

North Elevation Perspective



West Elevation Perspective



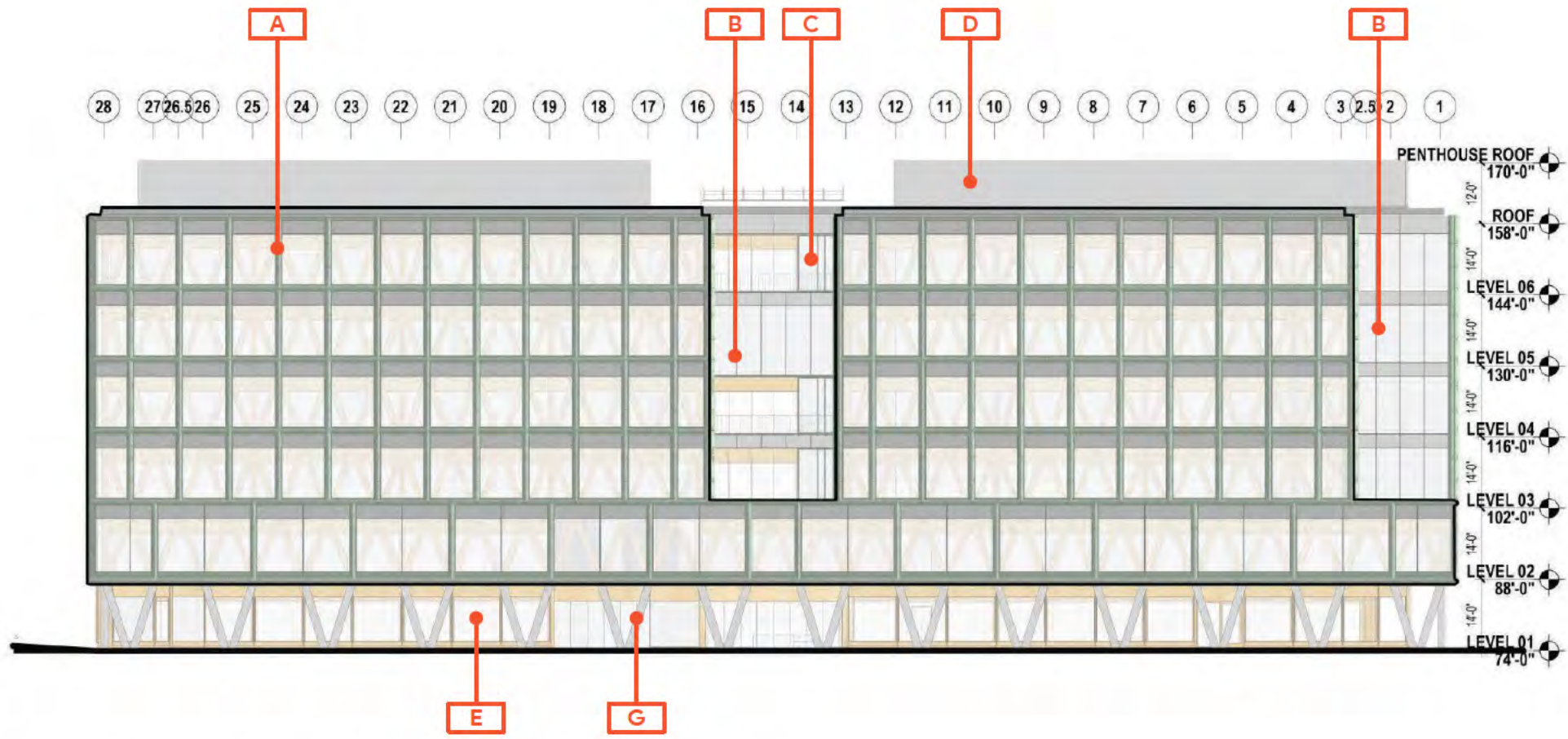
East Elevation Perspective



Elevations: 1" = 20'

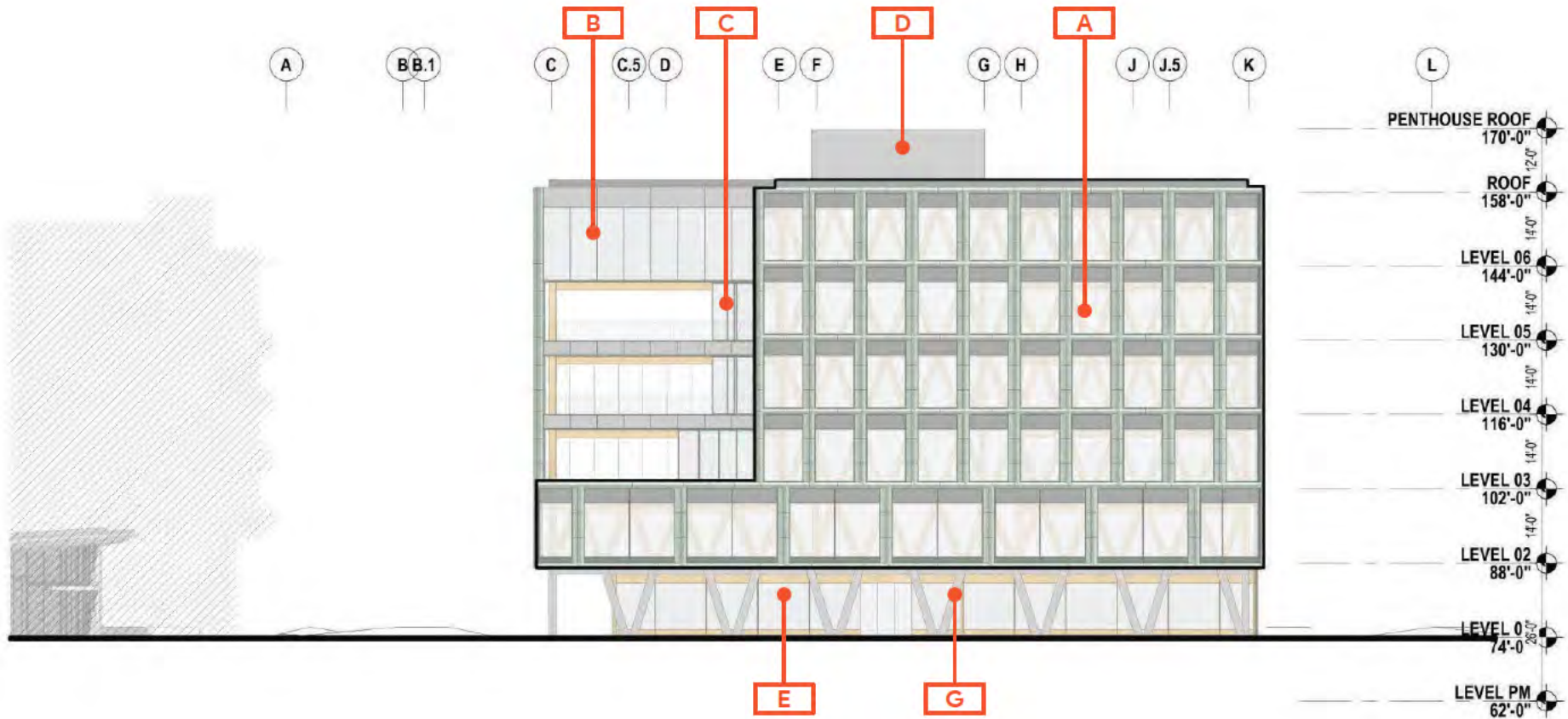
Building Elevations: North

- | | |
|---|------------------------------------|
| A Terracotta and Glass Facade | E Wood and Glass Storefront |
| B Glass Curtain Wall | F Wood Rainscreen Facade |
| C Glass Facade w/ Operable Windows | G Concrete Diagrid Elements |
| D Mechanical Enclosure | |



Building Elevations: West

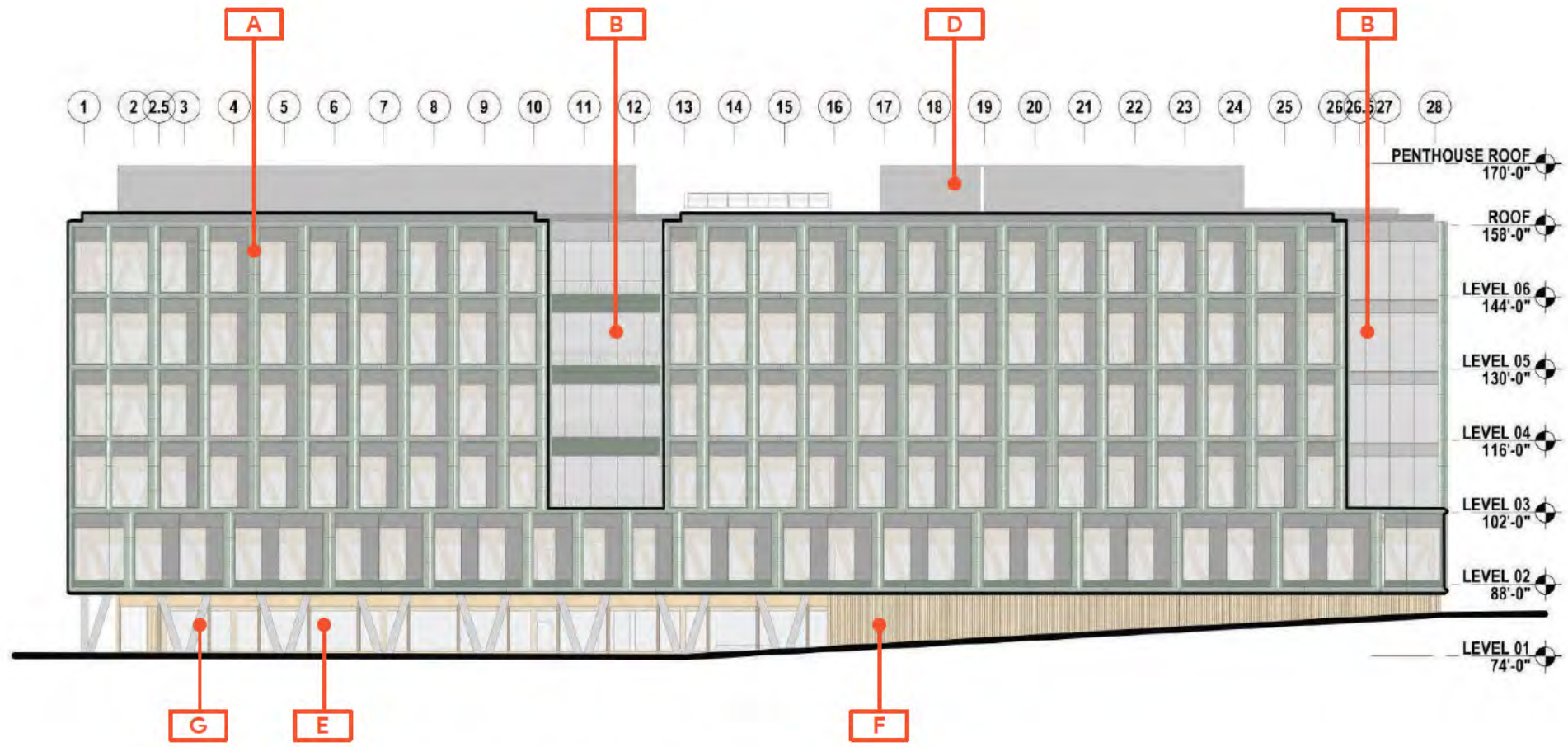
- | | | | |
|----------|----------------------------------|----------|---------------------------|
| A | Terracotta and Glass Facade | E | Wood and Glass Storefront |
| B | Glass Curtain Wall | F | Wood Rainscreen Facade |
| C | Glass Facade w/ Operable Windows | G | Concrete Diagrid Elements |
| D | Mechanical Enclosure | | |



SCALE: 1" = 20'

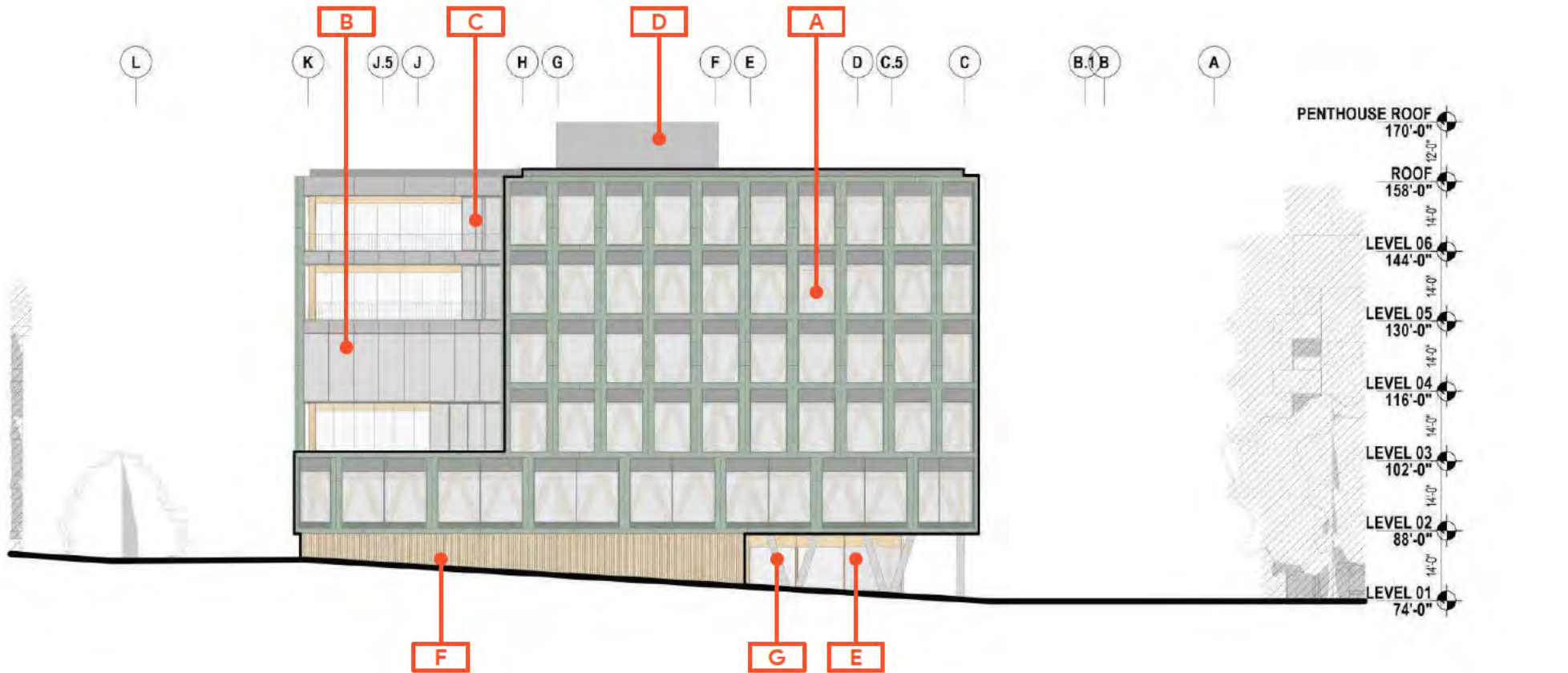
Building Elevations: South

- | | |
|---|------------------------------------|
| A Terracotta and Glass Facade | E Wood and Glass Storefront |
| B Glass Curtain Wall | F Wood Rainscreen Facade |
| C Glass Facade w/ Operable Windows | G Concrete Diagrid Elements |
| D Mechanical Enclosure | |

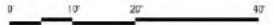


Building Elevations: East

- | | |
|---|------------------------------------|
| A Terracotta and Glass Facade | E Wood and Glass Storefront |
| B Glass Curtain Wall | F Wood Rainscreen Facade |
| C Glass Facade w/ Operable Windows | G Concrete Diagrid Elements |
| D Mechanical Enclosure | |



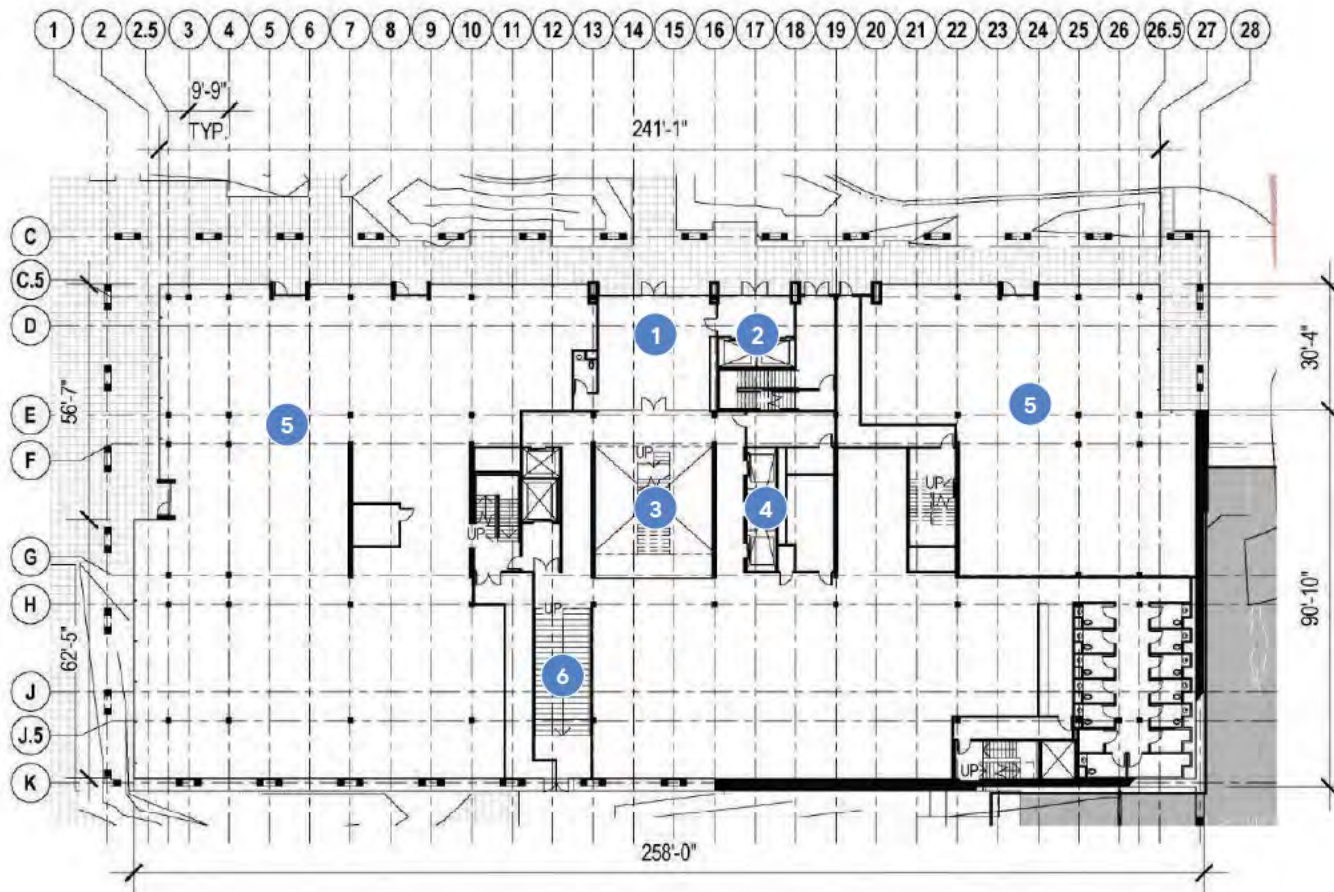
SCALE: 1" = 20'



Program + Floor Plans

Core + Shell Plans: 1" = 30'

Floor Plans: Level 1



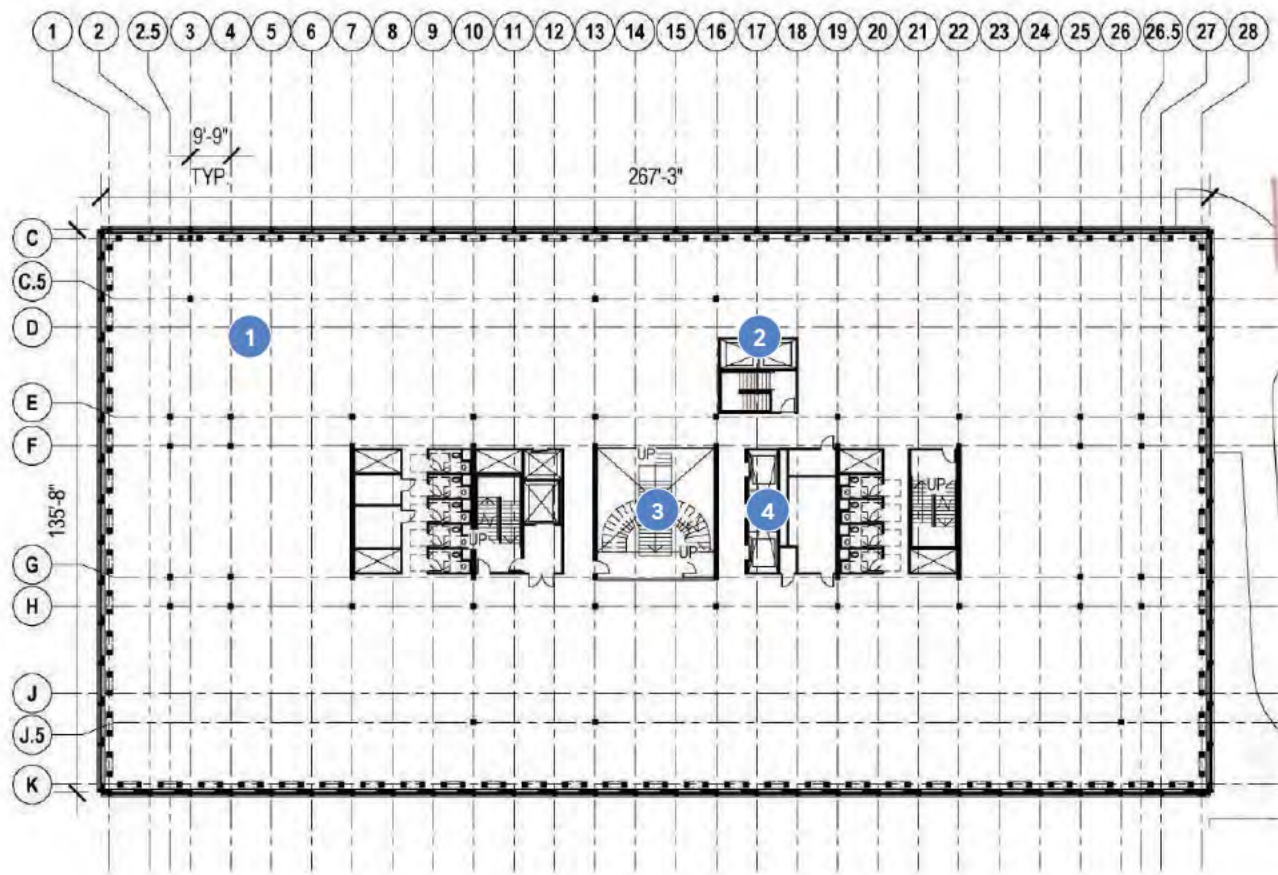
Key Notes:

- 1 Main Building Entry / Lobby
- 2 Public Entry / Elevators
- 3 Central Stair
- 4 Employee Elevators
- 5 Retail
- 6 Bike Stair

GSF by Use:

Retail: 14,876 GSF
Business: 15,224 GSF
L1 Total: 30,100 GSF

Floor Plans: Level 2



Key Notes:

- 1 Office Space
- 2 Public Stair / Elevators
- 3 Central Stair
- 4 Employee Elevators

GSF by Use:

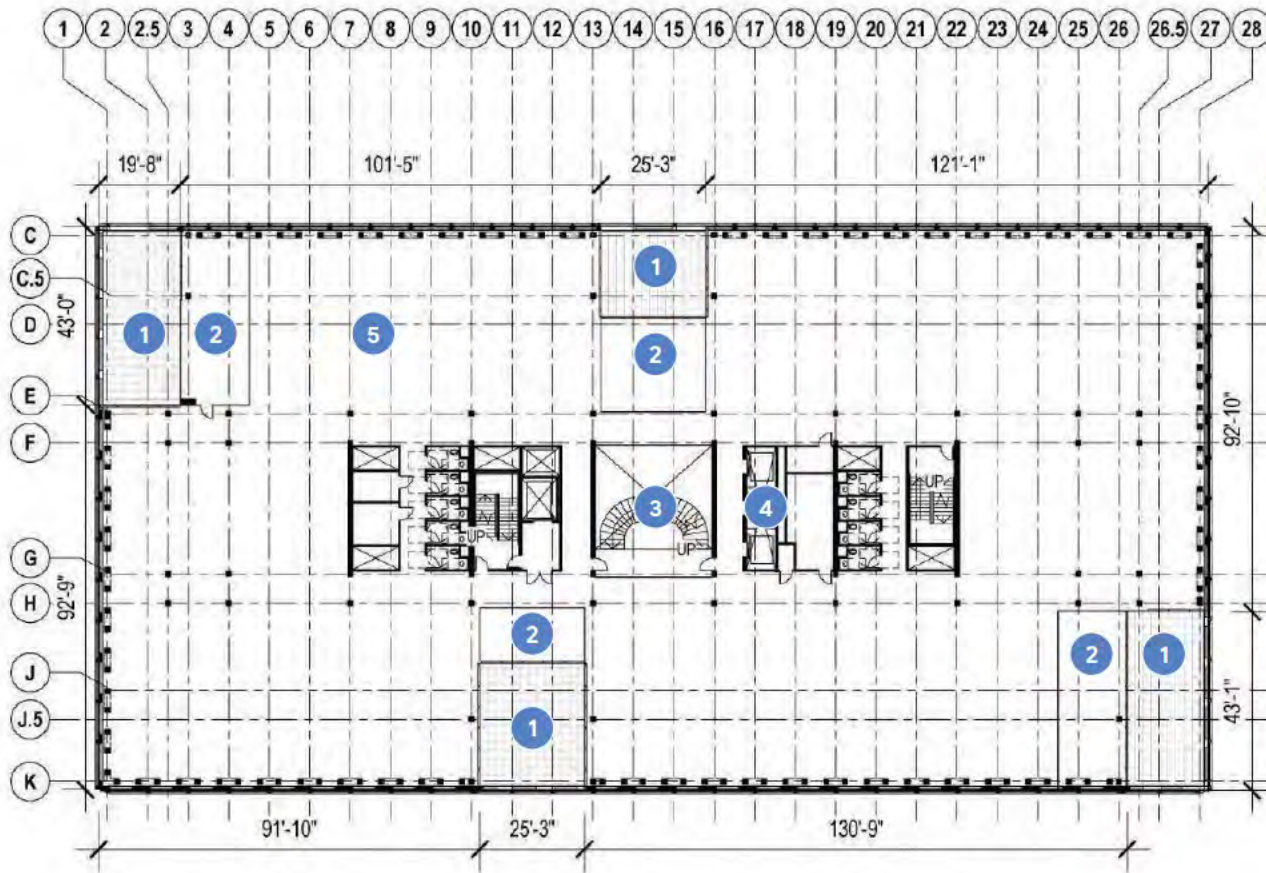
Business: 35,761 GSF



SCALE: 1" = 30'



Floor Plans: Level 3



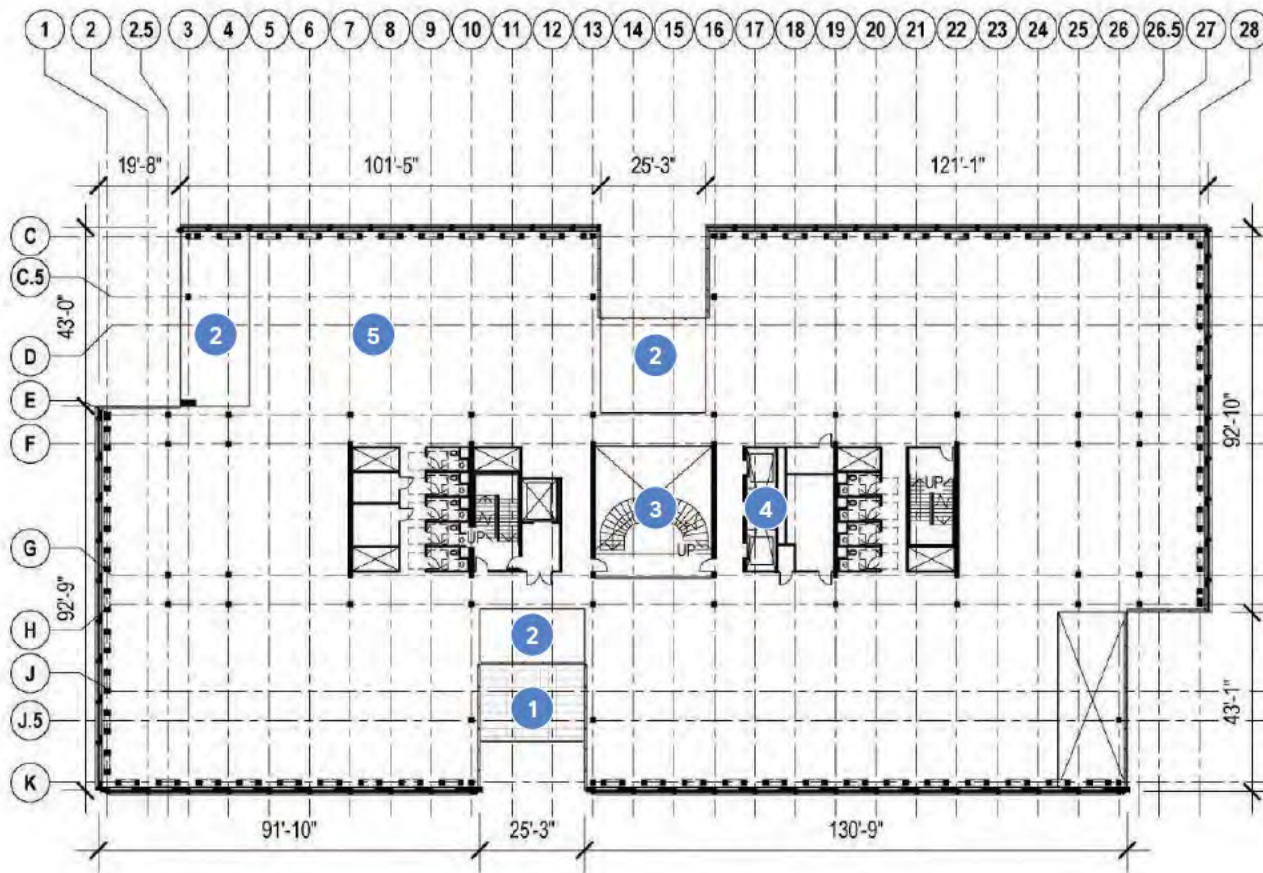
Key Notes:

- 1 Outdoor Terraces
- 2 "Mid-door" Interior Terraces
- 3 Central Stair
- 4 Employee Elevators
- 5 Office Space

GSF by Use:

Business: 32,740 GSF

Floor Plans: Level 4



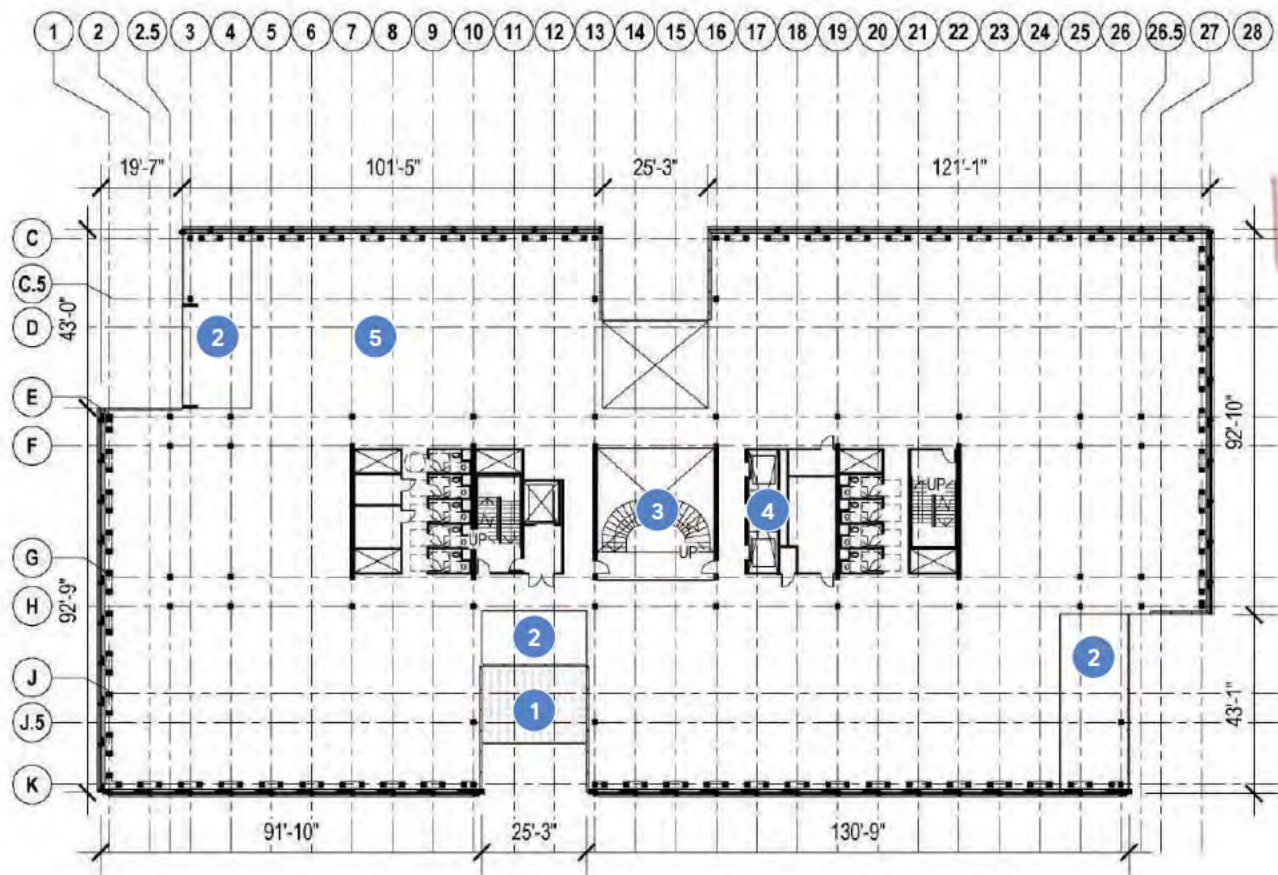
Key Notes:

- 1 Outdoor Terraces
- 2 "Mid-door" Interior Terraces
- 3 Central Stair
- 4 Employee Elevators
- 5 Office Space

GSF by Use:

Business: 32,076 GSF

Floor Plans: Level 5

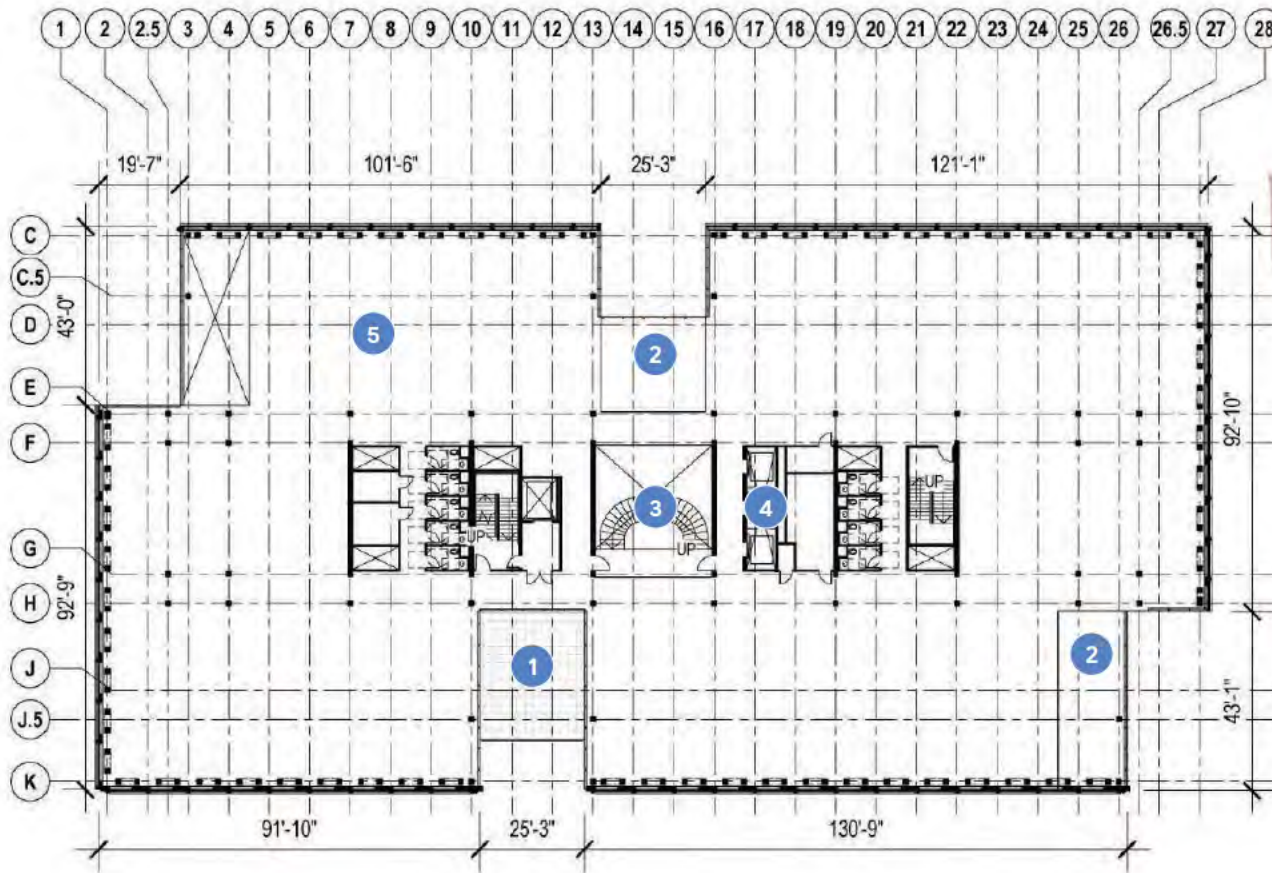


Key Notes:

- 1 Outdoor Terraces
- 2 "Mid-door" Interior Terraces
- 3 Central Stair
- 4 Employee Elevators
- 5 Office Space

GSF by Use:
Business: 32,213 GSF

Floor Plans: Level 6



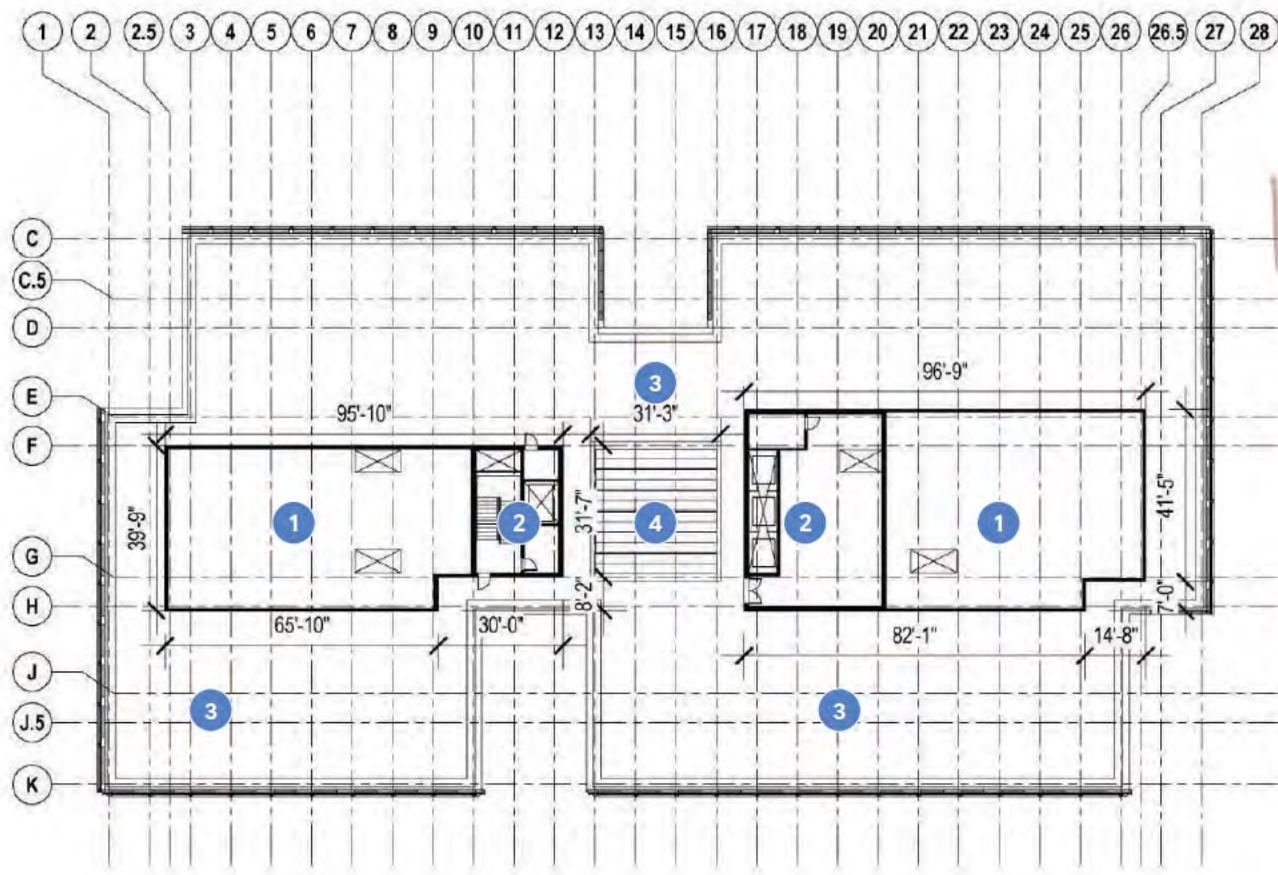
Key Notes:

- 1 Outdoor Terraces
- 2 "Mid-door" Interior Terraces
- 3 Central Stair
- 4 Employee Elevators
- 5 Office Space

GSF by Use:

Business: 32,068 GSF

Floor Plans: Roof

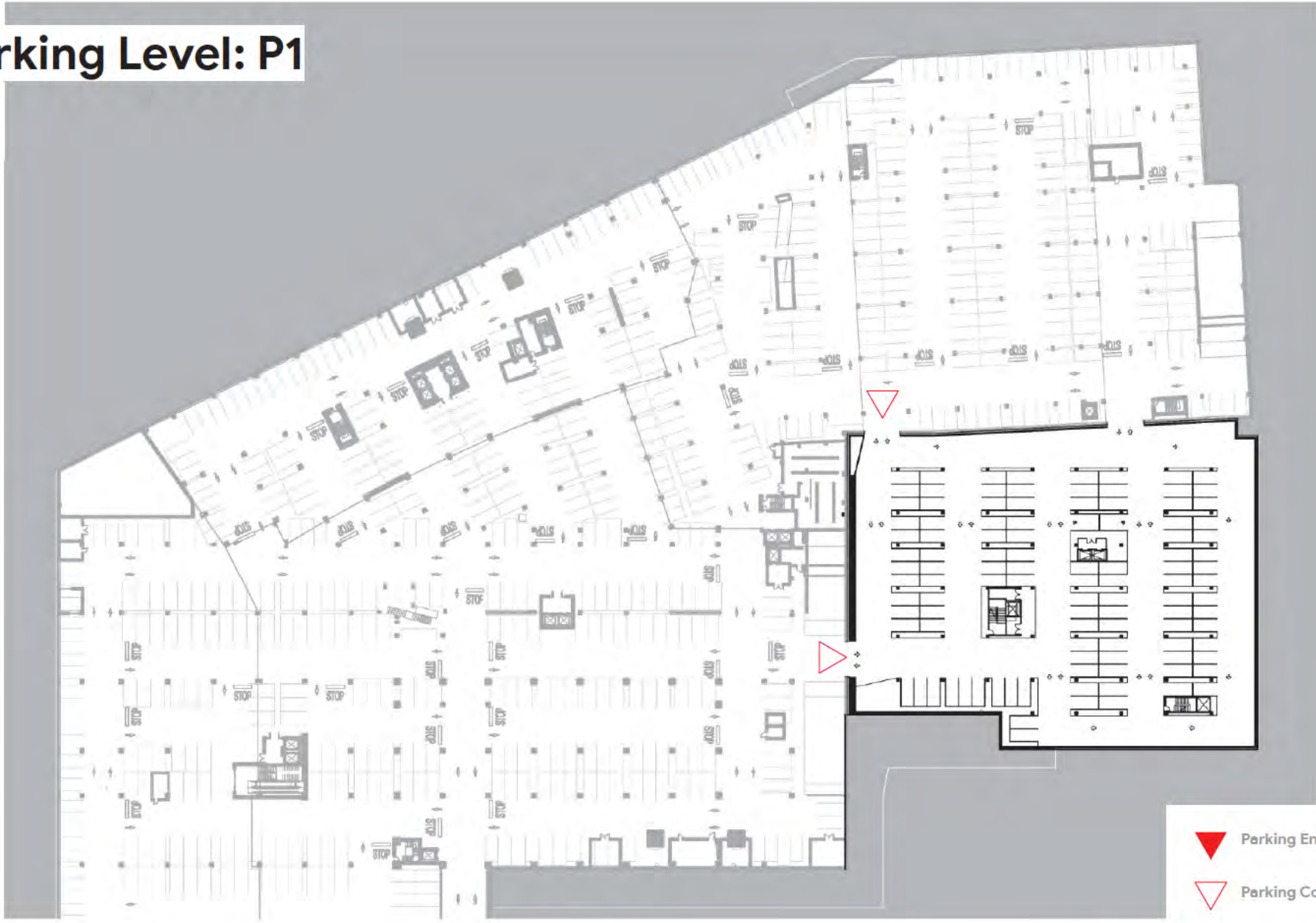


Key Notes:

- 1 Mechanical Screening
- 2 Penthouse
- 3 Location for PV panels
- 4 Skylight

Campus Parking Plans: 1" = 100'

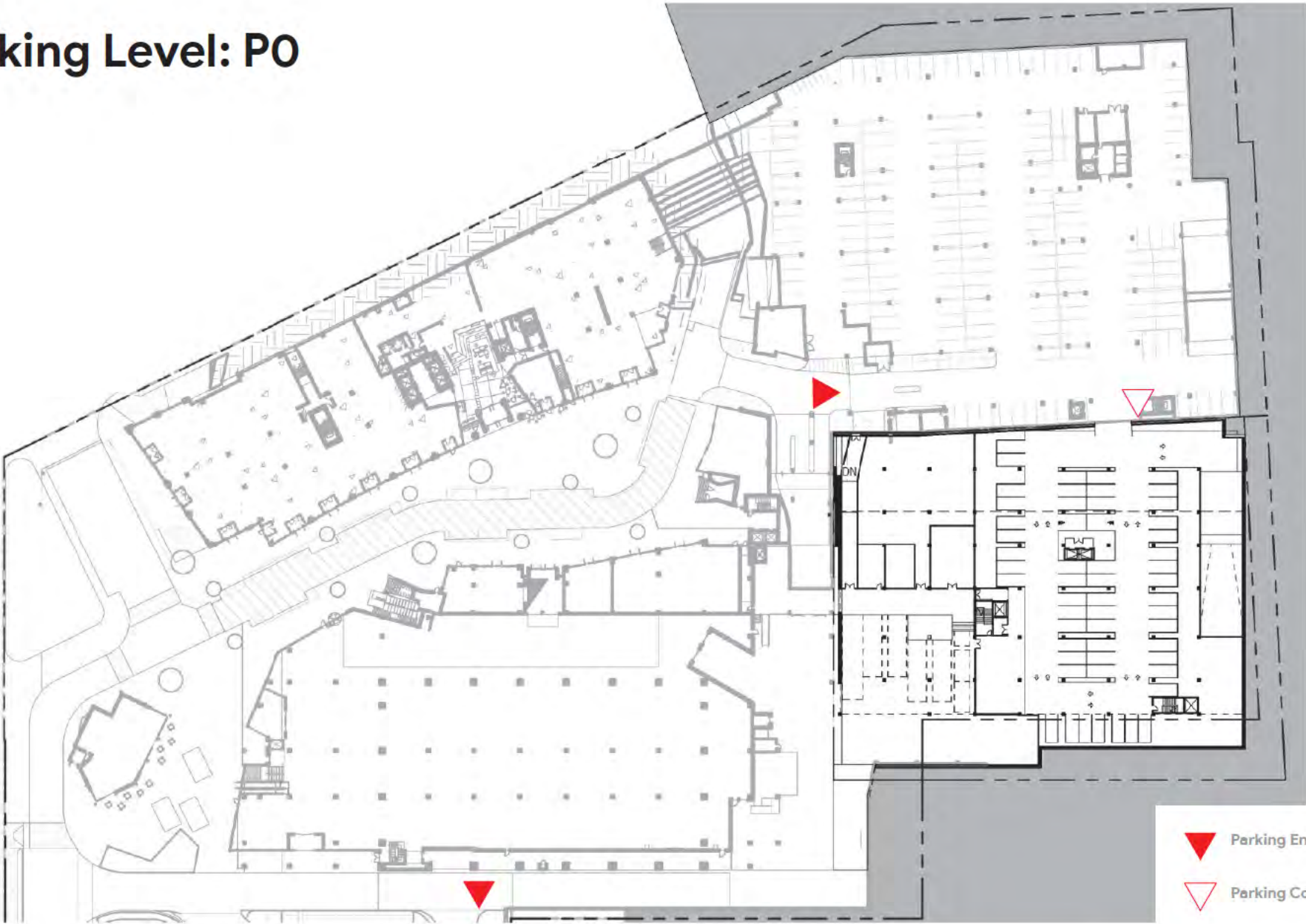
Parking Level: P1



▼ Parking Entrance
▽ Parking Connection

SCALE: 1" = 100'
0 50 100 200

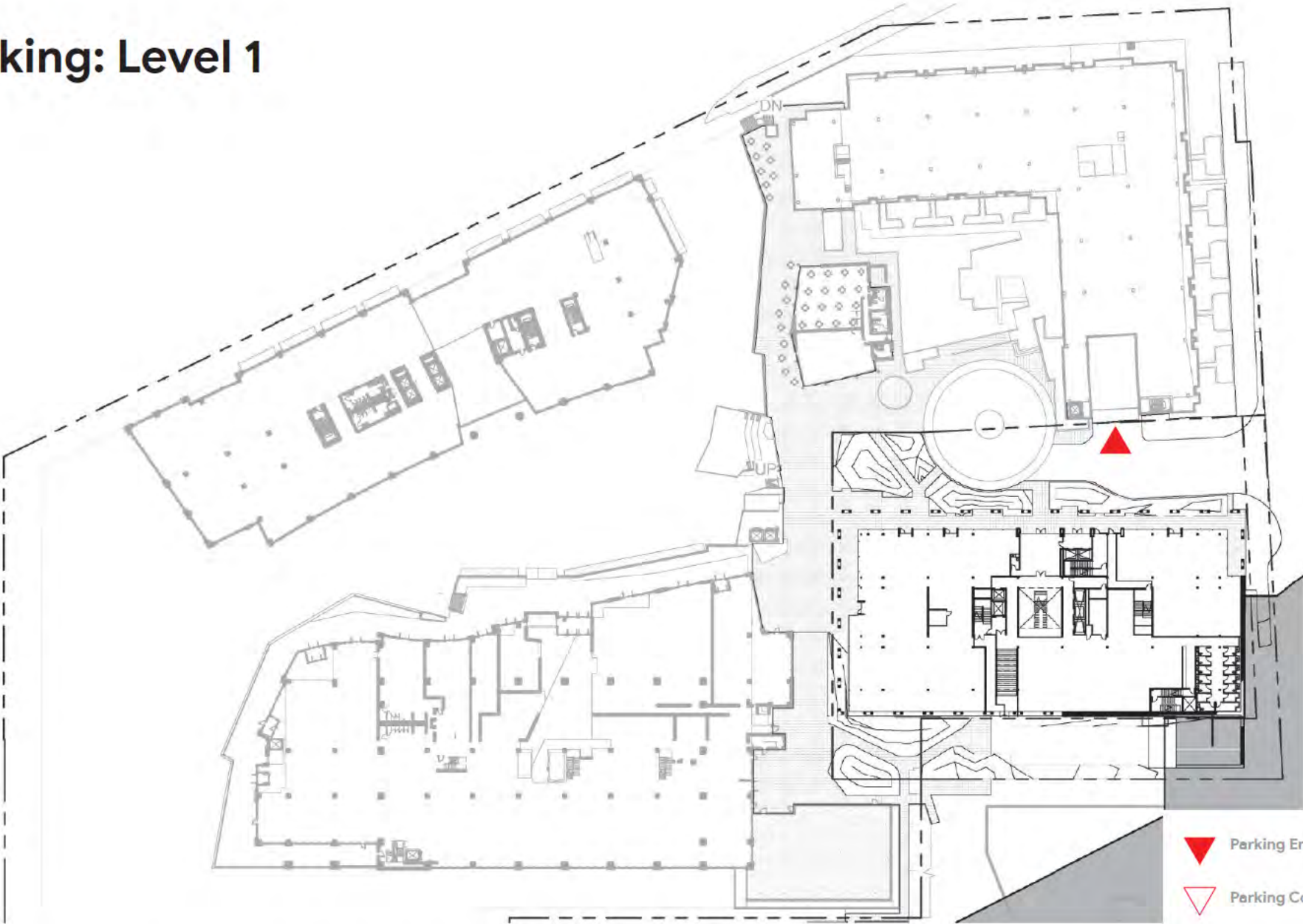
Parking Level: P0



▼ Parking Entrance
▽ Parking Connection

SCALE: 1" = 100'
0 50 100 200

Parking: Level 1

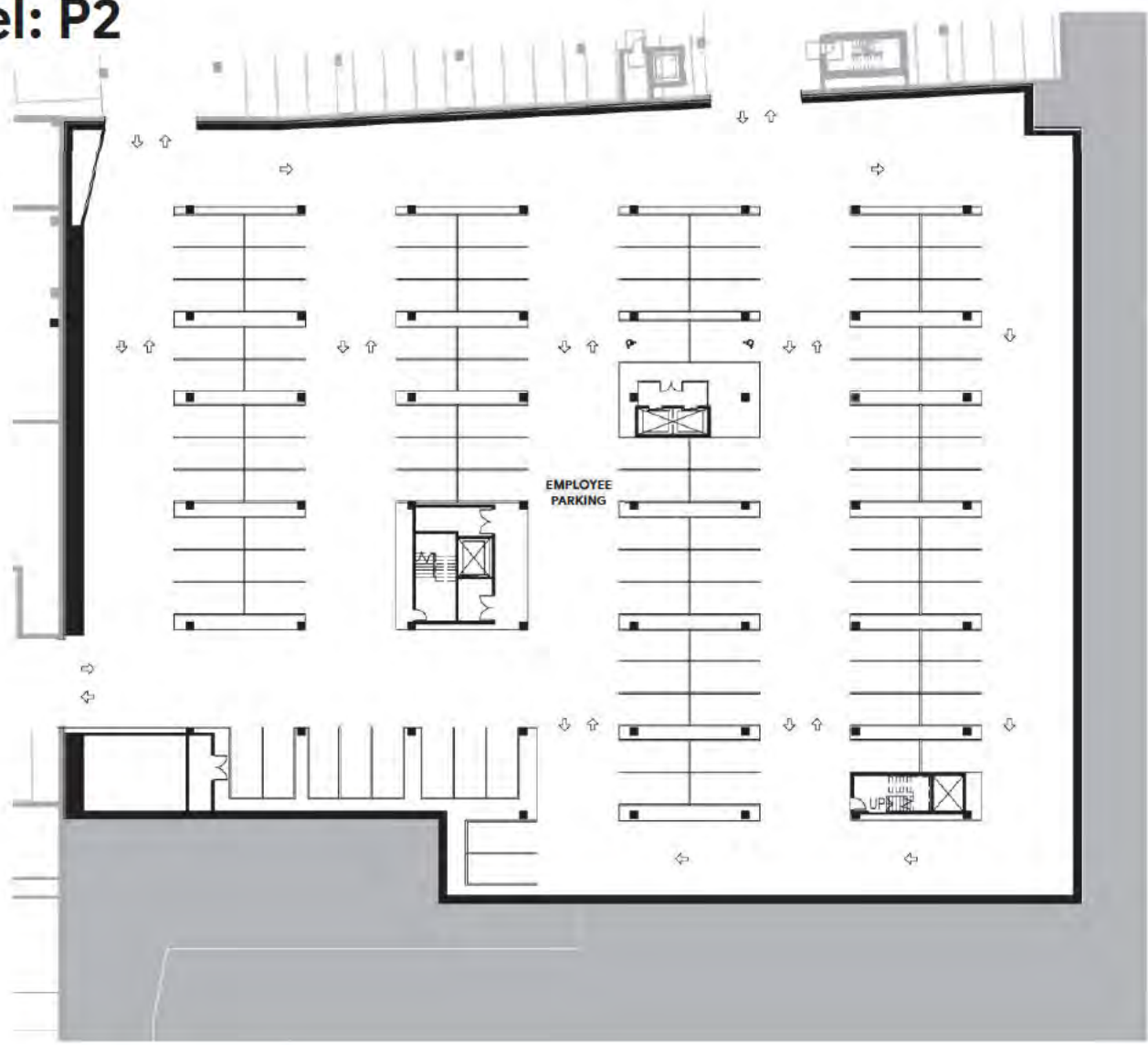


▼ Parking Entrance
◁ Parking Connection

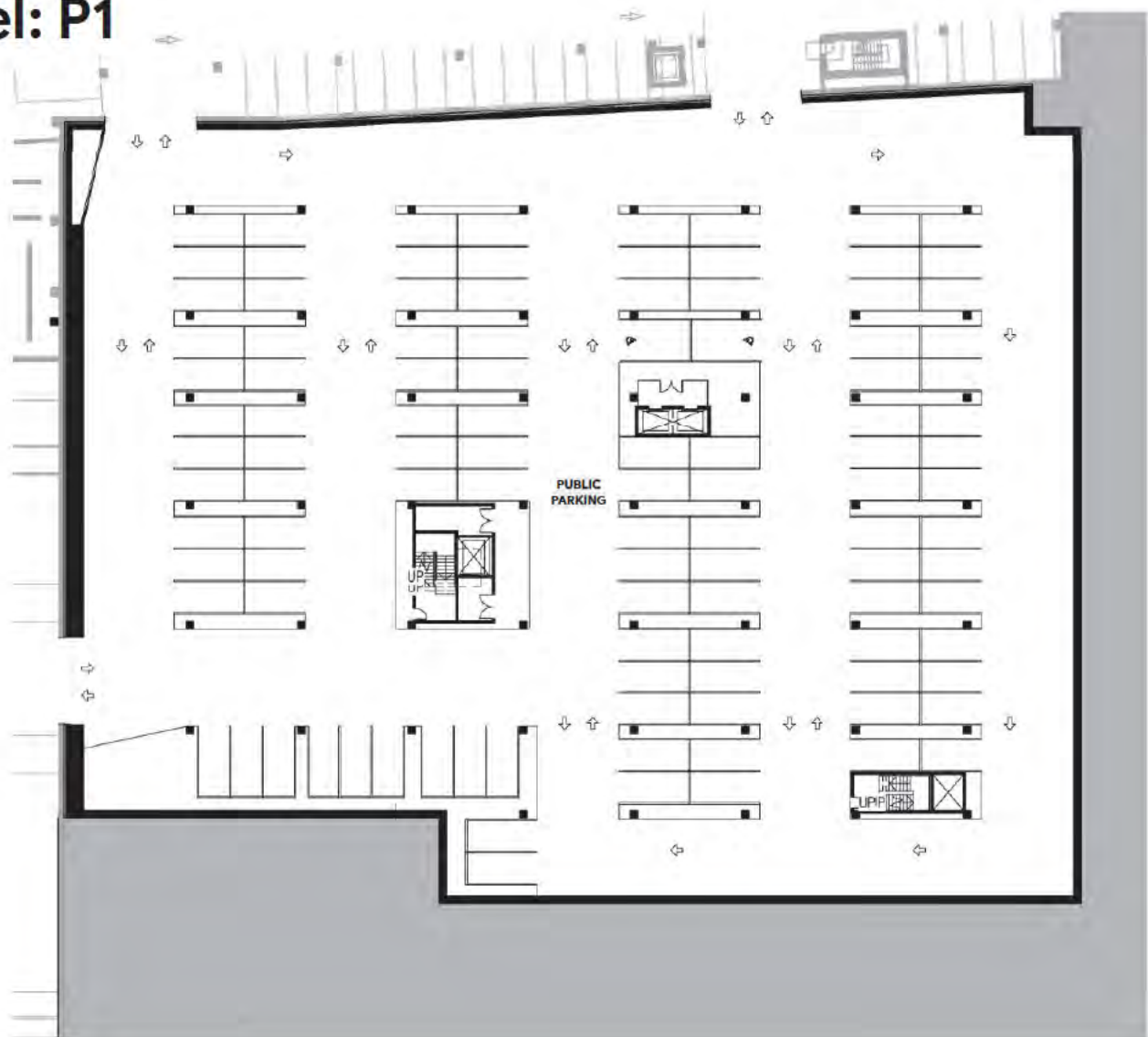
SCALE: 1" = 100'
0 50 100 200

KU East Parking Plans: 1" = 30'

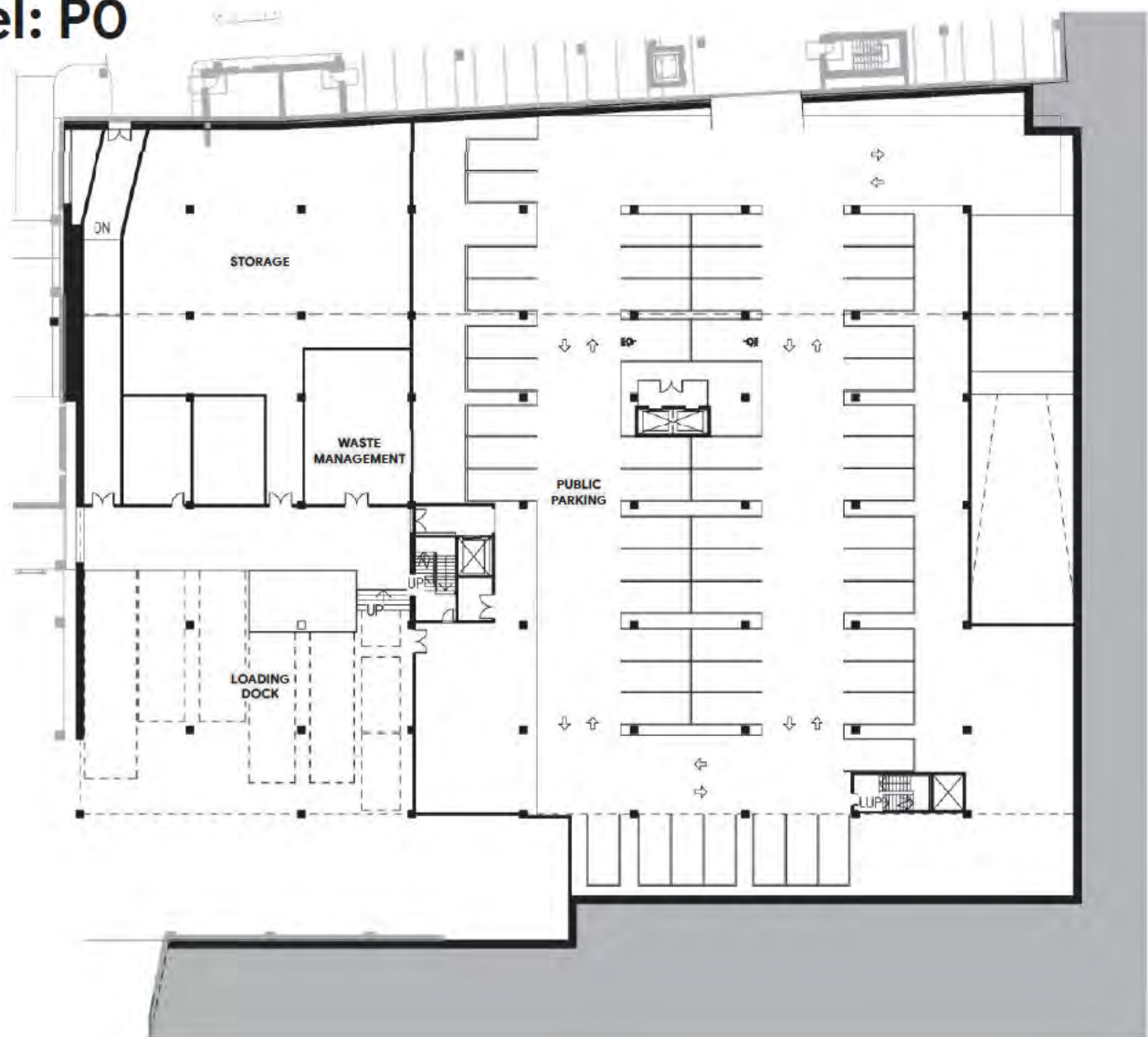
Parking Level: P2



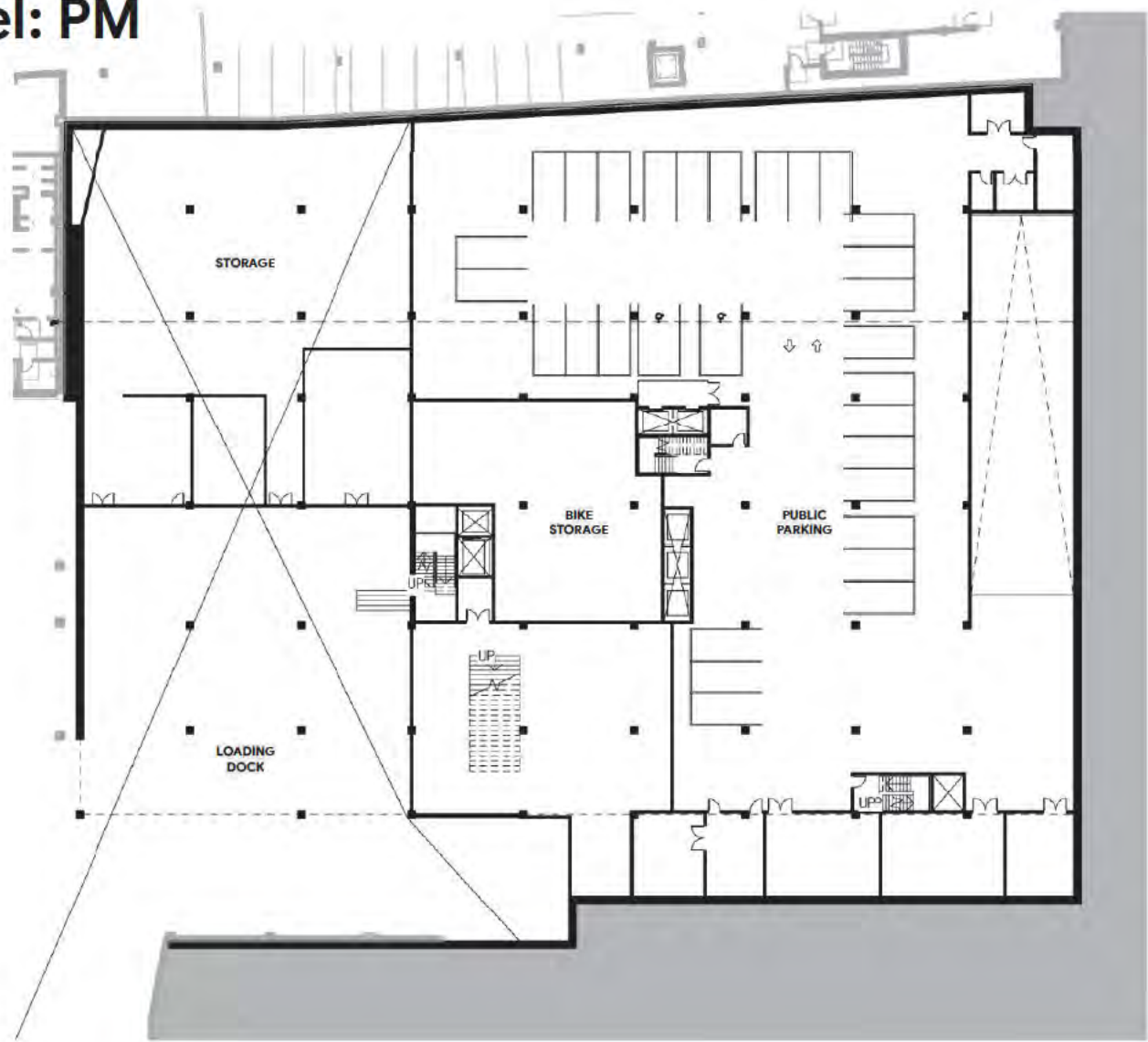
Parking Level: P1



Parking Level: P0



Parking Level: PM



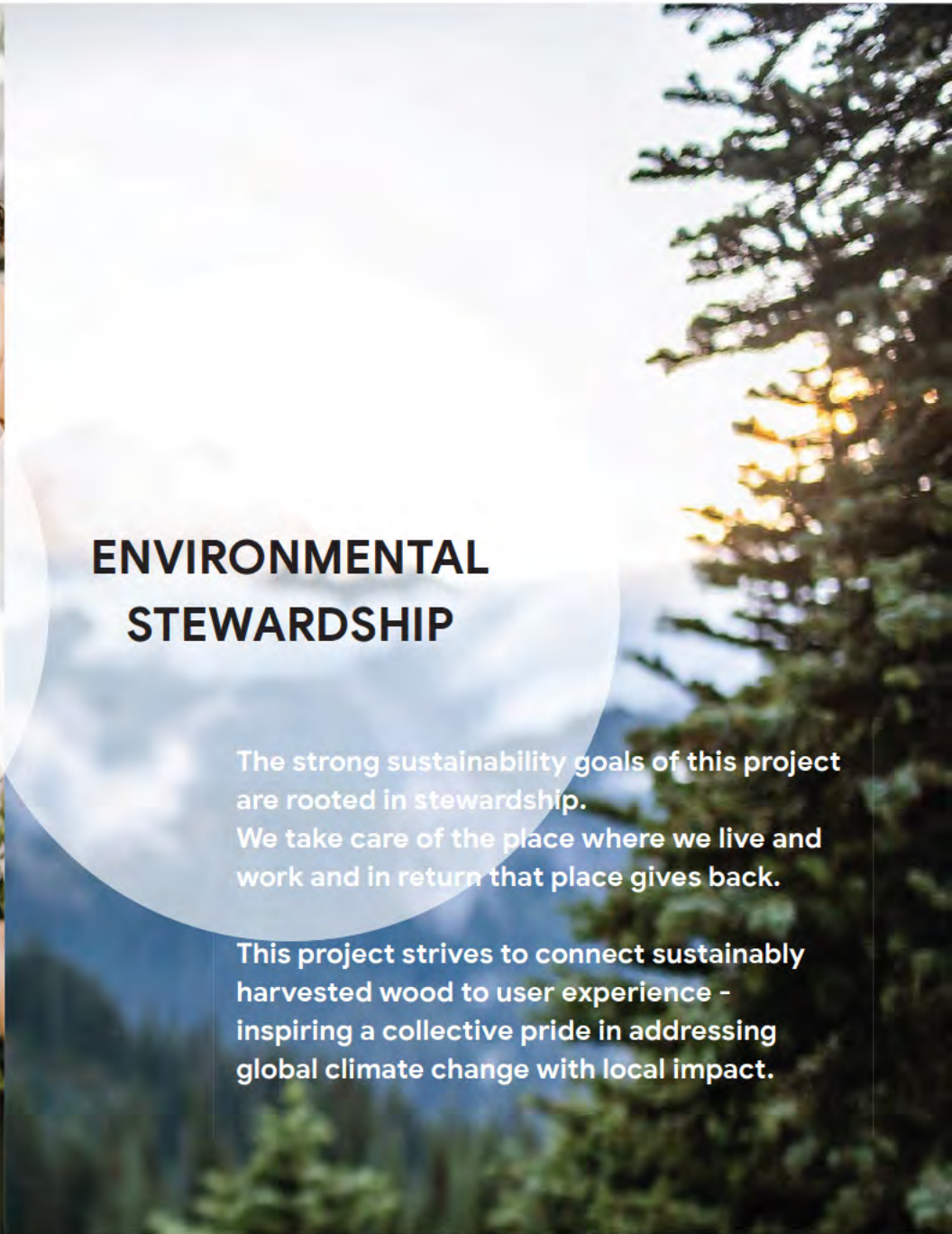
Sustainability



RESILIENT COMMUNITIES

The Kirkland Urban built environment can foster connections between users and the greater Kirklander communities. These connections can lead to a stronger sense of belonging and cohesiveness; or simply a willingness to help each other out.

This connection between communities is a foundation for resilience.



ENVIRONMENTAL STEWARDSHIP

The strong sustainability goals of this project are rooted in stewardship. We take care of the place where we live and work and in return that place gives back.

This project strives to connect sustainably harvested wood to user experience - inspiring a collective pride in addressing global climate change with local impact.

Sustainability Story

Embodied Carbon

- Mass Timber reduces upfront carbon
- Sustainable regional forestry
- Kirkland community education
- User experience of exposed timber

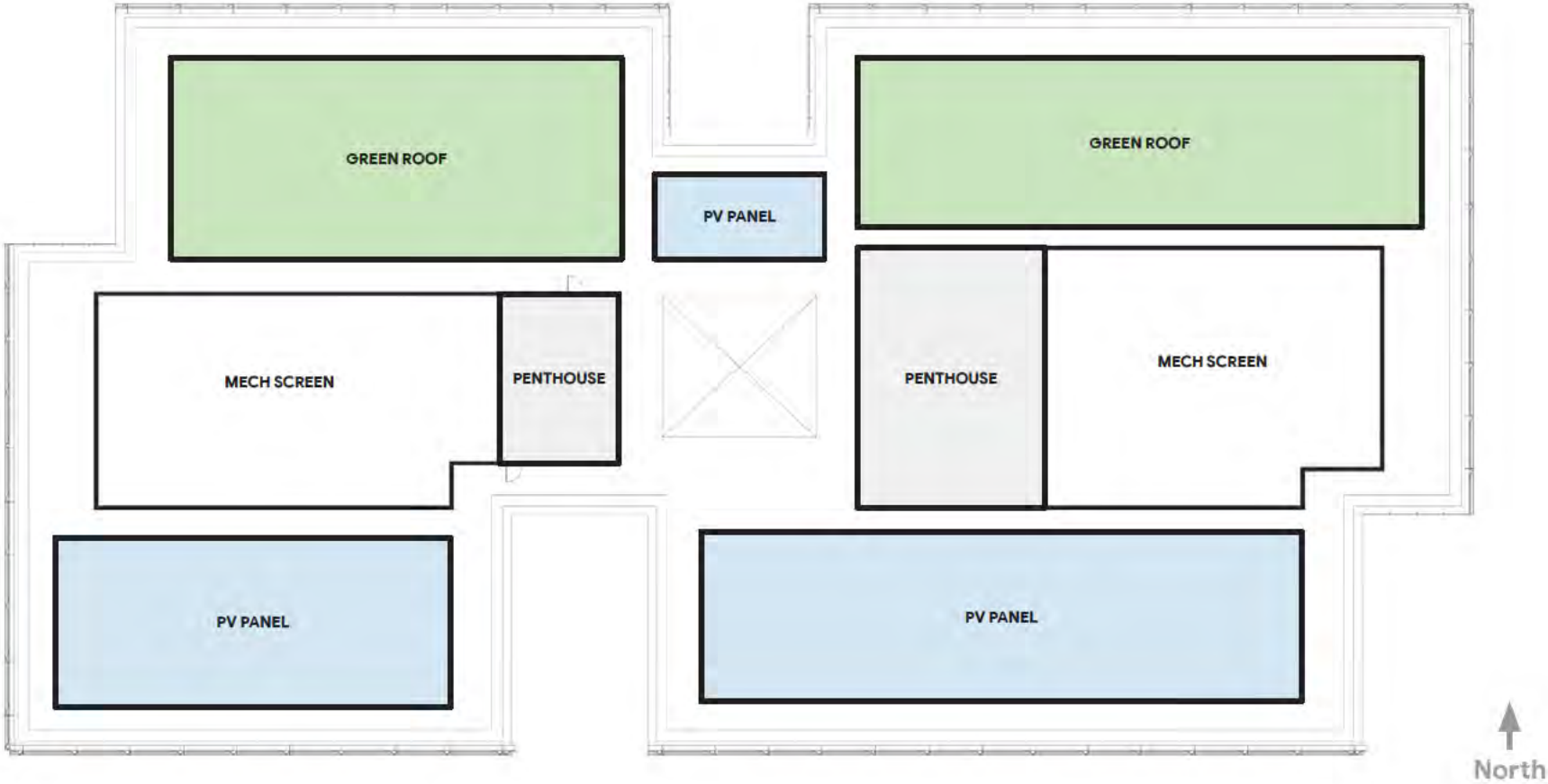
Maximize on-Site Water

- Stewardship of watershed
- Rainwater collection
- Grey water reuse

Energy Conservation

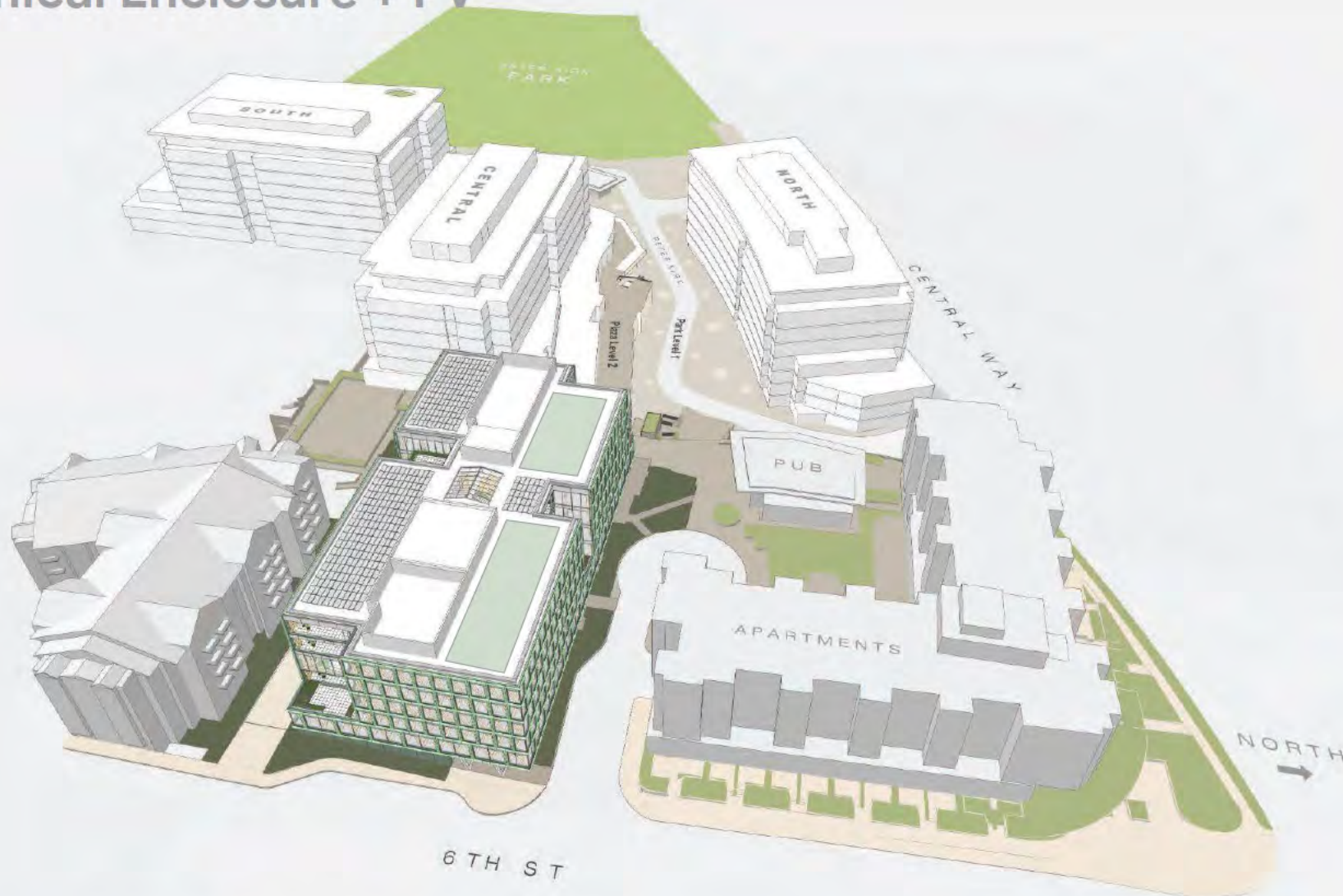
- All Electric - no fossil fuel usage
- Rooftop solar power
- High performance facade
- Building microclimates

Energy Conservation Roof Photovoltaic



Rooftop Configuration

Mechanical Enclosure + PV



Design Departure / Minor Variation:

Master Plan Departure Intent:

South Fire Access

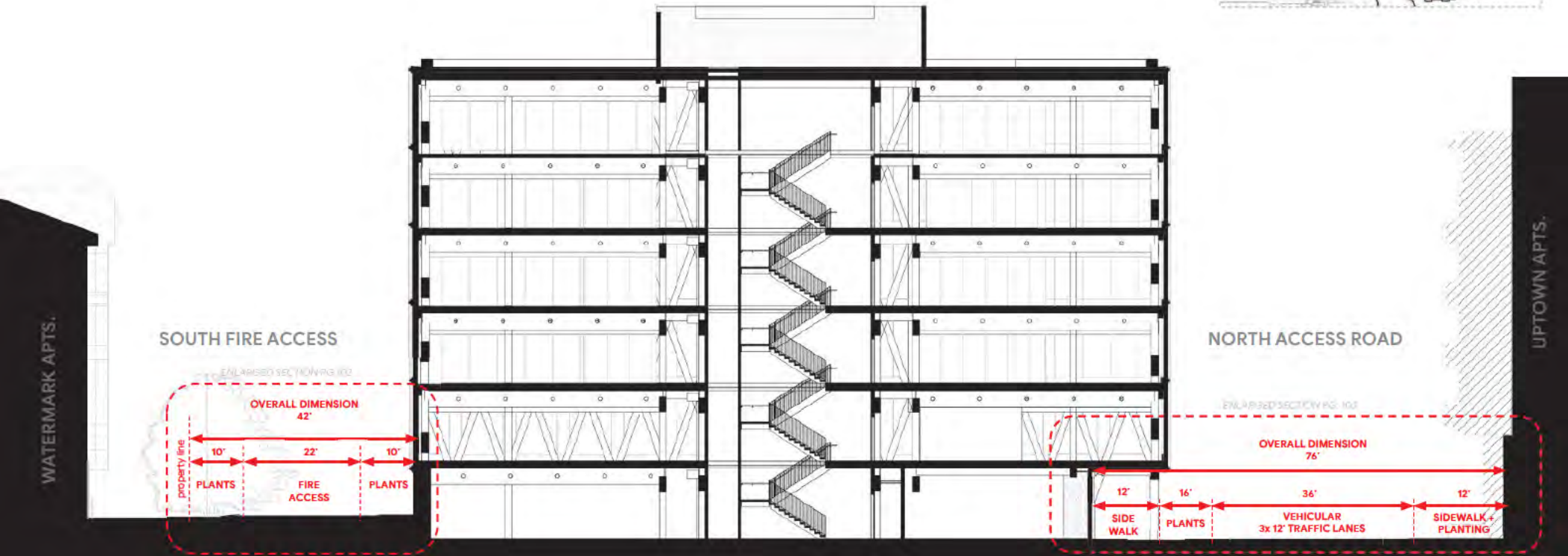
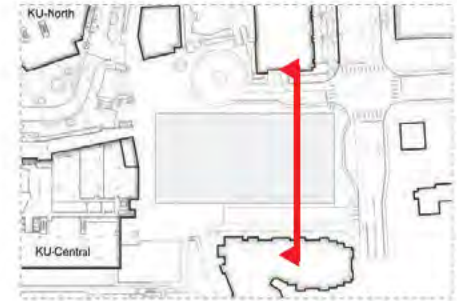
- Retain 10' planted buffer at property line
- Consolidate sidewalk and fire access requirement to 22' mixed mode zone (non-fire vehicles restricted)
- Landscaped pedestrian and bicycle oriented street
- Reinforce Secondary East/West Pedestrian Path

North Access Road

- Maintain 12' min sidewalk with tree wells
- Locate pedestrian access under arcade to allow for a wider planting buffer
- Reinforce Primary East/West Pedestrian access path
- Provide covered pedestrian access across site
- Separate pedestrian path from vehicles with landscape
- Maintain required 3 vehicular drive lanes at intersection of 4th Ave and 6th Street

Street Section: North to South

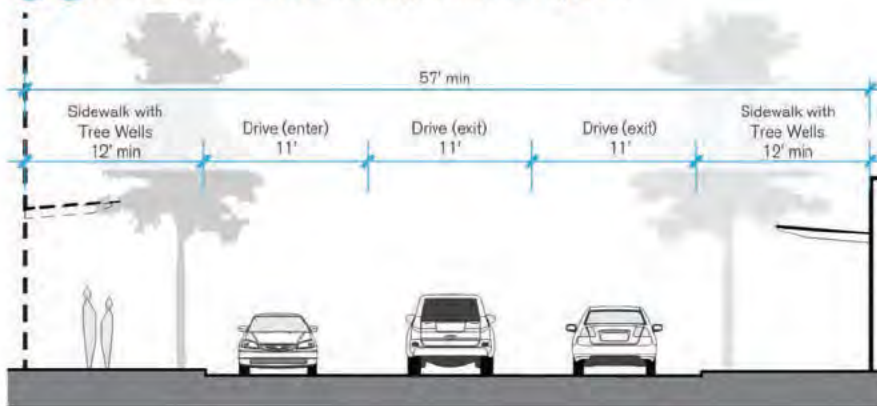
North + South Access Roads



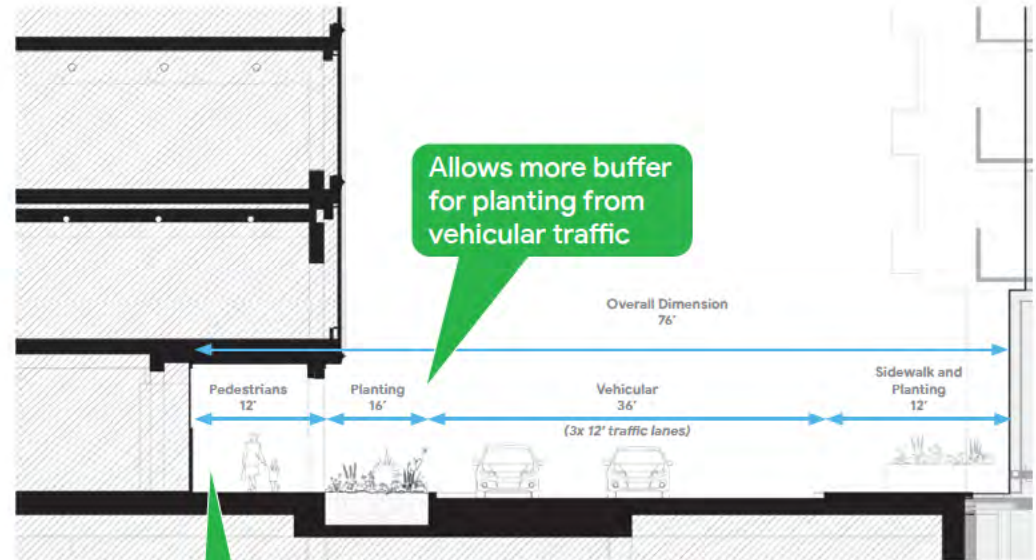
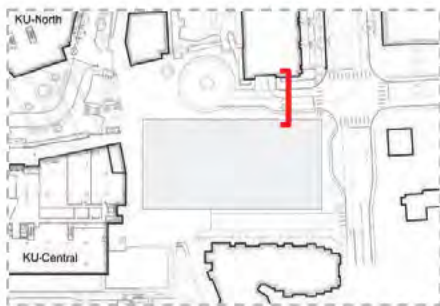
North Access Road (Master Plan)

SECONDARY INTERNAL STREETS

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

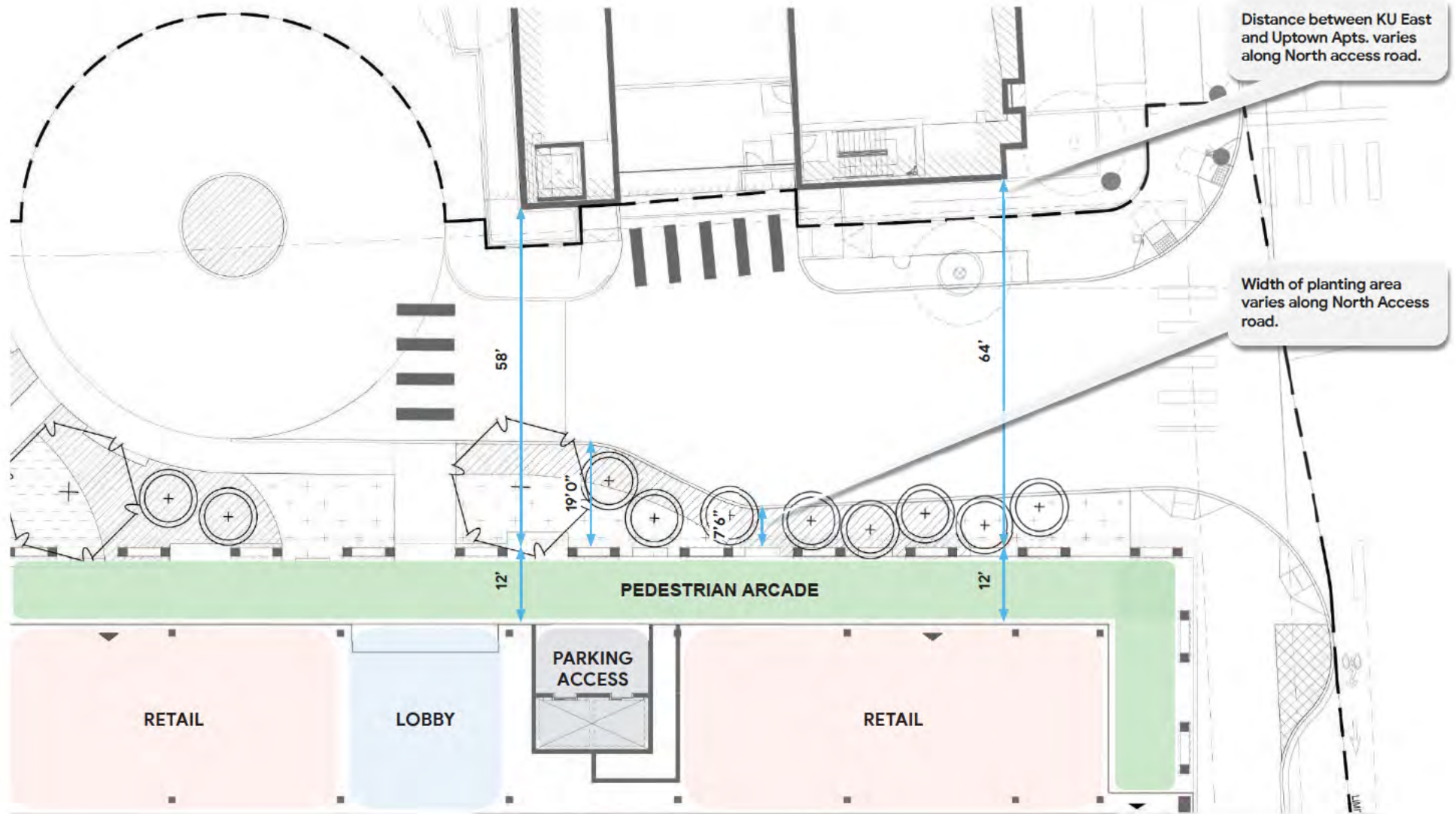


Masterplan Street Section
Outboard Pedestrian

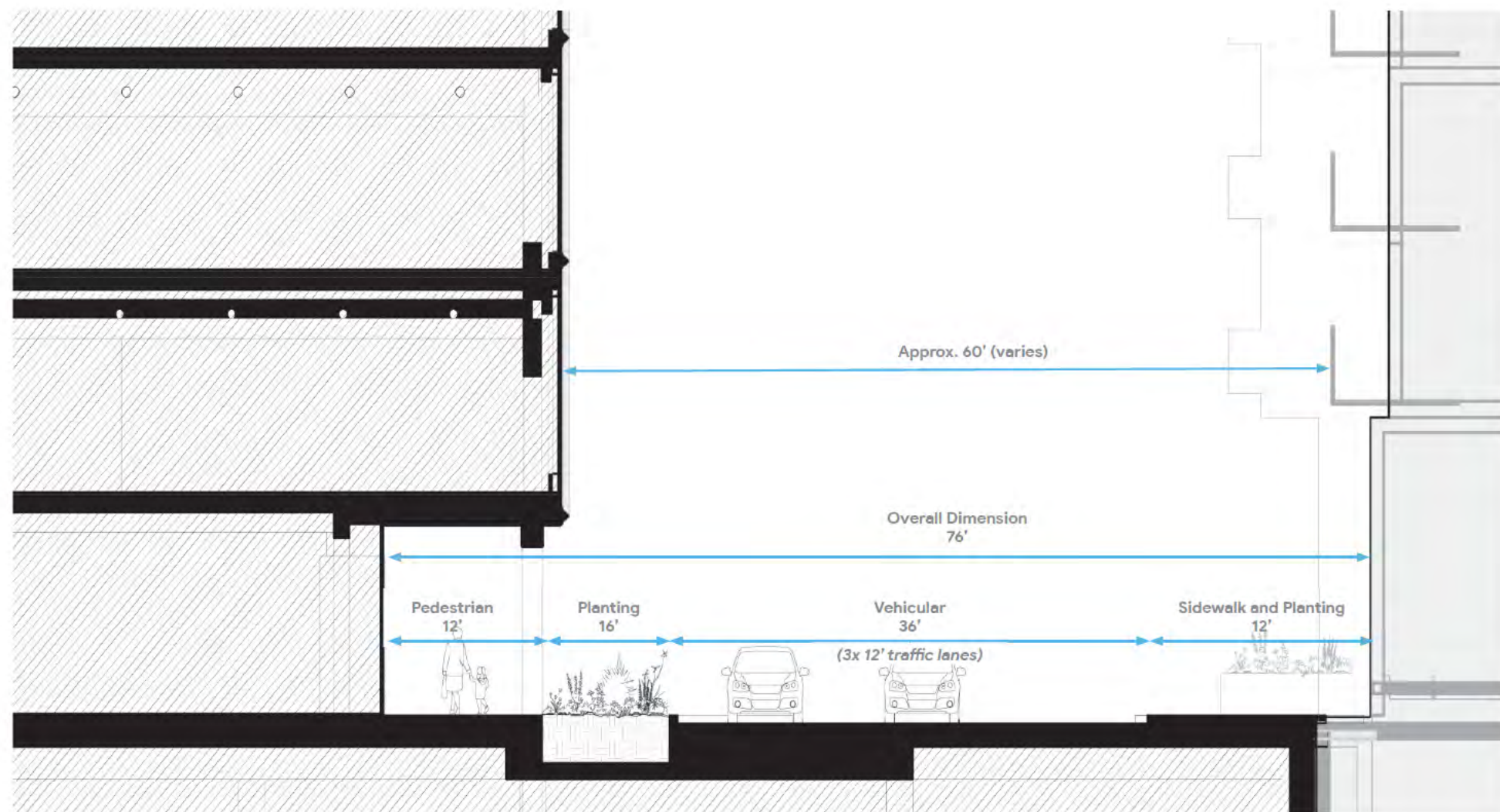


Proposed Street Section
Pedestrian Arcade

Arcade / Sidewalk



Arcade / Sidewalk

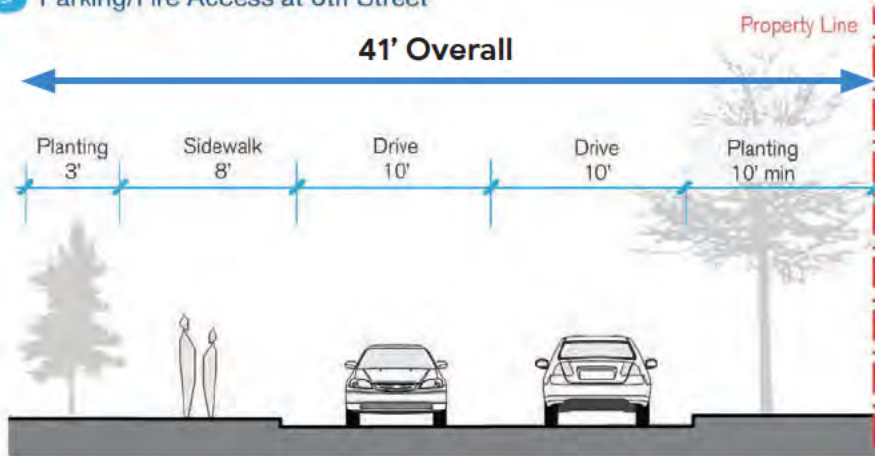


Arcade / Sidewalk

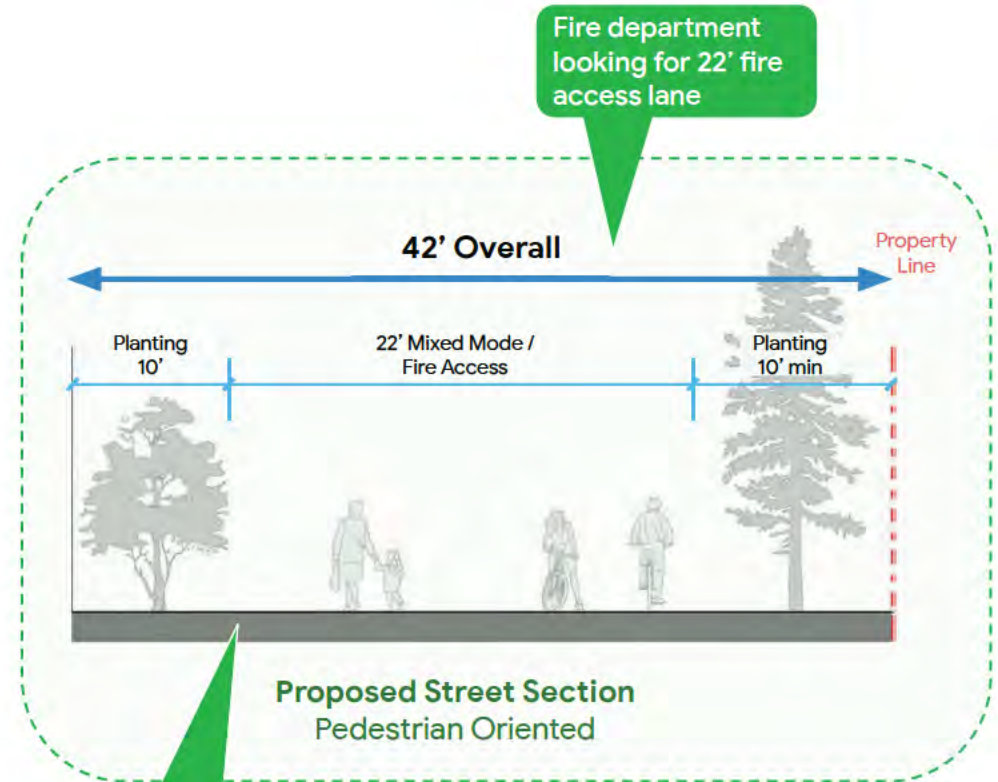


South Fire Access (Master Plan)

9 Parking/Fire Access at 6th Street



Masterplan Street Section
Car Focused



Fire department
looking for 22' fire
access lane

Proposed Street Section
Pedestrian Oriented

Bollards at 6th Street, No
vehicle access except
fire (Fire department
request)

Building Height Calculations

Construction Type Study

Type III-A

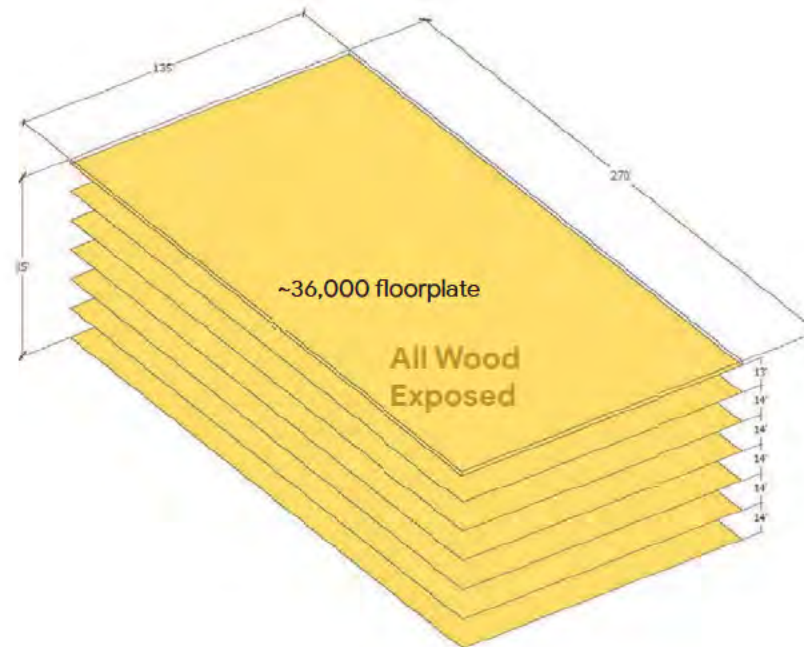
85' max height
6 floors max

KU East Max
216,000 gsf
@
6 Floors
14'-0" floor to floor

Exposed timber allowed

Assembly use allowed
Floors 1-4

Accessory Assembly spaces
allowed floors 5 and above
if less than 10% of the floor
area. Conference rooms
and other assembly areas
that have occupant load
less than 50 or 750 sf
allowed.



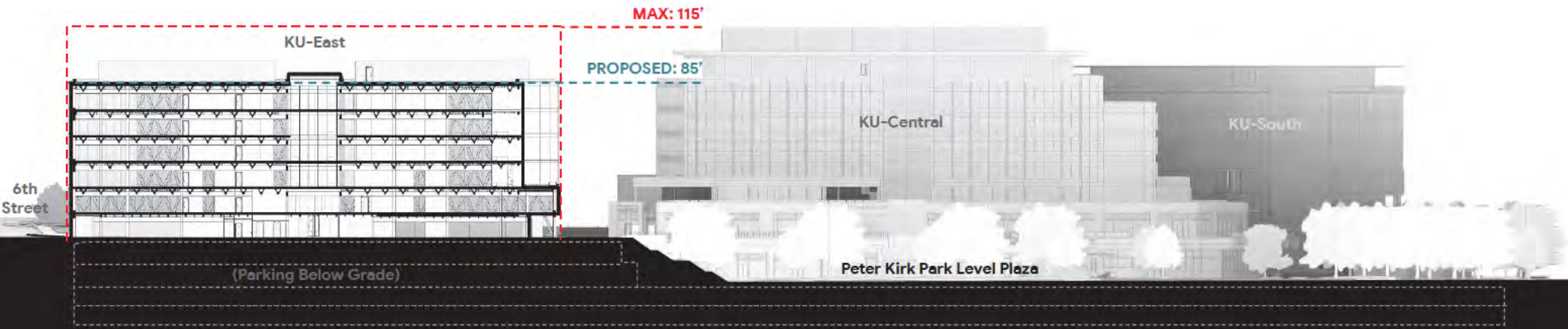
City of Kirkland Zone CBD-5A

Height Limit = 115'
8 floors max

Site Section: East to West

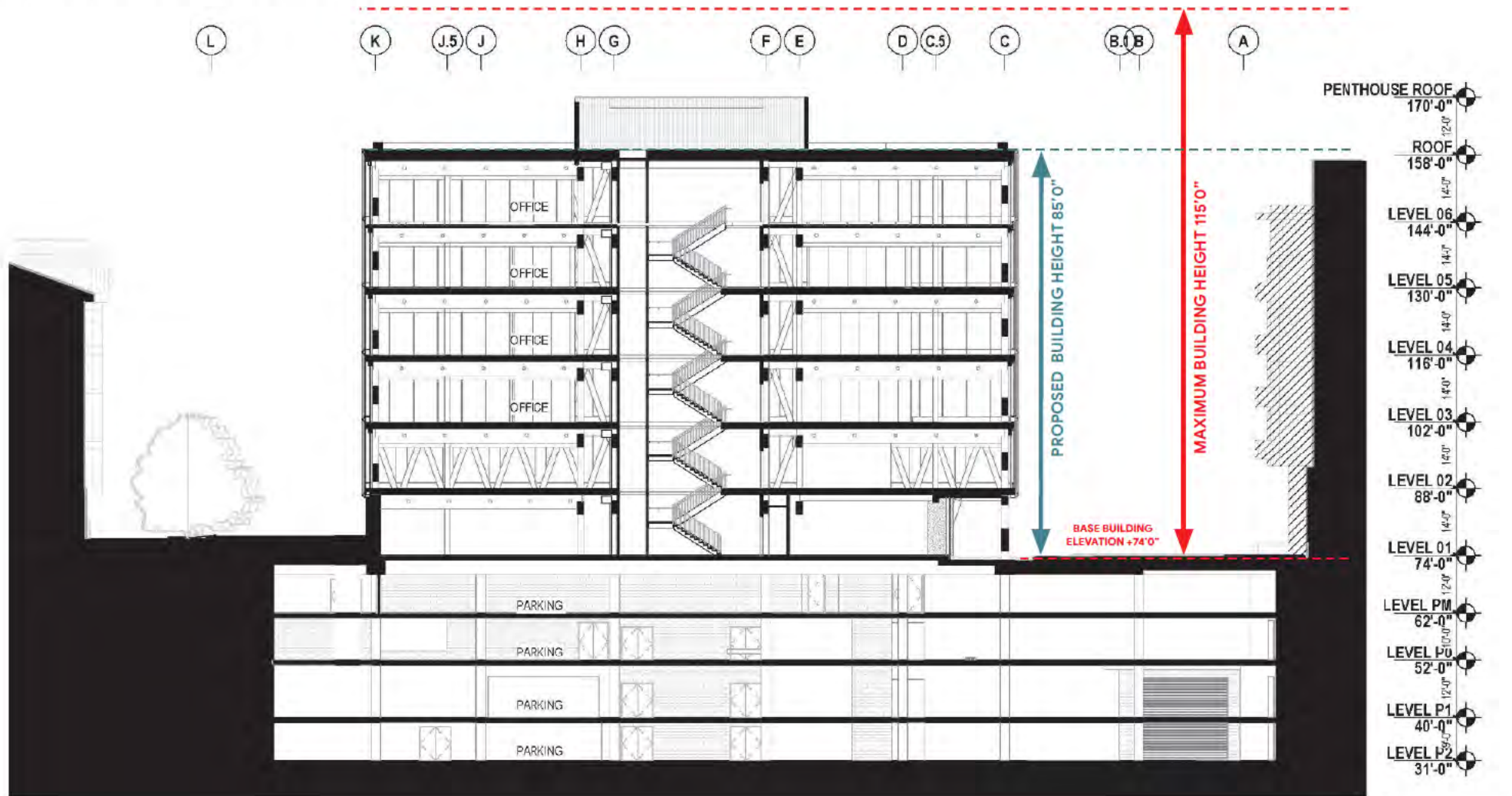
Building Height Relationship to Campus

KU East Building height falls well below the allowable height limit



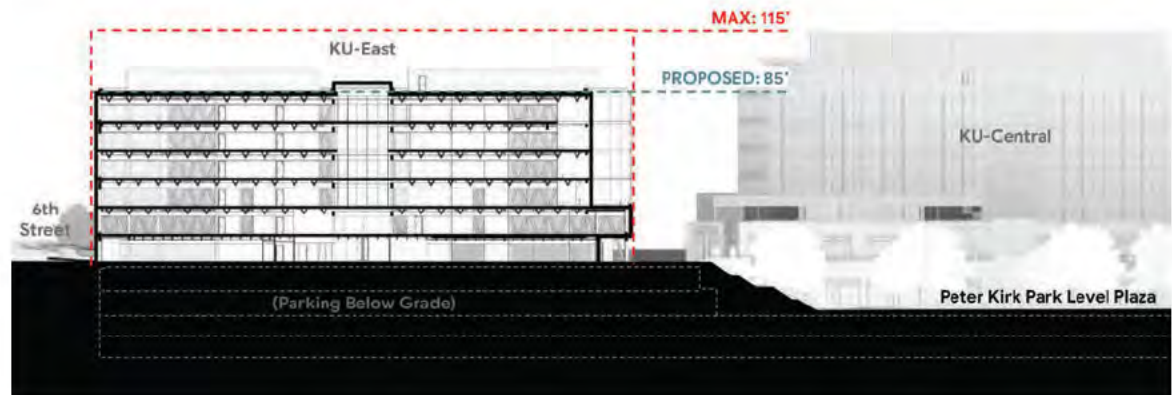
Building Section: North to South

Building Height Calculation



Building Height / Rooftop Strategy

- Early in the design process, we decided to proceed with **Construction Type III-A** to provide the best experience possible by maximizing the allowable exposed timber in the project.
- Due to the **height limitation under this construction type of 85'**, the KU East proposed building height falls **well below the site's allowable height**. We believe the shorter building height will also provide a better pedestrian experience at the site
- Because KU East is a smaller building, it is necessary to **maximize the area provided on each floor**, while still providing generous massing cuts at the terraces.
- Therefore, the rooftop strategy for KU East is to **prioritize maximizing area for solar panels** in lieu of providing an occupiable roof with a canopy.



Master Plan + Zoning Requirements:

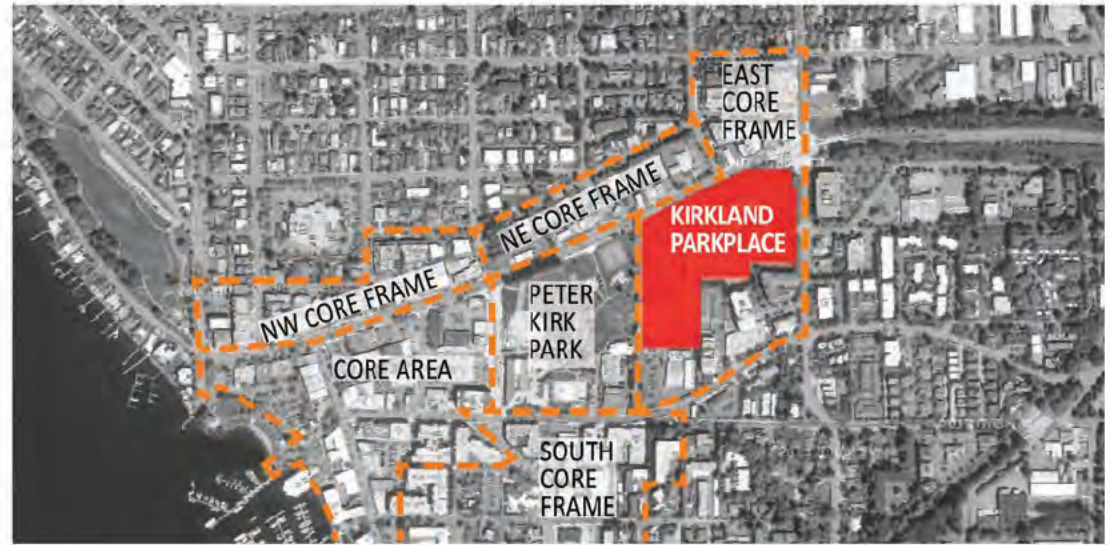
Master Plan Key Points

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:

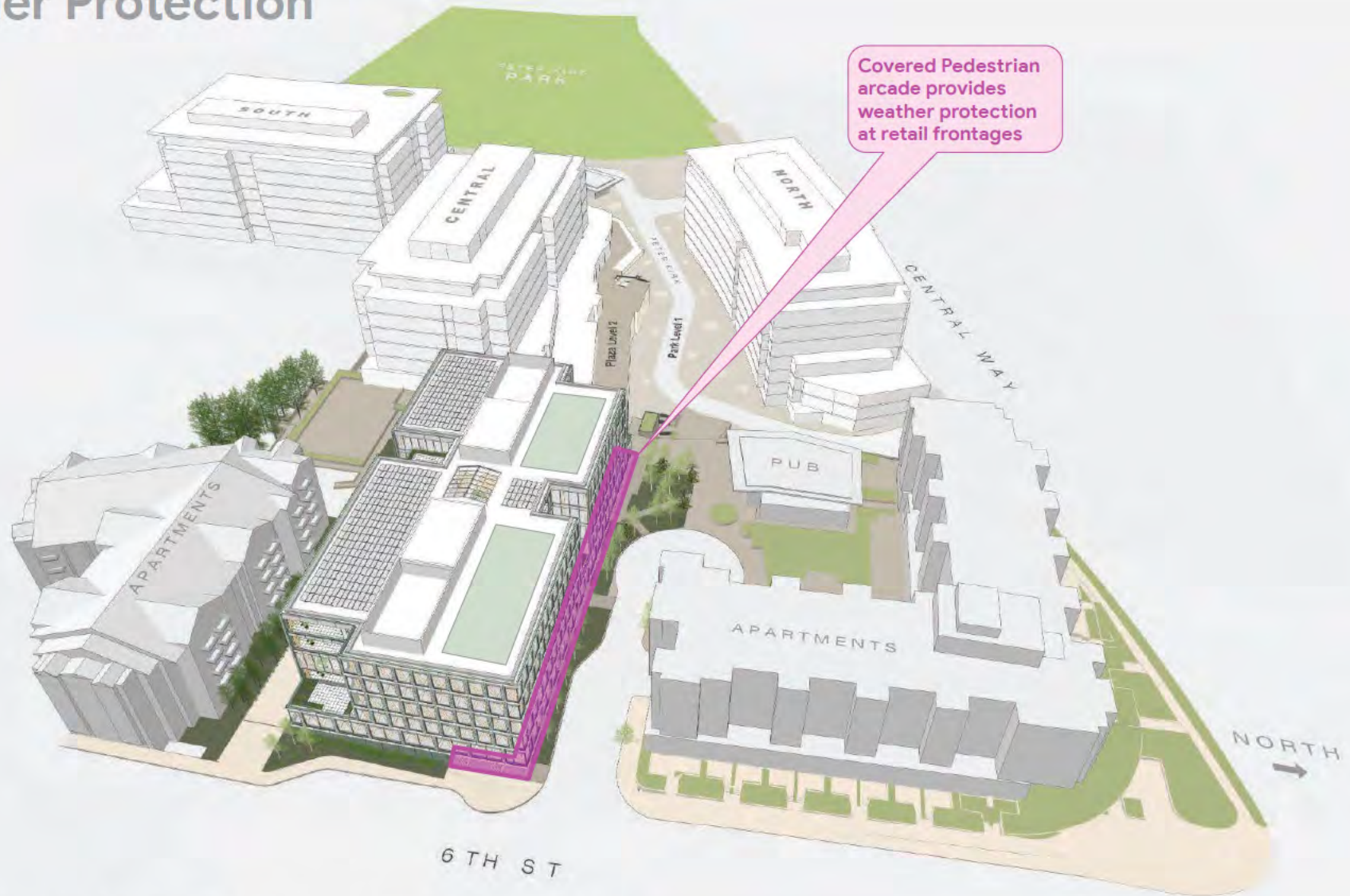
- Ground Level Retail Heights should be a minimum of 14 feet in height.
- Weather Protection: to provide pedestrians cover from weather, canopies or awnings should be:
 - A minimum of 5 feet in width
 - Placed along 75% of facades of retail frontages
- Buildings should distinguish a “base” using articulation 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

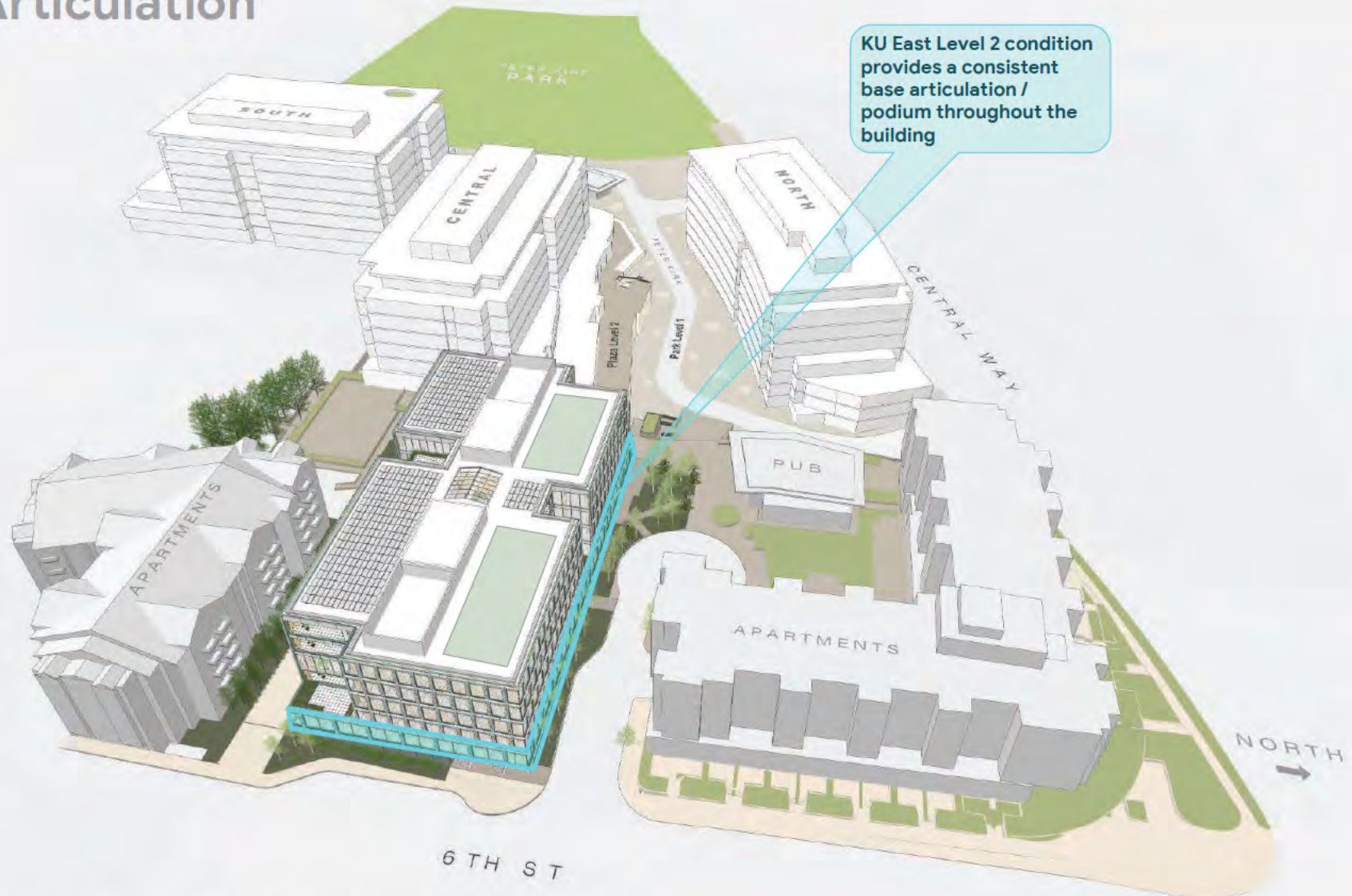
Master Plan Key Points

Weather Protection



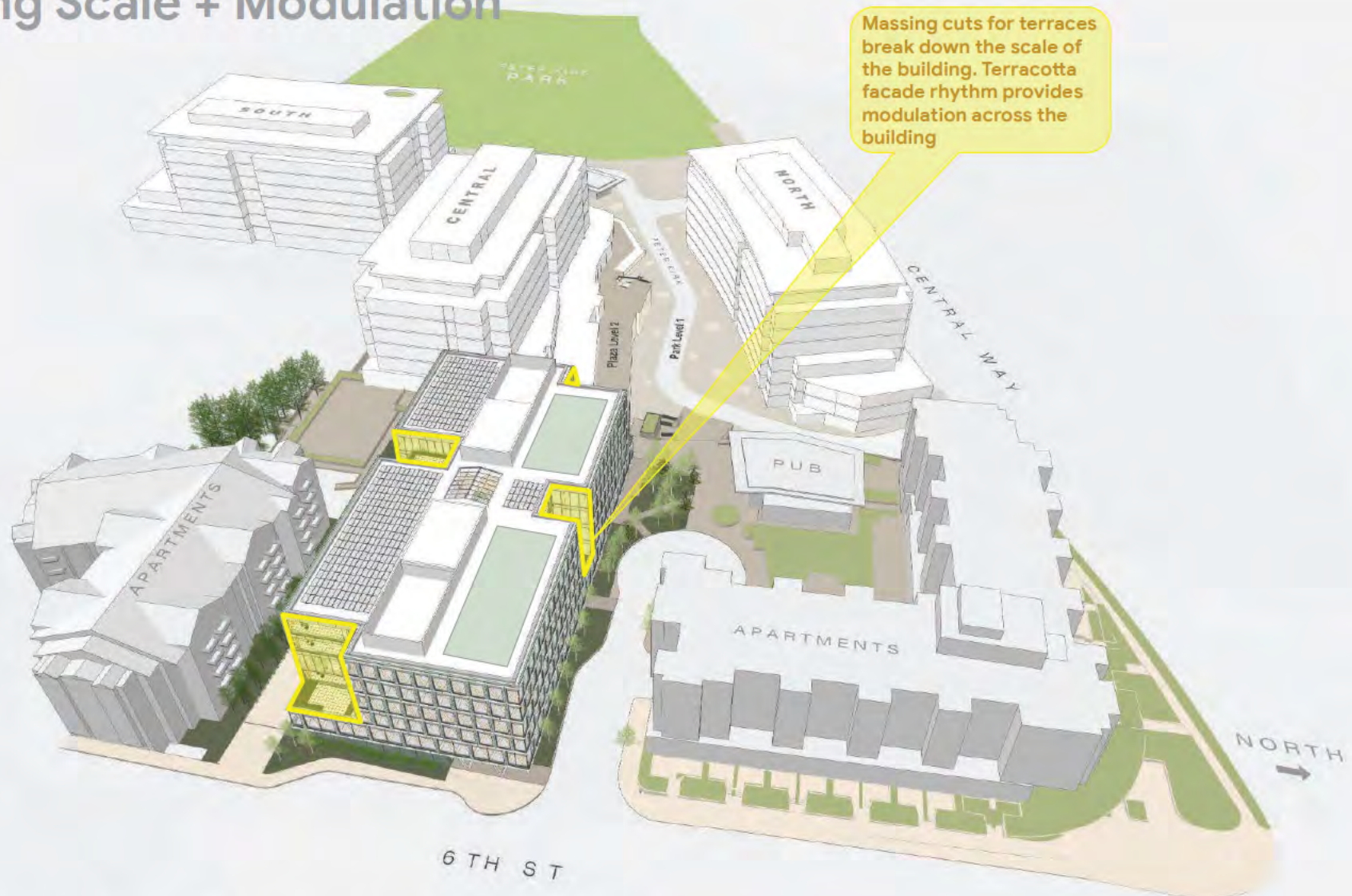
Master Plan Key Points

Base Articulation



Master Plan Key Points

Massing Scale + Modulation



Zoning Summary: CBD-5A

Setbacks

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

Height Limit

115'-0"

Lot Coverage

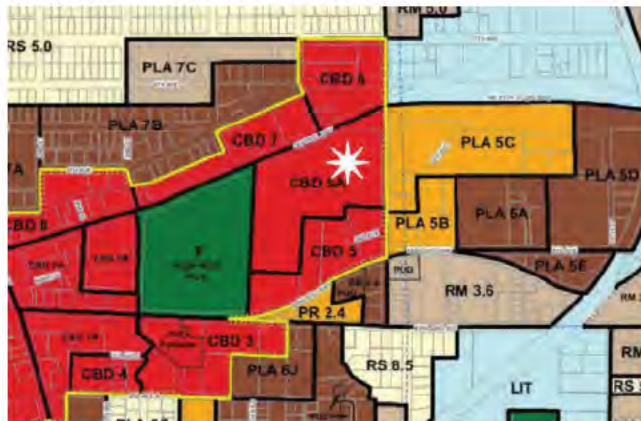
100% Allowable

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:

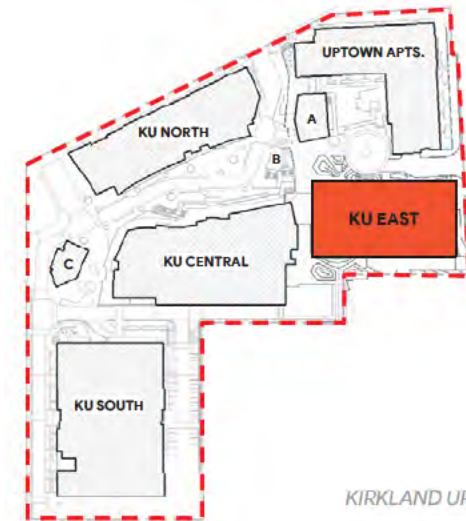
- 1) Development under this use shall be pursuant to the Parkplace Master Plan and Design Guidelines
- 2) The gross floor area of retail and restaurant uses in this zone shall be equal to or greater than 186,000 gross square feet. Retail uses may include accessory short term drop-off children's play 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

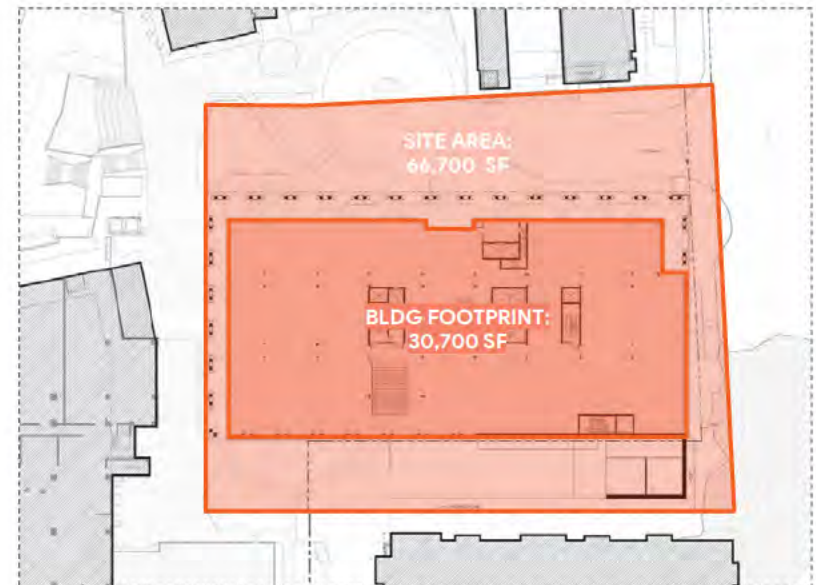


Lot Coverage Calculations:

	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

Appendix

Solar Study

June 21: Summer Solstice



March / September 21: Equinox



December 21: Winter Solstice



Additional Notes from CDC Discussion

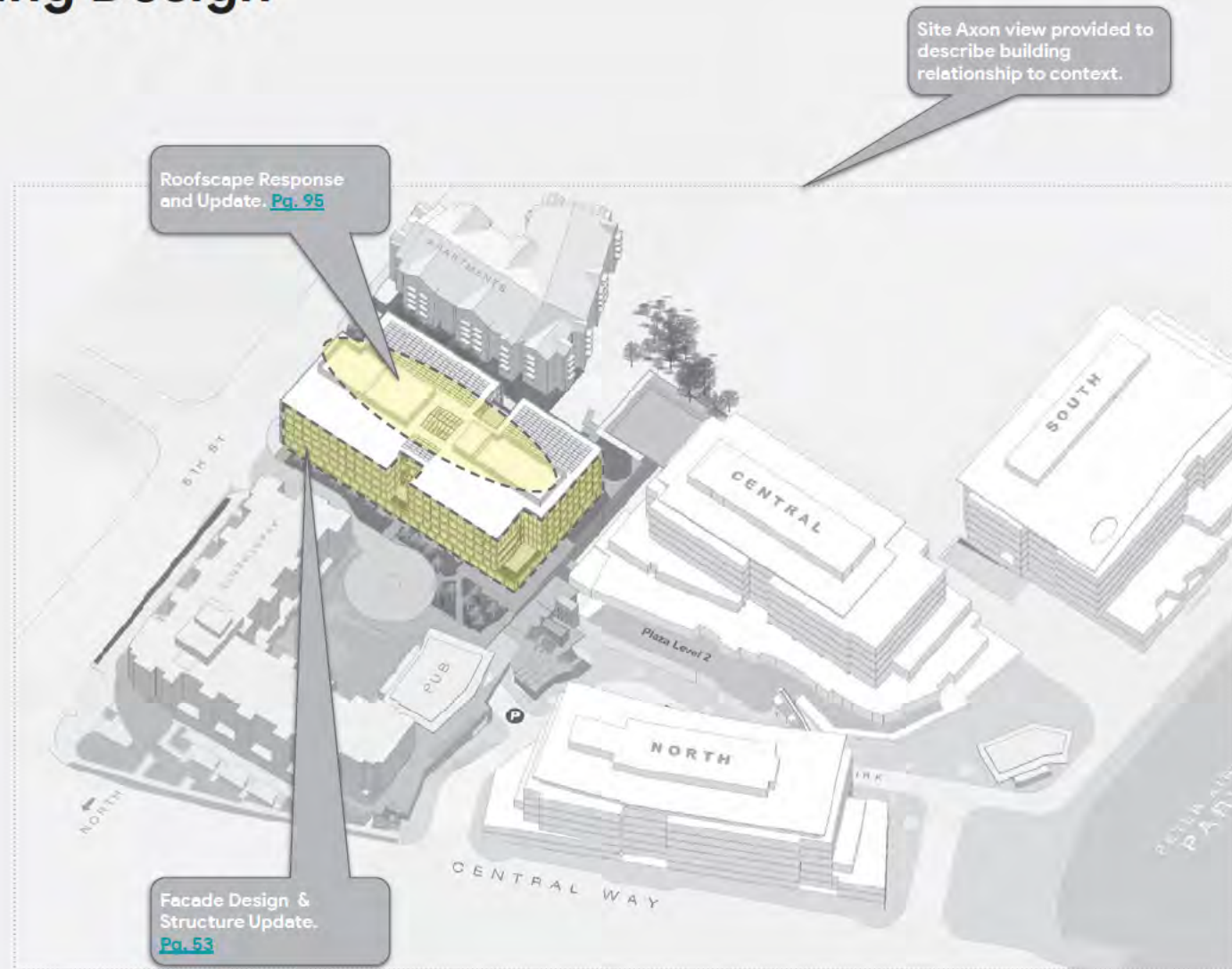
CDC Feedback: Building Design

DRB Feedback / Request:

- The DRB supported applicant's preferred massing, Option 3.
- DRB members agreed that massing option 3 breaks down the massing using the cuts at the terraces and expressed interest in seeing how further facade development would contribute to breaking down the scale of the building.
- DRB members requested additional modeling views to better understand the buildings relationship to the site.
- DRB members expressed that they were interested in the building having a unique character in relation to the other buildings on site.
- We discussed that there was an intent to celebrate the timber structure through facade development.
- DRB requested further information on the roof design including mechanical enclosure and PV areas.

Response:

LEVER has continued to move forward with developing massing option 3. We've provided an axonometric, building renderings, facade studies, elevations and plans to show further development of the building.



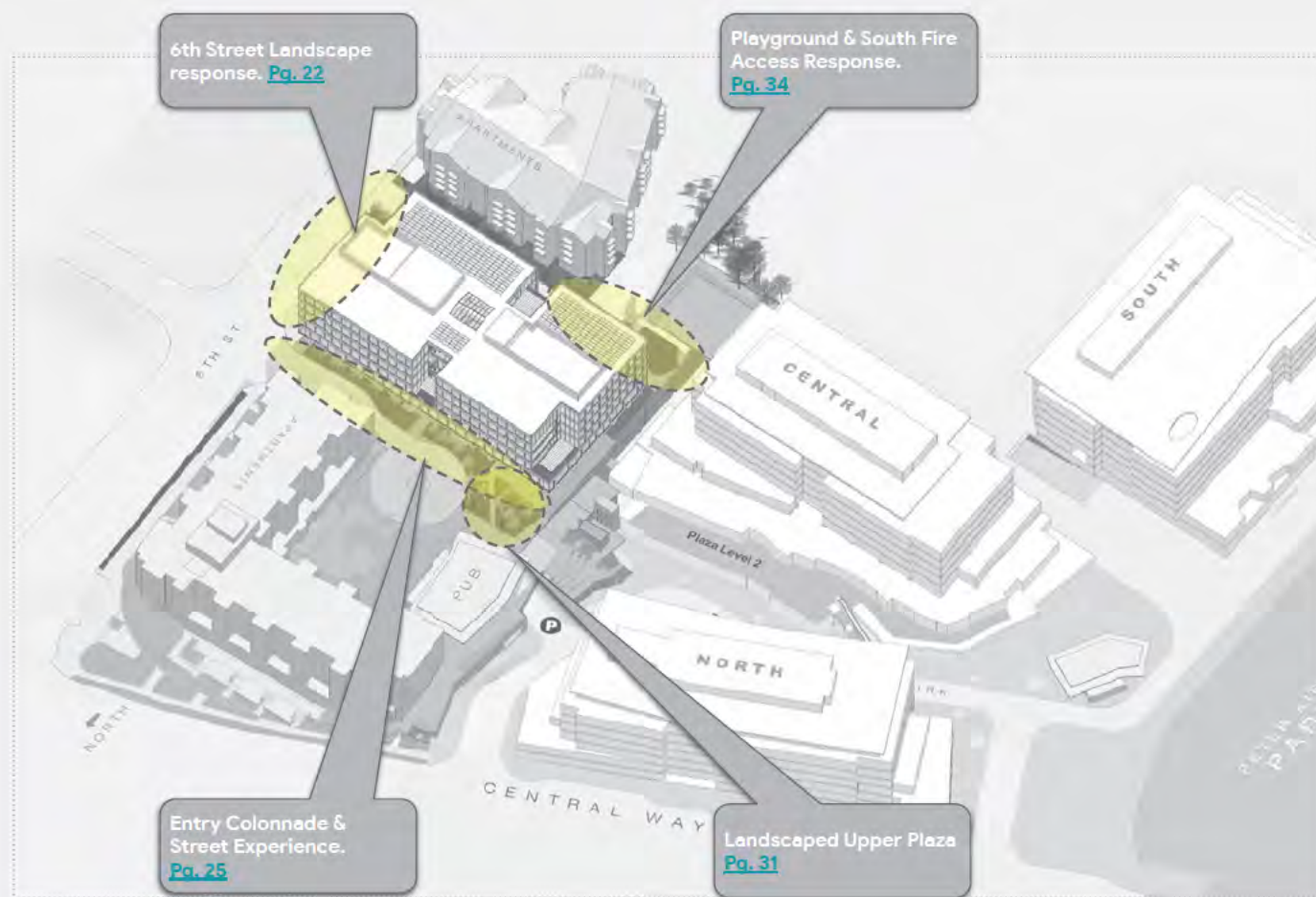
CDC Feedback: Site Design

DRB Feedback / Requests:

- The DRB supported the proposed vehicular and pedestrian access points to the site and requested further information about the pedestrian pathways.
- There was a particular point of interest in the connection through the site to the lower plaza and connection to the daycare area.
- Board members expressed interest in bringing in green/lush landscape, gatherings space, and family friendly features.

Response:

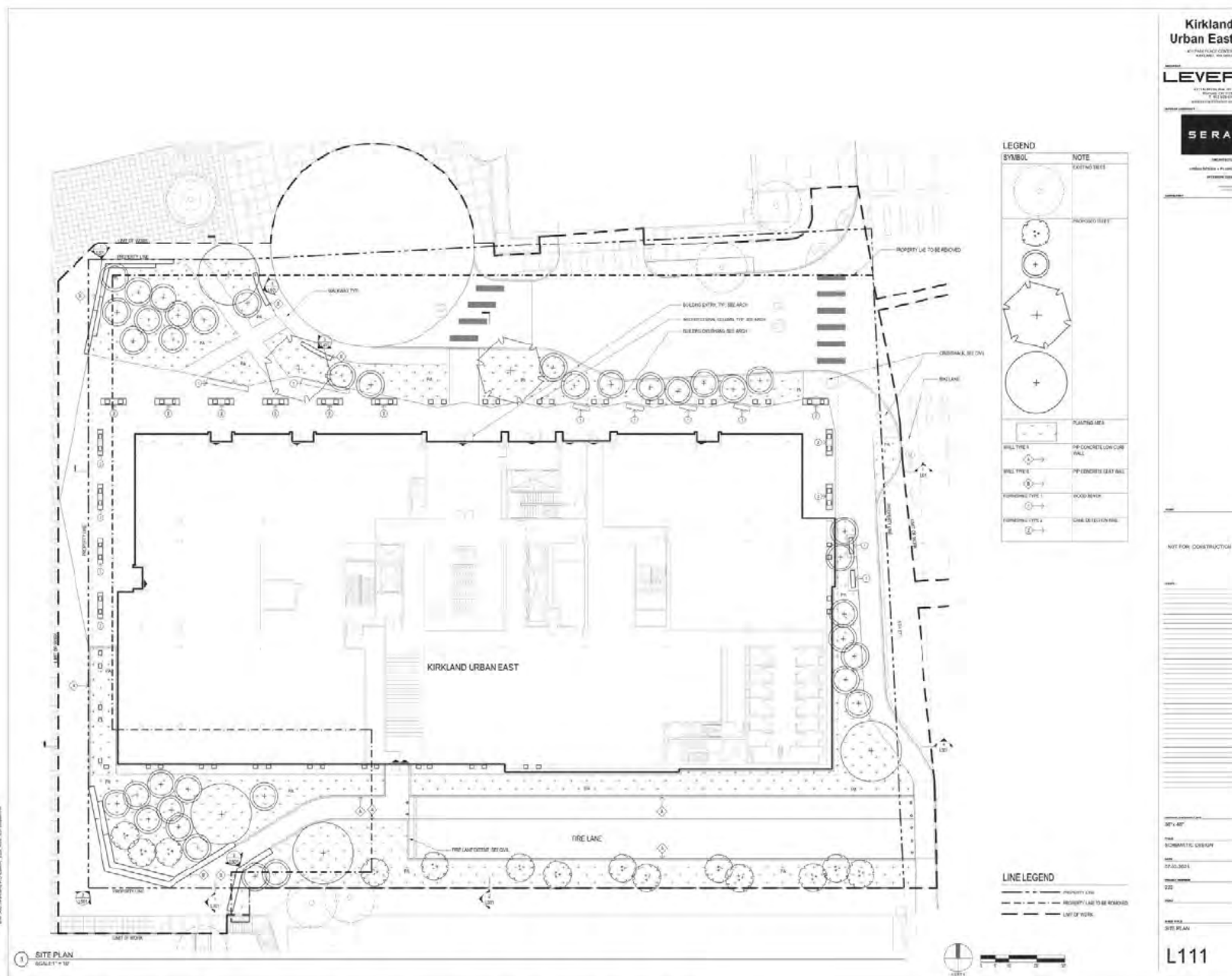
LEVER and GGN Landscape have provided plans, sections, and perspective views showing the character and the design intent and experience of the pedestrian pathways and how they connect to the existing site conditions.

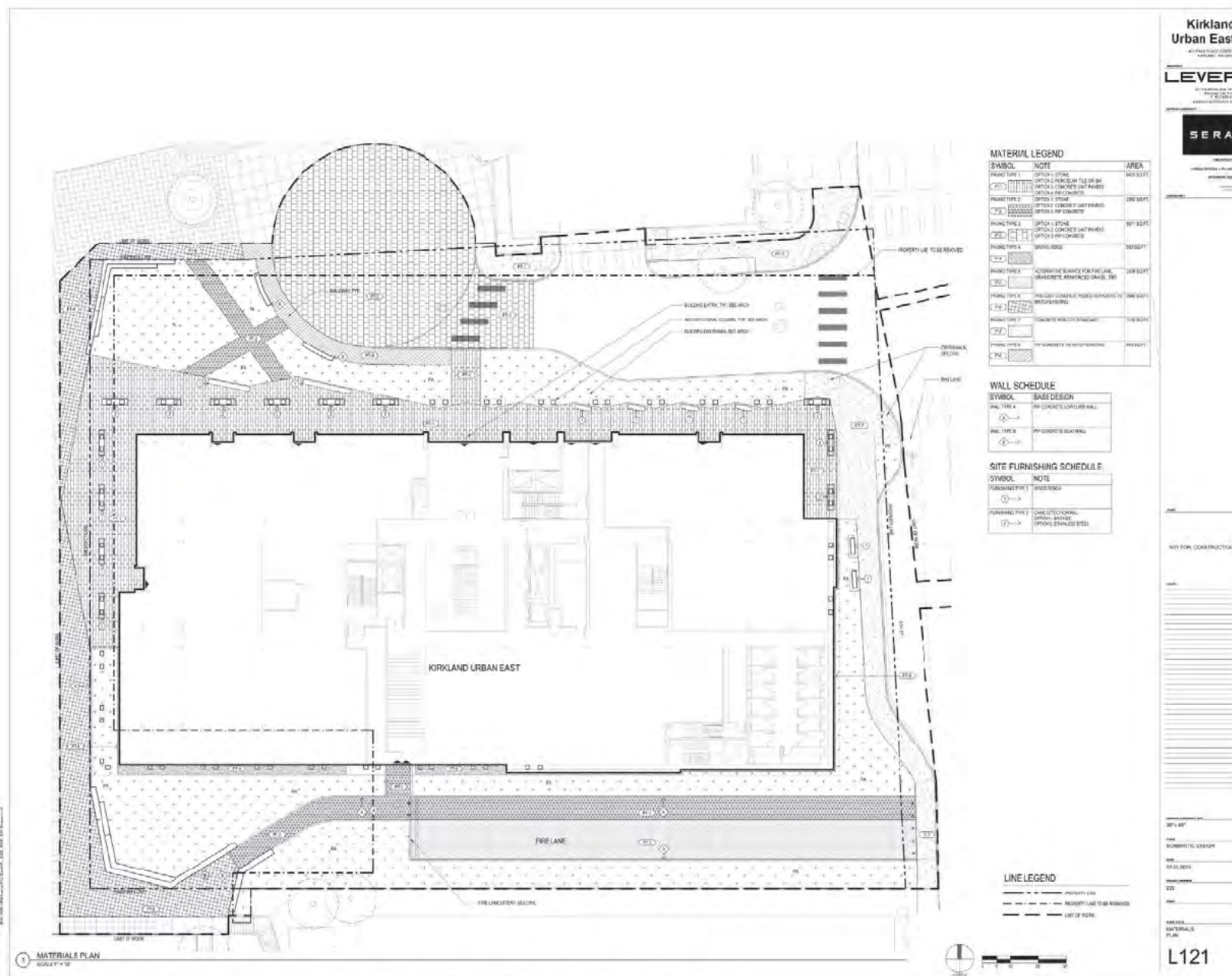


Landscape Site Plans

Site Plan Dimensions







PLANTING SCHEDULE - TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
	ALBIS FRAX	RED ALDER	25	1'-2" CAL DBH
	ACER CRONITUM	RED MAPLE	14	MULTI STEM EACH TO BE 30% 1" CAL PER 5' TALL DBH
	THUJA PLICATA	WESTERN RED CEDAR	2	16' TALL DBH
	YULIPISTHIA MENZIESII	DOUGLAS FIR	4	16' TALL DBH

NOTE: Massing and groundcover mixes in each Planting Mix are to be layered, with each amounting to 100%.

PLANTING SCHEDULE - SHRUBS AND GROUNDCOVER

DESCRIPTION	PLANTING MIX	%	BOTANICAL NAME / COMMON NAME	SPACING	SIZE
MIXED UNDERSTORY 300 SF	MASSING	40%	ROSSI SARGOLIA / RED FLOWERING CURRANT	8'0" C	3-5 GAL
		30%	HYDRANGEA PALLIDA / SNOWBERRY	8'0" C	3-5 GAL
		30%	VACUUM VITUM / EVERGREEN HUCKLEBERRY	8'0" C	3-5 GAL
	GROUND COVER	30%	FRAGARIA VESCA / WOODLAND STRAWBERRY	1'0" C	4"
		30%	MAKOTIUM STELLATUM / STARRY STARFISH	1'0" C	1 GAL
		30%	SAICONA NORTONIA / NEW ORLEANS GRAPE	8'0" C	1 GAL
LOW UNDERSTORY 200 SF	MASSING	100%	POLYSTICHUM MUNITUM / SPOROPHYTES	8'0" C	3-5 GAL
	GROUND COVER	30%	ABRUS CALICULATUS / WILD GINGER	1'0" C	1 GAL
		30%	ACONITUM FORMOSA / BLUEBELL	1'0" C	1 GAL
		30%	DALE TRIFOLIUM / DALE	8'0" C	1 GAL
		30%	TELLINA DORADILLA / TRINIDAD SP	8'0" C	1 GAL
MET. MOST UNDERSTORY 180 SF	MASSING	80%	RUBUS PARNALICUS / THIMBLEBERRY	8'0" C	3-5 GAL
		40%	BARBULUS FLORENS / RED ELDERBERRY	12'0" C	3-5 GAL
	GROUND COVER	30%	HYDRANGEA PALLIDA / SNOWBERRY	8'0" C	1 GAL
		30%	ACONITUM FORMOSA / BLUEBELL	8'0" C	1 GAL
		30%	DALE TRIFOLIUM / DALE	8'0" C	1 GAL
SUN UNDERSTORY 300 SF	MASSING	20%	HOLDOUS DESOLUS / OCEAN SPRAY	8'0" C	3-5 GAL
		70%	SECHAMUS DESMOSA / TUFTED HAWTHORN	8'0" C	3-5 GAL
	GROUND COVER	30%	HOLDOUS DESOLUS / OCEAN SPRAY	8'0" C	1 GAL
		30%	ACONITUM FORMOSA / BLUEBELL	8'0" C	1 GAL
		40%	DALE TRIFOLIUM / DALE	8'0" C	1 GAL
		30%	DALE TRIFOLIUM / DALE	8'0" C	1 GAL
SUN LOW UNDERSTORY 100 SF	MASSING	100%	TESTICIA RICHIEI / RICHIE'S RESIST	8'0" C	3-5 GAL
	GROUND COVER	10%	HOLDOUS DESOLUS / OCEAN SPRAY	8'0" C	1 GAL
		30%	ACONITUM FORMOSA / BLUEBELL	8'0" C	1 GAL
		30%	DALE TRIFOLIUM / DALE	8'0" C	1 GAL
		30%	DALE TRIFOLIUM / DALE	8'0" C	1 GAL
		30%	DALE TRIFOLIUM / DALE	8'0" C	1 GAL

Kirkland Urban East
BY THE CITY OF KIRKLAND
KIRKLAND, WA 98033

LEVER
Landscape Architecture
1000 1st Avenue, Suite 100
Kirkland, WA 98033
Phone: 425.822.1111
www.leverlandscape.com

SERA
SERA Landscape Architecture
1000 1st Avenue, Suite 100
Kirkland, WA 98033
Phone: 425.822.1111
www.seralandscape.com

DATE FOR CONSTRUCTION

30' x 40'

SCALE: 1" = 10'

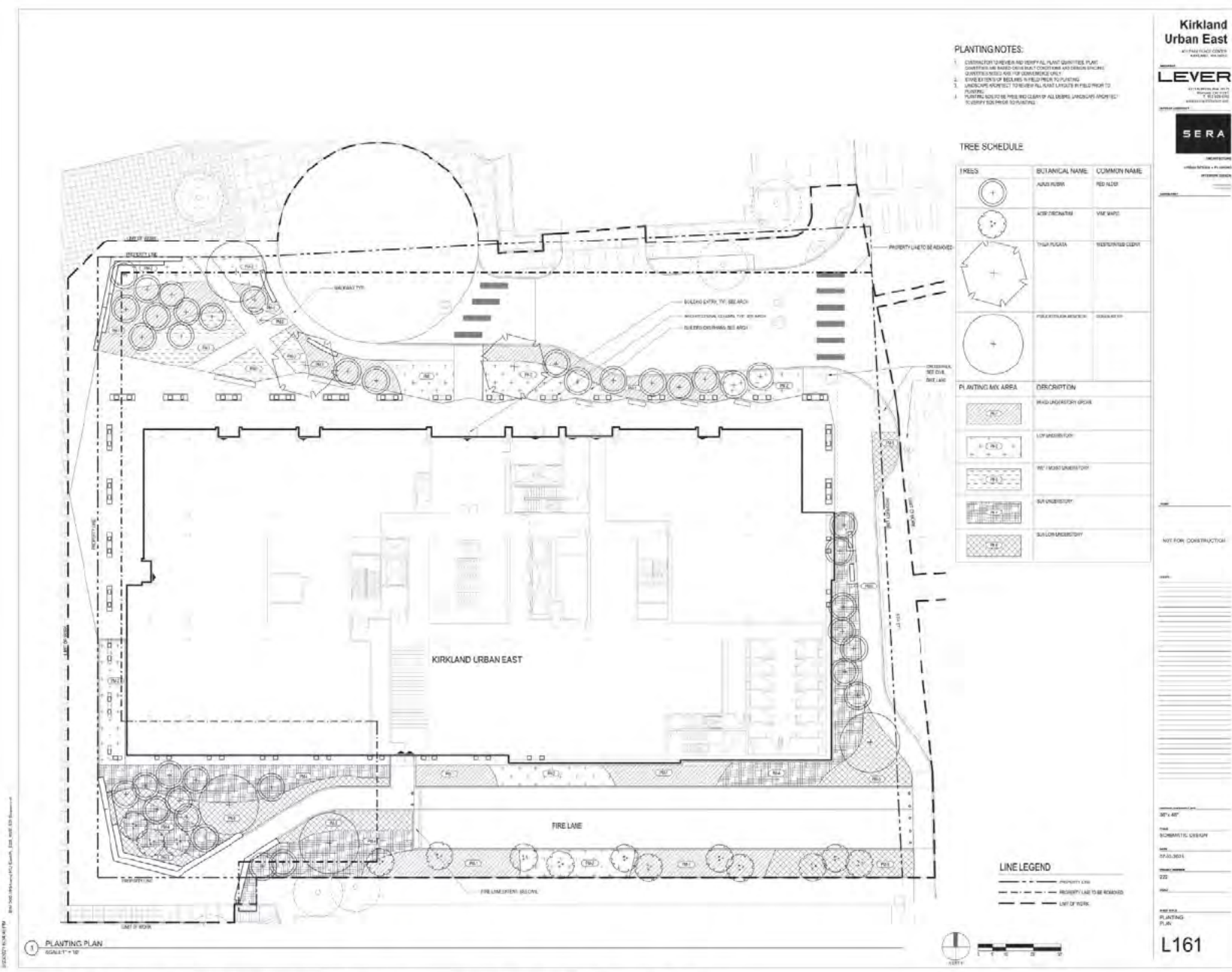
DATE: 09.17.2021

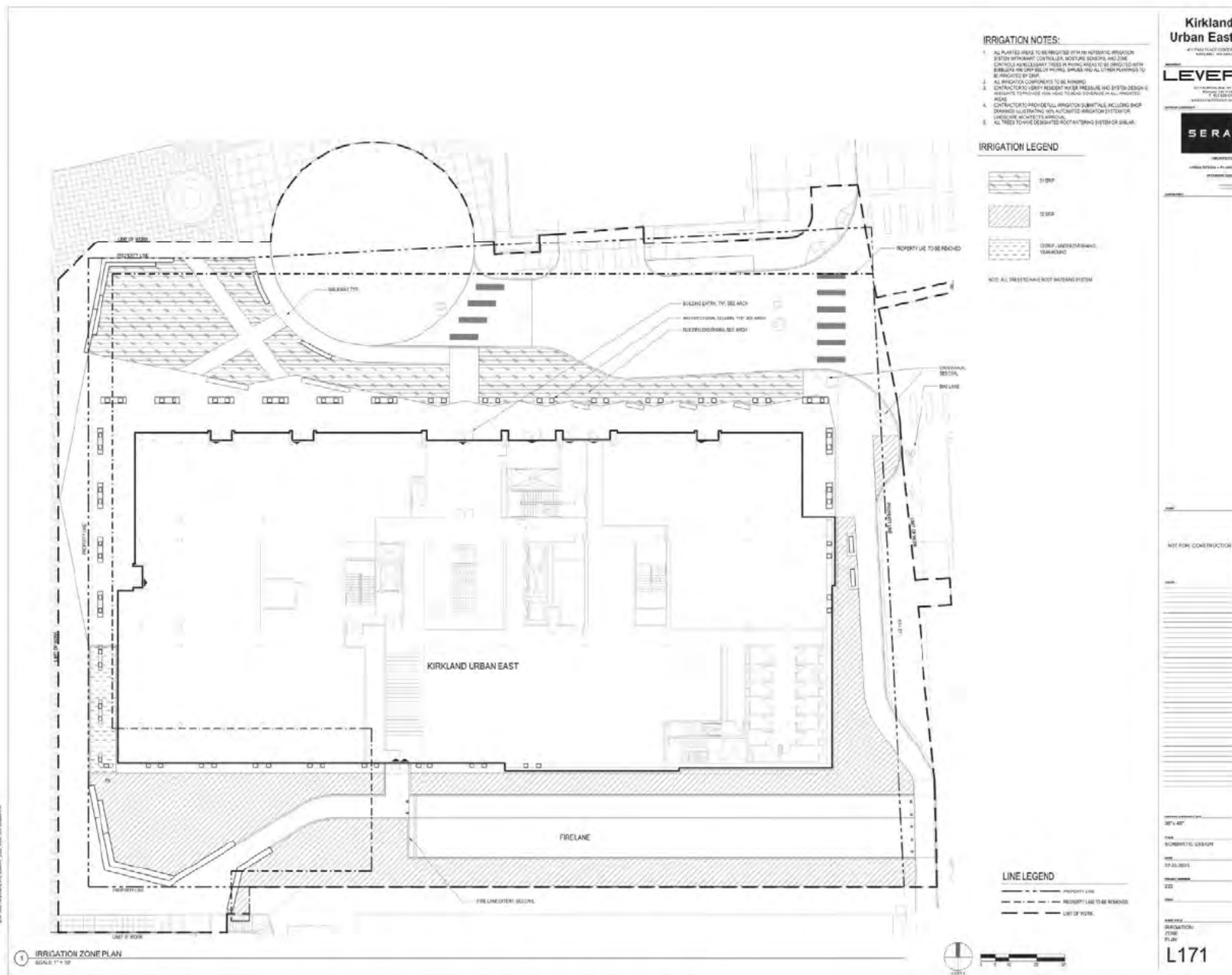
PROJECT: L160

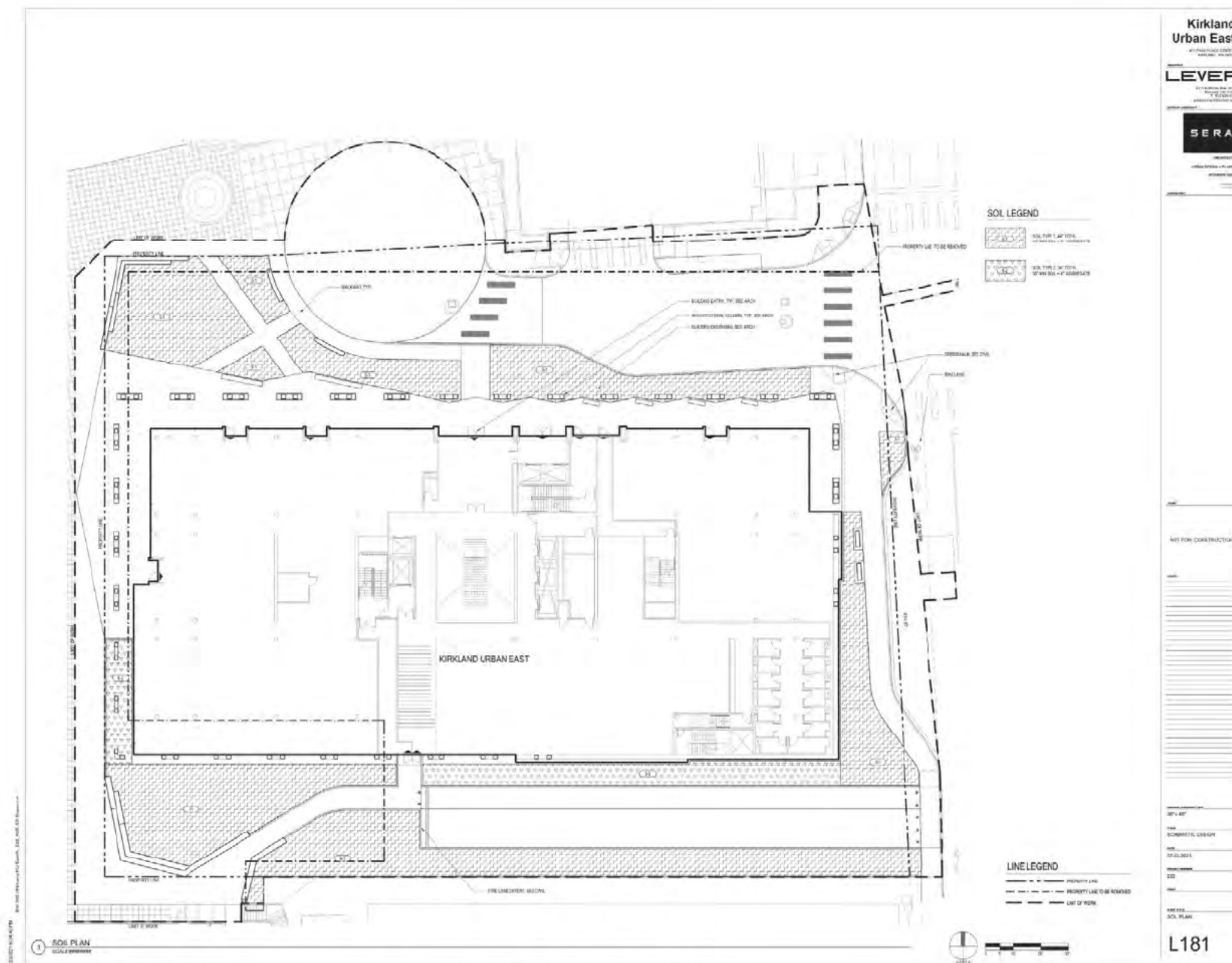
PREPARED BY: L160

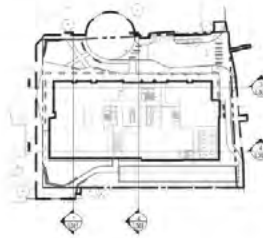
PLANTING SCHEDULE AND NOTES

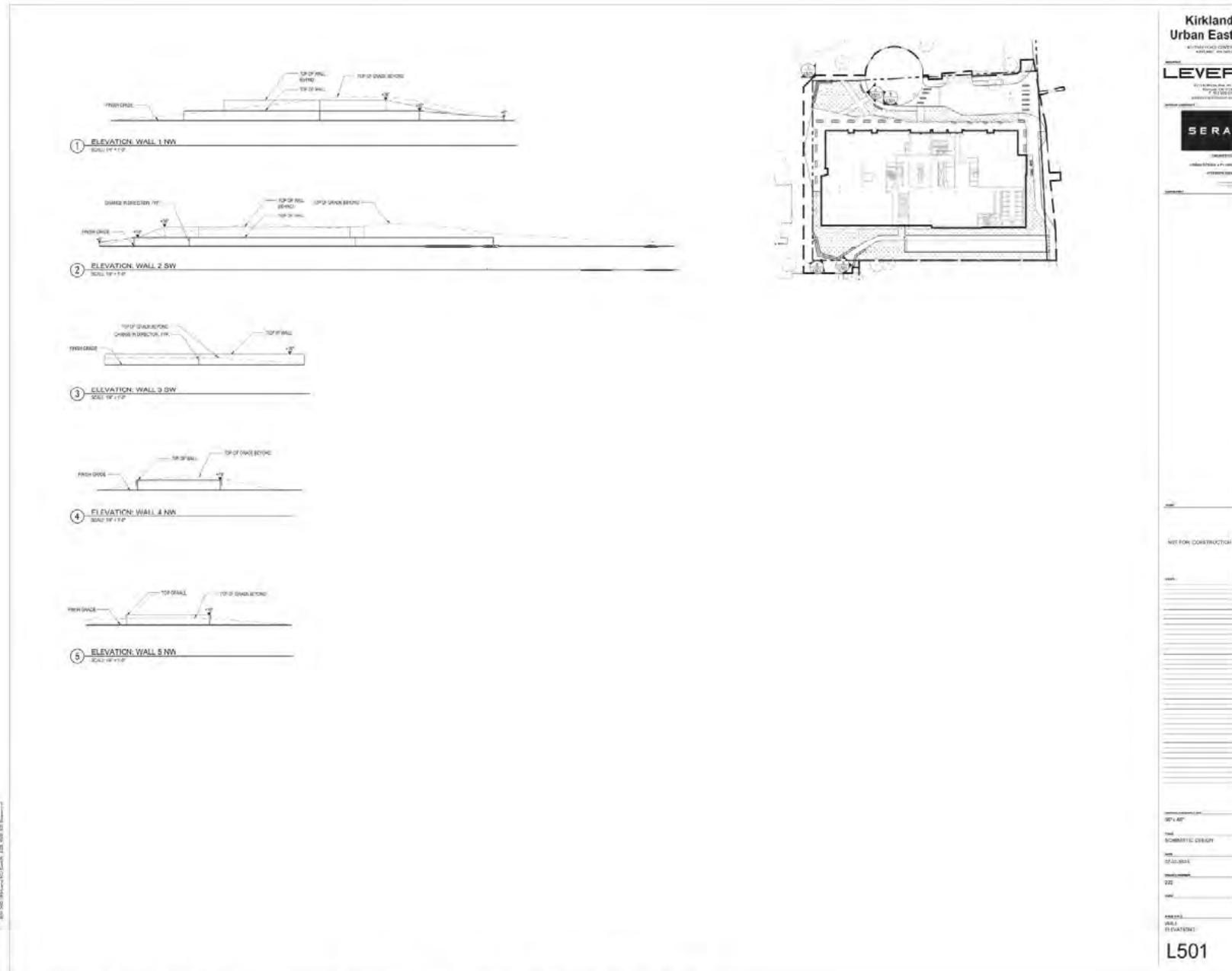
L160



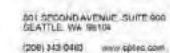




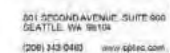




Site Survey Drawings: 1" = 40'









THE CITY OF KIRKLAND

Kirkland Parkplace Mixed-Use Development

Master Plan and Design Guidelines

Prepared by CollinsWoerman

Last Amended December 19, 2019

TABLE OF CONTENTS

POLICY OVERVIEW

1. Introduction.....	3
2. Vision.....	3
3. Application.....	4
4. Review Process: Determining Compliance.....	4
5. Modifications.....	4
6. Phasing.....	4
7. Comprehensive Plan Design Direction	5
8. Design Intent.....	6

MASTER PLAN: DEVELOPMENT STANDARDS

9. Program Requirements.....	7
10. Public Amenities, Access, and Organization of Uses.....	8
A. Pedestrian Connections.....	8
B. Retail/Restaurant Frontage.....	9
C. Organization of Uses	9
D. Pedestrian Space	12
E. Special Setbacks at South Portion of Site.....	12
11. Street Classification.....	13

DESIGN GUIDELINES

12. Design Guidelines: All Districts.....	18
13. Design Guidelines: District-Specific.....	26
A. Gateway	26
B. Central Way	28
C. Park Interface.....	30
D. Mixed Use Hub.....	31

NOTES

Image Credits	32
---------------------	----

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 1.315 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 area¹

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.

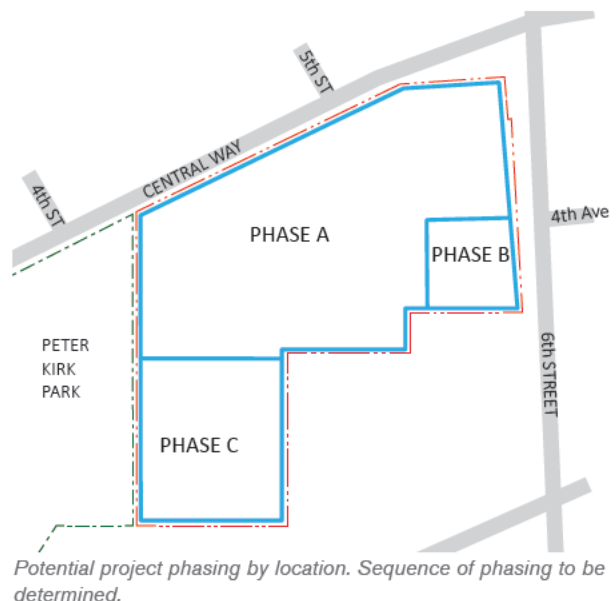
5. Modifications

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.



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 Park²

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, barbershop, 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.

F. AFFORDABLE HOUSING

Under Ordinance 4677 the Master Plan authorized construction of 367 residential units, including up to 37 affordable housing units per the Zoning code requirement for 10 percent affordable units in residential development. With the reduction of the residential component to 185 residential units, the Master Plan will include only 19 affordable units. In lieu of the remaining anticipated 18.2 affordable housing units, the City will accept a payment of \$148,385.00 per unit, plus \$29,677 to offset the 0.2 units. The payment shall either be made within one year of adoption of Ordinance 4711, or the total amount shall adjusted according to Consumer Price Index (CPI) to account for inflation.

SITE AREA BREAKDOWN • TOTAL SITE AREA = 501,000 SF = 100%

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

OPEN SPACE BREAKDOWN

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

BUILDING USE BREAKDOWN • Approximate 1,315,000 GROSS SF TOTAL = 100%

Commercial Office 924,655 sf	Retail / Fitness / Entertainment 218,345 sf	Residential 185 units 172,000 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.

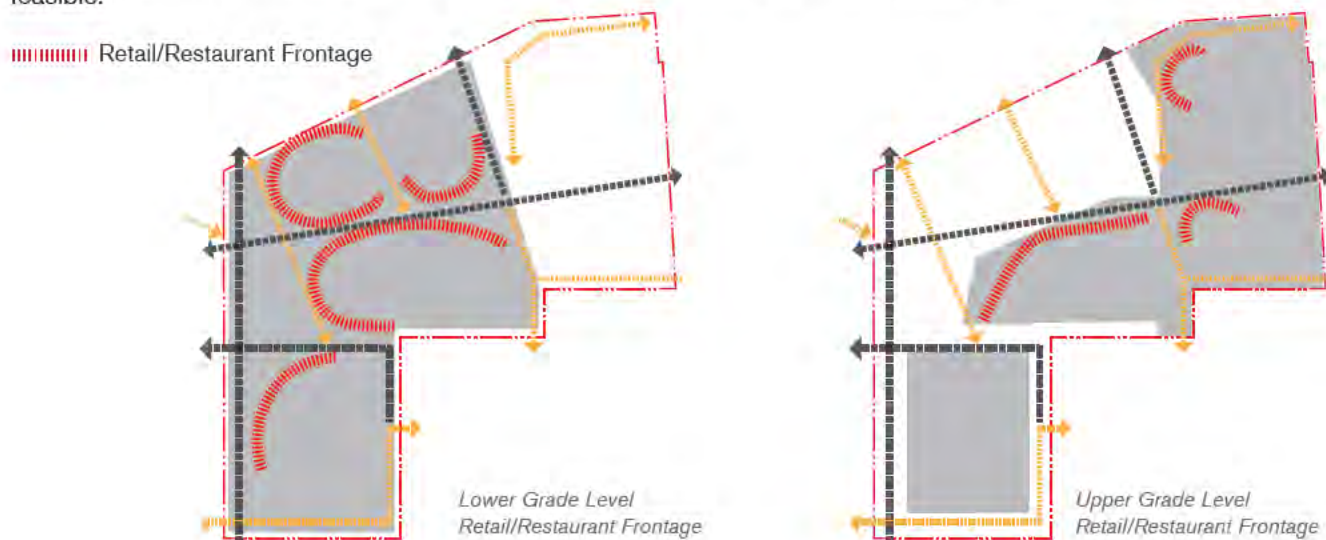
The applicant shall work with the City to define appropriate wayfinding strategies between the development and the Cross Kirkland Corridor.



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.



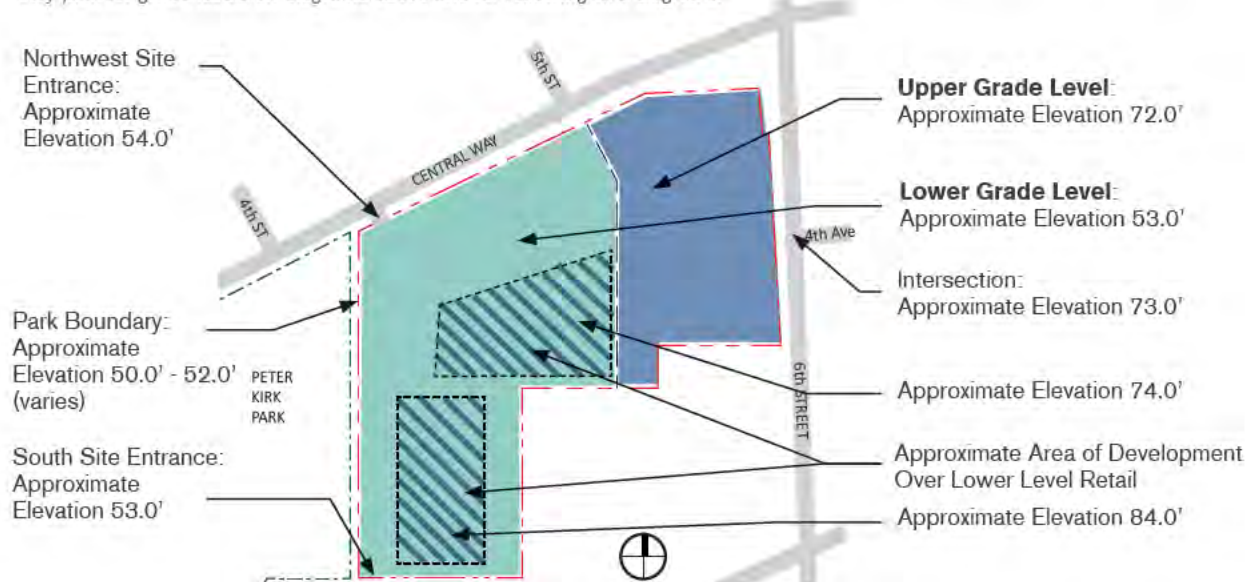
C. ORGANIZATION OF USES

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/fitness with entries primarily 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

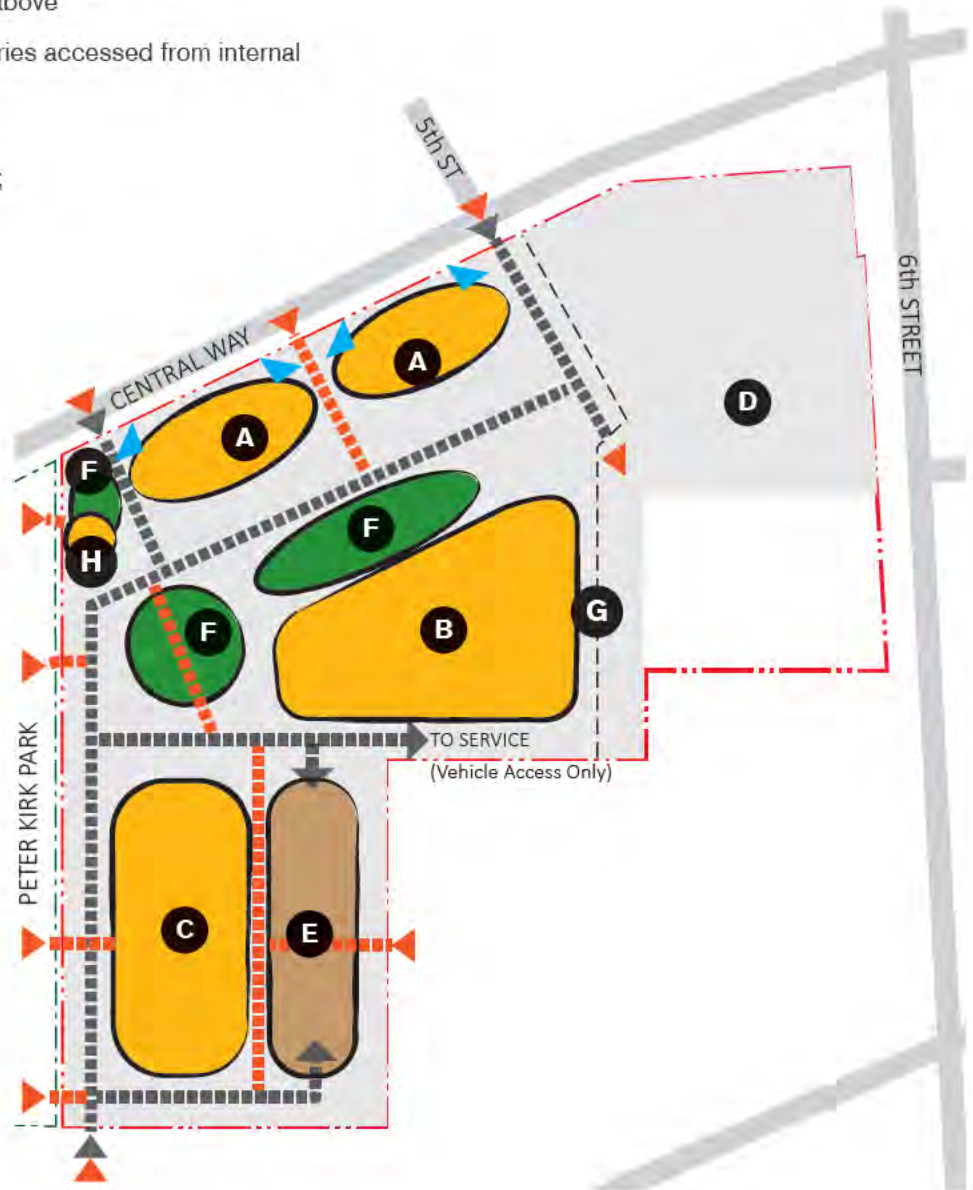
- D** Below-Grade Parking
- E** Retail Surface Parking
- F** Pedestrian Space: Plaza/Courtyard/Garden
- G** Loading Dock
- H** Retail Pavilion

-  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



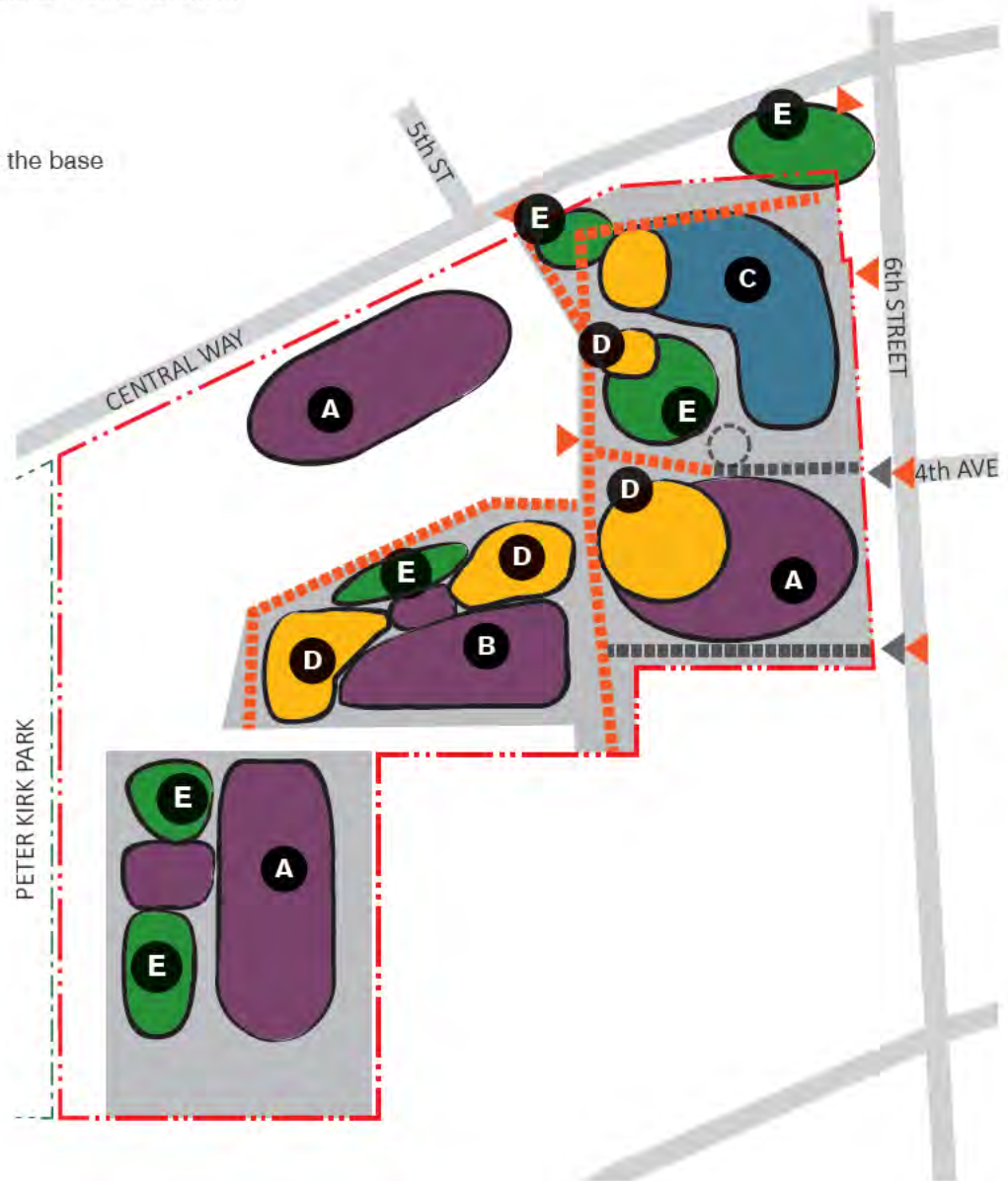
C. ORGANIZATION OF USES: UPPER GRADE LEVEL

BUILDINGS

- A** Office over Lower Level Retail / Entertainment
- B** Retail/office/daycare
- 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



D. PEDESTRIAN SPACE

Intent: Provide a functional and diverse pedestrian environment by creating a variety of usable pedestrian open spaces.

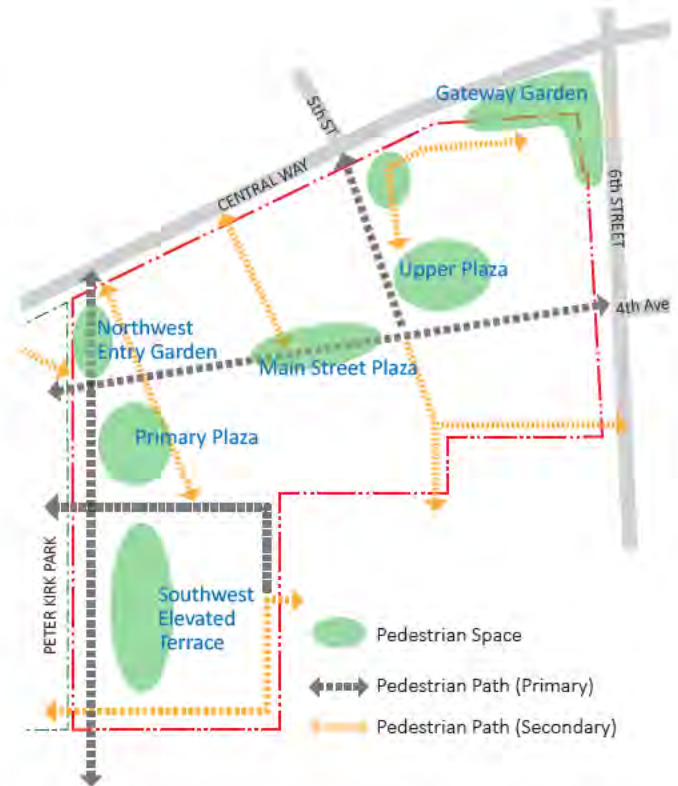
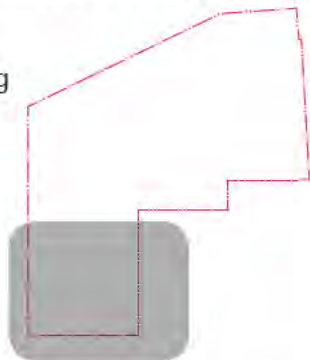
The following types of public/pedestrian space are to be provided at a minimum of 15% of the total lot area, or 75,000 square feet. Locations are approximate and not limited to those shown on the diagram at right.

- a. **Primary plaza:** shall have a minimum area of 10,000 square feet with a minimum average width of 60 feet.
- b. **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.)
- c. **Upper Plaza:** shall include a combination of landscaping and hardscaping with a minimum area of 10,000 square feet.
- d. **Northwest Entry Garden:** shall be predominantly landscaped and an extension of Peter Kirk Park.
- e. **Smaller courtyard/plazas:** shall have a minimum area of 2,500 square feet each. (not illustrated in diagram at right)
- f. **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.)

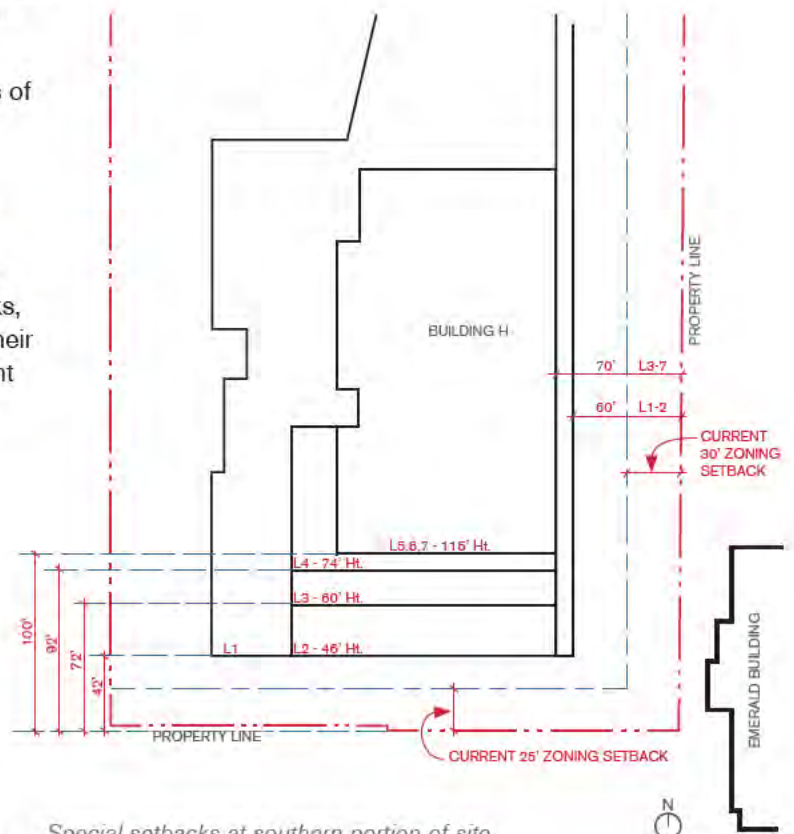
See district specific guidelines for design parameters of public space (ex. plazas, Section 13.D).

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

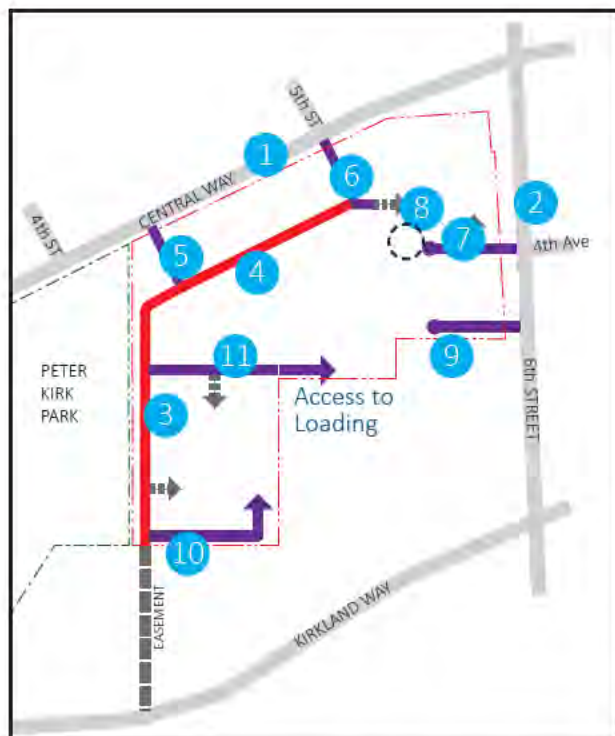
Intent: Create a street and sidewalk network that responds to the existing Kirkland grid pattern, creates a pedestrian-oriented environment, and allows for direct interaction with Peter Kirk Park.

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

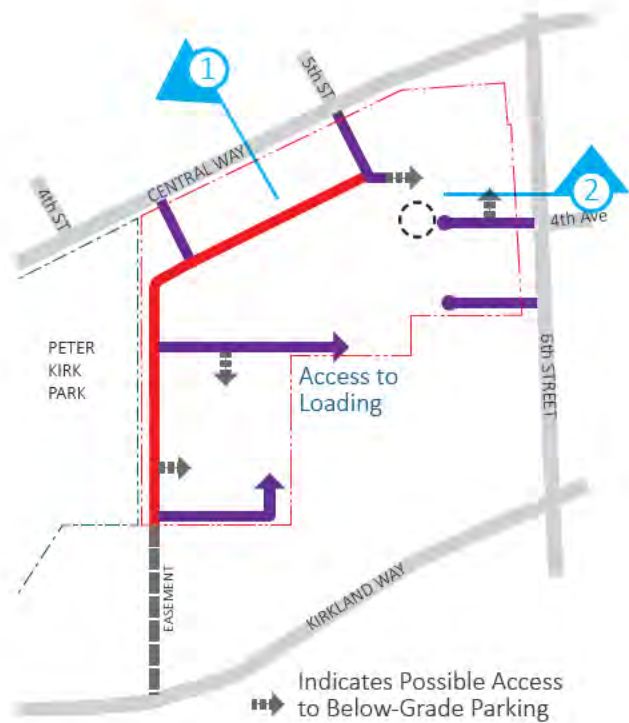
PRIMARY INTERNAL STREETS

- 3 Park Promenade
- 4 Main Street

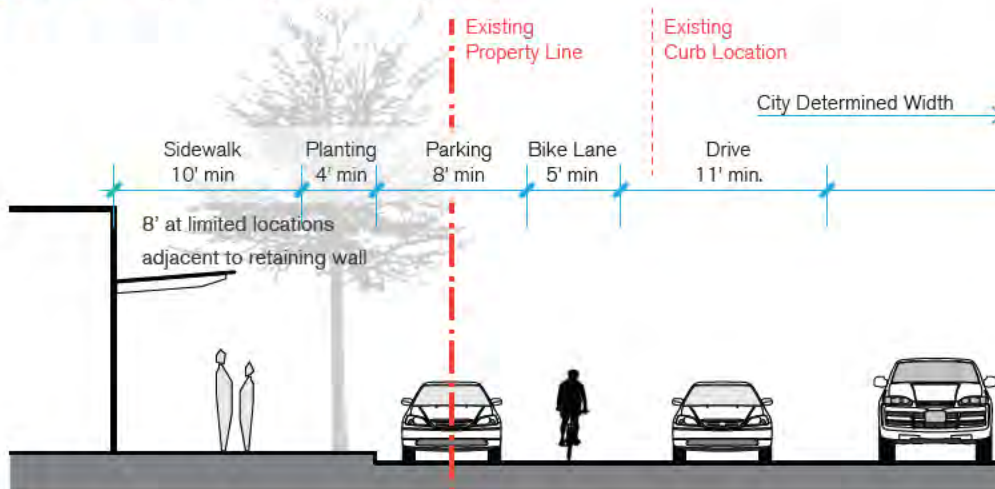
SECONDARY INTERNAL STREETS

- 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

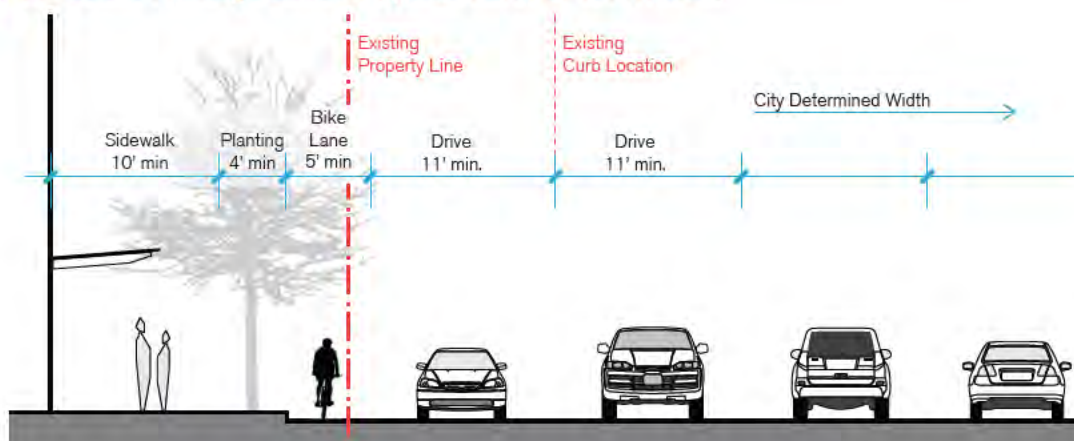
ADJACENT PUBLIC STREET IMPROVEMENTS



1 Central Way Frontage Section (typical)



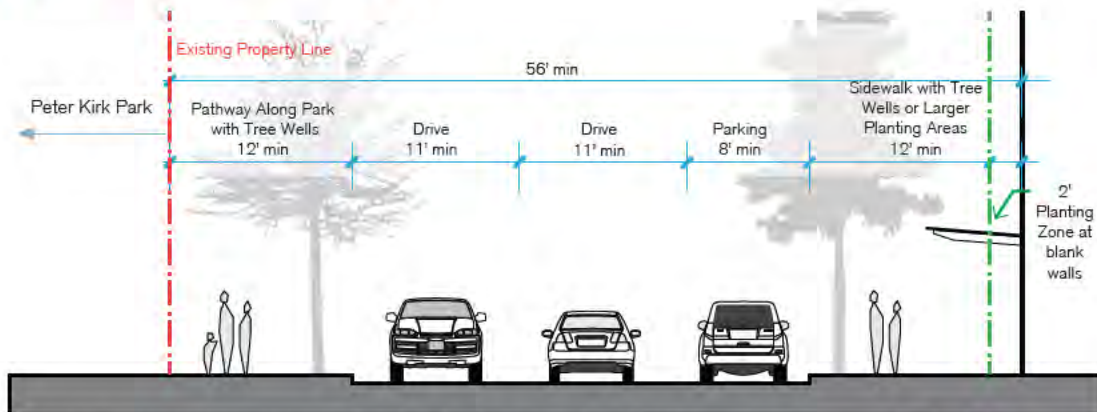
2 6th Street Frontage Section (typical north of 4th Avenue)



PRIMARY INTERNAL STREETS

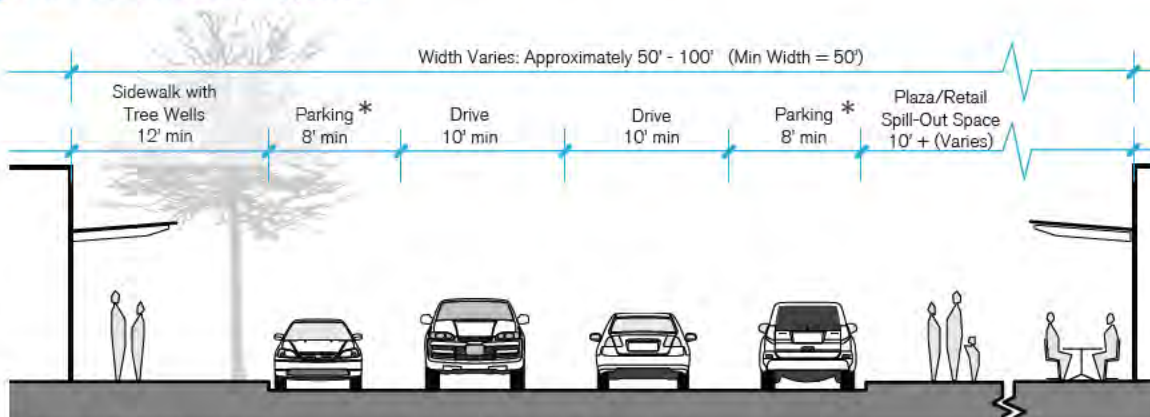


3 Park Promenade Section (typical)



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

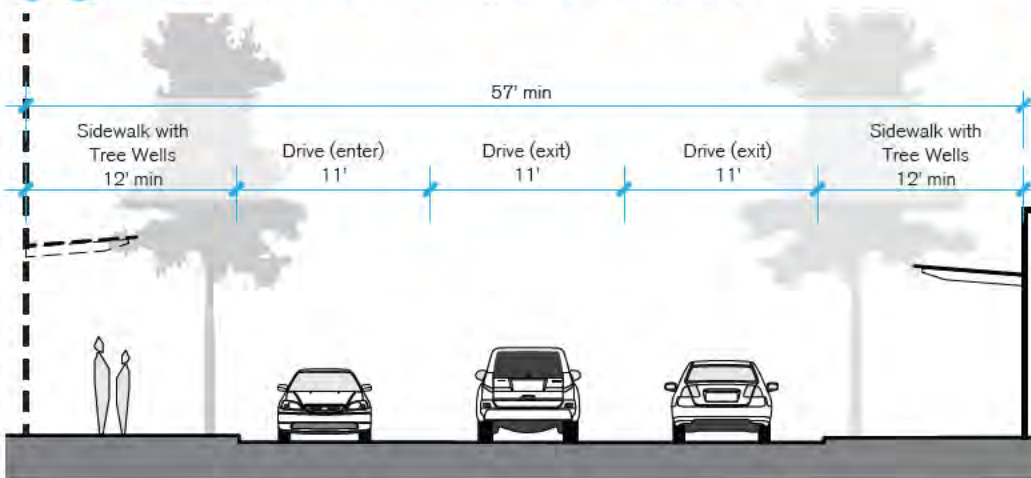
4 Main Street Section (typical)



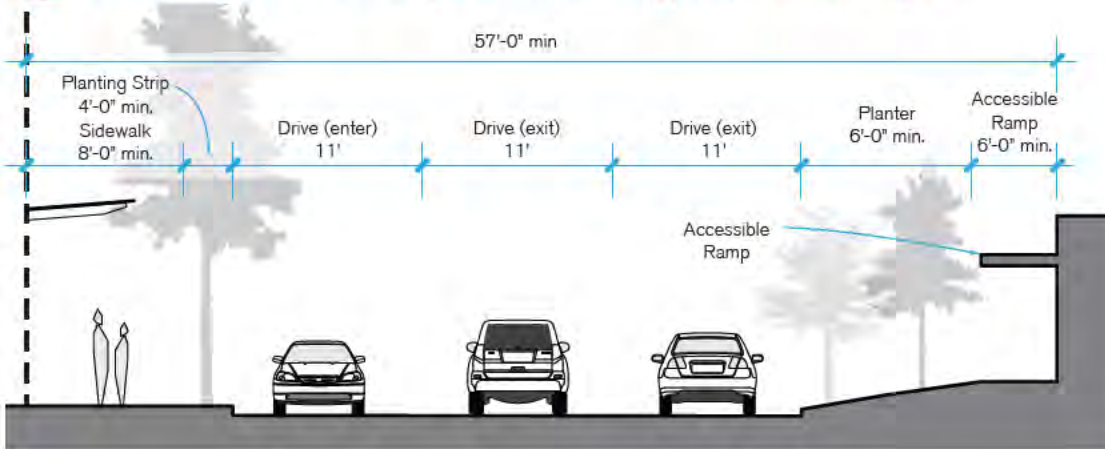
* Curbside parking may occur on one or both sides of the roadway.

SECONDARY INTERNAL STREETS

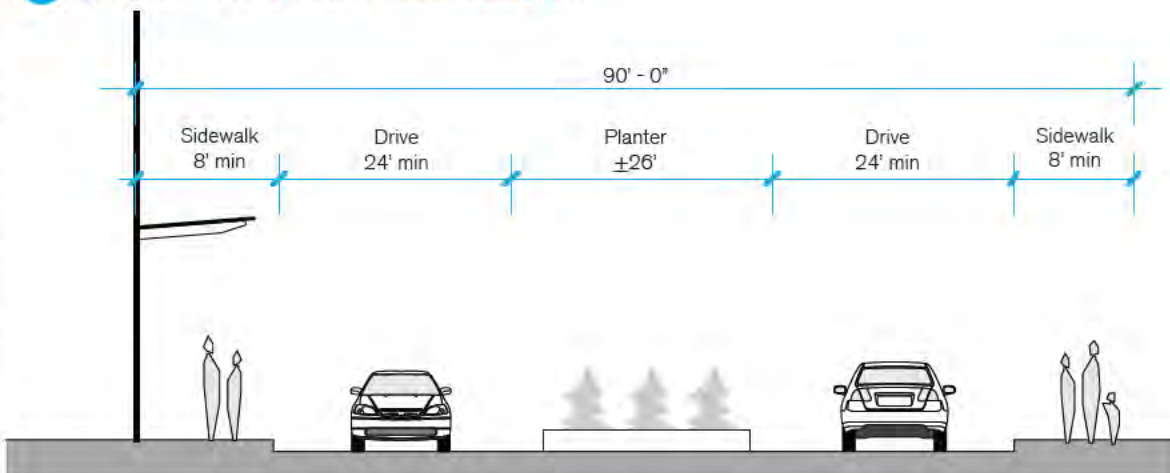
5 7 Access Streets at Central Way, 6th Street (typical)



6 Access Street at Central Way and 5th Street (typical) - revised diagram

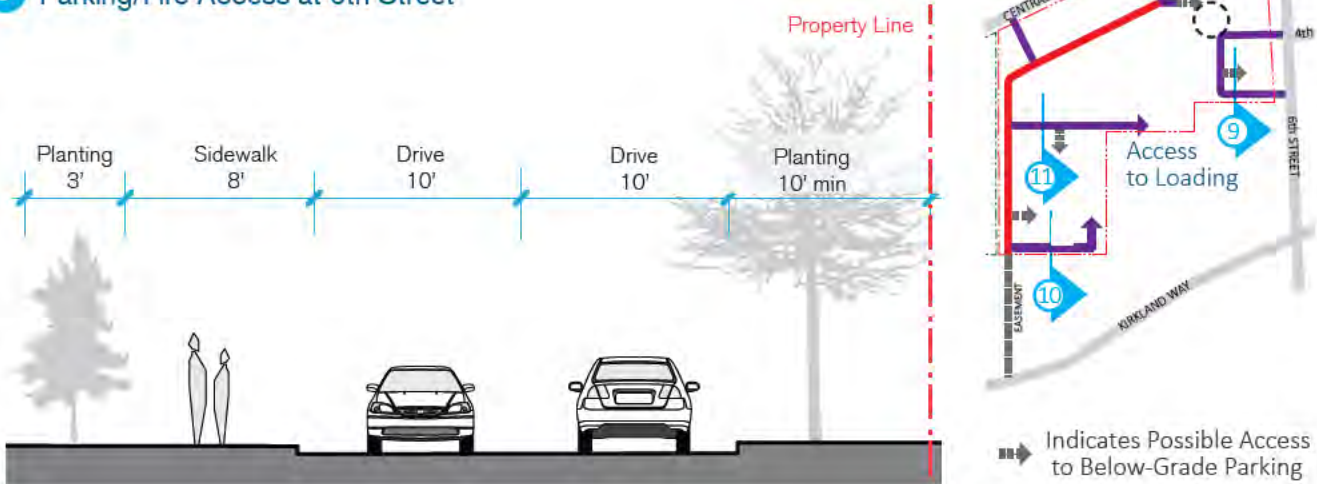


8 Upper Level Turnaround - added diagram

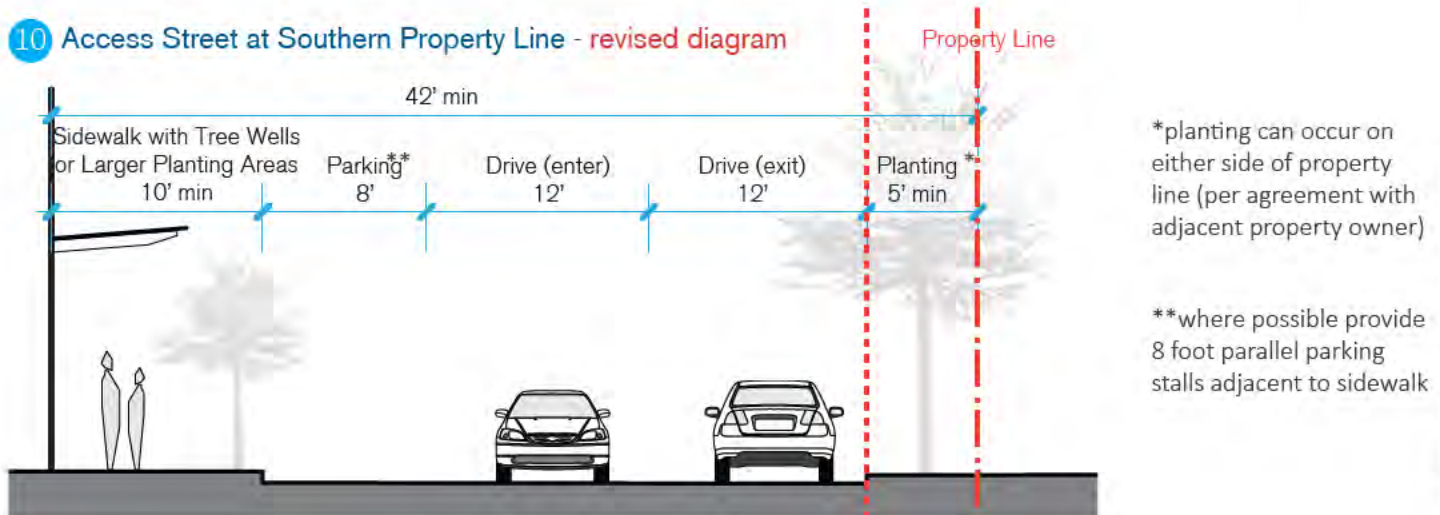


SECONDARY INTERNAL STREETS

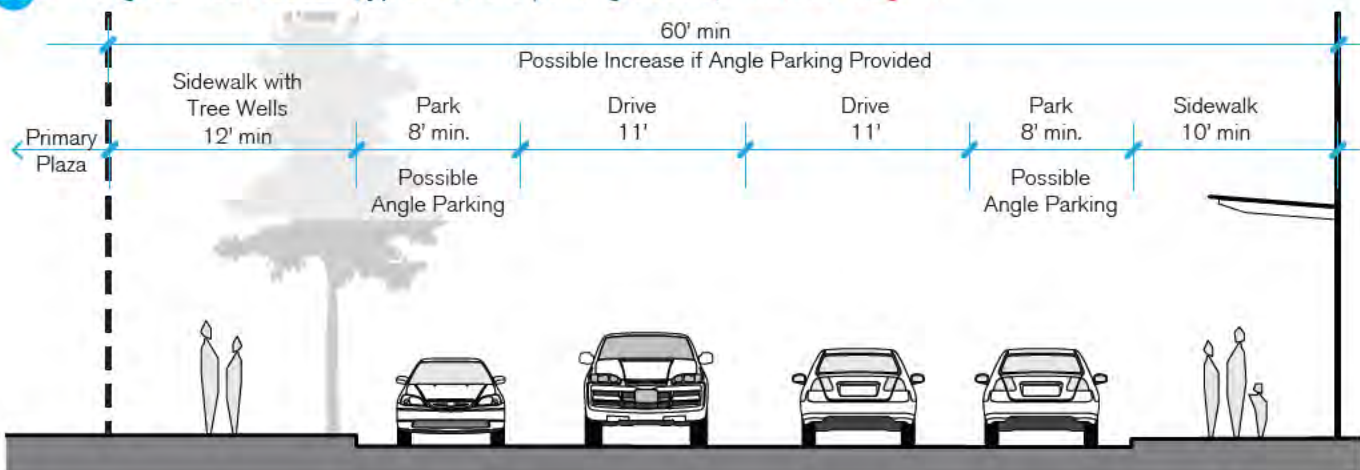
9 Parking/Fire Access at 6th Street



10 Access Street at Southern Property Line - revised diagram



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

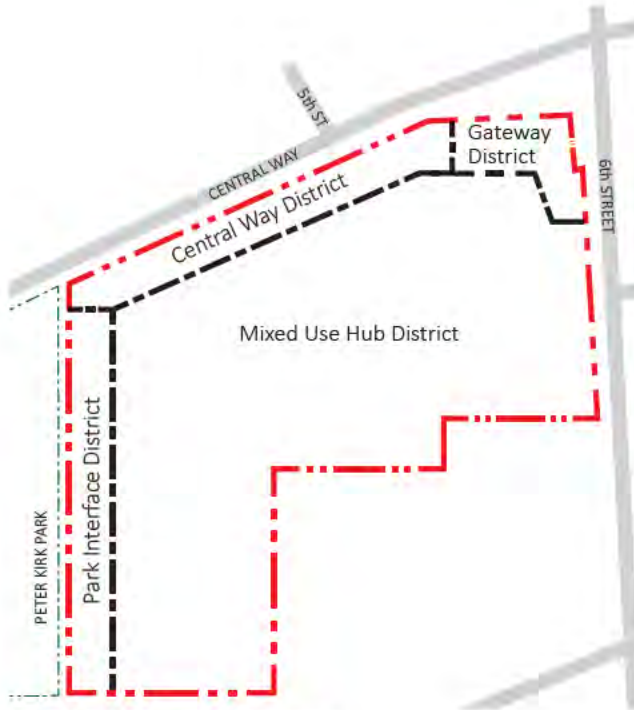
Overall Intent: *Create a rich pedestrian-oriented environment and successful mixed-use center.*

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.

- 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

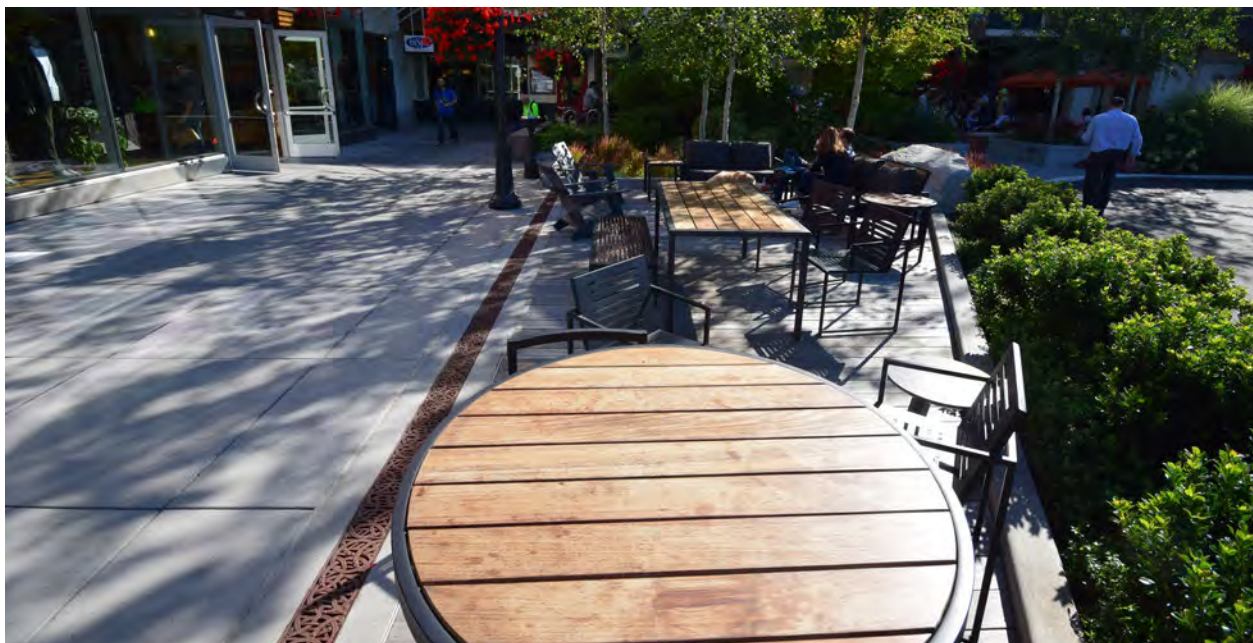
Intent: Provide a friendly pedestrian environment by creating a variety of usable and interesting public and semi-public open spaces.

- 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.

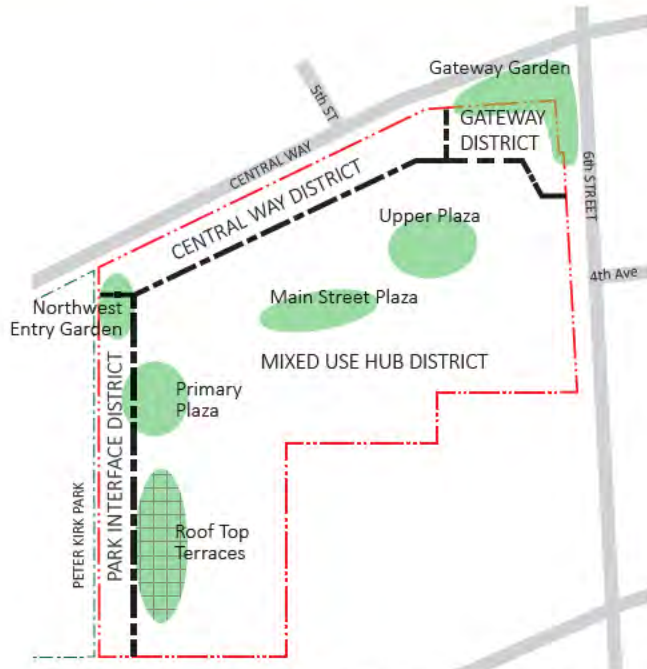
Public Spaces: plazas defined by pathways and buildings include amenities such as water features, sitting spaces, landscaping, and changes in materials, colors, and textures



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

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.

Architectural and landscape elements provide screening



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 center³ 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.

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

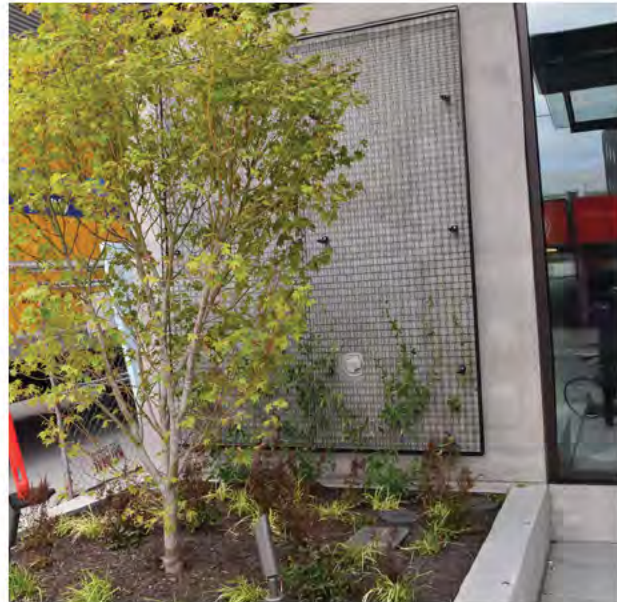
Intent: Ensure that all buildings in the project area are constructed as a quality addition to the Kirkland Community.

- 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 *)

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:

- Public Access:** Public access into the site should be visible and accessible from the corner of 6th Street and Central Way.
- Hardscape/Vegetation:** Paving and landscaping materials should identify pedestrian spaces and access.
- 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.
- 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.

- Public Access:** Connect pedestrian access to the gateway garden, adjacent streets, and public open spaces.
- Hardscape/Vegetation:** Paving and landscaping materials should identify pedestrian spaces and access.
- Seating:** Incorporate seating along pedestrian pathways and gathering spaces.
- 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

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



- 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



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



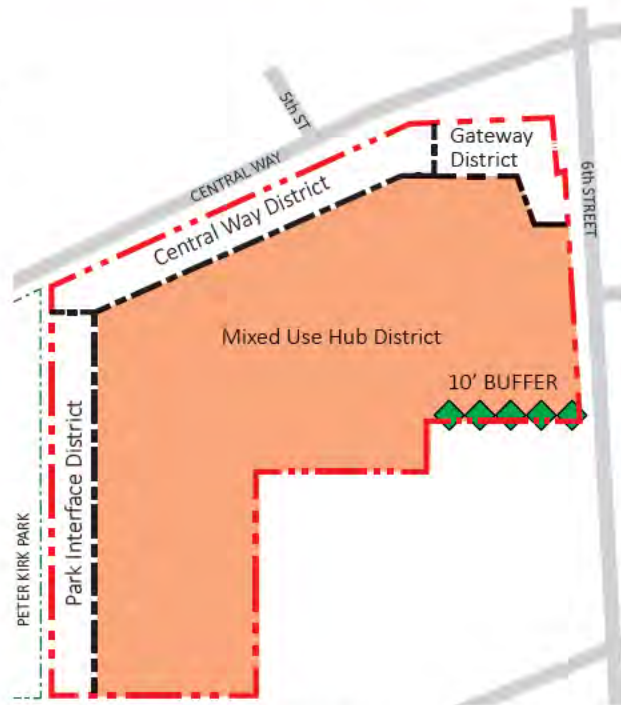
Pedestrian-oriented park interface: trees, clear markings, ground floor retail, balconies

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 an 41 degree angle measured from the center of the plaza.



Plazas providing significant gathering and activity space, framed by buildings^{above:0, below:7}

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/
3. La Citta Vita. *Courtyard Shopping in Berlin*. 16 Jan 2011, in *Flickr*. <https://www.flickr.com/photos/la-citta-vita/5852199389/>
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



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 Rockerries 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.