CITY OF KIRKLAND
Planning and Building Department
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MEMORANDUM

To: Design Review Board

From: Scott Guter, AICP, Senior Planner

Date: September 3, 2019

File No.: DRV19-00306

Subject: **KIRKLAND URBAN SOUTH (PHASE 2) PROJECT DESIGN RESPONSE CONFERENCE**

I. MEETING GOALS

At the September 4, 2019 Design Review Board (DRB) meeting, the DRB should continue the Kirkland Urban South Design Response Conference from August 19, 2019 and determine if the project is consistent with the design guidelines contained in the Kirkland Parkplace Mixed-Use Development Master Plan and Design Guidelines, as adopted in Kirkland Municipal Code (KMC) Section 3.30.040.

During the Design Response Conference, the DRB should provide feedback on the items that have yet to be resolved brought up by the DRB at the August 19, 2019 meeting.

II. PROPOSAL

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

III. DESIGN RESPONSE CONFERENCE

The Design Review Board reviews projects for consistency with design guidelines for the Kirkland Parkplace Mixed Use Development Master Plan and Design Guidelines, as adopted in Kirkland Municipal Code Chapter 3.30.

In response to the DRB comments made at the Design Response Conference meeting on August 19, 2019, the applicant will provide revised drawings at time of the meeting. The list below summarizes the key points that the DRB discussed at the previous meeting.

The DRB discussed the presented design and provided the applicant the following comments that should be addressed:

A. Building Design

- Blank Wall Treatment.

  The applicant indicated to the DRB that the movie theater tenant has not provided any design options for review as promised and requested the DRB approve the currently proposed design of the north, east, and south podium elevations

contingent on a subsequent DRB review for any changes to the blank wall treatment.

DRB Discussion: The DRB was not comfortable with this request and requested the applicant present some blank wall treatment for DRB to review. The Board suggested that the applicant add more creativity in the final design and provide rhythm to the treatment.

Staff Analysis: The applicant should provide a final blank wall treatment to the north, east and south podium elevations as requested by the DRB. Specifically, the design guidelines require that 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

- Pedestrian Bridge.

The applicant presented several bridge options to the DRB and described the structural requirements.

DRB Discussion: The Board continues to have concerns over the proposed design indicating its importance due to its location and prominence near highly trafficked areas on the site. The Board requested that the applicant either emphasize the bridge through sculptural expression, lighting, or color, or deemphasize the bridge by relocating bridge further east so that it is less visible.

Staff Analysis: Staff believes that there are enough guidelines supporting the Board's request such as lighting and high-quality design. The applicant should look to these sections for guidance when revising the proposed bridge design per the DRB request.

- Glare Study.

The Board expressed concern with glare from the project impacting the park. The applicant presented a glare study to the Board and described the levels of glare that will impact the park during different times of the year.

DRB Discussion: Board members continued to express concern over the impacts of the project's glare on the park and ask the applicant to explore glazing and fin design or configuration that may mitigate glare. The Board also asked staff if the City has glare regulations. Staff responded that it does have a broad restriction on glare.

Staff Analysis: While there are no design guidelines that pertain specifically to glare, staff agrees with the Board that the applicant should make a proactive effort in designing the building so that it minimizes glare to the greatest extent possible. Additionally, staff will apply the zoning regulation KZC 115.50 when reviewing the building permit for glare generated by the project.

The applicant should provide a response to the DRB's request to explore glazing and fin design to mitigate glare.

B. Site Planning

- Landscaping.

In response to the Board's request to look for an opportunity to add coniferous trees to the project site the applicant updated the site's landscaping by adding coniferous trees.

DRB Discussion: The DRB was satisfied with the proposed landscaping plan but express some concern about a proposed conifer located in the southeast corner of the property wondering if there is a view corridor in that location.

Staff Analysis: The master plan and design regulations for the property does not contain any language about view corridors. While the zoning code regulates building setbacks and height neither of these regulations pertain to vegetation. Likewise, zoning regulations for trees and landscaping does not limit vegetation location based on view protection.

The applicant should verify if there are any private covenants restricting the location of vegetation for view protection.

C. Other

During the previous meeting, the DRB discussed the shared roadway between Kirkland Urban South and the MRM 434 Kirkland Way project and the relocation of the MRM's garage entry. In a follow up email after the meeting, the applicant clarified that project owners and the construction company did not prohibit use of the shared roadway for loading. The relocation was due to MRM need to accommodate WB-60 semi-trucks for delivery purposes. The shared driveway will not accommodate trucks larger than WB-50 semi-trucks.

No further action by the applicant is required.

SUBMITTAL DATE: 9/4/2019

Kirkland Urban South

KIRKLAND, WA
DRV19-00138

DESIGN RESPONSE CONFERENCE #3:
9/4/2019

WOLLINS COERMAN

DESIGN RESPONSE CONFERENCE #2 RECAP

Introduction

BOARD FEEDBACK

1. West Facade Glare
   - Investigate methods of reducing glare on the west facade, including adding shading devices and reducing the use of reflective coatings.
2. North Facade Blank Wall
   - Clearly identify materials to be used.
   - Provide more variation of color or surface texture.
   - Provide clear delineation between modules of the material.
3. East Facade Blank Wall
   - Clearly identify materials to be used.
   - Break up the scale of the upper wall with joints or other architectural elements
4. Skybridge Design & Location
   - Investigate moving skybridge to make it less visible from public spaces.
   - OR design the bridge to be a scultpural element in its current location.

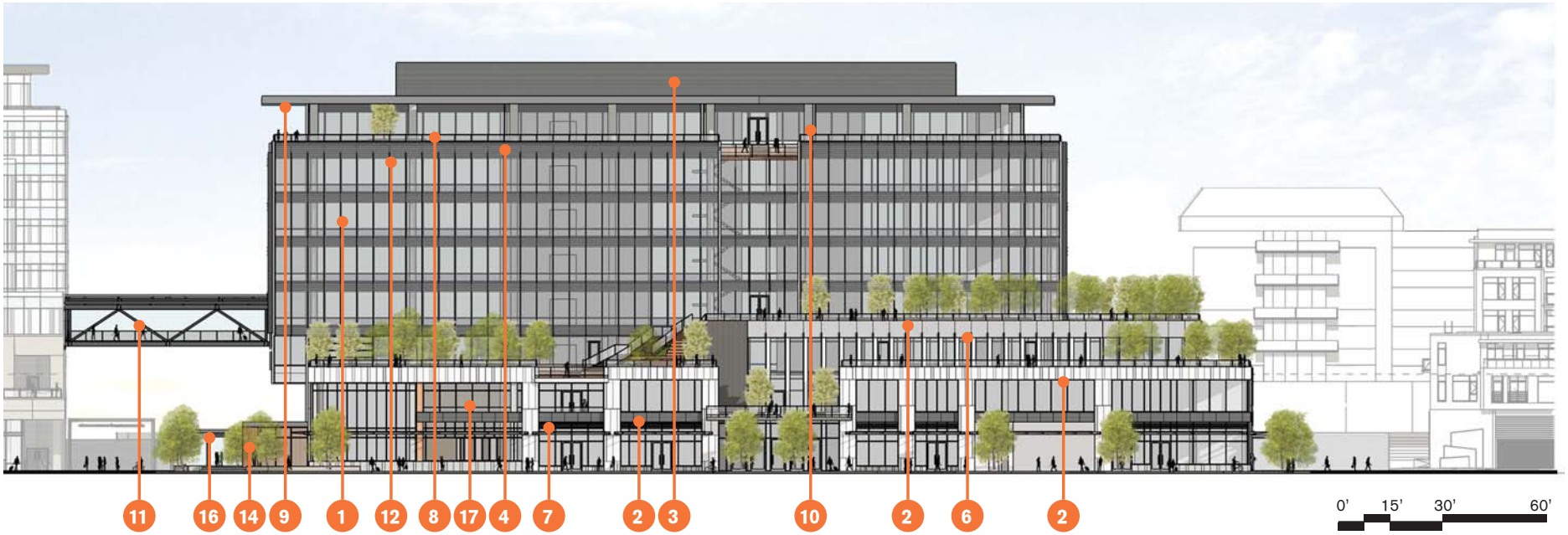
DESIGN RESPONSE CONFERENCE #2 RECAP

Perspectives

ELEVATIONS + SECTIONS

West Elevation

West Elevation

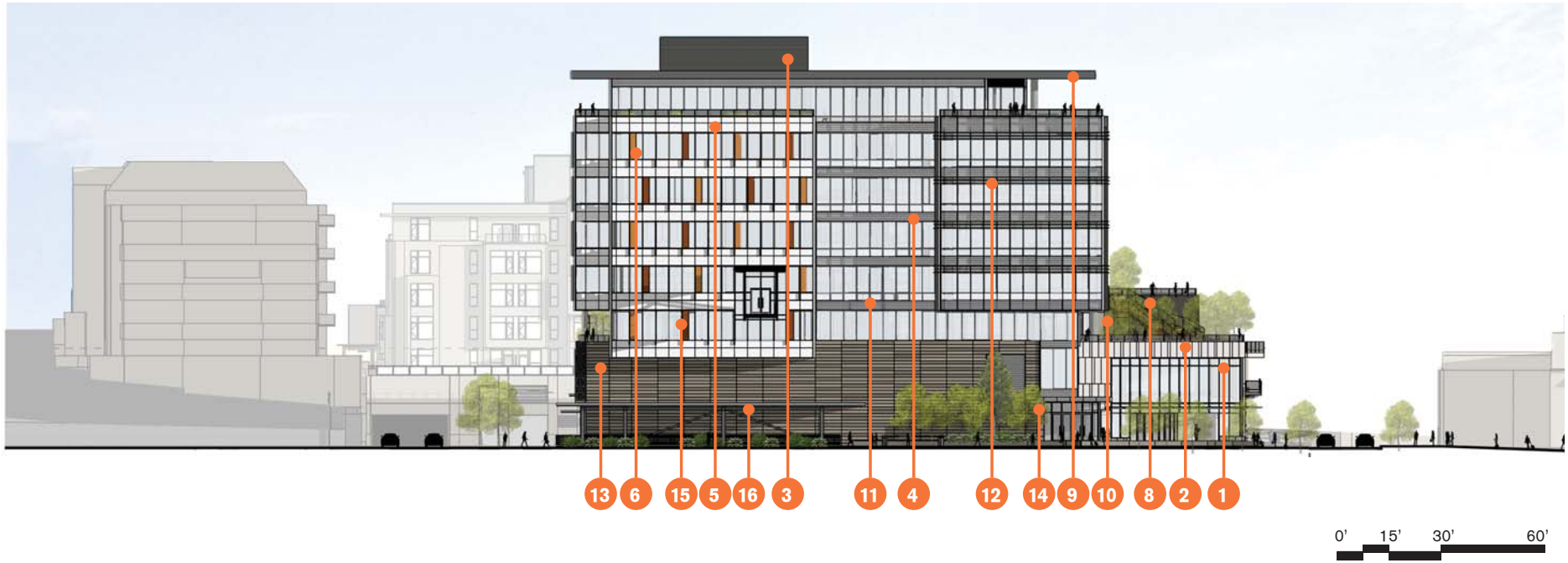


1. Unitized Curtain-wall with low-e glazing
2. High performance concrete rain-screen
3. Profile metal panel roof screen
4. Fritted spandrel glass
5. Glazed in metal panels
6. 6 inch deep vertical fins
7. Metal & glass canopies
8. Metal & glass railings
9. Roof overhang with wood-look metal panel soffit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

ELEVATIONS + SECTIONS

North Elevation

North Elevation

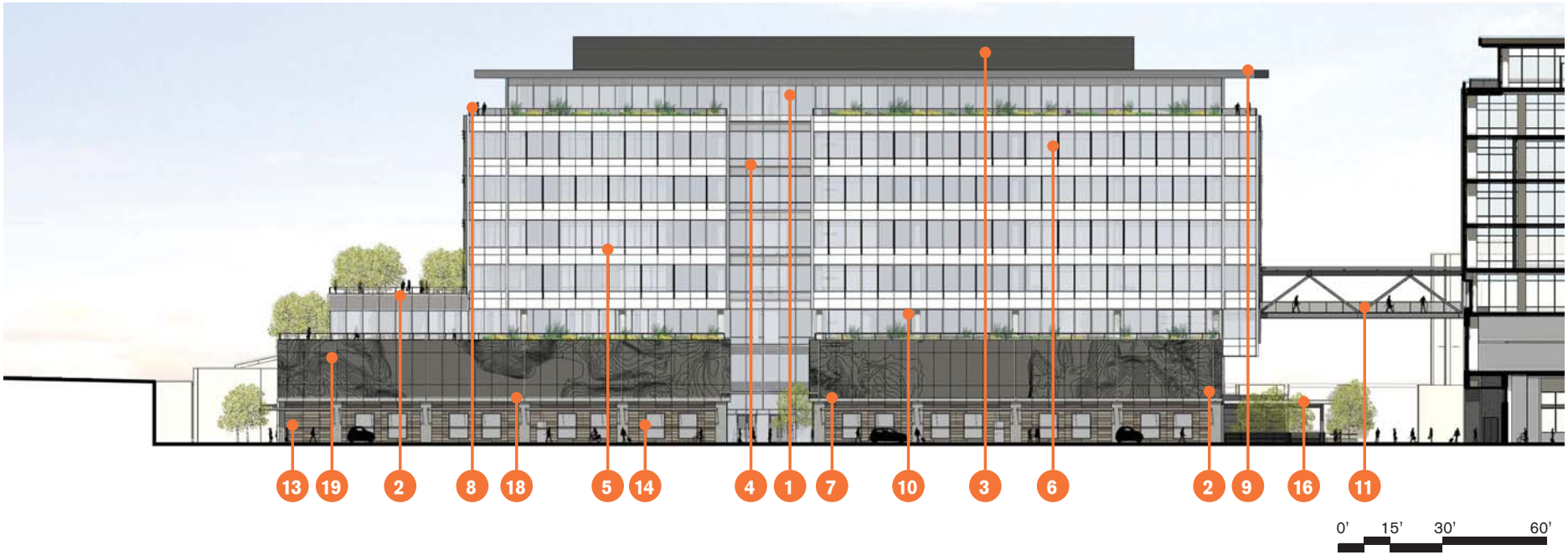


1. Unitized Curtain-wall with low-e glazing
2. High performance concrete rain-screen
3. Profile metal panel roof screen
4. Fritted spandrel glass
5. Glazed in metal panels
6. 6 inch deep vertical fins
7. Metal & glass canopies
8. Metal & glass railings
9. Roof overhang with wood-look metal panel soffit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

ELEVATIONS + SECTIONS

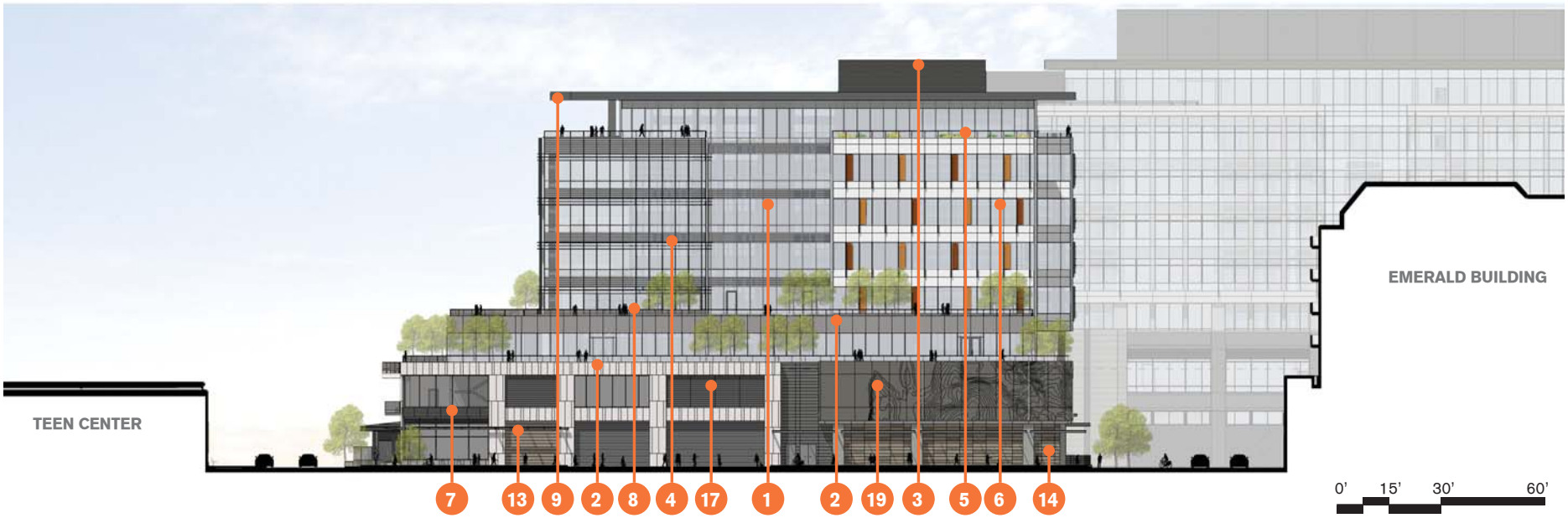
East Elevation

East Elevation



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

South Elevation



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

ELEVATIONS + SECTIONS

Enlarged West Elevation

Board Feedback

1. West Facade Glare
   - Investigate methods of reducing glare on the west facade, including adding shading devices and reducing the use of reflective coatings.

Response

Vertical fin spacing has been decreased to 5' on center to increase the area of glass being shaded throughout the day, which should mitigate glare.

In addition, the low-e coating can be removed in areas of the facade with spandrel glass, which will allow the glass to be less reflective and cast less of a glare.

Areas with low-e coating removed

ELEVATIONS + SECTIONS

West Elevation Perspective

ELEVATIONS + SECTIONS

Enlarged North Elevation

Board Feedback

2. North Facade Blank Wall
   - Clearly identify materials to be used.
   - Provide more variation of color or surface texture.
   - Provide clear delineation between modules of the material.

Design Guideline

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

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, including 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

Terra cotta texture

Terra cotta range of colors

Terra cotta pattern

Architectural roof-structure

Contrasting colors & textures of terra cotta panels in random pattern

Tall vegetation and trees separate the wall from the most public area

ELEVATIONS + SECTIONS

North Elevation Perspective

ELEVATIONS + SECTIONS

Enlarged East Elevation

Board Feedback

3. East Facade Blank Wall
   - Clearly identify materials to be used.
   - Break up the scale of the upper wall with joints or other architectural elements

Design Guideline

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

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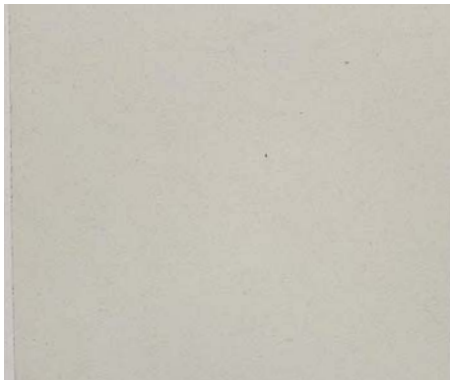
Option 1



UHPC color range (light)

UHPC (dark)

Southeast corner

Contrasting textures of high performance concrete panels in artistic pattern

Architectural canopies break the lower wall into a pedestrian scale

Exposing the columns creates a rhythm that echoes the floors above

Overhanging the upper mass of the wall splits the surface in half horizontally

Contrasting colors & textures of terra cotta panels in random pattern

ELEVATIONS + SECTIONS

East Elevation Perspective

ELEVATIONS + SECTIONS

Enlarged East Elevation

Board Feedback

3. East Facade Blank Wall
   - Clearly identify materials to be used.
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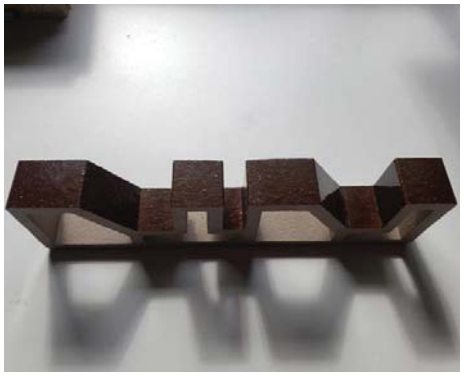
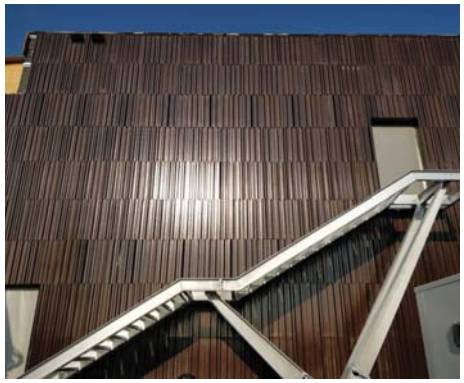
Option 2



Textured terra cotta



terra cotta wall system

Southeast corner

Highly textured terra cotta wth integrated lighting

Architectural canopies break the lower wall into a pedestrian scale

Exposing the columns creates a rhythm that echoes the floors above

Overhanging the upper mass of the wall splits the surface in half horizontally

Contrasting colors & textures of terra cotta panels in random pattern

ELEVATIONS + SECTIONS

East Elevation Perspective

ELEVATIONS + SECTIONS

Enlarged East Elevation

Board Feedback

3. East Facade Blank Wall
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Option 3

Preferred Option

UPHC color range (smooth texture)

UHPC sandblast art example

Southeast corner

High performance concrete panels in artictic pattern

Architectural canopies break the lower wall into a pedestrian scale

Exposing the columns creates a rhythm that echoes the floors above

Overhanging the upper mass of the wall splits the surface in half horizontally

Contrasting colors & textures of terra cotta panels in random pattern

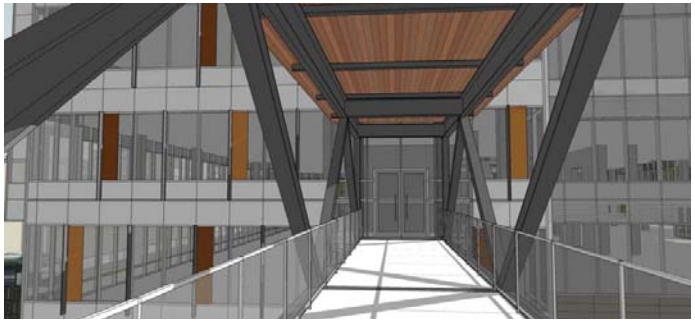
ELEVATIONS + SECTIONS

East Elevation Perspective

SKYBRIDGE DESIGN

Board Feedback

4. Skybridge Design & Location
   - Investigate moving skybridge to make it less visible from public spaces.
   - OR design the bridge to be a scultpural element in its current location.

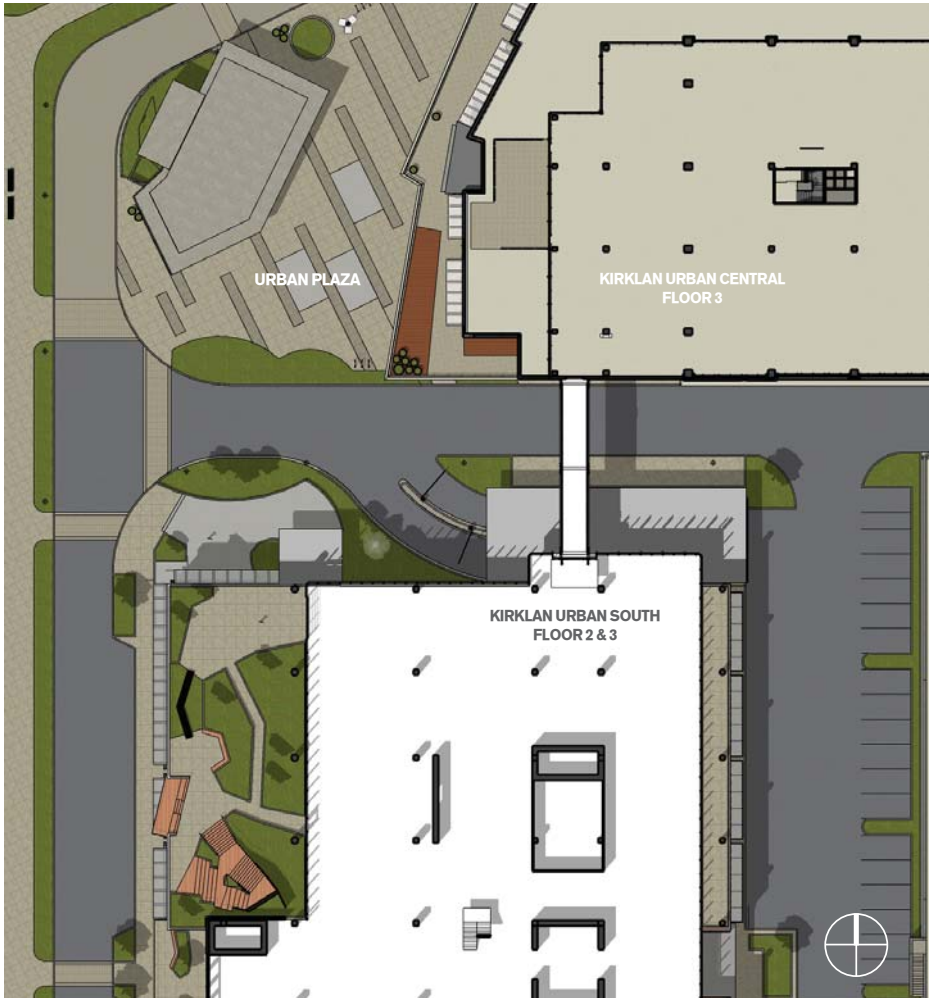


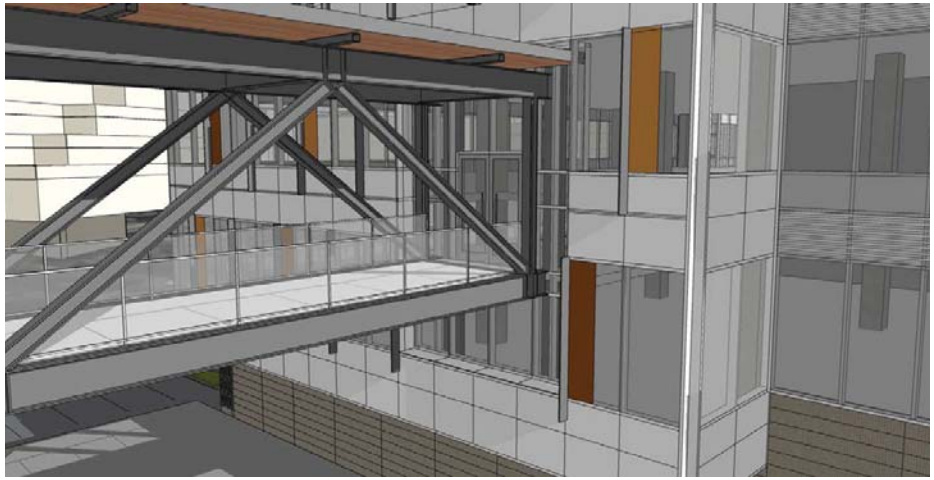
Response

The skybridge has been moved back away from the park edge and public plaza, significantly reducing its span between the buildings. The design has been kept modest, blending in with the existing buildings.

Thought has been given to how it intersects each building on the ends, lining up with existing material lines on the Central building, and landing in a small notch on the South building.

SKYBRIDGE DESIGN





PERSPECTIVES

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PROVISIONS

PERSPECTIVES

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