



**CITY OF KIRKLAND**  
Planning and Building Department  
123 Fifth Avenue, Kirkland, WA 98033  
425.587.3600 - [www.kirklandwa.gov](http://www.kirklandwa.gov)

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## **MEMORANDUM**

**To:** Design Review Board  
**From:** Tony Leavitt, Senior Planner  
**Date:** May 7, 2021  
**File No.:** DRV21-00258  
**Subject:** KIRKLAND URBAN EAST  
CONCEPTUAL DESIGN CONFERENCE

### **I. MEETING GOALS**

At the May 17, 2021 Design Review Board (DRB) meeting, the DRB should review the conceptual design for the Kirkland Urban East project. At the meeting, the DRB should:

- A. Determine how the Kirkland Parkplace Mixed Use Development Master Plan and Design Guidelines affect or pertain to the proposed development.
- B. Determine which guidelines apply to the proposed development.
- C. Determine what other application materials are needed for the Design Response Conference.

### **II. BACKGROUND INFORMATION**

The subject property is located at 501 Uptown Court in the Kirkland Urban development (see Attachment 1) and the parcel is 1.31 acres in size. The applicant is proposing a new 6 story mixed-use building that will consist of approximately 185,000 square feet of office and 15,000 square feet of retail on the ground floor with 4 levels of underground parking. The project will front on 6<sup>th</sup> Street (on the east side of the development) with vehicular access from this right-of-way. The applicant has provided a program description and general project information which includes three building massing options (see Attachment 2). The applicant's preferred building massing option is shown as Massing Option 3.

### **III. SITE**

The Kirkland Urban Development site is an approximately 11.5-acre campus consisting of over 1.3 million square feet of retail, office, and residential uses. Kirkland Urban North, Kirkland Urban Central and the Uptown Apartments have been completed and occupied. The Kirkland Urban South project is under construction and expected to be completed in early 2023.

The Kirkland Parkplace Mixed Use Development Master Plan and Design Guidelines for the Kirkland Urban project were approved by the City Council in February of 2015 and most recently amended in December of 2019 (see Attachment 3).

The following list summarizes the zoning designation, uses, and allowed heights of properties adjacent to the subject property:

- North: **CBD 6 & 7:** Maximum height is 54' above Average Building Elevation (ABE) in CBD 6 and 41' above ABE in CBD 7.
- East: **PLA 5C:** Maximum height is between 25' above ABE and 60' above ABE depending on use and size of the site.
- South: **CBD 5:** Maximum height is between 67' above ABE and 80' above ABE depending on use and location of the site.
- West: **Park/Public Use:** Maximum height is determined on a case-by-case basis.

Additional photographs prepared by the applicant that show the surrounding properties are contained in Attachment 2, Page 23.

#### IV. **KEY ZONING REGULATIONS**

Zoning regulations for uses in the CBD 5A zone are found in the use-zone chart (see Attachment 4). The following regulations are important to point out as they form the basis of any new development on the site. Additionally, the site is subject to the Master Plan Development Standards outlined in the Kirkland Parkplace Mixed Use Development Master Plan (see Attachment 3, Pages 7 and 8)

##### A. Permitted Uses

1. The only permitted use allowed in this zone is a Mixed-Use Development Containing Office, Retail and Restaurant Uses.
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.

*Staff Comment: The applicant is proposing office and retail and uses as part of a mixed-use development. Staff will review the proposed building for compliance with the maximum retail square footage requirements as part of the Design Response Conference application.*

##### B. Height

1. The CBD 5A zone allows a maximum height of 115 feet as measured above the average building elevation (ABE) of 74.5 for Area C as established in Plate 7 of the Kirkland Zoning Code.
2. Rooftop appurtenances may exceed the applicable height limitation by a maximum of 16 feet if the area of all appurtenances and screening does not exceed 25 percent of the total area of the building rooftop. All other regulations for rooftop appurtenances in Chapter 115 KZC shall apply.
3. The design guidelines require that the ground level retail height be a minimum of 14 feet in height.

*Staff Comment: The applicant will need to submit height calculations with the Design Response Conference application. Staff will review the project for compliance with the City's height regulations during the Design Response phase.*

##### C. Setbacks

The required setback from the south property line is 25 feet. There are no other required setbacks.

*Staff Comment: The applicant's preferred design scheme complies with the setback requirements.*

D. Master Plan Development Standards

The development is subject to the following program requirements:

- A. 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.
- B. Work 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. All new office buildings will be designed achieve a LEED CS Gold threshold and other environmentally sustainability standards.
- D. The project must include neighborhood-serving retail and services.
- E. 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 required as part of the residential component.
- G. The Building Use Breakdown is 924,665 square feet of office; 218,345 square feet of retail, fitness and entertainment; and 185 residential units.

*Staff Comment: Staff will review the project for compliance with the development standards as part of the Design Response Conference application.*

IV. KIRKLAND PARKPLACE DESIGN GUIDELINES

This site has its own Master Plan and Design Guidelines (see Attachment 3) that are to be used to review the project. The document includes Development Standards that apply to this area of the site, Design Guidelines that apply to all the districts on the site, and also District Specific Guidelines (In this case, the Mixed-Use Hub District).

Some of the key guidelines relate to:

- Orientation to the Street/Streetscape
- Massing and Articulation
- Blank Wall Treatment
- Public Spaces
- Gateway Treatment
- Environmental Considerations
- Pedestrian Connections & Way finding
- Pedestrian-friendly building fronts
- Parking location and entrances
- Massing and Articulation
- Building Diversity

V. CONTEXT

The context or setting in which the proposed development will be located is important in determining how the design guidelines will apply. The following are several questions that are geared toward identifying the physical environment around and on the subject property.

**A. How does the site relate to its surroundings?**

The applicant and Design Review Board should discuss the physical and built environment on and around the subject property. Topics include height of neighboring structures, topography, and landscaping.

**B. What are the opportunities and constraints of the site and vicinity given the following topics?**

- Streetscape
- Urban Form
- Activities and Uses in the Area
- Pedestrian Patterns and Environment
- Character of Adjacent Buildings
- Landscaping/Open Space

**VI. DISCUSSION ISSUES**

The role of the DRB at the Conceptual Design Conference is to help determine how the Master Plan and Design Guidelines apply to the proposed development. The following sections and questions below are representative of the design guidelines. These questions are to be used as a tool to help identify how the design guidelines would apply to the proposed project.

**A. Scale**

1. What are the key public views of the project?
- B. Identify appropriate mitigation techniques for building massing of the proposed buildings. Possible techniques include vertical and horizontal modulation, corner treatment, and roof forms. The applicant has provided several massing schemes including a preferred option for the DRB's review and comment (see Attachment 2).

**C. Pedestrian Access**

The approximate pedestrian connection locations for Kirkland Urban were established in the Master Plan and Design Guidelines (see Attachment 3, Page 8).

1. How does the proposed massing and location of structures relate or respond to the pedestrian environment?
2. What are opportunities for pedestrian oriented spaces at the street level?
3. What are the key pedestrian connections?
4. How would the project engage pedestrians?

**D. Open Space and Landscaping**

Pedestrian open space standards were also established in the Master Plan and Design Guidelines (see Attachment 3, Page 12).

What are opportunities for landscaping and/or open space around the building?

**VII. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE**

The Design Review Board shall determine what models, drawings, perspectives, 3-D CAD/Sketch up model, or other application materials the applicant will need to submit with the design response conference application.

**VIII. ATTACHMENTS**

1. Vicinity Map
2. Applicant's Proposal
3. Kirkland Parkplace Mixed Use Development Master Plan and Design Guidelines
4. Zoning Regulations for CBD 5A

Kirkland Urban East  
DRV21-00258

6TH

Subject Property

URBAN PLZ

4TH AVE

6TH ST

KIRKLAND CIR

2ND AVE

PETER KIRK LN

6TH CT

8TH LN

KIRKLAND AVE

1ST AVE S





City of Kirkland

05-17-2021

# Kirkland Urban East Concept Design Conference

# Project Information

## Address

501 Uptown Court  
Kirkland, WA 98033

## Architect

### **Lever Architecture**

4713 N Albina Ave, 4th Floor  
Portland, OR 97217  
Thomas Robinson  
503.928.6040

## Landscape Architect

### **GGN**

1932 1st Ave, Suite 700  
Seattle, WA 98101  
Jill Fortuna  
206.903.6802

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# Development Objectives

## Project Goals

The goal of this project, which is the final phase of the Kirkland Urban development, is to complete the campus and provide office and retail spaces that complement the existing buildings and open spaces on site. Alongside the building, the project seeks to create a central landscaped plaza to enrich the ecology of the site and provide an additional site amenity. The project will be driven by regional and sustainable objectives that will take advantage of the site's history and context.

## Project Summary

Kirkland Urban East will include about 195,000 SF of office space and approximately 15,000 SF of retail space on the ground floor. The building will create a new gateway to the campus off of 6th street, with retail frontage on 6th and towards the Northwest corner, connecting to retail on the Park Level. Additionally, there will be 4 floors of underground parking connecting to the existing parking garage with approximately 350 spaces and a loading area.

## Program Objectives:

The project will provide private meeting and office spaces for the primary tenant of the Phase One and Phase Two buildings, which will allow connected use between the programs in those buildings. In addition, there will be retail on the ground floor to provide a more active upper plaza for visitors and connect to the retail on the Park level of the site.

## Phasing

This project will occur as the final phase of the development.



## Stewardship of Watershed and Salmon Habitat



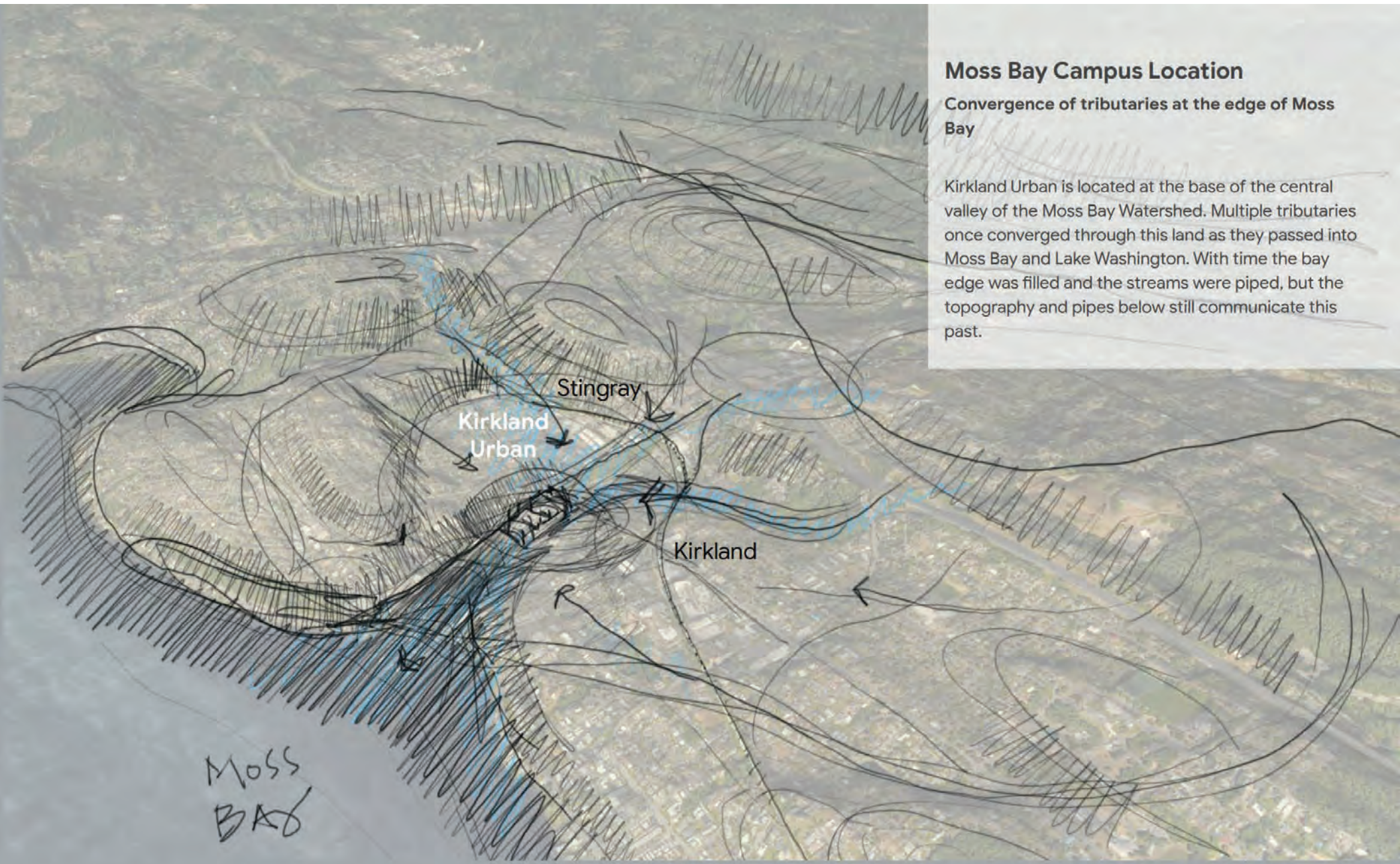
# KU East Project Drivers:



## Moss Bay Campus Location

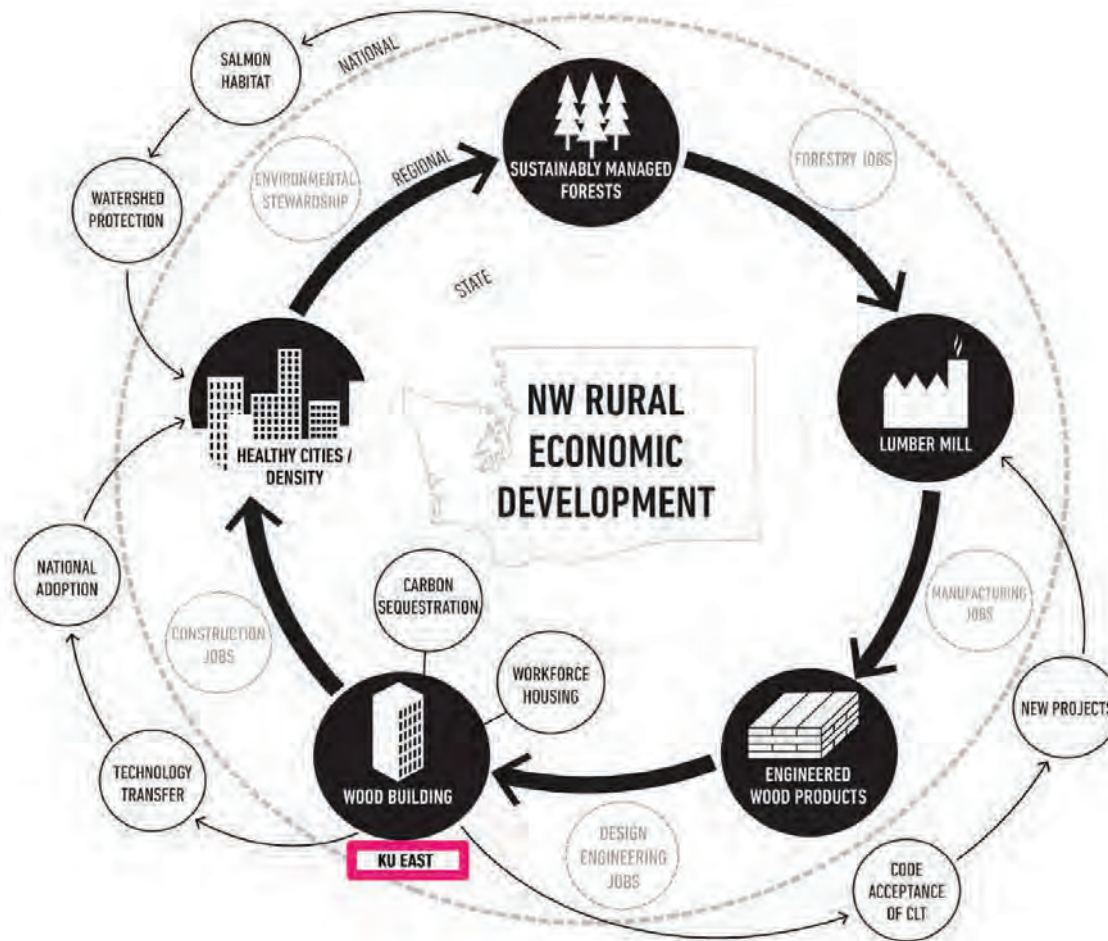
Convergence of tributaries at the edge of Moss Bay

Kirkland Urban is located at the base of the central valley of the Moss Bay Watershed. Multiple tributaries once converged through this land as they passed into Moss Bay and Lake Washington. With time the bay edge was filled and the streams were piped, but the topography and pipes below still communicate this past.

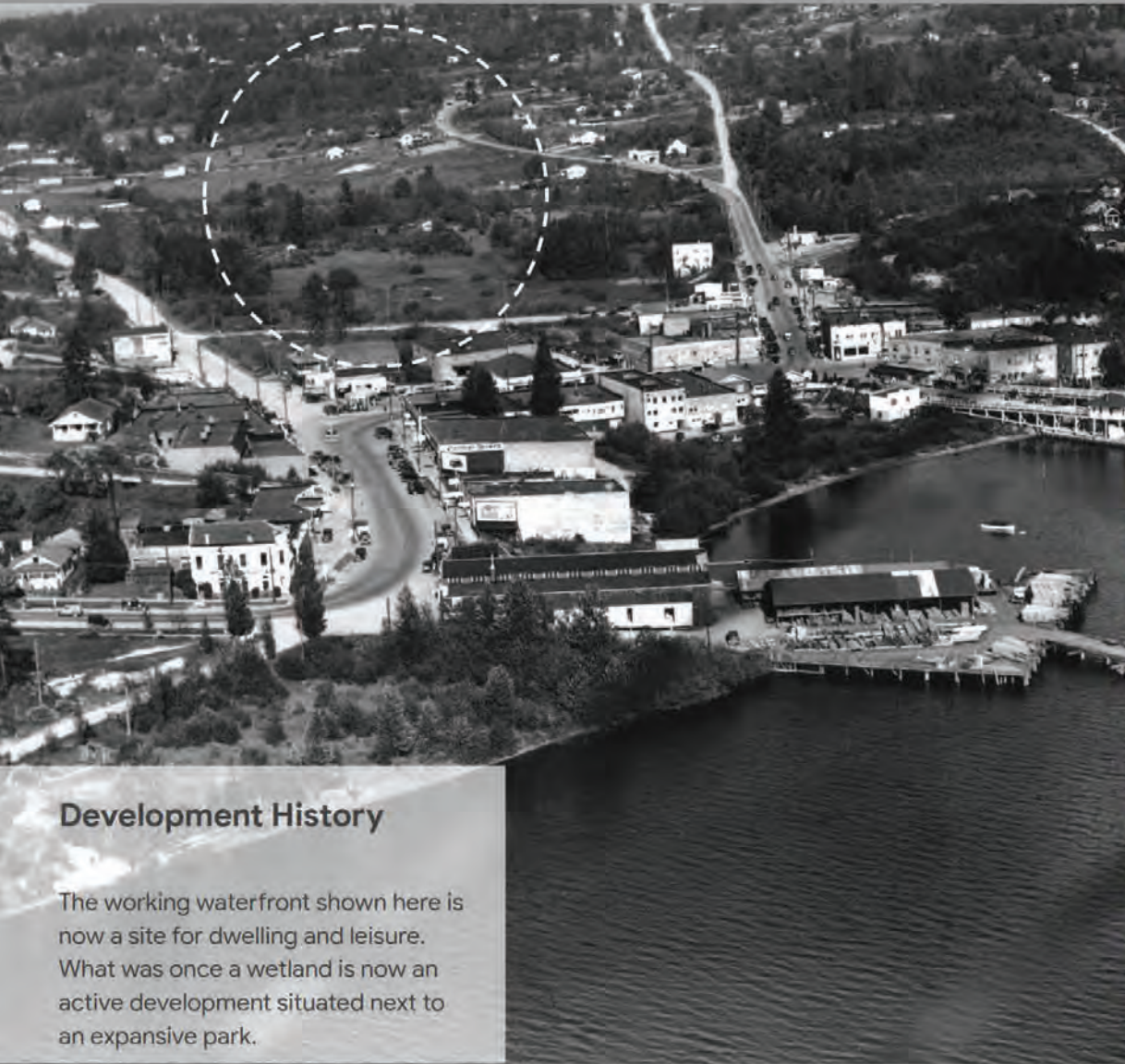




# Virtuous Cycle

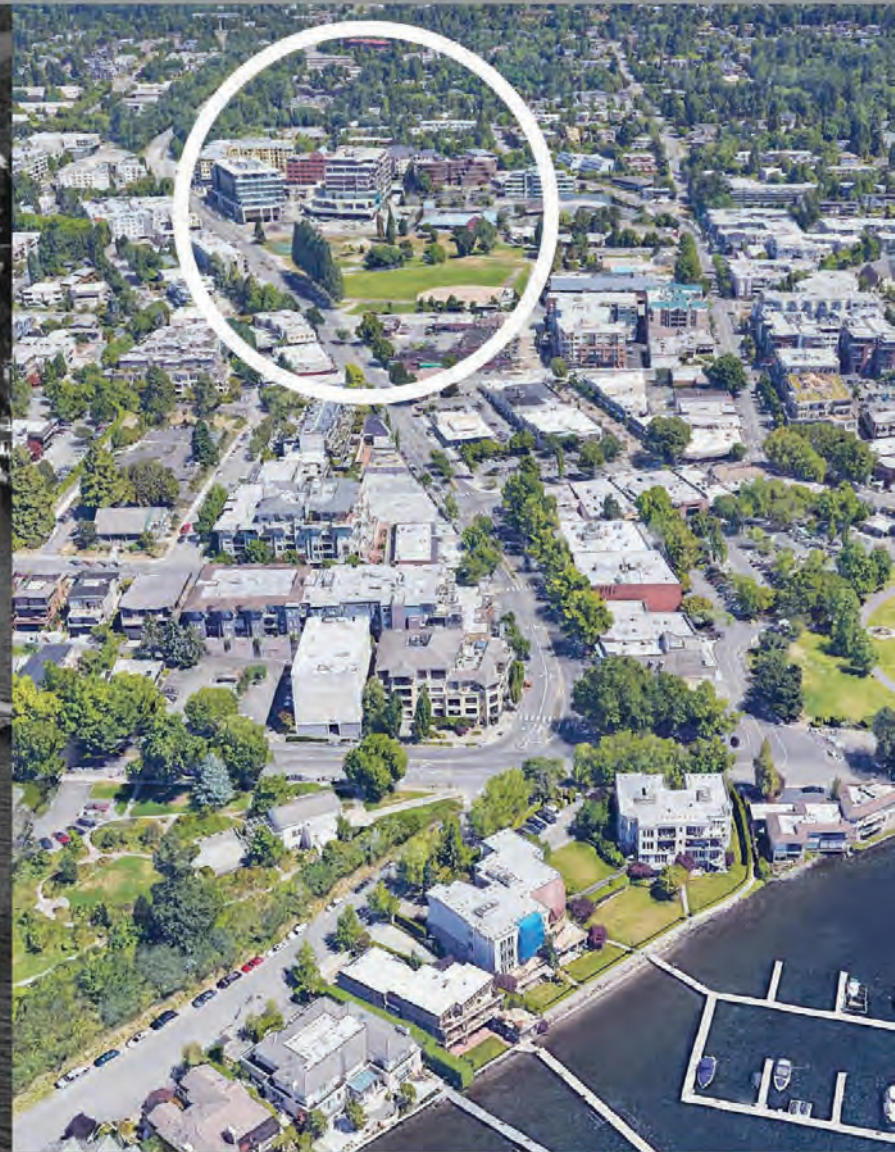






## Development History

The working waterfront shown here is now a site for dwelling and leisure. What was once a wetland is now an active development situated next to an expansive park.





# Kirkland History of Industry

## Lake Washington Shipyards



Local timber was used to construct barges and other ships at Lake Washington Shipyards, located along the eastern shore of the lake near the current Kirkland Urban Development.



## Kirkland History of Industry Regional Mass Timber





# Embodied Carbon / Carbon Sequestration





## Site Drivers



COMMUNITY NETWORK



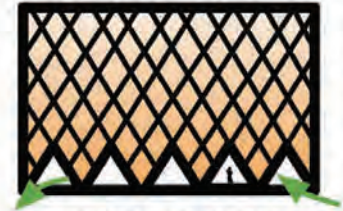
VIEWS OF MOSS BAY



CAMPUS GATEWAY

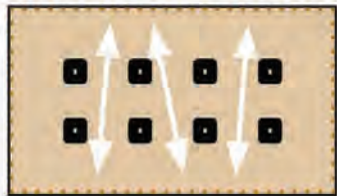


HUMAN-SCALE PLAZA  
WITH ACCESS TO SUN



PERMEABLE GROUND  
FLOOR

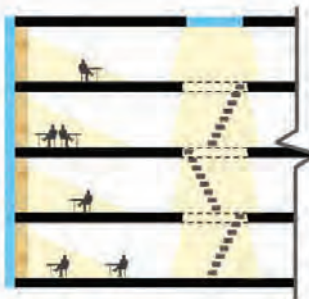
## Inside-Out Drivers



FLEXIBILITY & ADAPTABILITY



ACCESS TO NATURE



ACCESS TO DAYLIGHT



EXPERIENTIAL DELIGHT

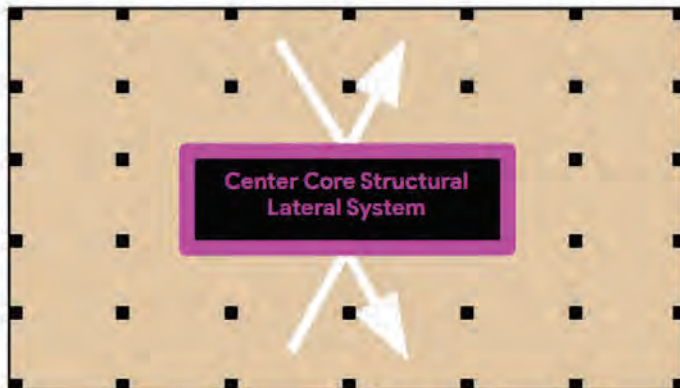


FLOOR CONNECTIVITY

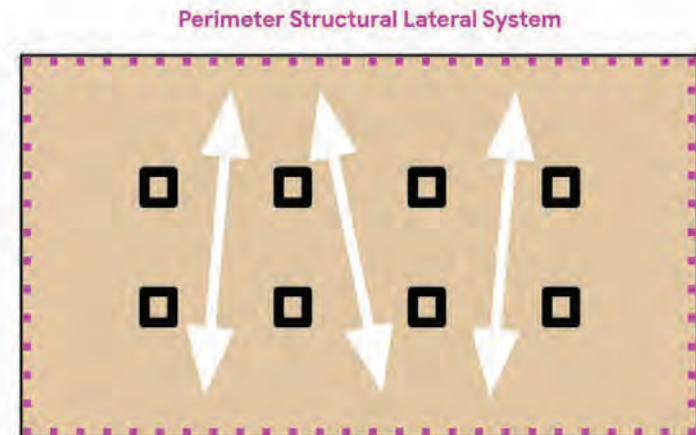


# Exoskeleton = Interior Flexibility

## Conventional Timber Building

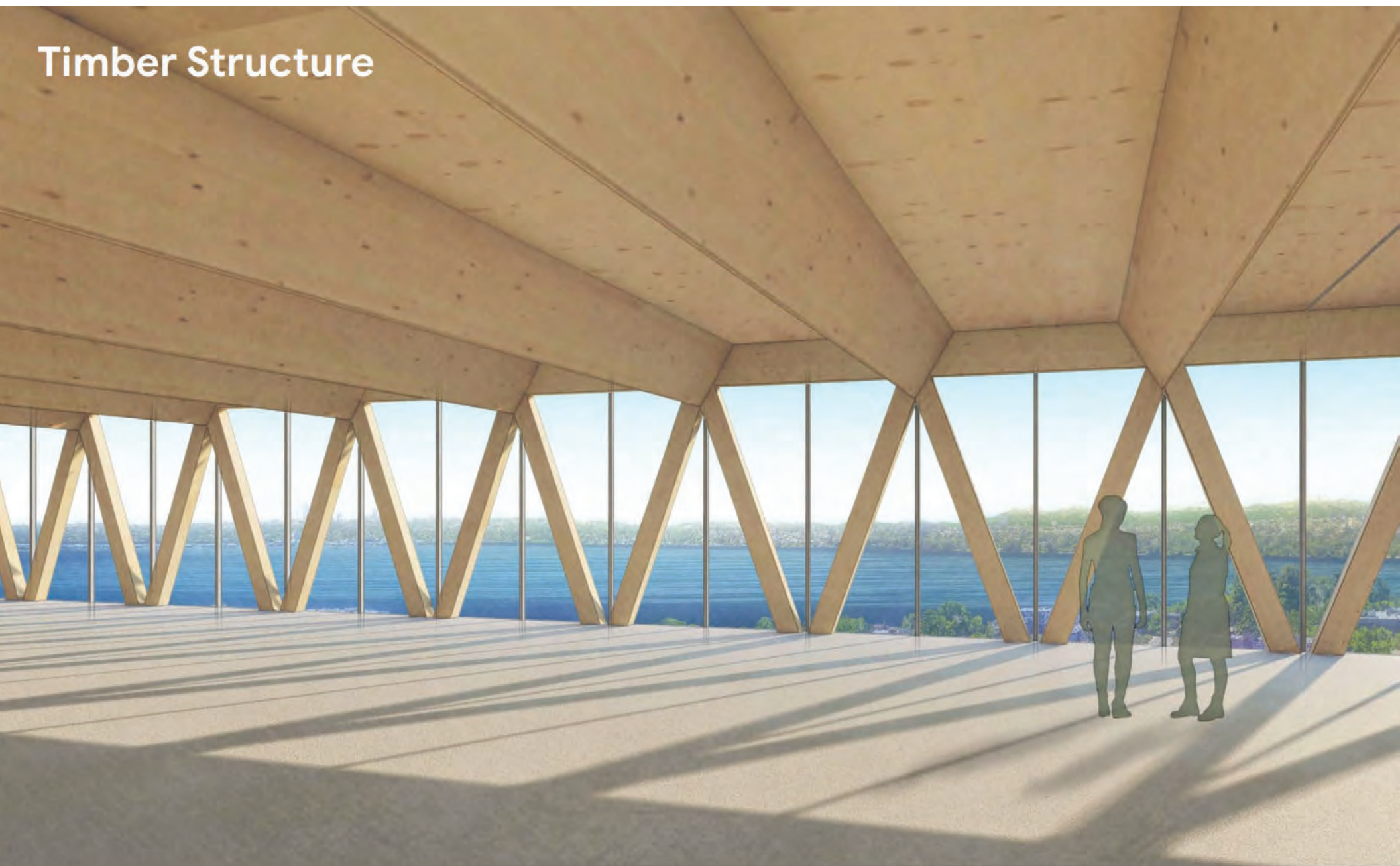


## Exoskeleton Timber Building



- Distributed cores allow easier connections across floorplate
- Mega columns can house program + systems
- Less Interior Columns = Planning flexibility
- Experience/Beauty of perimeter timber structure

# Timber Structure





# Construction Type Study

## Type III-A

85' max height  
6 floors max

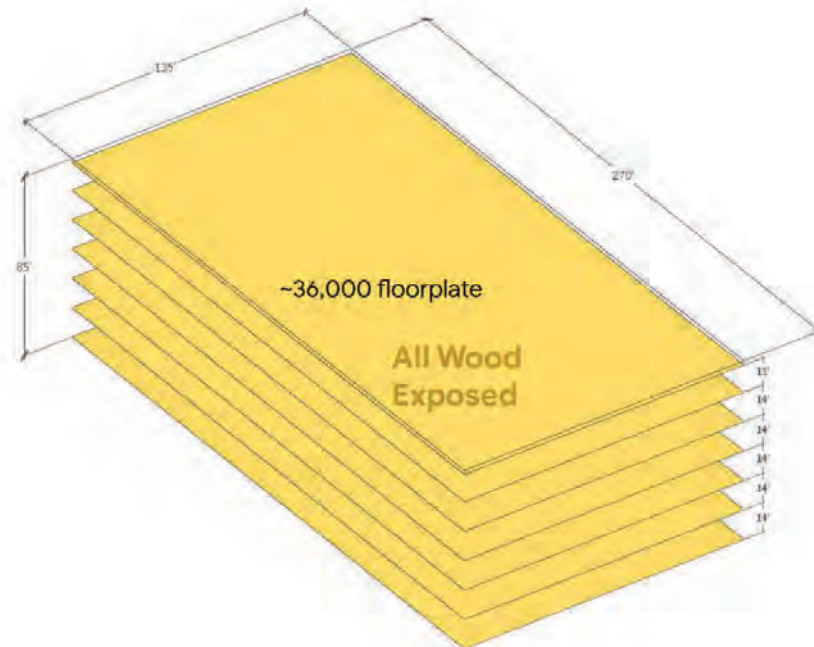
**KU East Max**  
**216,000 gsf**

**@**  
**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.



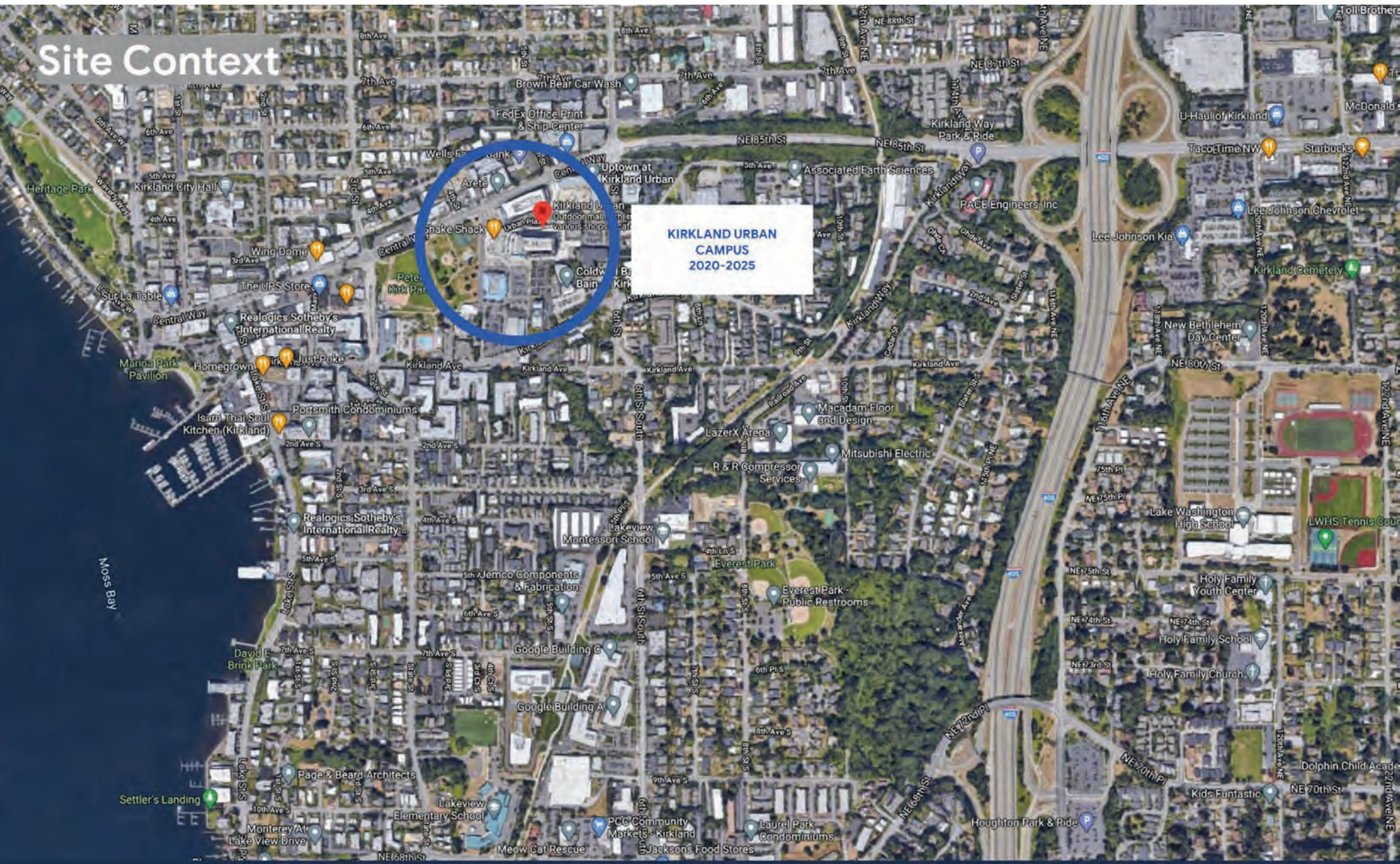
City of Kirkland Zone CBD-5A

Height Limit = 115'  
8 floors max

# Site and Context



## Site Context







**Kirkland Urban East**

Retail/Office  
210,000 GSF  
2025: Target FDOB

**KU South**

Retail/Office  
300,000 sq ft  
Q1 2023 Target FDOB

**KU Central**

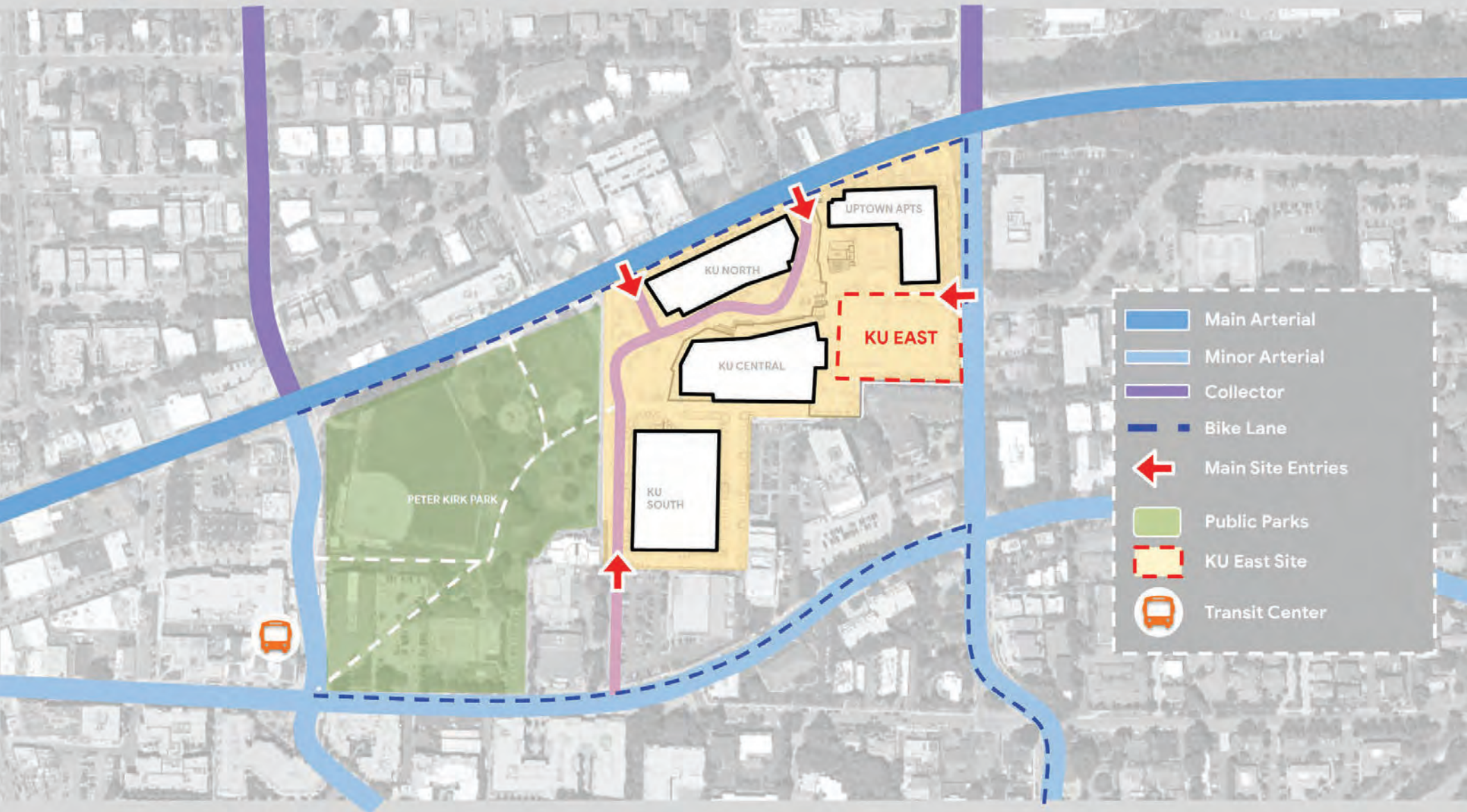
Retail/Office  
278,000 sq ft

**KU North**

Retail/Office  
230,000 sq ft



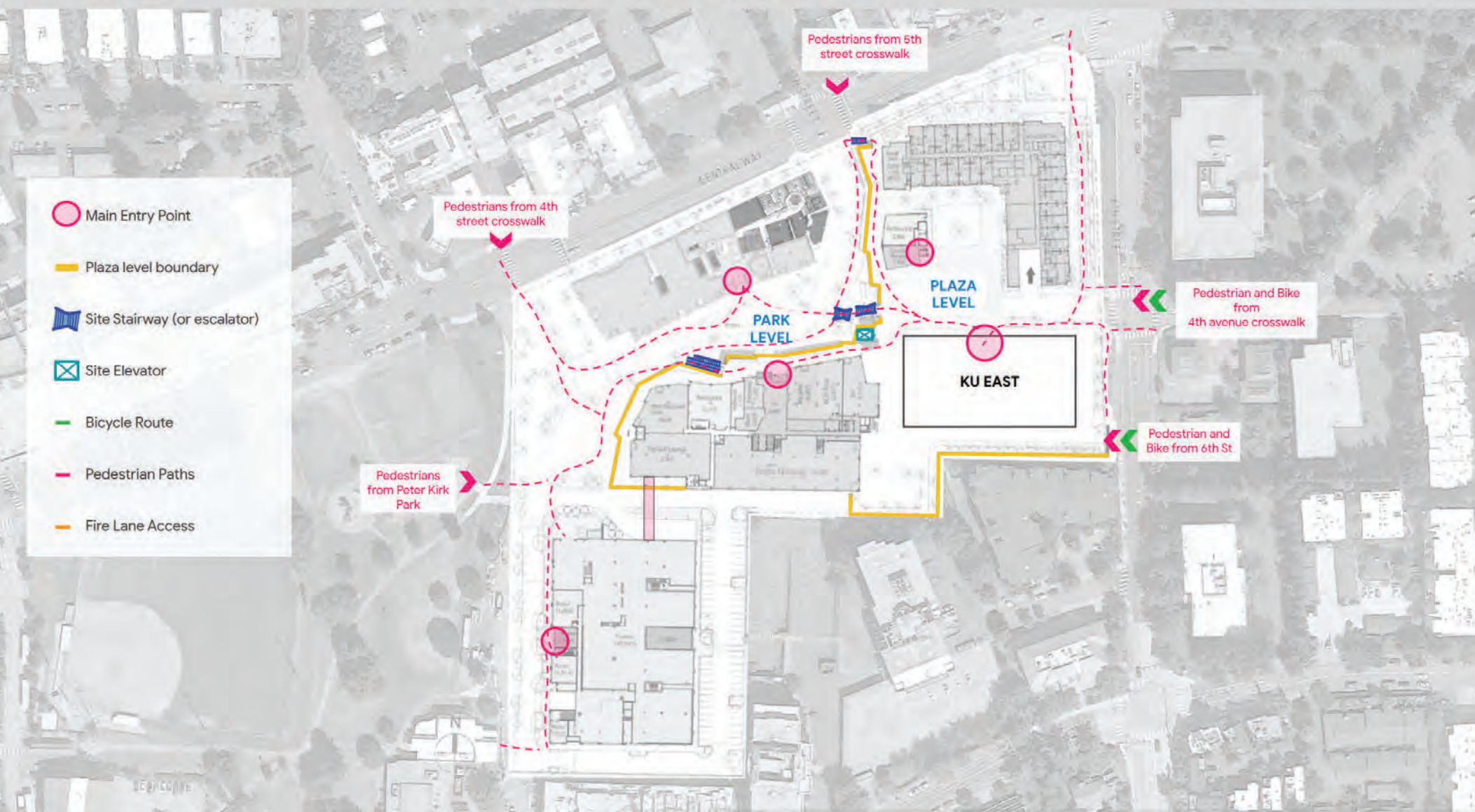
# Neighborhood Connections



- Main Arterial
- Minor Arterial
- Collector
- Bike Lane
- Main Site Entries
- Public Parks
- KU East Site
- Transit Center

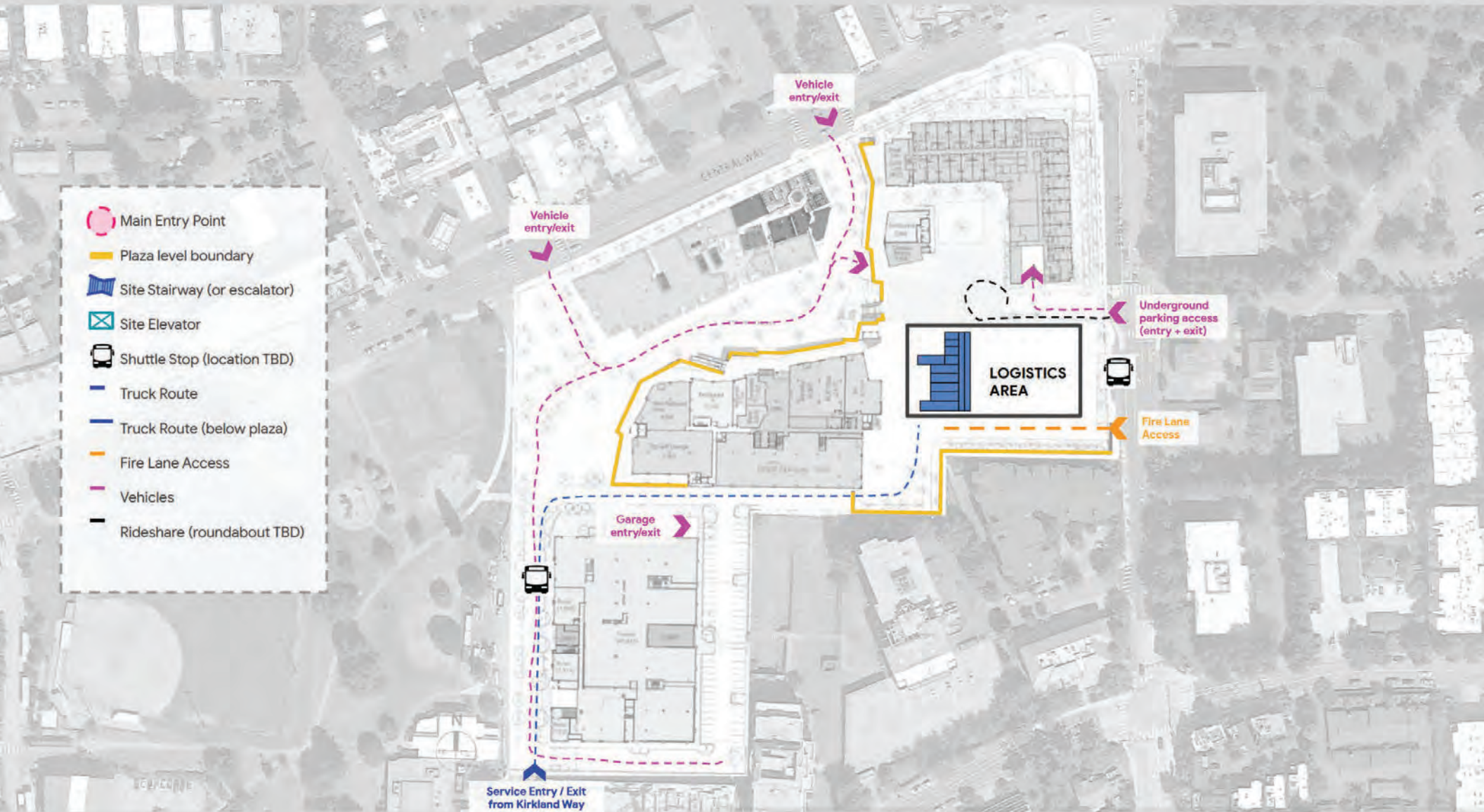


# Site Circulation: Pedestrian + Bicycles





# Site Circulation: Vehicular





**1** Restaurant Building

**2** Retail / Office Mixed Use

**3** Office Building

**4** Residential Building

**5** New Building Site

Kirkland Urban East

- 
- 1** Restaurant Building
- 2** Retail / Office Mixed Use
- 3** Office Building
- 4** Residential Building
- 5** New Building Site
- Kirkland Urban East



# Context Buildings





# Context Buildings Analysis



# Site Photos





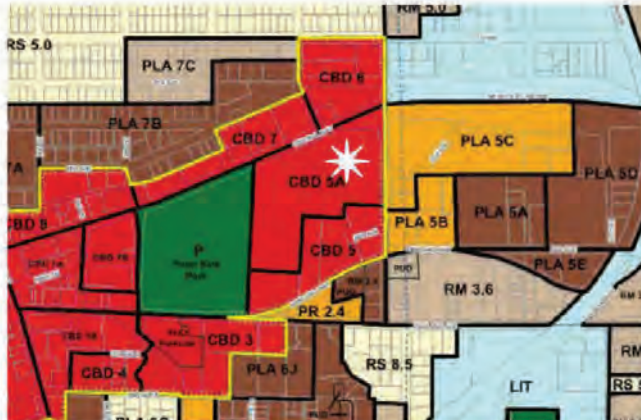
## Site Photos



# Site Photos







- 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