



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

MEMORANDUM

Date: March 4, 2021
To: Design Review Board
From: Tony Leavitt, Senior Planner
File No.: DRV19-00306
Subject: **KIRKLAND URBAN SOUTH (PHASE 2) PROJECT
MODIFICATION TO DRB DECISION**

I. MEETING GOALS

At the March 15, 2021 Design Review Board (DRB) meeting, the DRB should review the proposed project modifications and provide input to staff prior to staff's decision on the modification request. See Section IV for a summary of the proposed changes.

II. BACKGROUND INFORMATION

The subject property is located at 200 Peter Kirk Lane (see Attachment 1). On September 4, 2019, the DRB approved the Design Response Conference application for the Kirkland Urban South (Phase 2) project (see Attachment 2).

On March 2, 2021, the applicant submitted a minor modification request to modify the DRB approved design for the northwest corner of the podium (see Attachments 3 and 4). Pursuant to Kirkland Zoning Code (KZC) Section 142.50(1)(b), Planning Staff may consult with the DRB when making a decision on the proposed modifications. Due to the scope and nature of the proposed changes, staff would like input from Board prior to making a decision. The changes are summarized in Section III below.

III. MODIFICATION CRITERIA

The Planning Official may approve the proposed modifications to the Design Review approval if it meets the criteria in Kirkland Zoning Code (KZC) Section 142.50. Attachment 3 contains the applicant's response to the criteria. Below are the applicable criteria:

- a. *The need for the modification was not known and could not reasonably have been known before the D.R. approval was granted.*
- b. *The modification is minor and will not, in any substantial way, change the proposed development or violate any requirement imposed by the Design Review Board. The Planning Official may consult with the Design Review Board in his/her decision.*
- c. *The development that will result from the modification will be consistent with the design regulations, design guidelines, and Comprehensive Plan.*

Staff is consulting with the DRB prior to making a decision on the requested modification. Following this consultation, staff will either approve or deny the requested modifications. Staff considers many of the proposed changes as minor and meeting the modification criteria but due to the nature and scope of some of the changes, staff would like to update the DRB and to obtain feedback prior to making a decision.

Proposed Changes

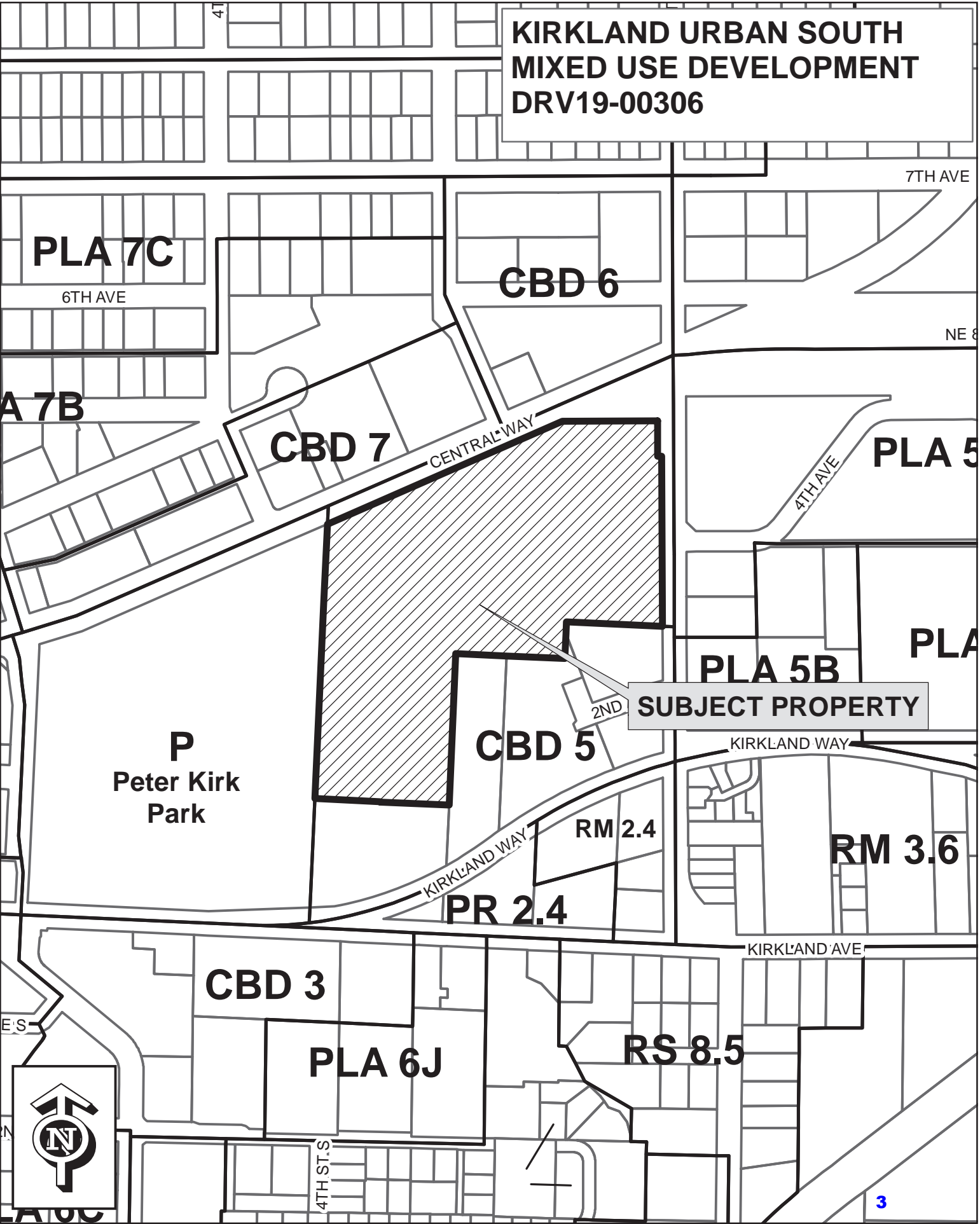
The applicant has outlined the reasons for the requested modification in Attachment 3. The proposed changes are to the design of the L1 and L1.5 retail areas that will provide flexibility and amenity space for potential retail tenants (see Attachment 4). The proposal includes cutting back the northwest corner of L1.5 and expanding the deck level. The proposed scheme also has the deck overhanging the west edge of the building by 8 feet which results in a 6.33 foot encroachment in to the 55 foot Peter Kirk Park setback.

IV. QUESTIONS FOR DRB CONSIDERATION

- A. The proposed modifications shown in Attachment 4 are supported by staff and will help to activate the northwest corner of the building with an expanded deck on Level 1.5. The changes were found to be consistent with the general design principles approved by the Board. Does the DRB have any additional comments on the proposed modifications?
- B. Is the proposed deck setback encroachment comparable to the approved minor variation for the canopies?

V. ATTACHMENTS

- 1. Vicinity Map
- 2. Design Review Board Decision dated October 14, 2019
- 3. Design Review Approval Modification Request
- 4. Modification Plan Set





CITY OF KIRKLAND
Planning and Building Department
123 5th Avenue, Kirkland, WA 98033
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DESIGN REVIEW BOARD DECISION

DATE: October 14, 2019

FILE NUMBER: DRV19-00306

PROJECT NAME: KIRKLAND URBAN SOUTH (PHASE 2) PROJECT

APPLICANT: Natasha Morris with CollinsWoerman

PROJECT PLANNER: Scott Guter, AICP, Senior Planner

I. SUMMARY OF DECISION

Natasha Morris with CollinsWoerman representing PR II Kirkland Urban LLC applied for design review for the Kirkland Urban South (Phase 2) project at 200 Peter Kirk Lane (see Attachment 1). The applicant is proposing to construct a new 7-story mix use commercial building with below grade parking on the subject property (see Attachment 2). The project consists of 250,000 SF of office space, a 54,000 SF theater, 6,000 SF of retail, and approximately 700 parking stalls. Parking will primarily be provided below grade. Approximately 80 surface parking stalls are also being provided. A modification was also requested by the applicant to reduce the required yard from the property line adjacent to Peter Kirk Park for canopies and upper story decks (see Attachment 3). The modification is discussed further in Section III.

On September 4, 2019, the Design Review Board (DRB) approved the project as shown on the plans in Attachment 2 (Building Design) and Attachment 4 (Site Planning) subject to the following conditions:

- A.** This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 5, Development Standards, intended to familiarize the applicant with some of the additional development regulations. This attachment does not include all of the additional regulations.
- B.** As part of the application for a building permit the applicant shall submit plans demonstrating compliance with the project plans approved by the DRB (see Attachment 2 and 4).
- C.** Subsequent Changes

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

- 1. Callouts of the proposed changes on the permit drawings.

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

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

- D. Prior to final inspection of a building permit by the Planning Official, the project architect shall submit a letter stating that they have evaluated the project to ensure it is consistent with the plans approved through Design Board Review and no modifications have been made that were not previously approved by the City.

II. DESIGN RESPONSE CONFERENCE MEETINGS

A. Background Summary

Conceptual Design Conference: A Conceptual Design Conference was held on March 18, 2019 on the proposed project. At the meeting, the DRB provided direction to the applicant in preparation for the Design Response Conference.

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

http://www.kirklandwa.gov/depart/Planning/DRB_Meeting_Information.htm

Below is a summary of the Board's discussions at the three Design Response Conference meetings for the project:

1. July 15, 2019: The Design Review Board reviewed the plans submitted by CollinsWoerman dated May 24, 2019. Staff provided an overview of the Zoning Code and Comprehensive Plan policies for the CBD 5A zone and the key design issues for the project in staff memo dated July 5, 2019 based on consistency with the applicable design guidelines and feedback given at the Conceptual Design Conference.

After deliberation, the Board requested that the applicant return for a second meeting to respond to the following recommendations:

- Blank Wall Treatment: The applicant should provide treatment to the north and east podium elevations to address the blank walls.
- Pedestrian Bridge: The applicant should develop a more interesting and "signature" bridge design.
- Landscaping: The applicant should look for an opportunity to add coniferous trees to the project site.

- Glare: The applicant should provide a glare study analyzing if there is any glare impacting the park. The design should respond to the glare being produced by the proposed building.
2. August 19, 2019: The applicant presented revised plans addressing the DRB comments at the previous meeting. After deliberation, the Board requested that the applicant return for a third meeting to respond to the following recommendations:
- Blank Wall Treatment: The applicant should provide a final blank wall treatment to the north, east, and south podium elevations to address the blank walls.
 - Pedestrian Bridge: The applicant should either emphasize the bridge through sculptural expression, lighting, or color, or deemphasize the bridge by relocating the bridge way from its currently proposed highly visible location.
 - Glare: The applicant should explore glazing and fin design or configuration that may mitigate glare.
3. September 4, 2019. The applicant presented revised plans addressing the DRB comments at the previous meeting. The DRB discussed the changes proposed by the applicant and at the conclusion of the meeting voted to approve the project with conditions. See Section III below for further information regarding the DRB's discussion and conclusions.

B. Public Comment

No public comment was received during the Design Response Conference meetings.

III. DESIGN REVIEW BOARD DISCUSSION AND CONCLUSIONS

The Design Review Board reviews projects for consistency with design guidelines for the Kirkland Parkplace Mixed-Use Development Master Plan and Design Guidelines, as adopted in Kirkland Municipal Code Chapter 3.30. With the recommended conditions of approval, the DRB concludes that the proposed project is consistent with applicable design guidelines.

Below is a summary of key issues and conclusions reached by the Design Review Board during the design review process. For more background on these issues and evaluation of zoning requirements and Design Guidelines, see the staff memorandums from the design response conferences contained in the official file or online at:

http://www.kirklandwa.gov/depart/Planning/DRB_Meeting_Information.htm

A. MINOR VARIATIONS

A modification was requested by the applicant (see Attachment 3). The request was to reduce the required 55' setback from Peter Kirk Park for the following setback encroachments:

- 6'-4" for proposed canopies along the building's western façade.
- 3' for proposed entry canopy/deck along the building's western façade's base.

- 5' for proposed rooftop deck at approximately elevation 84'.

Kirkland Zoning Code section 142.37 provides a mechanism for obtaining approval to minor variations from requirements within the zoning code; specifically, the DRB may approve minor variations from the minimum required yards requirements for the Central Business District based on the following criteria:

- 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.

DRB Discussion: Staff informed the DRB that the CBD 5A zone has a 55' required yard setback from the property line adjacent to Peter Kirk Park. Staff also informed the DRB that minor amendments to the Master Plan's street standards were being reviewed by staff. These amendments were approved by the Planning Director on August 16, 2019.

The requested canopy 6'-4" encroachment along the retail frontage and at pedestrian pathways provides the required overhead weather protection and is consistent with the amended street standard within the Master Plan for the Peter Kirk Lane (Park Promenade).

In response to the DRB's recommendation that the upper level decks occur at a level lower than the 30-foot-tall building base the applicant developed a canopy/deck at the main elevator lobby (Level 1.5). The applicant designed a 3' entry canopy/deck encroachment at the helps to bring deck uses closer to the street and contribute to breaking up the horizontality of the long 30-foot-tall podium.

The 5' for rooftop deck encroachment serves to extend upper level deck activity and provide additional articulation in the podium.

DRB Conclusion: The Board agreed that the proposed setback reduction should be granted since the reduced setback would result in a superior design and would not have any substantial detrimental effect on nearby properties and the City or neighborhood.

A. BUILDING DESIGN

Massing / Articulation

1. DRB Discussion: During the Design Response Conferences the DRB discussed the proposed design of the building's modulations, the articulation of its base, its window patterns, roof form, and its overall response to the context of the surrounding environment. The Board asked the applicant to investigate methods of reducing glare on the west facade, including adding shading devices and reducing the use of reflective coatings.

The DRB recognized the proposed skybridge's impact on public space. The Board asked the applicant to either move the skybridge to a less visible location or design the bridge with more sculptural expression in its current location.

DRB Conclusions: The DRB accepted the applicant's treatment of the west façade shown on page 8 of Attachment 2 that decreased the vertical fin spacing to 5' on center to shade more glass throughout the day. The applicant also indicated that low-e coating will be removed in areas of the façade with spandrel glass reducing its reflectivity.

The applicant de-emphasized the skybridge by moving it eastward away from the park edge and public plaza, reducing the span between buildings, and kept the design modest to blend with the existing buildings (pages 18 and 19 of Attachment 2). The Board accepted the applicant's relocation and design of the skybridge.

Blank Wall Treatments

1. DRB Discussion: During the Design Response Conferences the DRB discussed the proposed blank wall treatments on the building's north, east, and south base elevations. The DRB asked the applicant to address the large walls on these elevations through material, color, and texture treatments.
2. DRB Conclusions: The DRB accepted the applicant's blank wall treatment of the north elevation shown on pages 10 and 11 of Attachment 2 that identifies the use of contrasting colors and textures of terra cotta panels in random pattern. The applicant will also employ tall vegetation and trees to help mask the north elevation in the most public area near the wall. Lastly, the applicant will use architectural roof structure over parking ramp cover where vegetation cannot be used.

The DRB also accepted the applicant's preferred Option 3 blank wall treatment for the east and south elevations shown on pages 16 and 17 of Attachment 2 that uses artistic patterning of high-performance concrete panels, architectural canopies, exposed columns, and contrasting colors and textures of terra cotta panels in random patterns.

B. SITE PLANNING

1. DRB Discussion: During the Design Response Conferences the DRB discussed the proposed site planning for the project and showed general support for the streetscape, plaza, terraces, and lighting. The Board asked applicant to look for an opportunity to add coniferous trees to the project site.
2. DRB Conclusions: The DRB accepted the applicant's site plan and landscaping concepts that added coniferous trees to the plaza, at grade parking area, terrace, and roof levels (see Attachment 4).

IV. DEVELOPMENT REVIEW COMMITTEE

Comments and requirements placed on the project by City departments are found on the Development Standards, Attachment 5.

V. SUBSEQUENT MODIFICATIONS

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

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

Appeals

Section 142.40 of the Zoning Code allows the Design Review Board's decision to be appealed to the Hearing Examiner by the applicant or any person who submitted written or oral comments to the Design Review Board. The appeal must be in the form of a letter of appeal and must be delivered, along with any fees set by ordinance, to the Planning and Building Department by 5:00 p.m., November 14, 2019, fourteen (14) calendar days following the postmarked date of distribution of the Design Review Board's decision.

Only those issues under the authority of the Design Review Board as established by Kirkland Zoning Code 142.35(2) are subject to appeal.

Lapse of Approval (KZC 142.55)

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

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

VII. ATTACHMENTS

1. Vicinity Map
2. Applicant Proposal dated September 4, 2019
3. Minor Modification Diagram
4. Site Plan & Landscape Concepts
5. Development Standards

VIII. PARTIES

There are no parties that submitted written or oral comment to the DRB.

IX. APPROVAL

Brad Brown, Chair
Design Review Board

Date: _____

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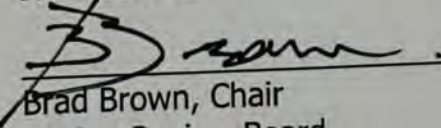
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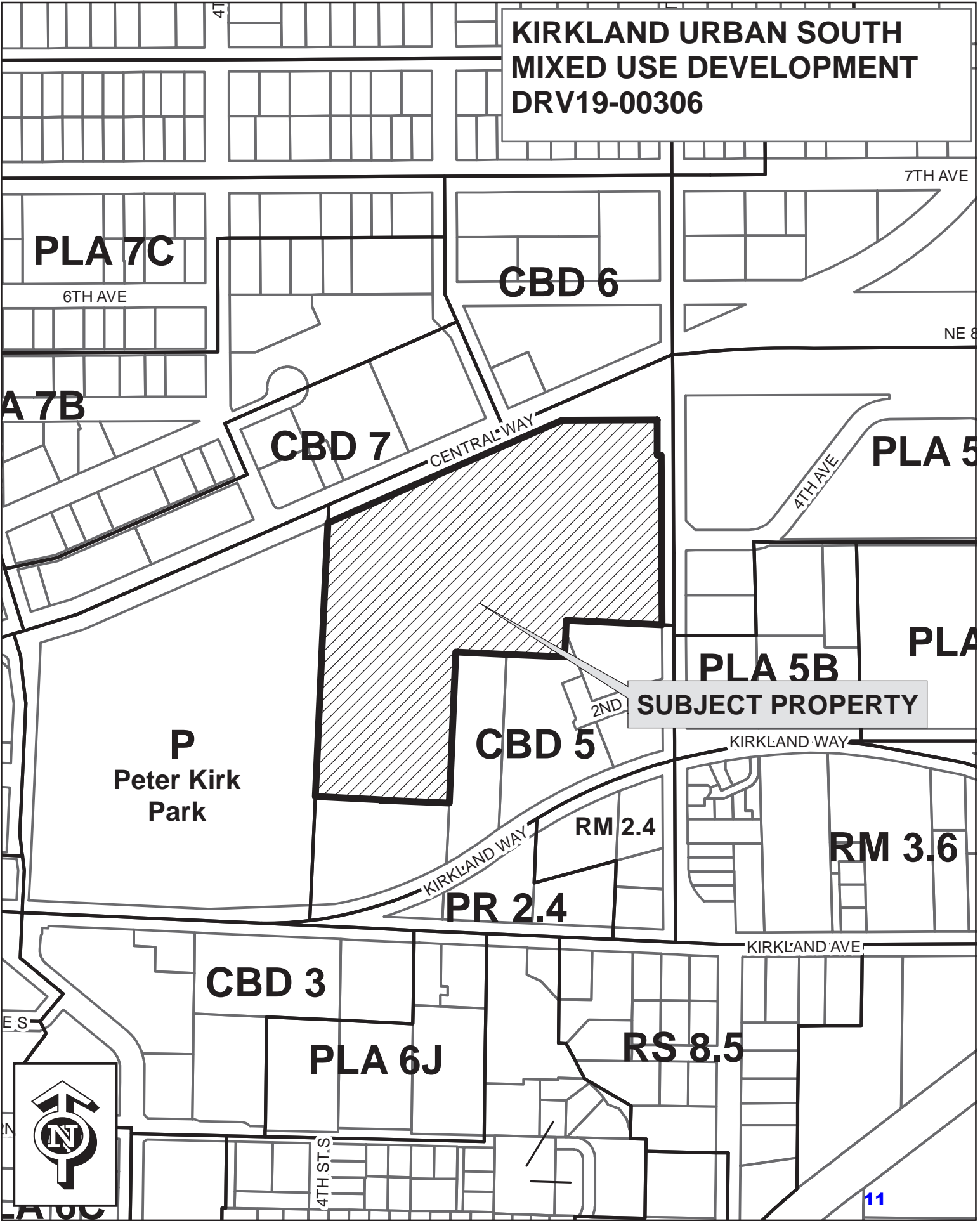
VIII. PARTIES

There are no parties that submitted written or oral comment to the DRB.

IX. APPROVAL


Brad Brown, Chair
Design Review Board

Date: 10/25/19





SUBMITTAL DATE: 9/4/2019

TEEN
UNION BUILDING

Kirkland Urban South

KIRKLAND, WA
DRV19-00138

DESIGN RESPONSE CONFERENCE #3:
9/4/2019

W
COLLINS
C
ERMAN

DESIGN RESPONSE CONFERENCE #2 RECAP

Introduction



BOARD FEEDBACK

1. West Facade Glare
 - Investigate methods of reducing glare on the west facade, including adding shading devices and reducing the use of reflective coatings.
2. North Facade Blank Wall
 - Clearly identify materials to be used.
 - Provide more variation of color or surface texture.
 - Provide clear delineation between modules of the material.
3. East Facade Blank Wall
 - Clearly identify materials to be used.
 - Break up the scale of the upper wall with joints or other architectural elements
4. Skybridge Design & Location
 - Investigate moving skybridge to make it less visible from public spaces.
 - OR design the bridge to be a sculptural element in its current location.

DESIGN RESPONSE CONFERENCE #2 RECAP

Perspectives



KIRKLAND URBAN SOUTH

DESIGN RESPONSE CONFERENCE

COLLINSWOERMAN

3

ELEVATIONS + SECTIONS

West Elevation

West Elevation



- | | | | |
|---|--|--|--|
| 1 Unitized Curtain-wall with low-e glazing | 6 6 inch deep vertical fins | 11 Pedestrian sky-bridge to Central building | 16 Exposed steel structure parking ramp cover |
| 2 High performance concrete rain-screen | 7 Metal & glass canopies | 12 Horizontal and vertical sunshading devices | 17 Alternate for outdoor seating area at theater restaurant |
| 3 Profile metal panel roof screen | 8 Metal & glass railings | 13 Textured high performance concrete or terracotta rain-screen | 18 Exposed concrete pilasters |
| 4 Fritted spandrel glass | 9 Roof overhang with wood-look metal panel soffit | 14 Wood rainscreen cladding | 19 Decorative blank wall treatment: ultra high performance concrete with sandblasted pattern. |
| 5 Glazed in metal panels | 10 Exposed columns with aluminum column covers (alternate for exposed concrete) | 15 Colored spandrel glass | |

ELEVATIONS + SECTIONS

North Elevation

North Elevation



- | | | | |
|---|--|--|--|
| 1 Unitized Curtain-wall with low-e glazing | 6 6 inch deep vertical fins | 11 Pedestrian sky-bridge to Central building | 16 Exposed steel structure parking ramp cover |
| 2 High performance concrete rain-screen | 7 Metal & glass canopies | 12 Horizontal and vertical sunshading devices | 17 Alternate for outdoor seating area at theater restaurant |
| 3 Profile metal panel roof screen | 8 Metal & glass railings | 13 Textured/patterned terracotta | 18 Exposed concrete pilaster |
| 4 Fritted spandrel glass | 9 Roof overhang with wood-look metal panel soffit | 14 Theater vestibule with metal and wood cladding | 19 Decorative blank wall treatment: ultra high performance concrete with sandblasted pattern. |
| 5 Glazed in metal panels | 10 Exposed columns with aluminum column covers (alternate for exposed concrete) | 15 Colored spandrel glass | |

ELEVATIONS + SECTIONS

East Elevation

East Elevation



- | | | | |
|---|--|--|--|
| 1 Unitized Curtain-wall with low-e glazing | 6 6 inch deep vertical fins | 11 Pedestrian sky-bridge to Central building | 16 Exposed steel structure parking ramp cover |
| 2 High performance concrete rain-screen | 7 Metal & glass canopies | 12 Horizontal and vertical sunshading devices | 17 Alternate for outdoor seating area at theater restaurant |
| 3 Profile metal panel roof screen | 8 Metal & glass railings | 13 Textured/patterned terracotta | 18 Exposed concrete pilasters |
| 4 Fritted spandrel glass | 9 Roof overhang with wood-look metal panel soffit | 14 Possible display for theater/retail | 19 Decorative blank wall treatment: ultra high performance concrete with sandblasted pattern. |
| 5 Glazed in metal panels | 10 Exposed columns with aluminum column covers (alternate for exposed concrete) | 15 Colored spandrel glass | |

ELEVATIONS + SECTIONS

South Elevation

South Elevation



- | | | | |
|--|---|---|---|
| 1 Unitized Curtain-wall with low-e glazing | 6 6 inch deep vertical fins | 11 Pedestrian sky-bridge to Central building | 16 Exposed steel structure parking ramp cover |
| 2 High performance concrete rain-screen | 7 Metal & glass canopies | 12 Horizontal and vertical sunshading devices | 17 Louvers |
| 3 Profile metal panel roof screen | 8 Metal & glass railings | 13 Wood or terracotta rain-screen | 18 Exposed concrete pilaster |
| 4 Fritted spandrel glass | 9 Roof overhang with wood-look metal panel soffit | 14 Textured/patterned terracotta | 19 Decorative blank wall treatment: ultra high performance concrete with sandblasted pattern. |
| 5 Glazed in metal panels | 10 Exposed columns with aluminum column covers (alternate for exposed concrete) | 15 Colored spandrel glass | |

ELEVATIONS + SECTIONS

Enlarged West Elevation

Board Feedback

1. West Facade Glare

- Investigate methods of reducing glare on the west facade, including adding shading devices and reducing the use of reflective coatings.



Response

Vertical fin spacing has been decreased to 5' on center to increase the area of glass being shaded throughout the day, which should mitigate glare.

In addition, the low-e coating can be removed in areas of the facade with spandrel glass, which will allow the glass to be less reflective and cast less of a glare.

Areas with low-e coating removed



ELEVATIONS + SECTIONS

West Elevation Perspective



ELEVATIONS + SECTIONS

Enlarged North Elevation

Board Feedback

2. North Facade Blank Wall

- Clearly identify materials to be used.
- Provide more variation of color or surface texture.
- Provide clear delineation between modules of the material.

Design Guideline

Intent: Reduce the visual impact of blank walls by providing visual interest.

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, including 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



Terra cotta texture



Terra cotta range of colors



Terra cotta pattern



Architectural roof-
structure

Contrasting colors & textures
of terra cotta panels in random
pattern

Tall vegetation and trees
separate the wall from the
most public area

ELEVATIONS + SECTIONS

North Elevation Perspective



ELEVATIONS + SECTIONS

Enlarged East Elevation

Board Feedback

3. East Facade Blank Wall

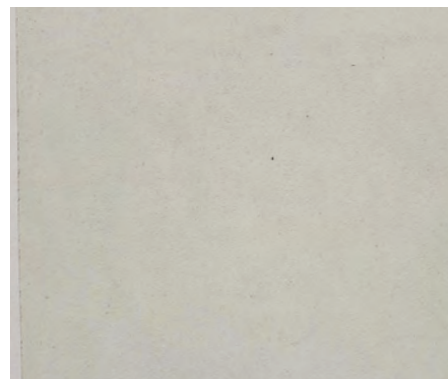
- Clearly identify materials to be used.
- Break up the scale of the upper wall with joints or other architectural elements

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- seating area with special paving and planting
- architectural detailing, reveals, contrasting materials, or other special visual interest



UHPC color range (light)



UHPC (dark)



Southeast corner



Contrasting textures of high performance concrete panels in artistic pattern

Architectural canopies break the lower wall into a pedestrian scale

Exposing the columns creates a rhythm that echoes the floors above

Lightstrips inserted

Overhanging the upper mass of the wall splits the surface in half horizontally

Contrasting colors & textures of terra cotta panels in random pattern

ELEVATIONS + SECTIONS

East Elevation Perspective



ELEVATIONS + SECTIONS

Enlarged East Elevation

Board Feedback

3. East Facade Blank Wall

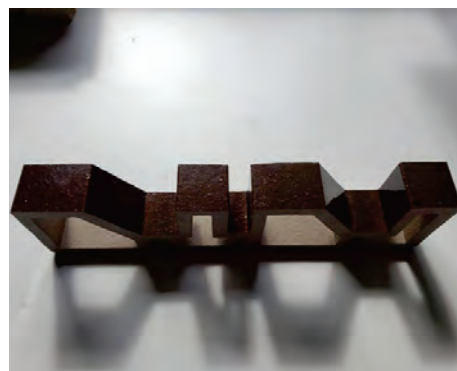
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Design Guideline

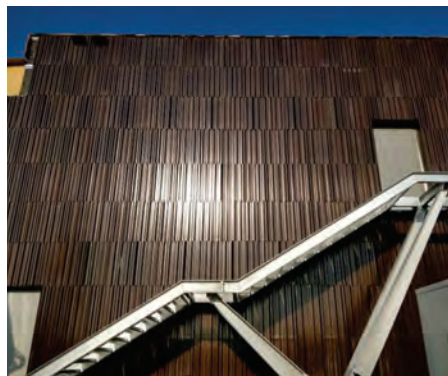
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- artwork, such as bas-relief sculpture, murals, or trellis structures
- seating area with special paving and planting
- architectural detailing, reveals, contrasting materials, or other special visual interest



Textured terra cotta



terra cotta wall system



Lightstrips inserted

Southeast corner



Highly textured terra cotta with integrated lighting

Architectural canopies break the lower wall into a pedestrian scale

Exposing the columns creates a rhythm that echoes the floors above

Lightstrips inserted

Overhanging the upper mass of the wall splits the surface in half horizontally

Contrasting colors & textures of terra cotta panels in random pattern

ELEVATIONS + SECTIONS

East Elevation Perspective



ELEVATIONS + SECTIONS

Enlarged East Elevation

Board Feedback

3. East Facade Blank Wall

- Clearly identify materials to be used.
- Break up the scale of the upper wall with joints or other architectural elements

Design Guideline

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- 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



UPHC color range (smooth texture)



UPHC sandblast art example

Option 3

Preferred Option



Lightstrips inserted

Southeast corner



High performance
concrete panels in
artitic pattern

Architectural canopies
break the lower wall into a
pedestrian scale

Exposing the columns
creates a rhythm that
echoes the floors above

Overhanging the upper mass
of the wall splits the surface in
half horizontally

Contrasting colors & textures
of terra cotta panels in random
pattern

Lightstrips inserted

ELEVATIONS + SECTIONS

East Elevation Perspective

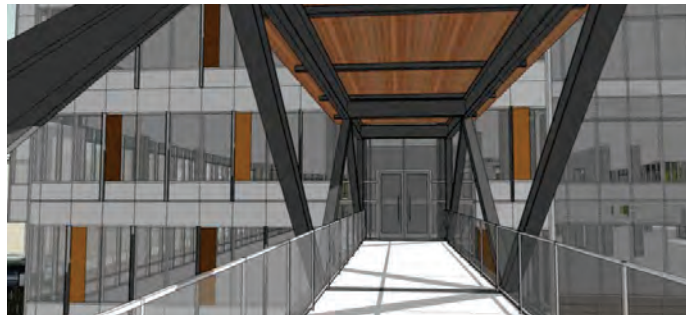


SKYBRIDGE DESIGN

Board Feedback

4. Skybridge Design & Location

- Investigate moving skybridge to make it less visible from public spaces.
- OR design the bridge to be a sculptural element in its current location.



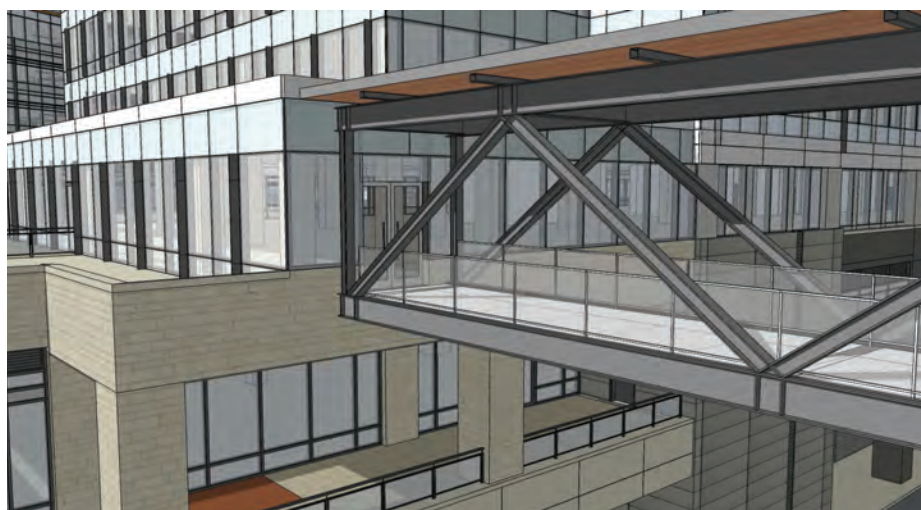
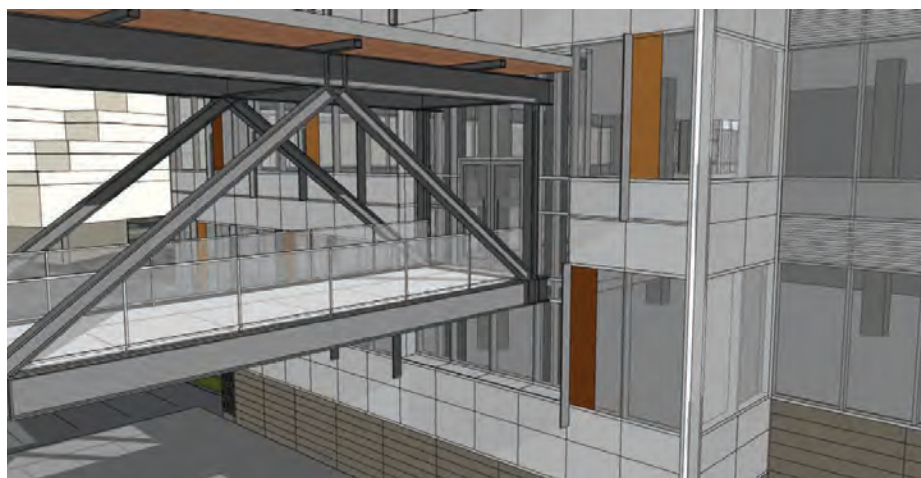
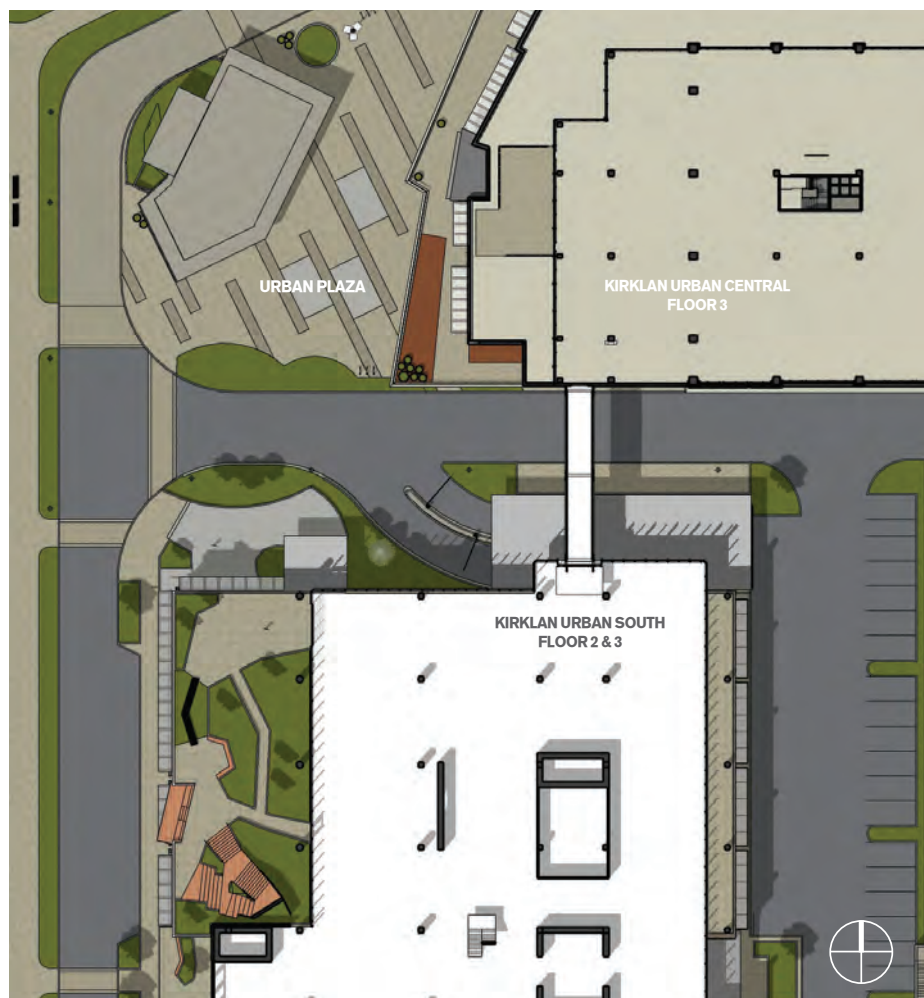
Response

The skybridge has been moved back away from the park edge and public plaza, significantly reducing its span between the buildings. The design has been kept modest, blending in with the existing buildings.

Thought has been given to how it intersects each building on the ends, lining up with existing material lines on the Central building, and landing in a small notch on the South building.



SKYBRIDGE DESIGN



PERSPECTIVES



PERSPECTIVES



PERSPECTIVES



PERSPECTIVES



PERSPECTIVES



PERSPECTIVES



PERSPECTIVES





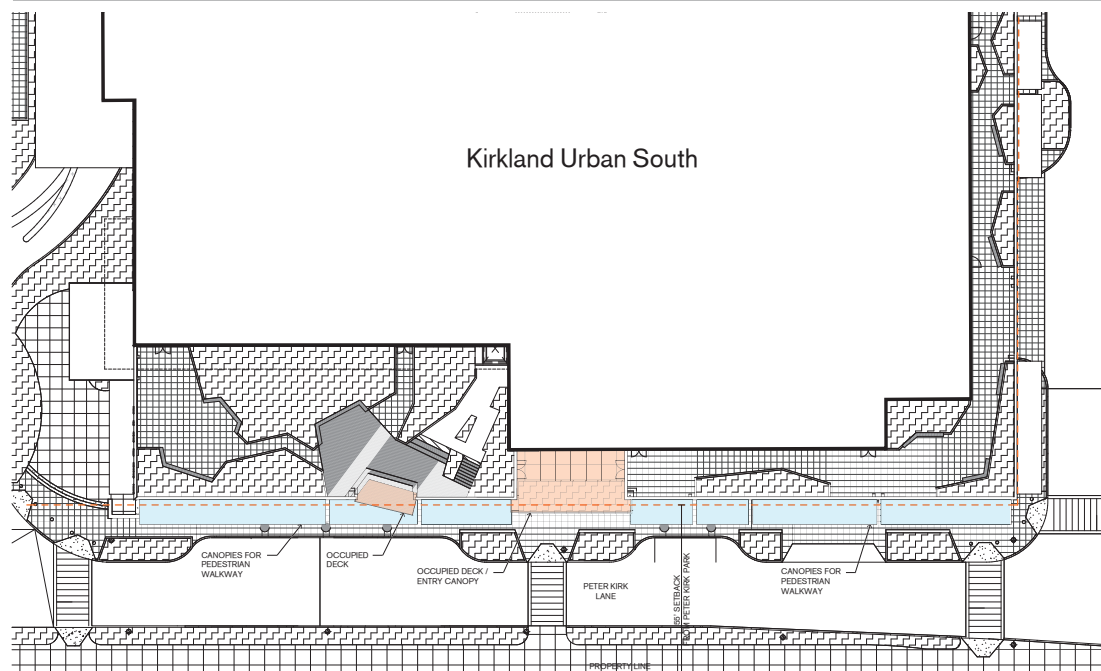
ARCHITECTURE PLANNING INTERIORS SUSTAINABILITY

710 SECOND AVENUE SUITE 1400
SEATTLE WASHINGTON 98104-1710
t. 206.245.2100 f. 206.245.2101 COLLINSWOERMAN.COM

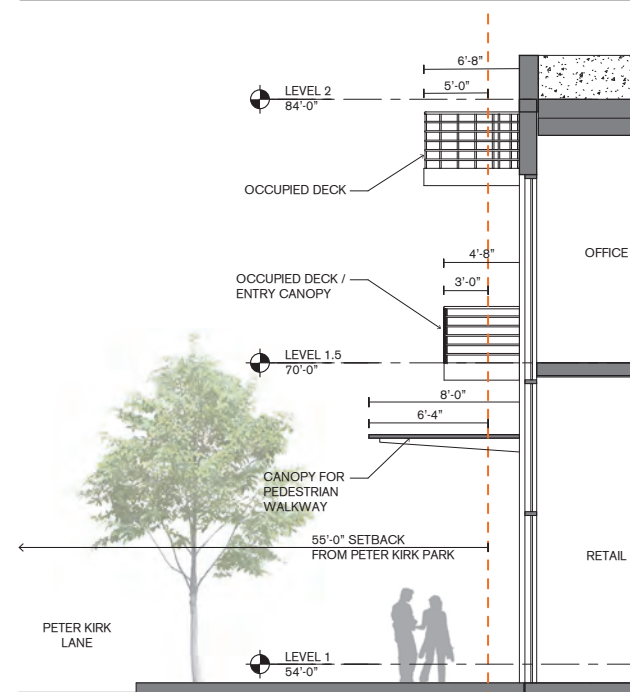
MINOR MODIFICATIONS

Diagram

Level 1 - Required Overhead Weather Protection



Section A - Required Depth



REQUIREMENT	REQUEST	RATIONALE	RELEVANT DESIGN GUIDELINES
1 23.49.018.B – Overhead Weather Protection <i>Overhead weather protection shall have a minimum dimension of eight (8) feet measured horizontally from the building wall</i>	A minor modification to the 55 foot setback from Peter Kirk Park is requested for canopies and occupied decks that will project from the building face more than the 18 inches allowed per Section 115.115. 3.d. of the Kirkland Zoning Code.	The Master Plan and Design Guidelines encourage canopies at Retail frontage and at Pedestrian Pathways, and are noted in the Master Plan and Design Guidelines for the street section on Peter Kirk Lane (Park Promenade). The canopy at the main elevator lobby also doubles as an occupied deck at Level 1.5, responding to the Board's recommendation that the upper level decks occur at a level lower than the 30 foot tall building base. Another projecting deck at Level two serves to extend the activity of the Level two decks out towards the park, and is lowered to create better views both to to and from the park. It aligns with the feature stair connecting decks at levels two and three, and provides additional articulation in the podium.	D. Public Amenities: D-2: Enhance the building with landscaping

Kirkland Urban South | Site Plan & Landscape Concepts

SITE PLAN + LANDSCAPE CONCEPTS

Overall Site Plan



Observations

In Phase One, the northeast corner of the site contains open space and planting that acts as an extension of the greenbelt adjacent to Central Way. This transitions to a variety of open spaces within the project, including residential open space, and more urban plazas in the center of the site and west of QFC. Kirkland Urban South brings the green of the park up into the building at multiple levels, from the base to the top floor by providing a combination of usable decks and extensive planting that helps to moderate the transition from the Park to the buildings upper levels.

SITE PLAN + LANDSCAPE CONCEPTS

Overall Plan



SITE PLAN + LANDSCAPE CONCEPTS

Terraces and Roof Levels



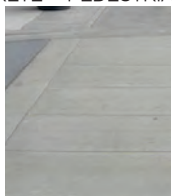
SITE PLAN + LANDSCAPE CONCEPTS

At Grade Materials

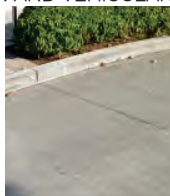
STANDARD CONCRETE - PEDESTRIAN AND VEHICULAR



2'X2' SCORED
CONCRETE



SCORED CONCRETE
CROSSINGS



CONCRETE ROAD
CROSSINGS

SPECIALTY CONCRETE



SANDBLASTED
FINISH PAVING
FIELD



TOP SEEDED FINISH
ACCENT BANDS



INTEGRAL BUFF
COLOR
(DAVIS PALOMINO OR
SIM.)



CAST IN PLACE CONCRETE
SEATWALL



CAST IN PLACE CONCRETE
STEPS



POLE LIGHT
PEDESTRIAN



POLE LIGHT
PEDESTRIAN



VEHICULAR
POLE LIGHT



STEP / WALL LIGHT



SITE PLAN + LANDSCAPE CONCEPTS

Site Layering

OVERALL + AT-GRADE



TERRACE + ROOF LEVELS



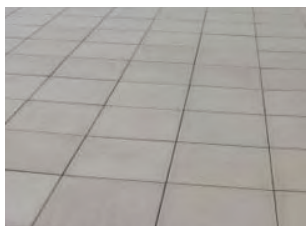
SITE PLAN + LANDSCAPE CONCEPTS

Terraces and Roof Levels

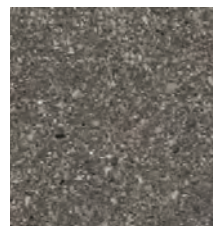
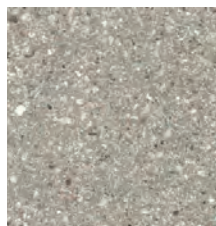


① LEVELS 02 + 03

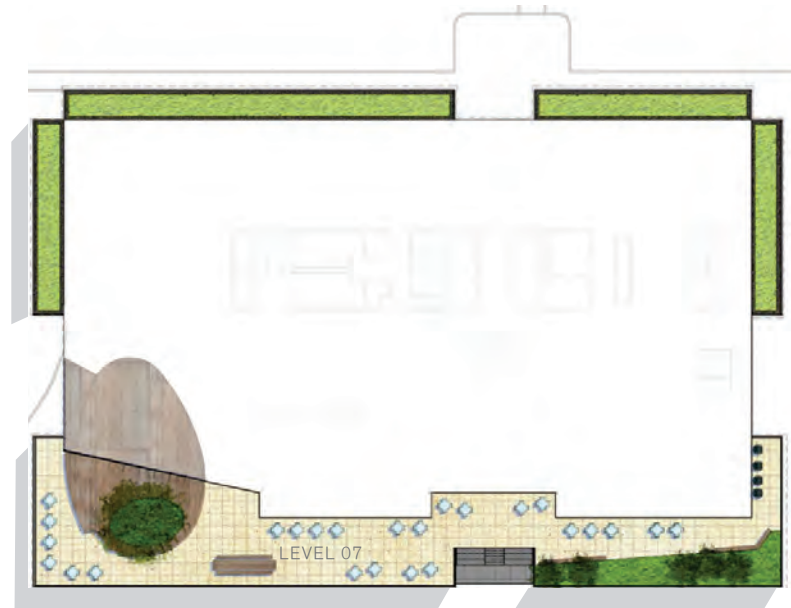
PAVING



2' X 2' STANDARD PRECAST PEDESTAL
PAVER- BLEND OF 2 GRAY COLORS W/
TAN ACCENT

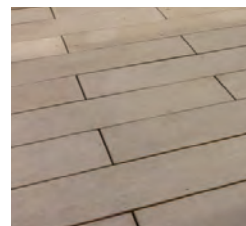


PEDESTAL PAVERS COLORS: GRAY, CHARCOAL, TAN -
(MUTUAL MATERIALS VANCOUVER BAY SERIES OR SIM.)

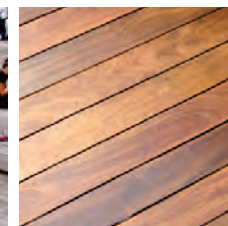


② LEVEL 07

DECKING



1'X3' PLANK PRECAST PAVERS

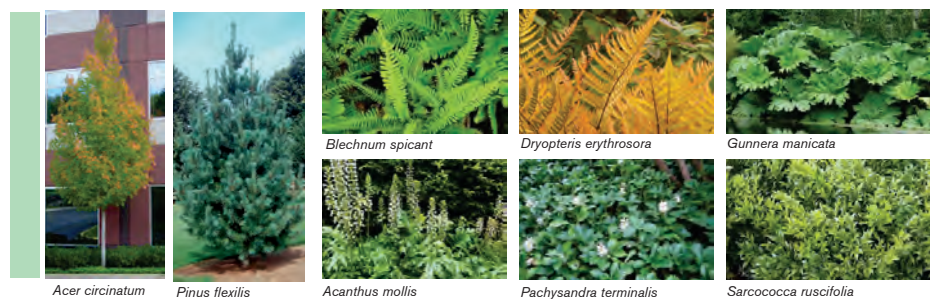


SITE PLAN + LANDSCAPE CONCEPTS



SITE PLAN + LANDSCAPE CONCEPTS

Layered Planting at Grade



SITE PLAN + LANDSCAPE CONCEPTS

Layered Planting at Terrace and Roof Levels



Acer circinatum



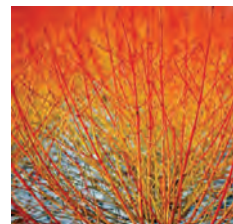
Pinus flexilis



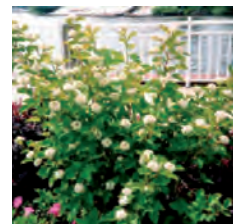
Betula papyrifera



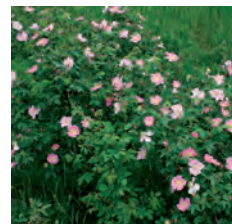
Cercidiphyllum japonicum



Cornus sanguinea 'Midwinter Fire'



Physocarpus capitatus



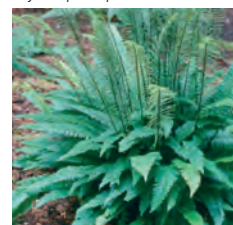
Rosa nutkana



Philadelphus lewisii



Deschampsia caespitosa



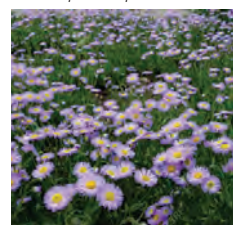
Blechnum spicant



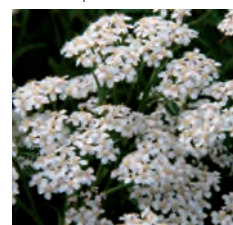
Athyrum filix-femina



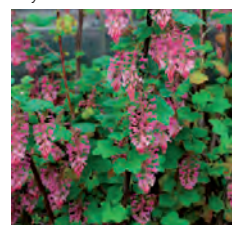
Festuca idahoensis



Erigeron speciosus



Achillea millefolium



Ribes sanguineum



Iris tenax



Armeria maritima



Achlys triphylla





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 South (Phase 2) Project

File No. DRV19-00306

ZONING CODE STANDARDS

85.25.1 Geotechnical Report Recommendations. Implementation of the geotechnical recommendations to mitigate identified impacts and geologic hazards, including the retention of trees, shrubs, and groundcover, and if applicable, the immediate implementation of a revegetation plan.

85.25.3 Geotechnical Professional On-Site. A qualified geotechnical professional shall be present on site during land surface modification and foundation installation activities.

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.

95.44 Parking Area Landscape Islands. Landscape islands must be included in parking areas as provided in this section.

95.45 Parking Area Landscape Buffers. Applicant shall buffer all parking areas and driveways from the right-of-way and from adjacent property with a 5-foot wide strip as provided in this section. If located in a design district a low hedge or masonry or concrete wall may be approved as an alternative through design review.

95.50 Tree Installation Standards. All supplemental trees to be planted shall conform to the Kirkland Plant List. All installation standards shall conform to Kirkland Zoning Code Section 95.45.

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.

105.18 Pedestrian Walkways. All uses, except single family dwelling units and duplex structures, must provide pedestrian walkways designed to minimize walking distances from the building entrance to the right of way and adjacent transit facilities, pedestrian connections to adjacent properties, between primary entrances of all uses on the subject property, through parking lots and parking garages to building entrances. Easements may be required. In design districts through block pathways or other pedestrian improvements may be required. See also Plates 34 in Chapter 180.

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 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.

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

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

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

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

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

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

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

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

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

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

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

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

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

115.95 Noise Standards. The City of Kirkland adopts by reference the Maximum

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

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

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

15.120 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.

115.135 Sight Distance at Intersection. Areas around all intersections, including the entrance of driveways onto streets, must be kept clear of sight obstruction as described in this section.

142.35.8 Public Notice Signs. Within seven (7) calendar days after the end of the 21-day period following the City's final decision on the permit, the applicant shall remove all public notice signs.

Prior to issuance of a grading or building permit:

85.25.2 Geotechnical Report Recommendations. Written acknowledgment from the licensed in Washington State geotechnical engineer or licensed in Washington State engineering geologist who prepared the report required by KZC 85.15 that they have reviewed the project plans and that they conform to their recommendations.

95.30(4) Tree Protection Techniques. A description and location of tree protection measures during construction for trees to be retained must be shown on demolition and grading plans.

95.34 Tree Protection. Prior to development activity or initiating tree removal on the site, vegetated areas and individual trees to be preserved shall be protected from potentially damaging activities. Protection measures for trees to be retained shall include (1) placing no construction material or equipment within the protected area of any tree to be retained; (2) providing a visible temporary protective chain link fence at least 6 feet in height around the protected area of retained trees or groups of trees until the Planning Official authorizes their removal; (3) installing visible signs spaced no further apart than 15 feet along the protective fence stating "Tree Protection Area, Entrance Prohibited" with the City code enforcement phone number; (4) prohibiting excavation or compaction of earth or other damaging activities within the barriers unless approved by the Planning Official and supervised by a qualified professional; and (5) ensuring that approved landscaping in a protected zone shall be done with light machinery or by hand.

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

110.60.6 Mailboxes. Mailboxes shall be installed in the development in a location approved by the Postal Service and the Planning Official. The applicant shall, to the maximum extent possible, group mailboxes for units or uses in the development.

110.75 Bonds. The City may require or permit a bond to ensure compliance with any of the requirements of the Required Public Improvements chapter.

Alex Keifer

From: Alex Keifer
Sent: Wednesday, February 17, 2021 5:17 PM
To: Scott Guter
Cc: Pat Logan (plogan@collinswoerman.com); Natasha Morris
Subject: Kirkland Urban South - Podium NW Corner Design Update
Attachments: KUS_Perspectives_Revised NW Retail_02.17.2021_reduced.pdf

Categories: Filed by Newforma

Good afternoon Scott,

We are working with Google on some changes to the design of L1 & L1.5 retail areas at Kirkland Urban South that will provide them with better flexibility and amenity space for potential retail tenants. These changes have fairly substantial design implications at the NW corner of the podium, and we wanted to run the concept images (attached) by you to see how we may best bring this to the Design Review Board for consideration and approval.

In general, we are proposing cutting back the NW corner of L1.5 and expanding the deck at that level substantially. We believe this change maintains many of the design elements the DRB liked about the building, while adding an additional level of activation at the most public-facing corner of the building. If you recall, one of the major comments we worked through with the DRB was in regards to having these decks engage the public at lower levels, and we believe the revised proposal achieves this goal even better than the original design. The proposed scheme also has the deck overhanging the west edge of the building by 8'-0" (a 6'-4" encroachment into the 55' setback from Peter Kirk Park), similar to the canopies previously approved by the DRB as a minor modification. We would need to know how to address this additional minor modification to setback requirements.

Once you have had a chance to review, feel free to reach out for any additional information, and please let us know how you think we will need to run this through the system for DRB approval. Thanks Scott!

Alex Keifer

EXISTING APPROVED ELEVATIONS + SECTIONS



PROPOSED **ELEVATIONS + SECTIONS**



WEST ELEVATION



NORTH ELEVATION

EXISTING APPROVED FLOOR PLANS

Level 1.5

Keynotes

- 1 Accessible terrace
- 2 Overhead weather protection below

Observations

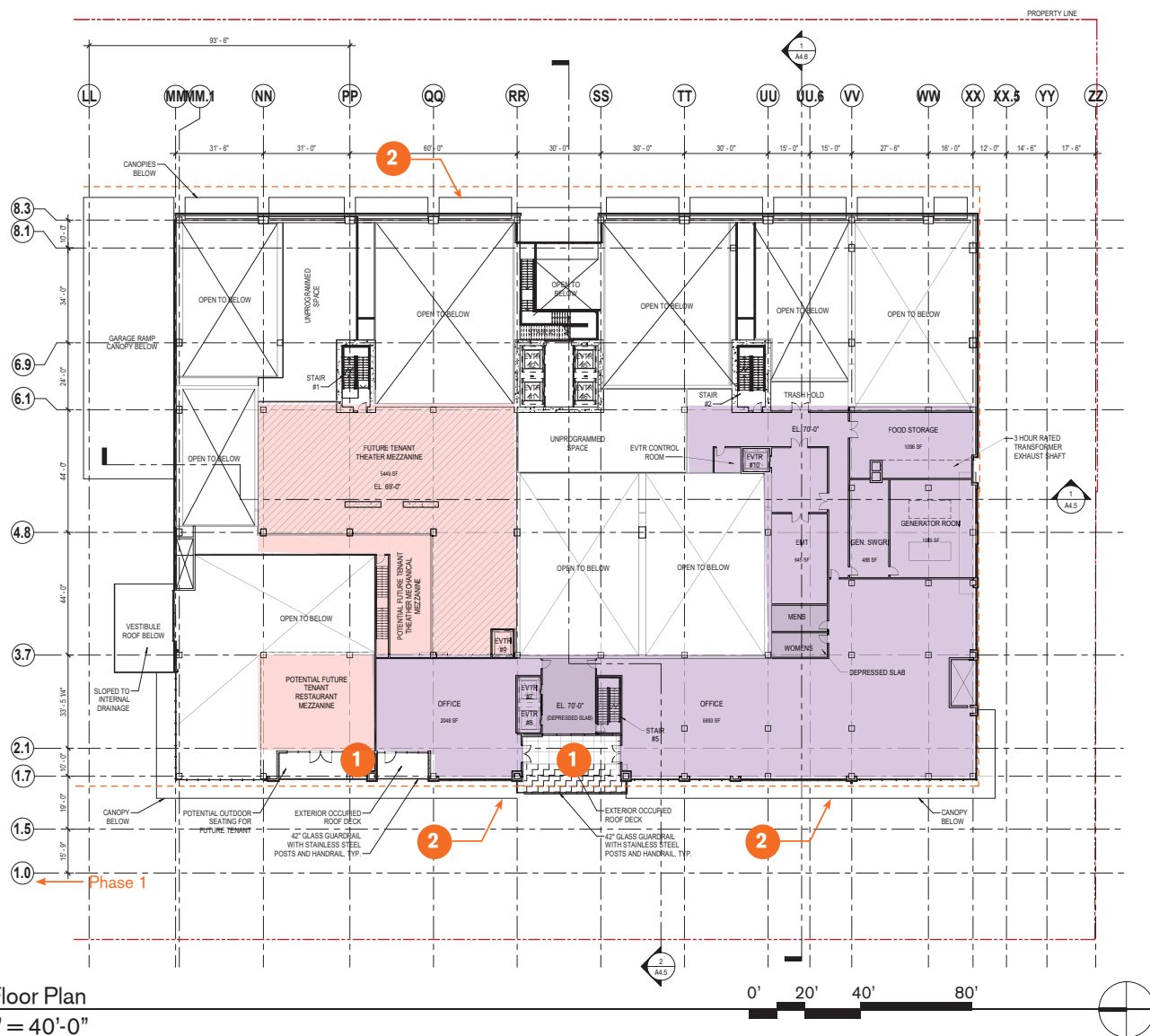
Level 1.5 contains the theater mezzanine along with office uses including office space, conference rooms and back of house uses. The theater will likely include a mezzanine level with indoor-outdoor seating for the restaurant.

Exterior balconies on the west face provide outdoor amenity space closer to the ground level.

Project Metrics

OFFICE	16,500
RETAIL	0
THEATER	6,930
TOTAL	23,430

 Theater  Office  Retail



Level 1.5 Floor Plan
SCALE: 1" = 40'-0"

PROPOSED FLOOR PLANS

Level 1.5

Keynotes

- 1 Accessible terrace with moveable planters
- 2 Overhead weather protection below

Observations

Level 1.5 contains the theater mezzanine along with office uses including office space, conference rooms and back of house uses. The theater will likely include a mezzanine level with indoor-outdoor seating for the restaurant.

Exterior balconies on the west face provide outdoor amenity space closer to the ground level.

Project Metrics

OFFICE	18,707
RETAIL	0
THEATER	11,265
TOTAL	29,972

Theater
 Office
 Retail

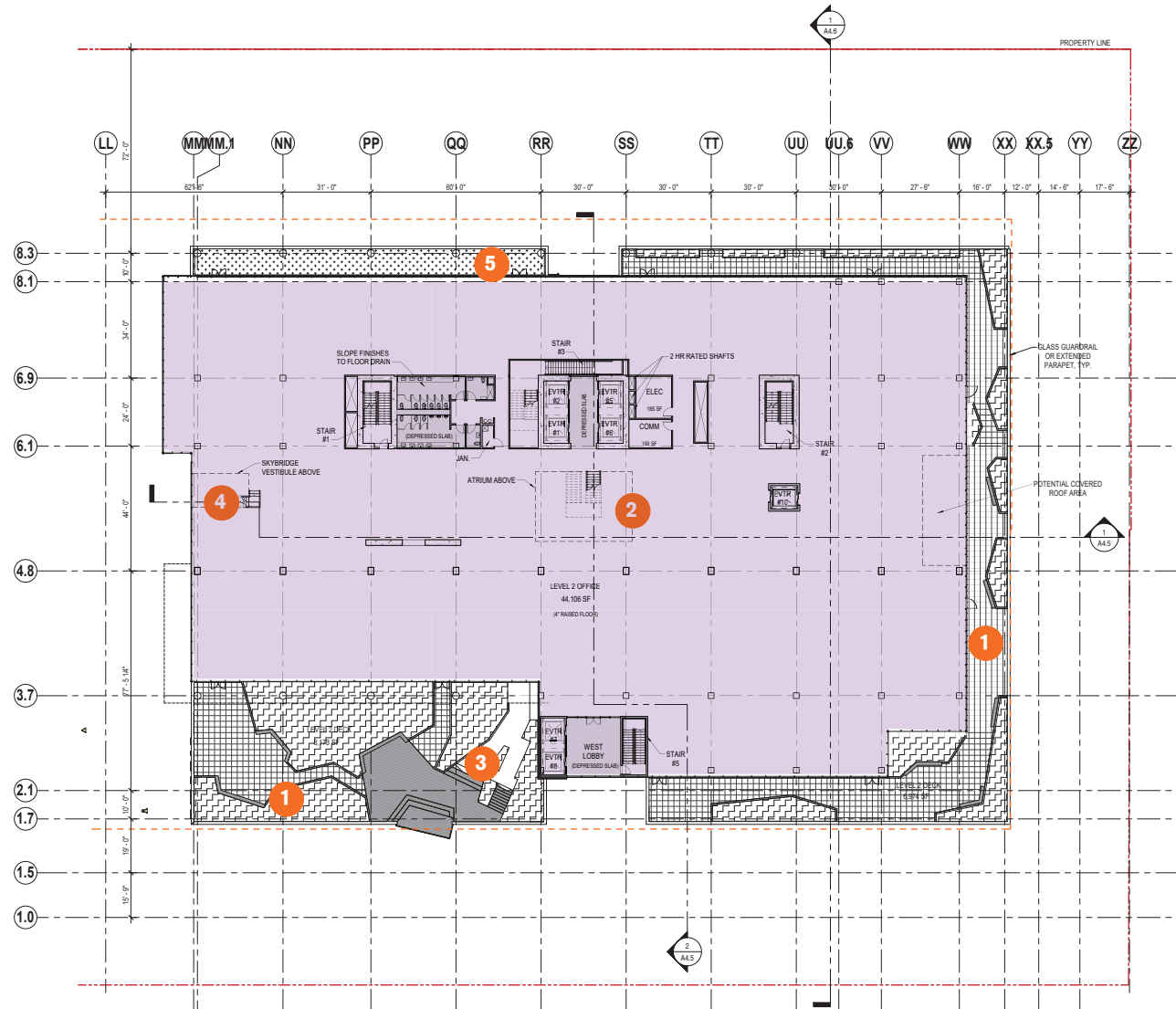
Level 1.5 Floor Plan
SCALE: 1" = 40'-0"



0' 20' 40' 80'



Kirkland Urban Modification
EXISTING APPROVED
FLOOR PLANS
 Level 2



Level 2 Floor Plan
 SCALE: 1" = 40'-0"

Keynotes

- 1 Accessible Terrace
- 2 Atrium / circulation
- 3 Exterior stair/overlook
- 4 Stair/lift to skybridge
- 5 Green roof

Observations

Level 2 is comprised of office space with multiple accessible landscaped terraces, and an internal daylight atrium/circulation space connecting Levels 2-7. This level is accessed by elevators and stairs at the east and west portions of the building.

Project Metrics

OFFICE	43,940
RETAIL	0
THEATER	0
TOTAL	43,940

Theater Office Retail

Kirkland Urban Modification
PROPOSED
FLOOR PLANS
 Level 2

Keynotes

- 1** Accessible Terrace
- 2** Atrium / circulation
- 3** Exterior stair/overlook
- 4** Stair/lift to skybridge
- 5** Green roof

Observations

Level 2 is comprised of office space with multiple accessible landscaped terraces, and an internal daylight atrium/circulation space connecting Levels 2-7. This level is accessed by elevators and stairs at the east and west portions of the building.

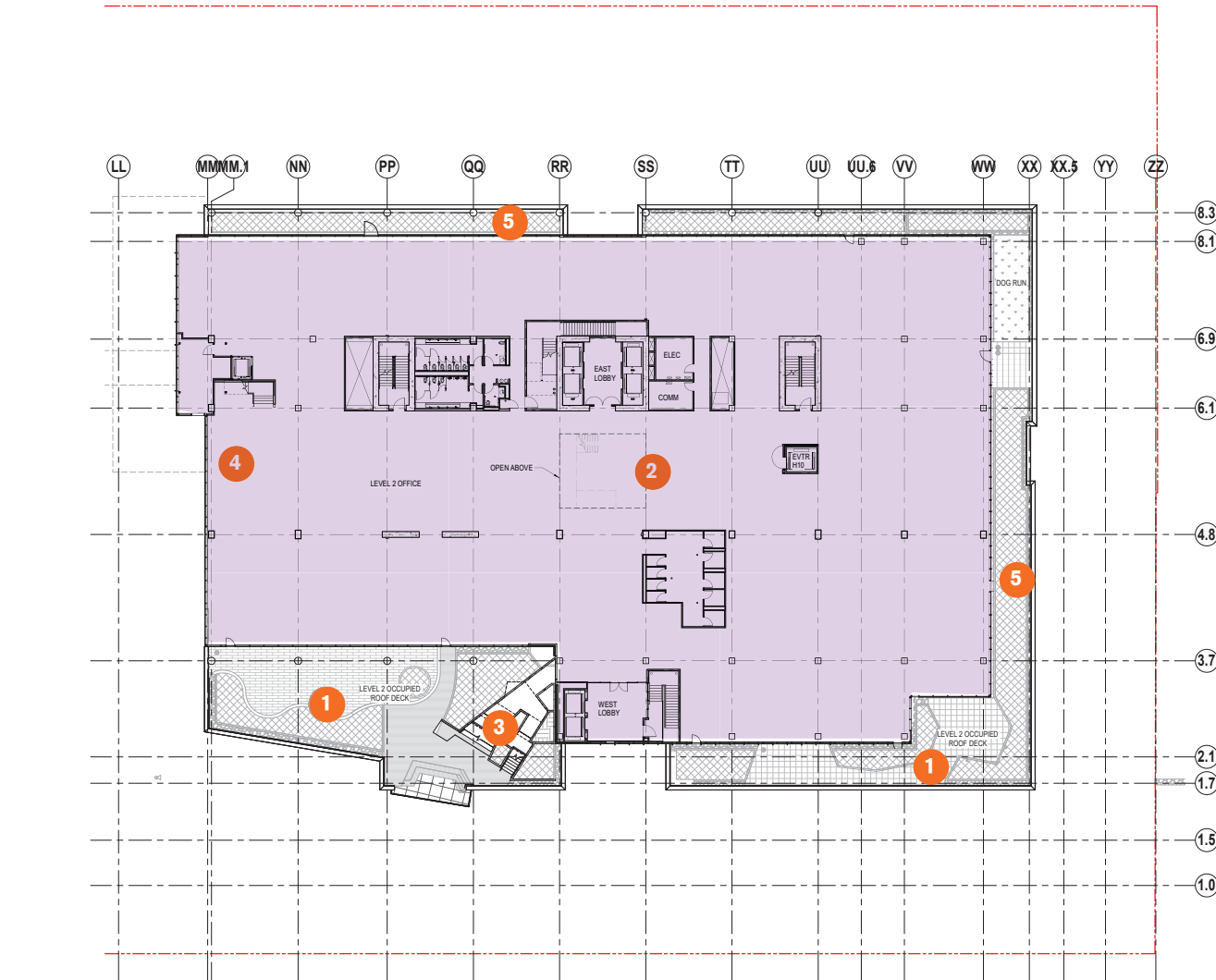
Project Metrics

OFFICE	43,940
RETAIL	0
THEATER	0
TOTAL	43,940

Theater

Office

Retail



Level 2 Floor Plan
 SCALE: 1" = 40'-0"

0' 20' 40' 80'



EXISTING APPROVED ELEVATIONS + SECTIONS

West Elevation

West Elevation



- | | | | |
|---|--|--|--|
| 1 Unitized Curtain-wall with low-e glazing | 6 6 inch deep vertical fins | 11 Pedestrian sky-bridge to Central building | 16 Exposed steel structure parking ramp cover |
| 2 High performance concrete rain-screen | 7 Metal & glass canopies | 12 Horizontal and vertical sunshading devices | 17 Alternate for outdoor seating area at theater restaurant |
| 3 Profile metal panel roof screen | 8 Metal & glass railings | 13 Textured high performance concrete or terracotta rain-screen | 18 Exposed concrete pilasters |
| 4 Fritted spandrel glass | 9 Roof overhang with wood-look metal panel soffit | 14 Wood rainscreen cladding | 19 Decorative blank wall treatment: ultra high performance concrete with sandblasted pattern. |
| 5 Glazed in metal panels | 10 Exposed columns with aluminum column covers (alternate for exposed concrete) | 15 Colored spandrel glass | |

PROPOSED ELEVATIONS + SECTIONS

West Elevation

West Elevation



- | | | | |
|---|--|--|--|
| 1 Unitized Curtain-wall with low-e glazing | 6 6 inch deep vertical fins | 11 Pedestrian sky-bridge to Central building | 16 Exposed steel structure parking ramp cover |
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| 5 Glazed in metal panels | 10 Exposed columns with aluminum column covers (alternate for exposed concrete) | 15 Colored spandrel glass | |

North Elevation



- | | | | |
|---|--|--|--|
| 1 Unitized Curtain-wall with low-e glazing | 6 6 inch deep vertical fins | 11 Pedestrian sky-bridge to Central building | 16 Exposed steel structure parking ramp cover |
| 2 High performance concrete rain-screen | 7 Metal & glass canopies | 12 Horizontal and vertical sunshading devices | 17 Alternate for outdoor seating area at theater restaurant |
| 3 Profile metal panel roof screen | 8 Metal & glass railings | 13 Textured high performance concrete, terracotta, or stone | 18 Exposed concrete pilaster |
| 4 Fritted spandrel glass | 9 Roof overhang with wood-look metal panel soffit | 14 Theater vestibule with metal and wood cladding | 19 Decorative blank wall treatment: ultra high performance concrete with sandblasted pattern. |
| 5 Glazed in metal panels | 10 Exposed columns with aluminum column covers (alternate for exposed concrete) | 15 Colored spandrel glass | |

ELEVATIONS + SECTIONS

North Elevation

North Elevation

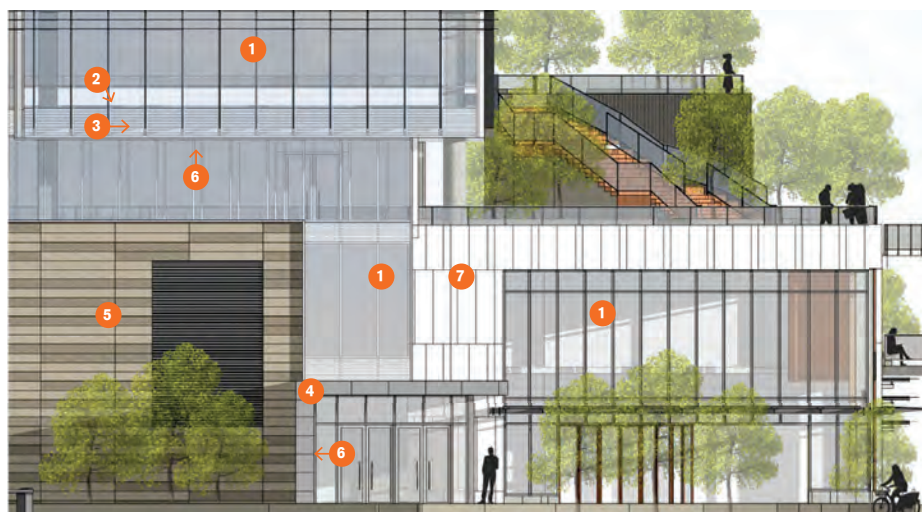


- | | | | |
|---|--|--|--|
| 1 Unitized Curtain-wall with low-e glazing | 6 6 inch deep vertical fins | 11 Pedestrian sky-bridge to Central building | 16 Exposed steel structure parking ramp cover |
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| 4 Fritted spandrel glass | 9 Roof overhang with wood-look metal panel soffit | 14 Theater vestibule with metal and wood cladding | 19 Decorative blank wall treatment: ultra high performance concrete with sandblasted pattern. |
| 5 Glazed in metal panels | 10 Exposed columns with aluminum column covers (alternate for exposed concrete) | 15 Colored spandrel glass | |

EXISTING APPROVED MATERIAL + COLOR PALETTE

Schematic View + Material Options

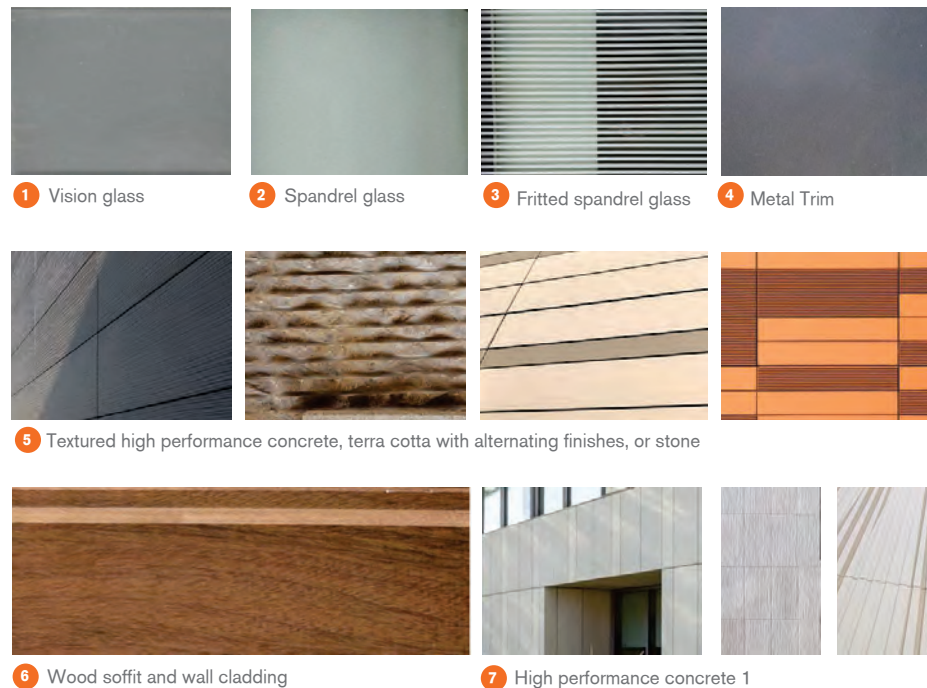
North - Podium



Exterior Perspectives



Exterior Wall Material Options

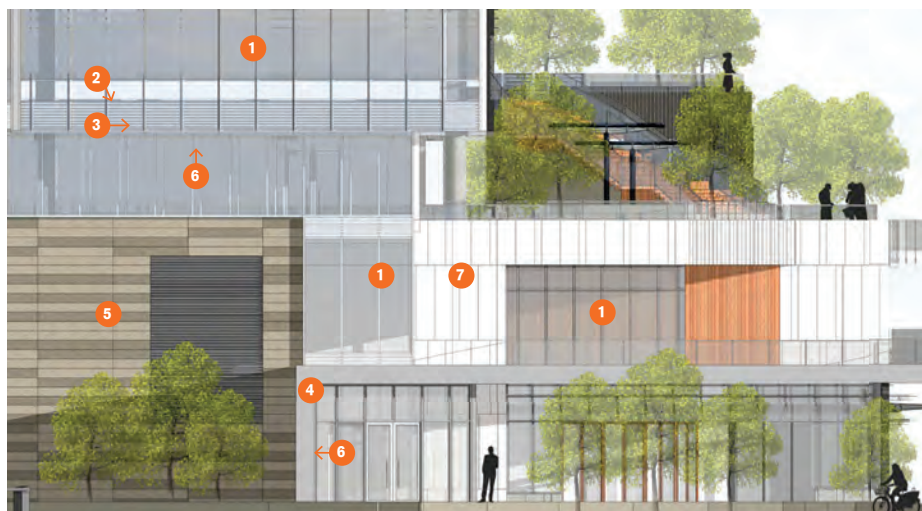


PROPOSED

MATERIAL + COLOR PALETTE

Schematic View + Material Options

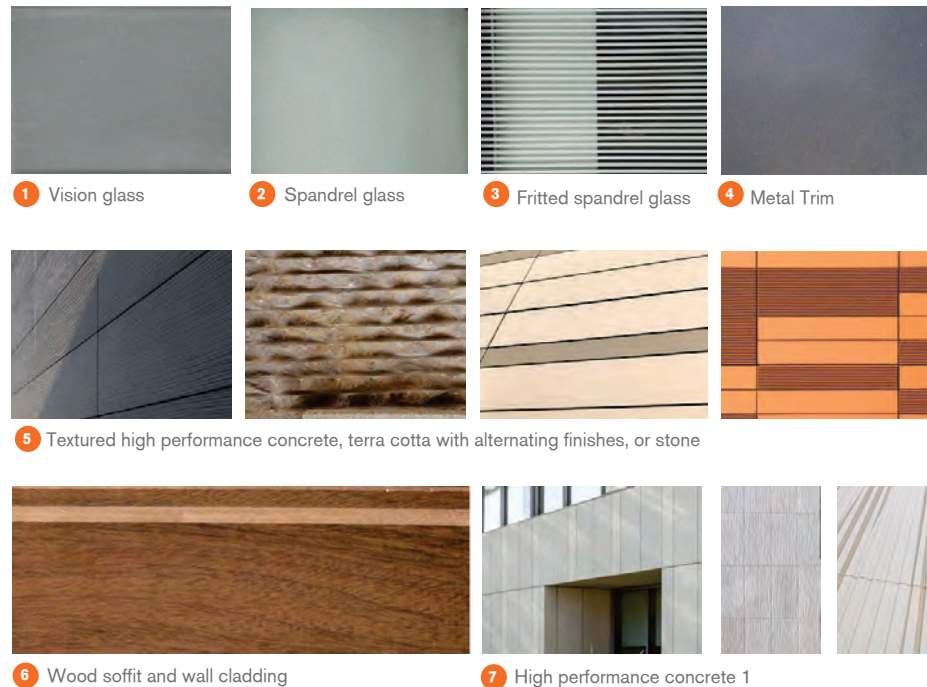
North - Podium



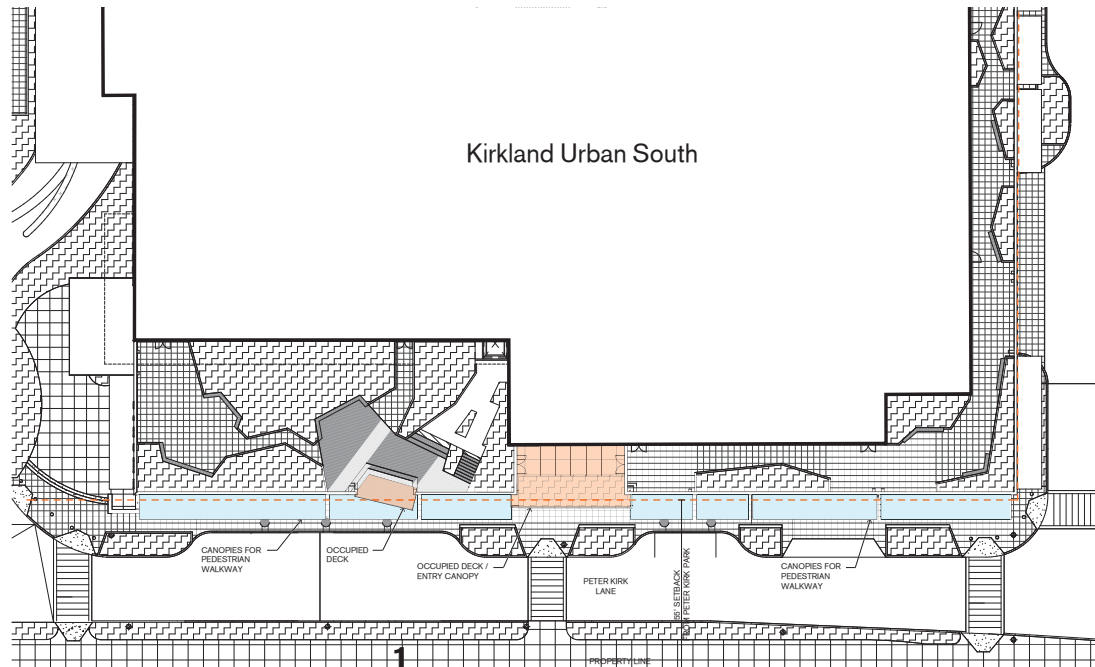
Exterior Perspectives



Exterior Wall Material Options



Level 1 - Required Overhead Weather Protection



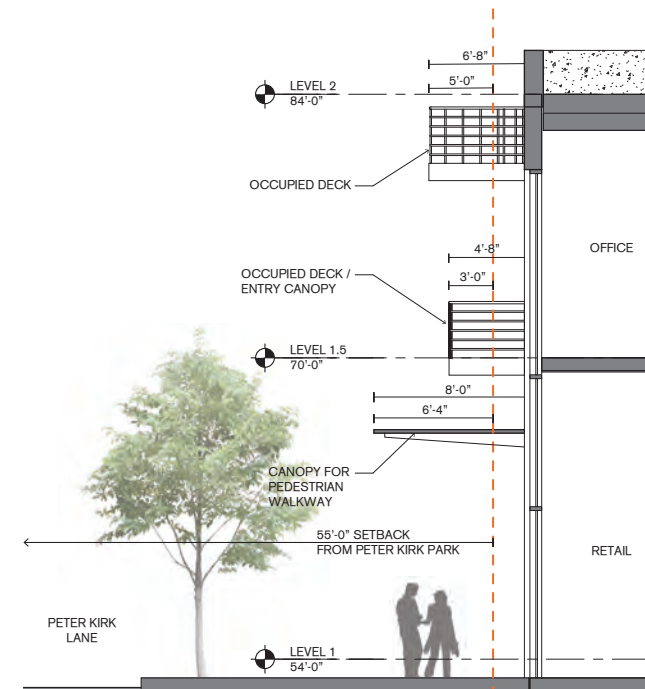
REQUEST

- 1 A minor modification to the 55 foot setback from Peter Kirk Park is requested for canopies and occupied decks that will project from the building face more than the 18 inches allowed per Section 115.115. 3.d. of the Kirkland Zoning Code.

RATIONALE

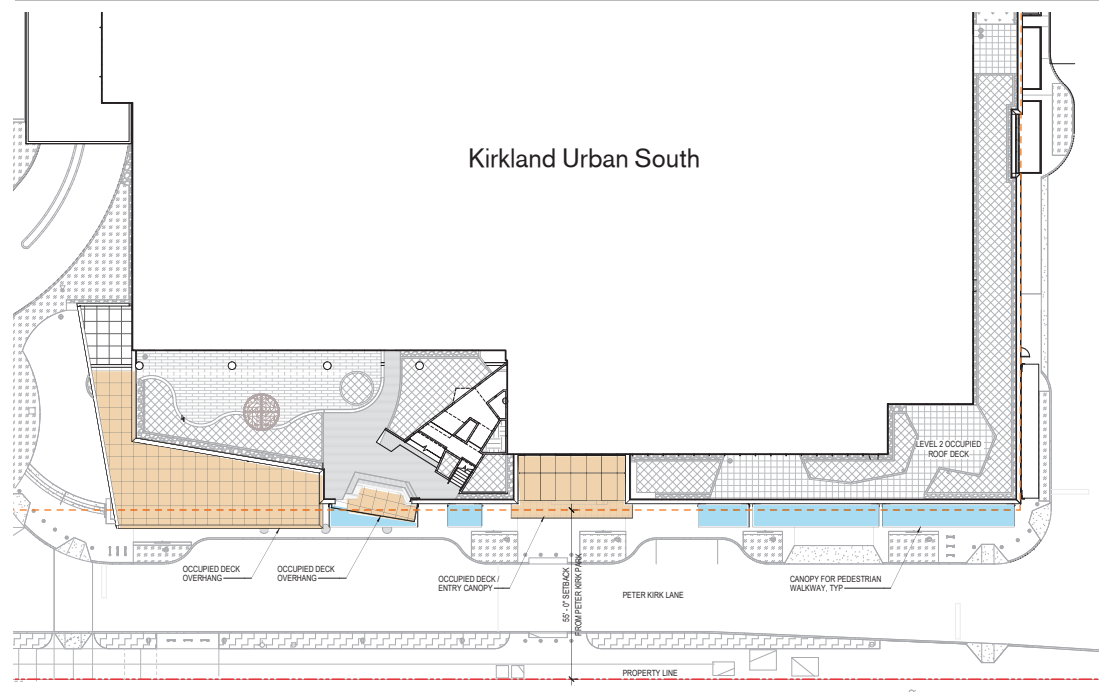
The Master Plan and Design Guidelines encourage canopies at Retail frontage and at Pedestrian Pathways, and are noted in the Master Plan and Design Guidelines for the street section on Peter Kirk Lane (Park Promenade). The canopy at the main elevator lobby also doubles as an occupied deck at Level 1.5, responding to the Board's recommendation that the upper level decks occur at a level lower than the 30 foot tall building base. Another projecting deck at Level two serves to extend the activity of the Level two decks out towards the park, and is lowered to create better views both to and from the park. It aligns with the feature stair connecting decks at levels two and three, and provides additional articulation in the podium.

Section A - Required Depth



MINOR MODIFICATIONS

Diagram

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