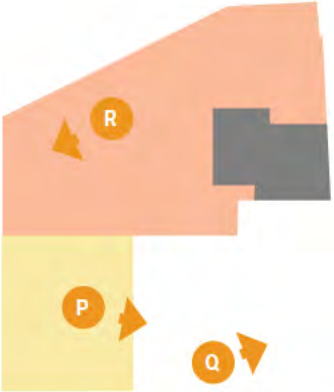
CONTEXT ANALYSIS

Photography: KU South Site

P View east from site to Emerald Building



Q Continental building



R Aerial view from site and Peter Kirk Park looking west from Phase one BLDG E





CONTEXT ANALYSIS

Existing Uses + Surrounding Structures

Existing Structures on Site



1 Existing Parkplace Tower Building // Office



4 Phase 1 - Office KU North (BLDG E)



2 Phase 1 - One story retail buildings



5 Phase 1 - Office KU Central (BLDG F)



3 Phase 1 - Residential (BLDG A)



6 Existing QFC Building

Surrounding Buildings and Uses - Existing and Proposed



7 312 Central Way (future)



10 450 Central Way Mixed Use



8 324 Central Way Mixed Use



11 Bank



9 Gas Station



12 Tera Apartments



**CONTEXT ANALYSIS**  
Existing Uses + Surrounding Structures

Surrounding Buildings and Uses - Existing and Proposed (Keynoted to Map on P.7)



13 Central Way Plaza



16 Emerald Building



18 Kirkland Performance Center



21 Kirkland Transit Center



14 Watermark Apartments



17 343 Industries Building



19 YMCA / Kirkland Teen Union Building



15 Continental Plaza Building



17.1 434 Kirkland Way (proposal)



20 Kirkland Public Library



22 Peter Kirk Park



ZONING SUMMARY

Zoning / Site Development Potential

Zoning Requirements For CBD-5A

SETBACKS

Park Edge: 55' minimum, 120' maximum  
East: 60' - 70'  
South: 42' - 100'  
See Diagrams at right for complete setback requirements.

HEIGHT LIMITS

Height limits vary throughout the site, from 46' to 115'. They are defined in detail in the diagrams at right.

LOT COVERAGE

Maximum = 100%

ALLOWED USES

Mixed Use Development containing Office, Residential, Retail, and Restaurant Uses.

Special Regulations (see KZC Chapter 50 for complete Zoning requirements.)

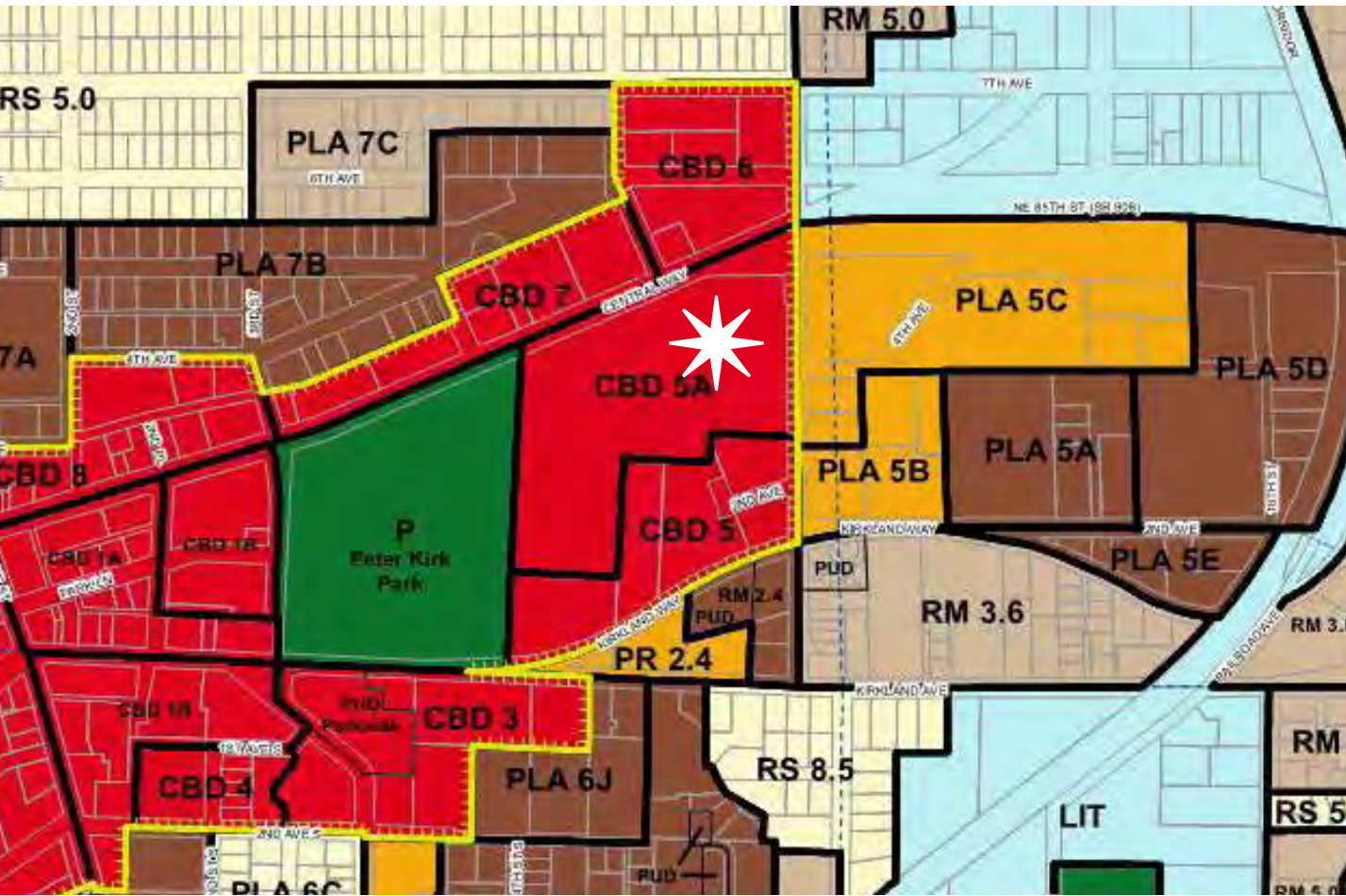
- Retail/Restaurant GSF in the Zone shall be ≥ 25% of Office GSF in the Zone. (Referred to below as Special Regulation 2.) Retail uses may include accessory short term drop-off children's play facilities.
- The following additional uses are allowed subject to restrictions listed:
  - Hotel or Athletic Club. Accessory retail or restaurant uses shall be included as retail uses under Special Regulation 2, provided they are open to the public.
  - Movie Theater: may be included as retail use under Special Regulation 2, for up to 20% of Retail/Restaurant requirement.
  - 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.
  - Assisted Living Facility (including a nursing home if part of the facility); GSF must be ≤ 10% of the total GSF for the Master Plan; and Stacked or Attached Dwelling Units; GSF must be ≤ 30% of the total GSF for the Master Plan.
- Prohibited Uses
  - Any retail establishment exceeding 70,000 square feet.
  - At grade drive-through facilities. Exception: One drive-through banking facility on the eastern portion of the site accessed from 6th Street. Location and design of the facility requires Planning Official and Public Works Department approval.
  - The outdoor storage, sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers.

PARKING REQUIREMENTS

- Residential uses: 1.2 per studio unit; 1.3 per 1 bedroom unit; 1.6 per 2 bedroom unit; 1.8 per 3 bedroom unit; 1.0 per assisted living unit. (see KZC for visitor parking)
- Restaurants and taverns: 1 parking space / 125 GSF.
- All other uses: 1 parking space / 350 GSF.

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. (See KZC Chapter 50 for further description of Transportation Management Plan option.)

CBD-5A and Surrounding Zones



MASTER PLAN AND DESIGN GUIDELINES ALLOWABLE AREAS

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

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

OPEN SPACE BREAKDOWN

|                  |  |                      |
|------------------|--|----------------------|
| Sidewalks        | Pedestrian Space                           | Private Roof Terrace |
| 20 - 25% of site | Plazas/Courtyards/Gardens/Elevated Terrace | 10,000 SF            |
|                  | 15 - 20% (75,000 SF min.)                  |                      |

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

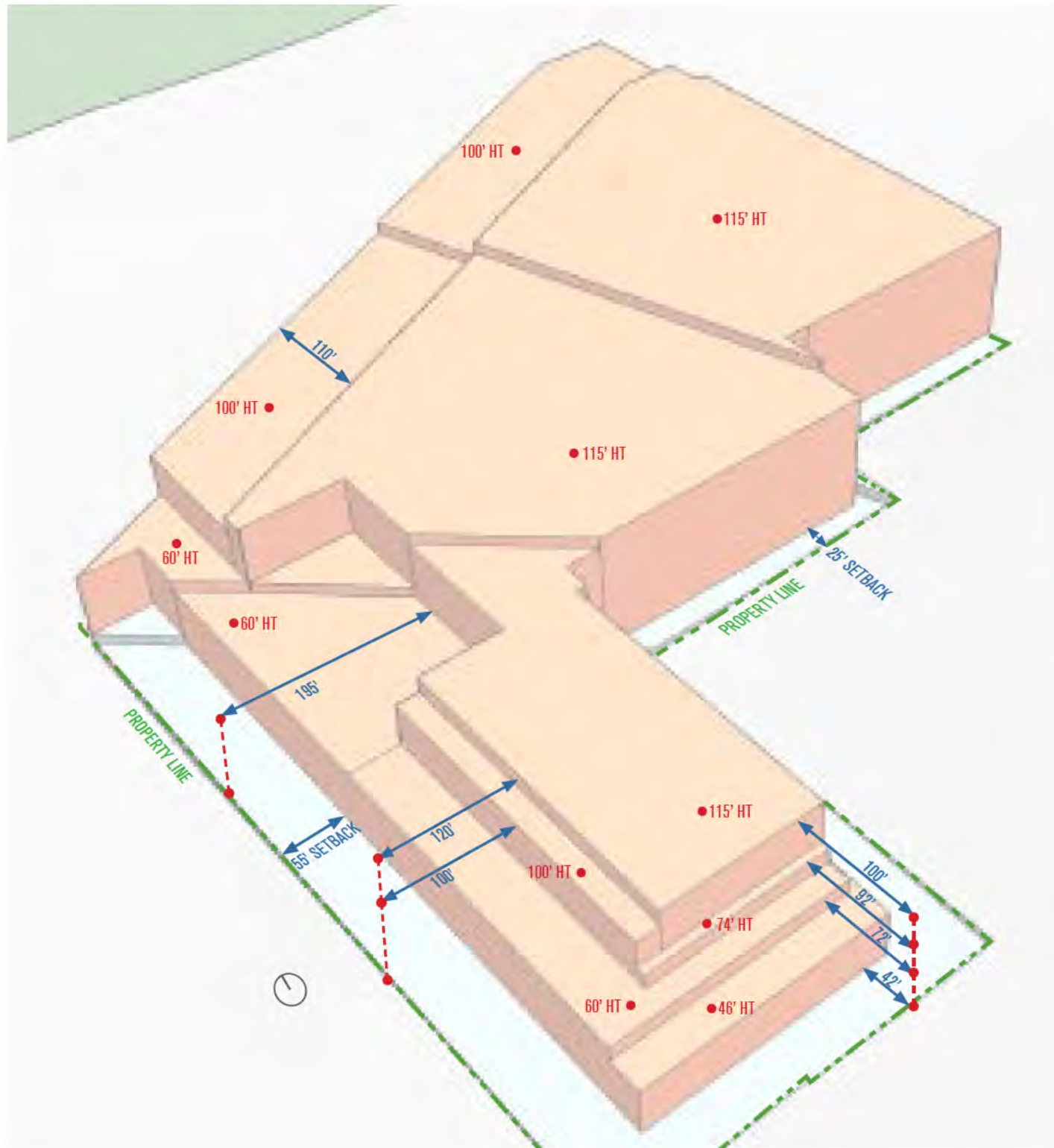
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|-------------------|----------------------------------|-------------|
| Commercial Office | Retail / Fitness / Entertainment | Residential |
| 744,655 SF        | 218,345 SF                       | 367 units   |



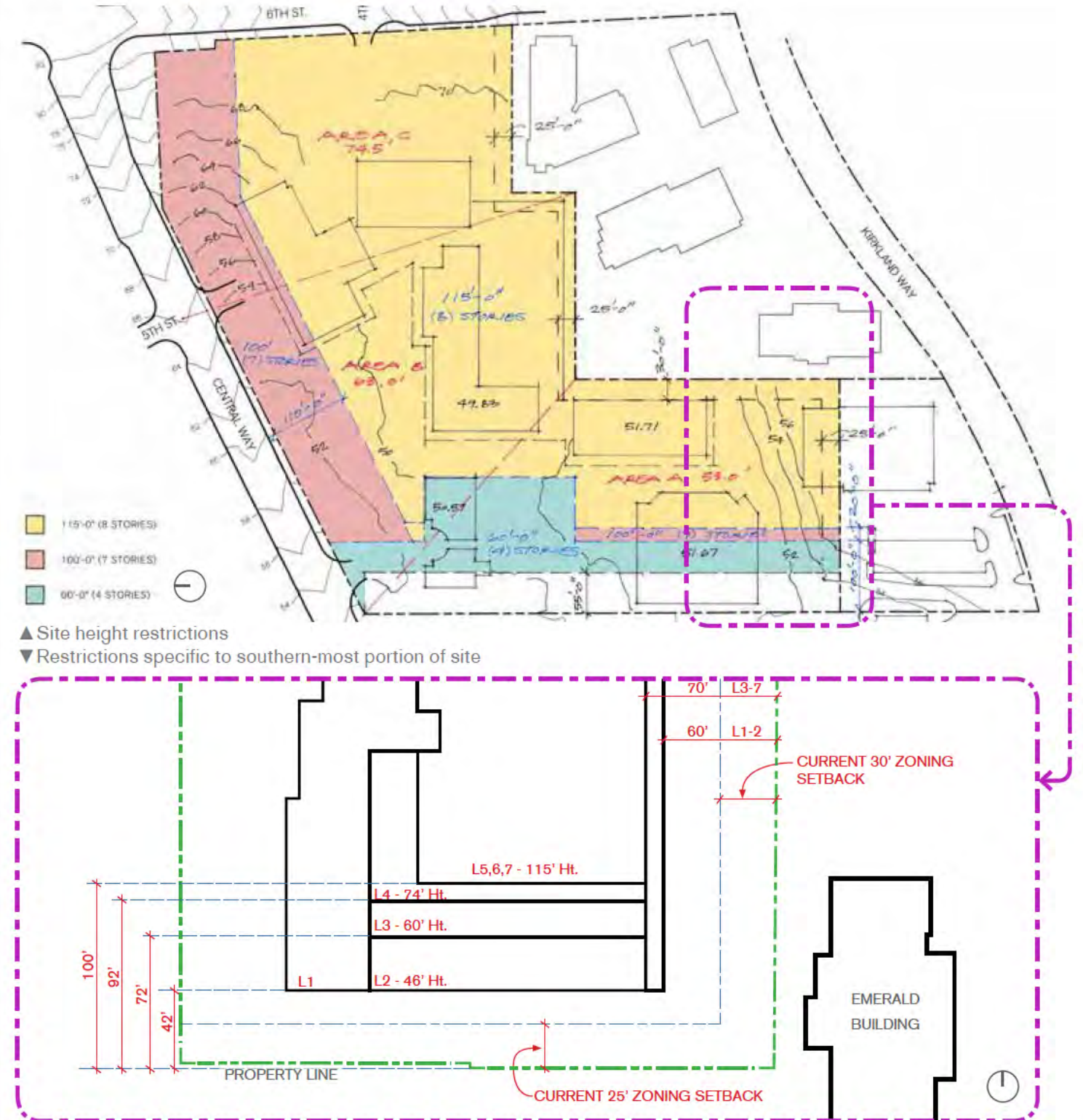
## ZONING SUMMARY

Zoning / Site Development Potential

## Zoning Envelope Diagram



## Setbacks and Height Restrictions



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# FULL SITE DEVELOPMENT

## Full Site Development Concept



### DEVELOPMENT PLAN

The development plan for the entire site contains approximately 1.3 million square feet of rentable space, with 775,000 sf of office, 300 residential units and approx. 200,000 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



FULL SITE DEVELOPMENT

Site Massing

Development Scheme



Aerial View From West

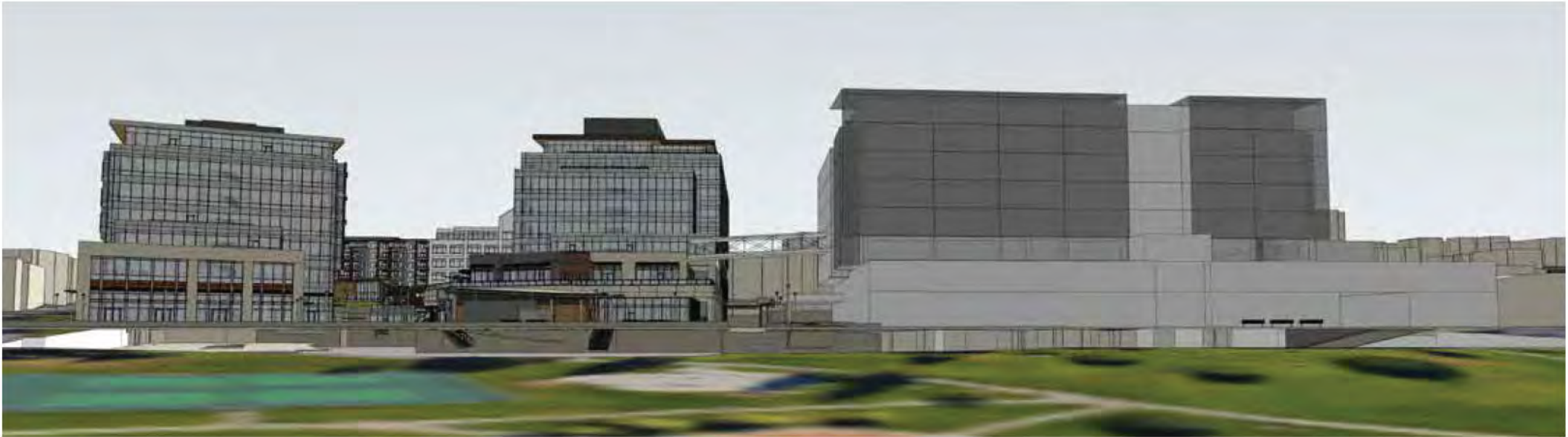




FULL SITE DEVELOPMENT  
Site Massing



| Blg. | Stories | Use                   |
|------|---------|-----------------------|
| A    | 7       | Residential/Retail    |
| B    | 1       | Retail                |
| D    | 5-6     | Office/Retail         |
| E    | 7       | Office/Retail         |
| F    | 8       | Retail/Office/Daycare |
| G    | 1       | Retail                |
| H    | 7       | Office/Retail/Theater |
| F1   | 1       | Retail                |



VIEW FROM PARK LOOKING EAST



# KIRKLAND URBAN SOUTH

## Site Plans

### LEVEL 1

- Retail
- Theatre
- Office
- Residential
- Grocery
- Daycare

- (55) Elevation Above Sea Level (ft)
- Below-Grade Parking Access
- Pedestrian Access from Adjoining Private Property

### PROJECT SITE

Site area: 11.5 acres ( 501,000 sf)  
Zoning: CBD-5A

### PROGRAM

#### Full build-out area summary\*

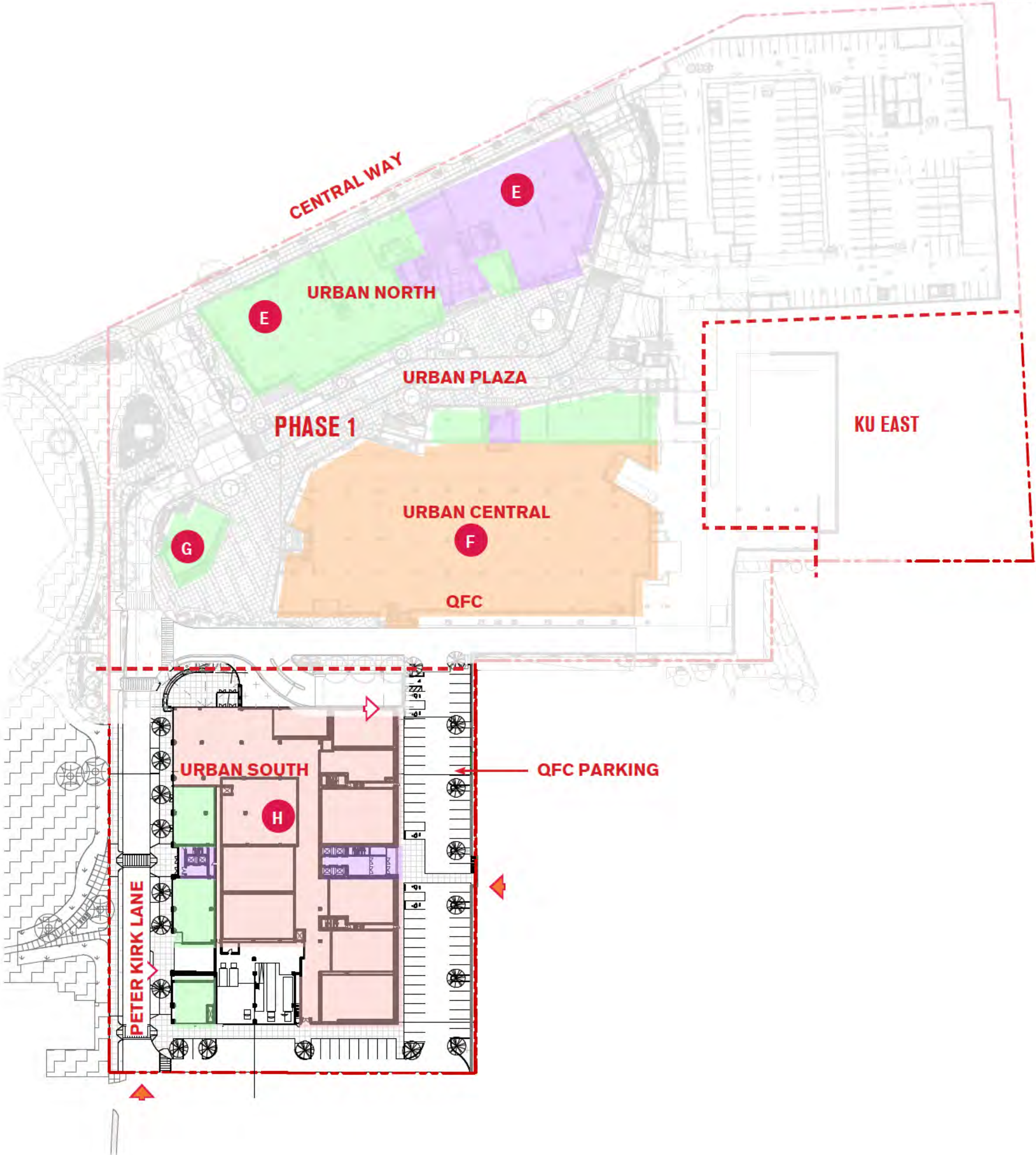
- 720,000 - 744,000 gsf office
- 188,000 gsf multifamily residential (300 units)
- 186,00 gsf retail, entertainment
  - 47,000 gsf QFC
  - 54,000 gsf Theatre
  - 87,000 gsf other retail

Total build-out: 1,091,000 - 1,115,000 gsf

Parking : 2,400 - 2,600 stalls\*\*

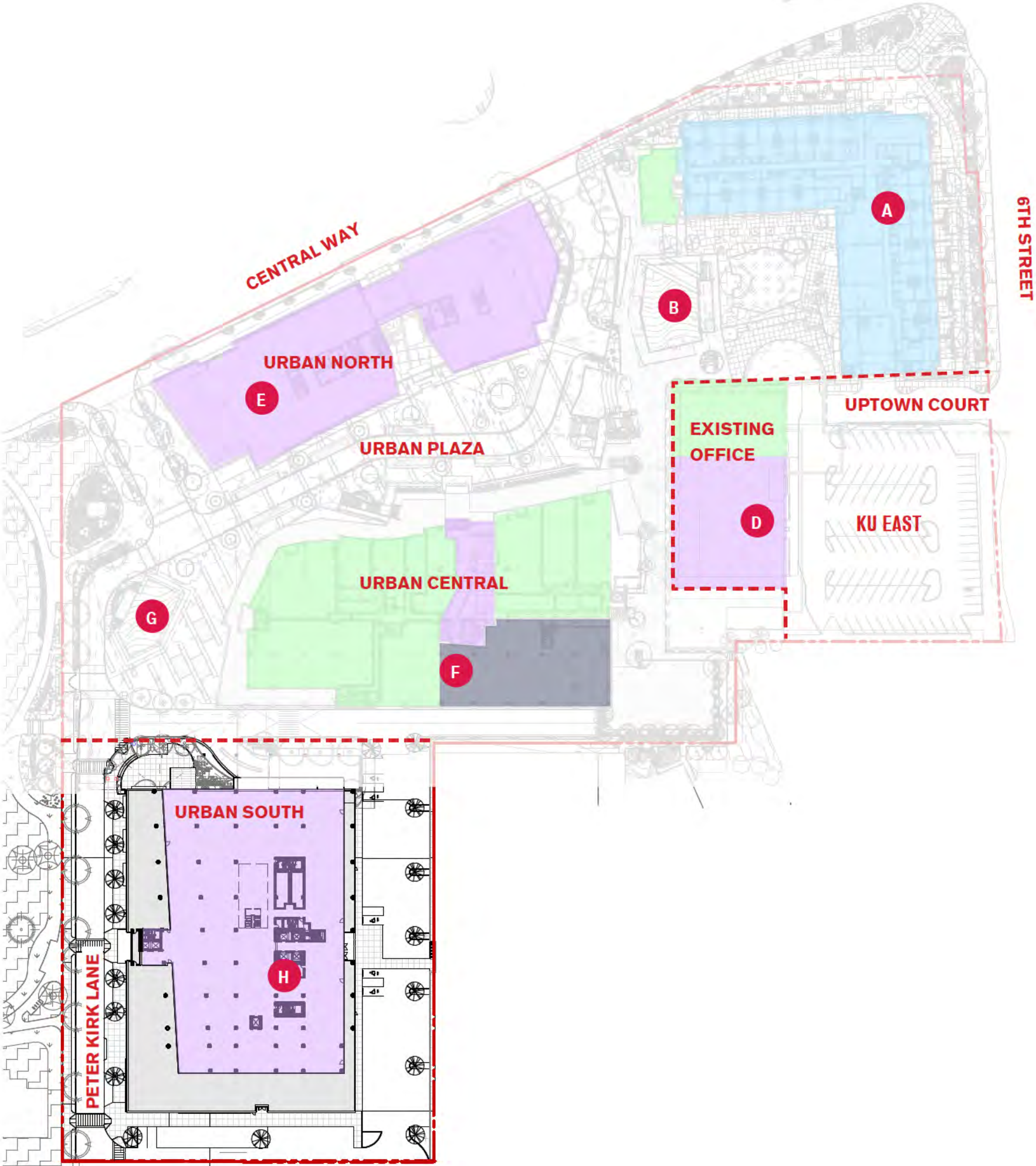
\* All areas are preliminary and subject to change.

\*\* Stall count dependent upon parking demand analysis.





KIRKLAND URBAN SOUTH  
Site Plans



LEVEL 2

- Retail
- Theatre
- Office
- Residential
- Grocery
- Daycare
- (55) Elevation Above Sea Level (ft)
- ▶ Below-Grade Parking Access
- ▶ Pedestrian Access from Adjoining Private Property

FULL SITE DEVELOPEMENT

| Blg.      | Stories | Use                       | Approximate Area |
|-----------|---------|---------------------------|------------------|
| <b>A</b>  | 7       | Residential/Retail        | 186,000 sf       |
| <b>B</b>  | 1       | Retail                    | 4,000 sf         |
| <b>D</b>  | 5-6     | Office/Retail             | 75,000 sf        |
| <b>E</b>  | 7       | Office/Retail             | 222,000 sf       |
| <b>F</b>  | 8       | Retail/<br>Office/Daycare | 285,000 sf       |
| <b>G</b>  | 1       | Retail                    | 2,600 sf         |
| <b>H</b>  | 7       | Office/Retail/Theater     | 310,000 sf       |
| <b>F1</b> | 1       | Retail                    | 1,600 sf         |



# KIRKLAND URBAN SOUTH

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 KU 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.

**PARKING**

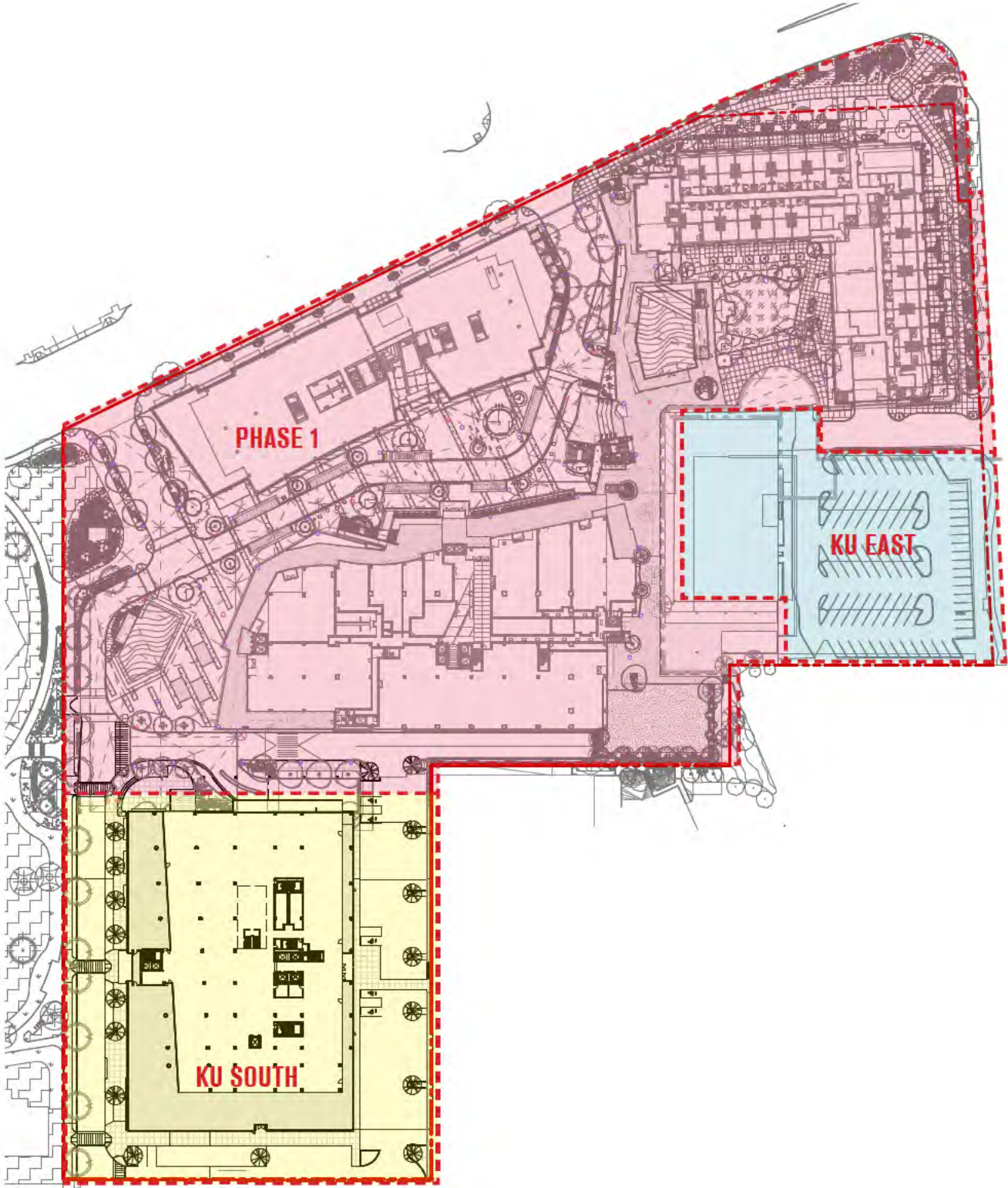
Most of the parking for the KU south project will occur in 3 below grade levels of parking that will abut the Phase one garage. The below grade parking will be accessed by the existing ramp at the south edge of Phase one and by a second ramp entrance facing west along Peter Kirk Lane.





FULL SITE DEVELOPMENT

Site Plans - Phasing



Phase 1 & KU South Build out



Kirkland Urban South





# KIRKLAND URBAN SOUTH

## Site Plans

### LEVEL 1

- Retail
- Theatre
- Office
- Residential
- Grocery
- Daycare

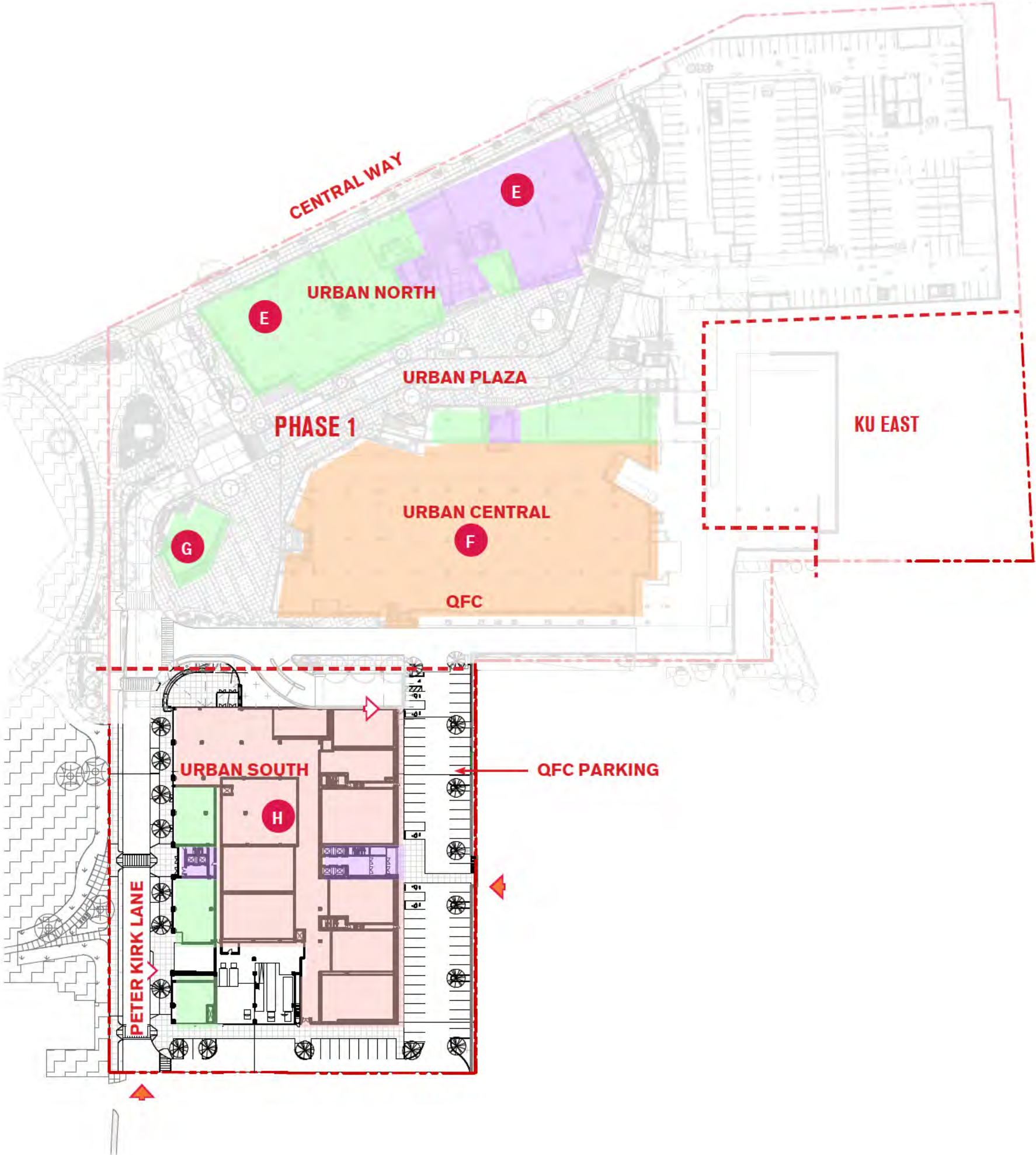
- (55) Elevation Above Sea Level (ft)
- Below-Grade Parking Access
- Pedestrian Access from Adjoining Private Property

### PROJECT SITE

Site area: 11.5 acres ( 501,000 sf)  
Zoning: CBD-5A

### KU SOUTH

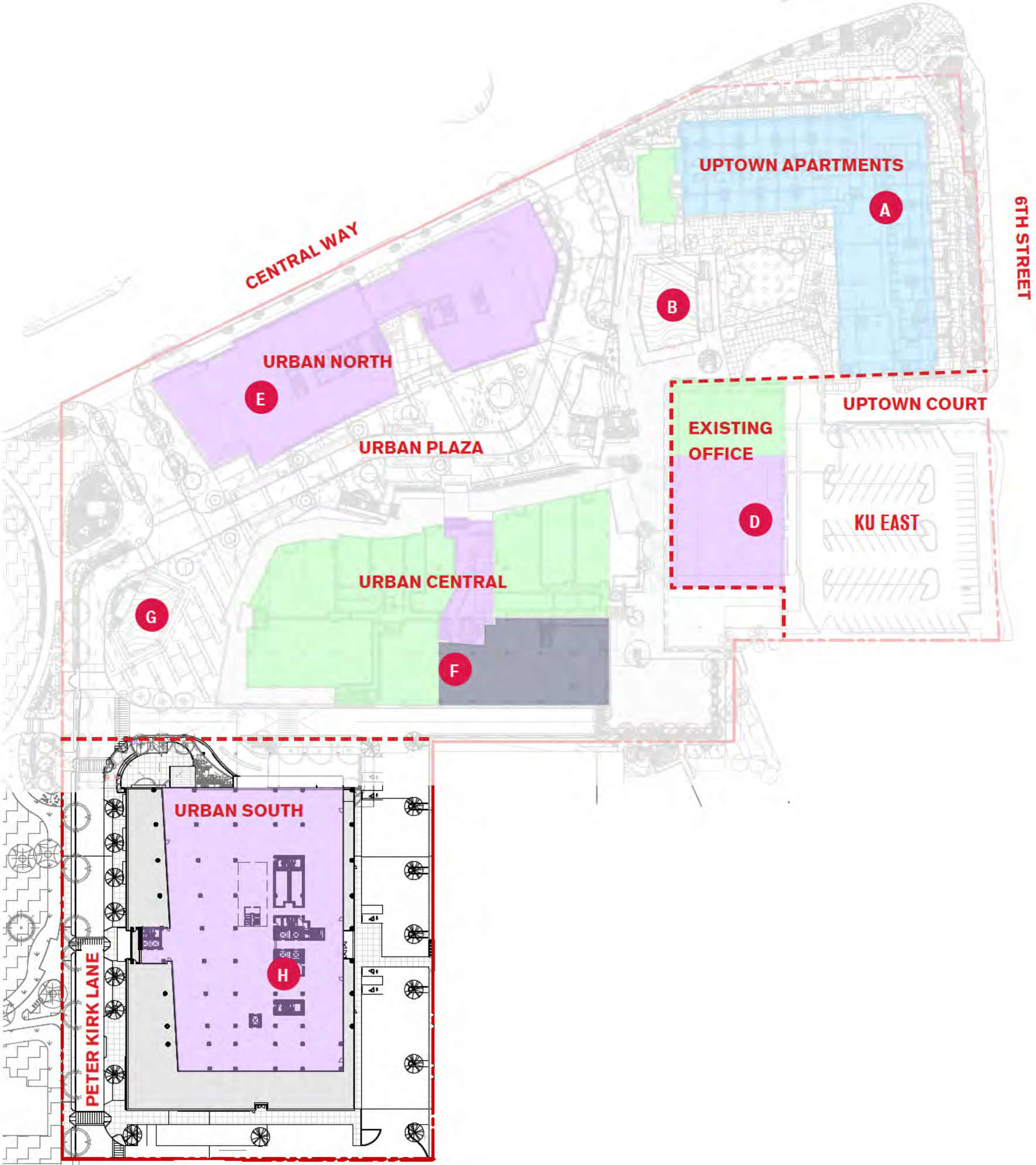
|         |             |
|---------|-------------|
| OFFICE  | 250,000 GSF |
| THEATRE | 54,000 SF   |
| RETAIL  | 6,000 SF    |
| TOTAL   | 310,000 SF  |
| PARKING | 700 STALLS  |





# KIRKLAND URBAN SOUTH

Site Plans



LEVEL 2

- Retail
- Theatre
- Office
- Residential
- Grocery
- Daycare
- (55) Elevation Above Sea Level (ft)
- ↗ Below-Grade Parking Access
- ➡ Pedestrian Access from Adjoining Private Property

PROJECT SITE

Site area: 11.5 acres ( 501,000 sf)  
Zoning: CBD-5A

KU SOUTH

|         |             |
|---------|-------------|
| OFFICE  | 250,000 GSF |
| THEATRE | 54,000 SF   |
| RETAIL  | 6,000 SF    |
| TOTAL   | 310,000 SF  |
| PARKING | 700 STALLS  |



KIRKLAND URBAN SOUTH

Site Plans

LEVEL 3

- Retail
- Theatre
- Office
- Residential
- Grocery
- Daycare

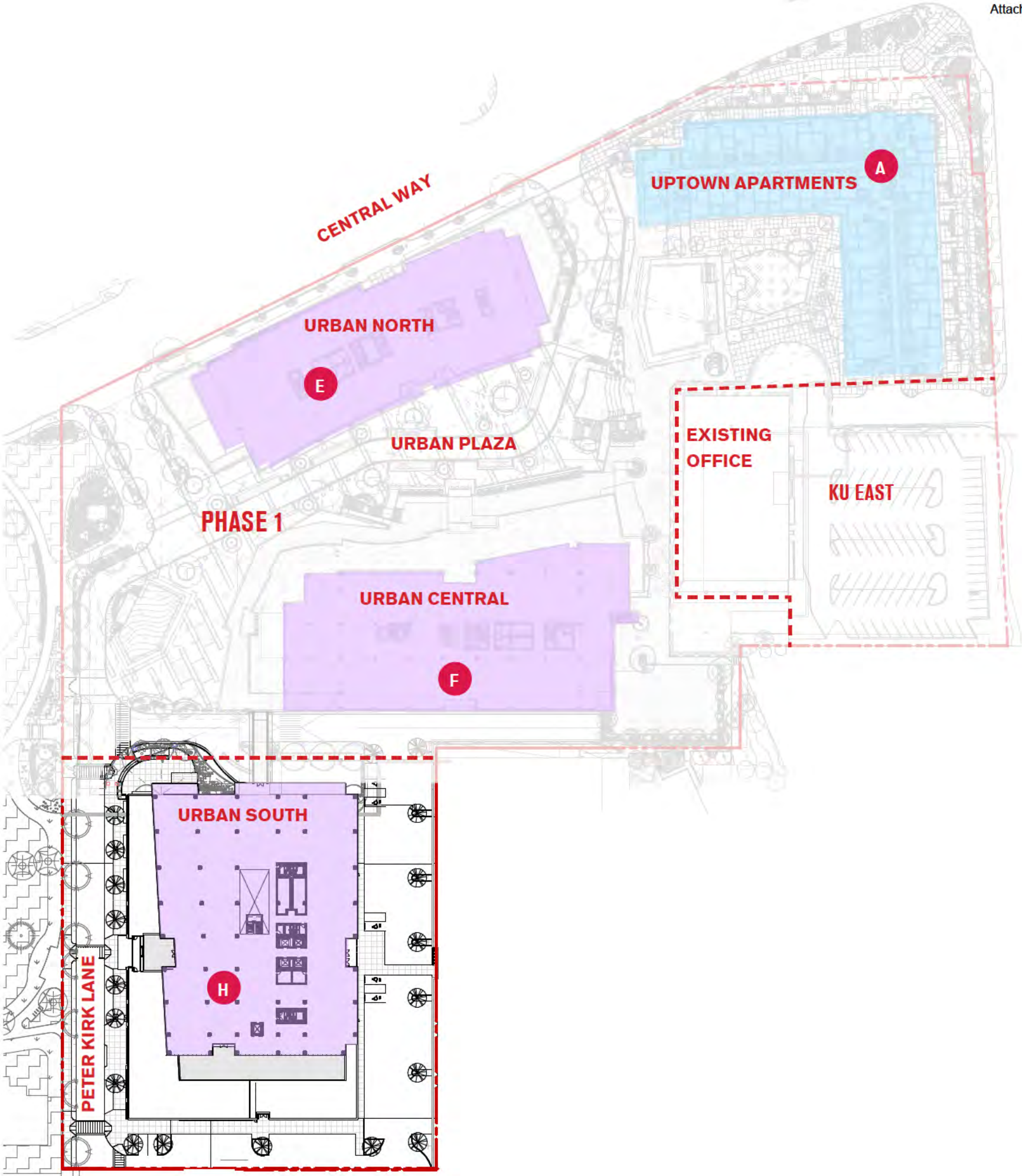
- (55) Elevation Above Sea Level (ft)
- Below-Grade Parking Access
- Pedestrian Access from Adjoining Private Property

PROJECT SITE

Site area: 11.5 acres ( 501,000 sf)  
Zoning: CBD-5A

KU SOUTH

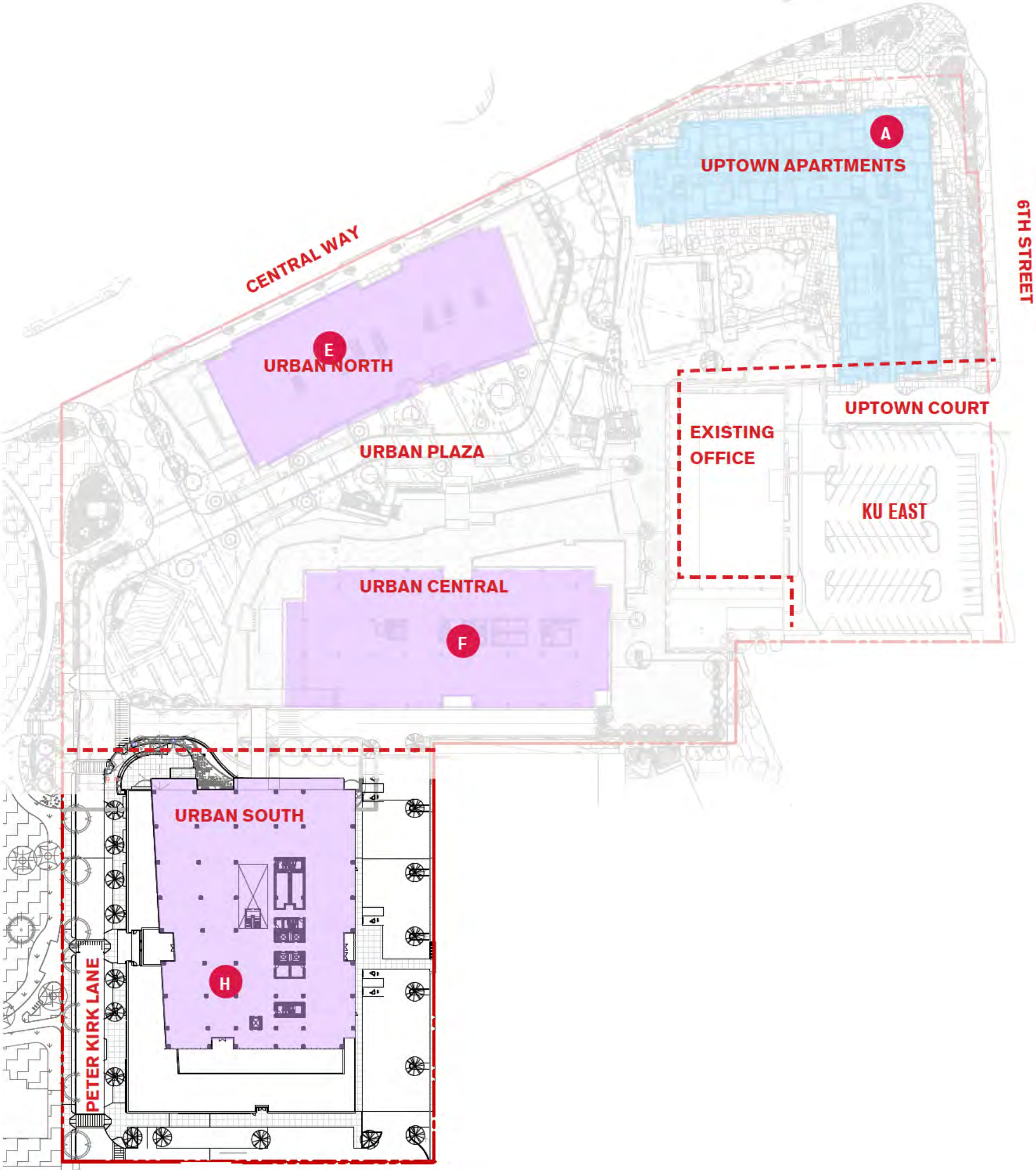
|         |             |
|---------|-------------|
| OFFICE  | 250,000 GSF |
| THEATRE | 54,000 SF   |
| RETAIL  | 6,000 SF    |
| TOTAL   | 310,000 SF  |
| PARKING | 700 STALLS  |





# KIRKLAND URBAN SOUTH

Site Plans



LEVEL4

- Retail
- Theatre
- Office
- Residential
- Grocery
- Daycare
- (55) Elevation Above Sea Level (ft)
- Below-Grade Parking Access
- Pedestrian Access from Adjoining Private Property

PROJECT SITE

Site area: 11.5 acres ( 501,000 sf)  
Zoning: CBD-5A

KU SOUTH

|         |             |
|---------|-------------|
| OFFICE  | 250,000 GSF |
| THEATRE | 54,000 SF   |
| RETAIL  | 6,000 SF    |
| TOTAL   | 310,000 SF  |
| PARKING | 700 STALLS  |



KIRKLAND URBAN SOUTH

Site Plans

LEVEL 5

- Retail
- Theatre
- Office
- Residential
- Grocery
- Daycare

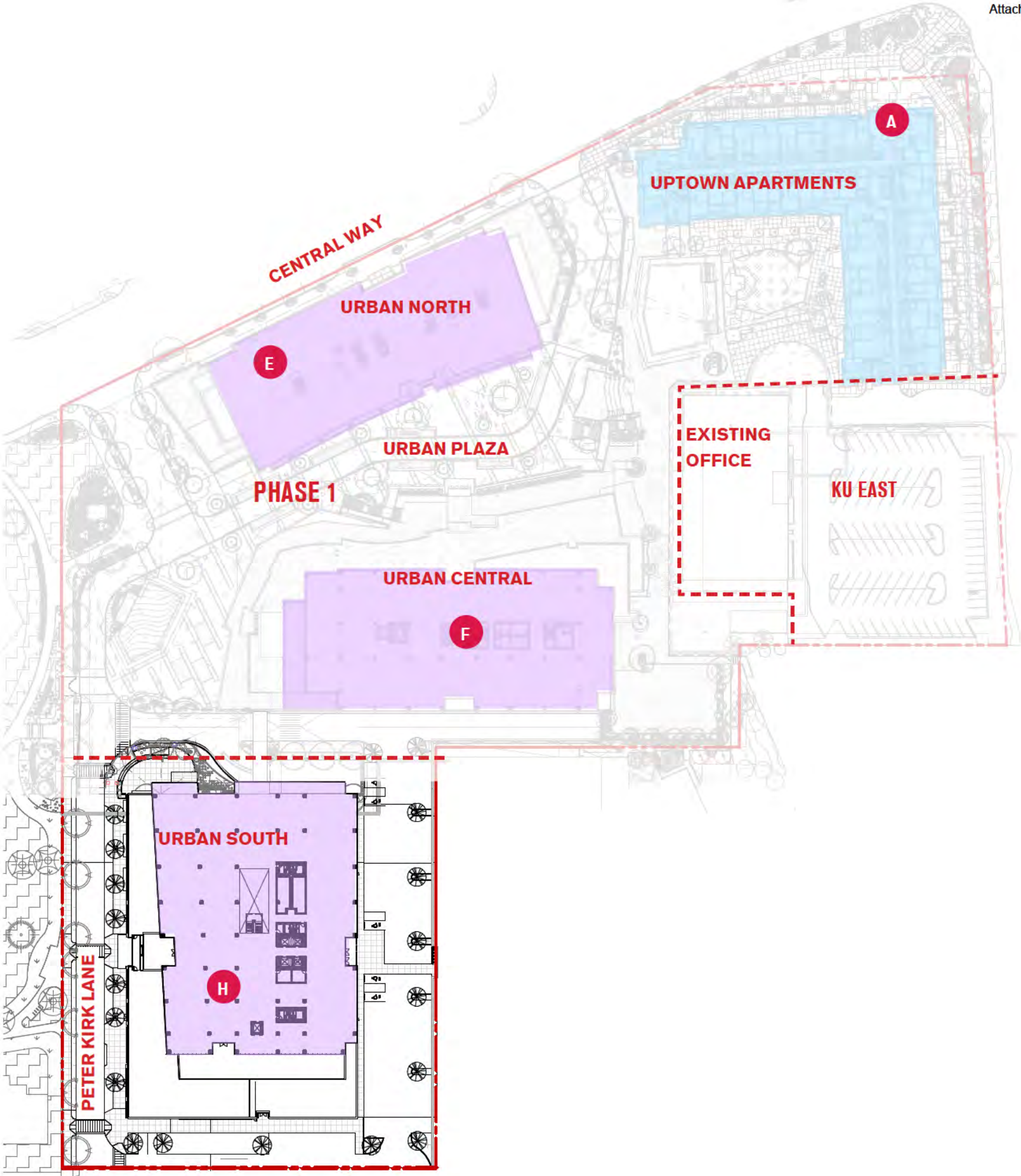
- (55) Elevation Above Sea Level (ft)
- Below-Grade Parking Access
- Pedestrian Access from Adjoining Private Property

PROJECT SITE

Site area: 11.5 acres ( 501,000 sf)  
Zoning: CBD-5A

KU SOUTH

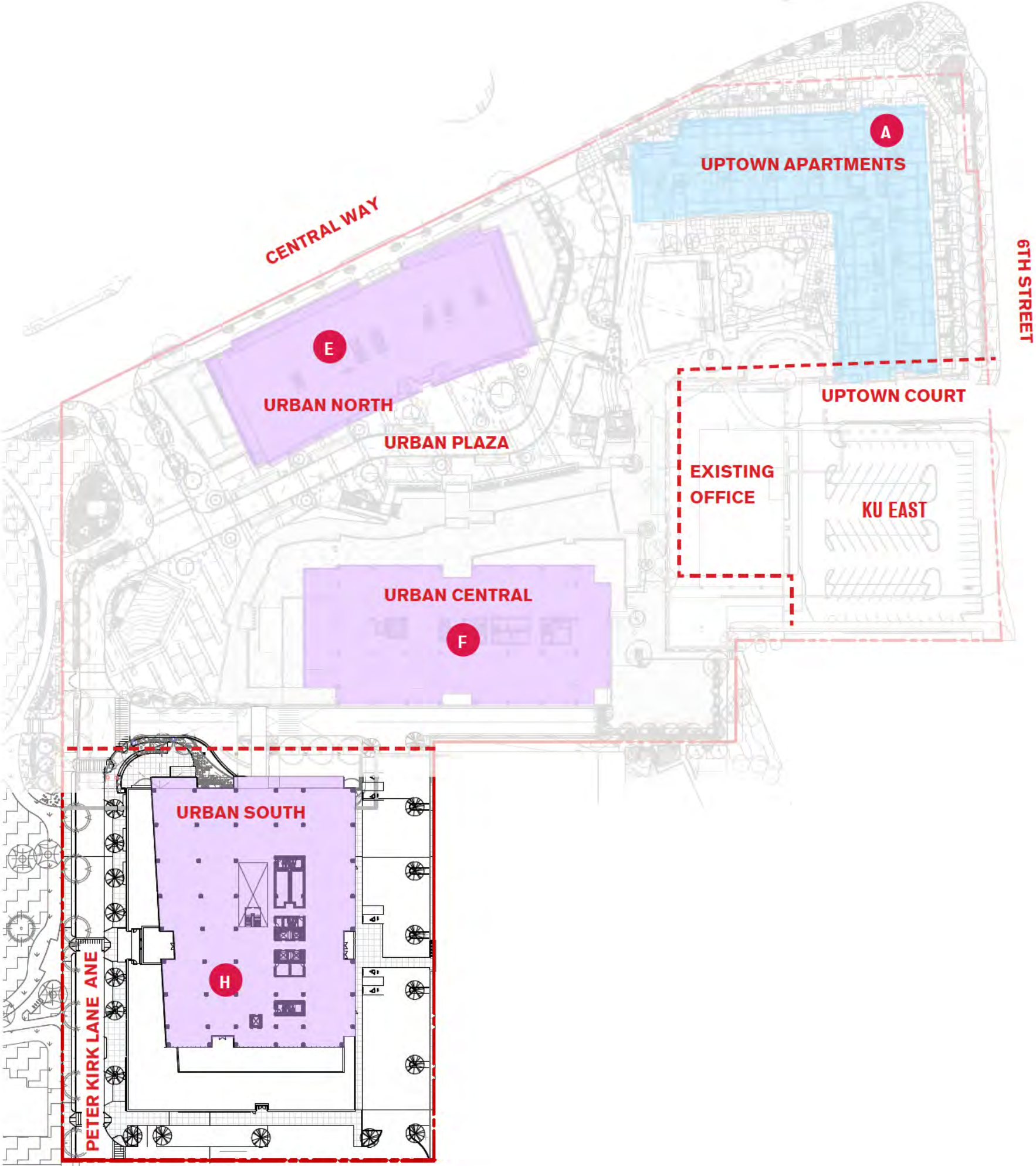
|         |             |
|---------|-------------|
| OFFICE  | 250,000 GSF |
| THEATRE | 54,000 SF   |
| RETAIL  | 6,000 SF    |
| TOTAL   | 310,000 SF  |
| PARKING | 700 STALLS  |





KIRKLAND URBAN SOUTH

Site Plans



LEVEL 6

- Retail
- Theatre
- Office
- Residential
- Grocery
- Daycare
- (55) Elevation Above Sea Level (ft)
- ↗ Below-Grade Parking Access
- ➡ Pedestrian Access from Adjoining Private Property

PROJECT SITE

Site area: 11.5 acres ( 501,000 sf)  
Zoning: CBD-5A

KU SOUTH

|         |             |
|---------|-------------|
| OFFICE  | 250,000 GSF |
| THEATRE | 54,000 SF   |
| RETAIL  | 6,000 SF    |
| TOTAL   | 310,000 SF  |
| PARKING | 700 STALLS  |



KIRKLAND URBAN SOUTH

Site Plans

LEVEL 7

- Retail
- Theatre
- Office
- Residential
- Grocery
- Daycare

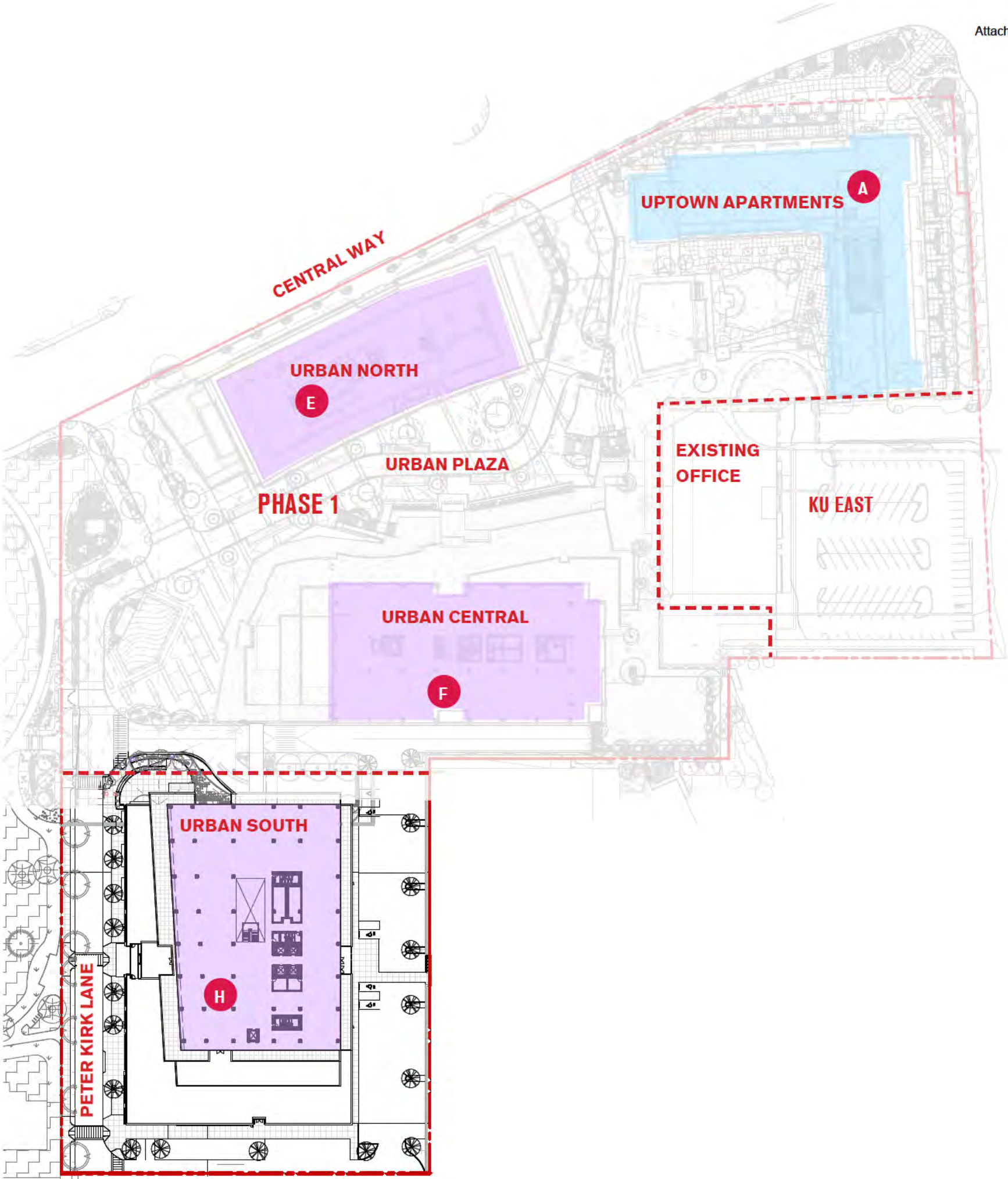
- (55) Elevation Above Sea Level (ft)
- Below-Grade Parking Access
- Pedestrian Access from Adjoining Private Property

PROJECT SITE

Site area: 11.5 acres ( 501,000 sf)  
Zoning: CBD-5A

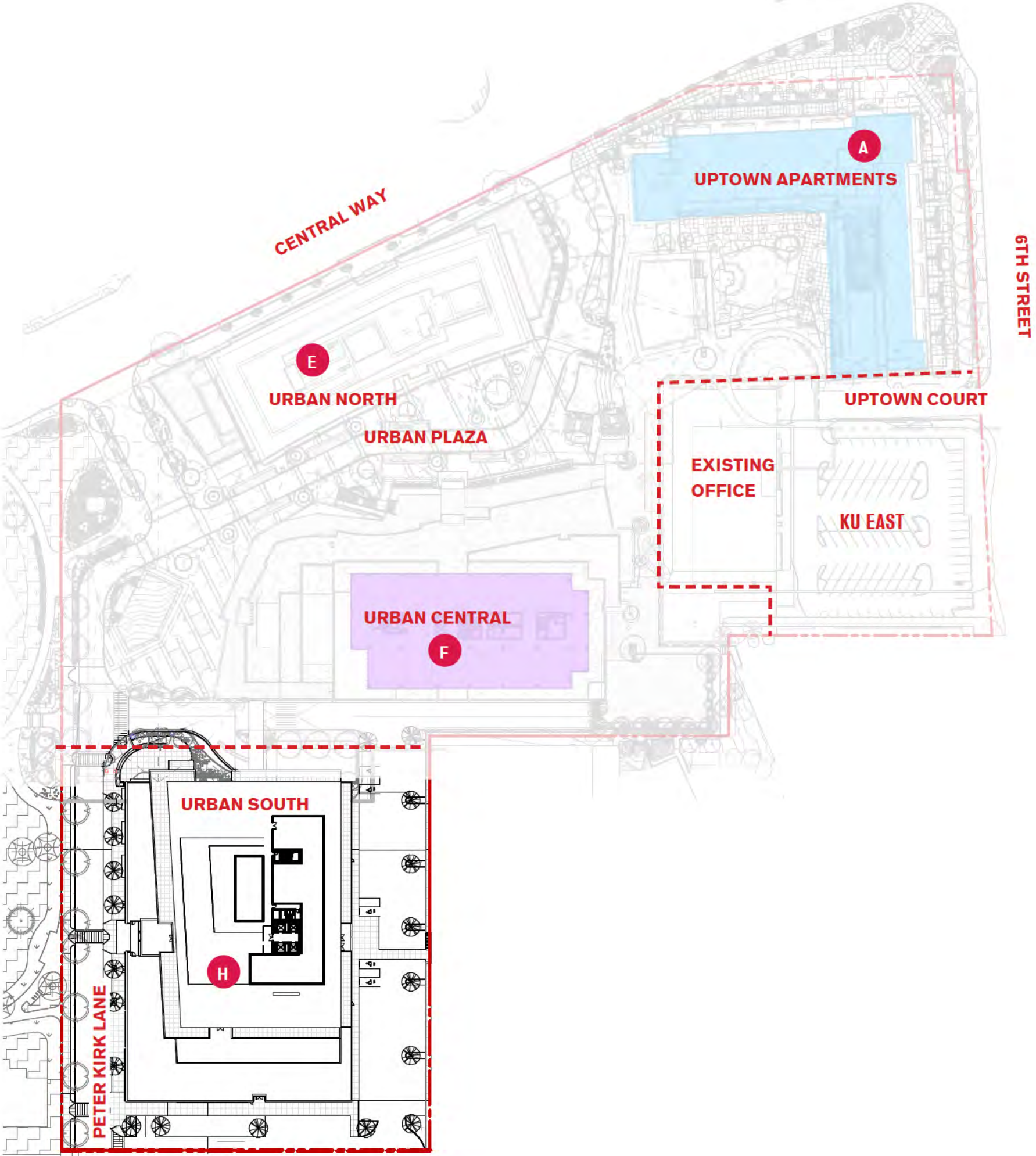
KU SOUTH

|         |             |
|---------|-------------|
| OFFICE  | 250,000 GSF |
| THEATRE | 54,000 SF   |
| RETAIL  | 6,000 SF    |
| TOTAL   | 310,000 SF  |
| PARKING | 700 STALLS  |





KIRKLAND URBAN SOUTH  
Site Plans



ROOF

- Retail
- Theatre
- Office
- Residential
- Grocery
- Daycare
- (55) Elevation Above Sea Level (ft)
- Below-Grade Parking Access
- Pedestrian Access from Adjoining Private Property

PROJECT SITE

Site area: 11.5 acres ( 501,000 sf)  
Zoning: CBD-5A

KU SOUTH

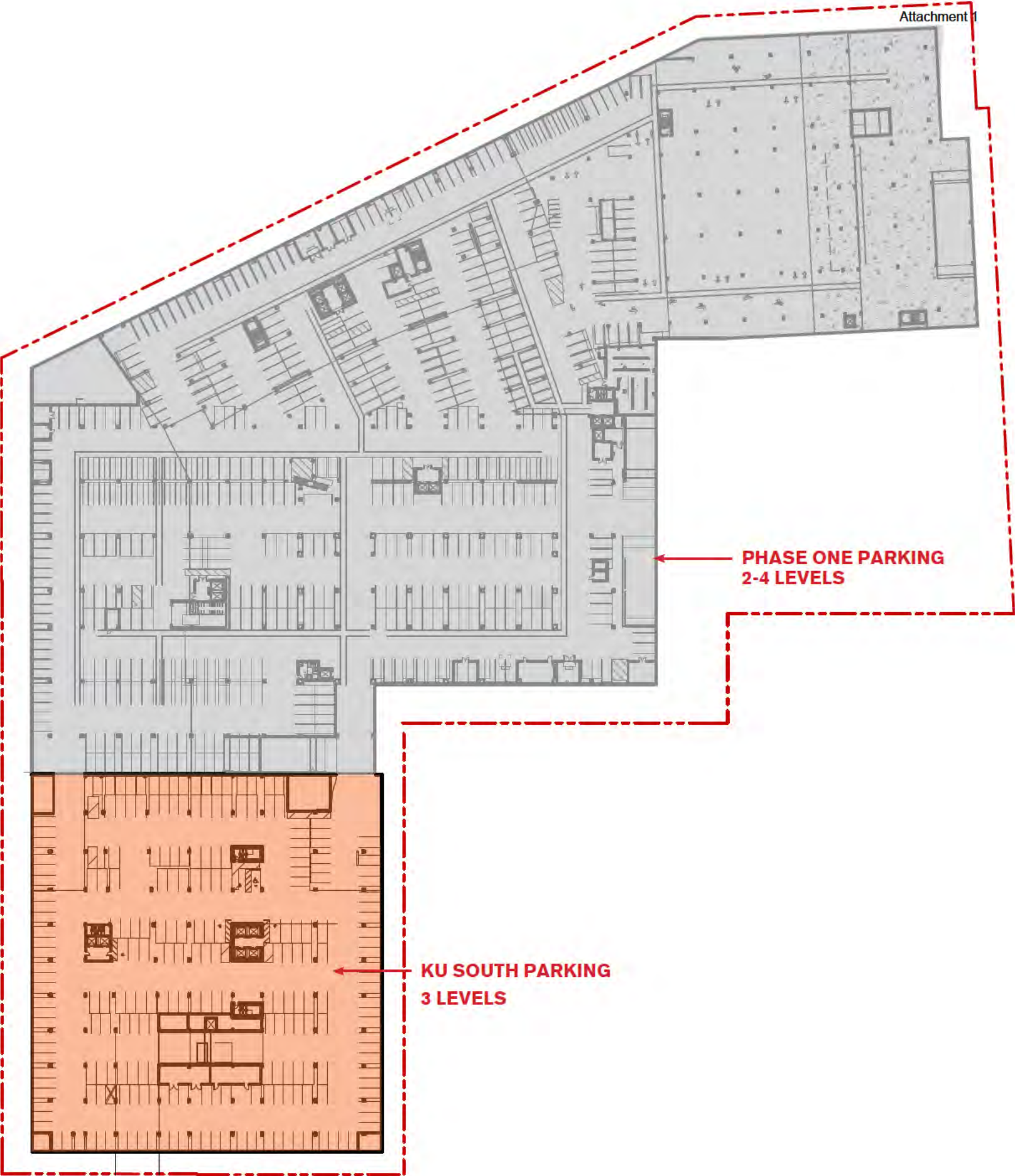
|         |             |
|---------|-------------|
| OFFICE  | 250,000 GSF |
| THEATRE | 54,000 SF   |
| RETAIL  | 6,000 SF    |
| TOTAL   | 310,000 SF  |
| PARKING | 700 STALLS  |



FULL SITE DEVELOPMENT

Site Plans - Parking

- Phase 1
- KU South



Site Levels: Garage and Surface (not to scale)



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# KIRKLAND URBAN SOUTH

## Massing Alternatives



### BASE CASE

Maximum development scheme

The base case maximizes the buildable area within the current zoning envelope, closely following the setbacks delineated in the Mater Plan and Design Guidelines. The lower three stories of the western façade are built to the 55 foot setback from Peter Kirk Park, to a height of 60 feet. Above that, levels 4-6 follow the 100 foot setback, while the top floor (above 100 feet) steps back to 120 feet from the park.

At the south façade, the building terraces at at level three, level four and level five to follow the “wedding Cake” zoning envelope that was established for view preservation from the Emerald Building.

This option represents a building area of approximately 360,000 gsf.

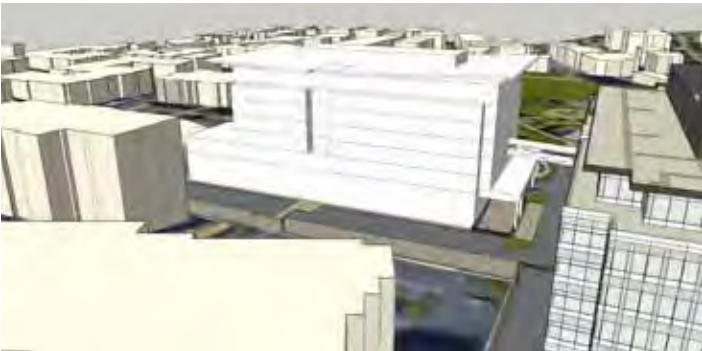
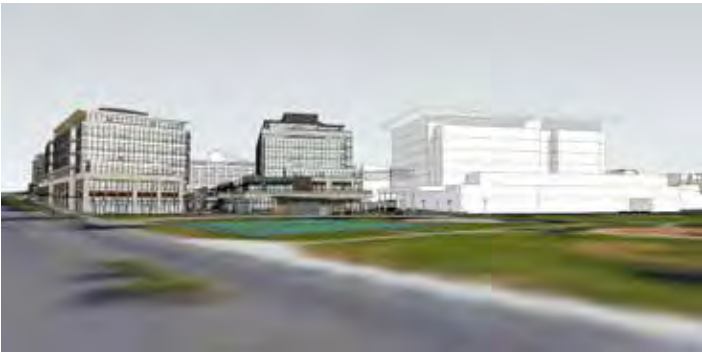


### OPTION 1

Rotated butterfly roof scheme

Option one reduces the number of stepbacks in the building mass to simplify the form. The second floor of the western façade steps back from the ground floor, creating a narrow balcony facing the park at level two and another at level three. At the south façade, the massing is simplified at the lower levels by reducing the number of stepbacks. The upper floor is set back on three sides from the floor below. The roof slopes up to the north and south in a butterfly shape.

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





# KIRKLAND URBAN SOUTH

Massing Alternatives

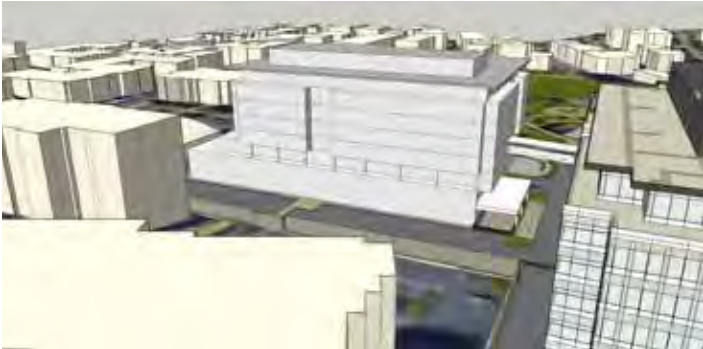


**OPTION 2**

Canted box option

Option two reduces the large floorplate at level two in exchange for a slight increase in the floorplates above. The western façade incorporates two slight angles to provide interest to the façade and open up the central bay to views north and south. 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 seven) is set back on all sides with a deep overhanging roof on all sides.

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



**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 seven) is set back on all sides with a deep overhanging roof on all sides.

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





# KIRKLAND URBAN SOUTH

Base Case: maximum development

- Retail
- Theatre
- Office
- Residential
- Grocery

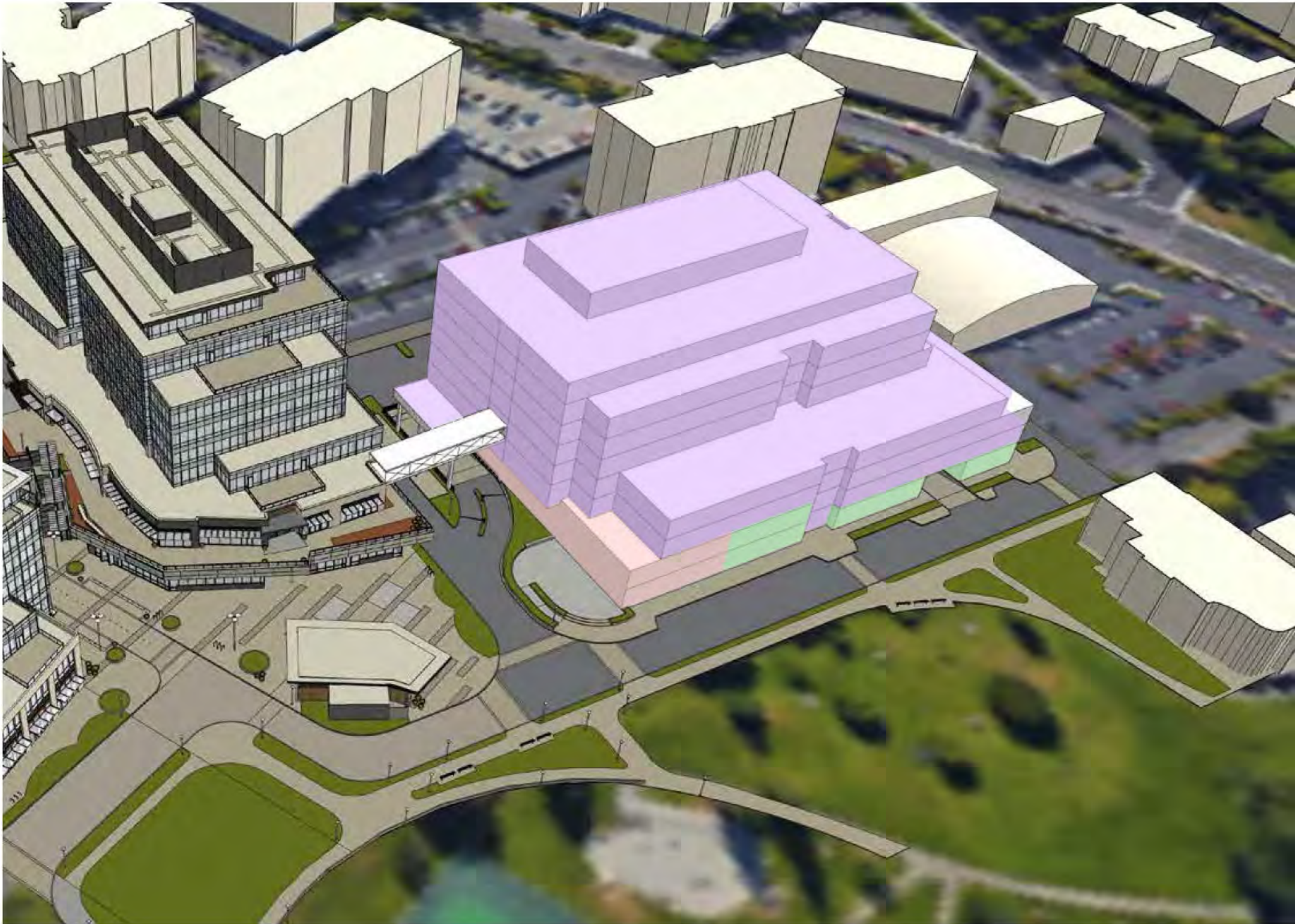
## OPTION SUMMARY

Maximum development scheme

The base case maximizes the buildable area within the current zoning envelope, closely following the setbacks delineated in the Mater Plan and Design Guidelines. The lower three stories of the western façade are built to the 55 foot setback from Peter Kirk Park, to a height of 60 feet. Above that, levels 4-6 follow the 100 foot setback, while the top floor (above 100 feet) steps back to 120 feet from the park.

At the south façade, the building terraces at at level three, level four level 5 to follow the “wedding Cake” zoning envelope that was established for view preservation from the Emerald Building.

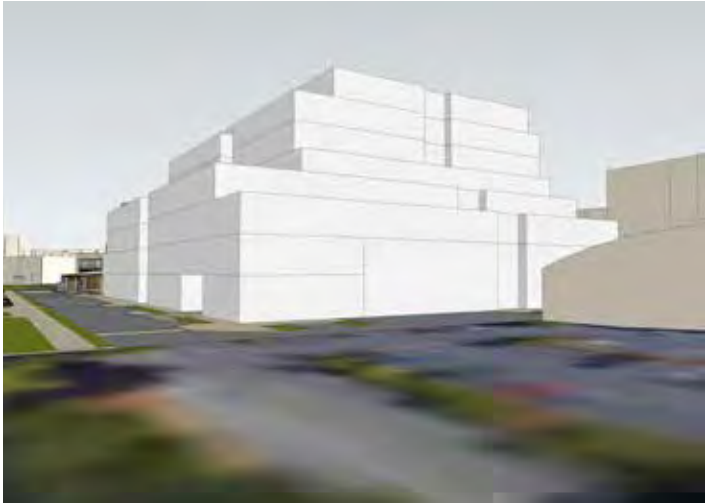
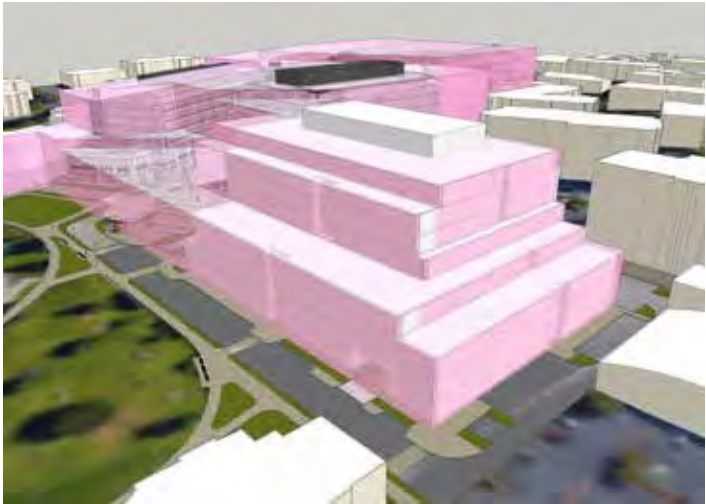
This option represents a building area of approximately 360,000 gsf.





KIRKLAND URBAN SOUTH

Base Case: maximum development



PROS & CONS

Pros:

- Maximum floor plate area
- Multiple decks at various levels
- Respects current zoning envelope

Cons:

- Awkward massing
- Very tall base, with little connection of decks to the park level
- Multiple very deep floor plates





# KIRKLAND URBAN SOUTH

Option 1

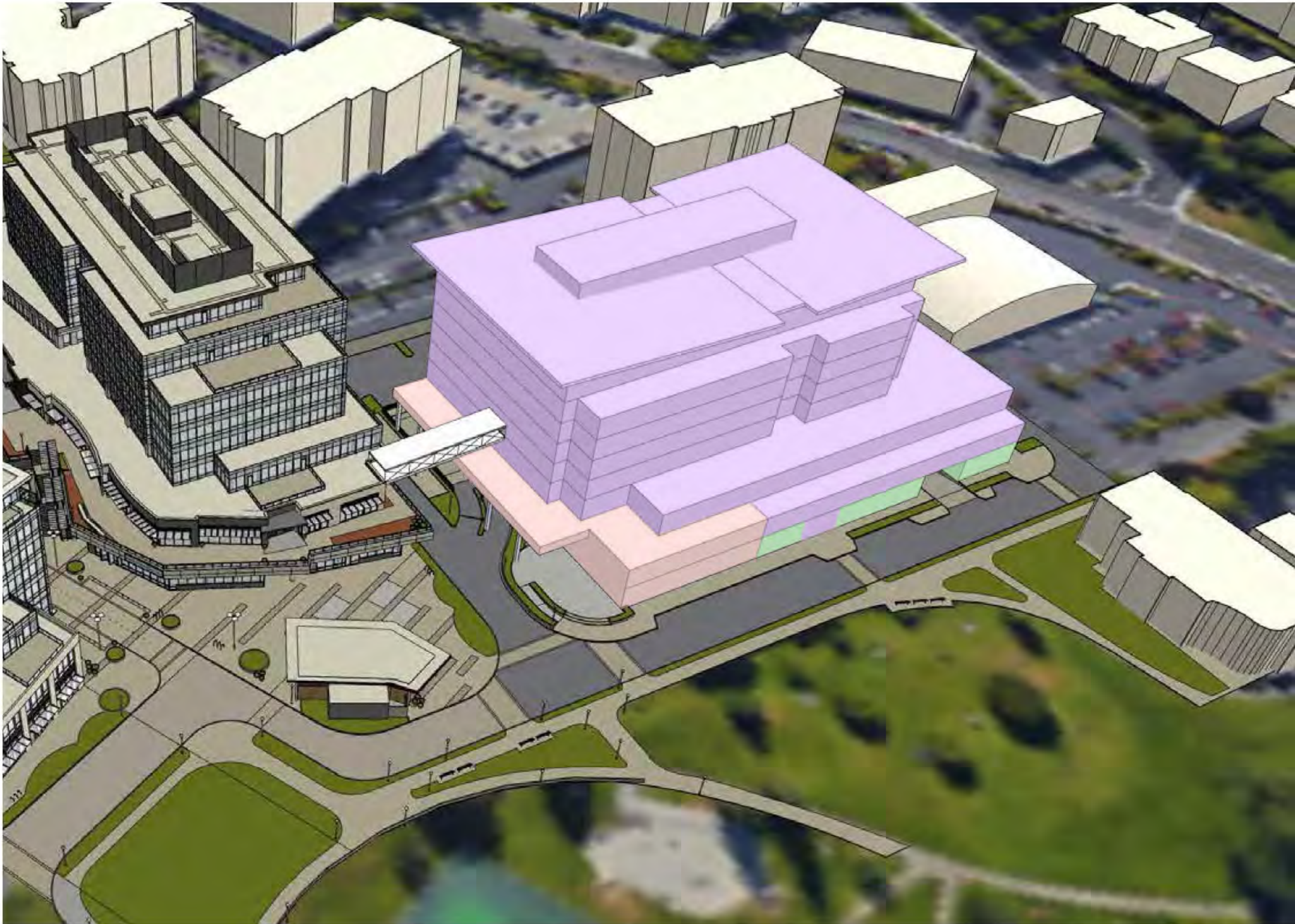
- Retail
- Theatre
- Office
- Residential
- Grocery

## OPTION SUMMARY

Rotated butterfly roof scheme

Option one reduces the number of stepbacks in the building mass to simplify the form. The second floor of the western façade steps back from the ground floor, creating a narrow balcony facing the park at level two and another at level three. At the south façade, the massing is simplified at the lower levels by reducing the number of stepbacks. The upper floor is set back on three sides from the floor below. The roof slopes up to the north and south in a butterfly shape.

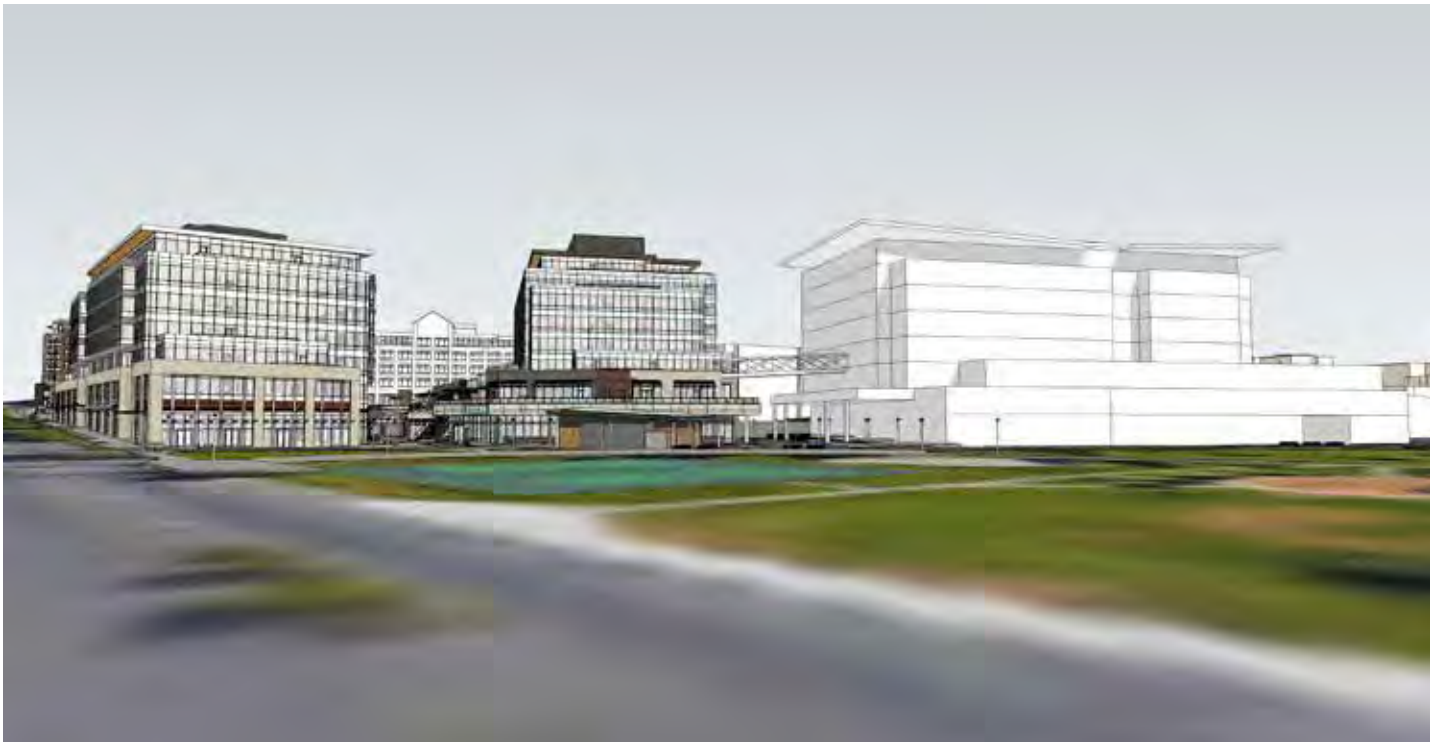
This option represents a building area of approximately 310,000 sf.





KIRKLAND URBAN SOUTH

Option 1



PROS & CONS

Pros:

- Simpler, more elegant massing
- Multiple decks at various levels
- Respects current zoning envelope (except for roof, which would most likely exceed the height limit)

Cons:

- Less buildable area
- Step at level two awkward.
- Most deck occupants will be on level three (still 45 feet above Park level)
- Level two floor plate very deep.



KIRKLAND URBAN SOUTH

Option 2

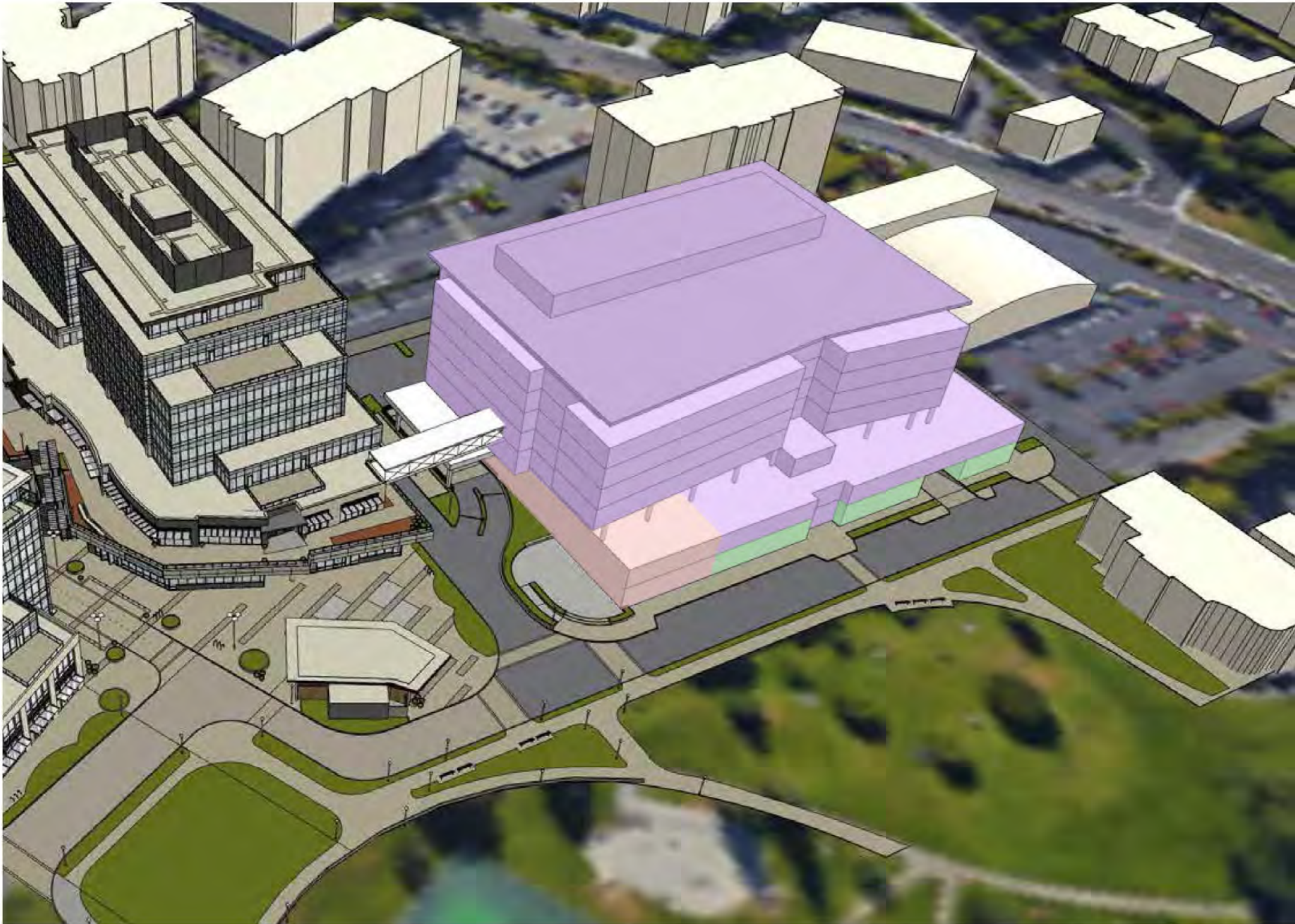
- Retail
- Theatre
- Office
- Residential
- Grocery

OPTION SUMMARY

Canted box option

Option two reduces the large floorplate at level two in exchange for a slight increase in the floorplates above. The western façade incorporates two slight angles to provide interest to the façade and open up the central bay to views north and south. 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 seven) is set back on all sides with a deep overhanging roof on all sides.

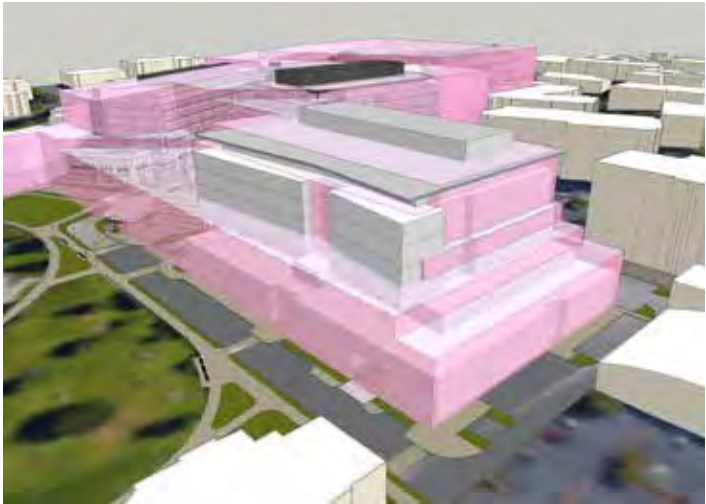
This option represents a building area of approximately 310,000 sf.





KIRKLAND URBAN SOUTH

Option 2



PROS & CONS

Pros:

- Massing at lower levels is more human scale (well back from 55 foot park set back)
- Massing is simplified, but still interesting
- Large deck at level two is closer to Park level
- Deeper floor plates offset by internal atrium/ stair space

Cons:

- Portions of west façade encroach into upper level 100 foot and 120 foot Park setback
- South most angled facade restricts view northwest from property to the south



# KIRKLAND URBAN SOUTH

## Option 3

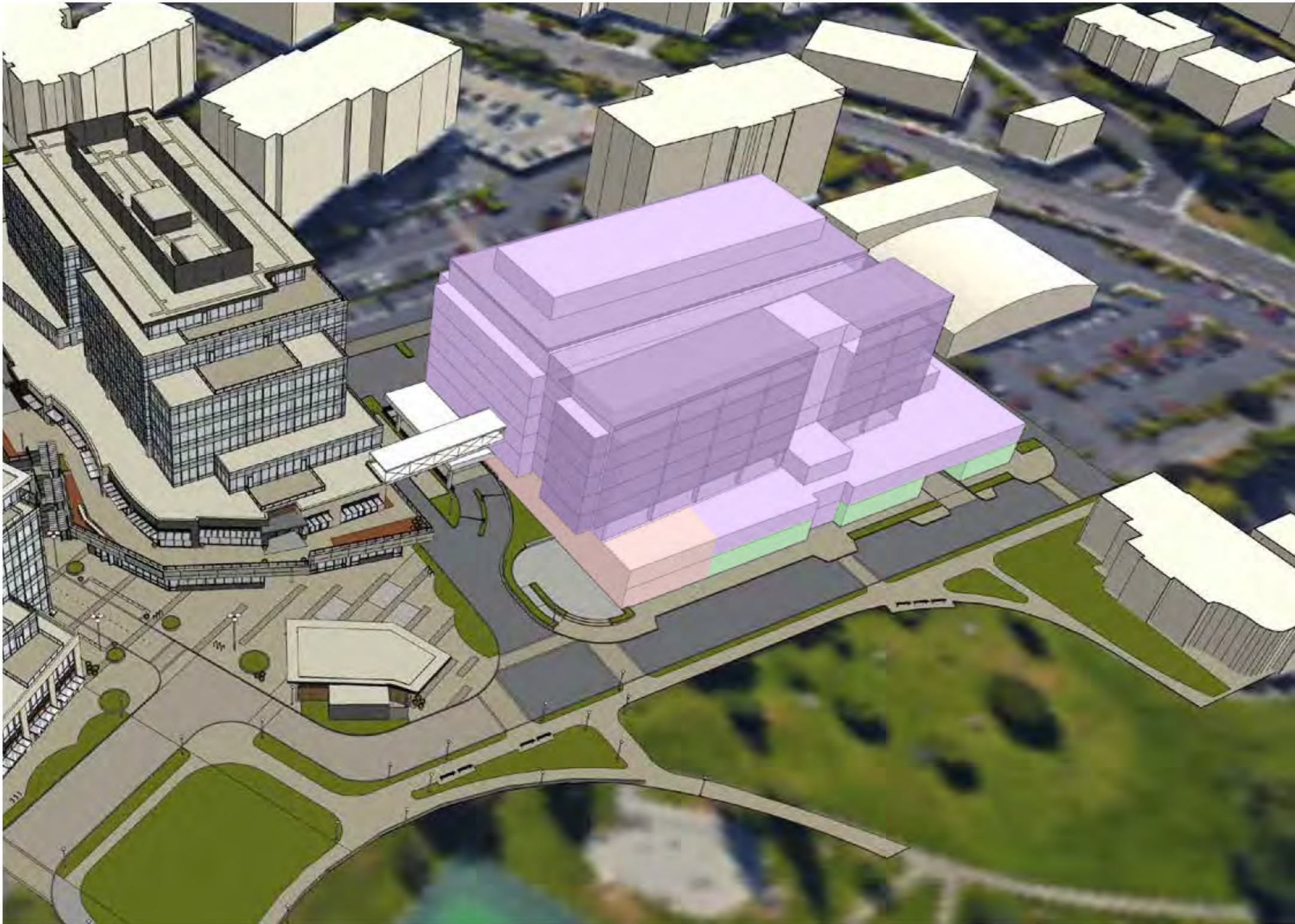
- Retail
- Theatre
- Office
- Residential
- Grocery

### OPTION SUMMARY

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 seven) is set back on all sides with a deep overhanging roof on all sides.

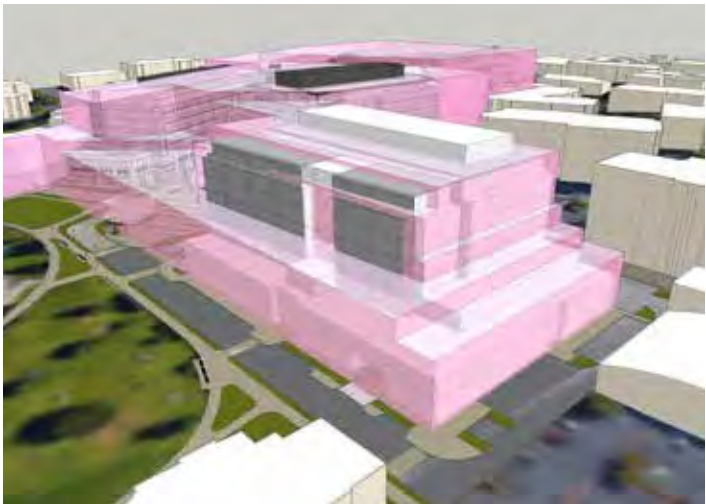
This option represents a building area of approximately 310,000 sf.





# KIRKLAND URBAN SOUTH

Option 3



## PROS & CONS

### Pros:

- Massing at lower levels is more human scale (well back from 55 foot park set back)
- Massing is simplified, but still interesting
- Large deck at level two is closer to Park level
- Deeper floor plates offset by internal atrium/ stair space
- Single west facade angle increases view from property to south vs. option 2

### Cons:

- Portions of west façade encroach into upper level 100 foot and 120 foot Park setback



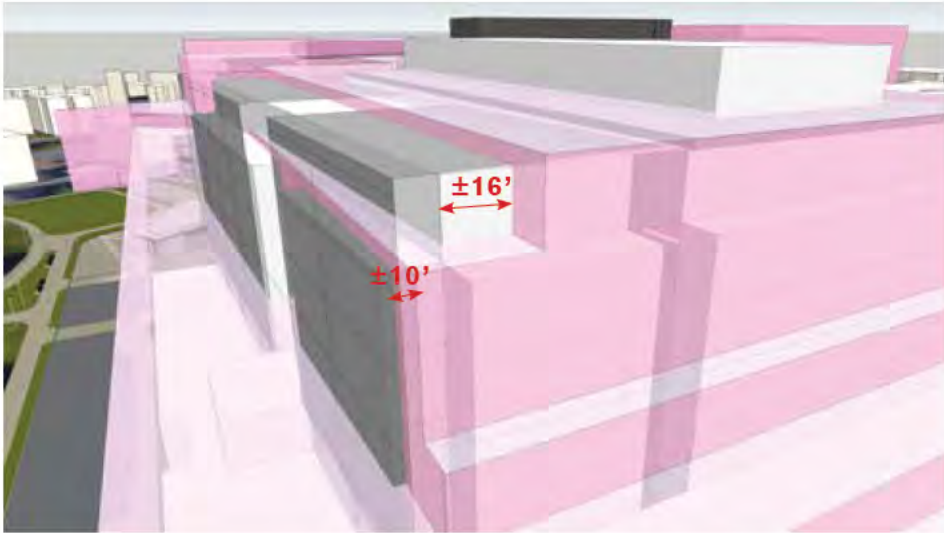
DESIGN DEPARTURES

DESIGN DEPARTURE REQUEST

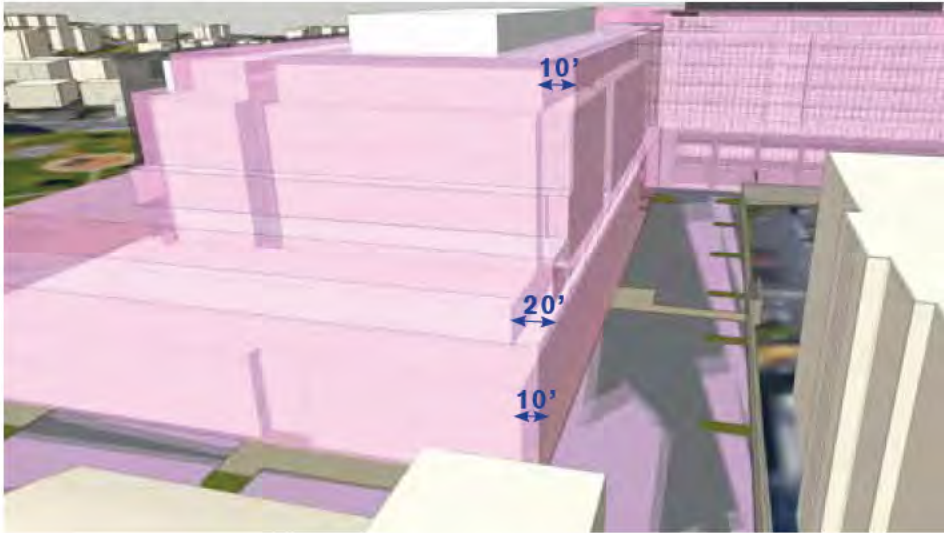
A design departure is requested to allow a portion of the upper floors to project into the required 100 foot and 120 foot upper level setbacks from Peter Kirk Park. As a concession the adjacent Emerald Building property owner (to the east), the original site setbacks were modified to provide that project with views to the west. The original southern setback of 25 feet was increased to a series of step-backs ranging from 42 feet up to 100 feet. The original eastern setback of 30 feet was increased to 60 feet at the lower levels and 70 feet above level two. This has resulted in approximately 150,000 SF reduction in buildable area.

The proposed departure would create an angled western facade that would, at most, project up to 28 feet into the western setback from level four to level seven. To compensate, the building will be set back further from the park on levels two and three. In addition, the project will have increased lower level setbacks along the south and east facades as well as further top floor setbacks on the north, south, and east portions of the building.

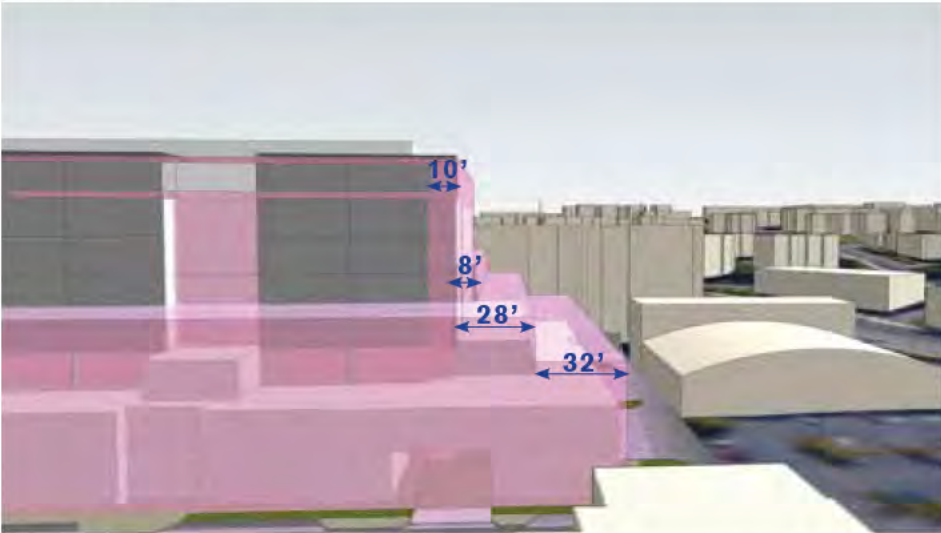
The building area that encroaches into the setback is approximately 10,500 SF, while the area that is set back more than required, totals approximately 51,800 SF. In summary, the proposal contains a net total of 41,300 SF that is set back an additional amount.



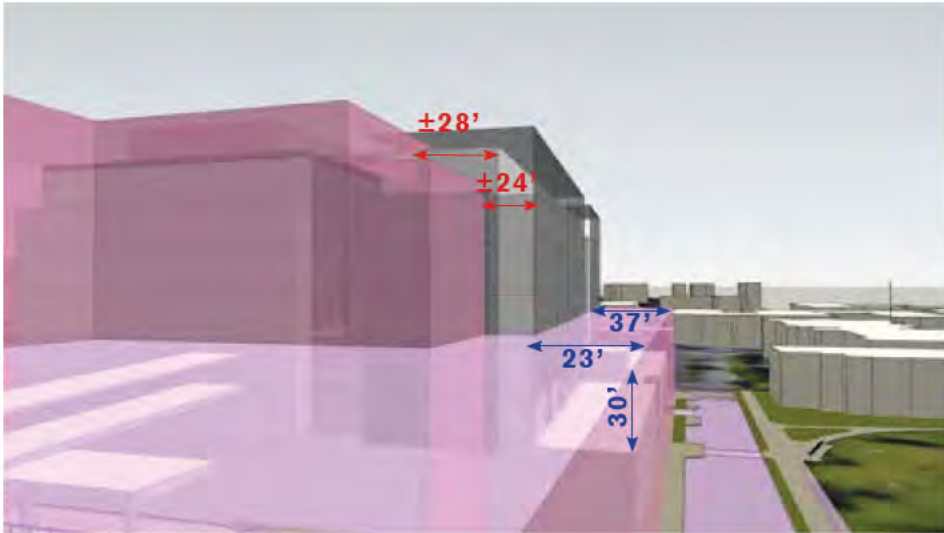
Setback encroachment at western facade levels 4-8



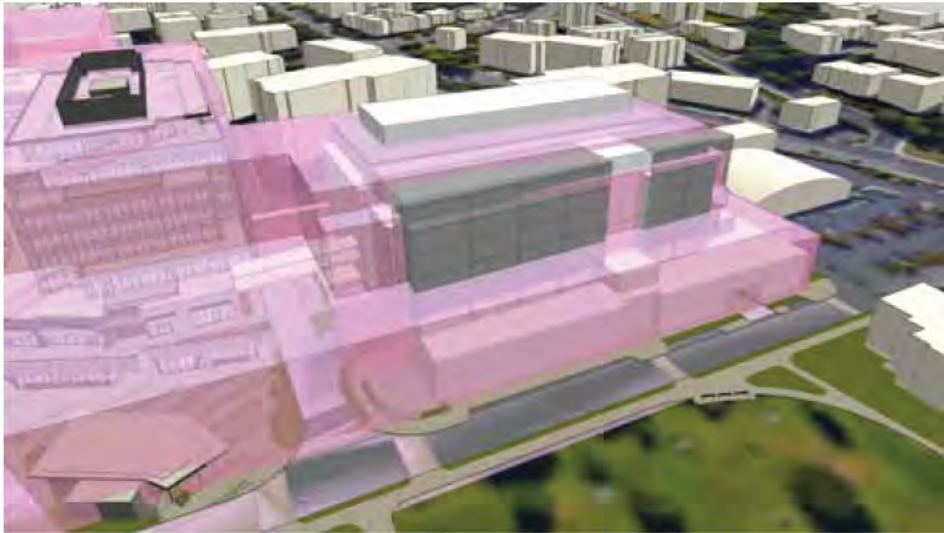
Additional setbacks at eastern facade at levels 1, 2, and 7



Additional south setbacks at levels 2, 3, 4, and 7

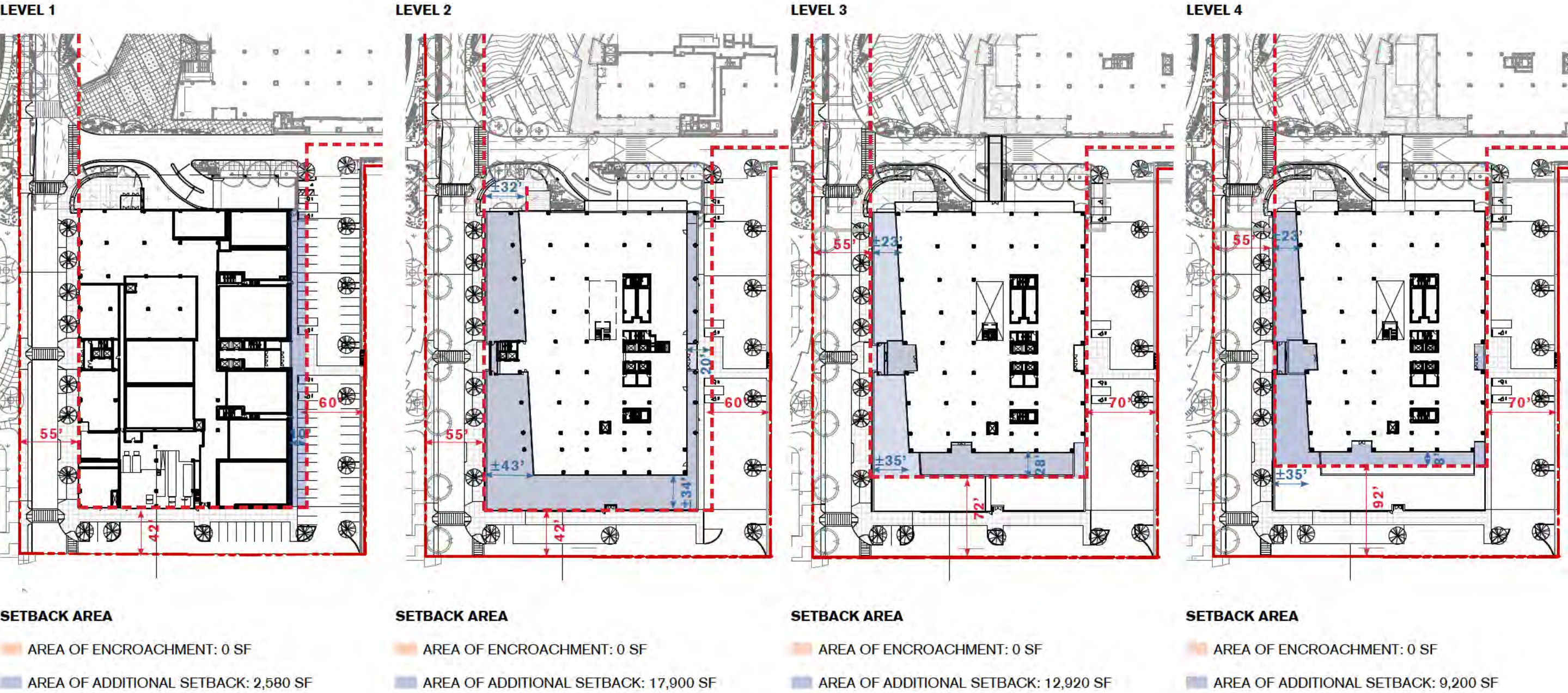


Setback encroachment at western facade levels 4-8, additional setbacks at levels 2 & 3



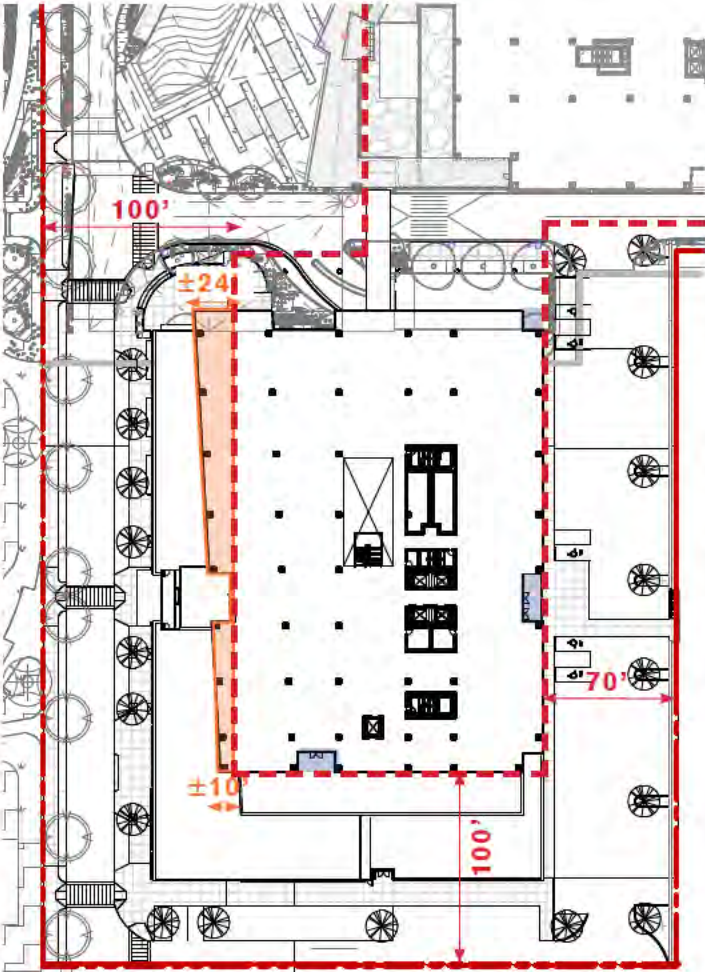
Aerial showing setback encroachment as well as additional setbacks at western facade







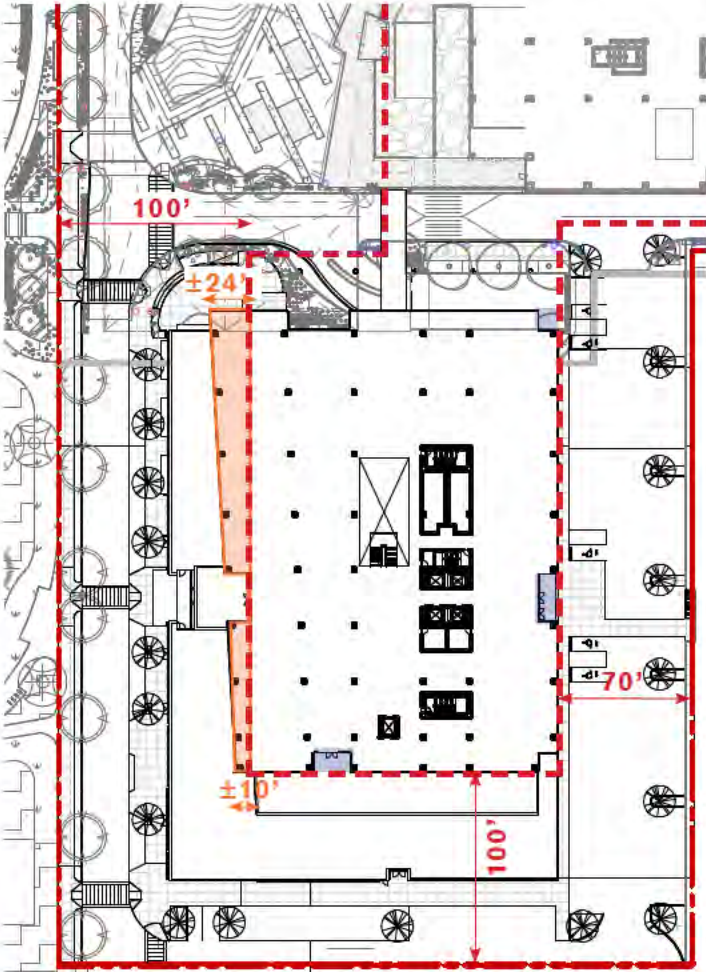
LEVEL 5



SETBACK AREA

AREA OF ENCROACHMENT: 3,280 SF  
AREA OF ADDITIONAL SETBACK: 400 SF

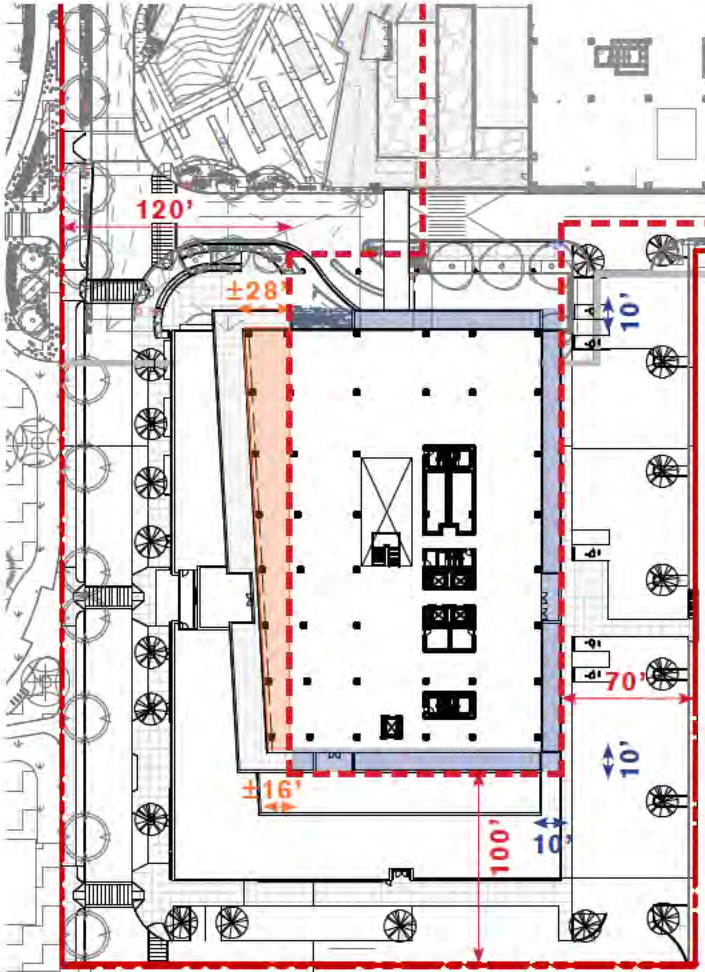
LEVEL 6



SETBACK AREA

AREA OF ENCROACHMENT: 3,280 SF  
AREA OF ADDITIONAL SETBACK: 400 SF

LEVEL 7



SETBACK AREA

AREA OF ENCROACHMENT: 3,960 SF  
AREA OF ADDITIONAL SETBACK: 4,780 SF

SETBACK AREA TOTALS

| LEVEL                      | ADDITIONAL SETBACK | ENCROACHMENT |
|----------------------------|--------------------|--------------|
| L1                         | 2,580 SF           | 0 SF         |
| L2                         | 17,900 SF          | 0 SF         |
| L3                         | 12,920 SF          | 0 SF         |
| L4                         | 9,200 SF           | 0 SF         |
| L5                         | 400 SF             | 3,280 SF     |
| L6                         | 400 SF             | 3,280 SF     |
| L7                         | 4,780 SF           | 3,960 SF     |
| TOTAL                      | 51,780 SF          | 10,520 SF    |
| AREA OF ADDITIONAL SETBACK |                    | 41,260 SF    |





ARCHITECTURE PLANNING INTERIORS SUSTAINABILITY

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



**50.36** User Guide. 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**

Zone  
CBD-5A

**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.



| Section 50.38                      |   | DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS |          |                               |      |          |              |   |                             |                                       |  |  |
|------------------------------------|---|---|----------|-------------------------------|------|----------|--------------|---|-----------------------------|---------------------------------------|--|--|
|                                    |   | 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     |              |   |                             |                                       |  |  |
| USE<br>↓<br>REGULATIONS<br>→       |   |   |          |                               |      |          |              |   |                             |                                       |  |  |
| .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.                                  | <div>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.</div> <div>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.</div> <div>3. The following additional uses are allowed subject to restrictions listed:<div>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.</div><div>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.</div><div>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.</div><div>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.</div></div> <div>4. The following uses are prohibited:<div>a. Any retail establishment exceeding 70,000 square feet.</div><div>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.</div><div>c. The outdoor storage, sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers.</div></div> |
| REGULATIONS CONTINUED ON NEXT PAGE |   |   |          |                               |      |          |              |   |                             |                                       |  |  |

REGULATIONS CONTINUED ON NEXT PAGE



Section 50.38

Zone  
CBD-5A

USE ZONE CHART

| Section 50.38 | <div>USE</div> <div>REGULATIONS</div>   | DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS |          |                              |      |          |              |                                 |                             |                                       |   |                     |
|---------------|---|---|----------|------------------------------|------|----------|--------------|---------------------------------|-----------------------------|---------------------------------------|---|---------------------|
|               |   | 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) |   |          |                              |      |          |              |                                 |                             |                                       | REGULATIONS CONTINUED FROM PREVIOUS PAGE<br><br>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.<br>6. Prior to installation of permanent signs, the development must submit and receive approval of a Master Sign Plan pursuant to Chapter 100 KZC.<br>7. The following establishes the number of parking spaces required:<br>a. Residential uses must provide:<br>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;<br>ii. See KZC 105.20 for visitor parking requirements; and<br>iii. One parking space for each assisted living unit.<br>b. Restaurants and taverns must provide one parking space for each 125 square feet of gross floor area.<br>c. All other uses must provide one parking space for each 350 square feet of gross floor area.<br>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. |                     |



THE CITY OF KIRKLAND

# Kirkland Parkplace Mixed-Use Development

## Master Plan and Design Guidelines

Prepared by CollinsWoerman

Last Amended January 15, 2019



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**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

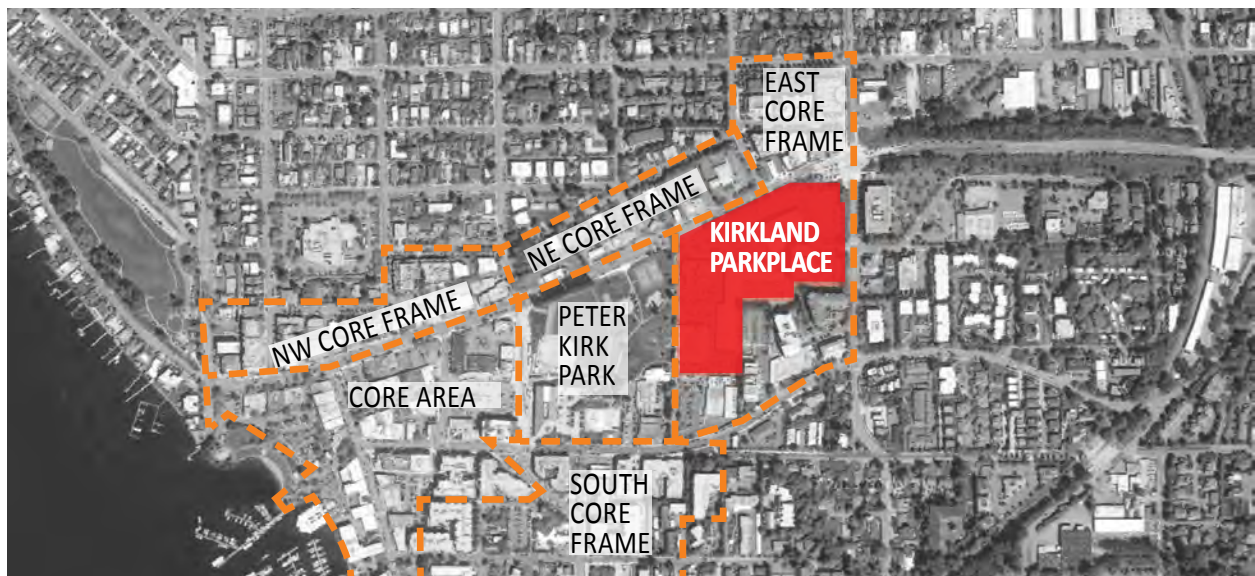
The Kirkland Parkplace Master Plan envisions a transformation of the existing suburban style office park and retail area to a lively, integrated mixed-use center.

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 area<sup>1</sup>



## POLICY OVERVIEW

### 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.

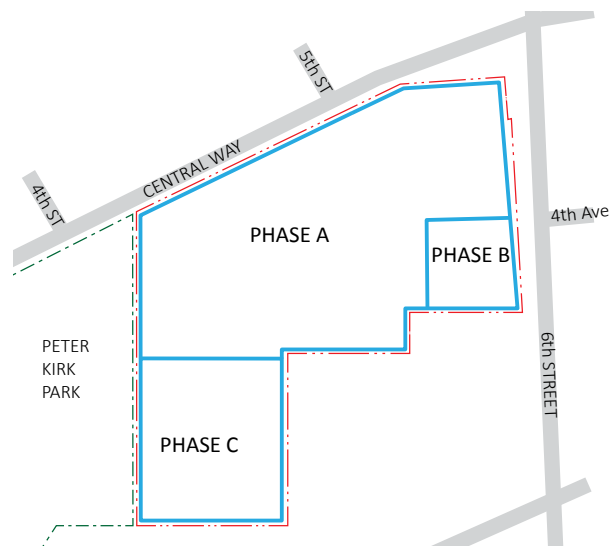
### 5. Modifications

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:

- The variation is consistent with the intent of the guideline and results in superior design.
- 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.



# POLICY OVERVIEW

## 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 Park<sup>2</sup>



# 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<br>40 - 45%                            | Vehicle Areas<br>20 - 25% | Open Space<br>35 - 40% |

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

| BUILDING USE BREAKDOWN • Approximate 1,315,000 GROSS SF TOTAL = 100% |   |  |
|--|---|--|
| Commercial Office<br>744,655 sf                                      | Retail / Fitness /<br>Entertainment<br>218,345 sf | Residential<br>367 units<br>352,000 sf |

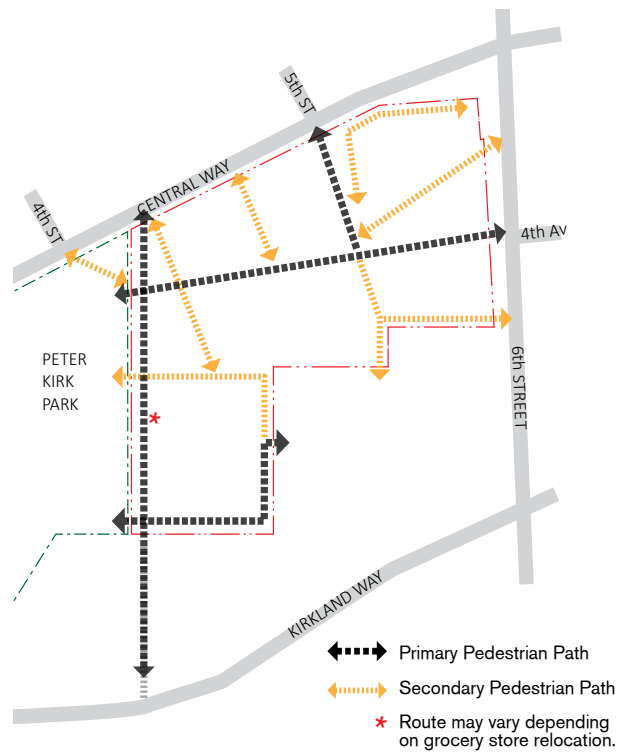
10. Public Amenities, Access, and Organization of Uses

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.



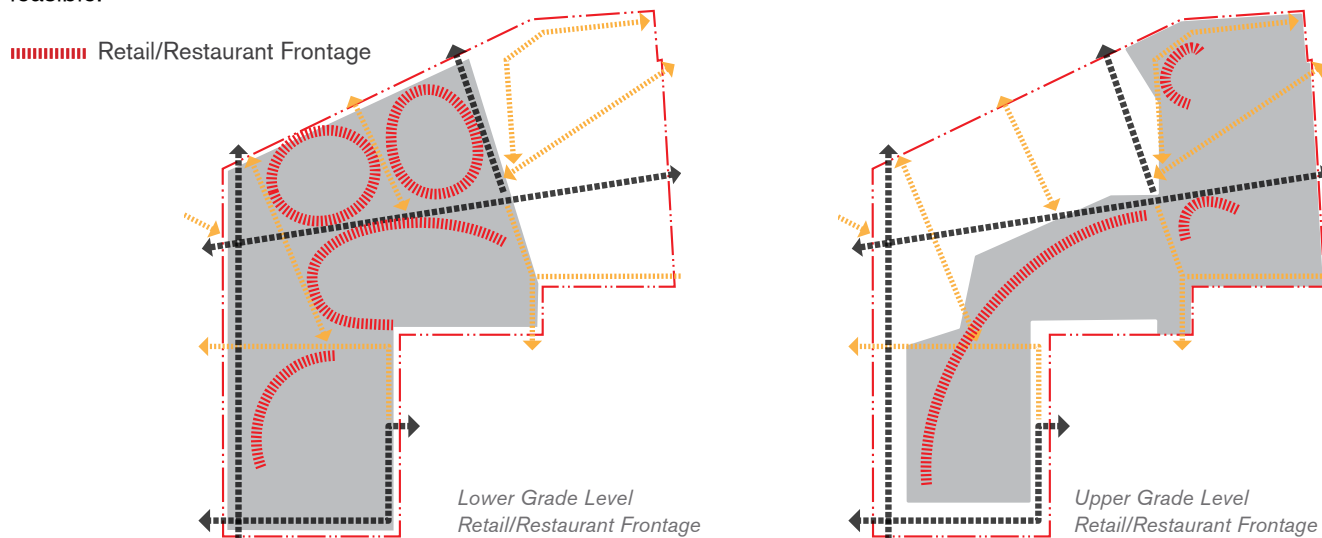
Network of pedestrian connections



## 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.



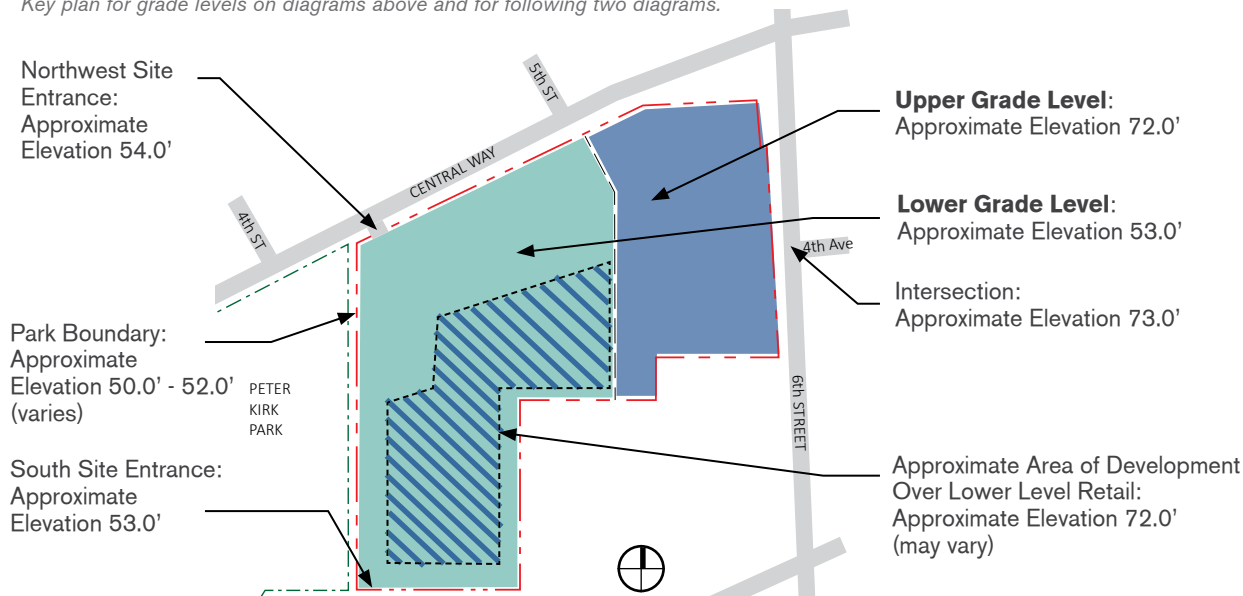
## C. ORGANIZATION OF USES

**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

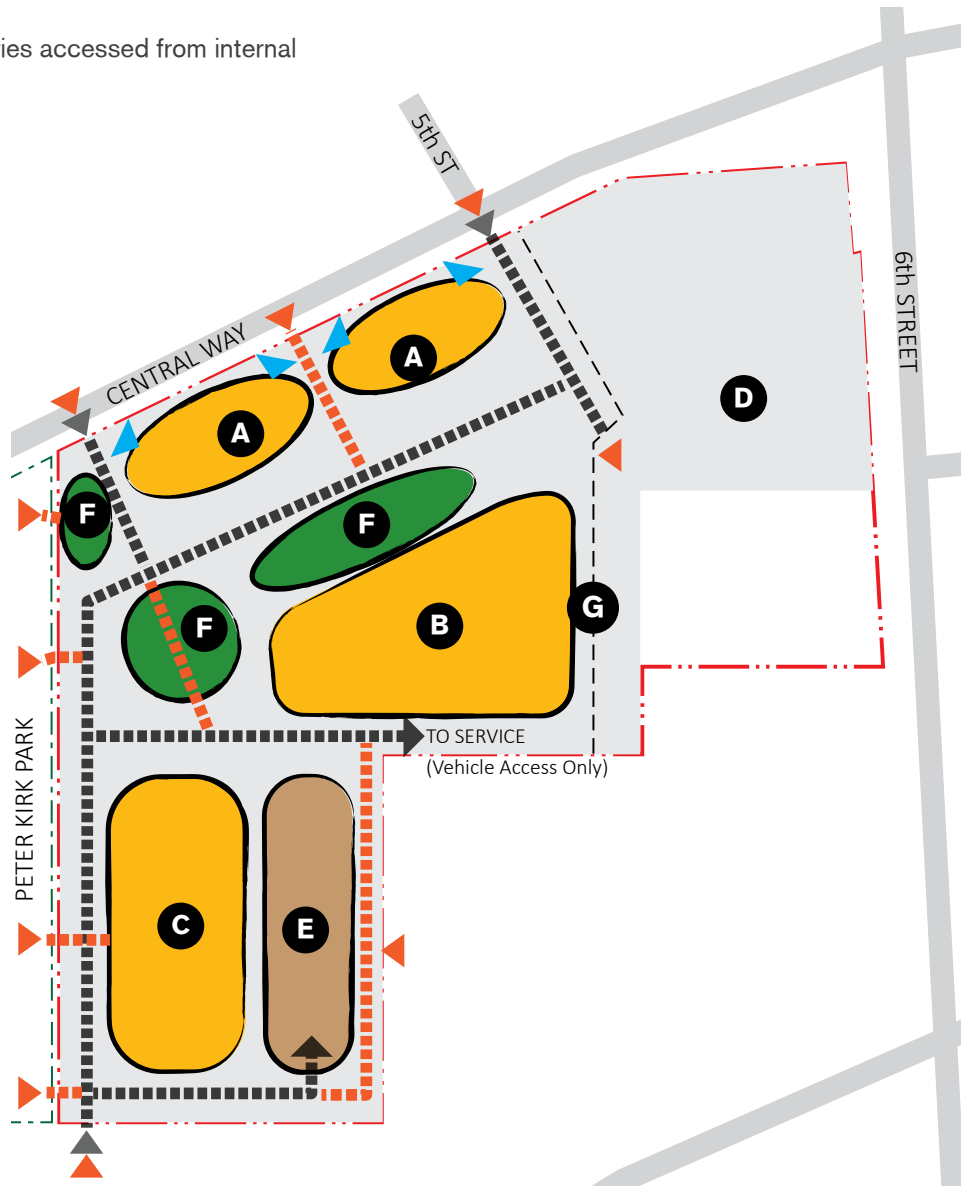
### BUILDINGS

- 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
- G** Loading Dock

- ..... 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





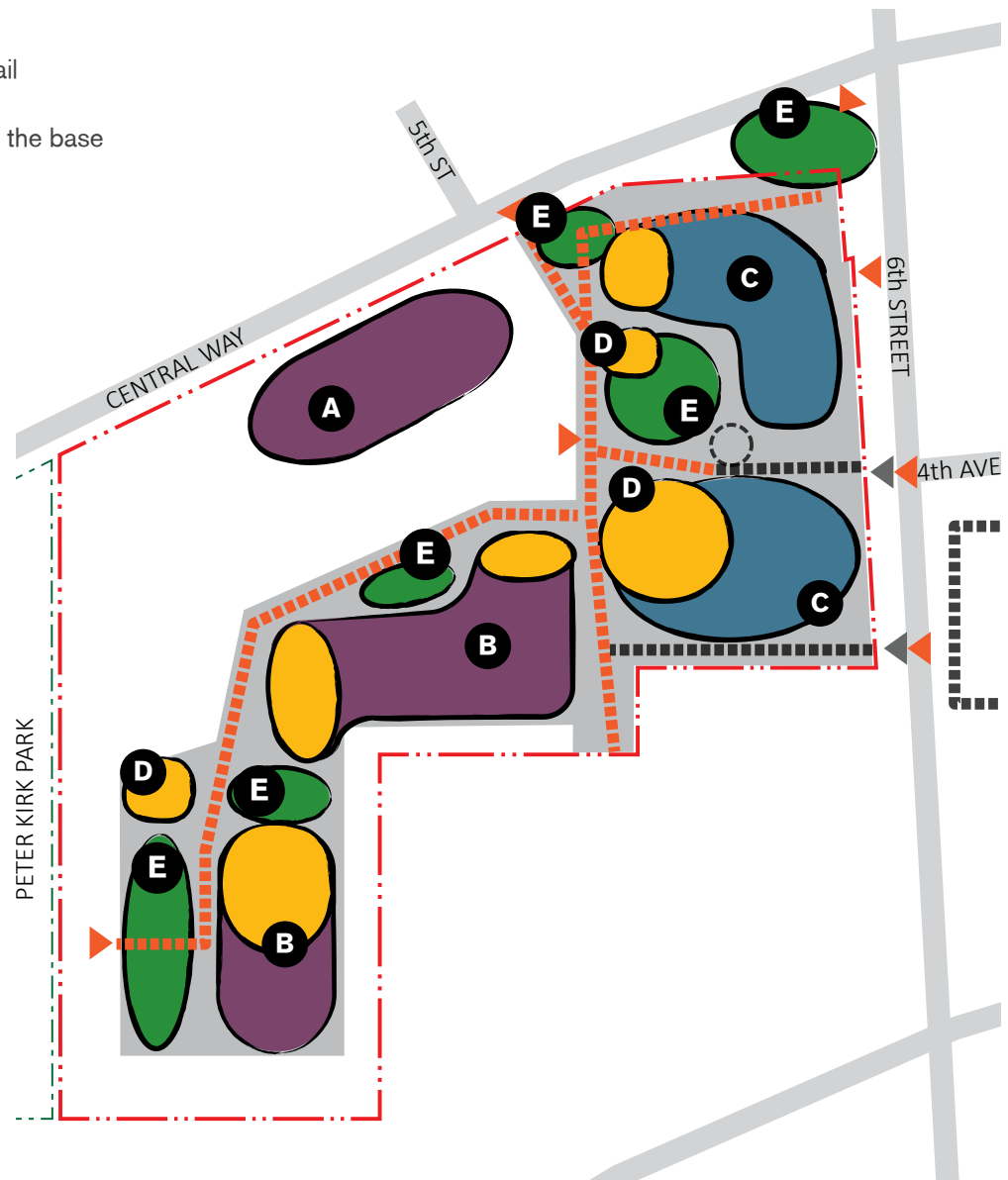
## C. ORGANIZATION OF USES: UPPER GRADE LEVEL

### BUILDINGS

- A** Office over Lower Level Retail
- B** Office with Ancillary Retail
- 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





# MASTER PLAN: DEVELOPMENT STANDARDS

## 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.

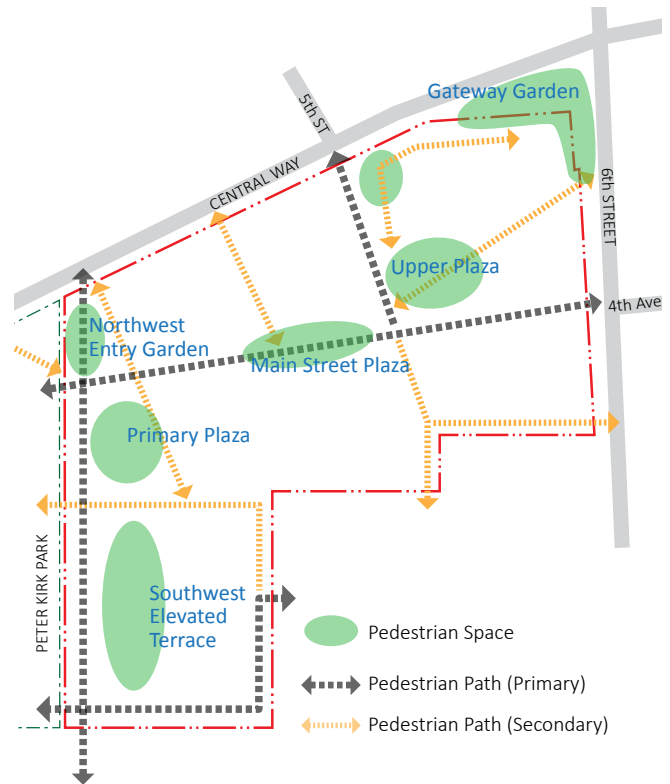
- Primary plaza:** shall have a minimum area of 10,000 square feet with a minimum average width of 60 feet.
- Main Street plaza:** a linear sequence of pedestrian spaces along Main Street retail shall have locations with a minimum 35-foot plaza depth from building face to curbline. (This does not include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

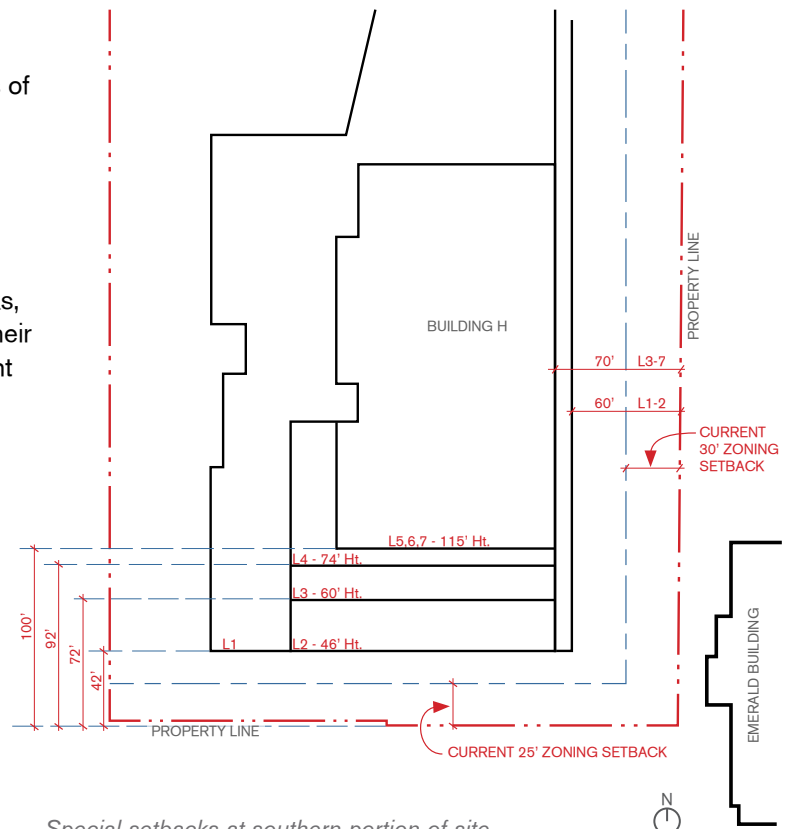
## E. SPECIAL SETBACKS AT SOUTH PORTION OF SITE

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

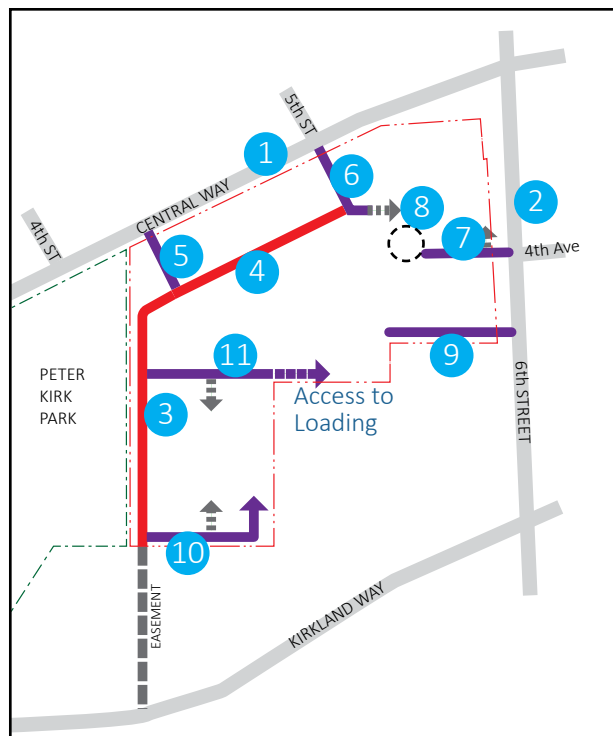
**Intent: Create a street and sidewalk network that responds to the existing Kirkland grid pattern, creates a pedestrian-oriented environment, and allows for direct interaction with Peter Kirk Park.**

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 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 IMPROVEMENTS

- 1 Central Way
- 2 6th Street

### PRIMARY INTERNAL STREETS

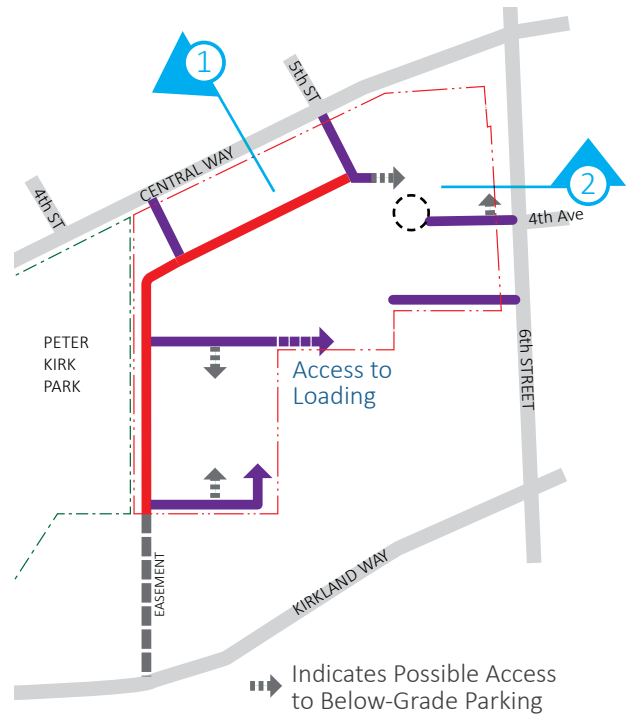
- 3 Park Promenade
- 4 Main Street

### SECONDARY INTERNAL STREETS

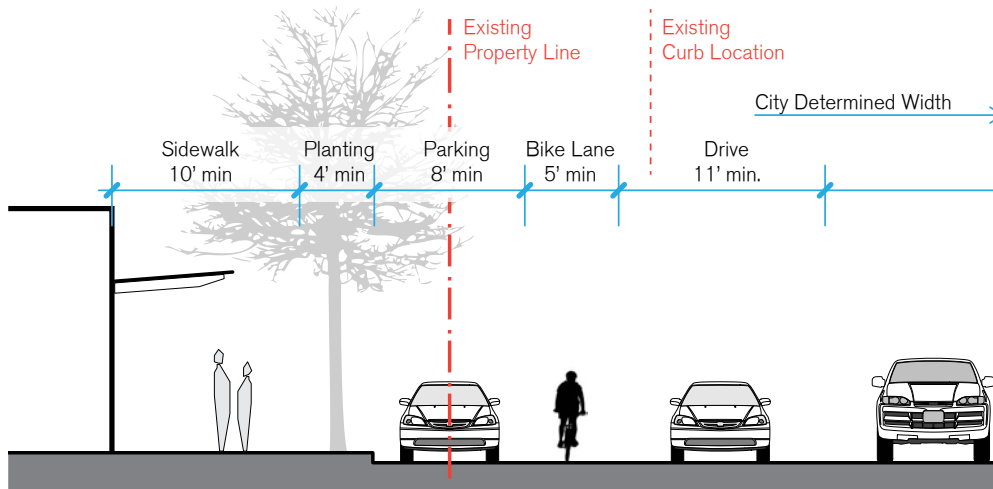
- 5 Access Street at Central Way near 4th Street
- 6 Access at Central Way near 5th Street
- 7 Access at 6th Street
- 8 Upper Level turnaround
- 9 Possible Parking/Service Access at 6th Street  
(Dependent upon traffic study, design of Upper Level, and access to below-grade parking)
- 10 Access Street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



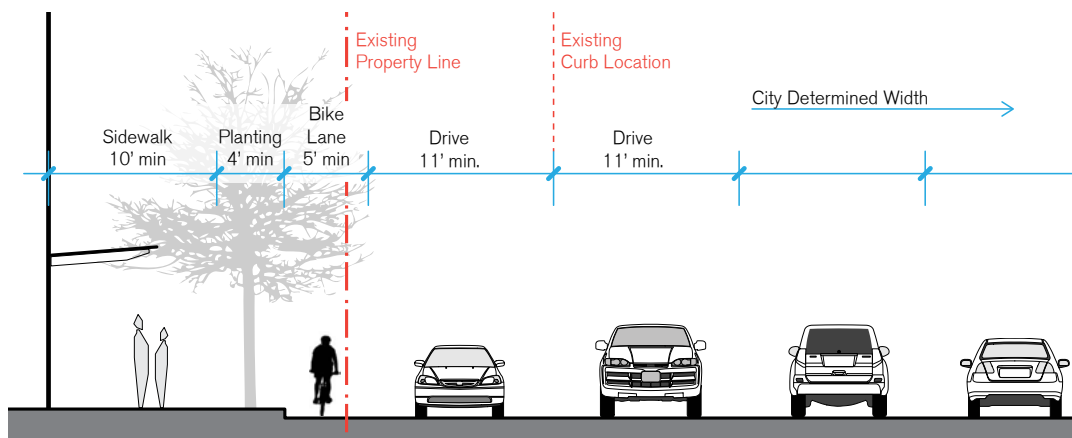
## ADJACENT PUBLIC STREET IMPROVEMENTS



### 1 Central Way Frontage Section (typical)

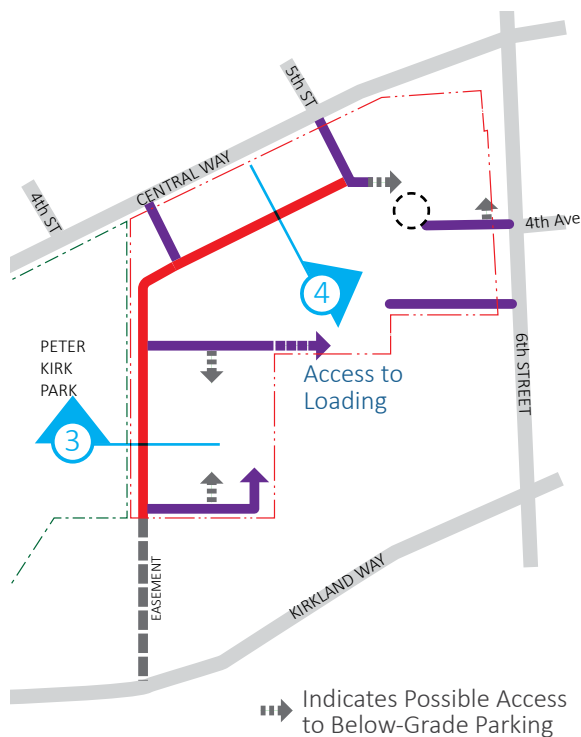


### 2 6th Street Frontage Section (typical north of 4th Avenue)

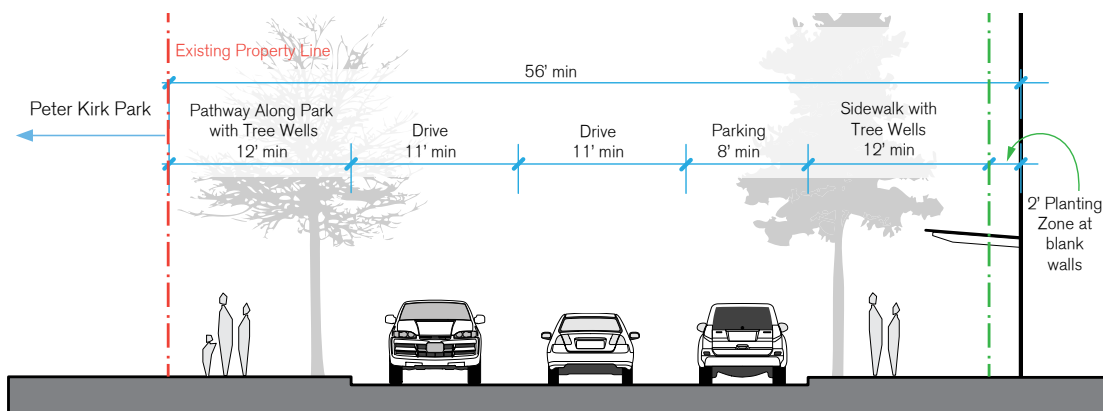




## PRIMARY INTERNAL STREETS

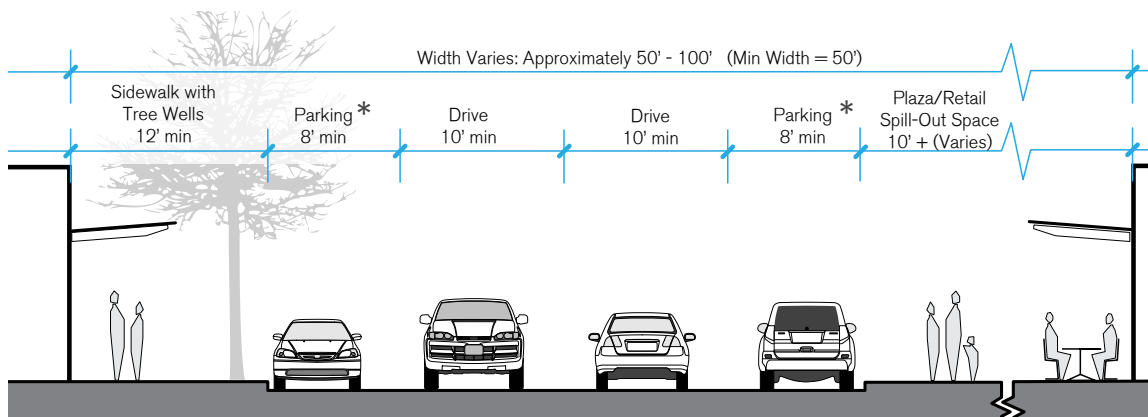


### 3 Park Promenade Section (typical)



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

### 4 Main Street Section (typical)

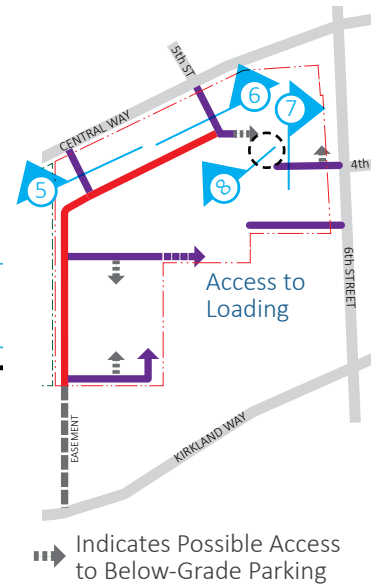
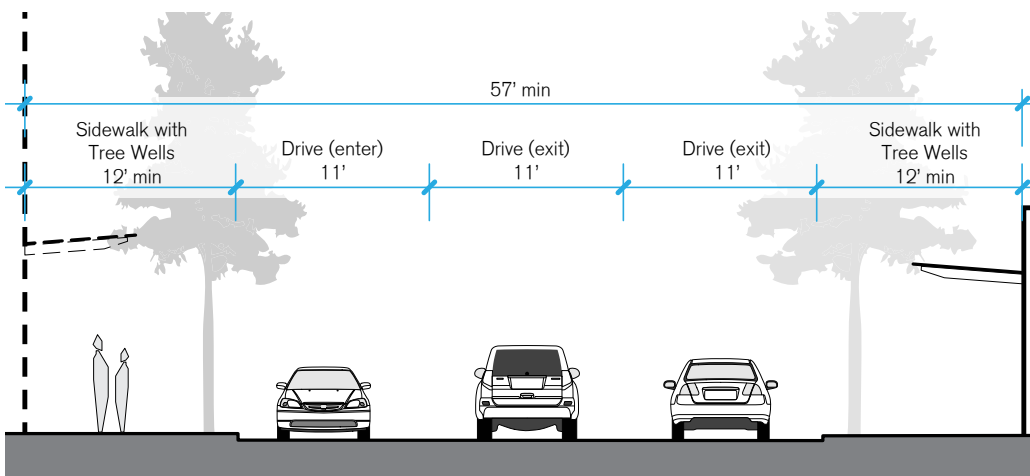


\* Curbside parking may occur on one or both sides of the roadway.

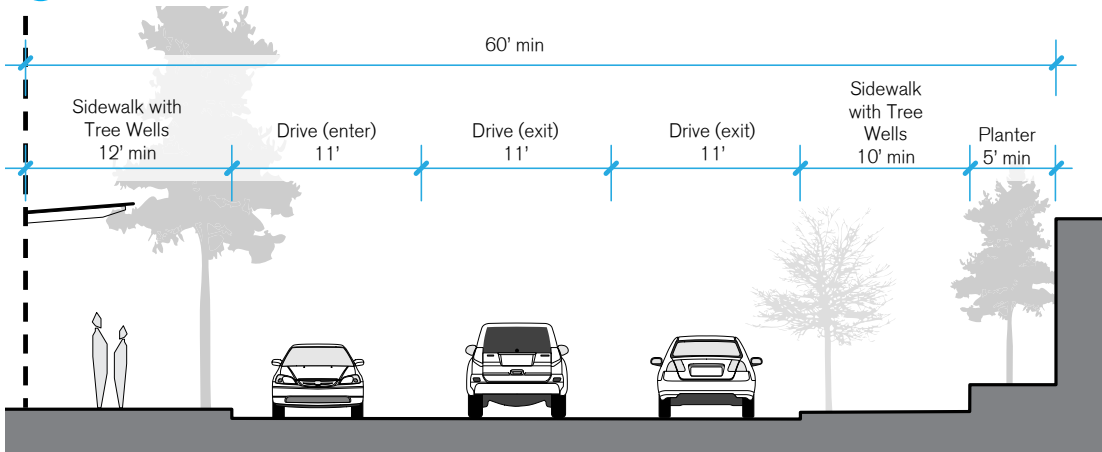


## SECONDARY INTERNAL STREETS

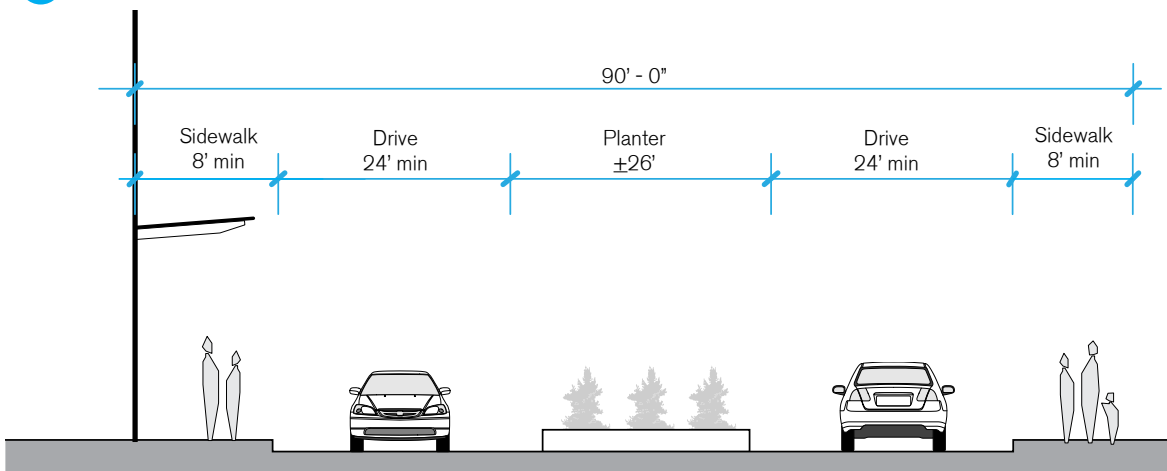
### 5 7 Access Streets at Central Way, 6th Street (typical)



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



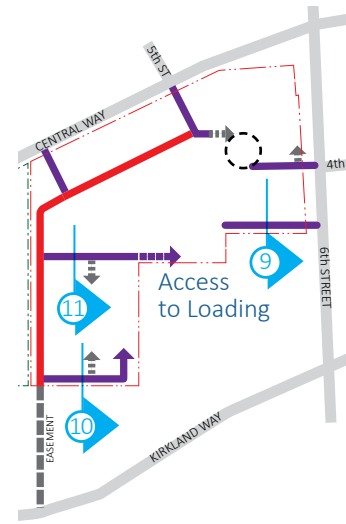
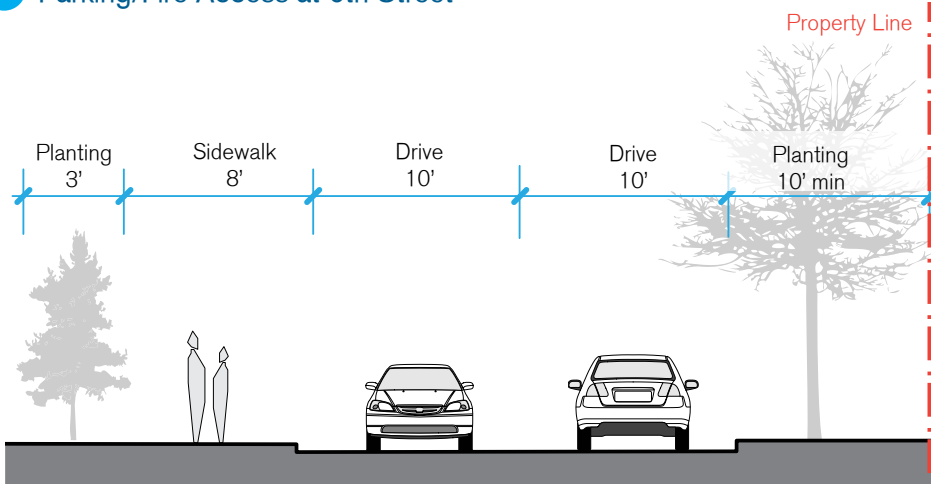
### 8 Upper Level Turnaround - added diagram





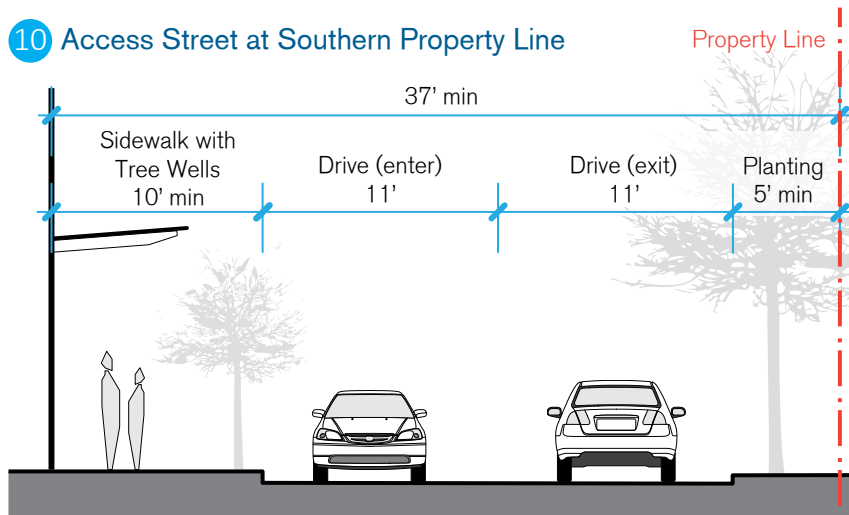
## SECONDARY INTERNAL STREETS

### 9 Parking/Fire Access at 6th Street

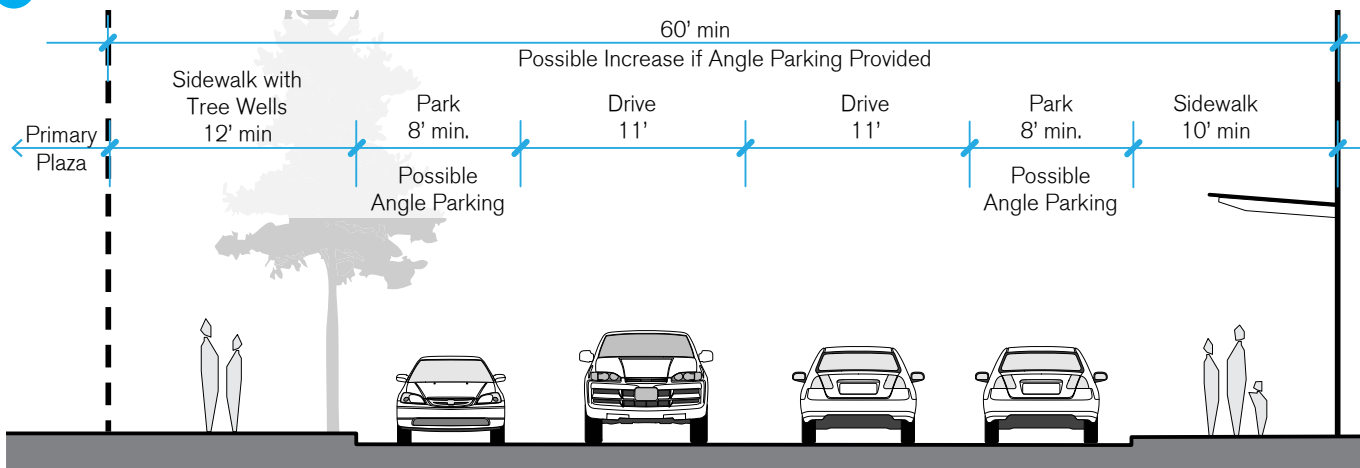


⇒ Indicates Possible Access to Below-Grade Parking

### 10 Access Street at Southern Property Line



### 11 Parking/Service Access (typical where parking occurs) - revised diagram





# 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

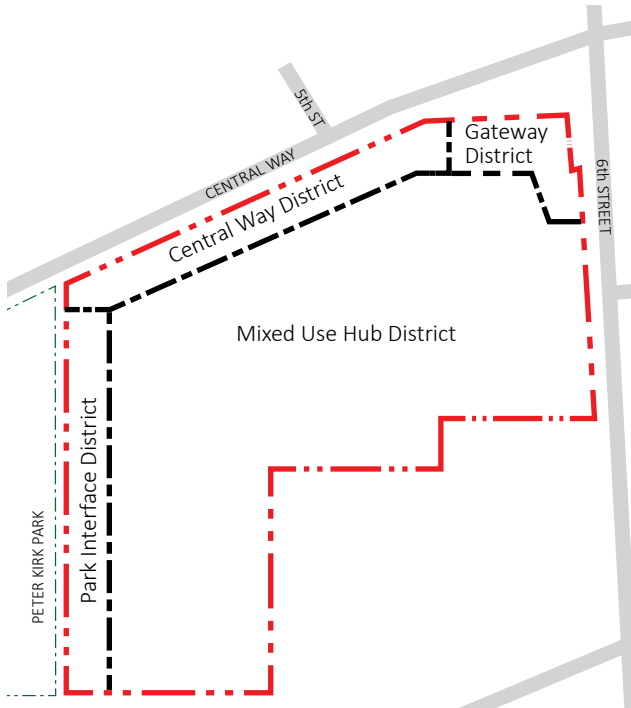
**Overall Intent: Create a rich pedestrian-oriented environment and successful mixed-use center.**

### 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 street-scape 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.



# DESIGN GUIDELINES

- 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

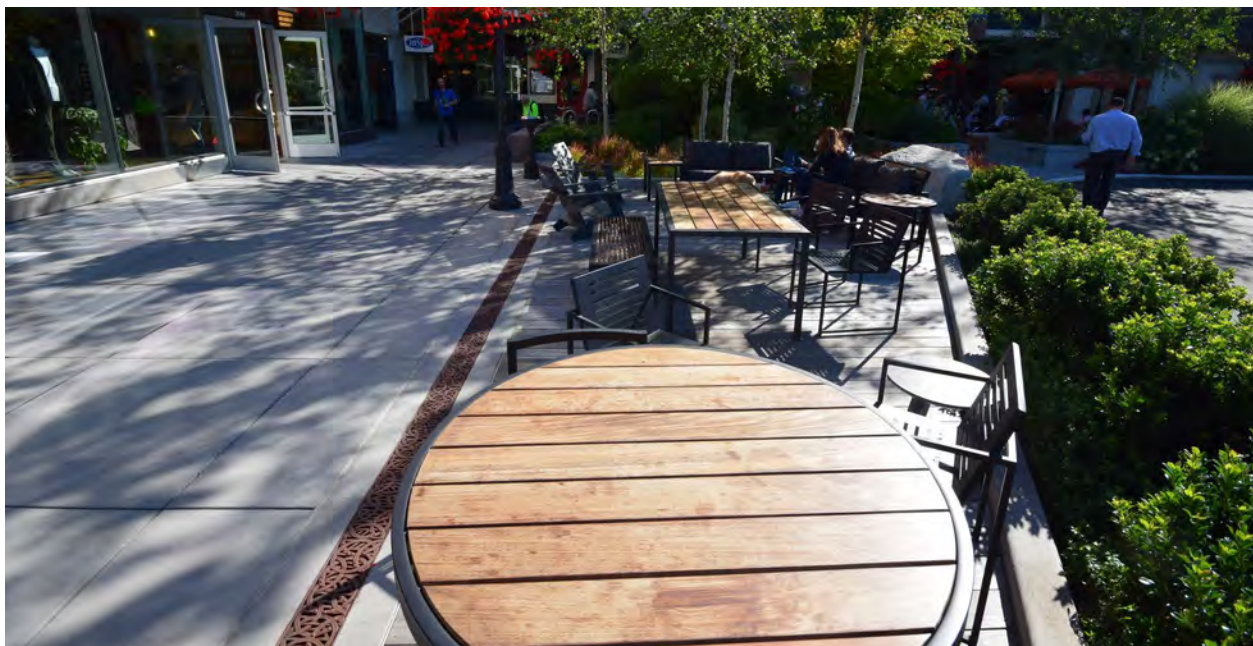
**Intent: Provide a friendly pedestrian environment by creating a variety of usable and interesting public and semi-public open spaces.**

- 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*

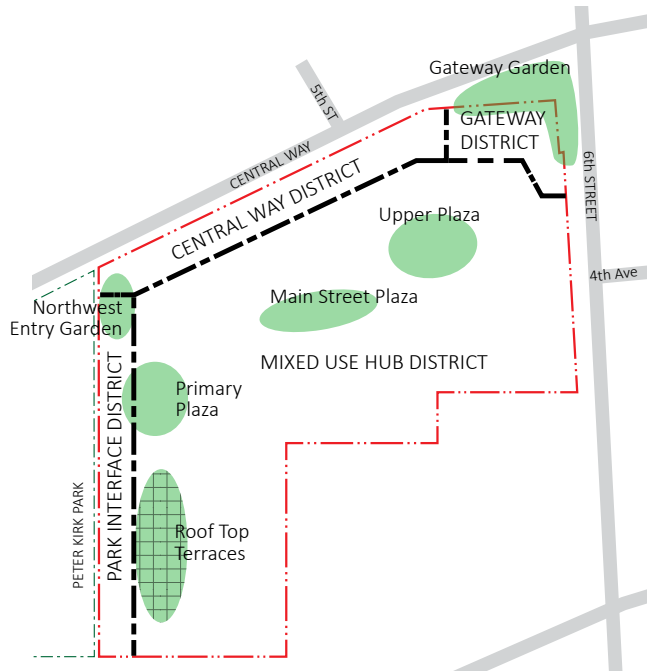


*Street bench, plantings, and recessed corner entry*





# DESIGN GUIDELINES



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.

- Use city-approved fixtures for street lighting along the city streets.
- Lighting elements throughout the project and on adjoining rights of way should be coordinated, including public open spaces, accent lighting, and streets.
- Accent lighting along public right-of-way should be soft in character and enrich the pedestrian street life.
- 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.)
- Lighting should include non-glaring design, such as cut-off fixtures that avoid light spilling over onto other properties.
- Flood lighting of entire building facades is discouraged.
- Lighting on upper levels should be sensitive to Peter Kirk Park, residences, and drivers.



*Integrated lighting enhances architectural character and provides pedestrian safety*

*Architectural and landscape elements provide screening*



## 6. SCREENING OF TRASH AND SERVICE AREAS

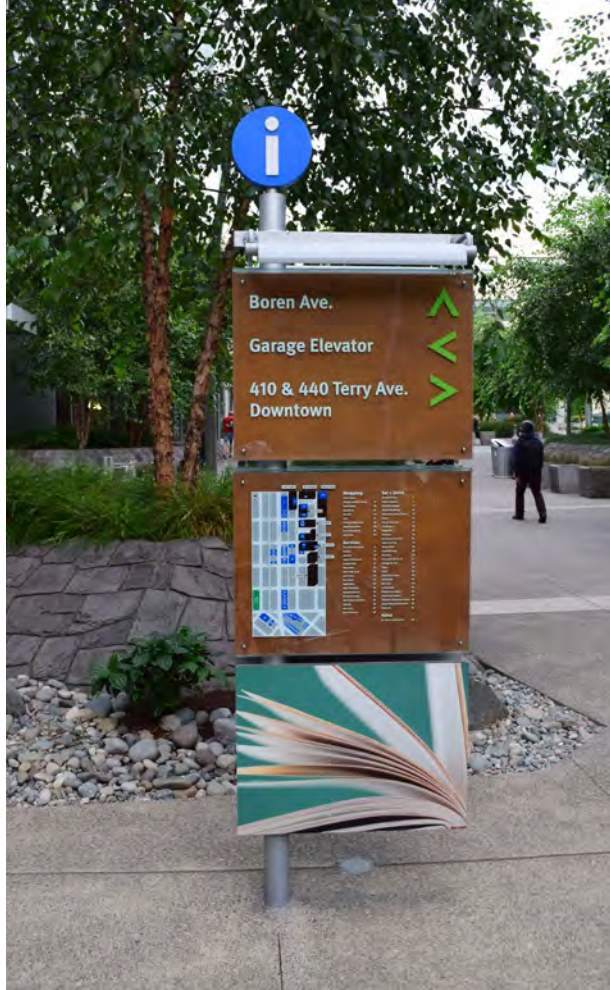
**Intent:** To screen trash and service areas from public view.

- 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.
- Avoid wherever possible locating service, loading, and trash collection facilities in pedestrian-oriented areas.





# DESIGN GUIDELINES



## 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.**

- Signs should be complementary and integrated with the unique character of the specific areas or buildings where they are located.
- Signs should be high quality and consistent with the contemporary urban character of comparable developments in similar regions.
- The design of buildings should identify locations, sizes, and general design for future signs.
- 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



# DESIGN GUIDELINES



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.



# DESIGN GUIDELINES

## 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.

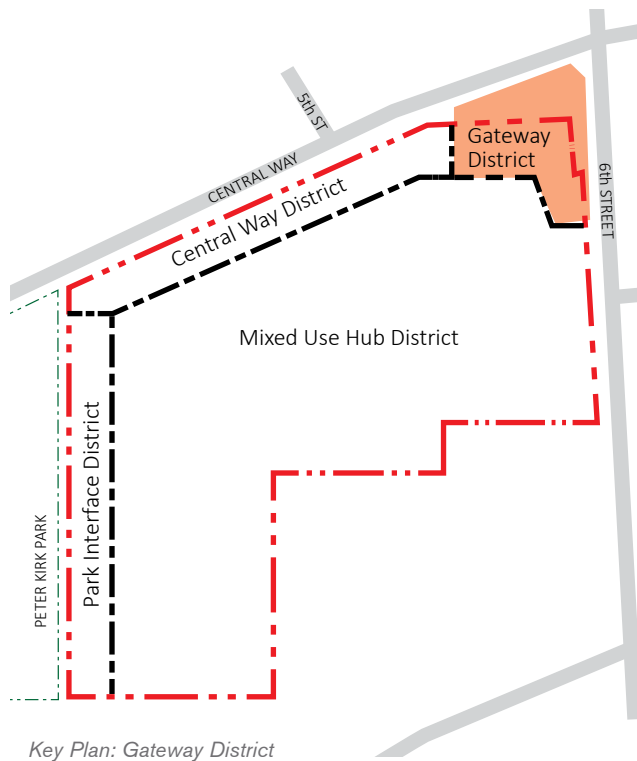
- a. Buildings should be designed to integrate with each other, while demonstrating architectural diversity. Buildings should be responsive to each specific district and its site conditions.
- b. Materials should be selected to integrate with each other and to help provide a richness of architectural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



Vegetation, art, and screening provide visual interest at blank walls (center image <sup>4</sup>)



# DESIGN GUIDELINES



## 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



# DESIGN GUIDELINES

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*



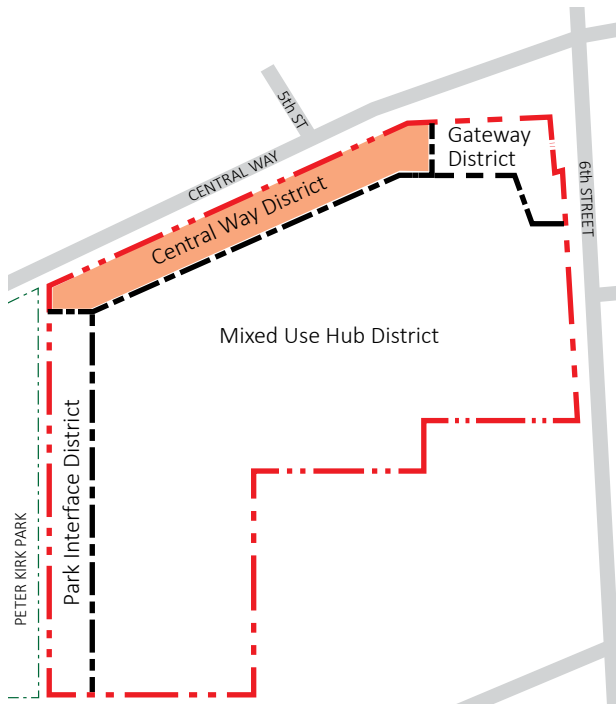
*Ground floors set back to provide pedestrian connection to site*



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



# DESIGN GUIDELINES



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



# DESIGN GUIDELINES



*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*



# DESIGN GUIDELINES

## C. PARK INTERFACE DISTRICT

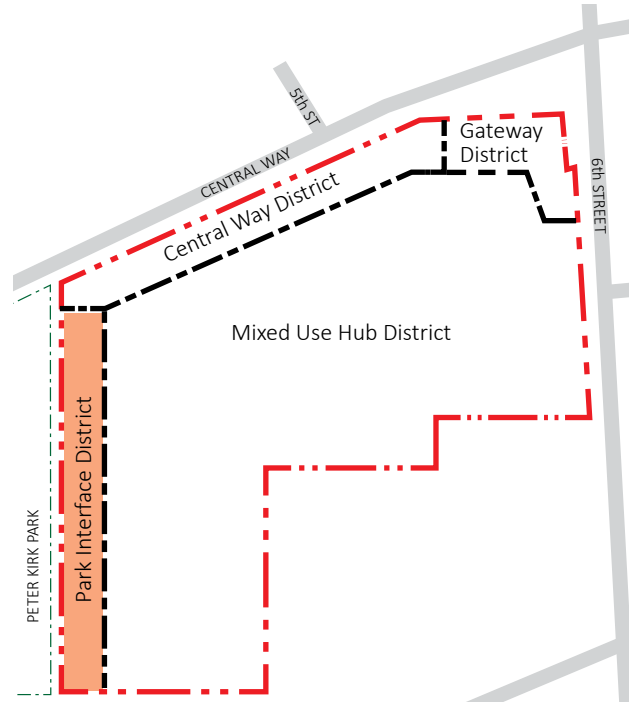
**Intent:** Create a strong connection from the park and downtown core that allows for clear pedestrian flow to and into the site by incorporating engaging building frontages, plazas, gardens, and other design treatments.

### 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 <sup>5</sup>



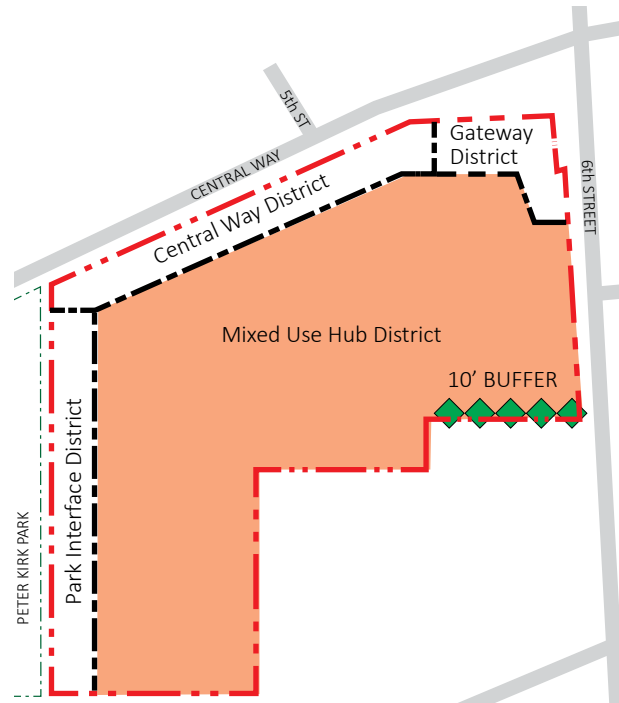
# DESIGN GUIDELINES

## 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



# DESIGN GUIDELINES

## 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<sup>above:6, below:7</sup>

## 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/](https://www.flickr.com/photos/smart_growth/4575869318/in/set-72157623983604822/)
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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](http://en.wikipedia.org/wiki/Pioneer_Courthouse_Square)