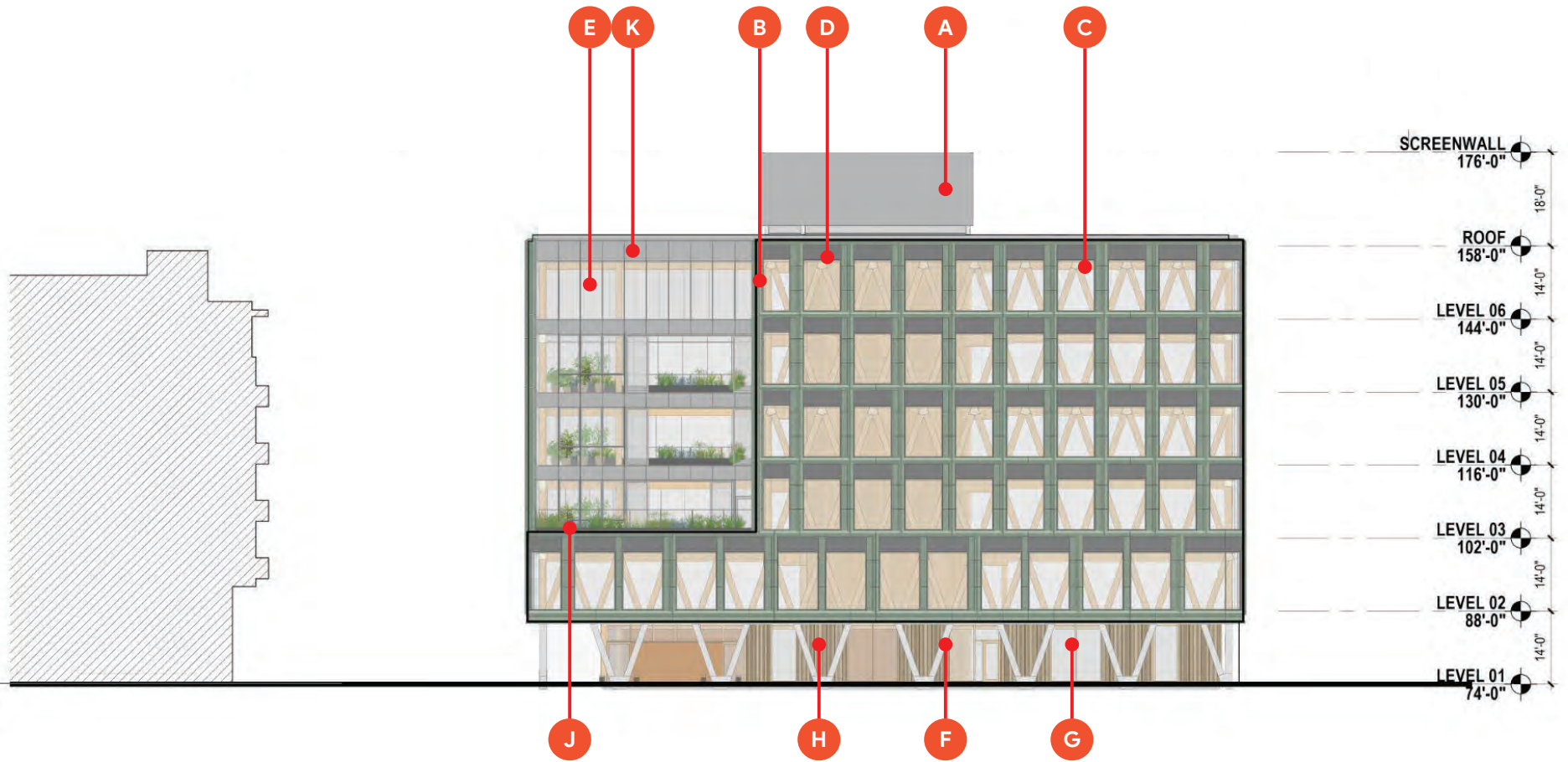


Building Elevations: West

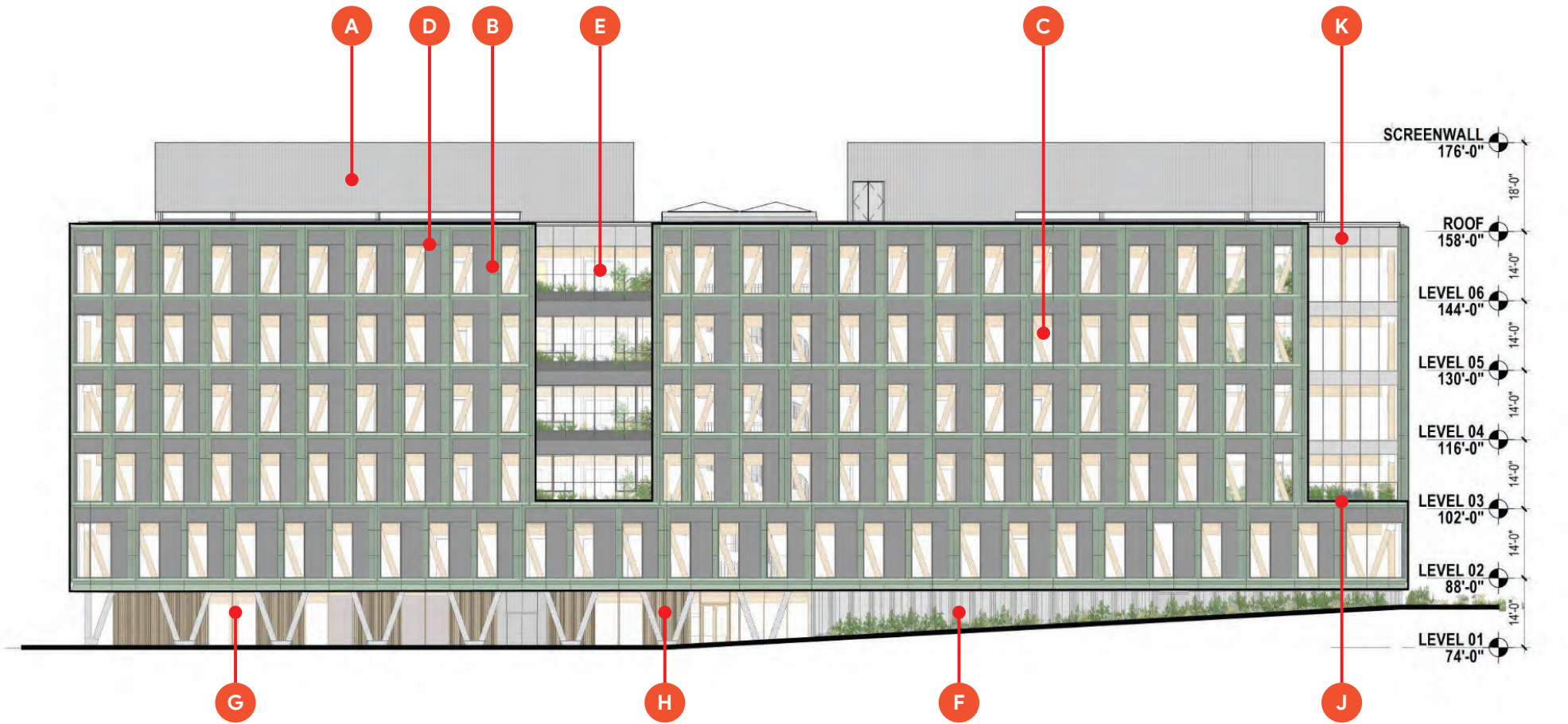
- A** Mechanical Enclosure
- B** Terracotta
- C** Timber Diagrid
- D** Metal Panel
- E** Glass
- F** Concrete
- G** Wood Storefront
- H** Textured Siding
- J** Guardrail
- K** Spandrel to match E



SCALE: 1" = 20'

Building Elevations: South

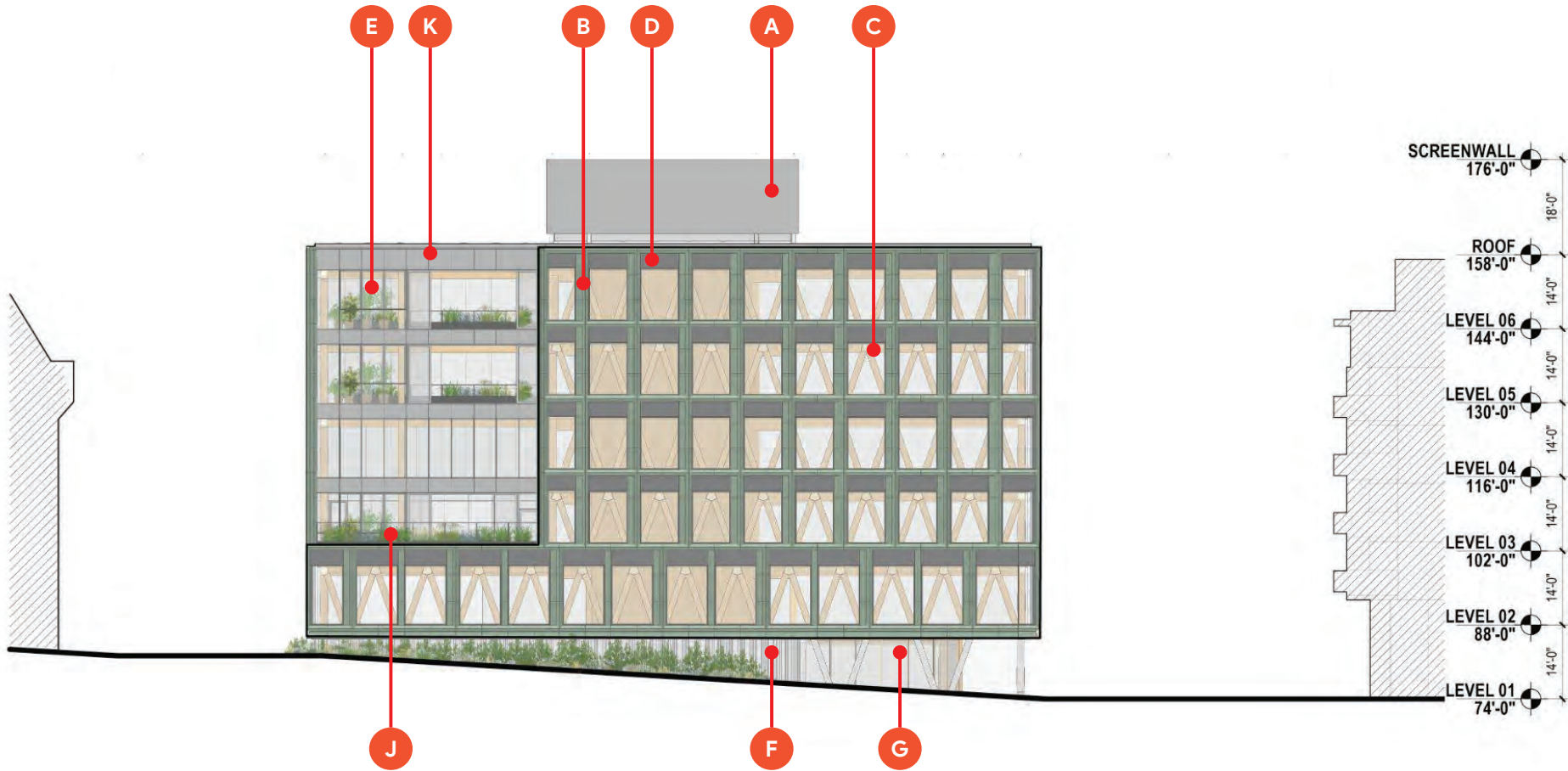
- | | |
|-------------------------------|------------------------------|
| A Mechanical Enclosure | F Concrete |
| B Terracotta | G Wood Storefront |
| C Timber Diagrid | H Textured Siding |
| D Metal Panel | J Guardrail |
| E Glass | K Spandrel to match E |



SCALE: 1" = 20'

Building Elevations: East

- | | |
|-------------------------------|------------------------------|
| A Mechanical Enclosure | F Concrete |
| B Terracotta | G Wood Storefront |
| C Timber Diagrid | H Textured Siding |
| D Metal Panel | J Guardrail |
| E Glass | K Spandrel to match E |



SCALE: 1" = 20'

Master Plan Summary

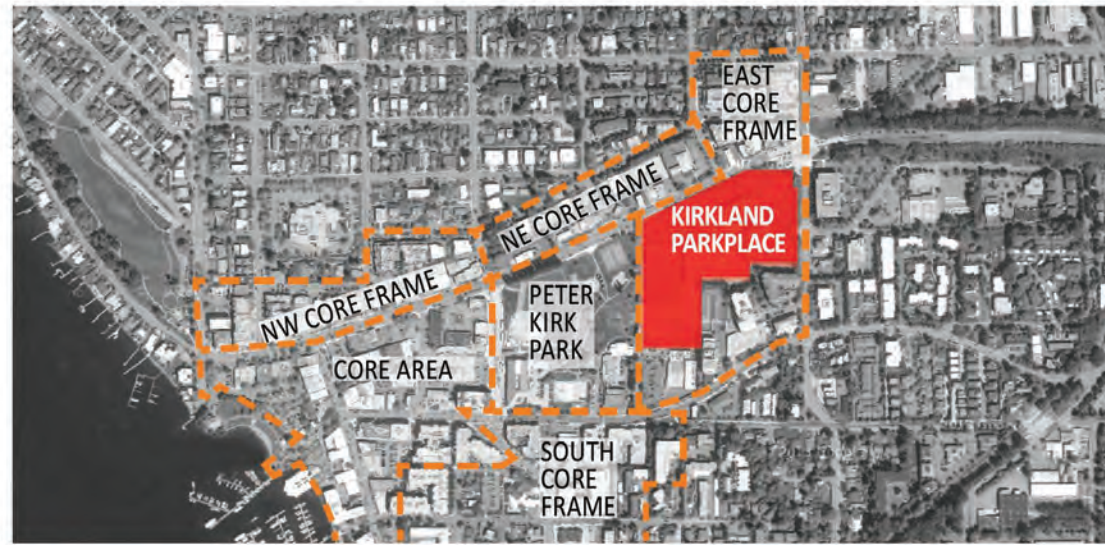
Master Plan Key Points

Major Design Drivers:

- Emotional ownership by the community; incorporate the project into the story of Kirkland.
- Create connections through site planning.
- Create community gathering spaces
- Enhance the pedestrian environment.
- Create a variety of building types, scales, and materials

Relevant Building Design Principles:

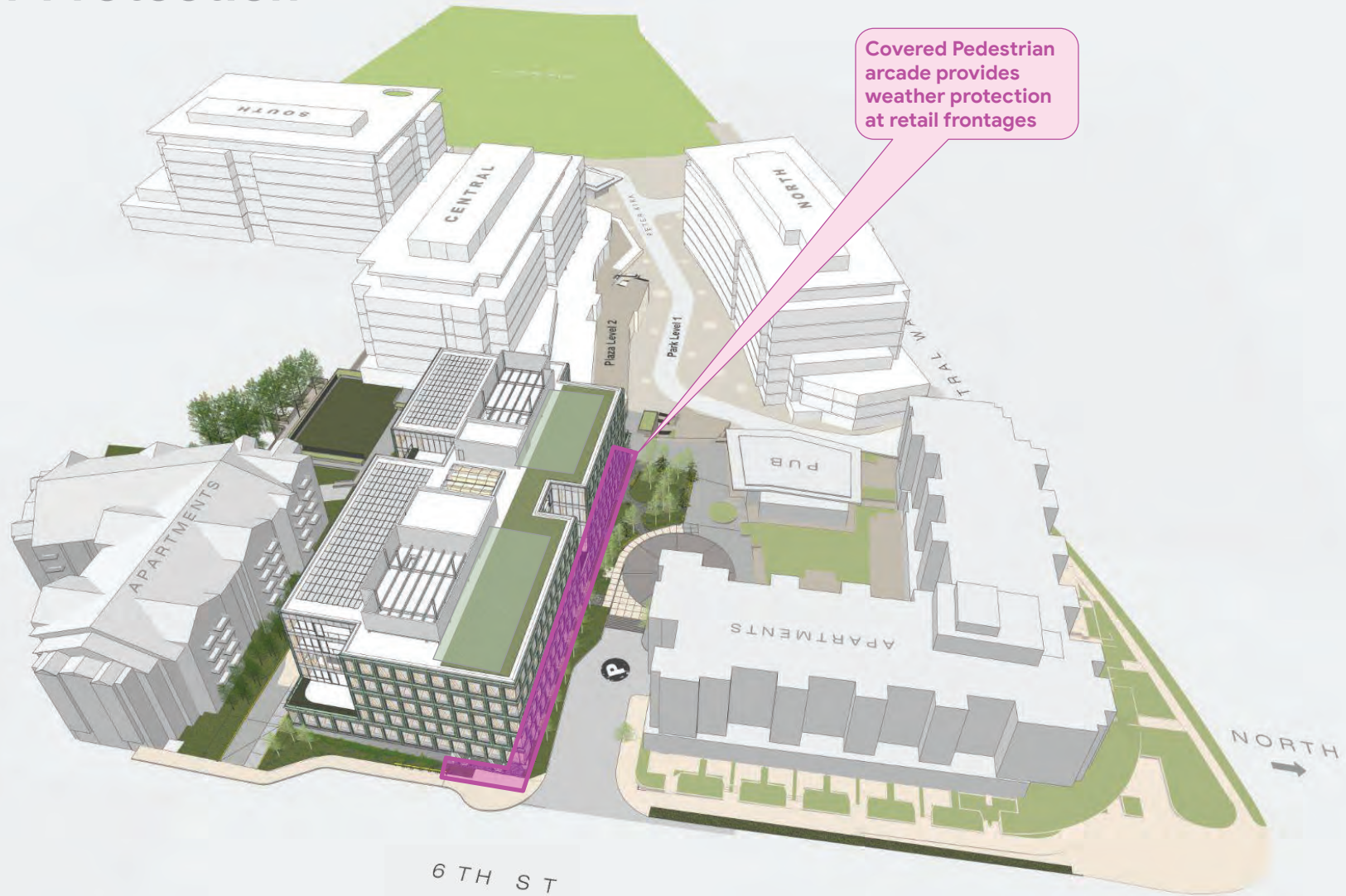
- Ground Level Retail Heights should be a minimum of 14 feet in height.
- Weather Protection: to provide pedestrians cover from weather, canopies or awnings should be:
 - A minimum of 5 feet in width
 - Placed along 75% of facades of retail frontages
- Buildings should distinguish a “base” using articulation and materials
- Break down the scale and massing of larger buildings into smaller and more varied volumes.
- Building modulation should be employed to break up long facades and create a visual interest unique to each building in the project.



Kirkland Parkplace: Design District 5A, part of the East Core Frame in Kirkland's downtown area¹

Master Plan Key Points

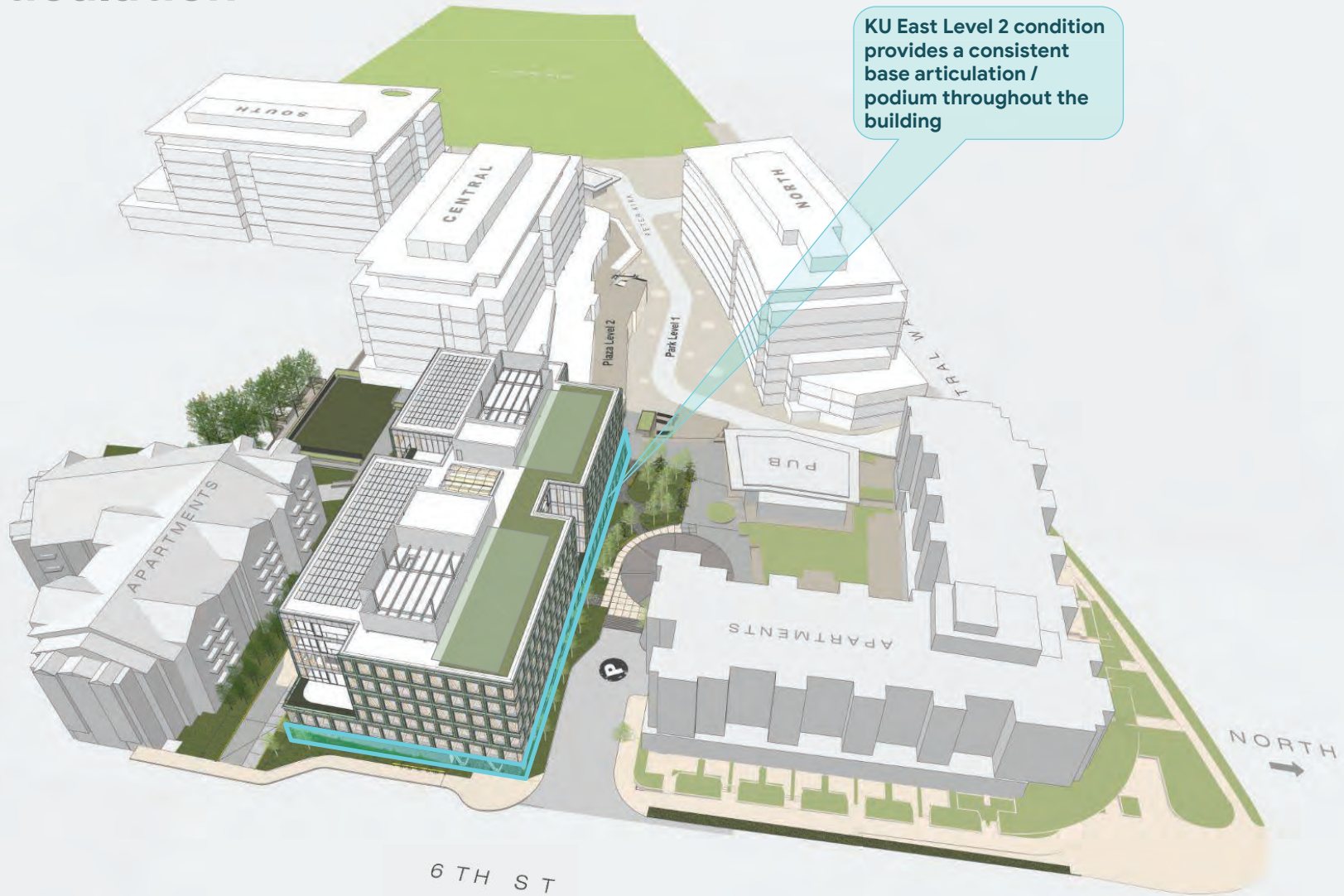
Weather Protection



Covered Pedestrian arcade provides weather protection at retail frontages

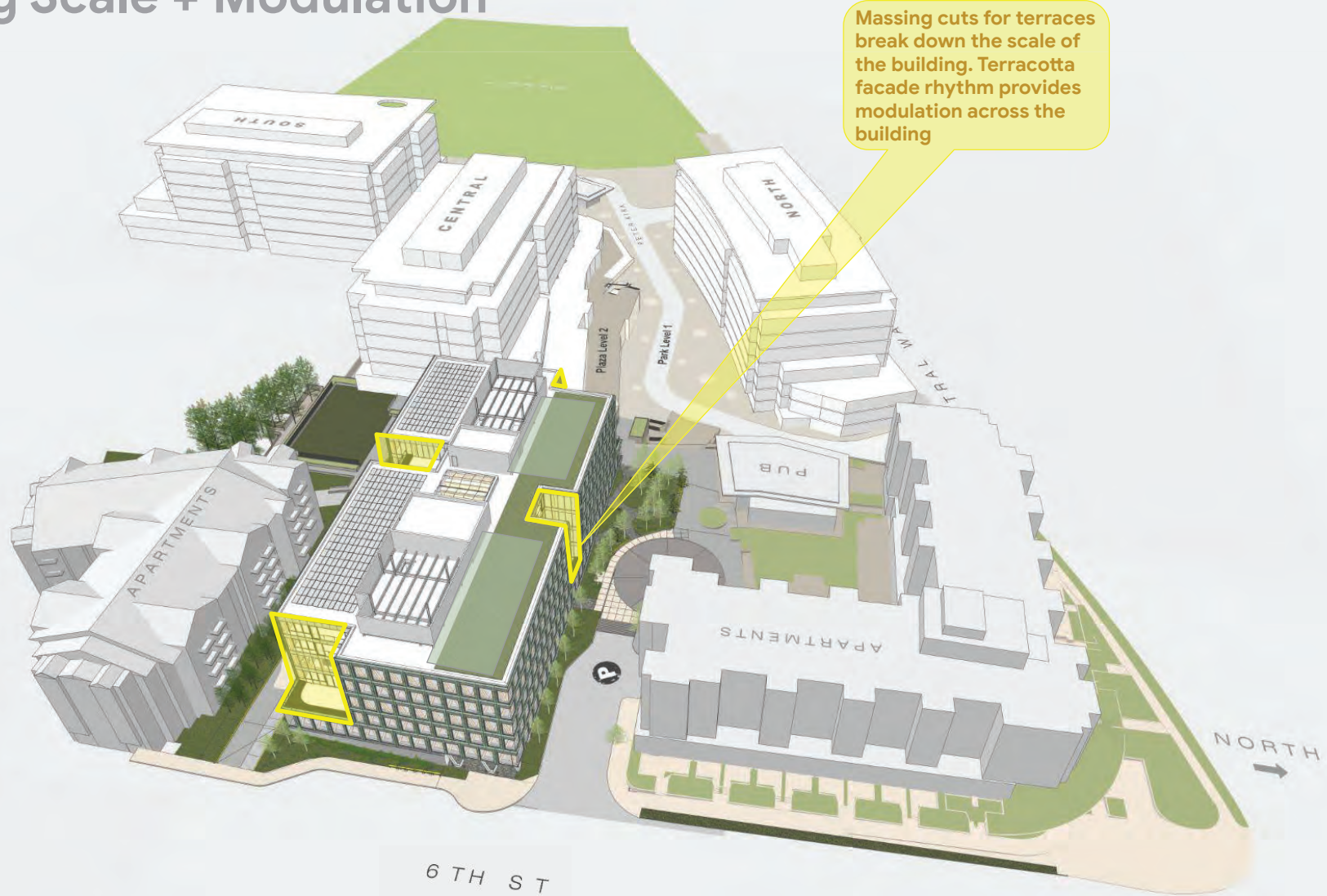
Master Plan Key Points

Base Articulation



Master Plan Key Points

Massing Scale + Modulation



Zoning Summary + Lot Coverage

Zoning Summary: CBD-5A

Setbacks

North / East / West: No setback required at East site
South: 25'

Height Limit

115'-0"

Lot Coverage

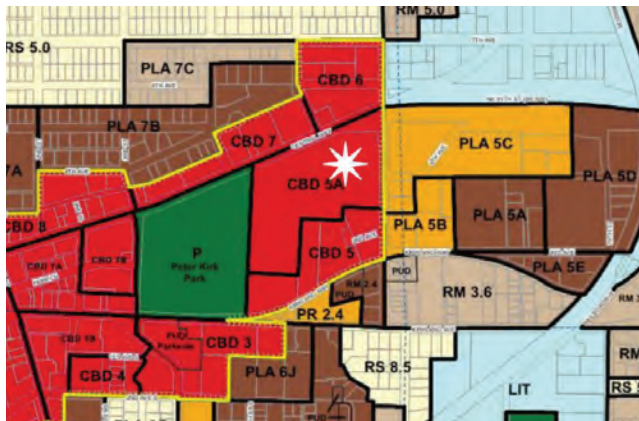
100% Allowable

Allowed Uses

Mixed Use Development containing Office, Residential, Retail, and Restaurant uses

Parking Requirements

- A. Parking requirements pending approved parking demand analysis with City of Kirkland



Special Regulations:

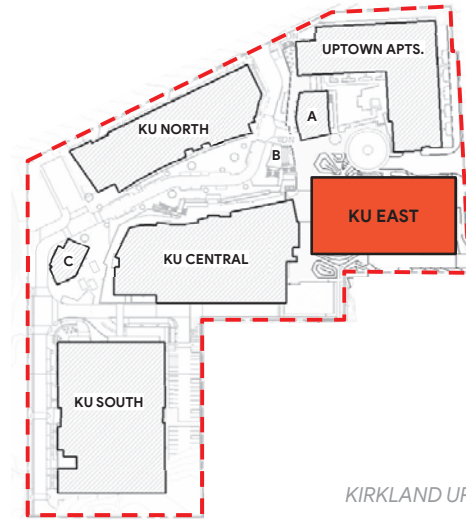
- 1) Development under this use shall be pursuant to the Parkplace Master Plan and Design Guidelines
- 2) The gross floor area of retail and restaurant uses in this zone shall be equal to or greater than 186,000 gross square feet. Retail uses may include accessory short term drop-off children's play facilities.
- 3) The following additional uses are allowed subject to restrictions listed:
 - 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.
 - 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 25 percent of the required minimum gross floor area of retail and restaurant uses.
 - 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.
 - 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.
- 4) The following uses are prohibited:
 - a) Any retail establishment exceeding 70,000 square feet.
 - 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.
 - c) The outdoor storage, sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers

Zoning Envelope + Setbacks

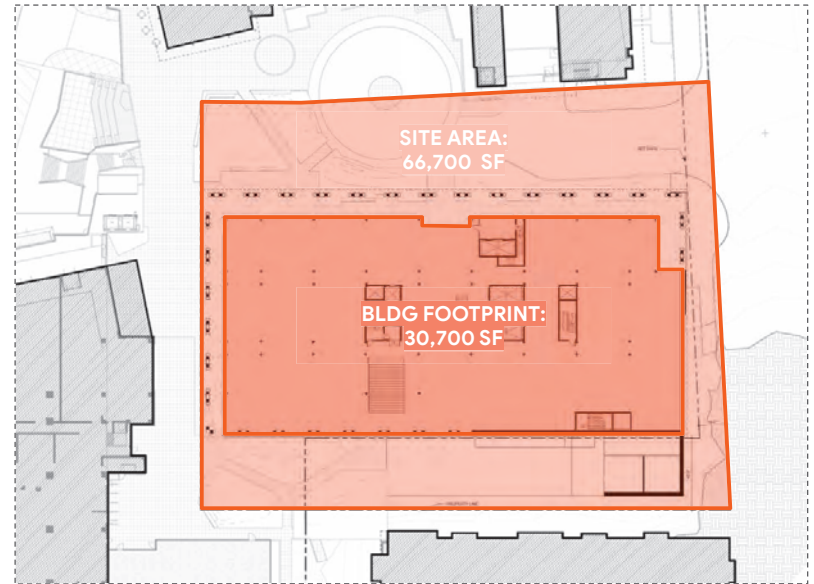


Lot Coverage Calculations:

	UPTOWN APTS.	KU NORTH	KU CENTRAL	KU SOUTH	PAVILIONS (A,B,C)	KU EAST	CAMPUS TOTAL
Theater	0	0	0	38,020 SF	0	0	38,020 SF
Retail	1,940 SF	23,160 SF	85,760 SF	15,560 SF	8,310 SF	14,875 SF	149,605 SF
Office	0	206,250 SF	190,520 SF	238,970 SF	0	180,000 SF	815,740 SF
Residential	171,920 SF	0	0	0	0	0	171,920 SF
Daycare	0	0	13,940 SF	0	0	0	13,940 SF
TOTAL	173,860 SF	229,410 SF	290,220 SF	292,550 SF	8,310 SF	194,875 SF	1,189,225 SF



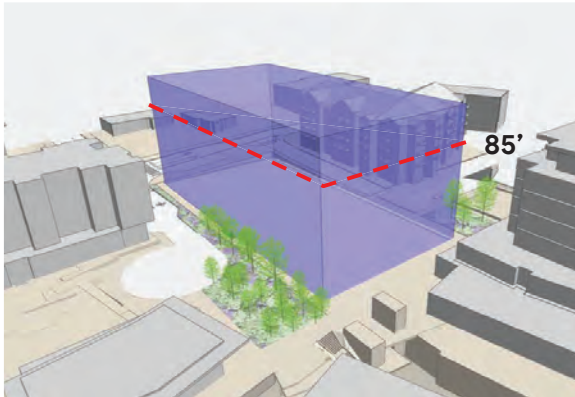
KIRKLAND URBAN CAMPUS



KU EAST SITE

KU East Massing Options Summary

Zoning Max Massing



For Reference:
This image depicts the maximum envelope for the KU East Site at 115 feet tall.

Massing Option 2



- Pedestrian arcade on North side of the building
- A double height terrace on each side of the building

Massing Option 1



- Pedestrian arcade on North side of the building
- South-facing terraces
- Maximizes the amount of office space on the North side of the building

Massing Option 3 (Preferred)



- Pedestrian arcade on North, East, and West sides of the building
- Full height terraces on all sides of the building
- NW Corner eroded to allow for greater view access to the bay.

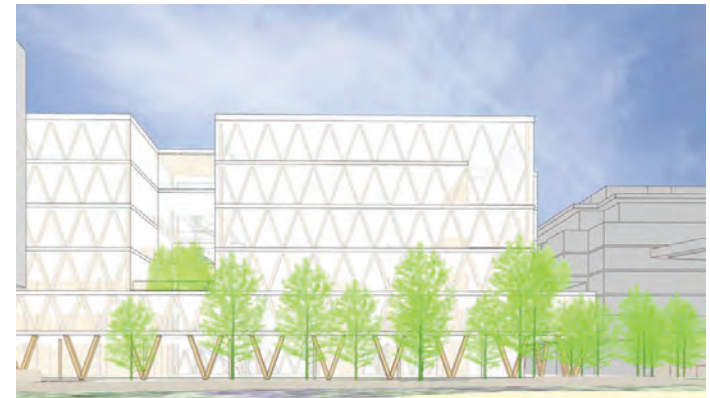
Preferred Massing:

Pros:

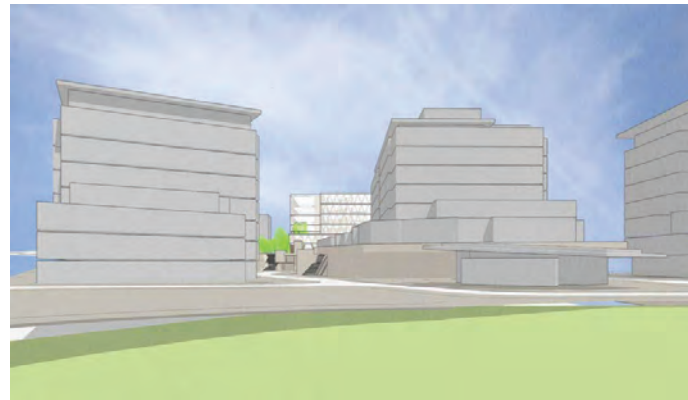
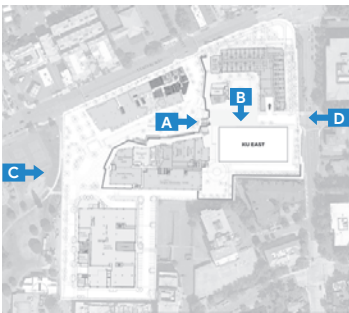
- Pedestrian arcade provides covered access to retail frontages
- Significant massing cuts on all sides of the building break down volume.
- Terraces help activate plaza
- Slots provide increased light access to upper plaza
- Intuitive internal wayfinding via central atrium and massing slots
- Northwest corner terrace breaks down perception of massing from the lower plaza



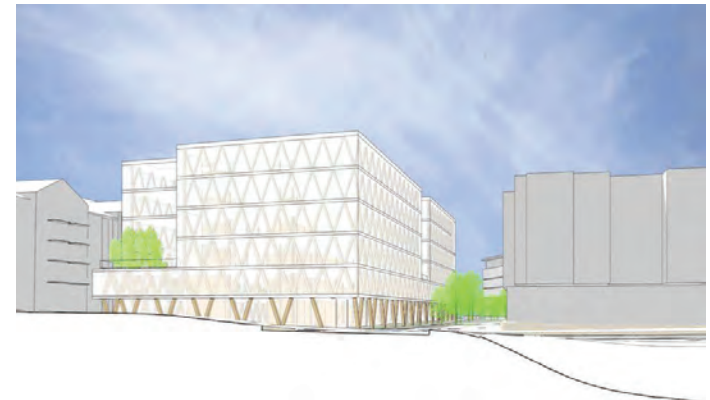
A) View from Lower Plaza



B) View from Upper Plaza



C) View from Peter Kirk Park



D) View from Across 6th Street

DRB Feedback

The DRB expressed a preference for **Massing Option 3** (the applicant's preferred plan).

The DRB members also requested to see detailed landscape plans to better understand the relationship between the building massing and the landscape, including the following drawings / visualizations:

- **Detailed plans for any pedestrian sidewalks or walkways.**
[Click Here](#)
- **Street section** drawings showing adjacent street/ access roads and buildings.
[Click Here](#) & [Here](#)
- **Detailed plans for the fire lane and landscaping** along the south property line.
[Click Here](#)
- **Detailed plans for the area near the daycare use.**
[Click Here](#)
- **Views of the South side of the building** to show the relationship to adjacent buildings.
[Click Here](#)
- **Facade Development** to show how the building relates to the campus as a whole.
[Click Here](#)
- **Rooftop Visualization**
[Click Here](#)

Massing Option 3



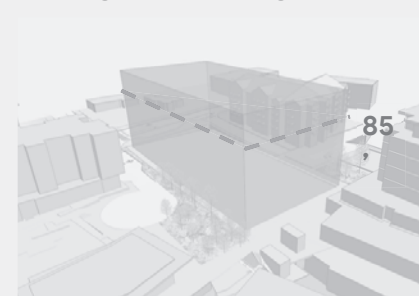
Massing Option 2



Massing Option 1



Zoning Max Massing



DRB Feedback

The DRB members also requested to see materials, lighting plans and detailed landscape plans to better understand the relationship between the building massing and the landscape, including the following drawings / visualizations:

- **Full building visualizations** or Sketchup model.
[Click Here & Here](#)
- **Plaza details** including planting plan, paving materials, and seating areas.
[Click Here](#)
- **Detailed plans** for the area near the daycare use.
[Click Here](#)
- **Colonnade perspectives** during the day and at night to show the pedestrian experience.
[Click Here](#)
- **Lighting plans** and a view of the building at night.
[Click Here & Here](#)
- **Materials and key plans** showing locations of materials and colors
[Click Here & Here](#)
- **Textured walls** including materials and details.
[Click Here](#)
- **Rooftop visualization** including materials.
[Click Here](#)
- **KUE signage strategy** - To be incorporated into Existing Master Signage Plan
[Click Here](#)
- Sustainability stuff





CITY OF KIRKLAND
Planning and Building Department
123 5th Avenue, Kirkland, WA 98033
425.587.3600 ~ www.kirklandwa.gov

DEVELOPMENT STANDARDS LIST

FILE: KIRKLAND URBAN EAST, DRV21-00535

ZONING CODE STANDARDS

95.51.2.a Required Landscaping. All required landscaping shall be maintained throughout the life of the development. The applicant shall submit an agreement to the city to be recorded with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall provide a final as-built landscape plan and an agreement to maintain and replace all landscaping that is required by the City.

95.52 Prohibited Vegetation. Plants listed as prohibited in the Kirkland Plant List shall not be planted in the City.

100.25 Sign Permits. Separate sign permit(s) are required. In JBD and CBD cabinet signs are prohibited.

105.32 Bicycle Parking. All uses, except single family dwelling units and duplex structures with 6 or more vehicle parking spaces must provide covered bicycle parking within 50 feet of an entrance to the building at a ratio of one bicycle space for each twelve motor vehicle parking spaces. Check with Planner to determine the number of bike racks required and location.

105.18 Entrance Walkways. All uses, except single family dwellings and duplex structures, must provide pedestrian walkways between the principal entrances to all businesses, uses, and/or buildings on the subject property.

105.18 Overhead Weather Protection. All uses, except single family dwellings, multifamily, and industrial uses, must provide overhead weather protection along any portion of the building, which is adjacent to a pedestrian walkway.

105.18.2 Walkway Standards. Pedestrian walkways must be at least 5' wide; must be distinguishable from traffic lanes by pavement texture or elevation; must have adequate lighting for security and safety. Lights must be non-glare and mounted no more than 20' above the ground.

105.18.2 Overhead Weather Protection Standards. Overhead weather protection must be provided along any portion of the building adjacent to a pedestrian walkway or sidewalk; over the primary exterior entrance to all buildings. May be composed of awnings, marquees, canopies or building overhangs; must cover at least 5' of the width of the adjacent walkway; and must be at least 8 feet above the ground immediately below it. In design districts, translucent awnings may not be backlit; see section for the percent of property frontage or building facade.

105.19 Public Pedestrian Walkways. The height of solid (blocking visibility) fences along pedestrian pathways that are not directly adjacent a public or private street right-of-way shall be limited to 42 inches unless otherwise approved by the Planning or Public Works Directors. All new building structures shall be setback a minimum of five feet from any pedestrian access right-of-way, tract, or easement that is not directly adjacent a public or private street right-of-way. If in a design district, see section and Plate 34 for through block pathways standards.

105.58 Parking Lot Locations in Design Districts. See section for standards unique to each district.

105.65 Compact Parking Stalls. Up to 50% of the number of parking spaces may be

designated for compact cars.

105.60.2 Parking Area Driveways. Driveways which are not driving aisles within a parking area shall be a minimum width of 20 feet.

105.60.3 Wheelstops. Parking areas must be constructed so that car wheels are kept at least 2' from pedestrian and landscape areas.

105.60.4 Parking Lot Walkways. All parking lots which contain more than 25 stalls must include pedestrian walkways through the parking lot to the main building entrance or a central location. Lots with more than 25,000 sq. ft. of paved area must provide pedestrian routes for every 3 aisles to the main entrance.

105.77 Parking Area Curbing. All parking areas and driveways, for uses other than detached dwelling units must be surrounded by a 6" high vertical concrete curb.

105.96 Drive Through Facilities. See section for design criteria for approving drive through facilities.

110.52 Sidewalks and Public Improvements in Design Districts. See section, Plate 34 and public works approved plans manual for sidewalk standards and decorative lighting design applicable to design districts.

110.60.5 Street Trees. All trees planted in the right-of-way must be approved as to species by the City. All trees must be two inches in diameter at the time of planting as measured using the standards of the American Association of Nurserymen with a canopy that starts at least six feet above finished grade and does not obstruct any adjoining sidewalks or driving lanes.

115.25 Work Hours. It is a violation of this Code to engage in any development activity or to operate any heavy equipment before 7:00 am. or after 8:00 pm Monday through Friday, or before 9:00 am or after 6:00 pm Saturday. No development activity or use of heavy equipment may occur on Sundays or on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas Day. The applicant will be required to comply with these regulations and any violation of this section will result in enforcement action, unless written permission is obtained from the Planning official.

115.45 Garbage and Recycling Placement and Screening. For uses other than detached dwelling units, duplexes, moorage facilities, parks, and construction sites, all garbage receptacles and dumpsters must be setback from property lines, located outside landscape buffers, and screened from view from the street, adjacent properties and pedestrian walkways or parks by a solid sight-obscuring enclosure.

115.47 Service Bay Locations. All uses, except single family dwellings and multifamily structures, must locate service bays away from pedestrian areas. If not feasible must screen from view.

115.75.2 Fill Material. All materials used as fill must be non-dissolving and non-decomposing. Fill material must not contain organic or inorganic material that would be detrimental to the water quality, or existing habitat, or create any other significant adverse impacts to the environment.

115.95 Noise Standards. The City of Kirkland adopts by reference the Maximum Environmental Noise Levels established pursuant to the Noise Control Act of 1974, RCW 70.107. See Chapter 173-60 WAC. Any noise, which injures, endangers the comfort, repose, health or safety of persons, or in any way renders persons insecure in life, or in the use of property is a violation of this Code.

115.115 Required Setback Yards. This section establishes what structures, improvements and activities may be within required setback yards as established for each use in each zone.

115.115.3.g Rockeries and Retaining Walls. Rockeries and retaining walls are limited to a maximum height of four feet in a required yard unless certain modification criteria in this section are met. The combined height of fences and retaining walls within five feet of each other in a required yard is limited to a maximum height of 6 feet, unless certain modification criteria in this section are met.

115.120 Rooftop Appurtenance Screening. New or replacement appurtenances on existing

buildings shall be surrounded by a solid screening enclosure equal in height to the appurtenance. New construction shall screen rooftop appurtenances by incorporating them in to the roof form.

Prior to issuance of a grading or building permit:

27.06.030 Park Impact Fees. New residential units are required to pay park impact fees prior to issuance of a building permit. Please see KMC 27.06 for the current rate. Exemptions and/or credits may apply pursuant to KMC 27.06.050 and KMC 27.06.060. If a property contains an existing unit to be removed, a "credit" for that unit shall apply to the first building permit of the subdivision.

Prior to occupancy:

95.51.2.a Required Landscaping. All required landscaping shall be maintained throughout the life of the development. The applicant shall submit an agreement to the city to be recorded with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall provide a final as-built landscape plan and an agreement to maintain and replace all landscaping that is required by the City

110.60.5 Landscape Maintenance Agreement. The owner of the subject property shall sign a landscape maintenance agreement, in a form acceptable to the City Attorney, to run with the subject property to maintain landscaping within the landscape strip and landscape island portions of the right-of-way. It is a violation to pave or cover the landscape strip with impervious material or to park motor vehicles on this strip.

Development Standards for
Public Works, Fire and Building will
be provided at the October 4th
Meeting.