



DESIGN REVIEW BOARD DECISION

FILE NUMBER: DRV21-00535
PROJECT NAME: KIRKLAND URBAN EAST BUILDING
APPLICANT: LEVER ARCHITECTURE
PROJECT PLANNER: TONY LEAVITT, SENIOR PLANNER

I. SUMMARY OF DECISION

Lever Architecture applied for design review of the Kirkland Urban East project at 1501 Uptown Court in the Kirkland Urban Development (see Attachment 1). The applicant is proposing a new 6 story mixed-use building that will consist of approximately 180,000 square feet of office, 15,000 square feet of retail on the ground floor, and 4 levels of underground parking (see Attachment 2). The project will front on 6th Street (on the east side of the development) with vehicular access from this right-of-way.

Kirkland Zoning Code Section 142.35.3 states that the Design Review Board shall review this project for consistency with the Kirkland Parkplace Mixed Use Development Master Plan and Design Guidelines as adopted in Chapter 3.30 KMC.

On February 7, 2022, the Design Review Board (DRB) approved the project as shown on the plans dated February 7, 2022 (see Attachment 2) subject to the following conditions:

- A. This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 3, Development Standards, intended to familiarize the applicant with some of the additional development regulations. This attachment does not include all of the additional regulations.
- B. As part of the application for a building permit the applicant shall submit construction plans demonstrating compliance with the project plans approved by the DRB as shown in Attachment 2.
- C. Prior to final inspection of a building permit by the Planning Official, the project architect shall submit a letter stating that they have evaluated the project to ensure it is consistent with the plans approved through Design Board Review and no modifications have been made that were not previously approved by the City.

D. Subsequent Changes

If changes to the DRB approved plans are being proposed, the applicant shall submit a summary of all proposed changes. The summary shall include:

1. Callouts of the proposed changes on the permit drawings.
2. The associated DRB approved plan drawings for comparison purposes.
3. A written response addressing the modification criteria in Kirkland Zoning Code (KZC) Section 142.50.
4. A design review modification fee if applicable.

Based on the above information, a determination will be made by the Planning Official as to the appropriate modification review process pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

II. DESIGN RESPONSE CONFERENCE MEETINGS

A. Background Summary

The DRB held two Design Response Conference meetings for the project. The staff report, plans, and applicant response to the DRB's recommendations from each meeting can be found listed by meeting date at this online web address:

<https://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Design-Review-Board/DRB-Meeting-Materials-Archive>

Below is a summary of the Board's discussions at the two Design Response Conferences held for the project.

October 4, 2021 Conference: The Design Review Board reviewed the plans submitted by the Lever Architecture dated September 17, 2021. Staff provided an overview of the Zoning Code and the Master Plan requirements for the CBD (Central Business District) 5A and the key design issues for the project. Staff's memo dated September 21, 2021 provides an analysis of project consistency with applicable zoning regulations and Design Guidelines for the Kirkland Parkplace Mixed Use Development.

After deliberating, the Board requested the applicant to return for a second meeting to respond to the following DRB comments:

- Full building perspectives or detailed Sketch Up model (corner to corner, edge to edge)
- Building section cuts and details (corners, terra cotta, at windows)
- Ground floor storefront details including glazing and materials
- Detailed lighting plan including views of the building at night
- Material board (for review by the DRB prior to the meeting)
- Material plans showing locations of colors and materials, including balcony railings

- Show perspectives of the colonnade design during the day and at night to get a feel of the pedestrian experience
- Treatments of any blank walls including the ground floor wall along 6th Street
- Rooftop mechanical screening and maintenance requirements (for example railing or parapet building code requirements)
- Plaza details including a lighting plan, planting plan, paving materials, and seating areas
- Second story terrace plans and details including design and landscaping
- Sign locations and relationship to the Master Sign Plan
- Incorporation of artwork into the plaza area
- Details on net zero water use related to the building and landscaping
- Case study for trees to stabilize in plaza

This meeting was continued to December 6, 2021.

December 6, 2021 Conference:

Prior to meeting, the applicant submitted a request to continue the Design Response Conference to February 7, 2022 to complete their response to the DRB's comments from the October 4th meeting. Staff opened this meeting and read a statement that the meeting would be continued to February 7, 2022. No Design Review Board Members or members of the public were in attendance.

February 7, 2022 Conference

The Design Review Board reviewed the revised plans submitted by the Lever Architecture dated January 26, 2022 prior to the meeting and updated plans dated February 7, 2022 presented at the meeting. Staff's memo dated January 31, 2022 provides an analysis of project consistency with applicable zoning regulations and Design Guidelines for the Kirkland Parkplace Mixed Use Development.

The applicant presented revised plans, which addressed the requested items from the DRB. The DRB discussed the changes proposed by the applicant and at the conclusion of the meeting voted to approve the project. See Section III below for further information regarding the DRB's discussions and conclusions.

B. Public Comment

There were no public comment letters or e-mails received during the Design Response Conference process. Additionally, there was no public testimony presented during the meetings.

III. DESIGN REVIEW BOARD DISCUSSION AND CONCLUSIONS

Below is a summary of the key issues and conclusions reached by the Design Review Board during the design review process. For more background on these issues and evaluation of how the project meets the Zoning Code, see the staff advisory reports from the design response conferences contained in File DRV21-00535 and online on the previously mentioned DRB meeting page.

A. BUILDING DESIGN

DRB Discussion: The DRB agreed with the applicant's preferred massing design. The design utilizes upper-level massing cuts along the facades and the northwest and southeast corners of the building have been stepped back to create terraces as recommend in the guidelines. These elements are effective at reducing the perceived mass of the building

The ground floor retail space, multiple building entrances, extensive use of glazing on the ground floor and the colonnade (that provides pedestrian weather protection) help to create a pedestrian friendly environment. These elements help the building relate well to the surrounding street and public spaces. Additionally, the design utilizes landscaping and textured materials to screen blank walls along the east and south facades.

The exterior design of the building is appropriate for Kirkland's urban setting. The building materials along with the timber diagrid lateral create a unique and diverse building design when compared to the other building within the Kirkland Urban development.

DRB Conclusions: The DRB concluded that the proposed building design is consistent with the applicable design guidelines found in Design Guidelines for the Kirkland Parkplace Mixed Use Development.

B. SITE PLANNING

DRB Discussion: The DRB reviewed the public plaza and access drive on the north side of the building, the daycare plaza and fire lane design on the south side of the building, and 6th Street pedestrian and landscape design. The DRB also looked at the lighting plan for these areas and the design of the colonnade area along the north side of the building. They discussed how the design creates a unique but inviting experience for visitors and employees.

DRB Conclusions: The DRB concluded that the proposed site plan meets the applicable design guidelines found in Design Guidelines for the Kirkland Parkplace Mixed Use Development.

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA) AND CONCURRENCY

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

V. DEVELOPMENT REVIEW COMMITTEE

Comments and requirements placed on the project by City departments are found on the Development Standards, Attachment 3.

VI. SUBSEQUENT MODIFICATIONS

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

VII. APPEALS OF DESIGN REVIEW BOARD DECISIONS AND LAPSE OF APPROVAL

A. Appeals

Section 142.40 of the Zoning Code allows the Design Review Board's decision to be appealed to the Hearing Examiner by the applicant or any person who submitted written or oral comments to the Design Review Board. The appeal must be in the form of a letter of appeal and must be delivered, along with any fees set by ordinance, to the Planning and Building Department by 5:00 p.m., April 13, 2022, fourteen (14) calendar days following the postmarked date of distribution of the Design Review Board's decision.

Only those issues under the authority of the Design Review Board as established by Kirkland Zoning Code 142.35(3) are subject to appeal.

B. Lapse of Approval

The applicant must begin construction or submit to the City a complete building permit application for the development activity, use of land or other actions approved under this chapter within five (5) years after the final approval of the City of Kirkland on the matter, or the decision becomes void.

The applicant must substantially complete construction for the development activity, use of land or other actions approved under this chapter and complete the applicable conditions listed on the notice of decision within seven (7) years after the final approval on the matter or the decision becomes void.

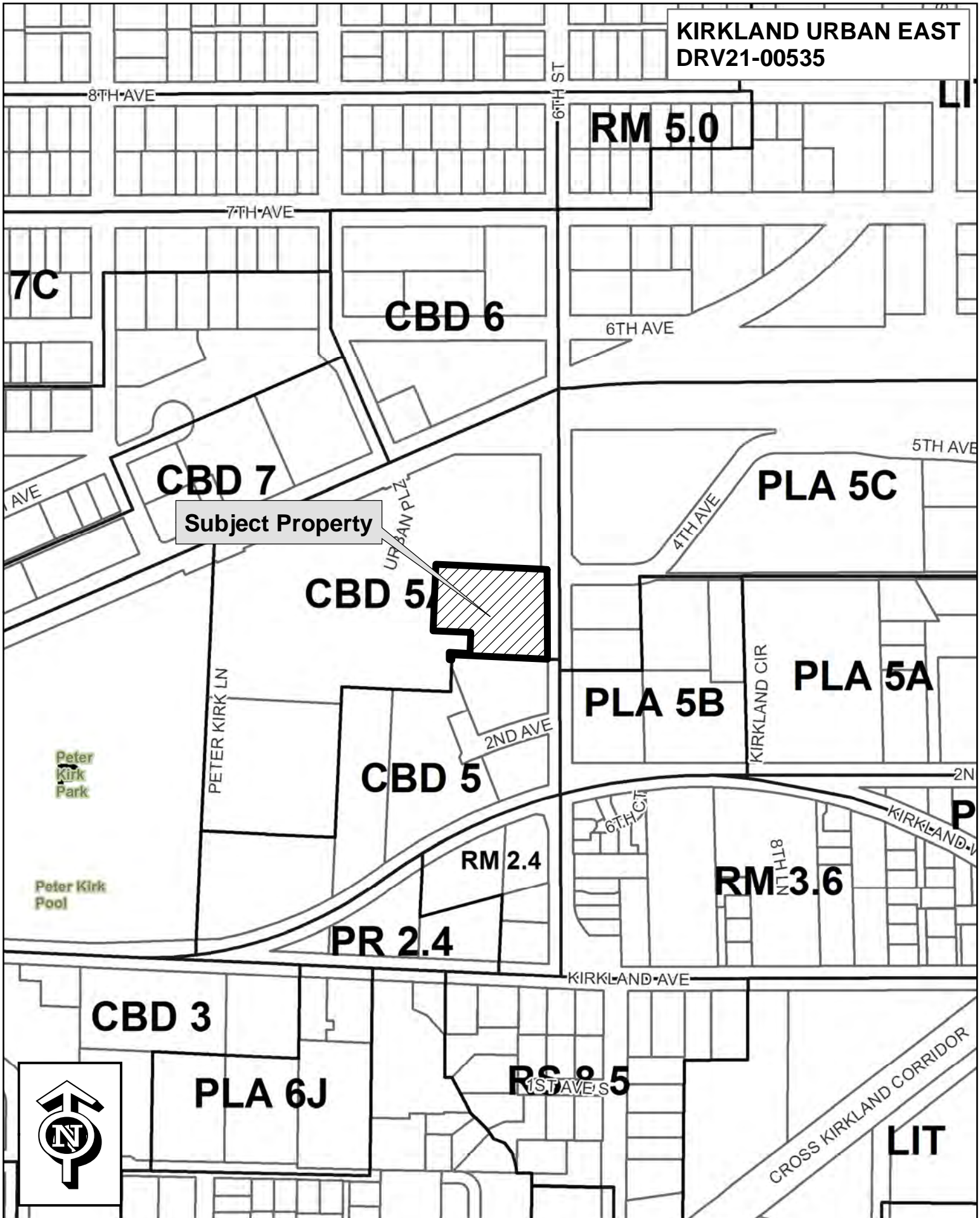
VIII. ATTACHMENTS

- 1. Vicinity Map
- 2. February 7, 2022
- 3. Development Standards

IX. APPROVAL

Shoshana Cohen, Chair, Design Review Board

Date: _____ 03/15/2022



City of Kirkland

02 - 07 - 2022

Kirkland Urban East Design Response Conference



Design Review Process:

Conceptual Design Conference - May 17, 2021

Design Response Conference 1 - Oct 4th 2021

- Landscape Concepts and Site
- Building Massing Refinement
- Building Structure
- Facade Design
- Building Material Concepts

Design Response Conference 2 - Feb 7th 2022

- Proposed Design Details
- Site Material Development
- Building Material Development
- Building and Site Lighting
- Retail + Ground Floor Details
- Update on Sustainability, Signage & Art

Contents

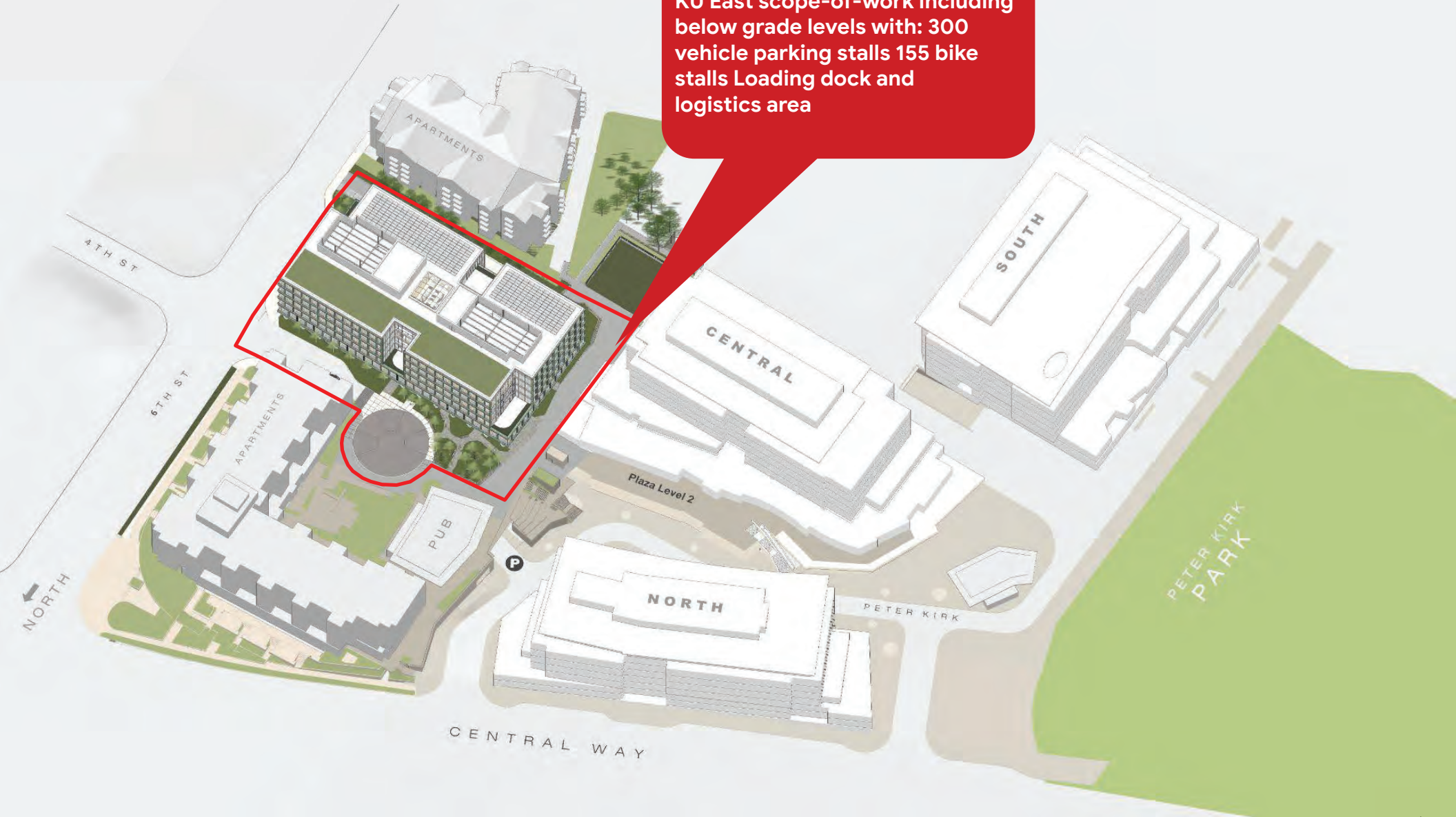
- Overview
- Site and Landscape Design
- Landscape Material Palette
- Lighting Design
- Architectural Concepts
- Architectural Design and Materials
- Architectural Details
- Minor Master Plan Modifications / Signage / Sustainability
- Model Animation

KU East Project Drivers:



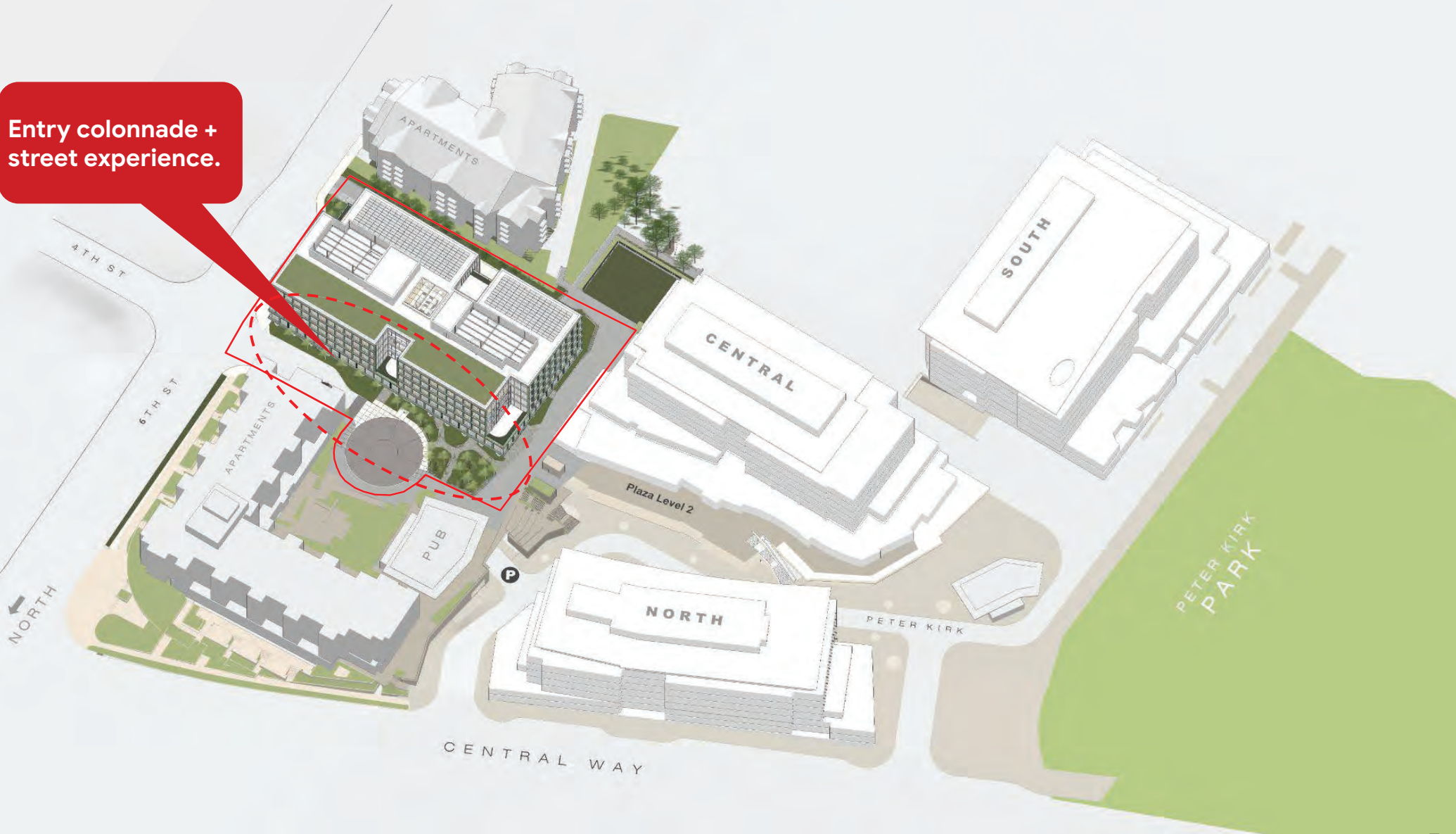
DRB Response

KU East scope-of-work including below grade levels with: 300 vehicle parking stalls 155 bike stalls Loading dock and logistics area



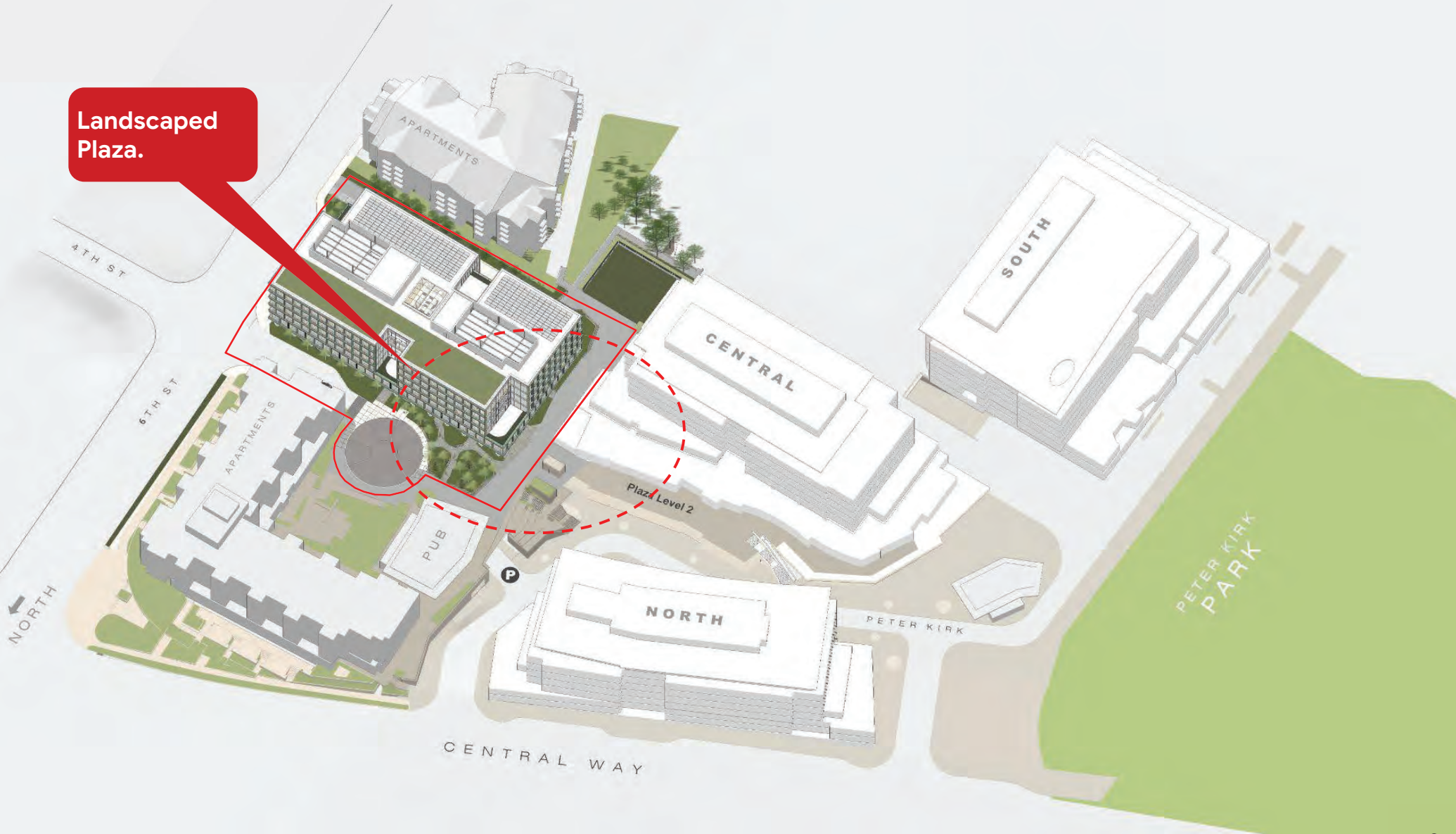
DRB Response

Entry colonnade + street experience.

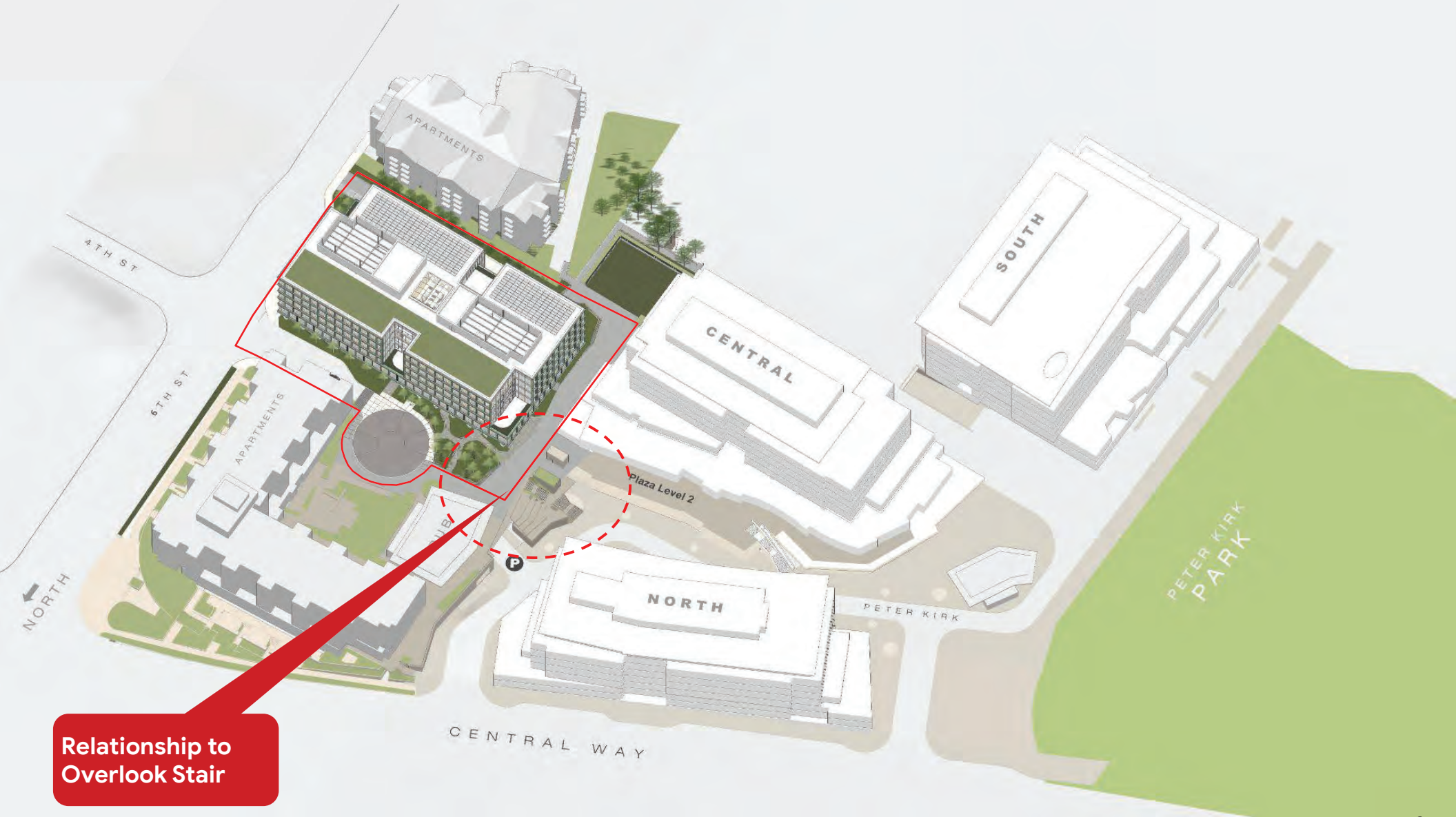


DRB Response

Landscaped Plaza.

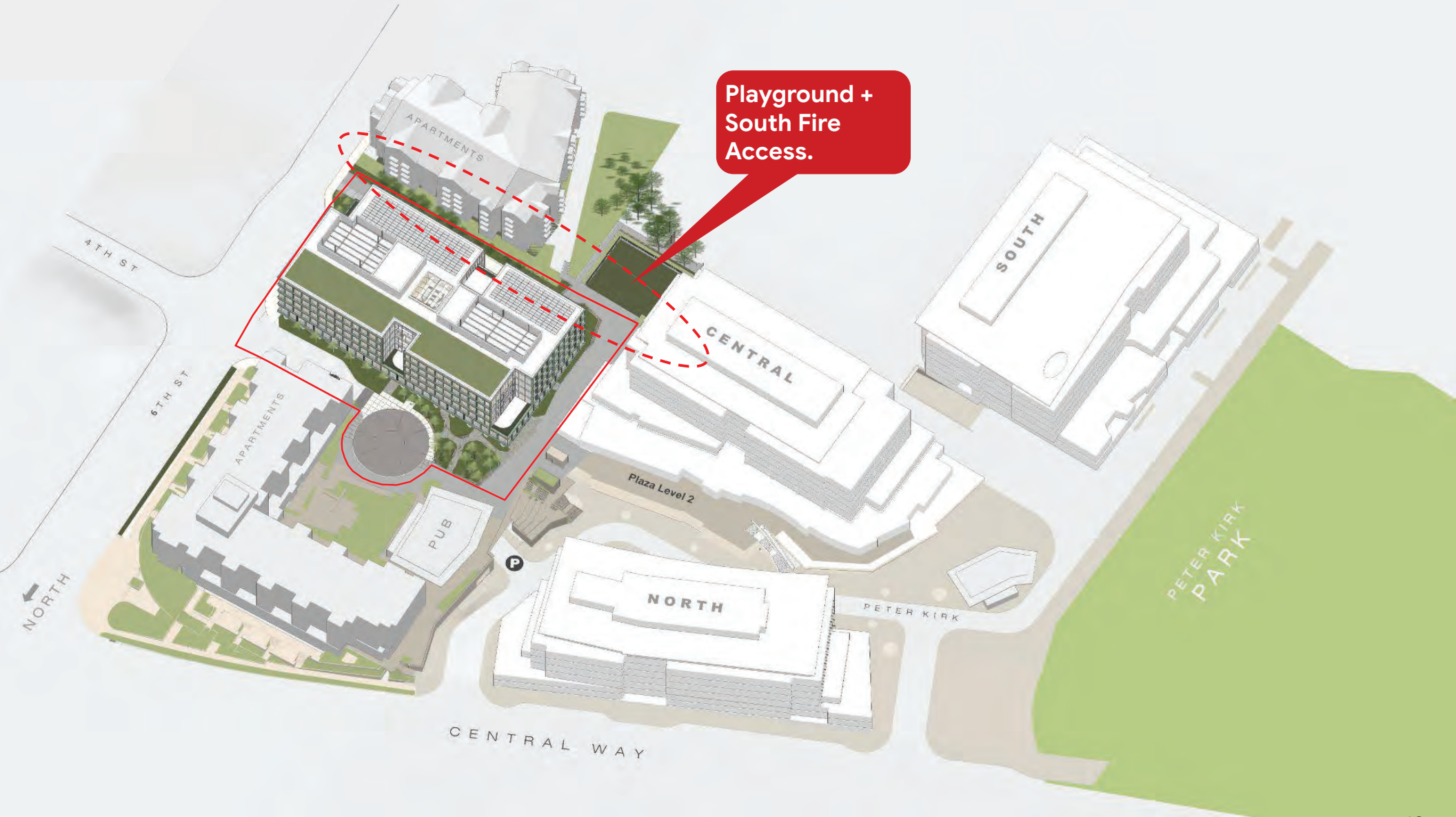


DRB Response



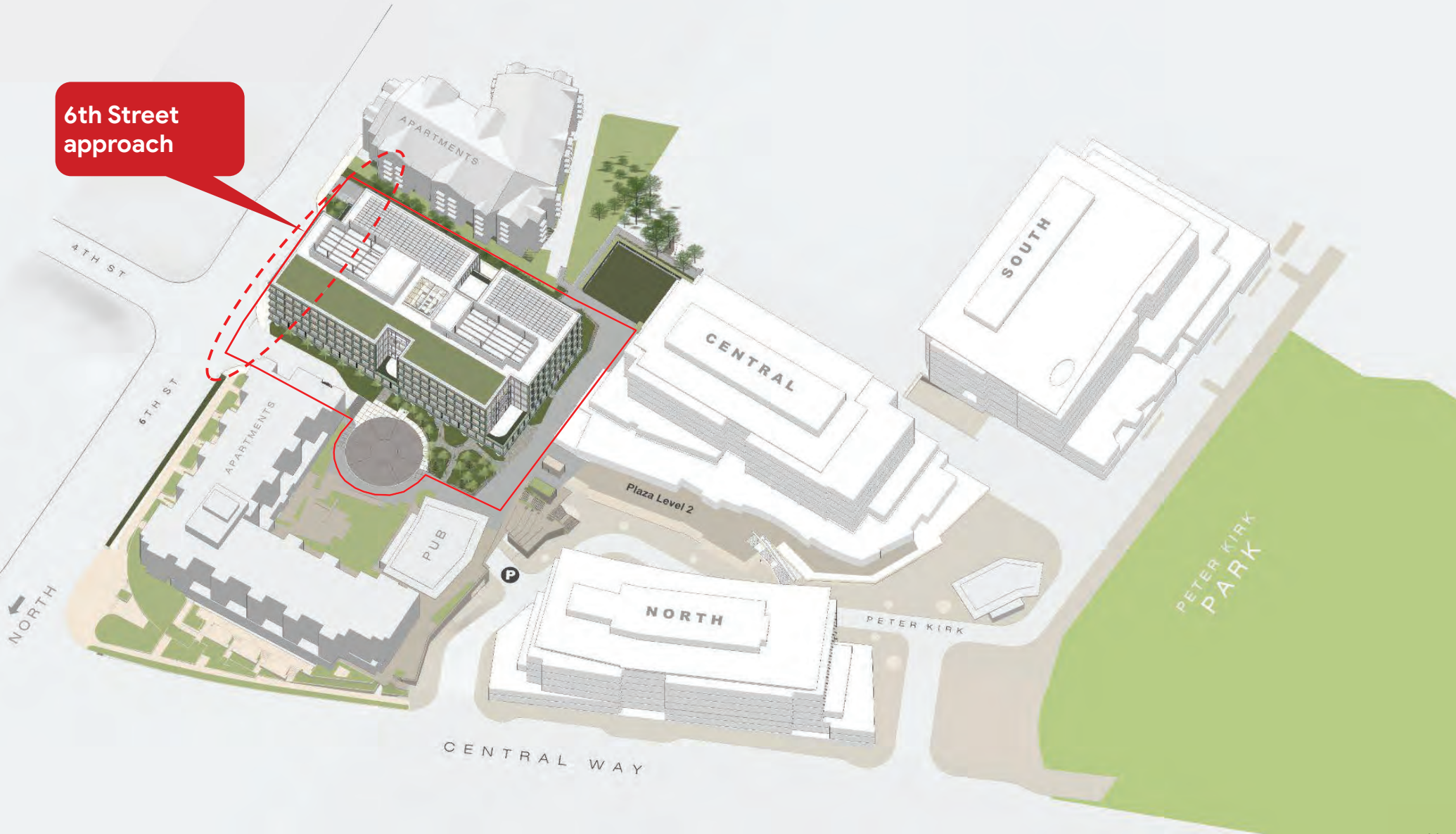
**Relationship to
Overlook Stair**

DRB Response



DRB Response

6th Street approach





Site Plans + Landscape Design:

Landscape Approach



+



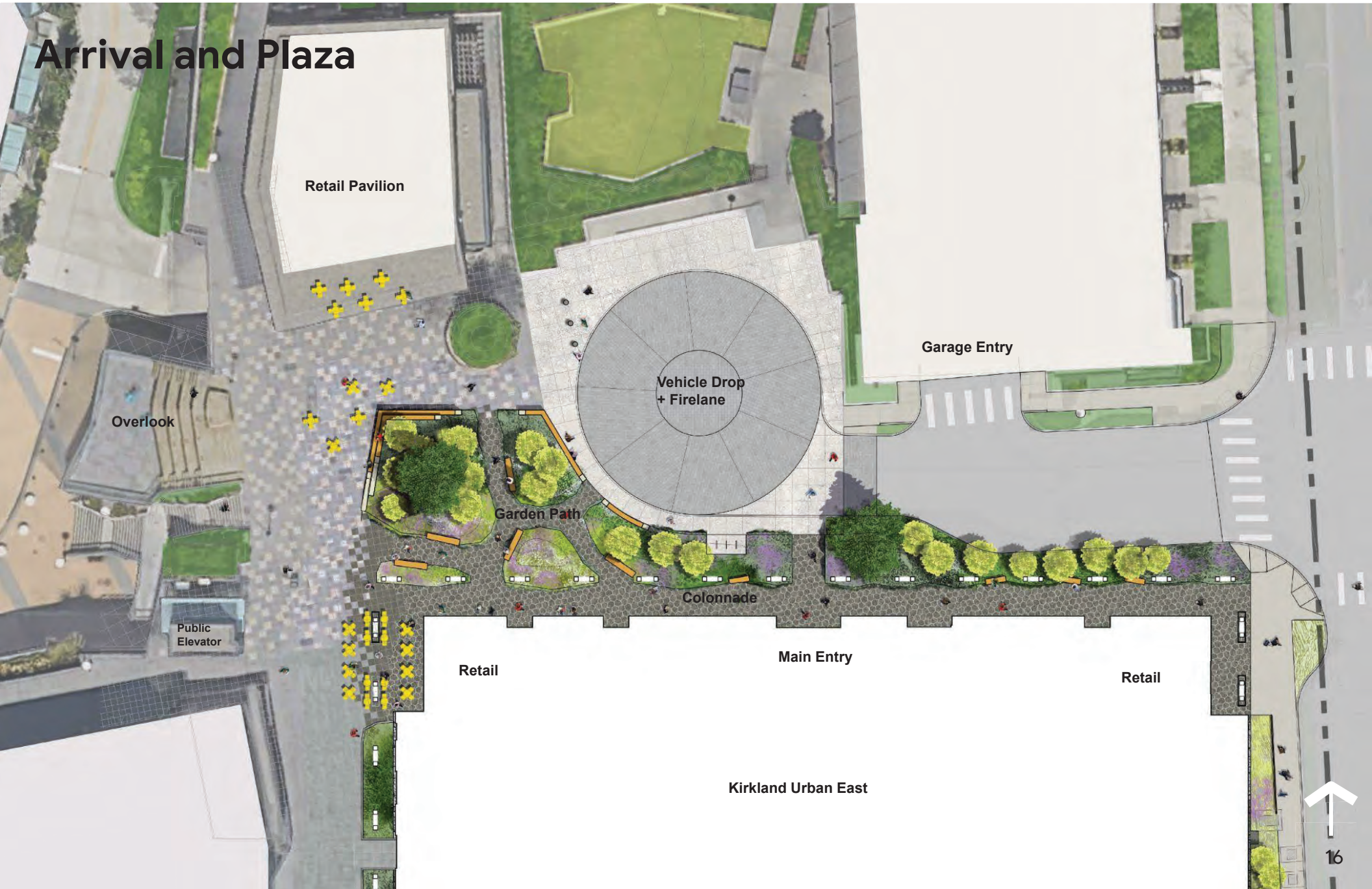
Enhance existing Kirkland Urban places

Maximize connections to local ecology and sustainability

Site Plan



Arrival and Plaza



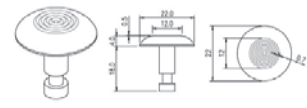
Arrival and Plaza Materials



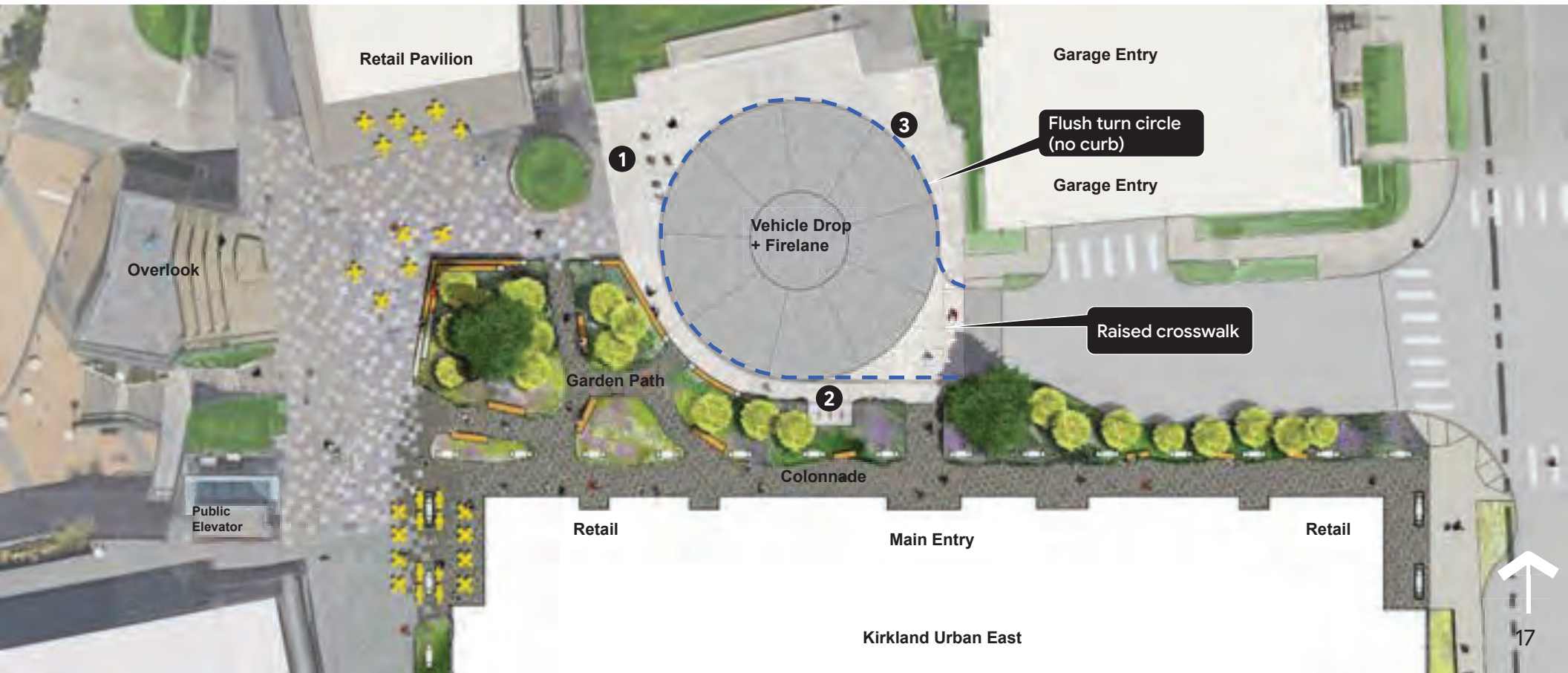
1 Existing bollards



2 Bike racks



3 Detectable warning



Arrival and Plaza Materials



1 Existing precast pavers



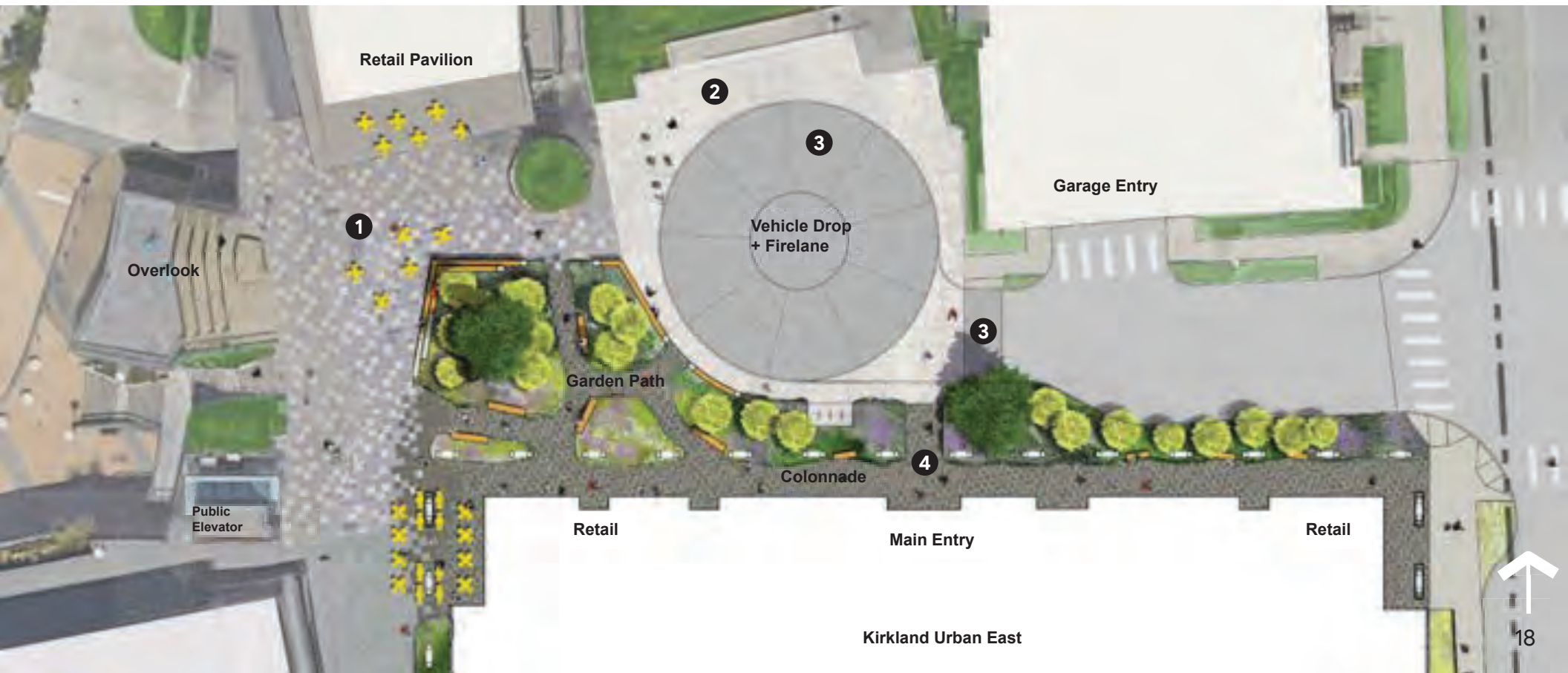
2 Existing PIP concrete



3 Precast concrete pavers



4 Basalt pavers



Arrival and Plaza

Fixed Seating



Backed bench at garden path



Backless bench along colonnade



Arrival and Plaza

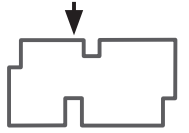
Seat Walls



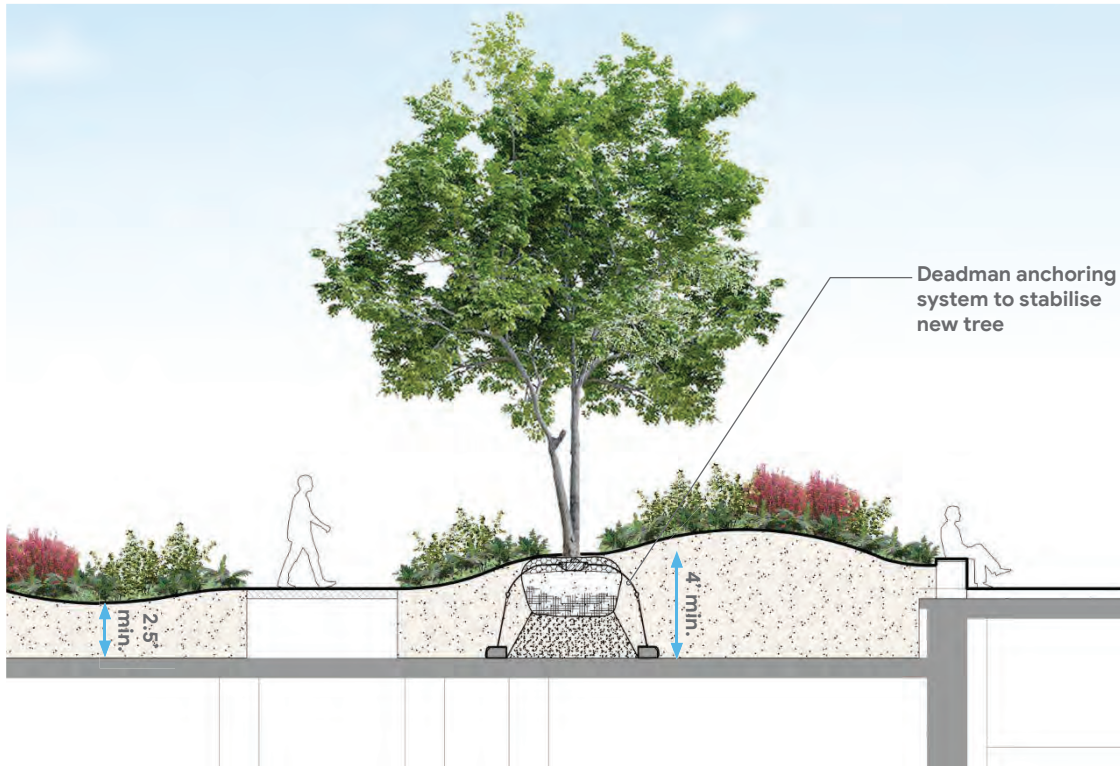
Concrete wall and wood top



Arrival - Colonnade View looking South



Planting over structure



2.5' minimum soil depth for shrub

4' minimum soil depth for tree



20 years old
2'-4' depth



8 years old
3'-4' depth



Recently planted
2' - 3' depth

Colonnade Experience - Daytime

