CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225
www.ci.kirkland.wa.us

CARILLON POINT MASTER SIGN PLAN
NOTICE OF APPROVAL
NOVEMBER 9, 2010

PERMIT NO. CDP10-00005

PROJECT NAME: Carillon Point Master Sign Plan

PROJECT ADDRESS: 4100 Carillon Point

APPLICANT OR AGENT: John Owen, Makers Architecture and Urban Design

CITY OF KIRKLAND APPROVAL DATE: Date Application Approved: October 21, 2010
Date Decision mailed: October 25, 2010

LAPSE OF APPROVAL: N/A

This NOTICE OF APPROVAL is granted subject to the attached conditions and development standards. Failure to meet or maintain strict compliance shall be grounds for revocation in accordance with the Kirkland Zoning Ordinance No. 3719 as amended.

The applicant must also comply with any federal, state or local statutes, ordinances or regulations applicable to this project. This Notice of Approval does not authorize grading, building or tree removal without issuance of the necessary permits from the Kirkland Building Department.

CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT

By: _____
Jon Regala
Senior Planner

Attachments:

Conditions of Approval

CARILLON POINT MASTER SIGN PLAN
CONDITIONS OF APPROVAL
CDP10-00005

I. RECOMMENDATION

I recommend approval of the Master Sign Plan subject to the following conditions:

A. The applicant shall submit to the Building Department a sign permit for each sign approved as part of this Master Sign Plan prior to erecting each sign.
B. Sight distance requirements shall be met for all ground mounted signs.
C. The approved signs are listed below. Attachment 2 contains graphics of the approved signs.

1. ENTRANCE CENTER ID MONUMENT SIGNS. Two monument sign panels approximately 5'-6" x 13' (71.5 square feet each) placed upon existing masonry walls located at the entrance to Carillon Point and oriented towards Lake Washington Boulevard. These signs may be externally illuminated. Interior illumination of the signs is prohibited.
2. OFFICE BUILDING ID PEDESTAL SIGNS. New building ID signs fastened to existing concrete bases. The concrete bases shall match the color of the brick on the office buildings and the precast bollards situated throughout the site. The maximum height of the pedestal signs is 5' with a maximum sign size of 4 square feet per sign face. One building ID pedestal sign is allowed per building. Interior illumination of the signs is prohibited. External illumination of the signs is allowed.
3. OFFICE BUILDING ID AWNING/WALL SIGNS. Building ID signs located either under building entrance canopy or on the fascia of the same canopies. The maximum size of these signs is 5 square feet. Interior illumination of the signs is prohibited. External illumination of the signs is allowed.
4. RETAIL/RESTAURANT TENANT SIGNS.
   a. The following chart describes the allowances for retail, restaurant, and hotel signage.

Allowed Sign Type	**Maximum Total Sign Area**	**Maximum Number of Signs & Additional Limitations**	**Sign Illumination**
• Wall • Canopy or Under Canopy (blade sign) • Fascia • Window • Projecting/Banner (Hotel use only)	• Tenant space is 2,500 sq. ft. or less then 35 sq. ft. • Tenant space is between 2,500 sq. ft. and 19,999 sq. ft. then 50 sq. ft. • Tenant	• Wall or canopy signs: No limit • Blade signs: 1 per tenant and maximum 8 sq. ft. per sign face • Directional: No limit to number but maximum 4 sq. ft. per sign face • Window signs: 35% of window area • Projecting/Banner:	• Halo lighting • Translucent letters with an opaque sign face; internally illuminated • A logo may be constructed as a cabinet sign but may not exceed 25% of the area of the sign to which it relates • Neon is allowed • Blade, window,

	space is greater than 20,000 sq. ft. then 70 sq. ft.	No limit to number but maximum 2 square feet per sign face	and projecting/banner signs shall not be internally illuminated

Allowed Sign Type	**Maximum Total Sign Area**	**Maximum Number of Signs & Additional Limitations**	**Sign Illumination**
A-Frame	• 6 sq. ft. per sign face • Location cannot reduce pedestrian walkway width below 5′	• One per tenant • Shall not be visible from Lake Washington Boulevard • Shall be within 50′ of tenant entry	• Non illuminated
Light Pole Tenant Directional Sign	• 3 sq. ft. per sign face	• Two approved locations at the top of stairs heading to the marina (see Attachments 2 and 3)	• Translucent letters with an opaque sign face; internally illuminated

b. Cabinet signs are prohibited in addition to the signs/devices prohibited in KZC Section 100.85 (see Attachment 4).
c. The existing bank sign may remain with its existing bollard design (see Attachment 5). Sign illumination for future tenants shall be consistent with the chart in condition II.C.4.a, except that neon signs shall not be allowed.
d. Canopies and awnings shall not be backlit.
e. Sign area shall be measured around the perimeter of the sign "text" and/or graphics. See Attachment 8 for an example on how sign area shall be measured.

5. DIRECTIONAL/INFORMATIONAL SIGNS. These signs are designed to help pedestrian and automobile traffic identify and locate the shopping and parking areas, and office buildings within the Carillon Point development. The design of these signs must reflect the Carillon Point logo/theme consistently throughout the subject property.

   There is no limit to the number of these signs. The height of existing directional/informational signs may be maintained with replacement signs. The approved sign types (see Attachment 2 for examples) and sizes are:

   a. Post and Panel. Maximum size is 14 sq. ft. Maximum height is 5 feet.
   b. Directory. Maximum size is 4 sq. ft. Maximum height is 5 feet.
   c. Flag Directional. Maximum size is 2 sq. ft.
   d. Wall Directional. Maximum size is 4 sq. ft.
   e. Parking. Maximum size is 16.5 sq. ft. (existing). Maximum diameter of the "P" parking sign is 2'.
   f. Interpretive Signs. Maximum size is 6 sq. ft.

C. CONSISTENT DESIGN THEME. The dominant characteristic(s) that establish a consistent design theme for the subject property shall be in effect with this Master Sign Plan in perpetuity. They are:
   1. Consistent use of colors, materials, and sign design for the general campus and office building signs.
   2. While more variety is allowed for the retail/restaurant tenants on the subject property, visual harmony is achieved by sign type and illumination. The majority of the signs are pedestrian oriented and consist of awning or below awning (hanging blade) signs. Pedestal signs should not be allowed for retail tenants since the allowed sign types are adequate for pedestrian and vehicle traffic.
   3. Subdued sign illumination. Halo illumination is strongly recommended while channel letter signs and signs with opaque faces and cut out translucent letters are still allowed.
   4. Cabinet signs are prohibited. Cabinet logos are allowed but must be a minor component of the sign to which they are associated.

D. MINOR MODIFICATIONS. Minor modifications to the signs approved with this Master Sign Plan may be approved by the Planning Official provided that:

   1. The change does not increase the sign area of the subject property from what was approved in the Master Sign Plan; and
   2. The change maintains visual harmony with those elements specifically identified in the original Master Sign Plan as integral to the design theme of the subject property (for example, locations, colors, materials, or types).