



CITY OF KIRKLAND
Planning and Building Department
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MEMORANDUM

To: Design Review Board
From: Angela Ruggeri, AICP, Senior Planner
Date: March 7, 2019
File No.: DRV19-00138
Subject: KIRKLAND URBAN SOUTH
CONCEPTUAL DESIGN CONFERENCE

I. MEETING GOALS

At the March 18, 2019 Design Review Board (DRB) meeting, the DRB should review the conceptual design for the Kirkland Urban South project. At the meeting, the DRB should:

- A. Determine how the Parkplace Master Plan & Design Guidelines affect or pertain to the proposed development.
- B. Determine what other application materials are needed for the Design Response Conference.
- C. Determine what additional information is needed for the requested design departure.

II. BACKGROUND

The subject property is located at 200 Peter Kirk Lane in the new Kirkland Urban development (see Attachment 1, Page 3). The applicant is proposing a new mixed-use building that will consist of approximately 250,000 square feet of office, along with a 50,000 square foot movie theatre and 8,000 square feet of retail. The project will front on the primary access road along Peter Kirk Park. Structured parking (3 to 4 levels below grade) is proposed with some on grade parking for the grocery store (QFC) along the eastern property line. The applicant has provided general project and program data; including site and context information and four building massing options, which can all be found in Attachment 1.

The zoning and Master Plan and Design Guidelines for the Kirkland Urban project were approved by the City Council on February 17, 2015. The entire project went through a conceptual design conference on June 15, 2015. The buildings in Phase One of the Kirkland Urban project have been reviewed by the Design Review Board and are currently under construction. The applicant's current proposal is based on the approved zoning and the updated Master Plan and Design Guidelines which are included as Attachments 2 and 3. The preferred building massing option for the proposed Kirkland Urban South building is the fourth option, the Linear Bar Option (see Attachment 1, pages 44-45).

An Environmental Impact Statement (EIS) and a Supplemental Environmental Impact Statement (SEIS) were completed in October 2008 and August 2010 for the previous

Parkplace proposal. An addendum to the EIS and SEIS was completed for the current Kirkland Urban proposal in February 2015.

The 2008 EIS review also included the adoption of a Planned Action Ordinance (PAO) designating the Parkplace request as a Planned Action for the purposes of SEPA compliance. A Planned Action is intended to conduct early environmental review during the planning stages under SEPA so that impacts and mitigation measures for the planned development are identified up front, thus eliminating the need for a subsequent threshold determination with the building permit(s). The PAO for the project is in effect through 2/28/2025.

The following list summarizes the zoning designations (see map on page 16 of Attachment 1) and allowed heights of properties adjacent to the subject property. The uses on and adjacent to the Kirkland Urban site are pictured in Attachment 1 on pages 7-15.

- 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.

III. KEY ZONING REGULATIONS

Zoning regulations for uses in the CBD 5A zone are found in the use-zone chart in Attachment 2. A summary of how they apply to the applicant's proposal are on pages 16 and 17 of Attachment 1.

1. Special Regulation 1: Development under this use shall be pursuant to the Parkplace Master Plan and Design Guidelines contained in Chapter 3.30 Kirkland Municipal Code. Compliance with the Master Plan and Design Guidelines shall be determined through Design Review, Chapter 142 KZC. Attachment 3 includes the Development Standards and Design Guidelines that apply to this part of the Kirkland Urban site.
2. Setbacks: The applicant is asking for a design departure to allow a portion of the upper floors to project into the required 100-foot and 120-foot upper story setbacks from Peter Kirk Park. Pages 2 and 46 - 48 of Attachment 1 show the design departure that is requested. The DRB has authority to grant minor variations from the minimum required yards in the CBD subject to the criteria of KZC 142.37 listed below.
 - The request results in superior design and fulfills the policy basis for the applicable design regulations and design guidelines;
 - The departure will not have any substantial detrimental effect on nearby properties and the City or the neighborhood.

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 Park Interface District and 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

See adopted Kirkland Parkplace Mixed-Use Development Master Plan and Design Guidelines for complete text and explanations.

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
- Relationship to the Park

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?
2. 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 four massing schemes, including the preferred Massing Scheme Option 4 for the DRB's review and comment (see Attachment 1, pages 36-45).

B. Pedestrian Access

The network of pedestrian connections for Kirkland Urban was established in the Master Plan and Design Guidelines (Attachment 3, pages 8, 10 and 11).

C. Open Space and Landscaping

Pedestrian open space was also established in the Master Plan and Design Guidelines and is shown on page 12.

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 review application.

The Design Review Board shall also determine what additional information is needed for its review of the requested design departure to allow a portion of the upper floors to project into the required 100-foot and 120-foot upper story setbacks from Peter Kirk Park.

VIII. ATTACHMENTS

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

SUBMITTAL DATE: 02/26/2019

Kirkland Urban South

KIRKLAND, WA
PROJECT NUMBER

CONCEPTUAL DESIGN CONFERENCE:
3/18/2019

W
OLLINS
C
ERMAN

DESIGN PROPOSAL

Project Information

| | |
|---------------------|---|
| ADDRESS | 200 Peter Kirk Lane Kirkland, WA 98033 |
| DEVELOPER | Talon Private Capital 720 Olive Way Seattle, WA 98101 William Leedom 206.607.2561 leedom@talonprivate.com Ryan Companies 110 110th Ave NE, Suite 100 Bellevue, Wa 98004 Bret Jordan Bret.Jordan@RyanCompanies.com |
| ARCHITECT | CollinsWoerman 710 2nd AVE Seattle, WA 98104-1710 Pat Logan 206.245.2028 plogan@collinswoerman.com |
| LANDSCAPE ARCHITECT | Hewitt 101 Stewart Street Suite 200 Seattle, WA 98101 Kris Snider 206.624.8154 ksnider@hewittseattle.com |

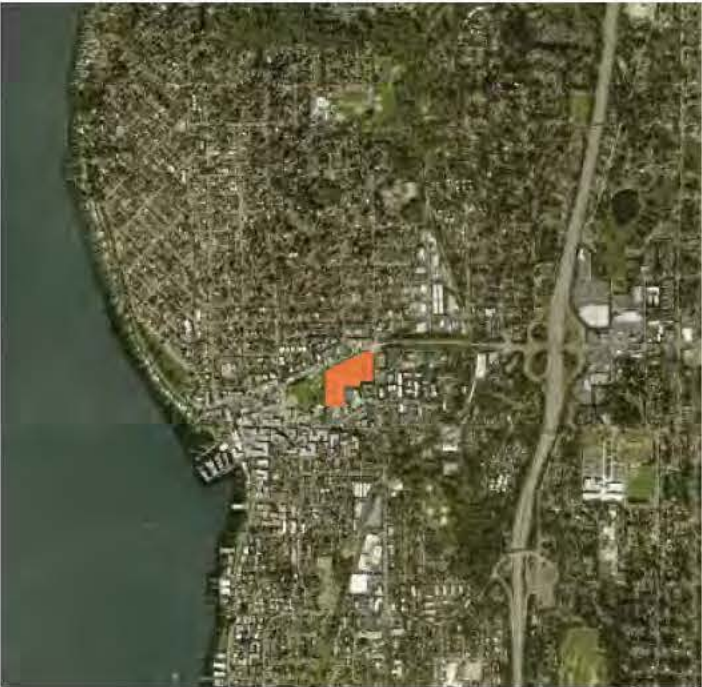
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Development Objectives

| |
|--|
| PROJECT GOAL |
| The Goal of Kirkland Urban South is to provide a great place to work, shop or see a movie in a building that helps to complete the Kirkland Urban vision. The project should be a complement to Phase One while maintaining a distinct identity, relating to the existing building context and taking advantage of the project site and proximity to amenities such as Peter Kirk Park. |
| PROJECT SUMMARY |
| Kirkland Urban South will include approximately 250,000 sf of office space, along with a 54,000 sf theatre and 6,000 sf of additional retail. The building will front the primary Access road along the Park, providing retail and theatre uses along this frontage, and surface parking for the adjacent QFC market along the eastern property line. To the south, a common drive will provide access to the project as well as the planned project on the property to the south. |
| PROGRAM OBJECTIVES |
| The project will continue to address the need for office space within the Kirkland Central Business district, and also provide the downtown with a much needed movie theatre. |
| PHASING |
| Although the original Kirkland Urban masterplan indicated this as the third phase of the overall project, this building will occur as the second Phase. The below grade parking in this phase will be built adjacent to the Phase one parking, and will connect on the upper level with an additional entrance on the west side of the project to prevent congestion at the existing main parking entry on the north side of the building. |

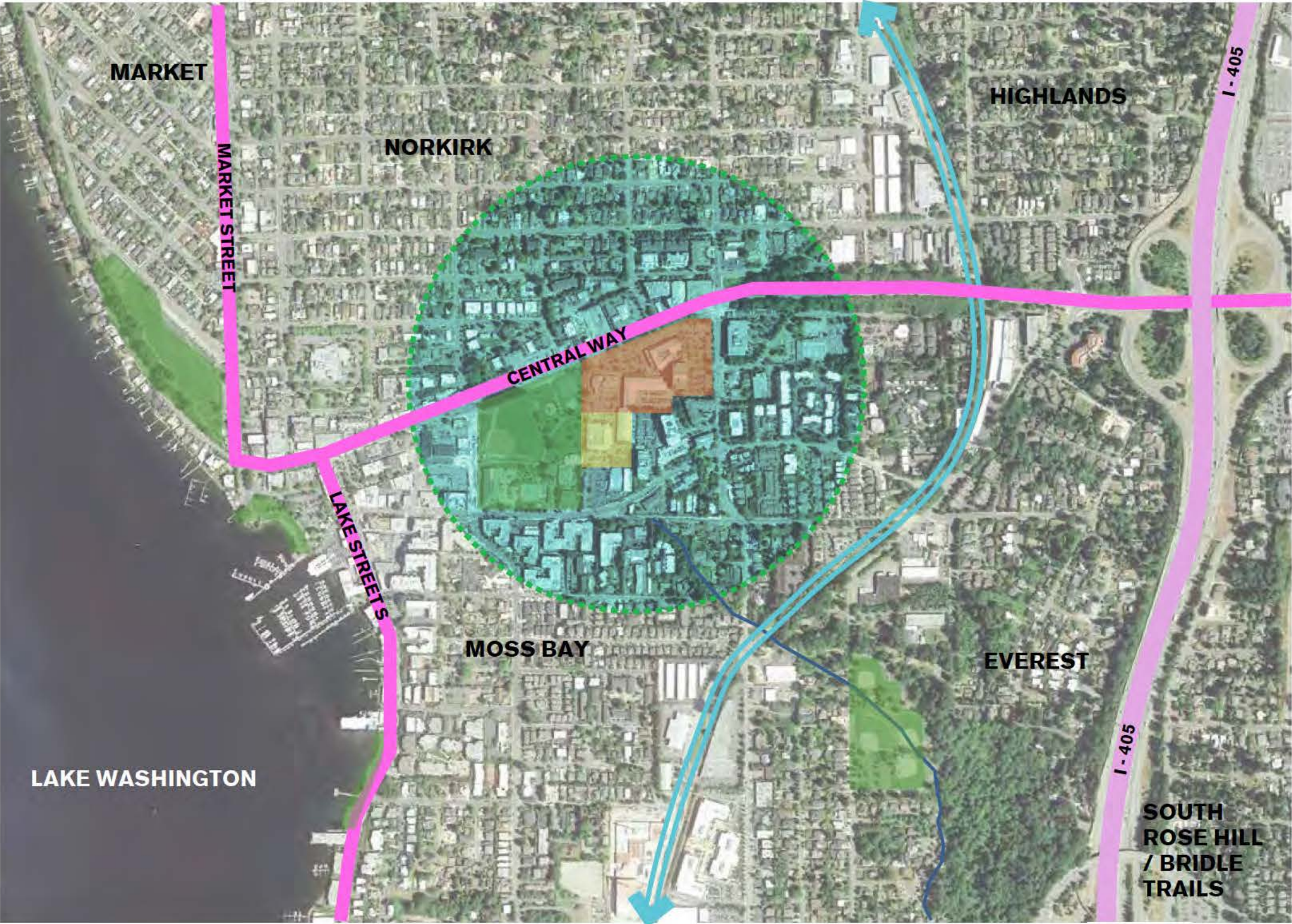
| |
|--|
| DESIGN DEPARTURE REQUEST |
| A design departure is requested to allow a portion of the upper floors to project into the required 100 foot and 120 foot upper level setbacks from Peter Kirk Park. As a concession to the adjacent Emerald Building property owner (to the east), the original site setbacks were modified to provide that project with views to the west. The original south setback of 25 feet was increased to a series of step-backs ranging from 42 feet up to to 100 feet. The original eastern setback of 30 feet was increase to 60 feet at the lower levels and 70 feet above level two. This has resulted in approximately 150,000 sf reduction in buildable area for the project. |
| The proposed departure would create an angled western façade that would, at most, project up to 28 feet into the western setback from level four to level seven. To compensate, the building will be set back further from the park on levels two and three. In addition, the project will have increased lower level setbacks along the south and east façades as well as further top floor setbacks on the north, south and east portions of the building. |



CONTEXT ANALYSIS

Access, Connections, & Significant Features

Access and Connections - Project Vicinity



Map Key

- Interstate
- Principal Arterial
- Cross Kirkland Corridor
- 1/4 Mile / 5-Minute Walk Radius
- Public Park
- Kirkland Urban Site
- Kirkland Urban South Site

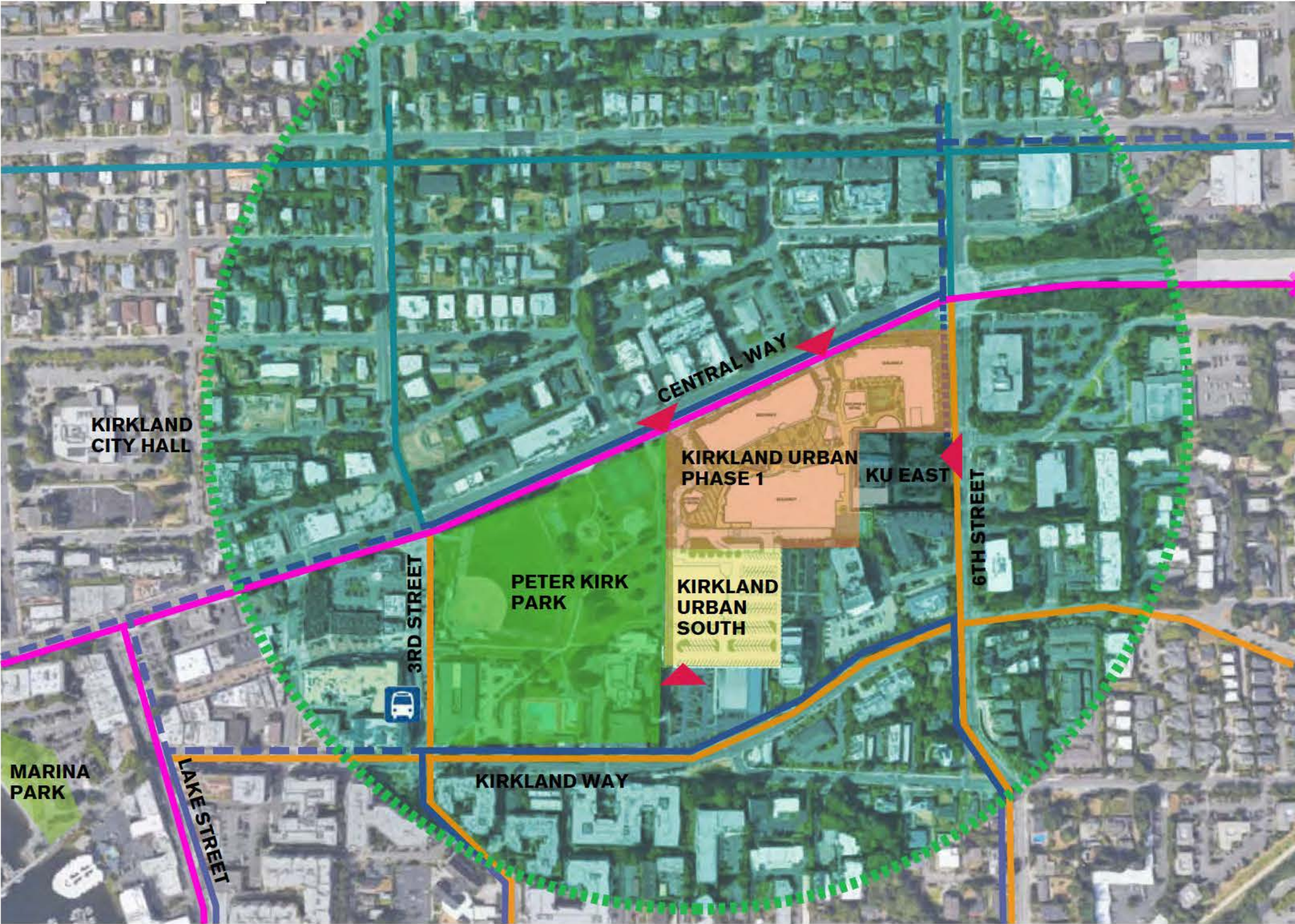
CONTEXT ANALYSIS

Access, Connections, & Significant Features

Map Key

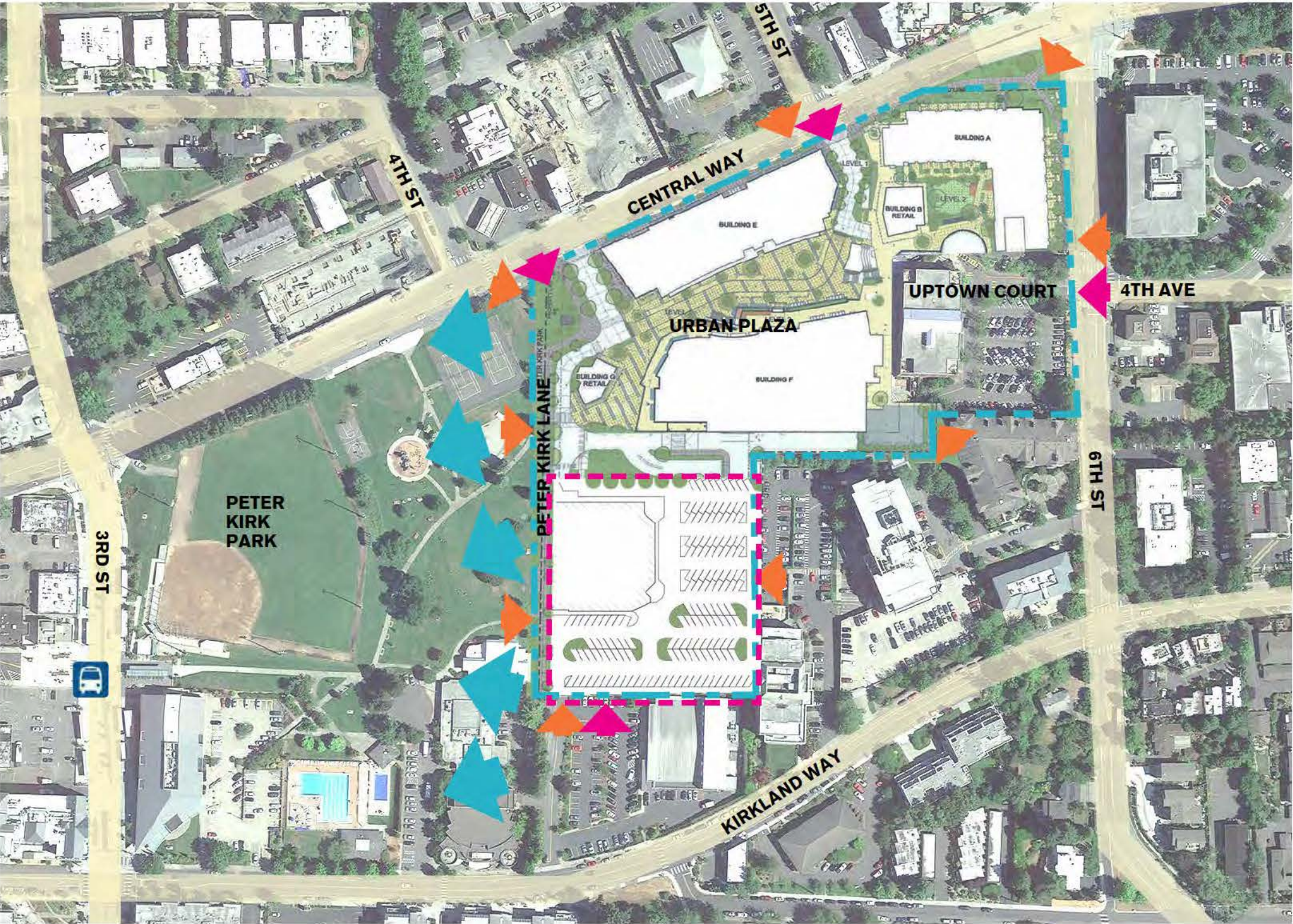
- Principal Arterial
- Minor Arterial
- Collector
- On-Street Bike Lane
- Shared Roadway (with Bikes)
- On-Street Bike Lane (Future)
- Transit Center
- 1/4 Mile / 5-minute Walk Radius
- Public Park
- Major Access Point

Access and Connections - Neighborhood



CONTEXT ANALYSIS
Access, Connections, & Significant Features

Access and Connections - Site



Map Key

- Adjacent Streets
- Entire Development
- KU South
- Views to Lake Washington
- Transit Center
- Existing Trees
- Vehicle Site Access
- Pedestrian Site Access

CONTEXT ANALYSIS

Site Survey

SURVEYOR

Bush, Roed & Hitchings, INC.
2009 Minor Ave E
Seattle, WA 98102

SURVEY DATE

2011

EXISTING SITE STRUCTURES

- 1 5 - Story Office
- 2 Retail Building - 1 Story
- 3 Building A (Residential)
- 4 Building E (Office)
- 5 Building F (Office)
- 6 QFC (to be removed)

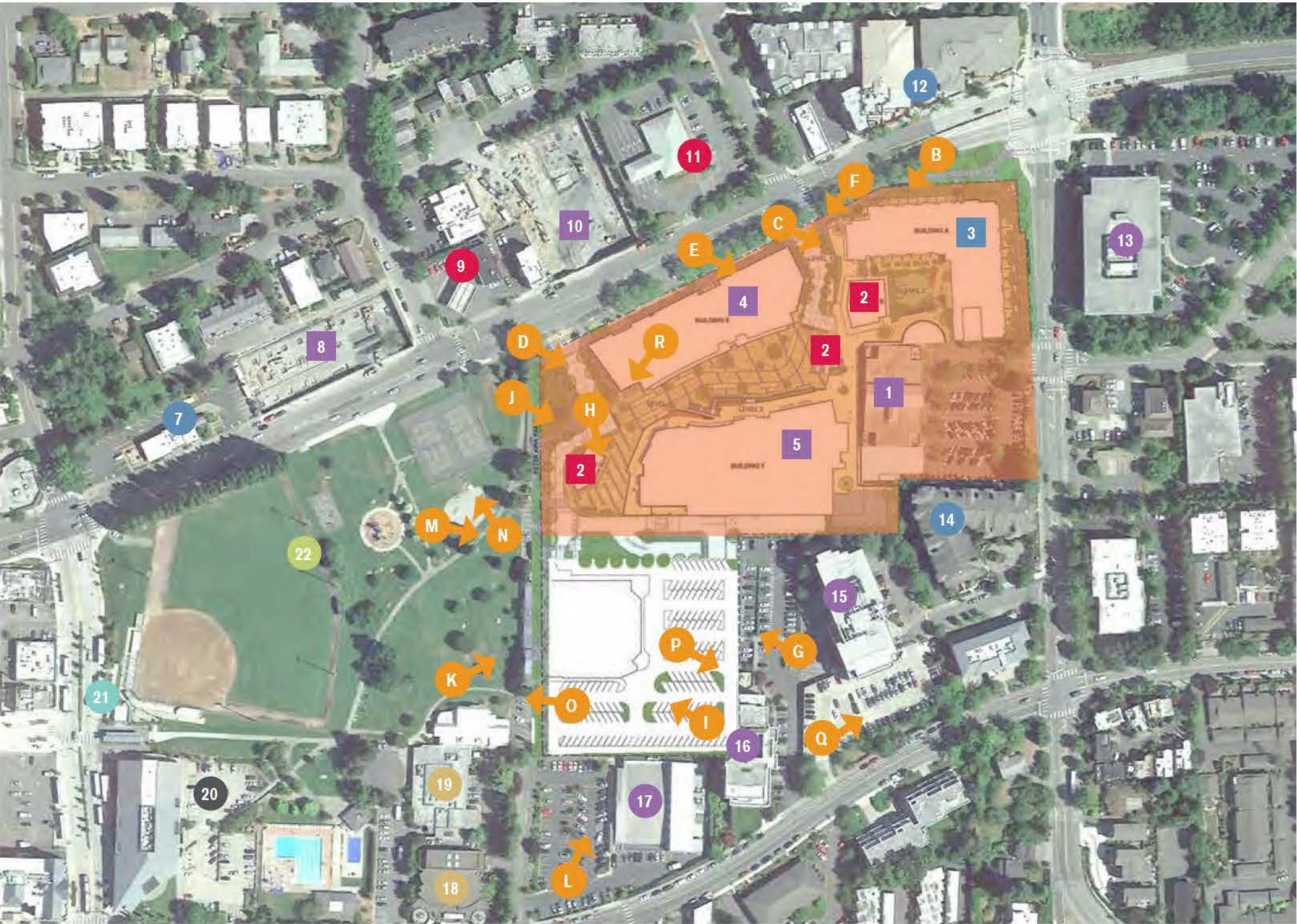
- Phase One
- Kirkland Urban South
- Future Phase



CONTEXT ANALYSIS

Existing Structures & Surrounding

Existing Structures and Surrounding Uses Map



COLOR KEY

- Surface and Garage Parking
- Office/Commercial
- Residential/Mixed Use
- Transit Facility
- Public Park
- Cultural/Arts
- Retail

SHAPE KEY

- Recently Completed Projects
- Existing Surrounding Uses
- Camera Position

EXISTING SITE STRUCTURES

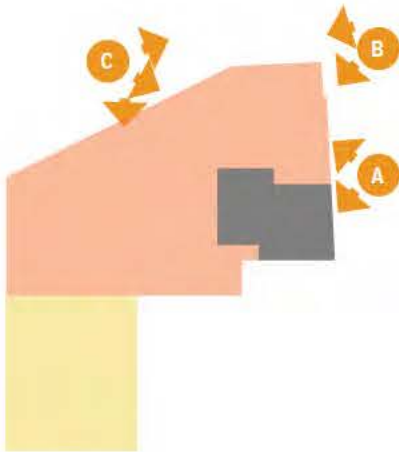
- 1 5 - Story Office Over Theatre
- 2 Retail Building - 1 Story
- 3 Building A (Residential)
- 4 Building E (Office)
- 5 Building F (Office)
- 6 QFC (to be removed)
- Phase One



CONTEXT ANALYSIS

Photography: Phase One Buildings

A Kirkland Urban East site from 6th looking west
(from right to left: Kirkland Urban residential [BLDG A], Existing office, Central office [BLDG F], and Watermark apartments)



B From Corner of 6th St and Central Looking Southwest

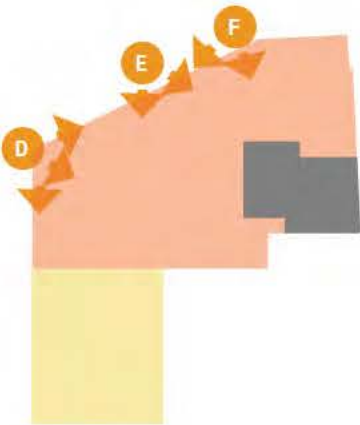


C From Central Way Looking Northeast



CONTEXT ANALYSIS
Photography: Phase One Buildings

D Phase one from central way looking NE



E Phase one residential from Central Way looking NE



F Phase one office from Central Way looking W



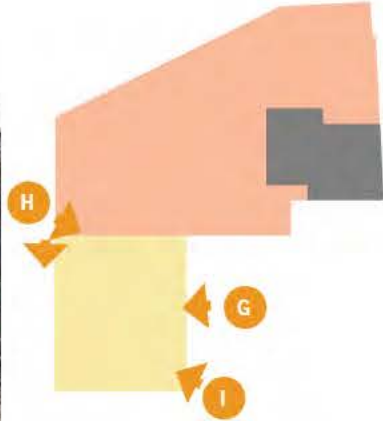
CONTEXT ANALYSIS

Photography: KU South Site

G KU South site looking west from adjacent property to the east



H KU South site looking south from entry drive



I KU South site looking north from south east corner of the site



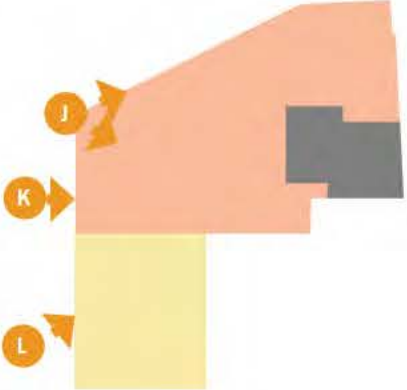
CONTEXT ANALYSIS

Photography: KU South Site

J Phase one and KU south site looking south from Central Way



K KU South site looking east from Peter Kirk Park



L KU South site looking north from entry easement connecting to Kirkland Way

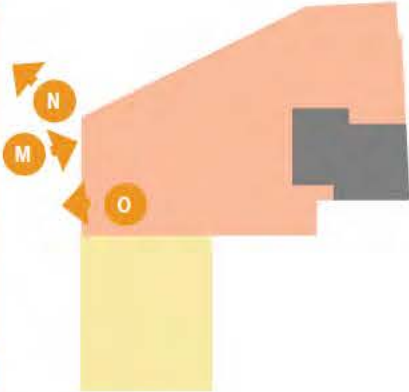


CONTEXT ANALYSIS
Photography: KU South Site

M Phase one and KU South site looking east from Peter Kirk Park



N Capri Apartments from Peter Kirk Park



O View from site looking west to Peter Kirk Park and Lee Johnson Field
(Teen Center on the left)

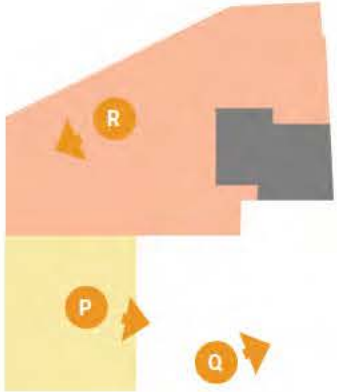


CONTEXT ANALYSIS
Photography: KU South Site

P View east from site to Emerald Building



Q Continental building



R Aerial view from site and Peter Kirk Park looking west from Phase one BLDG E



CONTEXT ANALYSIS
Existing Uses + Surrounding Structures

Existing Structures on Site



1 Existing Parkplace Tower Building // Office



4 Phase 1 - Office KU North (BLDG E)



2 Phase 1 - One story retail buildings



5 Phase 1 - Office KU Central (BLDG F)



3 Phase 1 - Residential (BLDG A)



6 Existing QFC Building

Surrounding Buildings and Uses - Existing and Proposed



7 312 Central Way (future)



10 450 Central Way Mixed Use



8 324 Central Way Mixed Use



11 Bank



9 Gas Station



12 Tera Apartments

CONTEXT ANALYSIS
Existing Uses + Surrounding Structures

Surrounding Buildings and Uses - Existing and Proposed (Keynoted to Map on P.7)



13 Central Way Plaza



16 Emerald Building



18 Kirkland Performance Center



21 Kirkland Transit Center



14 Watermark Apartments



17 343 Industries Building



19 YMCA / Kirkland Teen Union Building



15 Continental Plaza Building



17.1 434 Kirkland Way (proposal)



20 Kirkland Public Library



22 Peter Kirk Park

ZONING SUMMARY

Zoning / Site Development Potential

Zoning Requirements For CBD-5A

SETBACKS

Park Edge: 55' minimum, 120' maximum
East: 60' - 70'
South: 42' - 100'
See Diagrams at right for complete setback requirements.

HEIGHT LIMITS

Height limits vary throughout the site, from 46' to 115'. They are defined in detail in the diagrams at right.

LOT COVERAGE

Maximum = 100%

ALLOWED USES

Mixed Use Development containing Office, Residential, Retail, and Restaurant Uses.

Special Regulations (see KZC Chapter 50 for complete Zoning requirements.)

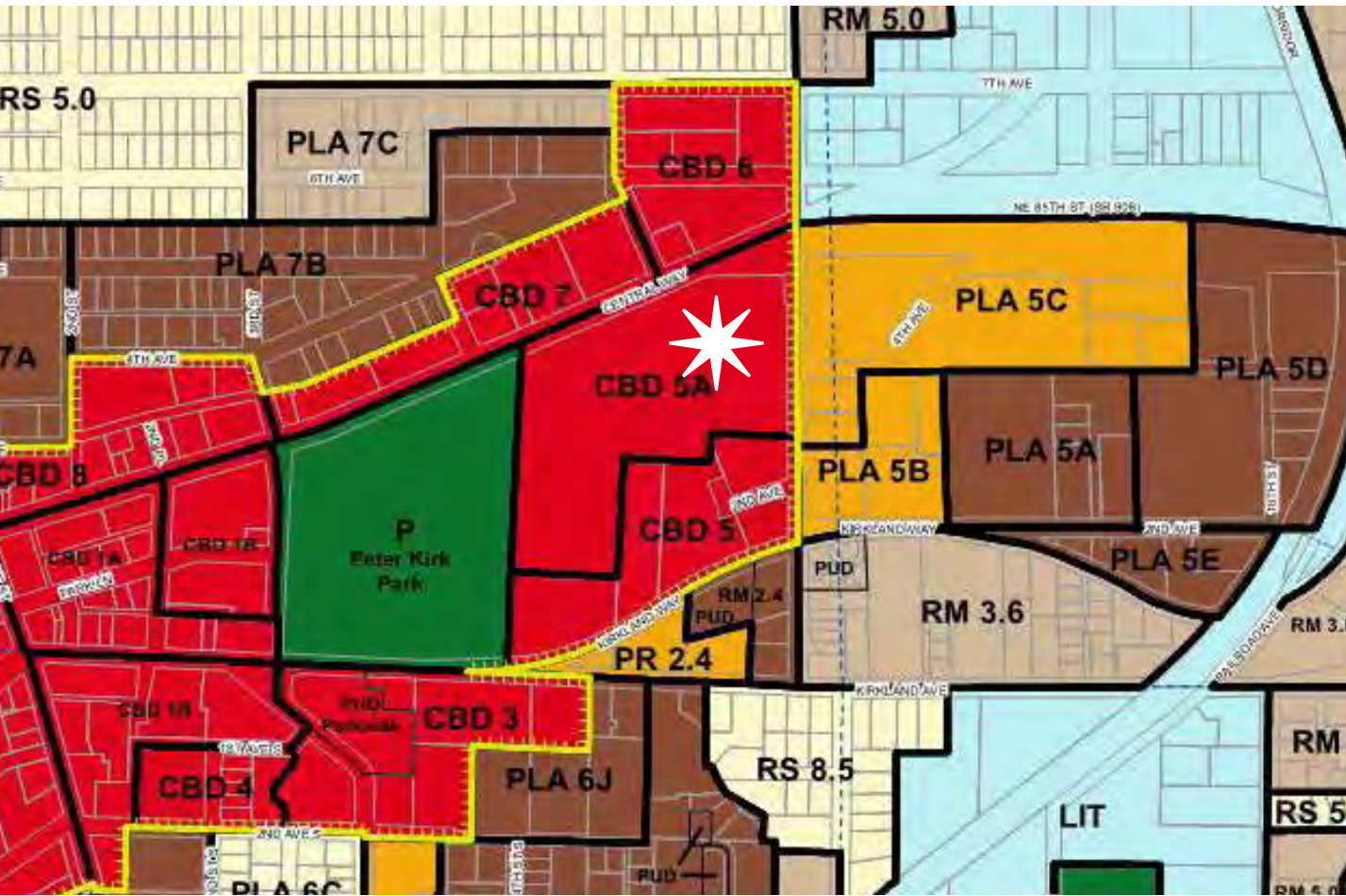
- Retail/Restaurant GSF in the Zone shall be ≥ 25% of Office GSF in the Zone. (Referred to below as Special Regulation 2.) Retail uses may include accessory short term drop-off children's play facilities.
- The following additional uses are allowed subject to restrictions listed:
 - Hotel or Athletic Club. Accessory retail or restaurant uses shall be included as retail uses under Special Regulation 2, provided they are open to the public.
 - Movie Theater: may be included as retail use under Special Regulation 2, for up to 20% of Retail/Restaurant requirement.
 - 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.
 - Assisted Living Facility (including a nursing home if part of the facility); GSF must be ≤ 10% of the total GSF for the Master Plan; and Stacked or Attached Dwelling Units; GSF must be ≤ 30% of the total GSF for the Master Plan.
- Prohibited Uses
 - Any retail establishment exceeding 70,000 square feet.
 - At grade drive-through facilities. Exception: One drive-through banking facility on the eastern portion of the site accessed from 6th Street. Location and design of the facility requires Planning Official and Public Works Department approval.
 - The outdoor storage, sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers.

PARKING REQUIREMENTS

- Residential uses:1.2 per studio unit; 1.3 per 1 bedroom unit; 1.6 per 2 bedroom unit; 1.8 per 3 bedroom unit; 1.0 per assisted living unit. (see KZC for visitor parking)
- Restaurants and taverns: 1 parking space / 125 GSF.
- All other uses: 1 parking space / 350 GSF.

A mix of uses with different peak parking times makes a project eligible for applying a shared parking methodology to parking calculations. Further parking reductions may be appropriate through a transportation management plan (TMP) and parking management measures. (See KZC Chapter 50 for further description of Transportation Management Plan option.)

CBD-5A and Surrounding Zones



MASTER PLAN AND DESIGN GUIDELINES ALLOWABLE AREAS

SITE AREA BREAKDOWN - TOTAL SITE AREA = 501,000 SF

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

OPEN SPACE BREAKDOWN

| | | |
|------------------|--|----------------------|
| Sidewalks | Pedestrian Space | Private Roof Terrace |
| 20 - 25% of site | Plazas/Courtyards/Gardens/Elevated Terrace | 10,000 SF |
| | 15 - 20% (75,000 SF min.) | |

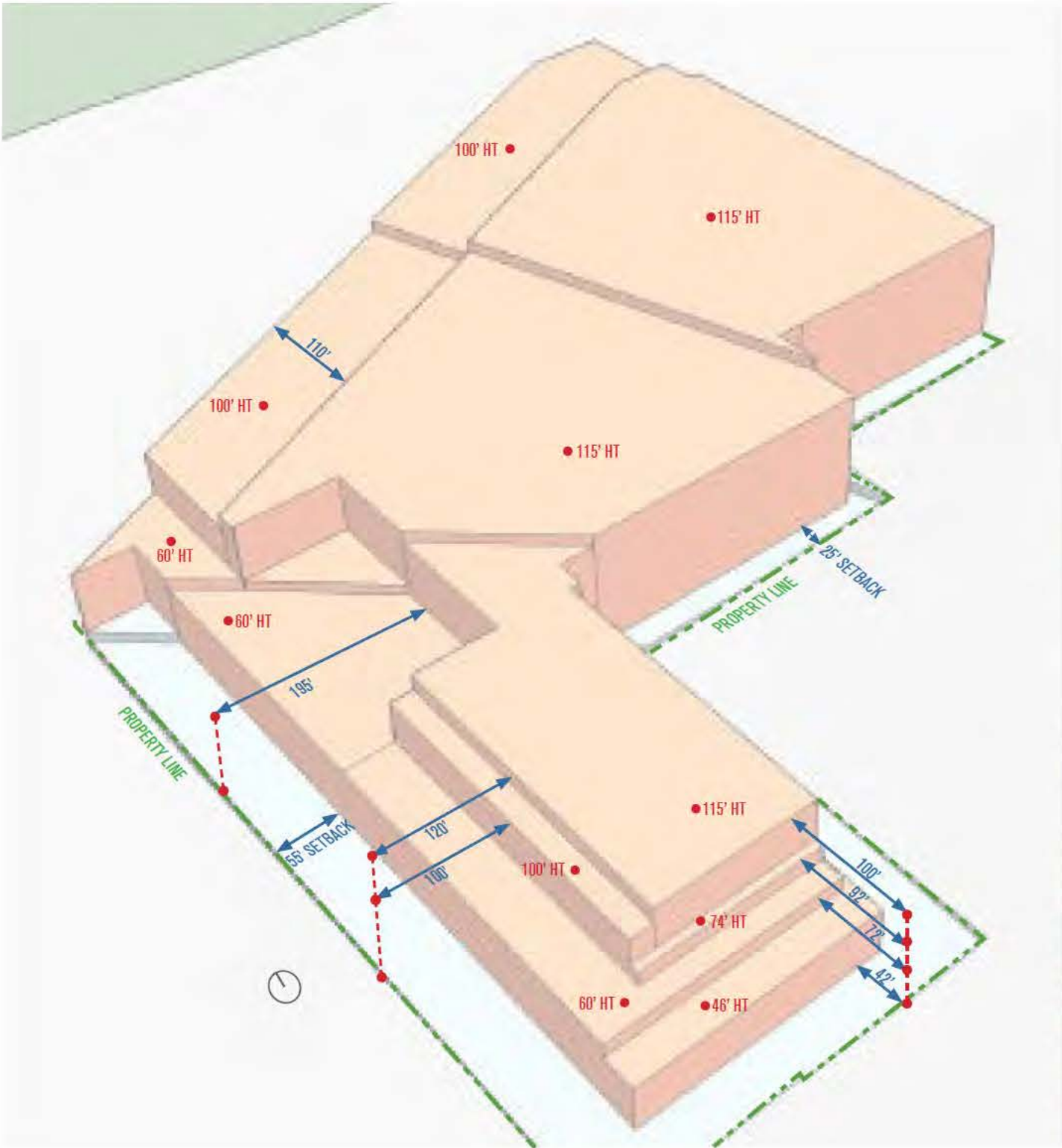
BUILDING USE BREAKDOWN - Approximate 1,315,000 gross SF

| | | |
|-------------------|----------------------------------|-------------|
| Commercial Office | Retail / Fitness / Entertainment | Residential |
| 744,655 SF | 218,345 SF | 367 units |

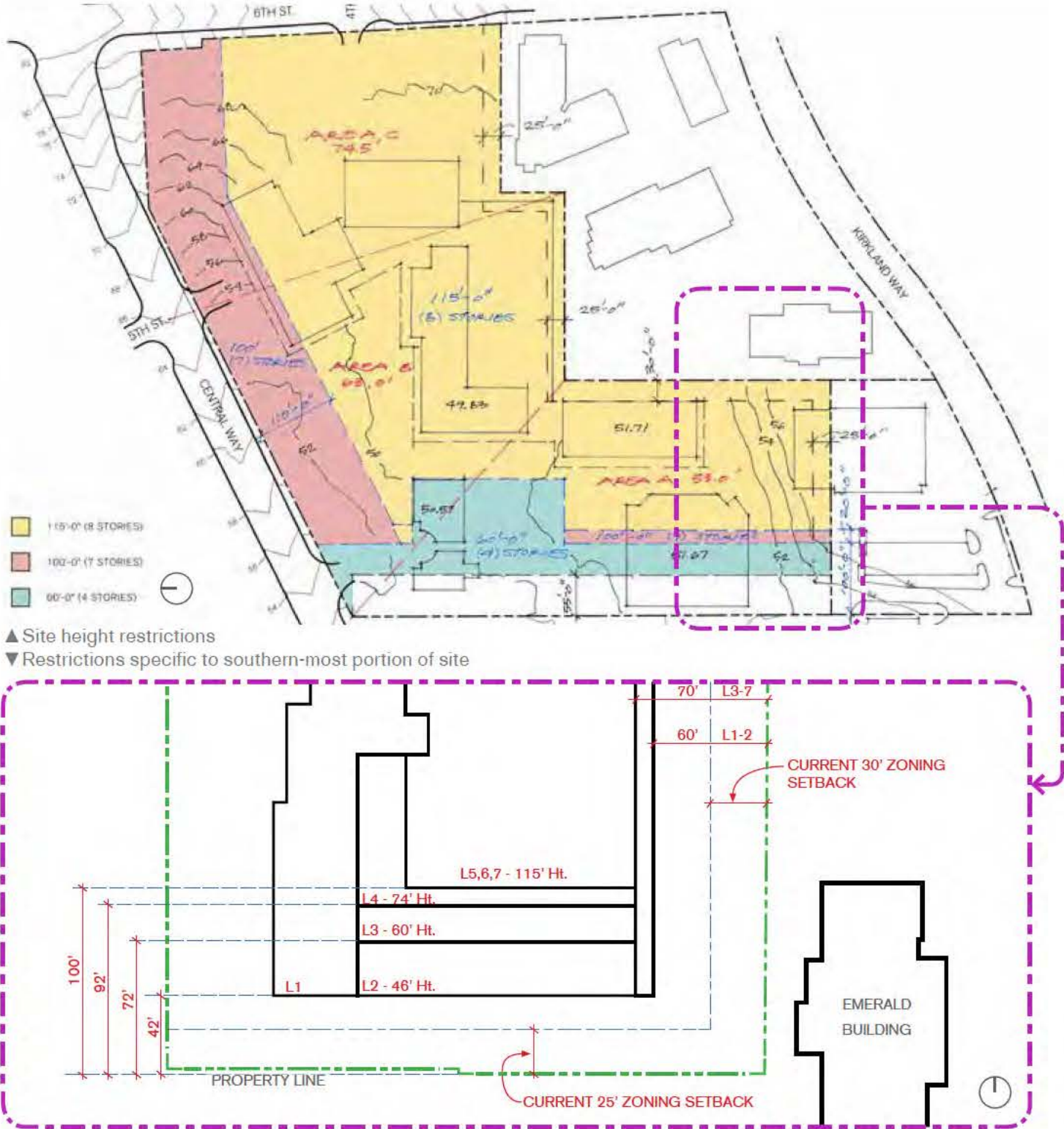
ZONING SUMMARY

Zoning / Site Development Potential

Zoning Envelope Diagram



Setbacks and Height Restrictions



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FULL SITE DEVELOPMENT

Full Site Development Concept



DEVELOPMENT PLAN

The development plan for the entire site contains approximately 1.3 million square feet of rentable space, with 775,000 sf of office, 300 residential units and approx. 200,000 sf of retail, entertainment, and health club uses.

The site plan was developed using the *Organization of Uses* diagrams found in the *Kirkland Parkplace Mixed-Use Development Master Plan and Design Guidelines*.

MAJOR DESIGN DRIVERS FOR THE PROJECT

1. Integrate Kirkland Parkplace into the life of the city.
2. Create great places for people
 - To work
 - To shop
 - To live
 - To play
3. Accommodate a variety of complementary uses
 - Innovative office users with significant space requirements
 - Retail space that will be successful and enhance the live/work experience
 - Residential units to add vitality and 24/7 presence
 - Entertainment uses that will draw people into the evenings and weekends
4. Take advantage of the location and site features
 - Views - Lake Washington, Peter Kirk Park, and surrounding neighborhoods
 - Proximity to Downtown Kirkland, the park, and the Cross Kirkland Corridor
 - Convenient access to 405
5. Enhance the pedestrian environment
 - Create a variety of open spaces
 - Take advantage of multiple levels
 - Strengthen pedestrian connections to and through the site
 - Accommodate vehicles but prioritize people
6. Create clear circulation through the site
 - Multiple entry points to the site
 - Convenient access to parking

FULL SITE DEVELOPMENT

Site Massing

Development Scheme



Aerial View From West



FULL SITE DEVELOPMENT
Site Massing



| Blg. | Stories | Use |
|------|---------|-----------------------|
| A | 7 | Residential/Retail |
| B | 1 | Retail |
| D | 5-6 | Office/Retail |
| E | 7 | Office/Retail |
| F | 8 | Retail/Office/Daycare |
| G | 1 | Retail |
| H | 7 | Office/Retail/Theater |
| F1 | 1 | Retail |



VIEW FROM PARK LOOKING EAST

KIRKLAND URBAN SOUTH

Site Plans

LEVEL 1

- Retail
- Theatre
- Office
- Residential
- Grocery
- Daycare

- (55) Elevation Above Sea Level (ft)
- Below-Grade Parking Access
- Pedestrian Access from Adjoining Private Property

PROJECT SITE

Site area: 11.5 acres (501,000 sf)
Zoning: CBD-5A

PROGRAM

Full build-out area summary*

- 1. 720,000 - 744,000 gsf office
- 2. 188,000 gsf multifamily residential (300 units)
- 3. 186,00 gsf retail, entertainment
 - 47,000 gsf QFC
 - 54,000 gsf Theatre
 - 87,000 gsf other retail

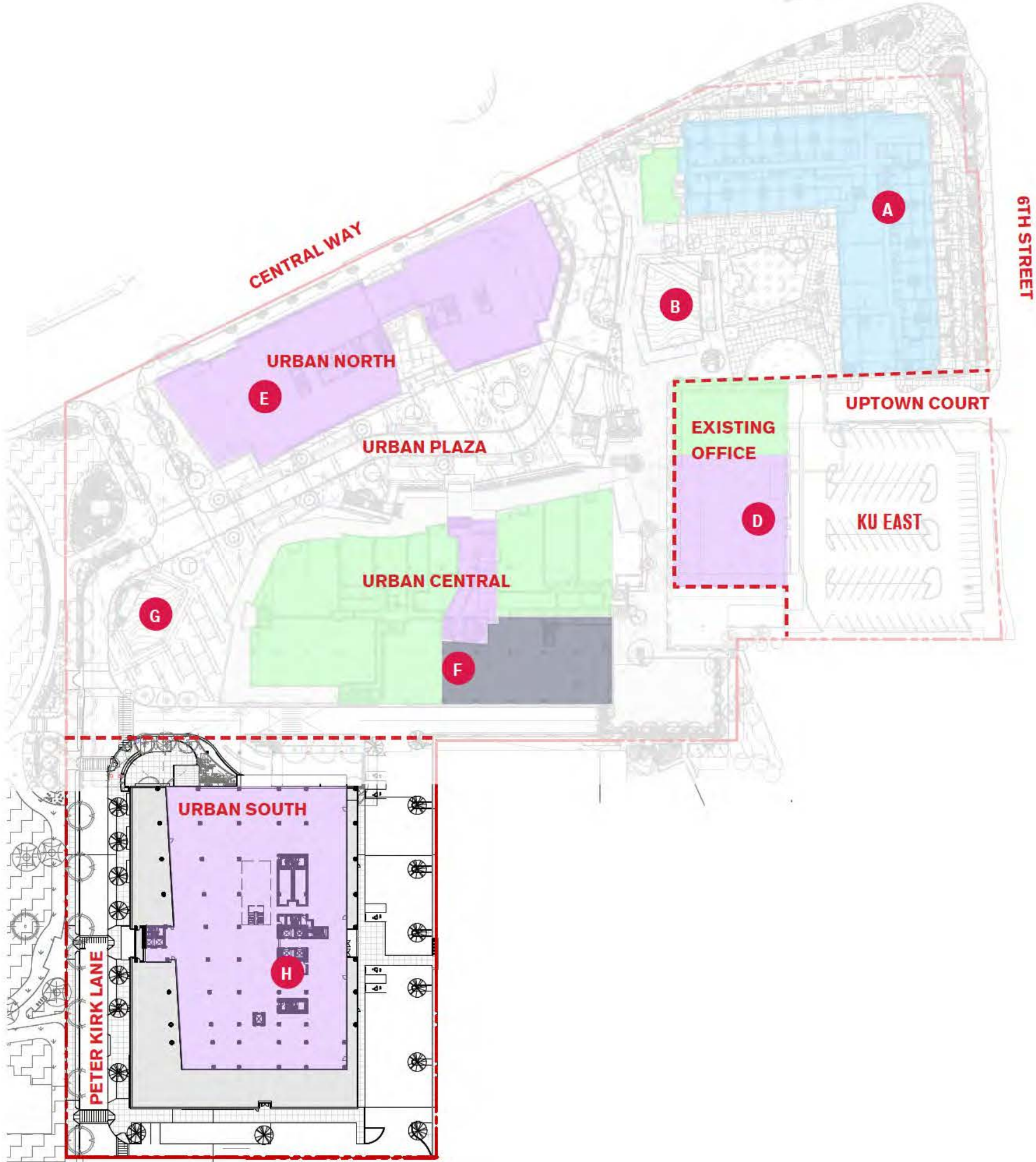
Total build-out: 1,091,000 - 1,115,000 gsf

Parking : 2,400 - 2,600 stalls**

* All areas are preliminary and subject to change.
** Stall count dependent upon parking demand analysis.



KIRKLAND URBAN SOUTH
Site Plans



LEVEL 2

- Retail
- Theatre
- Office
- Residential
- Grocery
- Daycare
- (55) Elevation Above Sea Level (ft)
- Below-Grade Parking Access
- Pedestrian Access from Adjoining Private Property

FULL SITE DEVELOPEMENT

| Blg. | Stories | Use | Approximate Area |
|------|---------|---------------------------|------------------|
| A | 7 | Residential/Retail | 186,000 sf |
| B | 1 | Retail | 4,000 sf |
| D | 5-6 | Office/Retail | 75,000 sf |
| E | 7 | Office/Retail | 222,000 sf |
| F | 8 | Retail/ Office/Daycare | 285,000 sf |
| G | 1 | Retail | 2,600 sf |
| H | 7 | Office/Retail/Theater | 310,000 sf |
| F1 | 1 | Retail | 1,600 sf |

KIRKLAND URBAN SOUTH

Kirkland Urban South

OVERVIEW

Kirkland Urban south occupies the south most portion of the site and contains one building of approximately 310,00 sf. Parking for this phase will be primarily below grade.

QFC RELOCATION

Prior to commencement of construction of KU south, the existing QFC store will be relocated to the Phase one central building.

PHASE TWO (KIRKLAND URBAN EAST)

Development plans for this phase have not been finalized and so the existing office structure is included in the depictions and development metrics for the full build out.

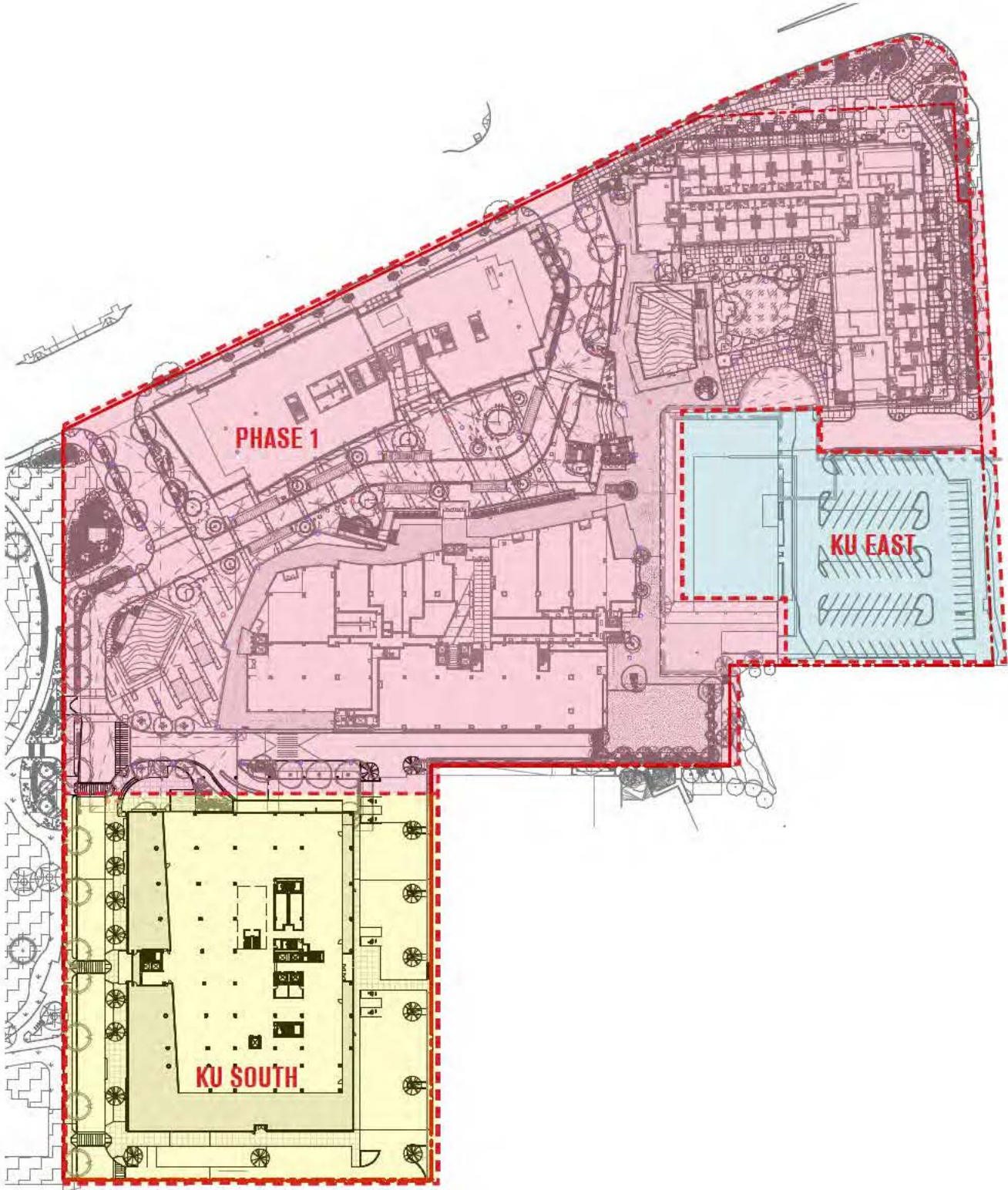
PARKING

Most of the parking for the KU south project will occur in 3 below grade levels of parking that will abut the Phase one garage. The below grade parking will be accessed by the existing ramp at the south edge of Phase one and by a second ramp entrance facing west along Peter Kirk Lane.



FULL SITE DEVELOPMENT

Site Plans - Phasing



Phase 1 & KU South Build out



Kirkland Urban South



KIRKLAND URBAN SOUTH

Site Plans

LEVEL 1

- Retail
- Theatre
- Office
- Residential
- Grocery
- Daycare

- (55) Elevation Above Sea Level (ft)
- Below-Grade Parking Access
- Pedestrian Access from Adjoining Private Property

PROJECT SITE

Site area: 11.5 acres (501,000 sf)
Zoning: CBD-5A

KU SOUTH

| | |
|---------|-------------|
| OFFICE | 250,000 GSF |
| THEATRE | 54,000 SF |
| RETAIL | 6,000 SF |
| TOTAL | 310,000 SF |
| PARKING | 700 STALLS |



KIRKLAND URBAN SOUTH
Site Plans



LEVEL 2

- Retail
- Theatre
- Office
- Residential
- Grocery
- Daycare
- (55) Elevation Above Sea Level (ft)
- Below-Grade Parking Access
- Pedestrian Access from Adjoining Private Property

PROJECT SITE

Site area: 11.5 acres (501,000 sf)
Zoning: CBD-5A

KU SOUTH

| | |
|---------|-------------|
| OFFICE | 250,000 GSF |
| THEATRE | 54,000 SF |
| RETAIL | 6,000 SF |
| TOTAL | 310,000 SF |
| PARKING | 700 STALLS |

KIRKLAND URBAN SOUTH

Site Plans

LEVEL 3

- Retail
- Theatre
- Office
- Residential
- Grocery
- Daycare

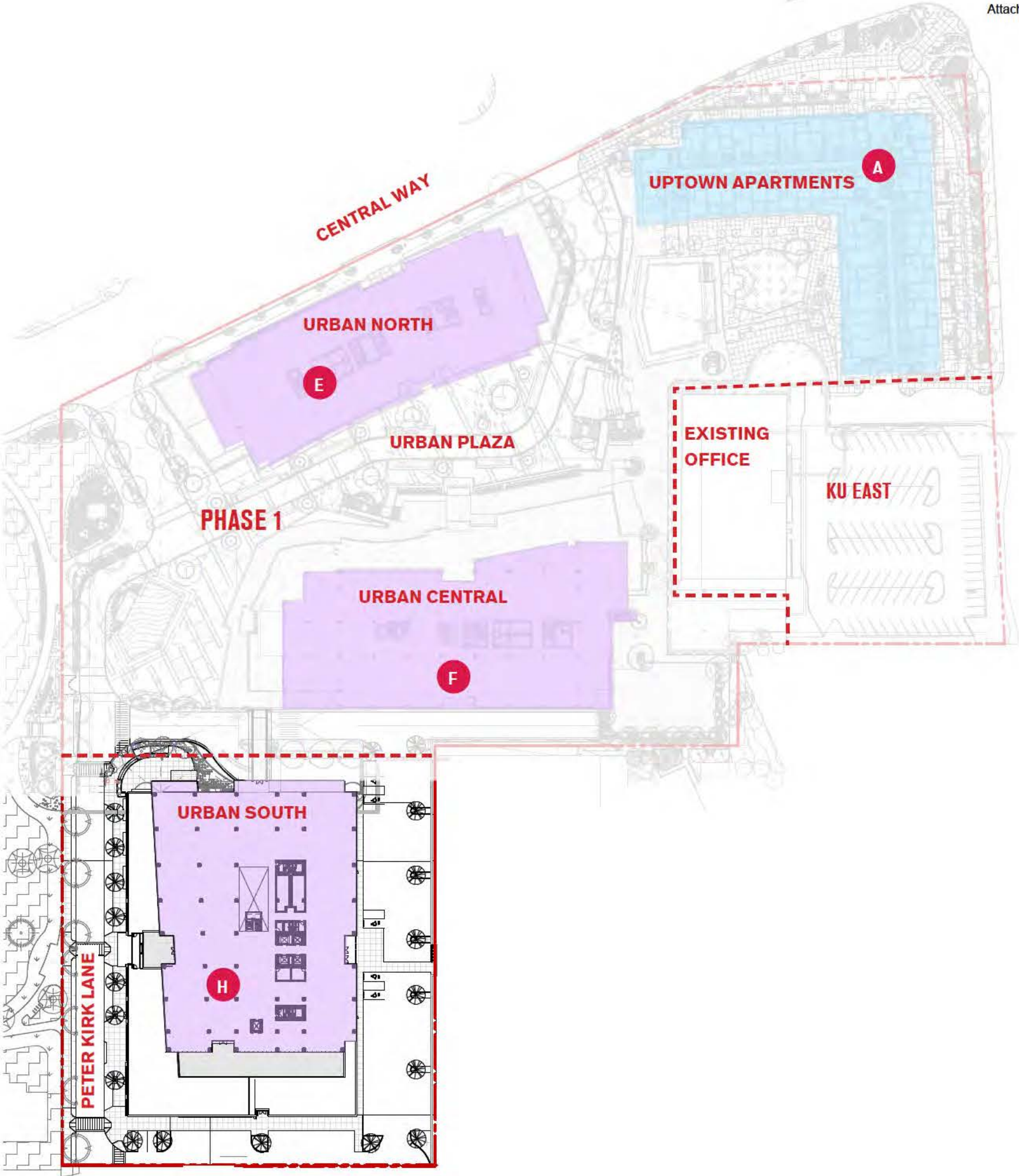
- (55) Elevation Above Sea Level (ft)
- Below-Grade Parking Access
- Pedestrian Access from Adjoining Private Property

PROJECT SITE

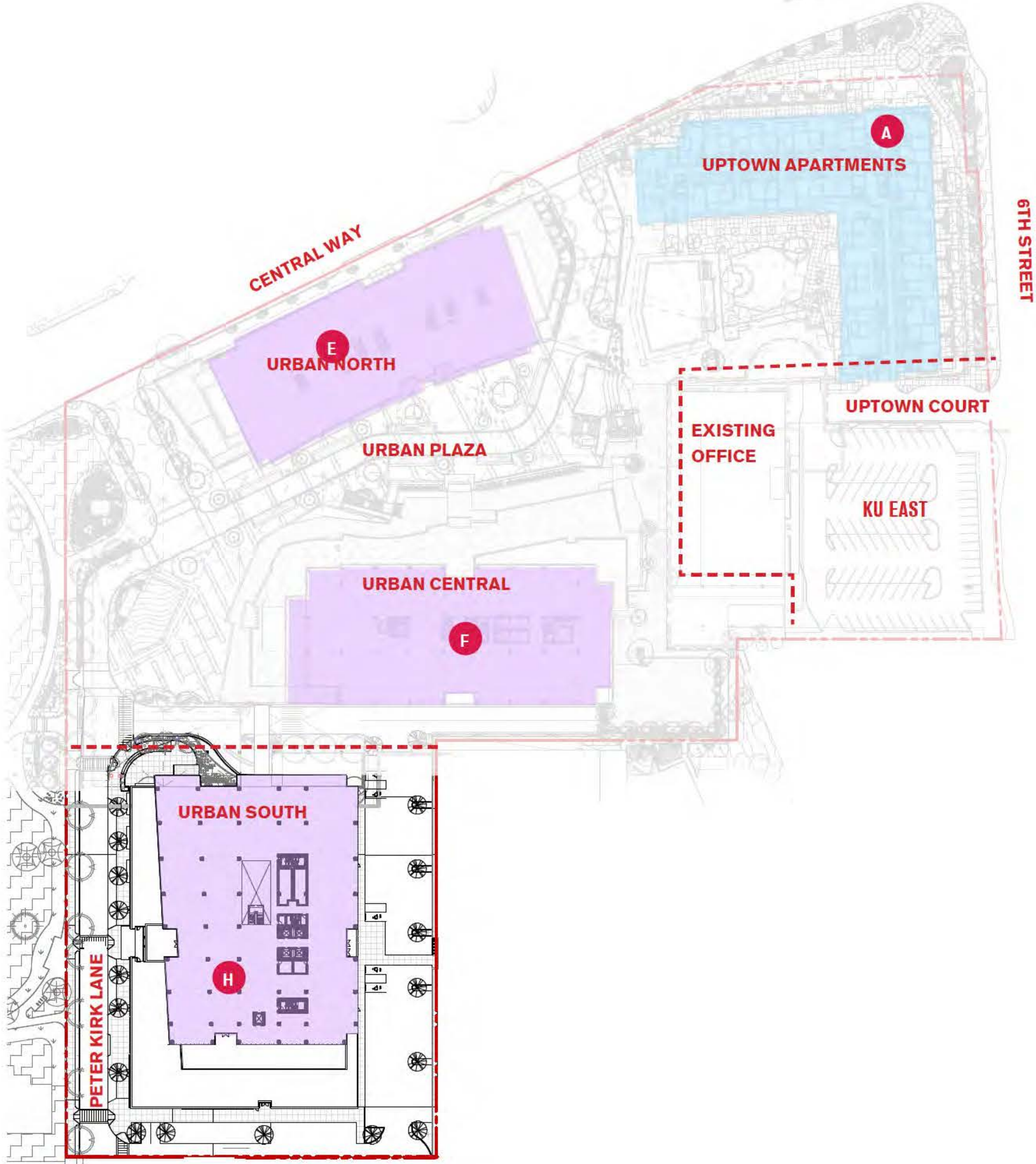
Site area: 11.5 acres (501,000 sf)
Zoning: CBD-5A

KU SOUTH

| | |
|---------|-------------|
| OFFICE | 250,000 GSF |
| THEATRE | 54,000 SF |
| RETAIL | 6,000 SF |
| TOTAL | 310,000 SF |
| PARKING | 700 STALLS |



KIRKLAND URBAN SOUTH
Site Plans



LEVEL4

- Retail
- Theatre
- Office
- Residential
- Grocery
- Daycare
- (55) Elevation Above Sea Level (ft)
- Below-Grade Parking Access
- Pedestrian Access from Adjoining Private Property

PROJECT SITE

Site area: 11.5 acres (501,000 sf)
Zoning: CBD-5A

KU SOUTH

| | |
|---------|-------------|
| OFFICE | 250,000 GSF |
| THEATRE | 54,000 SF |
| RETAIL | 6,000 SF |
| TOTAL | 310,000 SF |
| PARKING | 700 STALLS |

KIRKLAND URBAN SOUTH

Site Plans

LEVEL 5

- Retail
- Theatre
- Office
- Residential
- Grocery
- Daycare

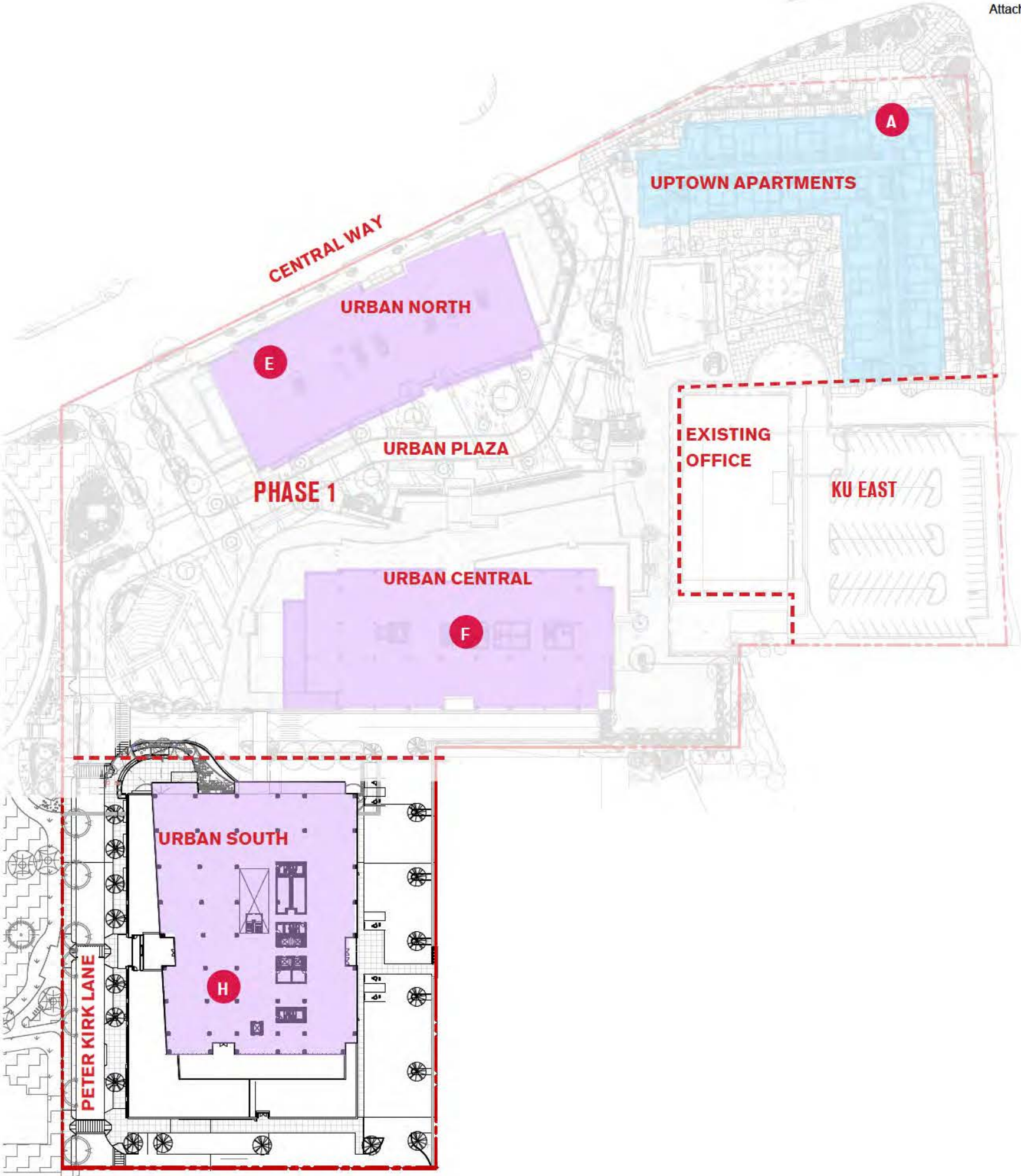
- (55) Elevation Above Sea Level (ft)
- Below-Grade Parking Access
- Pedestrian Access from Adjoining Private Property

PROJECT SITE

Site area: 11.5 acres (501,000 sf)
Zoning: CBD-5A

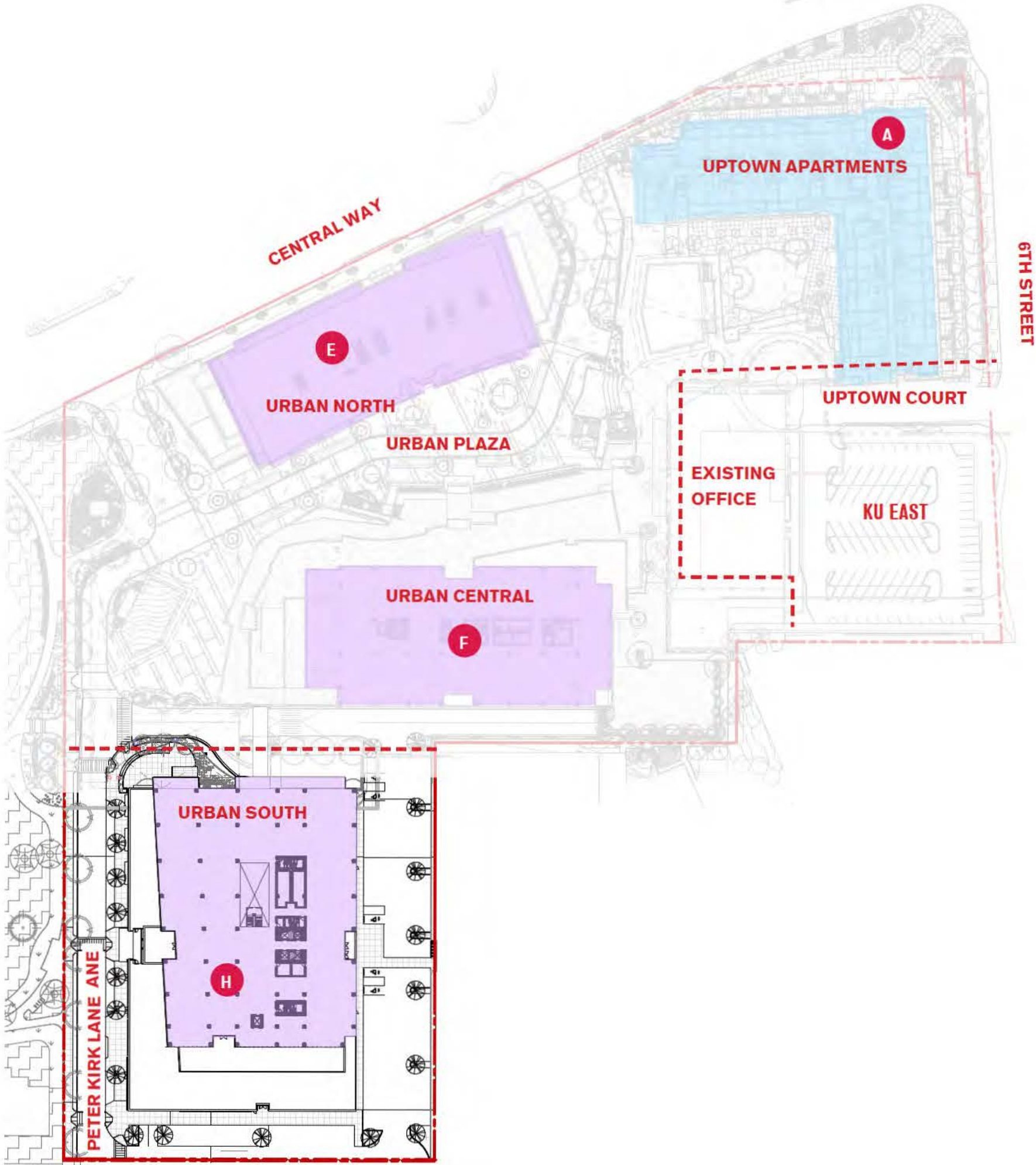
KU SOUTH

| | |
|---------|-------------|
| OFFICE | 250,000 GSF |
| THEATRE | 54,000 SF |
| RETAIL | 6,000 SF |
| TOTAL | 310,000 SF |
| PARKING | 700 STALLS |



KIRKLAND URBAN SOUTH

Site Plans



LEVEL 6

- Retail
- Theatre
- Office
- Residential
- Grocery
- Daycare
- (55) Elevation Above Sea Level (ft)
- Below-Grade Parking Access
- Pedestrian Access from Adjoining Private Property

PROJECT SITE

Site area: 11.5 acres (501,000 sf)
Zoning: CBD-5A

KU SOUTH

| | |
|---------|-------------|
| OFFICE | 250,000 GSF |
| THEATRE | 54,000 SF |
| RETAIL | 6,000 SF |
| TOTAL | 310,000 SF |
| PARKING | 700 STALLS |

KIRKLAND URBAN SOUTH

Site Plans

LEVEL 7

- Retail
- Theatre
- Office
- Residential
- Grocery
- Daycare

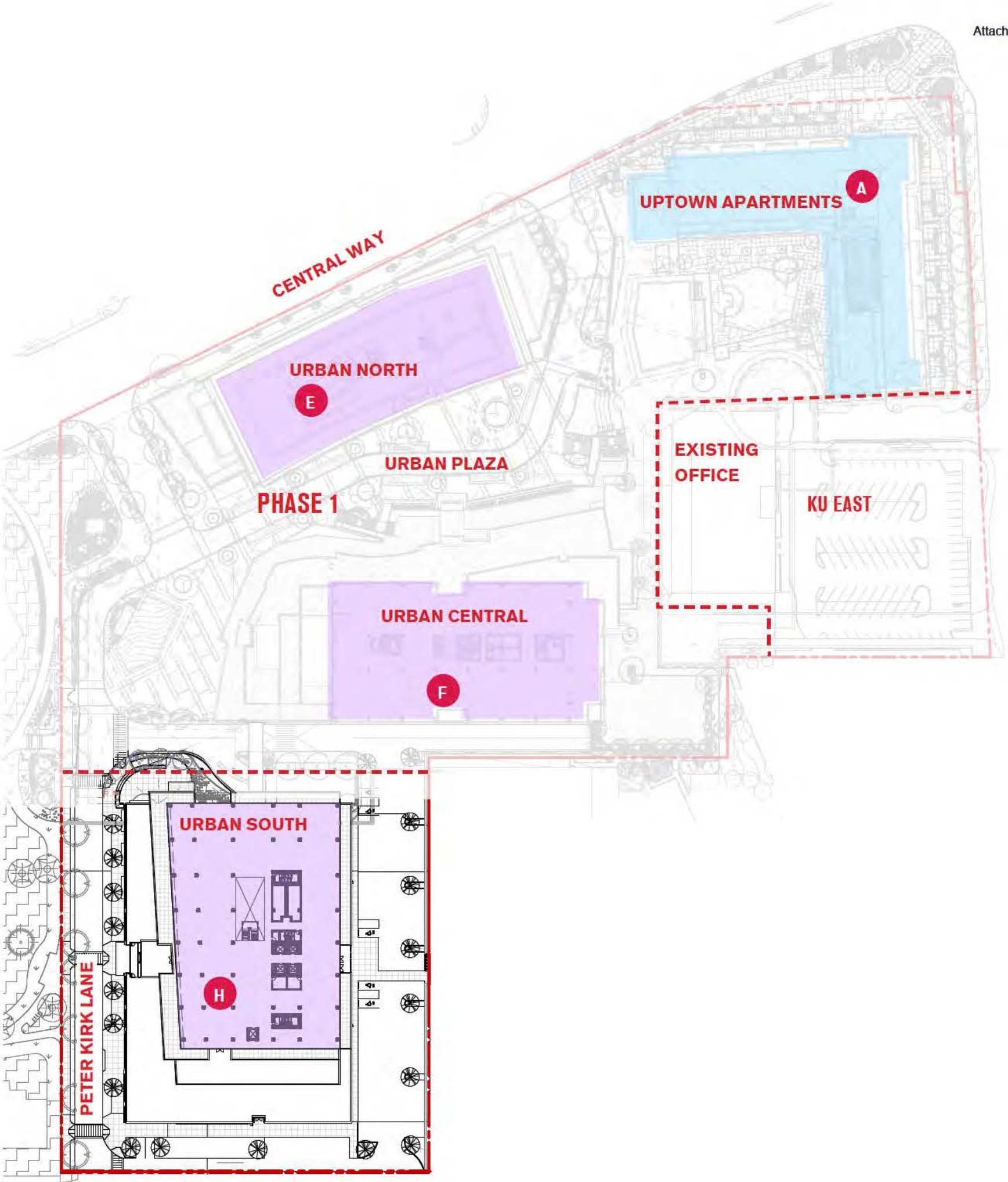
- (55) Elevation Above Sea Level (ft)
- Below-Grade Parking Access
- Pedestrian Access from Adjoining Private Property

PROJECT SITE

Site area: 11.5 acres (501,000 sf)
Zoning: CBD-5A

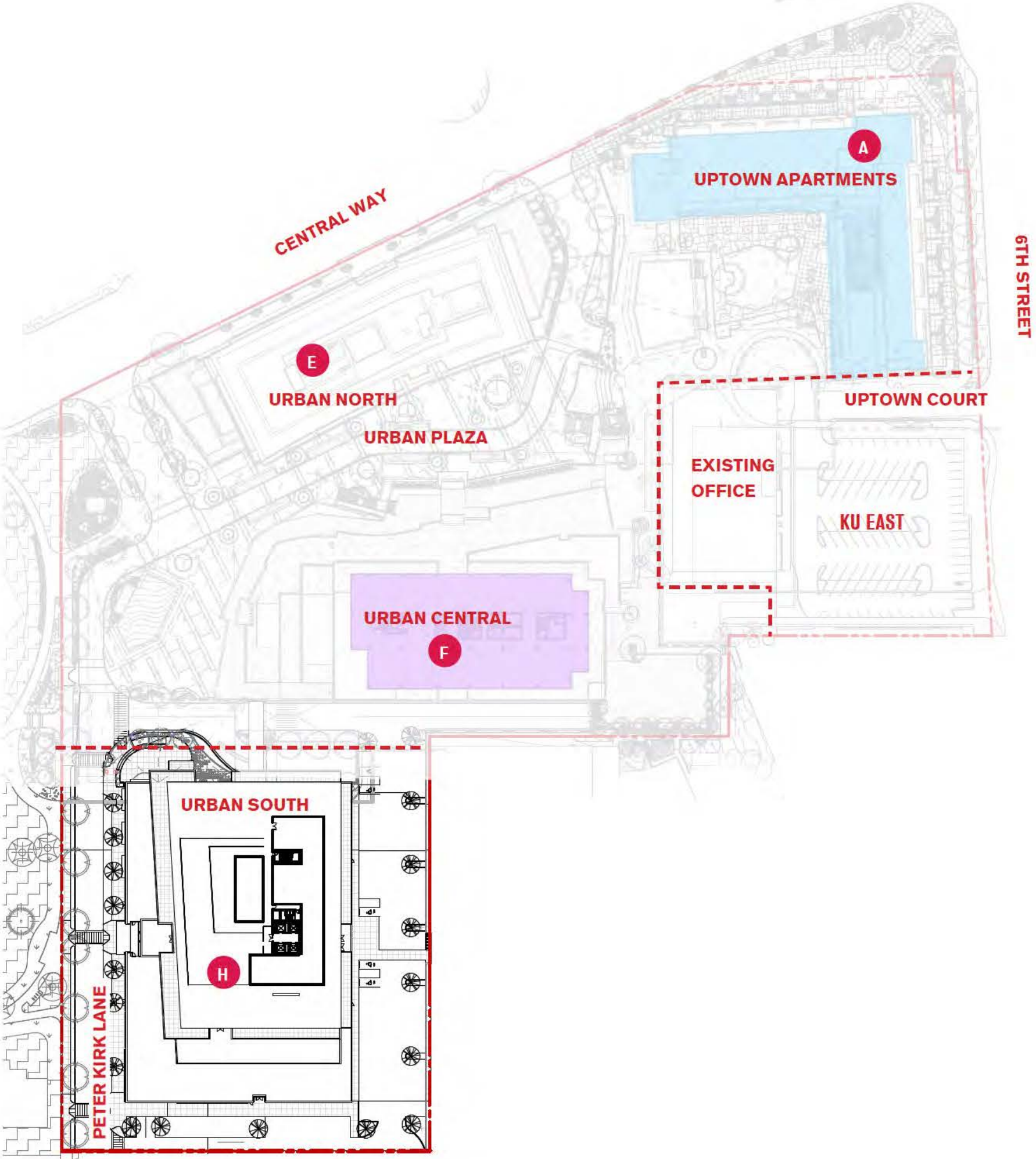
KU SOUTH

| | |
|---------|-------------|
| OFFICE | 250,000 GSF |
| THEATRE | 54,000 SF |
| RETAIL | 6,000 SF |
| TOTAL | 310,000 SF |
| PARKING | 700 STALLS |



KIRKLAND URBAN SOUTH

Site Plans



ROOF

- Retail
- Theatre
- Office
- Residential
- Grocery
- Daycare
- (55) Elevation Above Sea Level (ft)
- ↗ Below-Grade Parking Access
- ➡ Pedestrian Access from Adjoining Private Property

PROJECT SITE

Site area: 11.5 acres (501,000 sf)
Zoning: CBD-5A

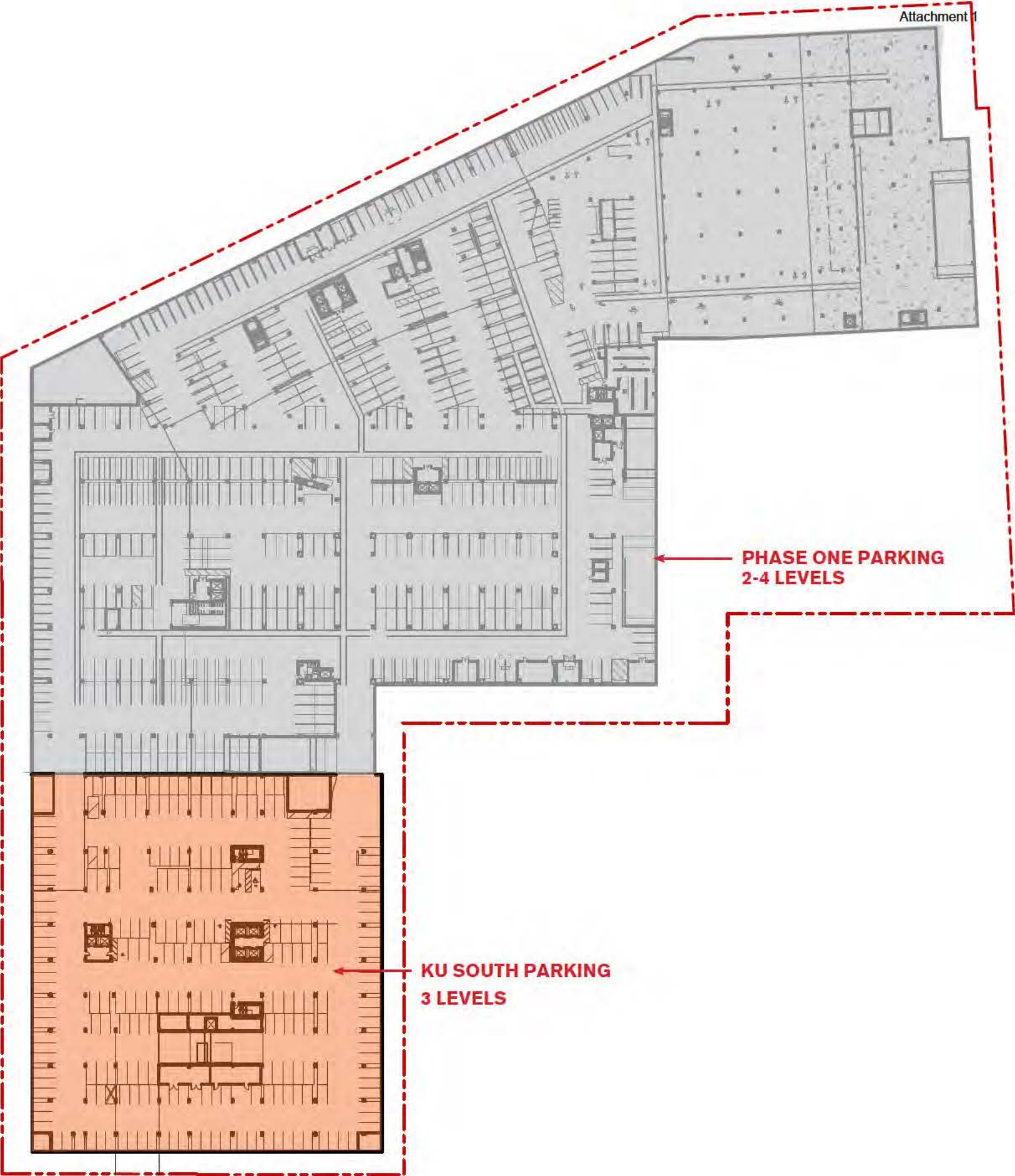
KU SOUTH

| | |
|---------|-------------|
| OFFICE | 250,000 GSF |
| THEATRE | 54,000 SF |
| RETAIL | 6,000 SF |
| TOTAL | 310,000 SF |
| PARKING | 700 STALLS |

FULL SITE DEVELOPMENT

Site Plans - Parking

- Phase 1
- KU South



Site Levels: Garage and Surface (not to scale)

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KIRKLAND URBAN SOUTH

Massing Alternatives



BASE CASE

Maximum development scheme

The base case maximizes the buildable area within the current zoning envelope, closely following the setbacks delineated in the Mater Plan and Design Guidelines. The lower three stories of the western façade are built to the 55 foot setback from Peter Kirk Park, to a height of 60 feet. Above that, levels 4-6 follow the 100 foot setback, while the top floor (above 100 feet) steps back to 120 feet from the park.

At the south façade, the building terraces at at level three, level four and level five to follow the “wedding Cake” zoning envelope that was established for view preservation from the Emerald Building.

This option represents a building area of approximately 360,000 gsf.

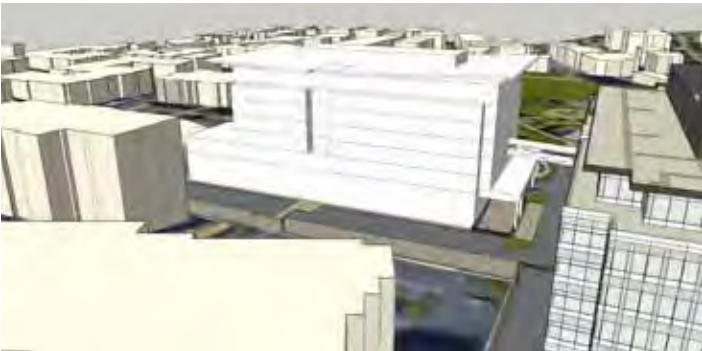
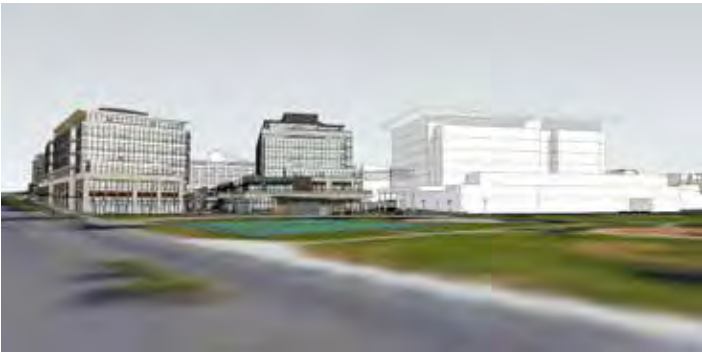


OPTION 1

Rotated butterfly roof scheme

Option one reduces the number of setbacks in the building mass to simplify the form. The second floor of the western façade steps back from the ground floor, creating a narrow balcony facing the park at level two and another at level three. At the south façade, the massing is simplified at the lower levels by reducing the number of setbacks. The upper floor is set back on three sides from the floor below. The roof slopes up to the north and south in a butterfly shape.

This option represents a building area of approximately 310,000 gsf.



KIRKLAND URBAN SOUTH

Massing Alternatives

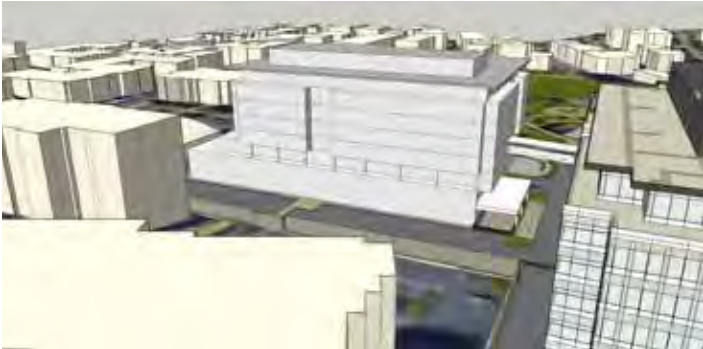


OPTION 2

Canted box option

Option two reduces the large floorplate at level two in exchange for a slight increase in the floorplates above. The western façade incorporates two slight angles to provide interest to the façade and open up the central bay to views north and south. The second floor is set back from the floors above on the west side, and projects less on the north than the other options. In addition, this level also sets back on the east side to provide a visual break between the base and the floors above. The top level (level seven) is set back on all sides with a deep overhanging roof on all sides.

This option represents a building area of approximately 310,000 gsf.



OPTION 3 - PREFERRED SCHEME

Linear bar option

Option three is similar to option 2, as it also reduces the large floorplate at level two in exchange for a slight increase in the floorplates above. The western façade incorporates a single slight angle to provide interest to the façade and open up the central bay to views north. The second floor is set back from the floors above on the west side, and projects less on the north than the other options. In addition, this level also sets back on the east side to provide a visual break between the base and the floors above. The top level (level seven) is set back on all sides with a deep overhanging roof on all sides.

This option represents a building area of approximately 310,000 gsf.



KIRKLAND URBAN SOUTH

Base Case: maximum development

- Retail
- Theatre
- Office
- Residential
- Grocery

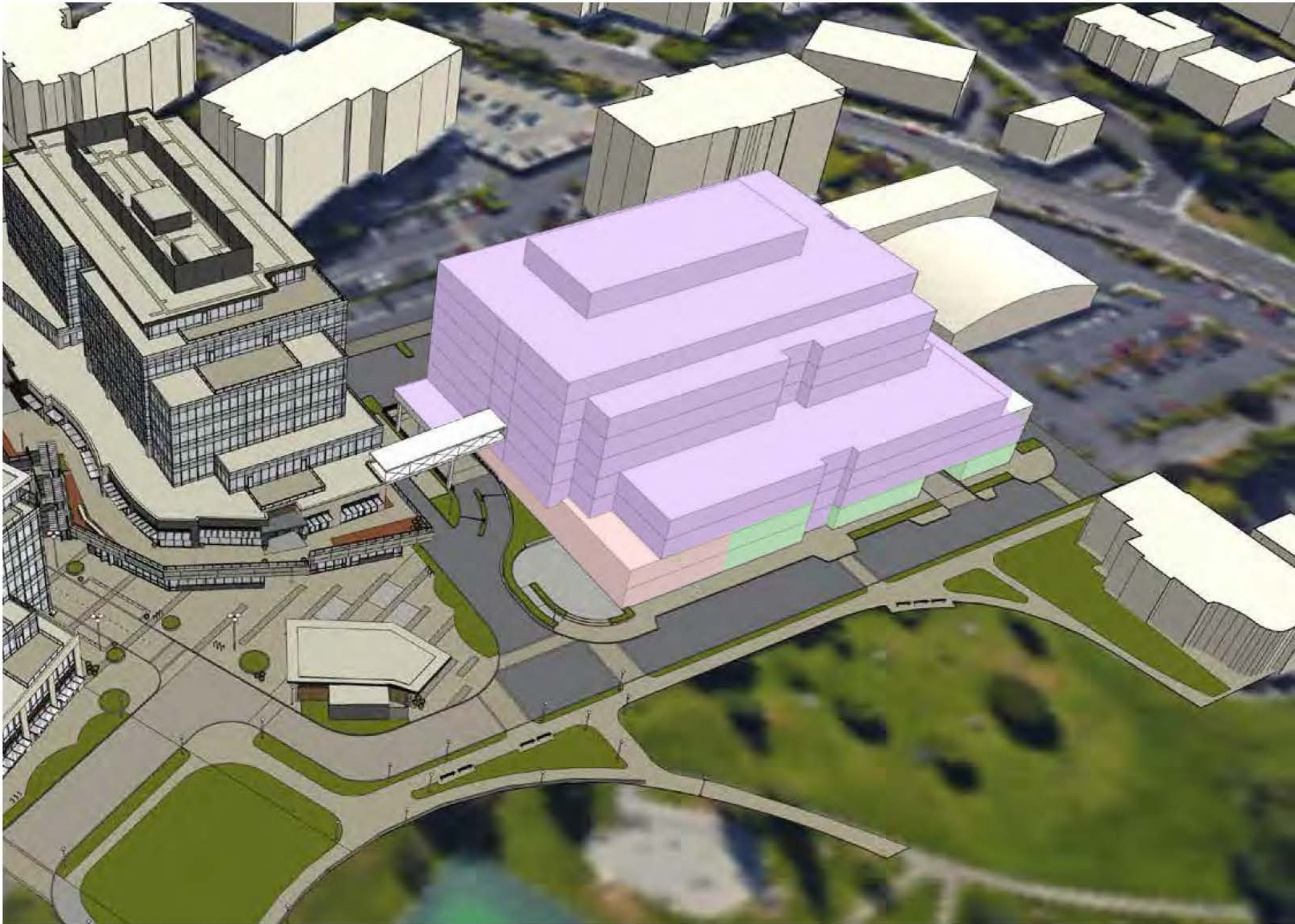
OPTION SUMMARY

Maximum development scheme

The base case maximizes the buildable area within the current zoning envelope, closely following the setbacks delineated in the Mater Plan and Design Guidelines. The lower three stories of the western façade are built to the 55 foot setback from Peter Kirk Park, to a height of 60 feet. Above that, levels 4-6 follow the 100 foot setback, while the top floor (above 100 feet) steps back to 120 feet from the park.

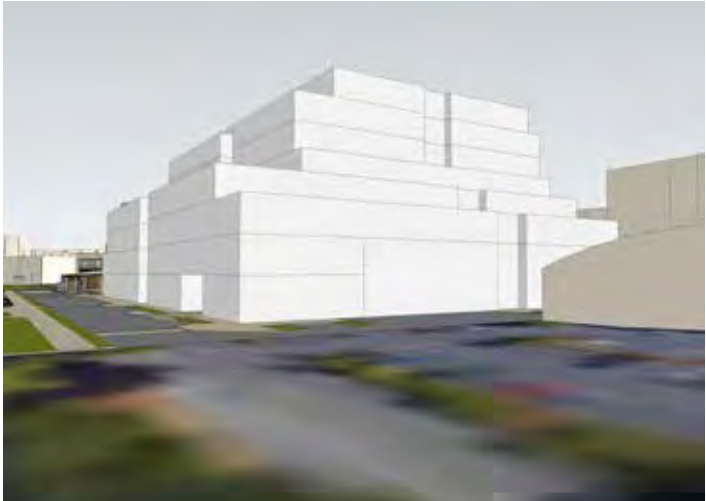
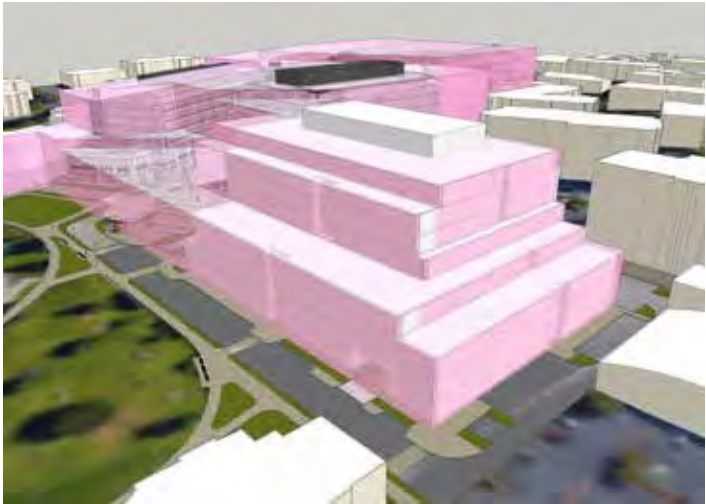
At the south façade, the building terraces at at level three, level four level 5 to follow the “wedding Cake” zoning envelope that was established for view preservation from the Emerald Building.

This option represents a building area of approximately 360,000 gsf.



KIRKLAND URBAN SOUTH

Base Case: maximum development



PROS & CONS

Pros:

- Maximum floor plate area
- Multiple decks at various levels
- Respects current zoning envelope

Cons:

- Awkward massing
- Very tall base, with little connection of decks to the park level
- Multiple very deep floor plates

KIRKLAND URBAN SOUTH

Option 1

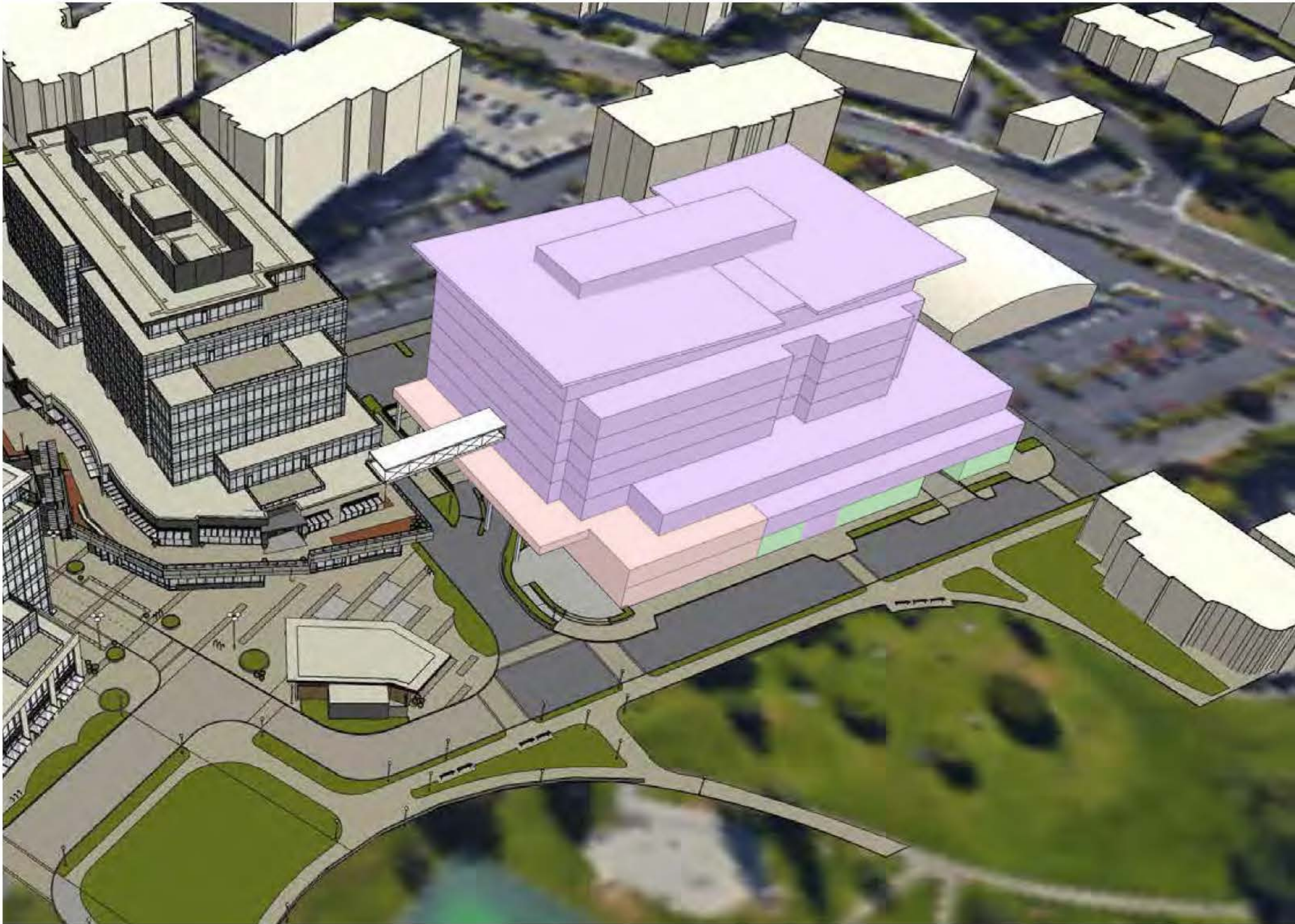
- Retail
- Theatre
- Office
- Residential
- Grocery

OPTION SUMMARY

Rotated butterfly roof scheme

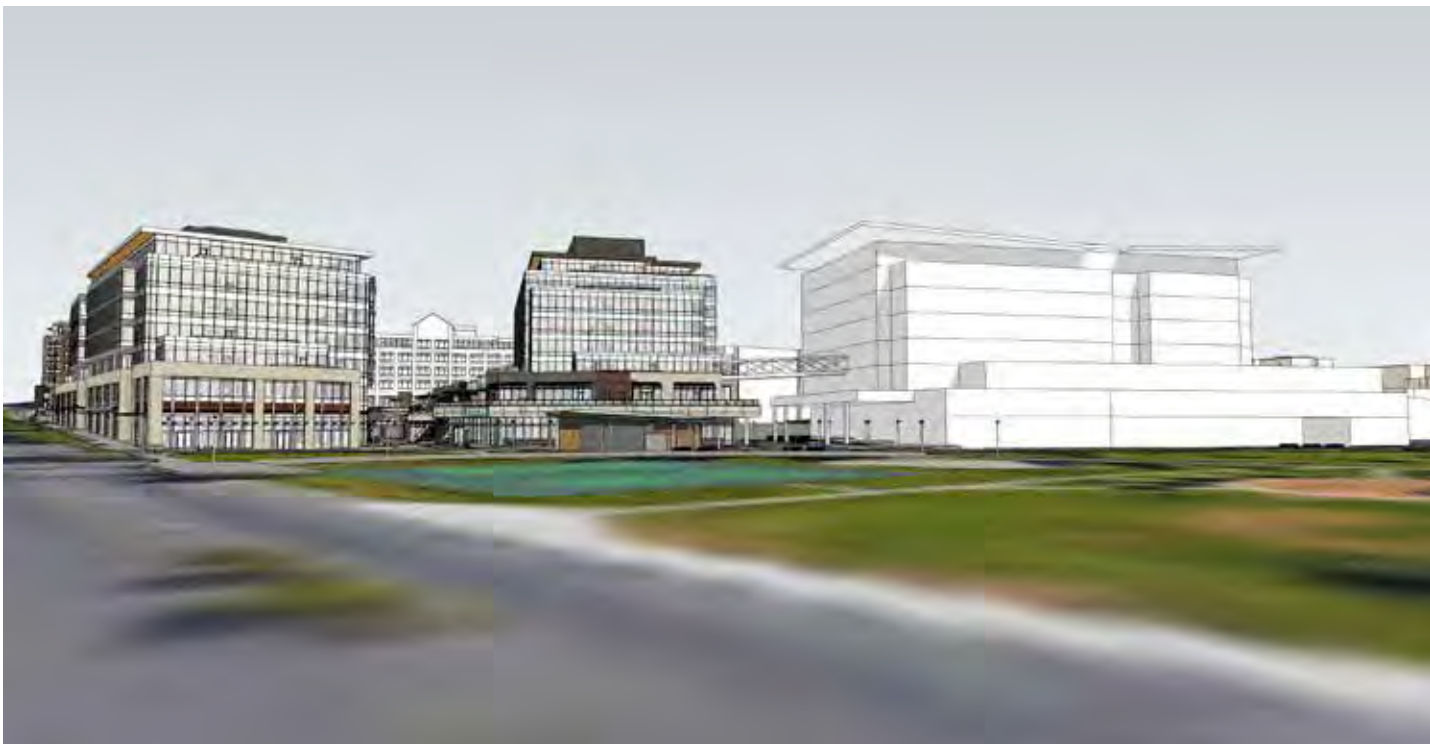
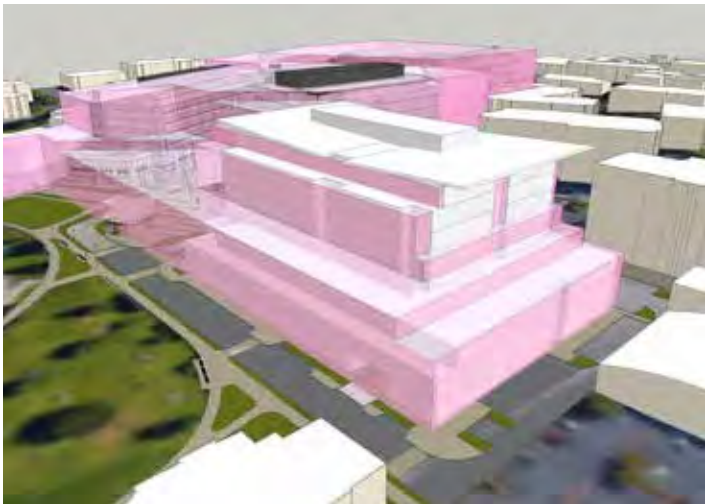
Option one reduces the number of stepbacks in the building mass to simplify the form. The second floor of the western façade steps back from the ground floor, creating a narrow balcony facing the park at level two and another at level three. At the south façade, the massing is simplified at the lower levels by reducing the number of stepbacks. The upper floor is set back on three sides from the floor below. The roof slopes up to the north and south in a butterfly shape.

This option represents a building area of approximately 310,000 sf.



KIRKLAND URBAN SOUTH

Option 1



PROS & CONS

Pros:

- Simpler, more elegant massing
- Multiple decks at various levels
- Respects current zoning envelope (except for roof, which would most likely exceed the height limit)

Cons:

- Less buildable area
- Step at level two awkward.
- Most deck occupants will be on level three (still 45 feet above Park level)
- Level two floor plate very deep.

KIRKLAND URBAN SOUTH

Option 2

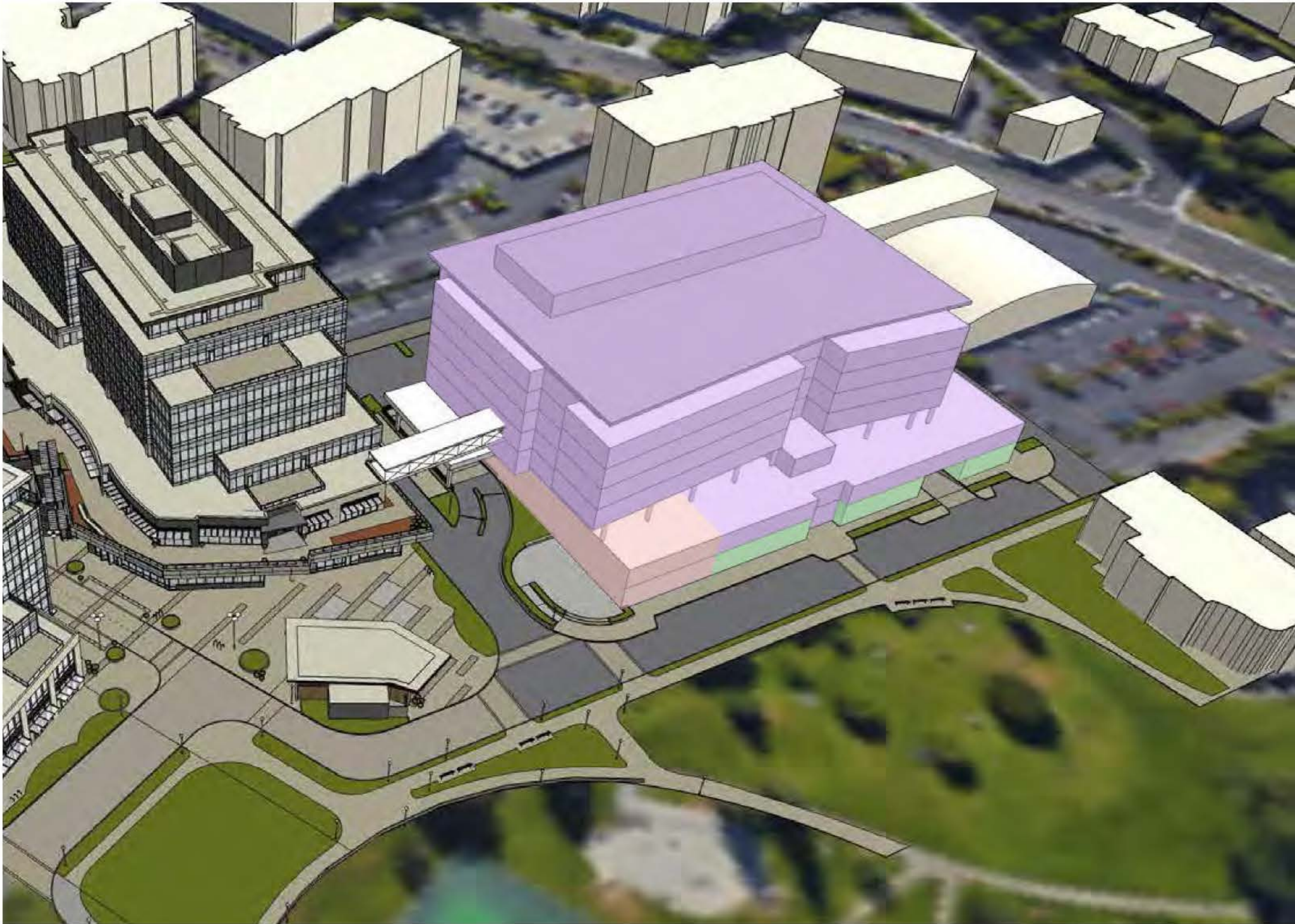
- Retail
- Theatre
- Office
- Residential
- Grocery

OPTION SUMMARY

Canted box option

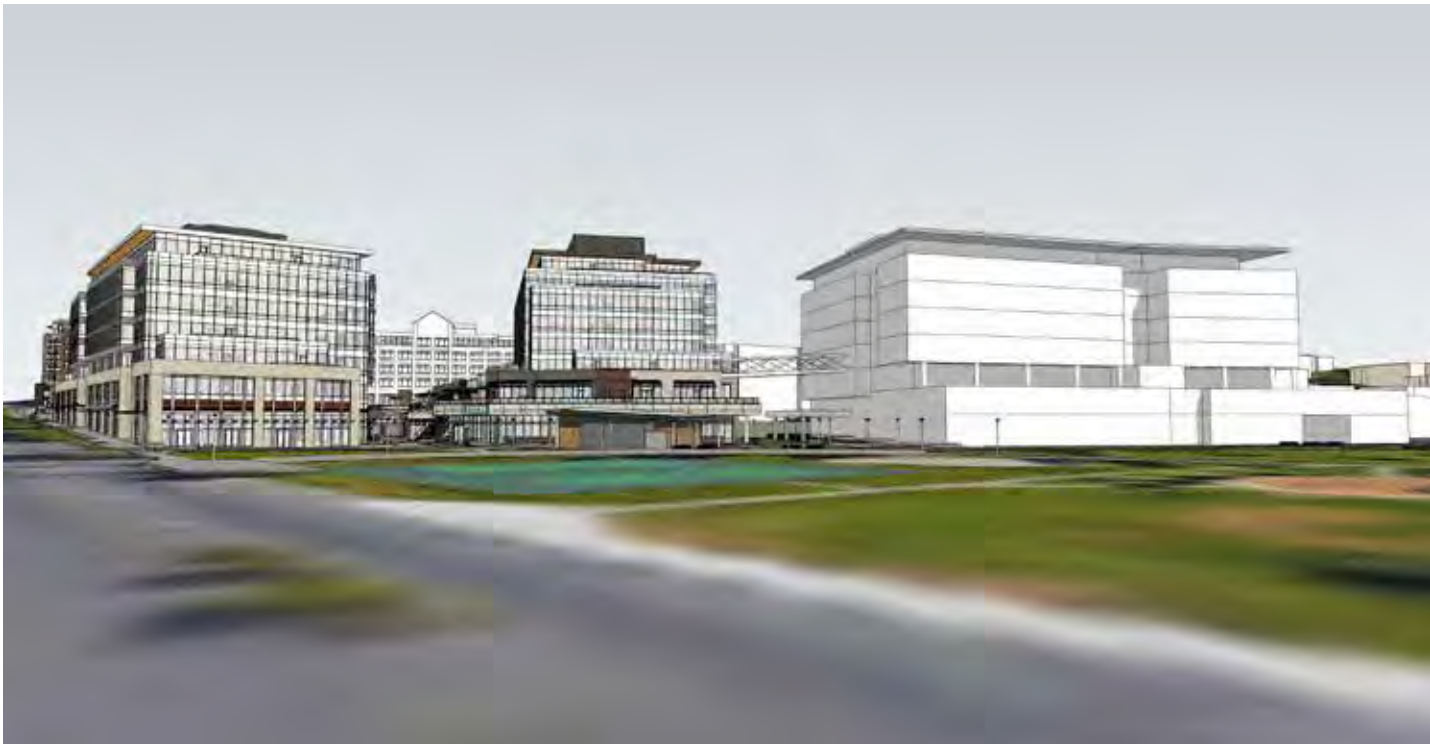
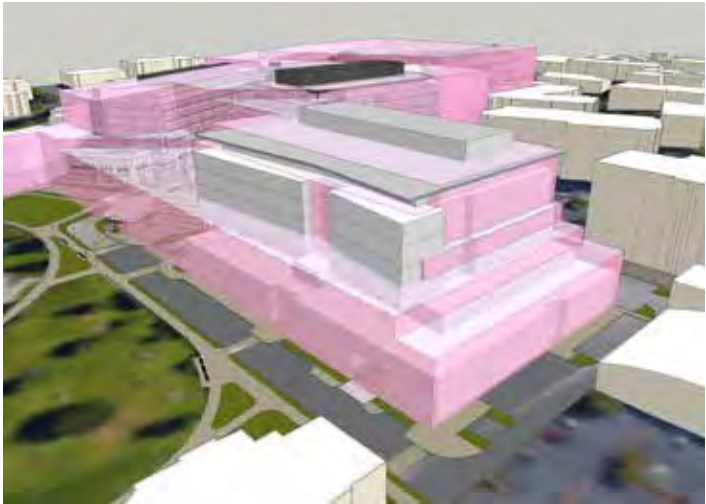
Option two reduces the large floorplate at level two in exchange for a slight increase in the floorplates above. The western façade incorporates two slight angles to provide interest to the façade and open up the central bay to views north and south. The second floor is set back from the floors above on the west side, and projects less on the north than the other options. In addition, this level also sets back on the east side to provide a visual break between the base and the floors above. The top level (level seven) is set back on all sides with a deep overhanging roof on all sides.

This option represents a building area of approximately 310,000 sf.



KIRKLAND URBAN SOUTH

Option 2



PROS & CONS

Pros:

- Massing at lower levels is more human scale (well back from 55 foot park set back)
- Massing is simplified, but still interesting
- Large deck at level two is closer to Park level
- Deeper floor plates offset by internal atrium/ stair space

Cons:

- Portions of west façade encroach into upper level 100 foot and 120 foot Park setback
- South most angled facade restricts view northwest from property to the south