



**CITY OF KIRKLAND**  
**Planning and Building Department**  
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## **MEMORANDUM**

**To:** Design Review Board

**From:** Scott Guter, Senior Planner  
Tony Leavitt, Senior Planner  
Jon Regala, Planning Supervisor

**Date:** October 11, 2022

**Subject:** **CENTRAL BUSINESS DISTRICT WALKING TOUR**

## **ITINERARY**

Please plan on meeting at the City Hall main lobby promptly at 2:30 p.m. on Friday, October 21<sup>st</sup>. We will go on a walking tour of seven completed downtown Kirkland projects. They are:

1. Parque
2. Capri
3. Plaza
4. Arete
5. Kirkland Urban
6. Boardwalk
7. Voda

Attachment 1 contains the tour route. Paper copies of this staff memo and tour route will be provided when we meet on October 21<sup>st</sup>. At some point in the future, staff will plan another DRB tour of projects in the Totem Lake business district since several major projects in that area are still currently under construction.

## **GOALS**

The goals of the tour:

- Review built projects
- Discuss:
  - How design review has made a difference
  - Design review priorities to make sure key project elements are being addressed
  - Any additional design guidelines that would facilitate better projects

Revisiting projects always runs the risk of overemphasizing on the negative aspects of projects and what we could have done differently/better. Staff would encourage the DRB to use the tour to appreciate how design review made a difference and improved on the initial project proposals, in addition to learning from mistakes.

## **PROJECTS**

Staff has prepared project summaries for each of these projects to remind the DRB of the key issues addressed during design review. The project planner for each project will introduce the project and answer any questions as part of the tour.

### **1. Parque**

Planner: Tony Leavitt

Address: 312 Central Way

Project Description: Mixed-use project with ground floor retail tenant and residential lobby space with 3 floors of residential units above. The project contains 70 residential units and 16,500 square feet of ground floor retail space. Parking is located within structured parking accessed from Central Way.

Applicant: Henbart LLC

Date Finaled: December 5, 2021

Key Issues and Design Solutions:

- *Third and Central Corner Treatment*

At the first DRC meeting, the Board felt that the upper story treatment of the Third and Central corner was out of scale and that the extrusion on the 3rd and 4th levels should be reduced along 3rd Street. Additionally, they requested that the second story balcony and overhang along Central Way be pushed back to align with the rest of the façade.

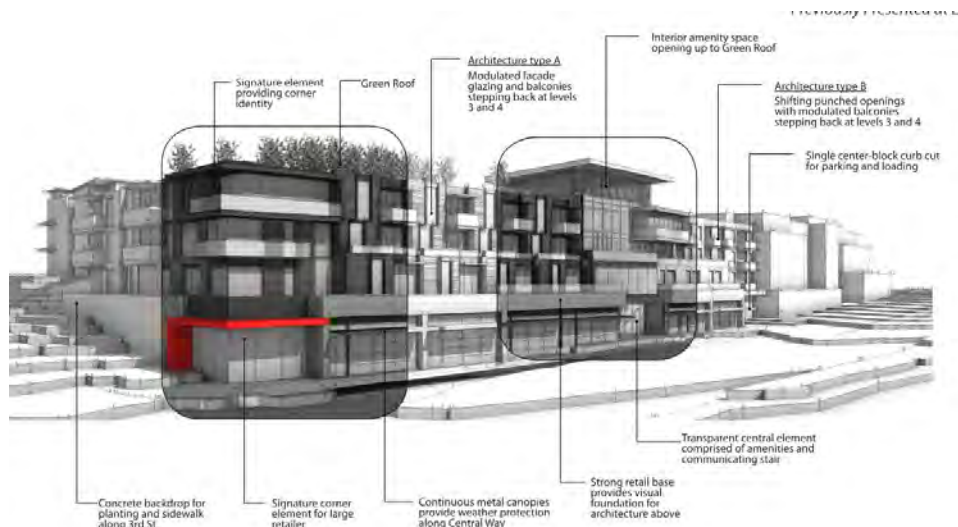


The applicant revised the design by nestling the extruded elements into the 3rd Street Façade, decreased the thickness of the extrusion, and reduced the size of the second story balcony and overhang.



- *Building Massing and Upper Story Encroachment Modification*

The applicant's proposed design separated the building into two different architectural styles separated by a central tower stair tower. The Board liked this design approach as it helped to break up the long façade and make the building appear as two separate structures.

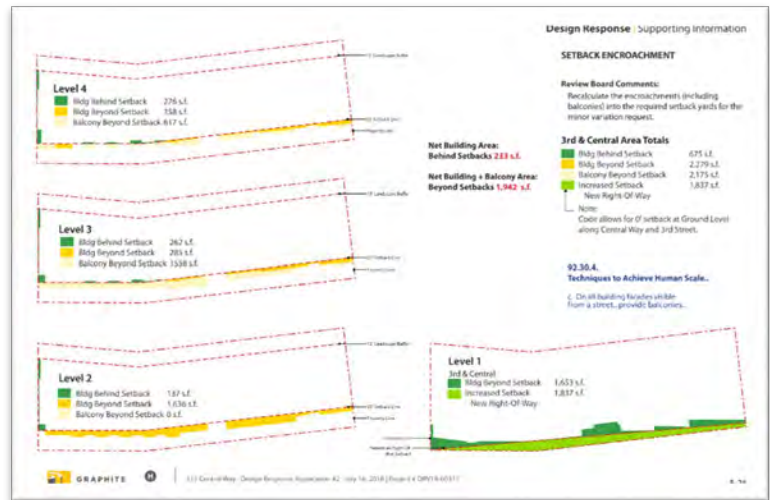


The long and narrow shape of the subject property and the required 20-foot upper story setback from Central Way made modulation of the building difficult. In order to achieve the modulation, the applicant requested a minor modification to the upper story 20-foot setbacks from Central Way. The modification request included multi-level protrusion into the setback yard including structures and



balconies. The applicant prepared a helpful diagram that showed the elements into and behind the required setback.

The DRB concluded that the proposed minor variations met the criteria and that the minor variation resulted in superior design by helping to modulate the facades while minimizing impacts on neighboring properties. Additionally, the DRB concluded that the minor variation would add upper story activity, provide for horizontal and vertical building modulation, and provide covered public pedestrian space at the ground level.



- *Rooftop Amenity Space*

During the review of this application, the City was considering zoning code amendments to allow rooftop amenity spaces and common rooms. As part of the application, the applicant submitted two designs for the rooftop amenity area. The first design complied with the code in place at the time and only included an elevator overrun room that would be used to access the area.



The alternative design included an expansion of the elevator room to include a common room. The City passed the code amendments soon after the DRB approved the project and this design was ultimately constructed.

## 2. **Capri**

Planner: Tony Leavitt

Address: 324 Central Way

Project Description: Mixed-use project with ground floor retail tenant and residential lobby space with 3 to 4 floors of residential units above. The project contains 76 residential units and 9,730 square feet of ground floor retail space. Parking is located within structured parking accessed from Central Way.

Applicant: Continental Properties, LLC

Date Finaled: January 29, 2016

Key Issues and Design Solutions:

- *Design of the Southeast Public Plaza*

The applicant's original design had the plaza below grade and planters along the edge of the plaza that separated it from the sidewalk. The Board felt that the southeast plaza area was considered to be related to the requested minor setback variation and it should be opened by removing barriers that could make the area appear as private space. The applicant removed these barriers as part of the revised design.

Original Design



Southeast Corner Looking Northwest

## Revised Design



Southeast Corner Looking Northwest

- *Central Tower Design*

The original design included a tower that the Board felt out of place with overall building design. The Board suggested elimination of the angle brackets and the use of materials and colors to achieve the desired effect.



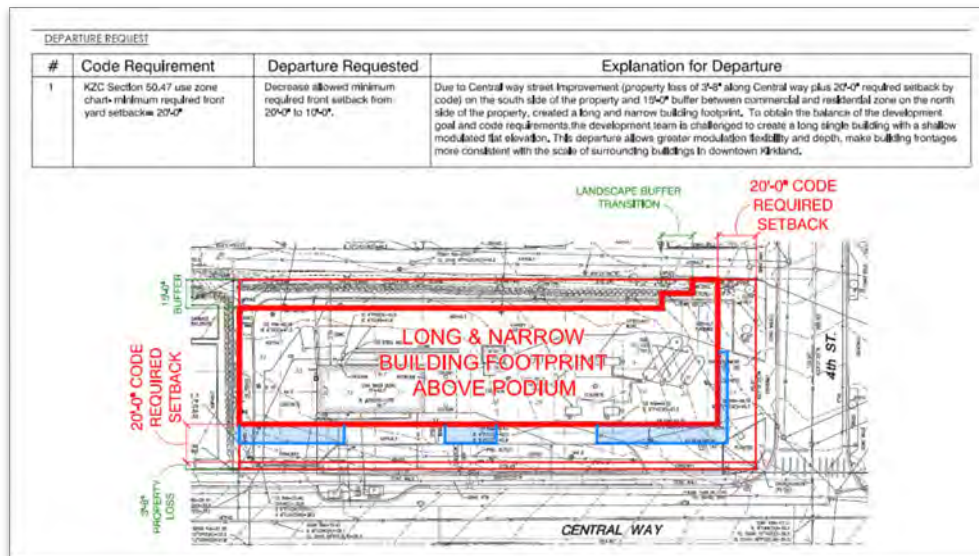
The revised design increased the overhang, eliminated the brackets and tied in materials and colors from the rest of the façade.





- *Building Massing and Upper Story Encroachment Modification*

Like with the Parque project, the long and narrow shape of the subject property and the required 20-foot upper story setback from Central Way made modulation of the building difficult. In order to achieve the modulation, the applicant requested a minor modification to the upper story 20-foot setbacks from Central Way (and along 4th Street). The DRB agreed that the request to modify the required setbacks along Central Way and 4th Street should be granted. The DRB found that the proposed minor setback reductions would create a superior design in that the variation would add upper story activity, provide for horizontal and vertical building modulation, and provide public plaza space at the ground level.



### 3. Plaza

Planner: Tony Leavitt

Address: 151 3<sup>rd</sup> Street

Project Description: Mixed-use project with ground floor retail tenant space and residential lobby space with 4 floors of residential units above. The project contains 10 studio apartments, 101 residential suites and 2,450 square feet of ground floor retail space. Parking is located in a ground floor parking area accessed from 4th Avenue and within one level of below grade parking connected to the applicant's Arete project to the east.

Applicant: Natural & Built Environments

Date Finaled: December 4, 2019

Key Issues and Design Solutions:

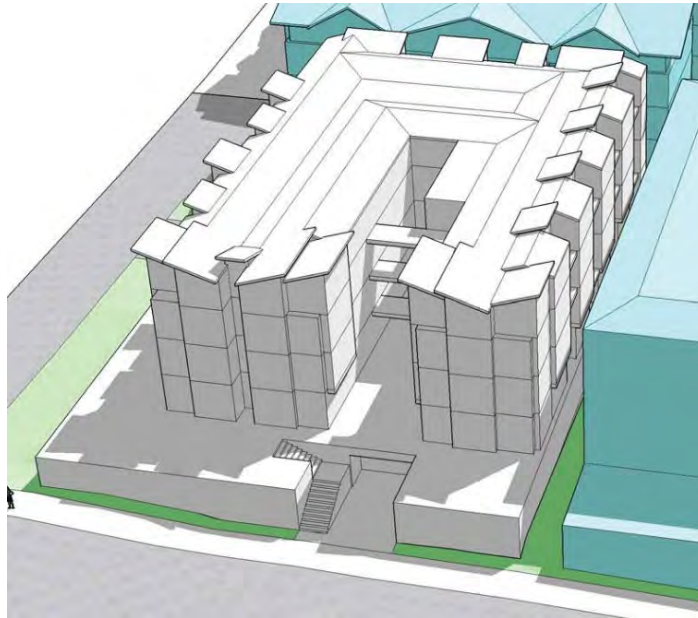
It should be noted that the project was approved by the Board at the first Design Response Conference.

- *Design of the Interior Courtyard and Access Stairs*

As part of the CDC for the project, the Board requested that the applicant explore the widening of the interior courtyard and that the Board was receptive to a possible modification of the upper story setbacks along 4th Avenue to help achieve this. Additionally, the Board requested that the applicant look at different designs for the staircase.

### **CDC Design**

As part of the DRC, the applicant increased the width of the courtyard and modified the stairs to create a grand entrance to the second story courtyard.







- *Modulation Along the North and West Facades*

The Board was concerned about modulation along the west and north facades as these facades face adjacent rights-of-way. Along the west facade, the design utilized upper story step backs, varying roof forms and materials, and the central courtyard to break up the façade.



Along the north façade, the Board felt that the material changes, step backs and balconies help to mitigate the massing of the structure.

- *Minor Modification to Allow Upper Story Encroachments into the Setback Yards*

The CBD 7 Zoning District requires a minimum 20' front yard setback along 4th Street and 4th Avenue. One-story street level retail shall have a zero-foot setback, but any residential use (above the street level or at the street level if no retail is proposed) must be setback 20'.

The applicant requested the two minor variations:

In order to widen the courtyard, the applicant is proposing to reduce the north upper story setback. The setbacks will range from 5 feet in the northeast corner to 10 feet in the center portion.

In order to create additional terracing of the building form, the applicant is proposing to reduce a portion of the western setback to 10 feet to increase modulation in the northwest corner of the building.

The DRB concluded that the proposed minor variations met the criteria and that the minor variation resulted in superior design by helping to modulate the facades while minimizing impacts on neighboring properties. Additionally, the DRB concluded that the minor variation resulted in a building with less massing than otherwise allowed and a design that resulted in more effective modulation and interior open space.

#### 4. Arete

Planner: Jon Regala

Address: 450 Central Way

Project Description: A mixed-use project containing: 62 multi-family units, 228 residential suites, approx. 10,800 sq. ft. commercial space, and associated parking. Currently home to the Kirkland Downtown Association, Sustainable Kirkland LLC, and Little Brother restaurant.

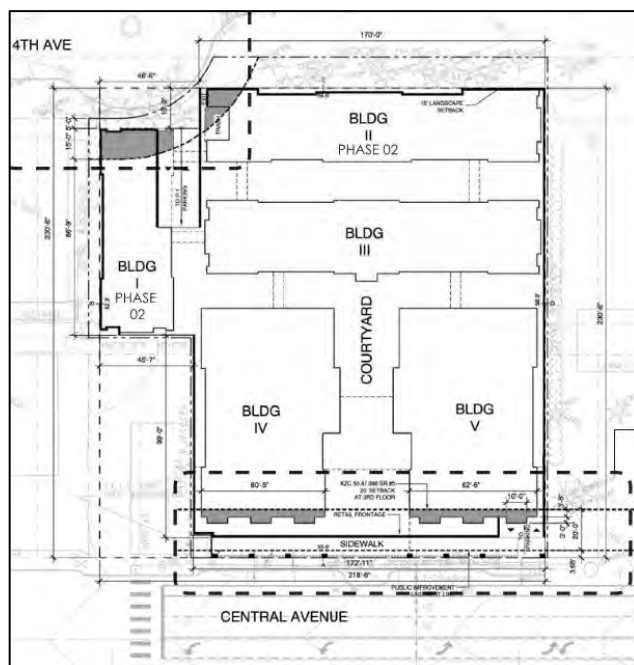
Applicant: Natural & Built Environments

Date Finaled: July 29, 2016

Key Issues and Design Solutions:

- *How to mitigate building massing?*

The solution was to construct 5 separate buildings with a main south-facing courtyard. The original design concept included a single 'U' shaped building configuration with a south-facing courtyard at or near grade. The current design exceeded expectations by breaking up the building massing into 5 separate buildings while still maintaining the south-facing courtyard concept. The site design goes further by providing other smaller courtyard areas between buildings, 3<sup>rd</sup> level decks overlooking Central Way, and a 3<sup>rd</sup> level deck area above the main courtyard for residents and special events.



The DRB also liked how the buildings were nicely proportioned as a result of a balanced approach to modulating the buildings. Vertical modulation was achieved with varying the roof forms, architectural bays, and placement of materials and colors. Horizontal modulation was achieved with a strong brick pedestrian arcade element at the ground and second floor, placement of the third level courtyard, and use of different materials and colors at the building's middle and top. At the northernmost building, the lengthy façade was mitigated by the retention of the existing trees and distance from the residences to the north.

- *Provide an urban aesthetic to the upper stories along the Central Way façade including the roof forms.*

The DRB decided that a lateral shed roof design, described as representing a 'sail' was a unique design solution that drew from the applicant's original concept of a beach and lake aesthetic. The proposed composition roof shingles were okay given that the roof forms were well modulated and since the roof shingles were not heavily revealed, had a matte finish, and were scale appropriately.

The DRB decided that the design containing a primary field of brick, dark bays, and a secondary field of cedar was the design option which successfully incorporated the pedestrian arcade aesthetic to the upper stories. Placement of brick, instead of cedar, at the building corners shown with this option provided a more solid look to the project.



Roof and Façade design - Before



Roof and Façade design - After



Pedestrian arcade – Cross section

- *Successfully design the pedestrian arcade*

The arcade had enough room to have an open feel (appropriate scale), provided enough natural light, was an integral part of the building's architecture, and did not hinder the retail experience. The landscape strip next to the on-street parking was reduced in size to provide for more pedestrian movement area and reduce conflict with car doors. Also, the street trees were moved to coincide with the arcade columns to provide additional storefront visibility and to create a more inviting and open area. Additional brick detailing was added to the arcade columns.



- *Setback modification along Central Way*

A 20' setback is required from Central Way. The applicant requested that the upper stories be allowed encroach into the required setback 3'-8" to 6'-8" (for modulation). The setback reduction along Central Way would create a superior design in that the Central Way façade would have additional visual architectural interest, add upper story activity, and allow for significant plaza space at the ground level. No significant detrimental effects were found by the DRB with the setback reductions. Instead, the DRB felt that the façade responded well to Central Way.

- *Concerns about using cedar, its durability and potential for becoming outdated.*

The DRB liked the proposed material and color palette for the project. The DRB agreed that the colors and materials used were successful in reflecting a northwest beach and Kirkland aesthetic. However, the DRB requested that the applicant explore breaking up the larger vertical expanses of cedar used at various areas around the project. The main concern the DRB had was the eventual appearance of cedar after 5+ years. Subsequently, staff administratively approved a material change from cedar to Allura stain cedar fiber cement siding to address durability issues with using natural wood.

Other: Winner of 2017 Governor's Smart Communities Award. The City of Kirkland and the developer received the Smart Projects Award – Development project to implement a plan: *Arete Mixed-Use Development project has created new economic development opportunities with pedestrian-oriented retail space. The city partnered with a developer around shared commitments to affordability, diversity, quality design, transportation choices and green building.*

## 5. Kirkland Urban

Planner: Scott Guter

Address: 457 Central Way and 200 Peter Kirk Lane

Project Description: Kirkland Urban is a 501,000 square-foot property zoned CBD-5A and subject to the Kirkland Parkplace Mixed-Use Development Master Plan and Design Guidelines. It is being developed in three phases. When complete, the entire site will contain approximately 1.3 million square feet of rentable space, with up to 924,000 square feet of office, 185 residential units and approximately 218,000 square feet of retail, entertainment, and health club uses.

Applicant: CollinsWoerman

Date Finaled: Phase 1 complete; Phase 2 in construction; Phase 3 in design review



### Phase 1 (Central) Buildings A, B, E, F, F1, G

Phase 1 is a multi-building 8-story mixed-use development with approximately 383,000 square feet of office, 134,800 square feet of retail and entertainment (including an enlarged QFC), 185 residential units, and surface and structured parking.

### Key Issues and Design Solutions



The DRB concurrently reviewed Phase 1 buildings and site layout as a campus, focusing on visually reducing the building bulk and scale of the residential and large commercial buildings, developing a welcoming gateway at the corner of Central Way and 6<sup>th</sup> Ave NE, and providing guidance on the project's pedestrian connections and overall landscape concept.

#### Site Plan and Landscape Design

Early on the DRB focused on the whole site rather than waiting for each phase to develop. It was important that the project maintain and enhance existing connections between the site and adjacent streets, properties, and park. The DRB wanted to know how do the pedestrian connections and gathering spaces within the development work through the site. How the transition from Peter Kirk Park to the site will work. How the grade transitions will work. The gateway (Central and 6th) and the central plaza were areas of focus.

The site plan and landscaping plan focuses on the pedestrian experiences, both in movement and gathering, from the Peter Kirk Park, through the central plaza, the developments upper levels, to the Central and 6<sup>th</sup> gateway. Choices in hardscape materials and landscaping serve to provide visual permeability, fostering pleasant movement, or softening the urban edge and masking the larger buildings. Throughout the development at every level are carefully constructed resting and gathering areas.



#### Minor Modification

The DRB granted a minor modification to reduce the required 55' minimum setback from the park for construct a standalone retail building, Building G, within the plaza between Peter Kirk Park and Building F. The modification allows for a properly scaled plaza with space for seating at Building G, the appropriate space around the plaza's fountain, as well as space for outdoor display and circulation adjacent to the grocery.



#### Breaking up the Larger Buildings

The DRB largely supported the overall design of Phase 1 buildings and spent a large amount of time focusing on how to manage the bulk and mass of its larger buildings.

### Building A

The DRB recognized the importance of Building A's location and its role as a gateway to downtown Kirkland. The DRB directed the applicant to break down the scale of the massing into smaller and varied volumes. Each section of the building is given a clear pattern of fenestration, articulation, and materials. The applicant gave the building a distinctive corner and bookend elements. The corner was given a tower treatment with deep eave, distinctive balconies, and large windows. The western and eastern façades bookend the building, offers similar upper story expression and roof treatments as that of the corner. The western façade also incorporates a prominent commercial street-level fenestration. The Long façade elevations are defined by distinctive row-type units along the base and recessed upper-story units with distinctive patterned massing elements that break up the façades.



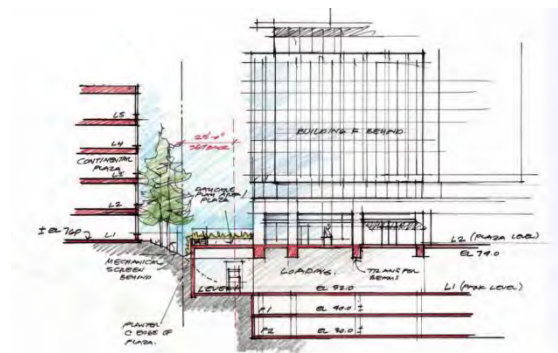
### Building F

The DRB generally approved of Building F's massing and articulation. The building manages its long façades by providing a central notch to break the façades into long south and north facing façades. The western façade provides additional massing relief with upper story terraces and a reduced width after the third story. The building is also notched at the corners to further reduce the overall façade lengths. The uppermost story is recessed. The upper floors comprised of curtainwall incorporating several metal panel colors with spandrel glass, and contrasting fins and mullion extensions. The roofline is defined by an overhang with a wood look soffit and is capped with a darker color metal panel roof screen. The design of the lower storefront levels offers generously glass storefronts, canopies, and utilizes a variety of building materials, including natural stone, precast, brick and patinated metal panel as well as accents of wood rainscreen.



### Minor Modification

The DRB granted a minor modification to the 25' setback in the southeast corner Building F to construct a plaza area over its commercial loading dock. The structured plaza exceeds the limits for height of structures within setbacks. The plaza is used as an outdoor play space for the Daycare tenant.



### Building E

Building E incorporates many of the same massing and articulation methods to treat its upper stories as Building F. It also provides a similar roofline treatment. The DRB did express some concerns about the length of the curved façade. The applicant celebrates the curve with accents of horizontal dark metal panel and spandrel glass treatment. At its base



Building E also offers a central breezeway “Great Room” through the building that the DRB wanted to make sure was inviting to the pedestrian. In response the applicant designed the “Great Room” entries with vestibules clad with a rich patinated metal that ties in with the office entries on Building F. Pilasters frame the Great Room entry on the south facade. The south façade continues with a similar column treatment. The remaining facades comprise of a masonry expression that wraps the north, east, and west facades. The design of the base incorporates generous glass storefronts and overhead weather protection.

### Lessons During Buildout

During DRB review the applicant expressed that retail tenants will have the ability to personalize their store fronts within the confines of the building expression; all retail façade build outs, including overhead weather protection, would be subject to the Master Architect review. This meant that the initial tenants were subject to install all the overhead weather protection for the development. The result was that many tenants did not install overhead weather protection for their space. Staff has since worked with the developer to permit the installation of the required overhead weather protection approved by DRB for this development.

### **Phase 2 (South) Buildings H**

Phase 2 is a 7-story mixed-use building with approximately 250,000 square feet of office, 54,000 square feet of theater, and 6,000 square feet of retail, and surface and structured parking.





### Key Issues and Design Solutions:

Building H in Phase 2 represents the largest building facing Peter Kirk Park. The Zoning code and master plan and design guidelines recognized the impacts on the park by employing many regulatory and design solutions. As a result, the building is terraced with required upper story setbacks and open space requirements at these levels. This lets the park up into the building at multiple levels, from the base and its plaza, its multiple levels of mezzanines providing a combination of usable decks and extensive planting that helps to moderate the transition from the Park to the buildings upper levels.

Like with Building F, the DRB generally approved of Building H's massing and articulation from the beginning and concentrated their efforts on the buildings western façade's impact on the park with its large podium and glare from upper levels. The DRB also worked with the applicant on the building's blank wall treatment to the north and east podium elevations, pedestrian connection between Phase 1 and the project to the south (MRM – 434 Kirkland Way), and the design and placement of the pedestrian bridge connecting Building H with Building F. The DRB also asked the applicant to explore adding coniferous trees to the site.

The applicant broke up the scale of the podium by bringing some of the level two deck areas closer to the ground, providing generous storefront glazing, and accentuating the northwest corner plaza. The applicant also provided a glare study on the western façade, added low-e coating on the windows, spandrel glass, vertical fins, and sunshades to reduce its reflectivity. The podiums north and east elevations were provided blank wall treatments.

The applicant de-emphasized the skybridge by moving it eastward away from the park edge and public plaza, reducing the span between buildings, and kept the design modest to blend with the existing buildings. The site plan and landscaping was updated to add coniferous trees to the plaza, at grade parking area, terrace, and roof levels.





### Minor Modifications

Early on the DRB approved a minor modification to reduce the 55' setback from the property line adjacent to Peter Kirk Park to allow for street-level storefront canopies and upper story deck protrusions.

## **6. Boardwalk**

Planner: Scott Guter

Address: 434 Kirkland Way

Project Description: A 5-story mixed-use project containing: 21,339 square feet of ground floor retail space (PCC Market) 171 residential apartment units, and associated parking.

Applicant: Baylis Architects

Date Finaled: March 21, 2022

### Key Issues and Design Solutions:

The project is zoned CBD 5 and was reviewed for consistency with the Design Guidelines for Pedestrian Oriented Business Districts. The project's design is driven by its response to its surroundings. It is situated just south of Kirkland Urban, east of Peter Kirk Park and The Kirkland Performance Center, west of the Emerald office building, and north of the Boulevard Condominiums.



The DRB focused on design issues of scale, access, and open space and landscaping. Special Considerations for Downtown Kirkland for sidewalk width and architectural elements (decks, bay windows, arcades, and porches) were applied to the project.

Key zoning regulations affecting the project design include a tiered maximum height limit for building facades facing Kirkland Way; a minimum 54-foot-wide improved easement-street from Parkplace (Kirkland Urban) to Kirkland Way meeting the requirements for the Park Promenade in the Parkplace (Kirkland Urban) Master Plan; a required 9,000 square feet of street level commercial tenant space facing the Park Promenade with minimum commercial depth requirements; a minimum 2,000 square feet of public plaza relating to Kirkland Way, the Kirkland Performance Center and Peter Kirk Park; and, on-site public art with a minimum value of \$10,000.

## Scale

Considering the projects intersecting surroundings, its connection to the Peter Kirk Park, the Kirkland Performance Center, and Kirkland Urban, the DRB focused the applicant's efforts on the southwest corner of the building above the plaza exploring articulation and fenestration at all levels in this area. The way the protruding retail comes together with the wedding caked shaped masses at the upper levels is a significant key to the design's success configuring its aesthetics to complement the southwest corner and its connection to the plaza.



Modulation was another area of focus for the DRB. The project provides modulation on all four sides, particularly at the north side with horizontal and vertical residential bays and differing window and balcony configurations. These alternating bay configurations are also expressed on the upper floors on the west façade. The project's response to the pedestrian connections along its western and southern facades focuses on the pedestrian scale. The west façade features retail fenestration and overhead weather protection. This retail treatment extends into the plaza on the southwest corner of the project. The project's upper story residential rests above the plaza and is defined with a darker material palette and varied residential bay modulations. The darker materials define a series of row-house type residential units with secure and well framed entries along the south façade facing Kirkland Way. Upper-story townhomes are further stepped away from the street, defined by their terraces, and separate material palettes.

The DRB also focused on the project achieving rooftop modulations. The project recesses its upper-story penthouse level providing these units covered balconies and darker accent color.

## Access

The DRB reviewed the proposed promenade connection to Kirkland Urban and a requested modification to the design requirements. The DRB focused on the need to provide a smooth pedestrian transition along the promenade. The project provides an 12' curb on both sides of the promenade with 8' sidewalks and streetscape detailing consistent with Kirkland Urban's planned streetscape.



### Open Space and Landscaping

The DRB addressed the plaza at the southwest corner of the site. Focusing on ways to make the plaza design more open and visible from off-site and its importance as a pedestrian gathering place and entry to the site. The public plaza features a sculpted benched amphitheater seating and waterfall feature. The design opens to the promenade and Kirkland Way and features terraced landscape beds to transition the changing topography.



The project features many vegetated courtyard levels and green roofs these levels reveal themselves at different vantage points around the project.

### Subsequent Modification

During construction the applicant submitted a minor modification to the DRB decision with minor updates to materials and fenestration on all facades. More significant changes involved changes to the commercial street level and southwest plaza to accommodate a single tenant, PCC Market and a change in the access agreement with Kirkland Urban along the north façade. The resulting changes include a loading dock on the west façade adjacent to the promenade and lowering of the southwest plaza, the incorporation of an ADA ramp within the plaza and changes to the commercial overhead canopies. DRB provided staff input on material choices within and around the loading dock to reduce its appearance.



## **7. Voda**

Planner: Tony Leavitt

Address: 151 3<sup>rd</sup> Street

Project Description: Mixed-use project with ground floor retail tenant and residential lobby space with 4 floors of residential units above. The project contains 128 residential units and 13,246 square feet of ground floor retail space. Parking is located within a structured parking accessed from Main Street.

Applicant: Continental Properties, LLC

Date Finaled: May 29, 2018

Key Issues and Design Solutions:

- *Design of the Building Corners along Main Street and 3rd Street*

The prominence of these two corners required extensive review by the Board and some major changes from the applicant's original designs.



The Main Street corner design started with what the Board felt was a very heavy and flat design. While the Board liked the wraparound balconies, they felt that the corner was missing the unique design elements that would help to differentiate it from the rest of the building.



For the second meeting, the applicant revised the design to provide more articulation, elimination of flat walls with the use of color and material, use of larger windows with more variety, and cornice detailing.



For the 3rd Street Corner, the Board had similar comments but also felt that the ground floor retail design needed to differentiate from the rest of the Park Lane retail and felt that the proposed arcade was too large.





The applicant revised this corner to eliminate the heavy arcade and break up the ground floor retail. The design also incorporated the elements used at the Main Street corner.



The Board was very receptive of the new corner designs and approved the designs as proposed.

- *Compliance with Upper Story Setback Requirements*

The CBD 1 Zoning District has a unique upper story setback requirement that states that along Third and Main Street, within 40 feet of these right-of-ways, all stories above the second story shall maintain an average setback of 10 feet from the property line. Along Park Lane, within 40 feet of the right-of-way all stories above the second story shall maintain an average setback of at least 20 feet from the property line. A total upper story setback area calculation is used to confirm compliance.

In order to comply with this requirement, the applicant stepped back the entire northwest corner of the building to create a public plaza area (details on that below). Along the rest of the Park Lane façade, the step back helped to facilitate a second-floor terrace that residents of the building could use and would help to activate Park Lane.



- *Building Massing along Park Lane and the South Alley*

The long facades along Park Lane (north) and the alley (south) required extensive vertical and horizontal modulation. Vertical modulation was achieved with building modulation, placement of materials and colors, and varying parapet heights. Horizontal modulation was achieved with a strong pedestrian ground floor design, upper story setbacks, residential balconies, and use of different materials and colors.



## **ATTACHMENTS**

### **1. Tour Map**





## City of Kirkland GIS



- Legend**
- City Limits
  - Grid
  - QQ Grid
  - Cross Kirkland Corridor
  - Regional Rail Corridor
  - Streets
  - Parcels
  - Buildings
  - Lakes
  - Parks
  - Schools
  - Olympic Pipeline Corridor
  - Water Body Area

● - APPROX.  
DISCUSSION  
POINT LOCATION

ATTACHMENT 1  
WALKING TOUR MAP

1:2,119

**Notes**  
This map was automatically generated  
using Geocortex Essentials.

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