CITY OF KIRKLAND
Planning and Community Development Department
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www.kirklandwa.gov

MEMORANDUM

To: Design Review Board

From: Angela Ruggeri, Senior Planner

Date: May 8, 2015

File No.: DRV15-00787

Subject: KIRKLAND PARKPLACE
CONCEPTUAL DESIGN CONFERENCE

I. MEETING GOALS

At the May 18, 2015 Design Review Board (DRB) meeting, the DRB should review the concept design for the Kirkland Parkplace project. At the meeting, the DRB should:

A. Review the overall site plan for the development, which is based on the Parkplace Master Plan.

B. Determine how the Parkplace Master Plan & Design Guidelines affect or pertain to the proposed development.

C. Begin review of the individual building alternatives for the four buildings in Phases 1 and 1A, if time permits.

D. Determine what additional information is needed for requested minor variation and for extended lapse of approval of Design Review Board.

E. Determine what other application materials are needed for the Design Response Conference.

II. BACKGROUND

The subject property is located at 457 Central Way, which is the existing Parkplace mixed use development (see Attachment 1, Page 3). The applicant is proposing a new mixed-use project that would consist of office, retail, entertainment, and residential uses. Structured parking with some on grade parking for the grocery store (QFC) is proposed. The applicant has provided general project and program data; including site and context information, a full-site development concept, and building massing options for the three buildings in Phase 1 and the corner building in Phase 1A, which can all be found in Attachment 1.

The current project required zoning text amendments to allow additional residential (including an affordable housing requirement), incentives for a movie theater, and a bank drive thru facility. Amendments to the Master Plan and Design Guidelines for Parkplace were also required. The updated zoning charts and the revised Master Plan and Design Guidelines that were approved by the City Council on February 17, 2015 are included as Attachments 2 and 3. The applicant's proposed site plan is based on these zoning charts

and the master plan. The preferred building massing option for each of the four buildings in Phases 1 and 1A is the third option in every case (see Attachment 1, pages 34-41).

The previous project proposed by Touchstone was approved by the Design Review Board in December of 2010 under the old zoning and Master Plan and Design Guidelines. That project included 1,170,000 square feet of office, 305,000 square feet of retail and 200,000 square feet of other uses (hotel, day care and a sport club). The total square footage approved was 1,675,000.

The current project that the Design Review Board will review is a total of 1,175,000 square feet with 650,000 square feet of office, 225,000 square feet of retail/fitness/entertainment and 300,000 square feet of residential (250 – 300 units). The zoning that was adopted in 2008 allows building heights up to a maximum of 8 stories (up to 115 feet) on most of the site, with lower heights adjacent to Peter Kirk Park and Central Way. No changes were made to the allowed height.

An Environmental Impact Statement (EIS), Planned Action Ordinance (PAO), 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 proposal in February 2015.

The PAO for the project was also revised and is now in effect through 2/28/2025. The 2008 EIS review alternative included the adoption of a Planned Action Ordinance designating the Parkplace request as a Planned Action for the purposes of SEPA compliance. A Planned Action is intended to conduct early environmental review under SEPA so that impacts and mitigation measures for the planned development are identified up front.

The site is a corner property with street frontage along Central Way to the north and 6th Street to the east. It is adjacent to Peter Kirk Park on the west side. The site slopes generally from the east (approx. elevation 80') down to the west (approx. elevation 50') over a distance of about 840'. The steepest portion of the property is at the northeast corner (see Attachment 1, page 6).

The following list summarizes the zoning designations (see map on page 12 of Attachment 1) and allowed heights of properties adjacent to the subject property. The surrounding uses are described and pictured in Attachment 1 on pages 7-11.

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 67' above ABE.

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 (see Attachment 2).

1. Special Regulation 1 for CBD 5A states that 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 Master Plan and Design Guidelines.
2. The Zoning Code regulations and zoning envelope for Parkplace are summarized on pages 12 and 13 of Attachment 1. Attachment 2 provides exact Zoning Code wording.
3. The applicant is asking for a minor variation to construct a plaza within the 25' rear setback yard to screen loading and service areas for the grocery store. The DRB has authority to grant minor variations subject to the criteria of KZC 142.37. Page 19 of Attachment 1 shows the minor variation that is requested (the applicant mistakenly called it a "design departure" however).
4. The applicant will be requesting an extension to the standard lapse of approval period to allow the project approval to remain in effect for the same term as the City's Planned Action Ordinance (until 2/28/2025). The DRB has authority to grant an extension pursuant to the criteria of KZC 142.55.

IV. KIRKLAND PARKPLACE DESIGN GUIDELINES

This site has its own Master Plan and Design Guidelines (Attachment 3) that are to be used to review the project. The document is made up of a Policy Overview (Pages 3 – 6); the Master Plan – Development Standards (pages 7 – 17); and the Design Guidelines (pages 18-32). There are Design Guidelines that apply to all the districts on the site (pages 18 – 25) and also District – Specific Guidelines. Phase 1 buildings are located in the Mixed Use Hub District (pages 31 and 32) and the Central Way District (pages 28 and 29). The Phase 1A building also includes the Gateway District (pages 26 – 28). 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

IV. 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 three massing schemes for each of the four buildings in Phases 1 and 1A, including a preferred Massing Scheme 3 for each building for the DRB's review and comment (see Attachment 1, pages 34-41).

B. Pedestrian Access

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

C. Open Space and Landscaping

What are opportunities for landscaping and/or open space on the subject property?

V. 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.

VI. ATTACHMENTS

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

COLLINS
WOERMAN

KIRKLAND PARKPLACE

Mixed-Use Development

CONCEPTUAL DESIGN CONFERENCE: May 18, 2015
SUBMITTAL DATE: April 16, 2015

PROJECT INFORMATION

LOCATION
457 Central Way
Kirkland, WA 98033

DEVELOPER
Talon Private Capital, LLC
William Leedom
720 Olive Way, Suite 1020
Seattle, WA 98101
(206) 607 - 2561
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CollinsWoerman
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Seattle, WA 94107-1710
Pat Logan
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plogan@collinswoerman.com

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PHASE 1 DEVELOPMENT

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34 Building D Options
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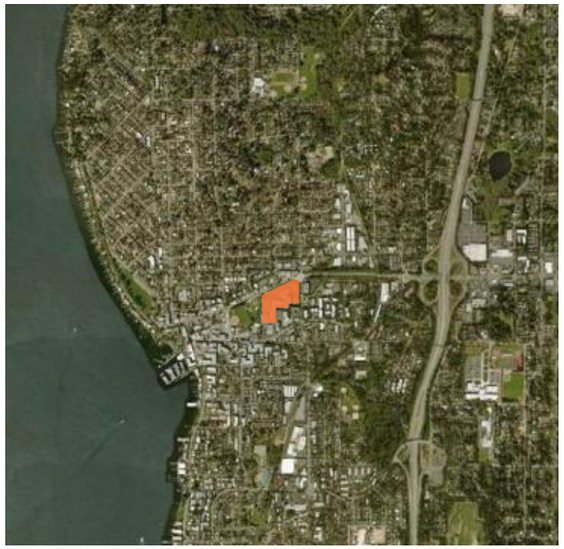


DEVELOPMENT OBJECTIVES

PROJECT GOAL

To create and develop a vibrant gathering place for Kirkland residents, innovative office users and retailers that encompasses Kirkland's unique attributes, takes advantage of the site's location, and provides retail that will draw office users, the public, and permanent residents.

PROJECT SUMMARY

Kirkland Parkplace will be a new mixed-use office, retail, entertainment, and residential center located next to Peter Kirk Park in Kirkland's central business district. The project will be a redevelopment of the current Kirkland Parkplace shopping center, and will provide a location for office tenants, retail shops and restaurants as well as an expanded theatre and other entertainment options in a setting that will include a variety of publicly accessible open spaces.

In addition, Kirkland Parkplace will include a significant residential component to provide a true mixed-use experience and round-the-clock ownership.

PROGRAM OBJECTIVES

The Kirkland Parkplace project will address Kirkland's shortage of office space suitable for innovative office users who require larger floor plates, and sufficient space within one or more buildings to accommodate their needs. The community-serving retail and residential will complement this office use and will provide an attractive place to work, live, shop, and play.

PHASING

The project will likely be built in three phases.

Phase One will include a new enlarged QFC and additional retail, as well as one renovated office building and 300 residential units. There may be a Phase 1-A that includes office and possible retail in the northeast corner of the site. Future phases will add office, theatre, and additional retail.

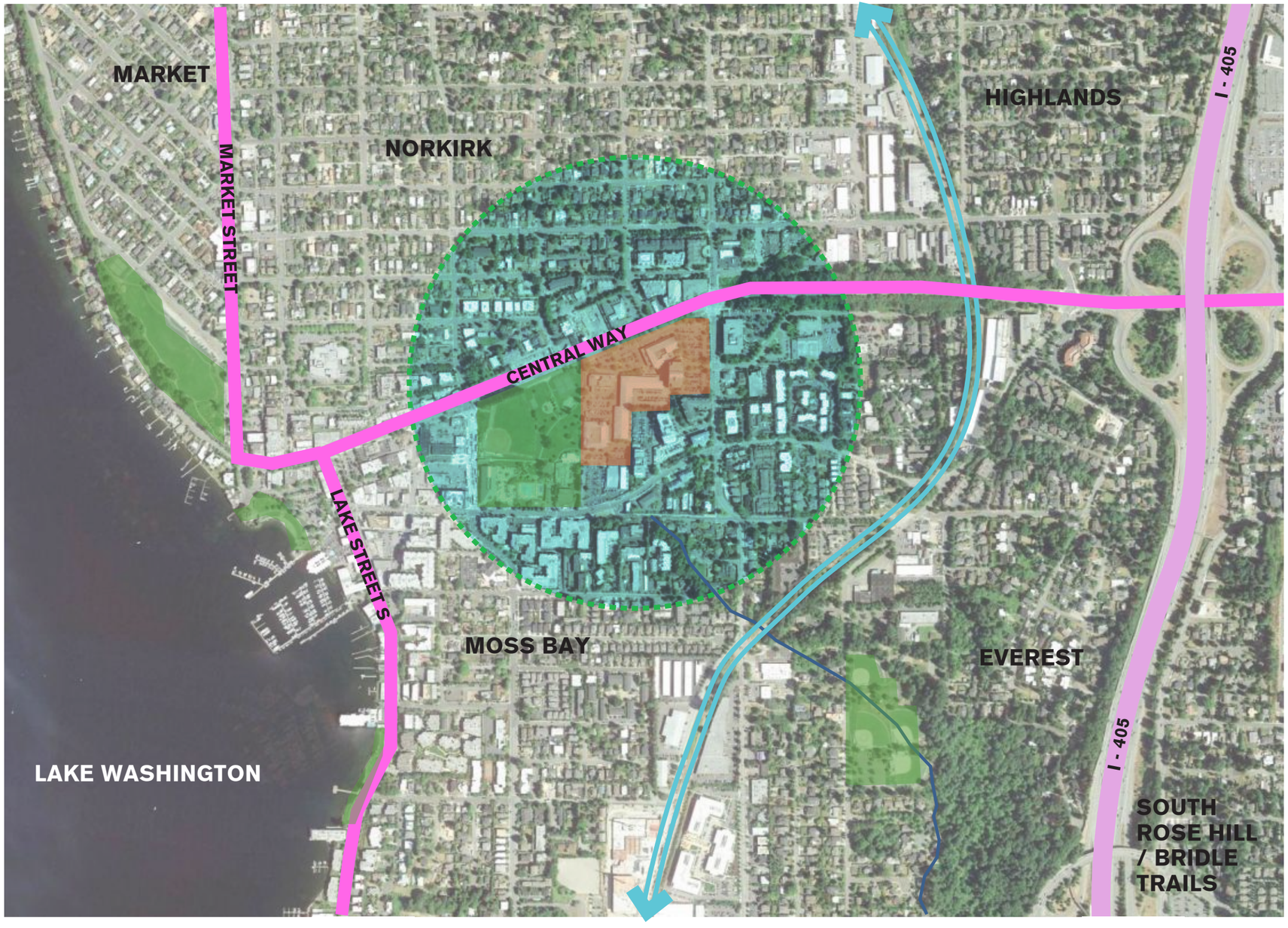
DESIGN DEPARTURE REQUEST

A design departure is requested to construct a plaza within the side yard setback to screen loading and service areas at the grocery.

SITE AND CONTEXT

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
- Site

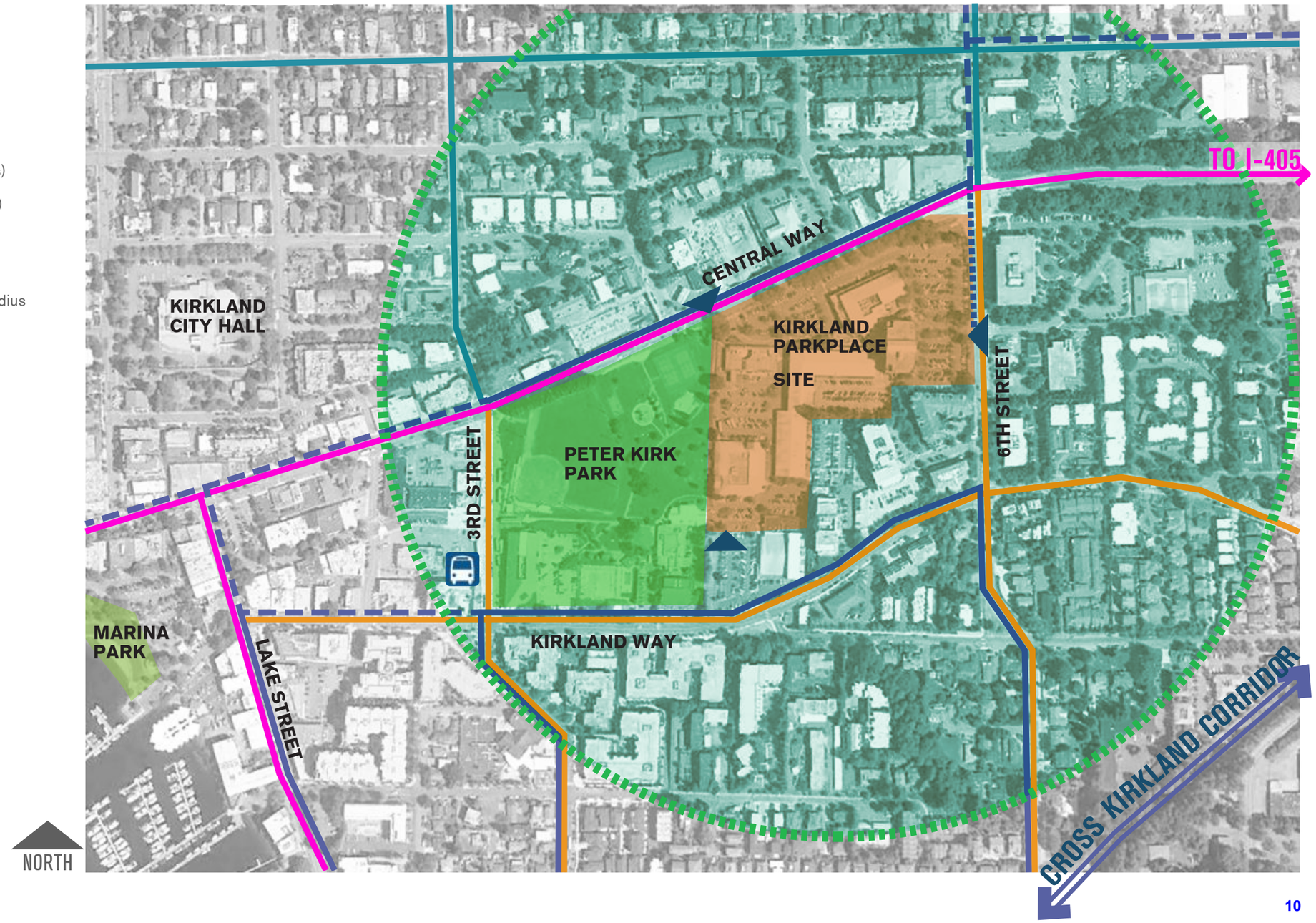
SITE AND CONTEXT

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



SITE AND CONTEXT

Access, Connections, & Significant Features

ACCESS AND CONNECTIONS - SITE

MAP KEY

- Adjacent Streets
- Site Boundary
- Views to Lake Washington
- Transit Center
- Existing Trees
- Vehicle Site Access - Current
- Vehicle Site Access - New
- Pedestrian Site Access - Current
- Pedestrian Site Access - New

NORTH

SITE AND CONTEXT

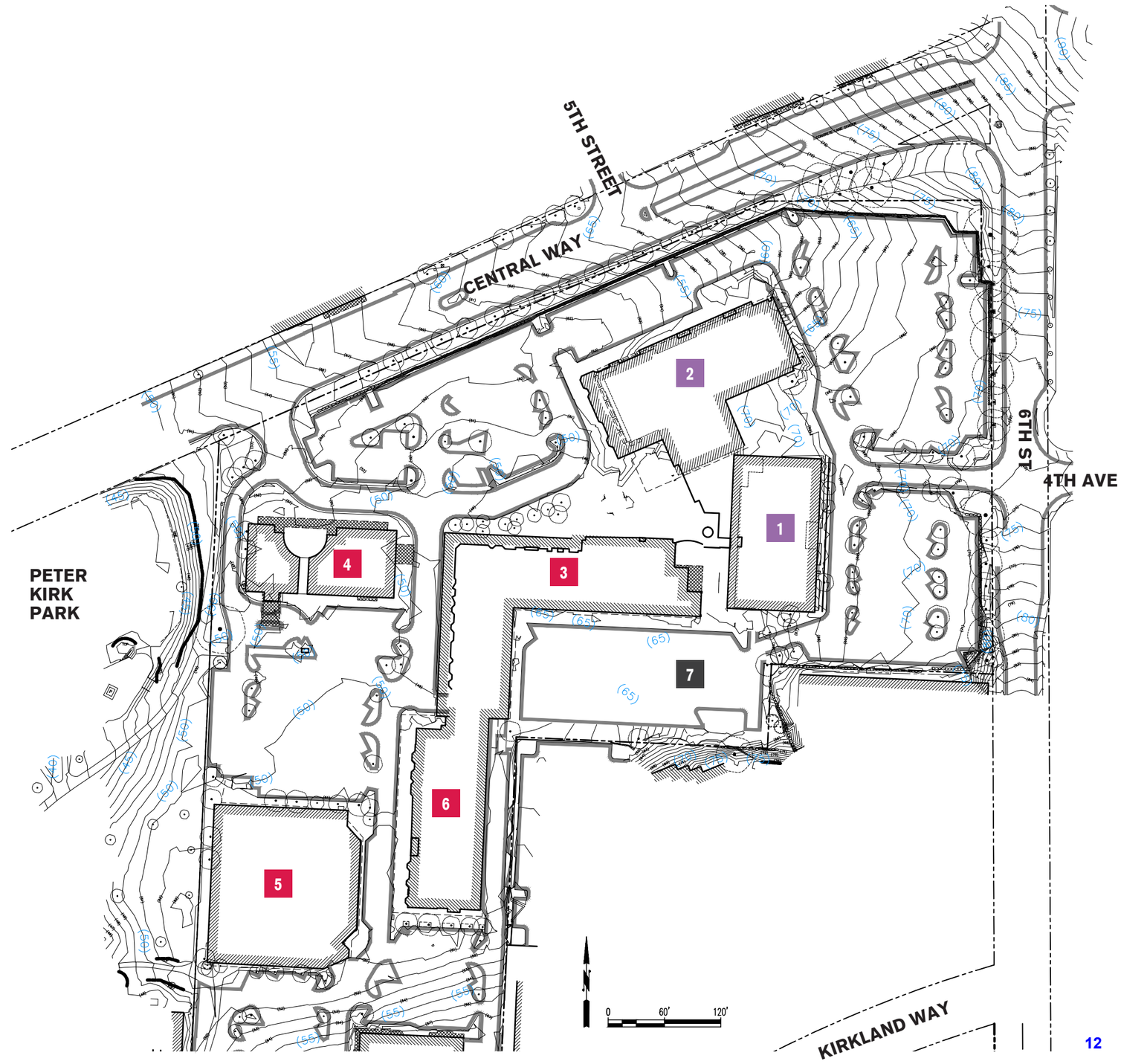
Site Survey

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

SURVEY DATE **2011**

EXISTING SITE STRUCTURES

1. 5 - Story Office Over Theatre
2. Retail Building - 2 Stories
3. Garden Office Over Retail
4. Bank / Retail
5. QFC Grocery
6. 1 - Story Retail
7. 2 - Level Parking



SITE AND CONTEXT

Existing Structures & Surrounding Uses

COLOR KEY

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

SHAPE KEY

- 1 Existing Site Structures
- 14 Existing Surrounding Uses
- C Camera Position

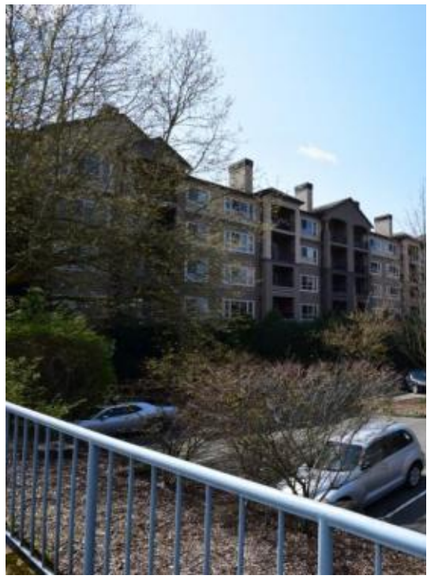
EXISTING SITE STRUCTURES

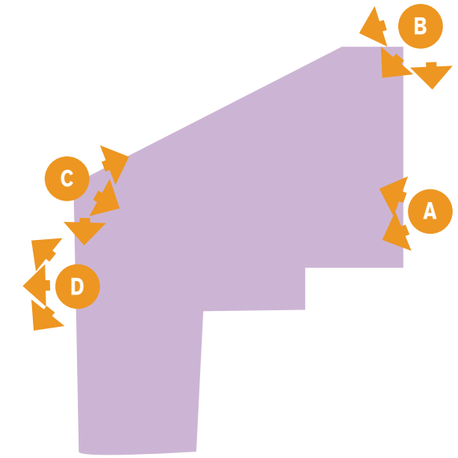
- 1 5 - Story Office Over Theatre
- 2 Retail Building - 2 Stories
- 3 Garden Office Over Retail
- 4 Bank / Retail
- 5 QFC Grocery
- 6 1 - Story Retail
- 7 2 - Level Parking

SITE AND CONTEXT

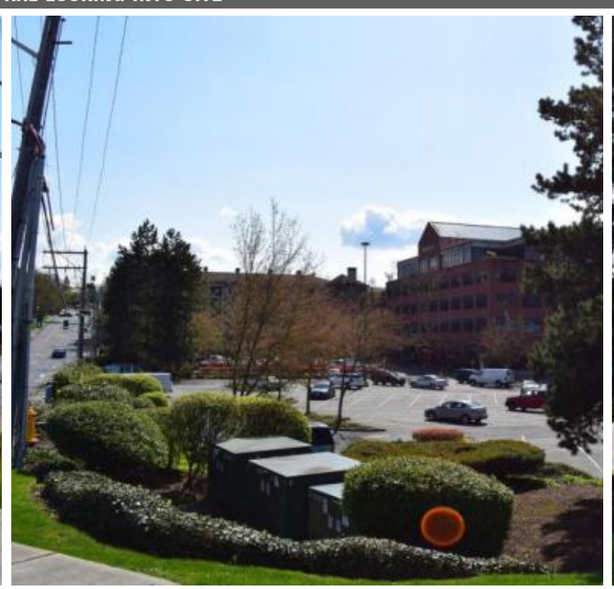
Photography: Existing Site Conditions

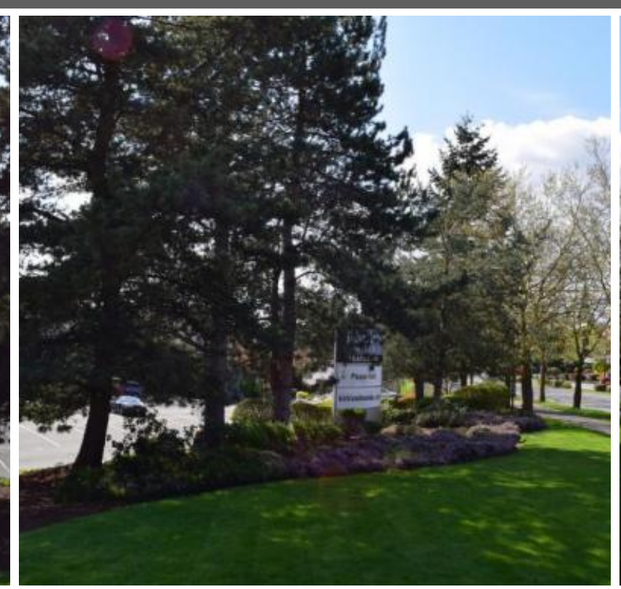
A FROM 6TH STREET LOOKING WEST INTO SITE





B FROM THE CORNER OF 6TH AND CENTRAL LOOKING INTO SITE

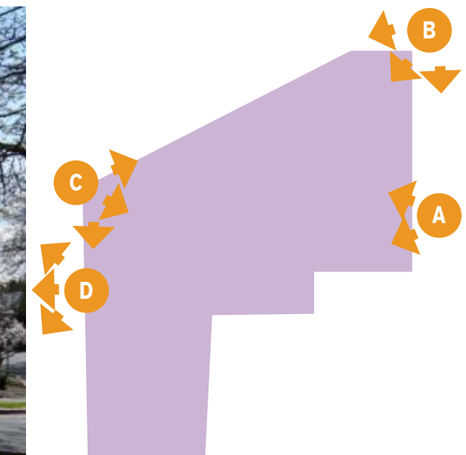




SITE AND CONTEXT

Photography: Existing Site Conditions

C FROM ENTRY AT CENTRAL WAY LOOKING INTO SITE



D FROM WEST EDGE OF SITE LOOKING WEST TO PETER KIRK PARK

SITE AND CONTEXT

Existing Uses + Surrounding Structures

EXISTING STRUCTURES ON SITE

1 Existing Parkplace Tower Building // Office

2 Existing Retail Building

3 Garden Office Over Retail

4 Existing Retail / Bank

5 Existing QFC Building

6 Peter Kirk Park

SURROUNDING BUILDINGS AND USES - EXISTING & PROPOSED

7 Wendy's Restaurant

8 324 Central Way Mixed Use (Future)

9 Gas Station

10 450 Central Way Mixed Use (Future)

11 Bank / Proposed 460 Central Way Mixed Use

12 Tera Apartments

SITE AND CONTEXT

Existing Uses + Surrounding Structures

SURROUNDING BUILDINGS AND USES - EXISTING & PROPOSED (KEYNOTED TO MAP ON P7)

13 Central Way Plaza

16 Emerald Building

19 YMCA / Kirkland Teen Union Building

14 Watermark Apartments

17 343 Industries Building

20 Kirkland Public Library

15 Continental Plaza Building

18 Kirkland Performance Center

21 Kirkland Transit Center

OTHER SCENES FROM KIRKLAND

Marina Park

Lake Street storefronts

Lee Johnson Field & Peter Kirk Park
(Kirkland Parkplace in background)

SITE AND CONTEXT

Zoning / Site Development Potential

ZONING REQUIREMENTS FOR CBD-5A

SETBACKS

Park Edge: 55' minimum
Front Yard: Ø
Rear Yard: 25' minimum
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.)*

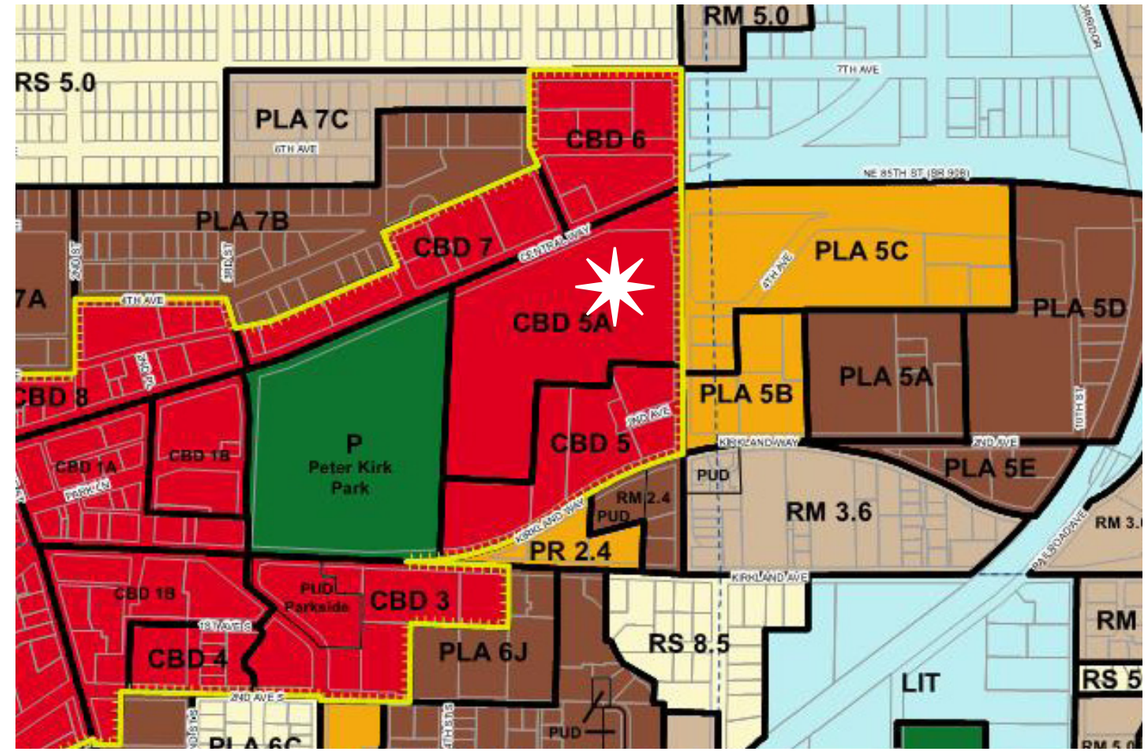
- Retail/Restaurant GSF in the Zone shall be ≥ 25% of Office GSF in the Zone. (*Referred to below as Special Regulation 2.)* Retail uses may include accessory short term drop-off children's play facilities.
- The following additional uses are allowed subject to restrictions listed:
  a. Hotel or Athletic Club. Accessory retail or restaurant uses shall be included as retail uses under Special Regulation 2, provided they are open to the public.
  b. Movie Theater: may be included as retail use under Special Regulation 2, for up to 20% of Retail/Restaurant requirement.
  c. Private Lodge or Club; Church; School, Day-care Center, or Mini-School or Day-care Center; Public Utility, Government Facility, or Community Facility; Public Park.
  d. Assisted Living Facility (including a nursing home if part of the facility); 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
  a. Any retail establishment exceeding 70,000 square feet.
  b. 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.
  c. The outdoor storage, sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers.

PARKING REQUIREMENTS

a. Residential uses:1.7 parking spaces / dwelling unit; 1.0 parking space / assisted living unit.
b. Restaurants and taverns: 1 parking space / 125 GSF.
c. 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



AREA REQUIREMENTS (FROM MASTER PLAN)

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

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

OPEN SPACE BREAKDOWN

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

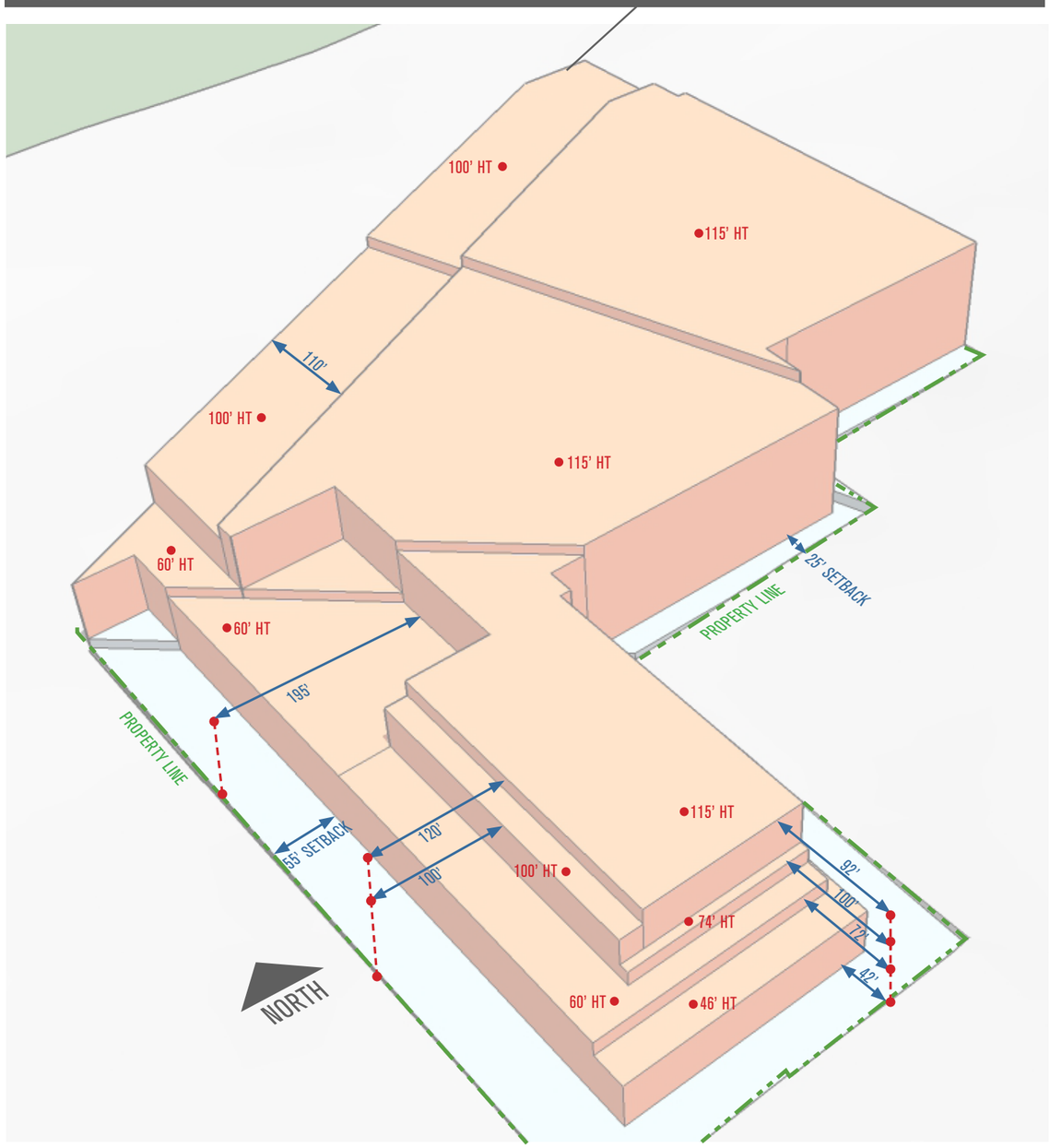
BUILDING USE BREAKDOWN · Approximate 1,175,000 GROSS SF TOTAL = 100%

Commercial Office	Retail / Fitness / Entertainment	Residential
650,000 sf	225,000 sf	250-300 units 300,000 sf

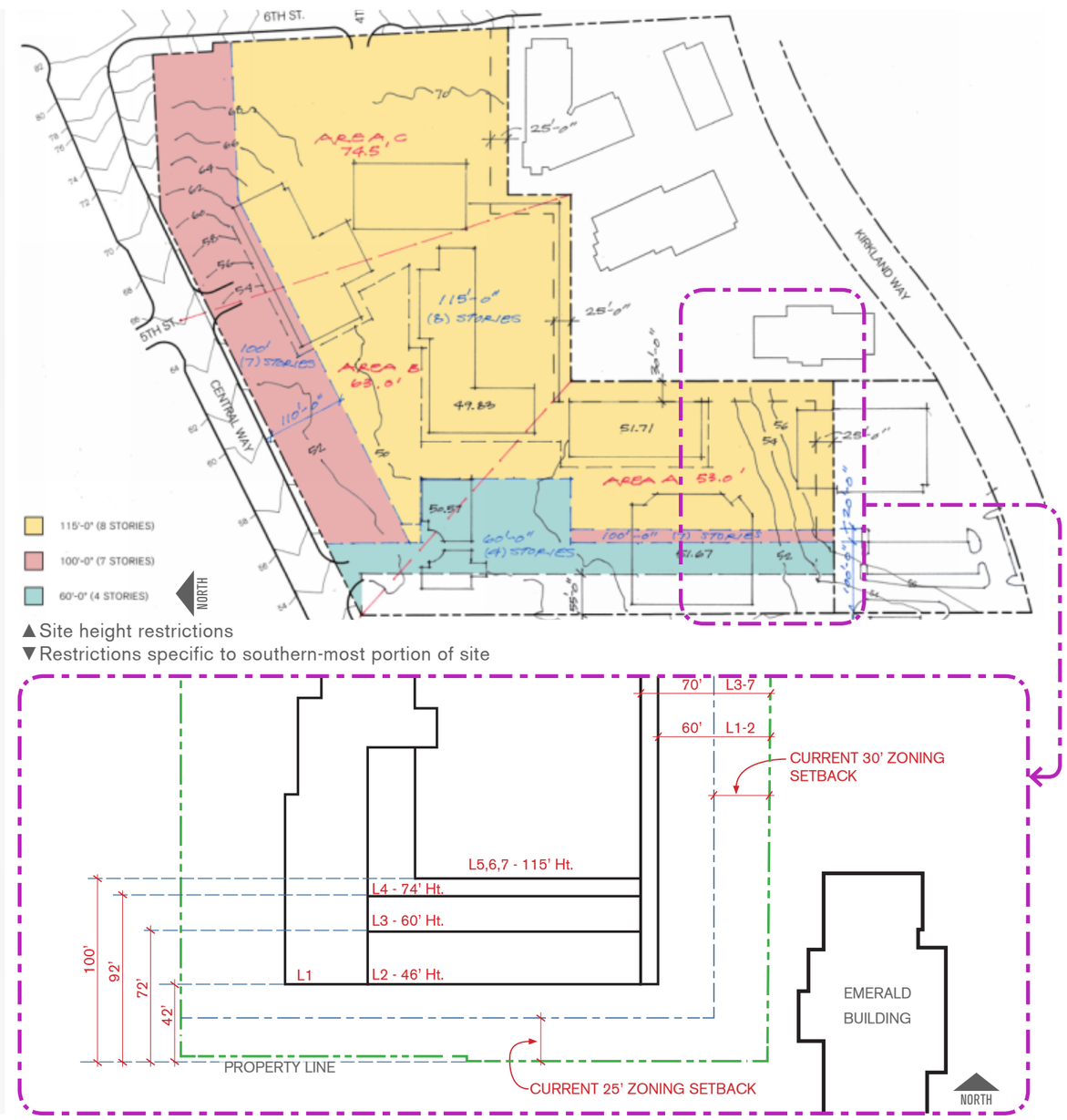
SITE AND CONTEXT

Zoning / Site Development Potential

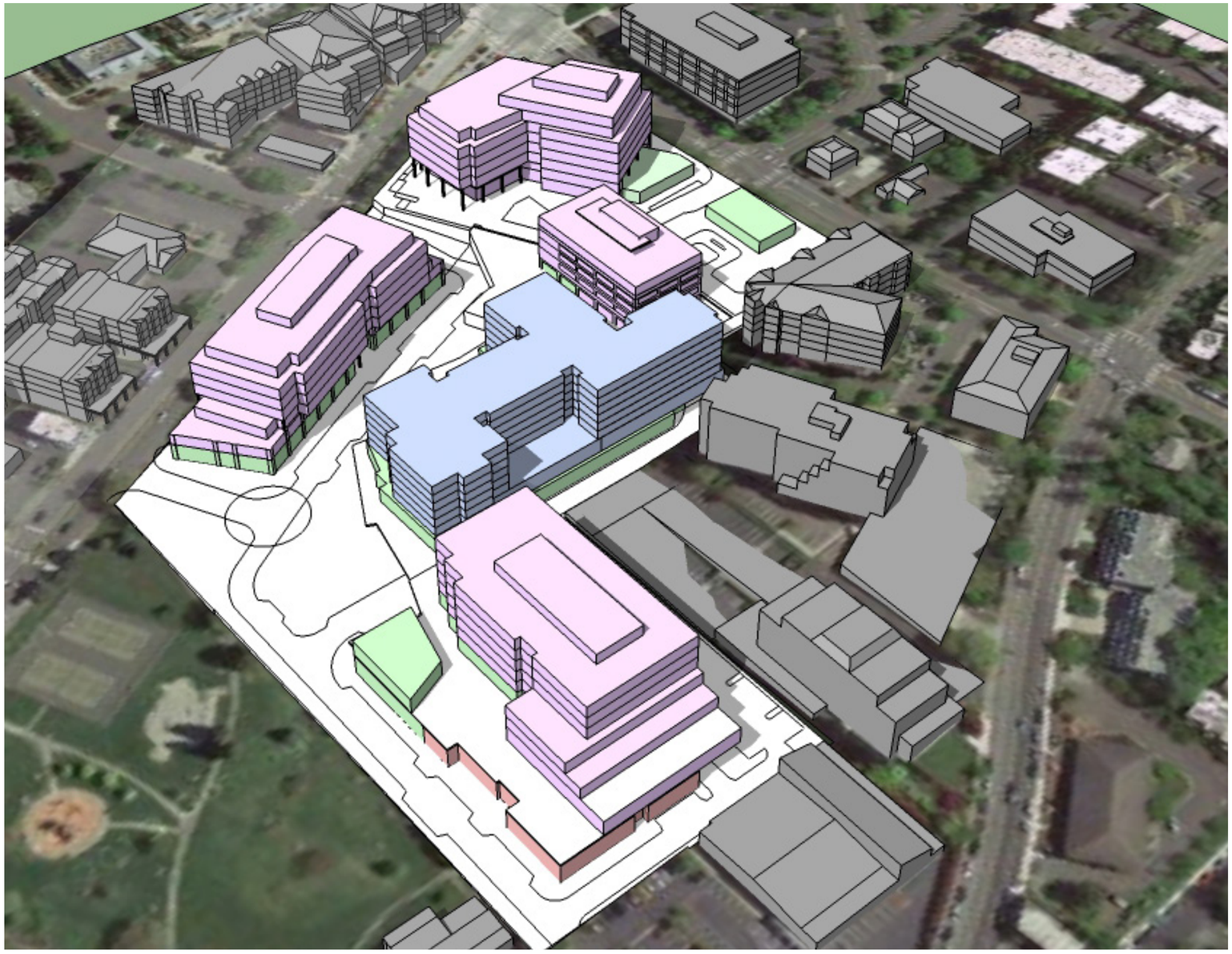
3D ZONING ENVELOPE



SETBACKS & HEIGHT RESTRICTIONS



FULL SITE DEVELOPMENT CONCEPT



DEVELOPMENT PLAN

The development plan for the entire site contains approximately 1.1 to 1.175 million square feet of rentable space, with 650,000 sf of office, 300 residential units and over 180,000 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*.

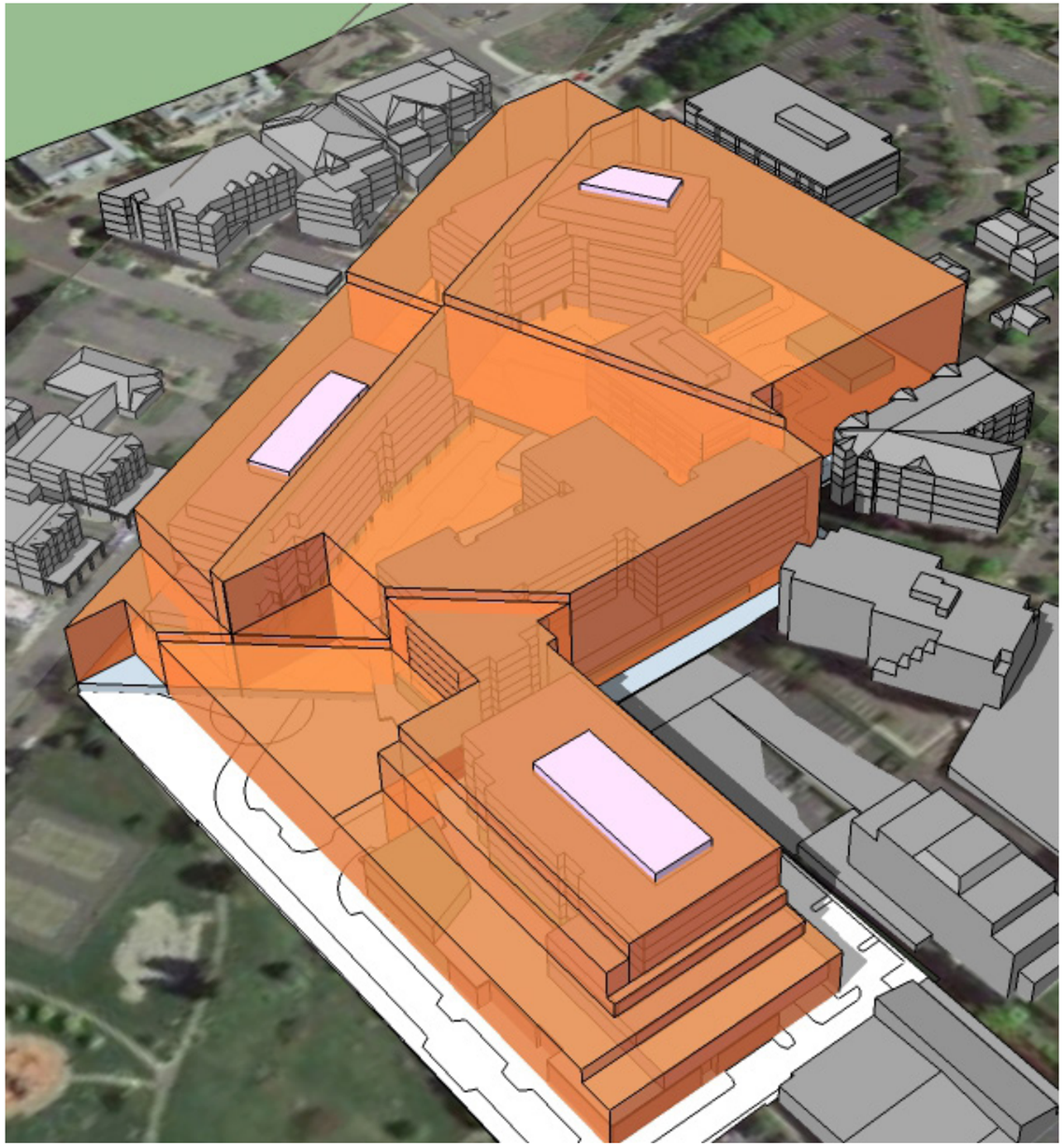
MAJOR DESIGN DRIVERS FOR THE PROJECT

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

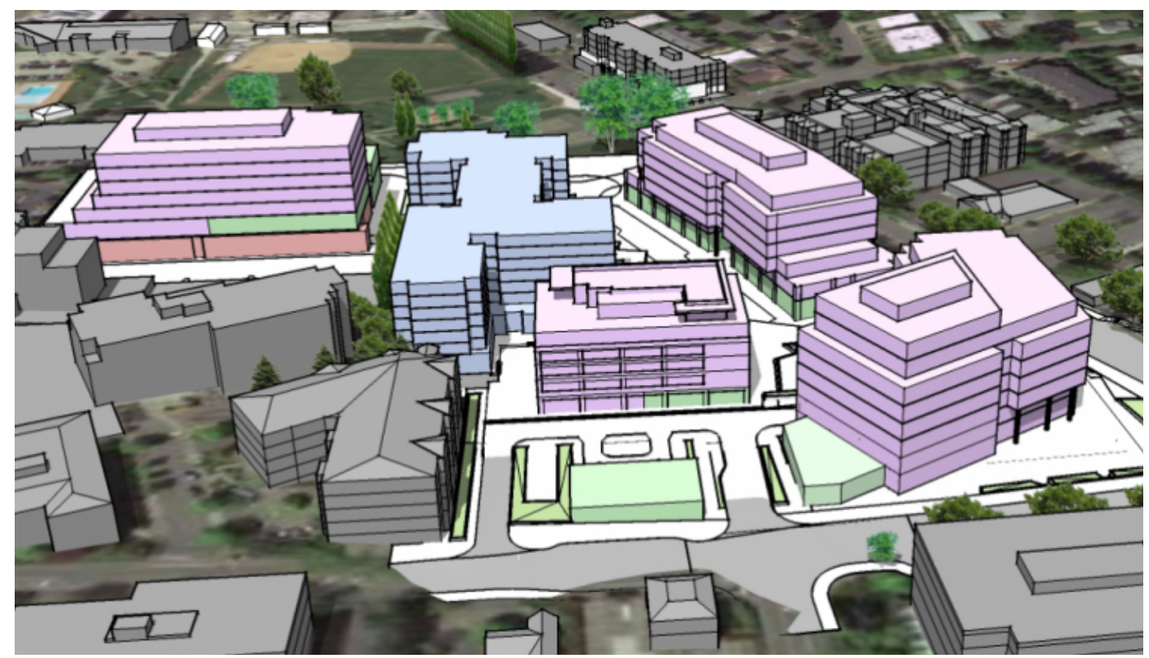
FULL-SITE DEVELOPMENT CONCEPT

Site Massing

DEVELOPMENT SCHEME IN ZONING ENVELOPE

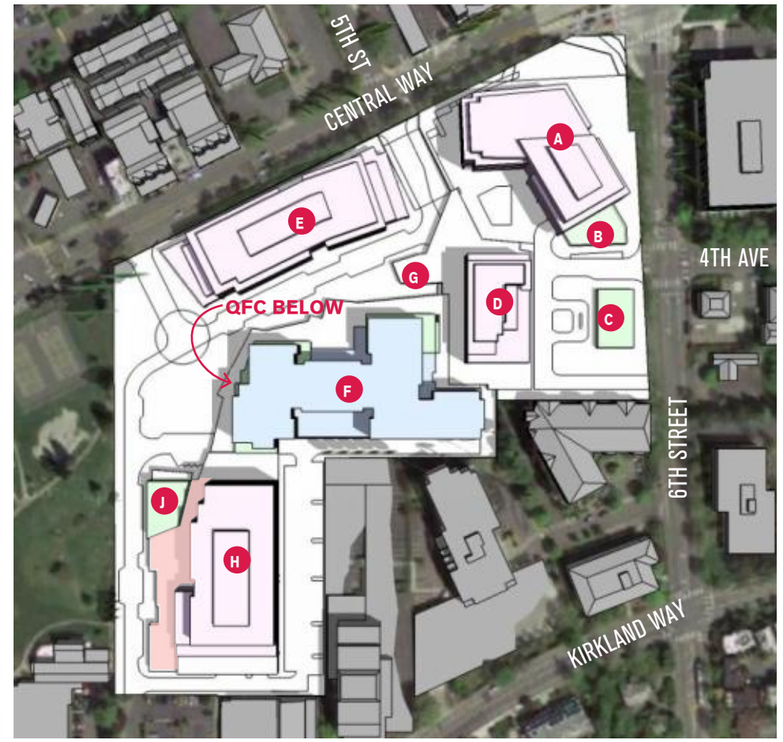


AERIAL VIEWS FROM EAST & WEST

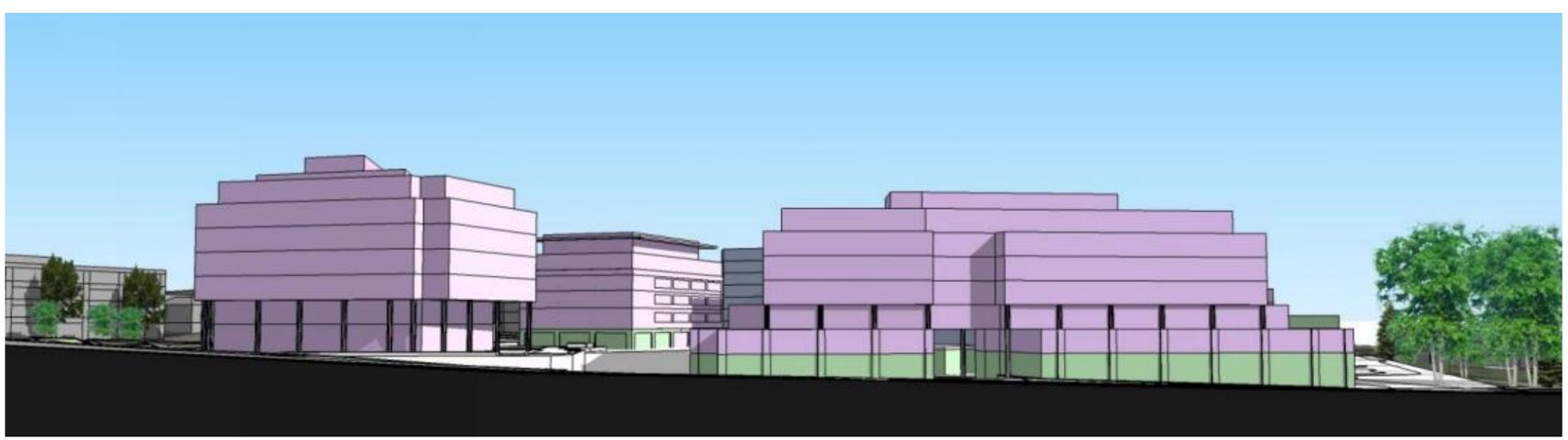


FULL-SITE DEVELOPMENT CONCEPT

Site Massing



- Retail
- Health Club
- Theatre
- Office
- Residential



VIEW FROM CENTRAL WAY

FULL-SITE DEVELOPMENT CONCEPT

Site Plans

- Retail
- Health Club
- Theatre
- Office
- Residential
- (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*

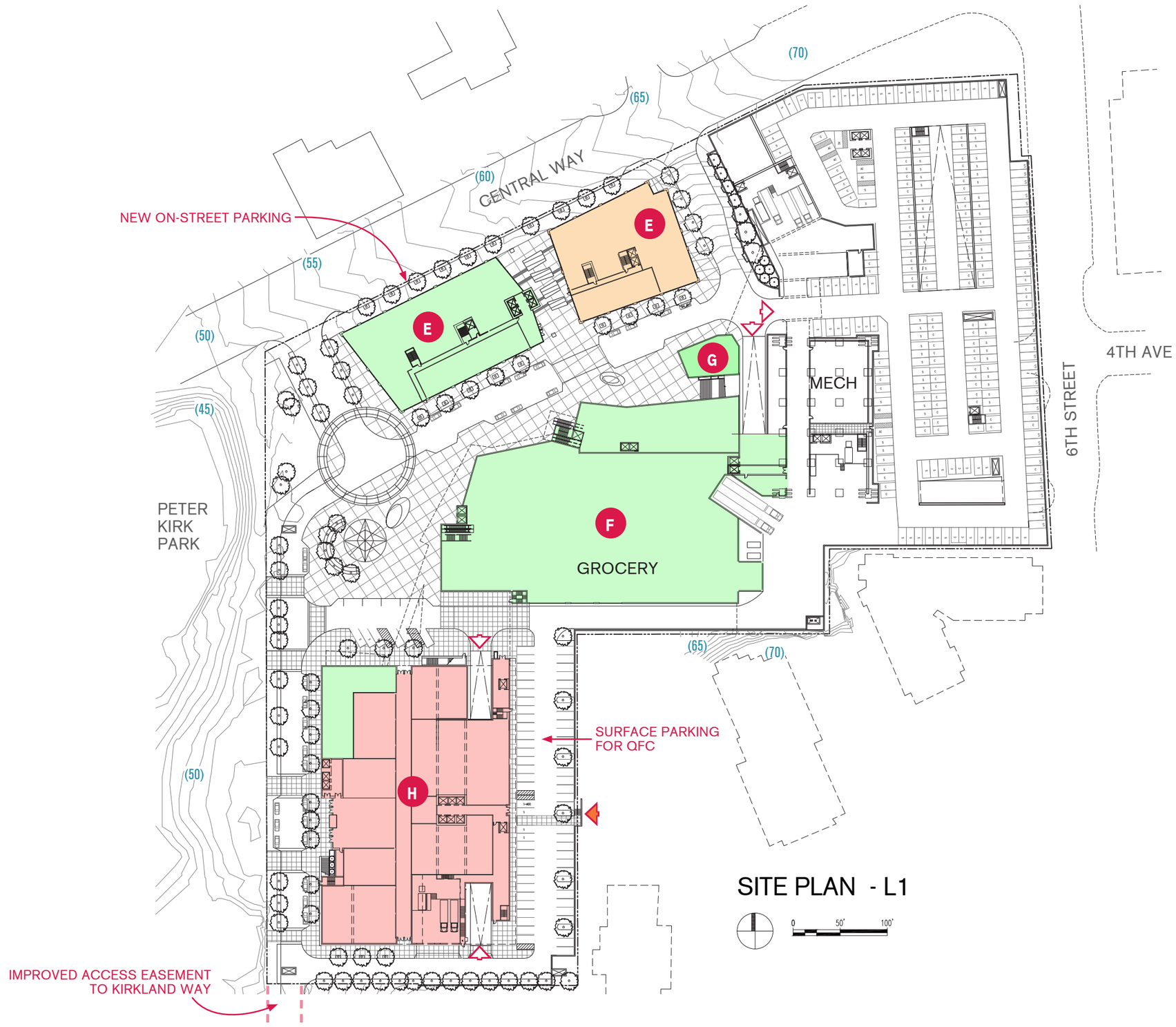
1. 650,000 gsf office
2. 300,000 gsf multifamily residential (300 units)
3. 180,500 gsf retail, entertainment and health club
   - 47,000 gsf QFC
   - 39,000 gsf Theatre
   - 12,000 gsf Health club
   - 82,500 gsf other retail

Total build-out: 1,130,500 gsf

Parking : 2500-3000 stalls**

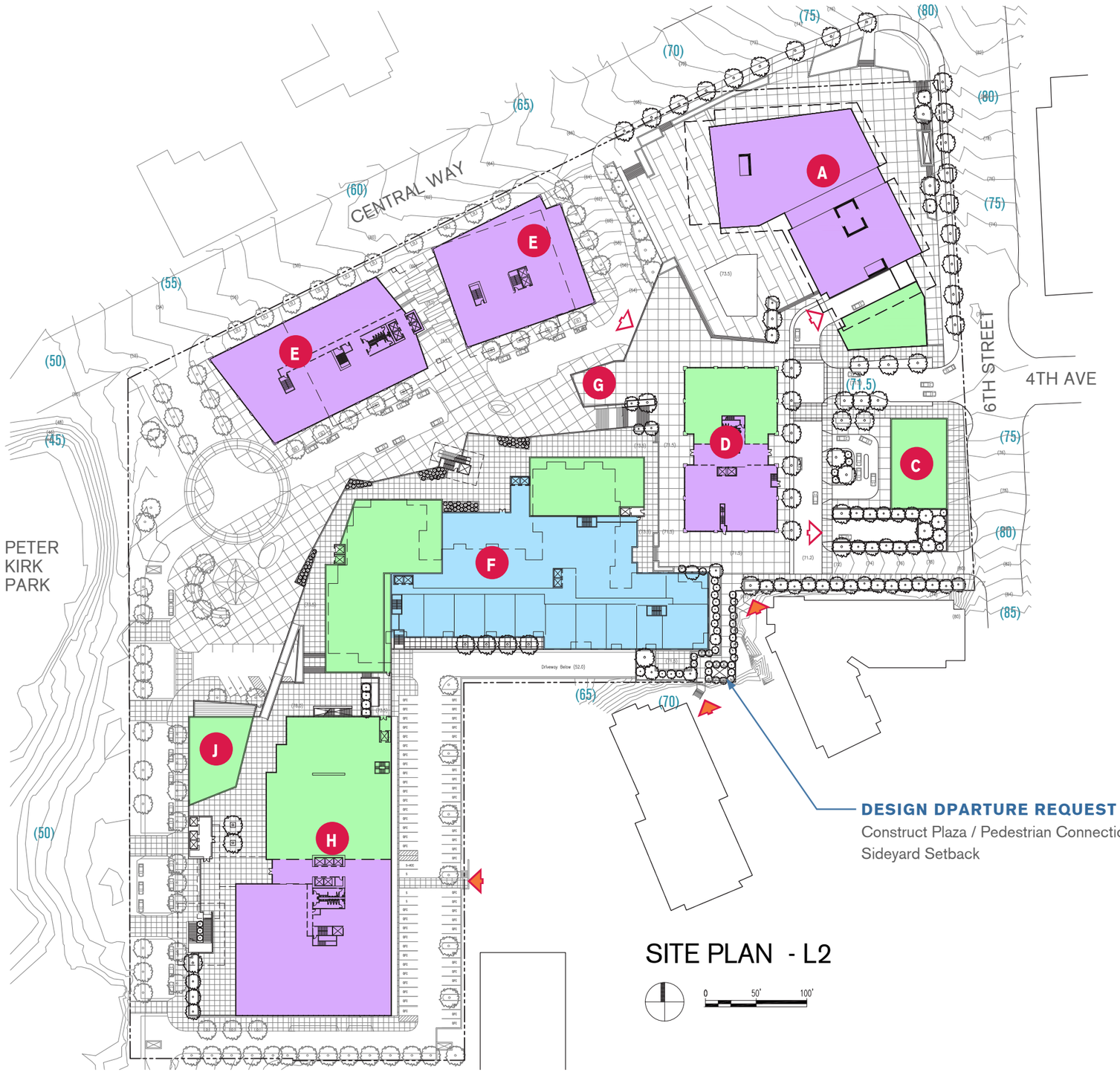
** All areas are preliminary and subject to change.*

*** Stall count dependent upon parking demand analysis.*



FULL-SITE DEVELOPMENT CONCEPT

Site Plans



DESIGN DPARTURE REQUEST

Construct Plaza / Pedestrian Connection in Sideyard Setback

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

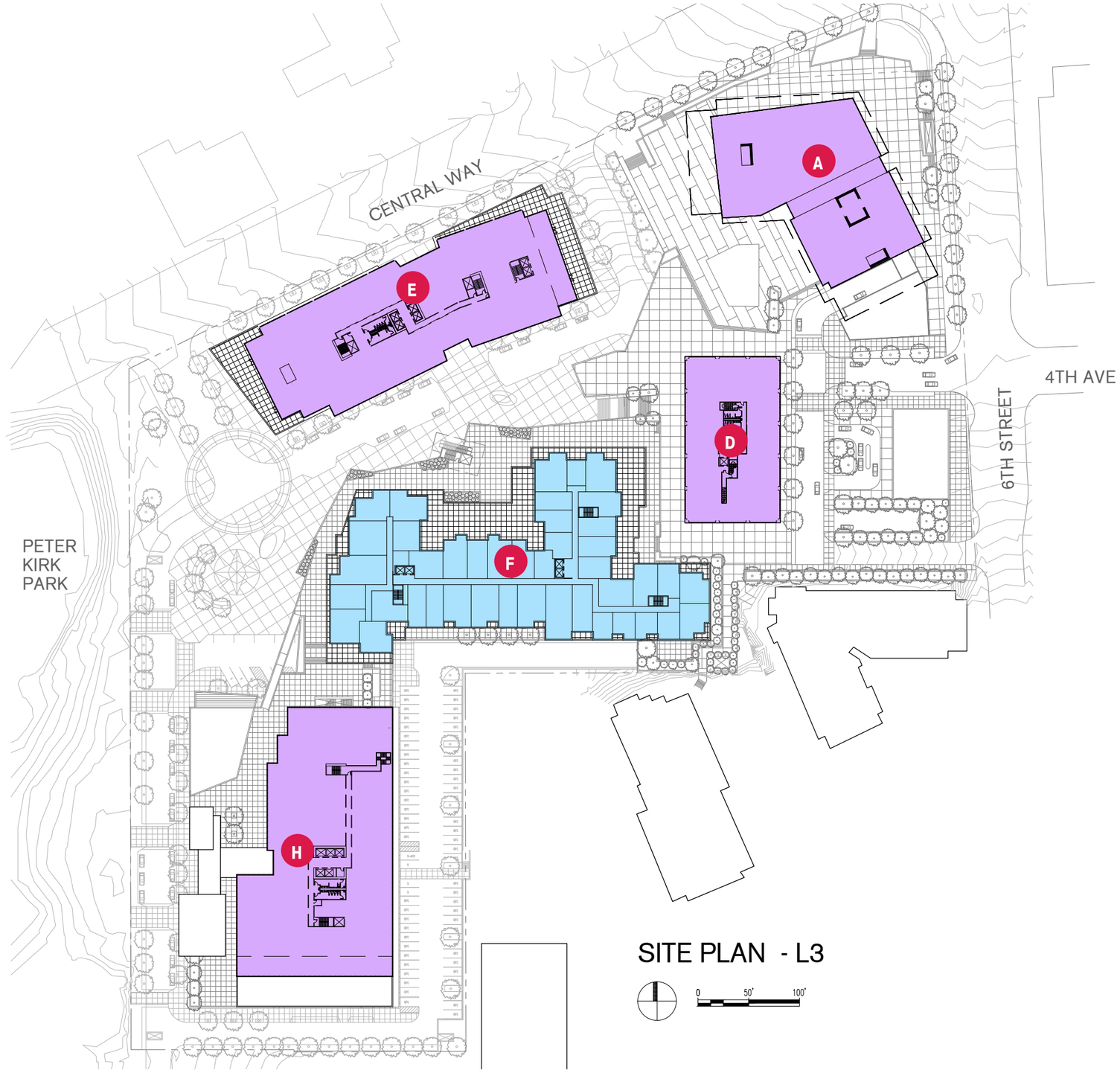
FULL SITE DEVELOPEMENT

Blg.	Stories	Use	Approximate Area
A	7-8	Office	220,000 sf
B	1	Retail	4,000 sf
C	1	Bank/Retail	5,000 sf
D	5-6	Office/Retail	75,000 sf
E	7	Office/Retail	220,000 sf
F	7-8	Retail/ Residential	320,000 - 400,000 sf
G	1	Retail	2,000 sf
H	7	Office/Theatre/ Retail	245,000 sf
J	1	Retail	4,000 sf
TOTAL			1,095,000 - 1,175,000 sf

FULL-SITE DEVELOPMENT CONCEPT

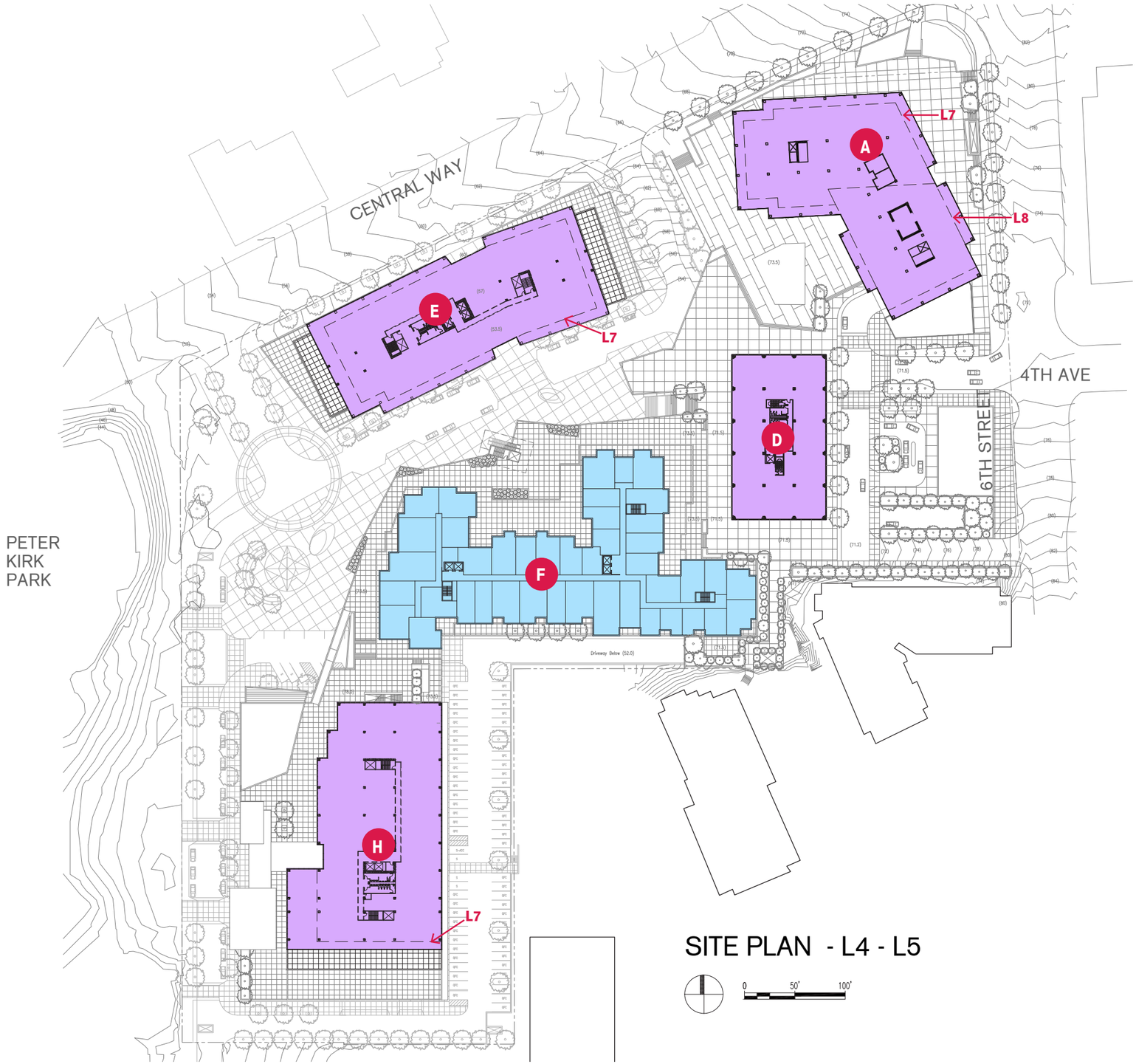
Site Plans

- Retail
- Health Club
- Theatre
- Office
- Residential



FULL-SITE DEVELOPMENT CONCEPT

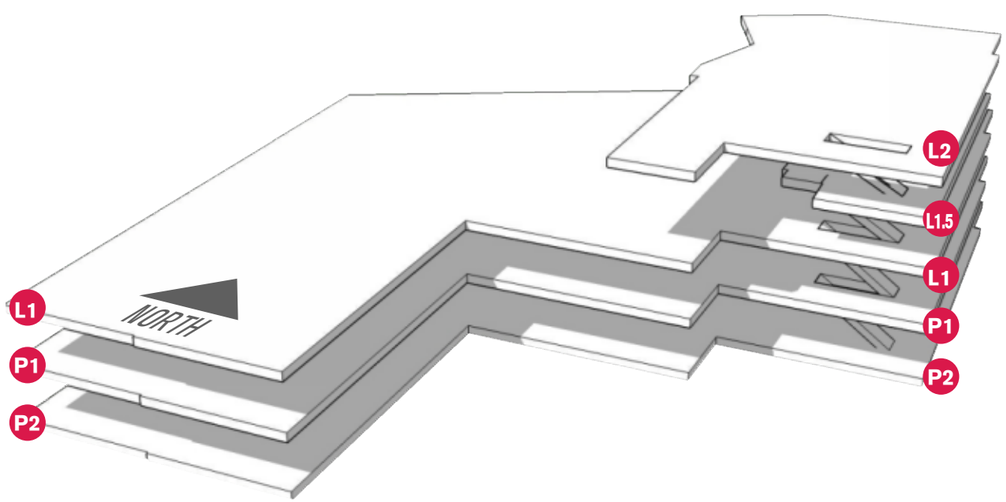
Site Plans



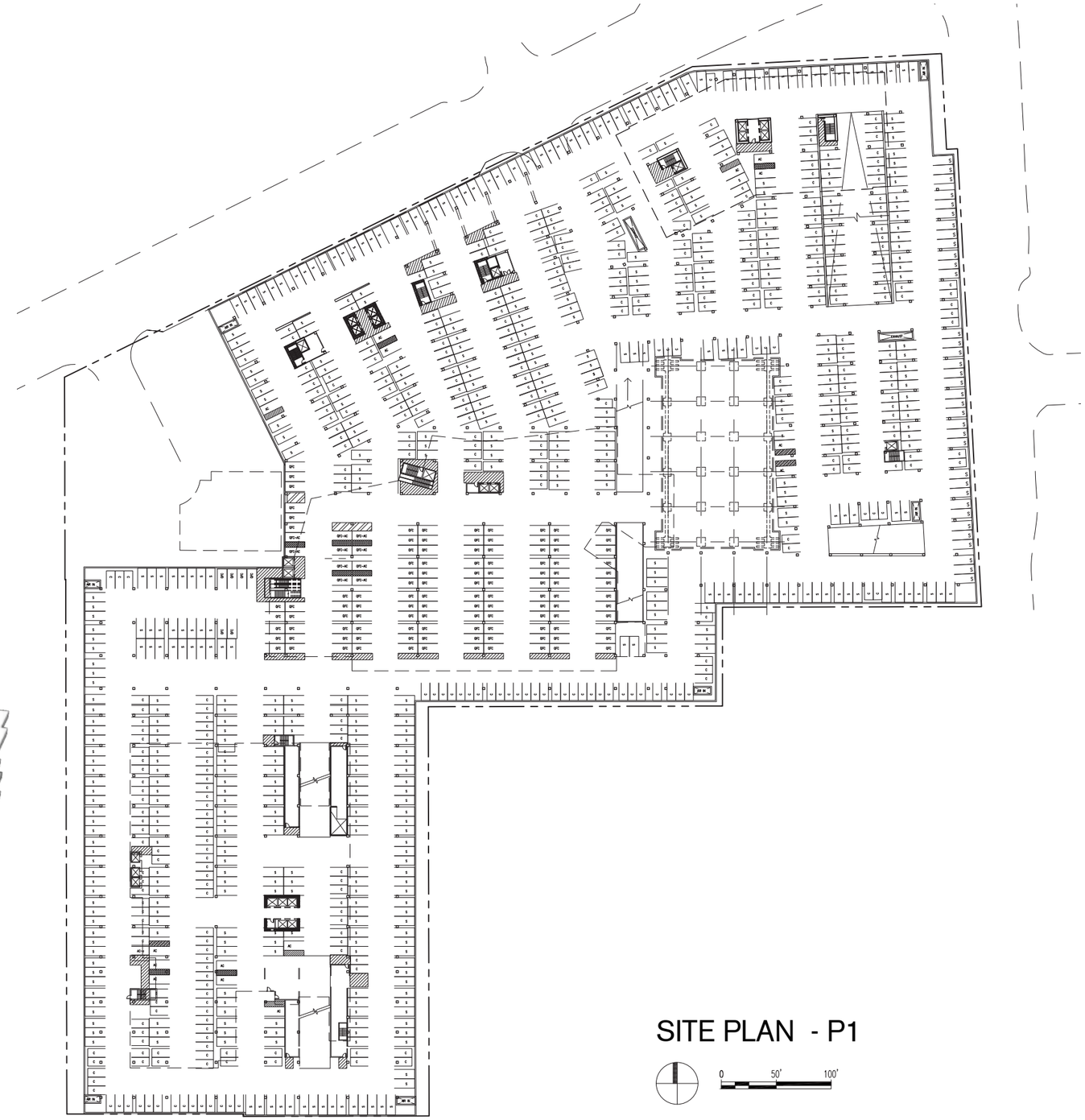
- Retail
- Health Club
- Theatre
- Office
- Residential

FULL-SITE DEVELOPMENT CONCEPT

Site Plans - Parking

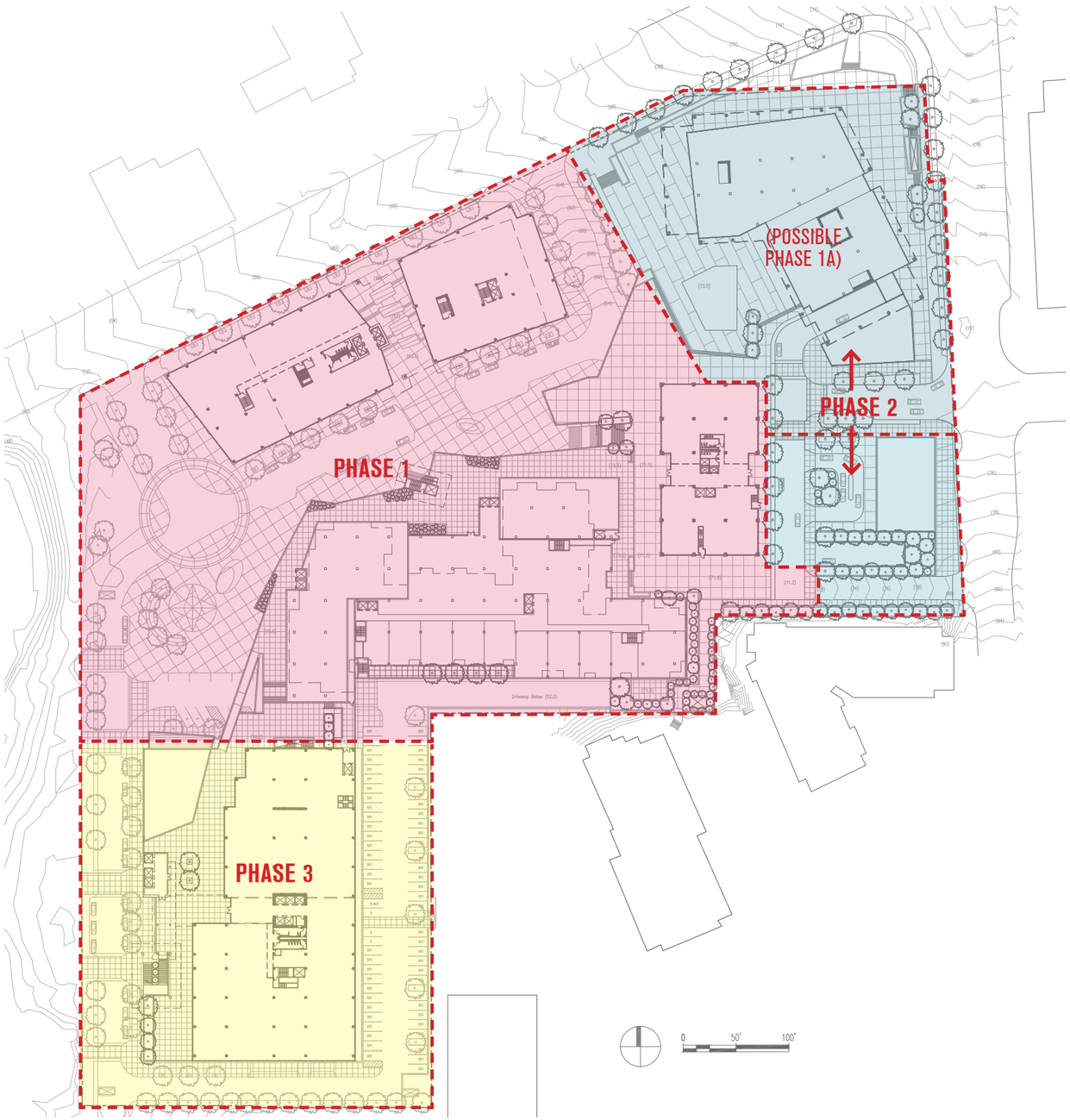


Site Levels: Garage and Surface (not to scale)



FULL-SITE DEVELOPMENT CONCEPT

Phasing Summary



Phase 1 Build-Out

Phase 2 Build-Out

Phase 3 Build-Out

FULL-SITE DEVELOPMENT CONCEPT

PHASE 1 DEVELOPMENT

OVERVIEW

Phase 1 occupies the central portion of the site, and contains three buildings with below-grade parking, totaling 620,000 - 700,000 sf, and 1,200 - 1,600 cars.

QFC RELOCATION

Relocating and expanding the existing QFC store will be the first component of the redevelopment, and the new store will be centrally located to act as an anchor to the development and a podium for housing. This location takes advantage of the site grades to reveal the front-of-house and not the back. The residential above the QFC will be included in this phase as well, along with the renovation of the existing office building and construction of a new office building over ground floor retail along Central Way.

MAIN STREET

The internal east-west “main street” provides access to parking as well as vehicular traffic to ensure visibility to the retail on both sides. It will have parallel parking to slow down traffic and provide convenient parking for short term use.

POSSIBLE PHASE 1A

Phase one may also include an additional 220,000 sf office building on the corner of Central way and 6th street (Building A) depending on market conditions.

PARKING

The existing parking field along 6th street will remain in this phase and be upgraded and enhanced to blend into the new development and provide a portion of the phase one parking.

After relocation of the QFC store, the existing store along with a portion of the existing retail adjacent to it will be removed and converted to a mix of open space and surface parking.

PHASE 1 DEVELOPMENT

Site Plans

- Retail
- Health Club
- Theatre
- Office
- Residential
- (55) Elevation Above Sea Level (ft)
- Access to Below-Grade Parking

PHASE ONE AREA SUMMARY*

1. 260,000 gsf office
2. 300,000 gsf multifamily residential (300 units)
3. 105,000, gsf retail, and health club
   - 47,000 gsf QFC
   - 12,000 gsf Health club
   - 46,000 gsf other retail

Total build-out: 665,000 gsf

Parking: 1200-1600 stalls**

POSSIBLE PHASE 1A SUMMARY*

1. 215,000 GSF Office
2. 4,000 GSF Retail
3. 550-700 cars

Total office w/ Phase 1A: $475,000 GSF

Total buildout w/ Phase 1A: $880,000 GSF

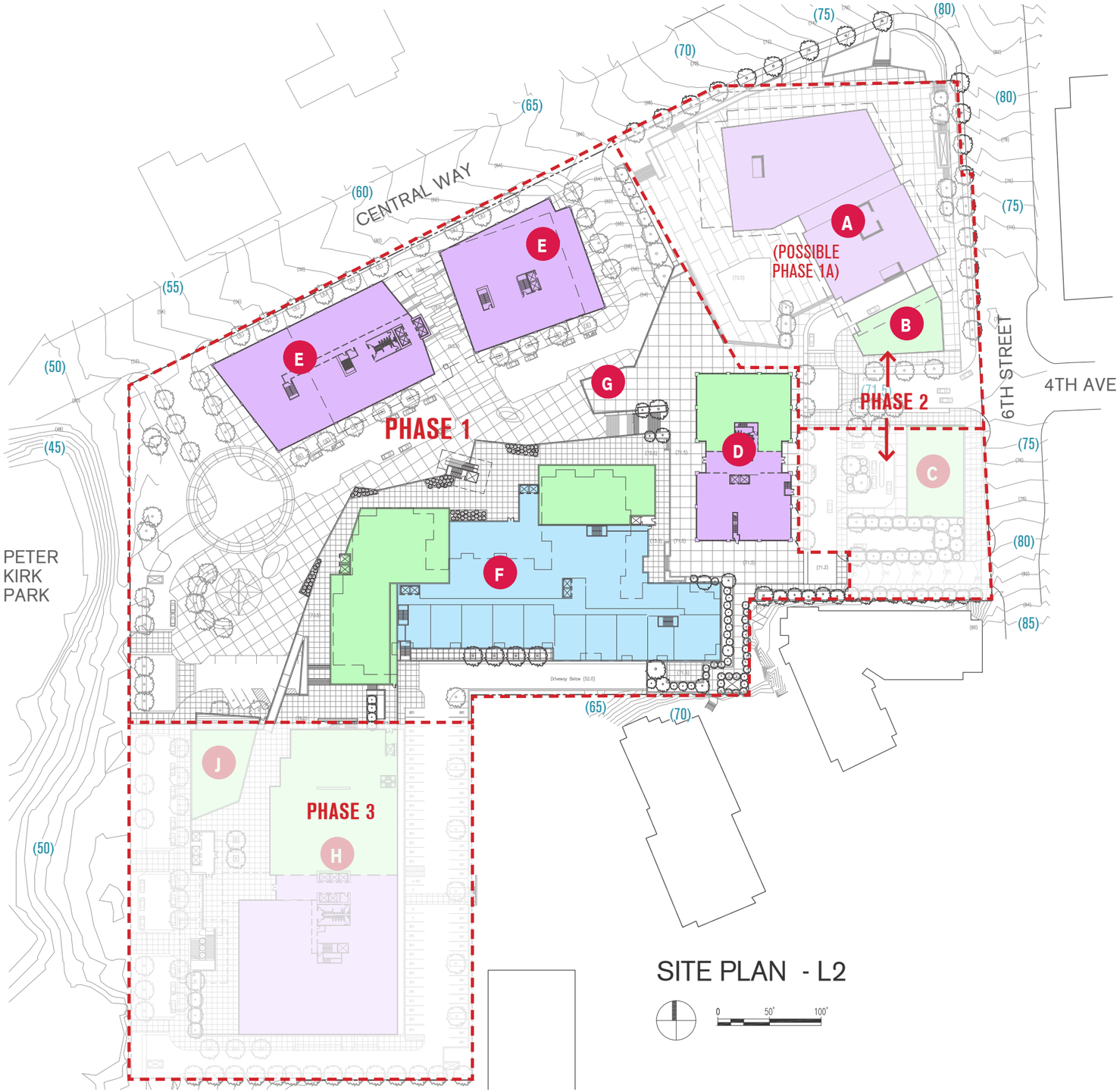
Parking: 1750-2300 stalls**

** All areas are preliminary and subject to change.*

*** Stall count dependent upon parking demand analysis.*

PHASE 1 DEVELOPMENT

Site Plans



Retail

Health Club

Theatre

Office

Residential

(55) Elevation Above Sea Level (ft)

PHASE 1 SITE DEVELOPEMENT

Blg.	Stories	Use	Approximate Area
D	5	Office	75,000 sf
E	7	Office / Retail / Health Club	220,000 sf
F	7 - 8	Residential / Retail	320,000 - 4000,000 sf
G	1	Retail	2,000 sf
TOTAL PHASE 1			617,000 - 697,000 sf

PHASE 1A SITE DEVELOPEMENT

Blg.	Stories	Use	Approximate Area
A	8	Office	220,000 sf
B	1	Retail	4,000 sf
TOTAL PHASE 1A			224,000 sf
TOTAL PHASE 1 + PHASE 1A			**841,000 - 921,000 sf**

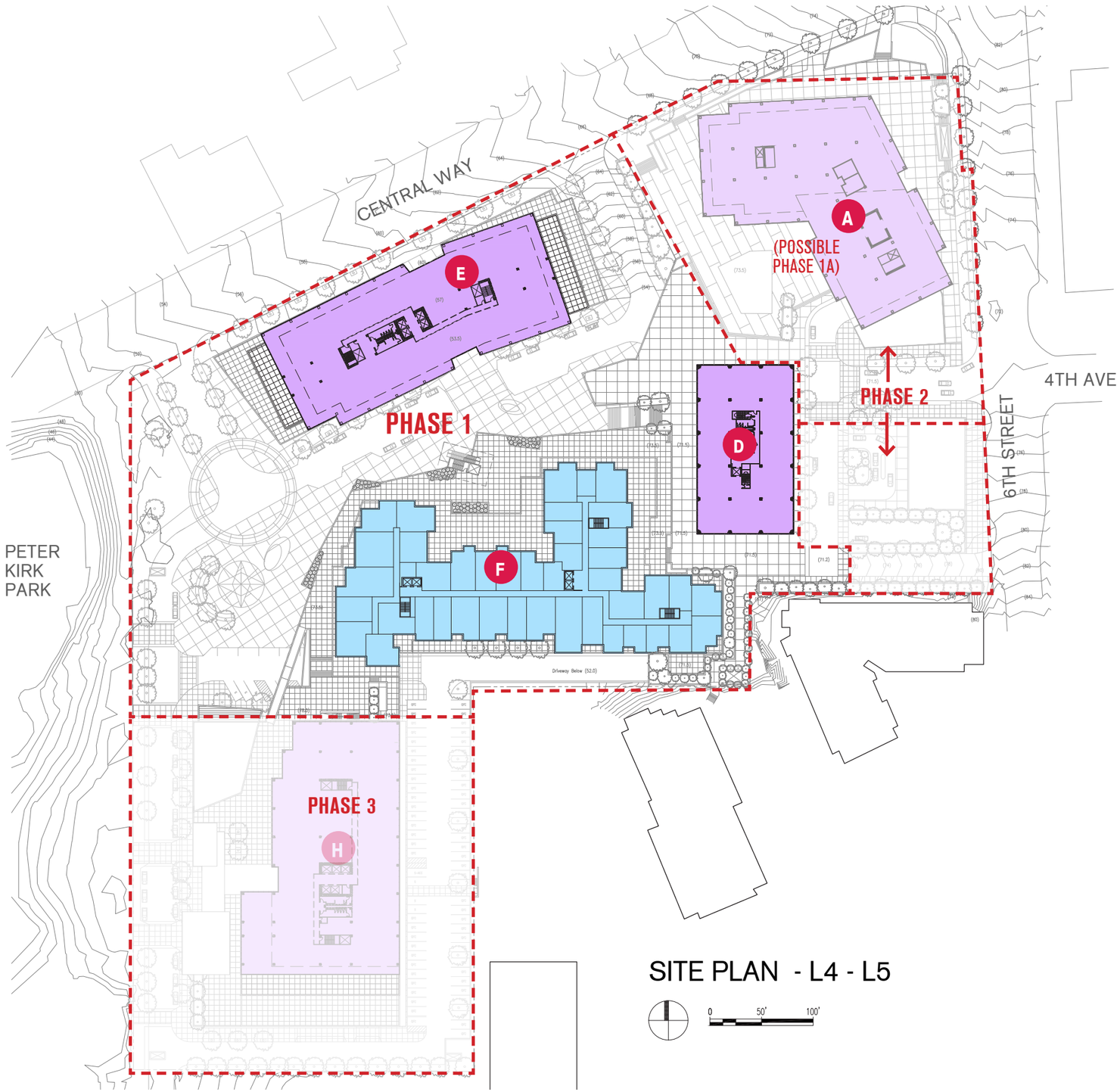
PHASE 1 DEVELOPMENT

Site Plans

- Retail
- Health Club
- Theatre
- Office
- Residential

PHASE 1 DEVELOPMENT

Site Plans



- Retail
- Health Club
- Theatre
- Office
- Residential

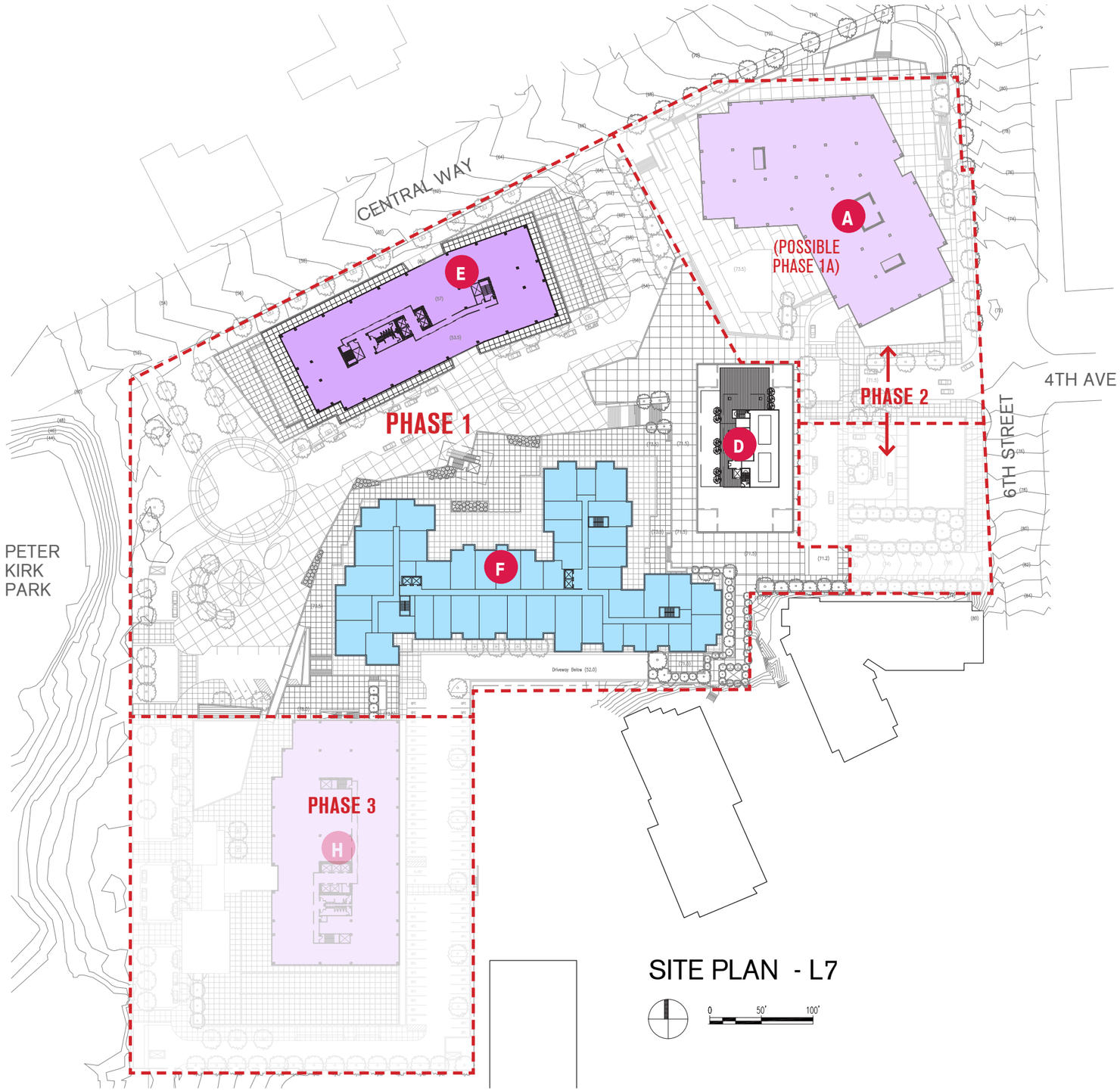
PHASE 1 DEVELOPMENT

Site Plans

- Retail
- Health Club
- Theatre
- Office
- Residential

PHASE 1 DEVELOPMENT

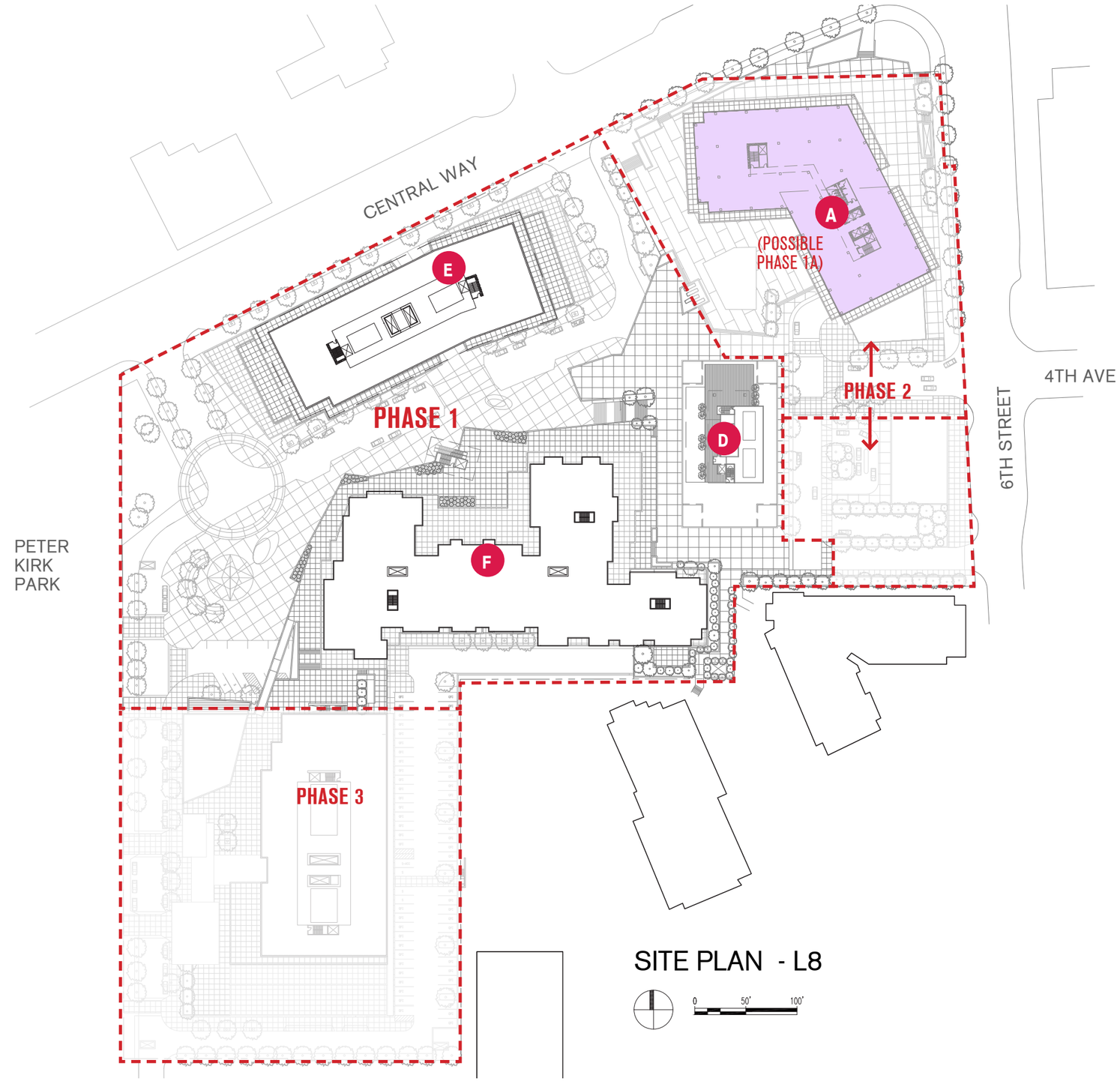
Site Plans



- Retail
- Health Club
- Theatre
- Office
- Residential

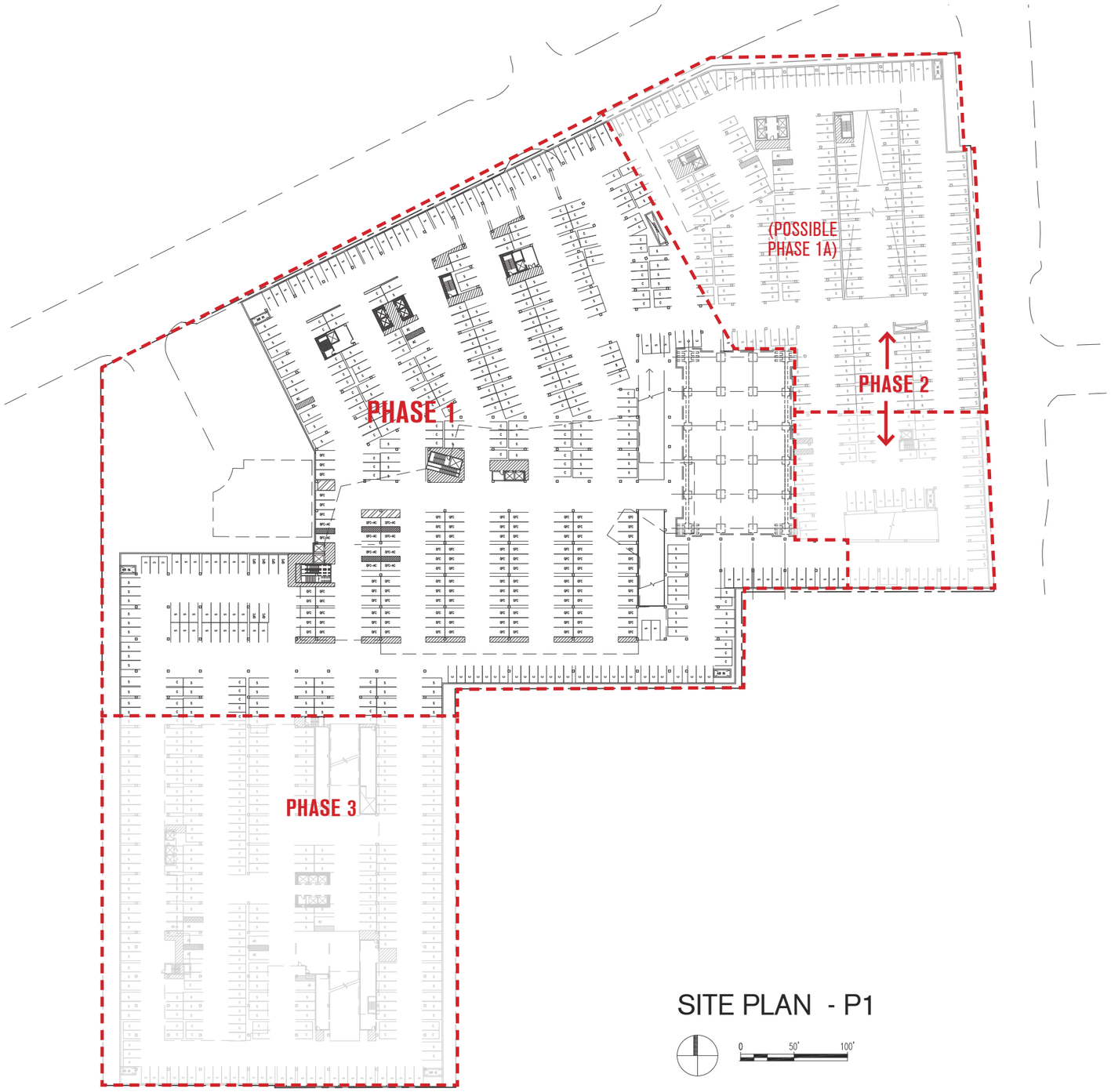
PHASE 1 DEVELOPMENT

Site Plans



PHASE 1 DEVELOPMENT

Site Plans

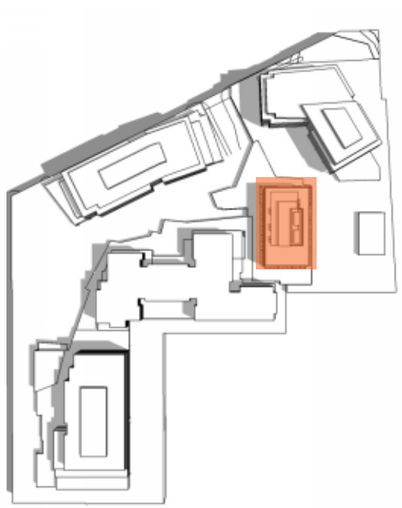


SITE PLAN - P1

0 50' 100'

PHASE 1 DEVELOPMENT

Building D Options



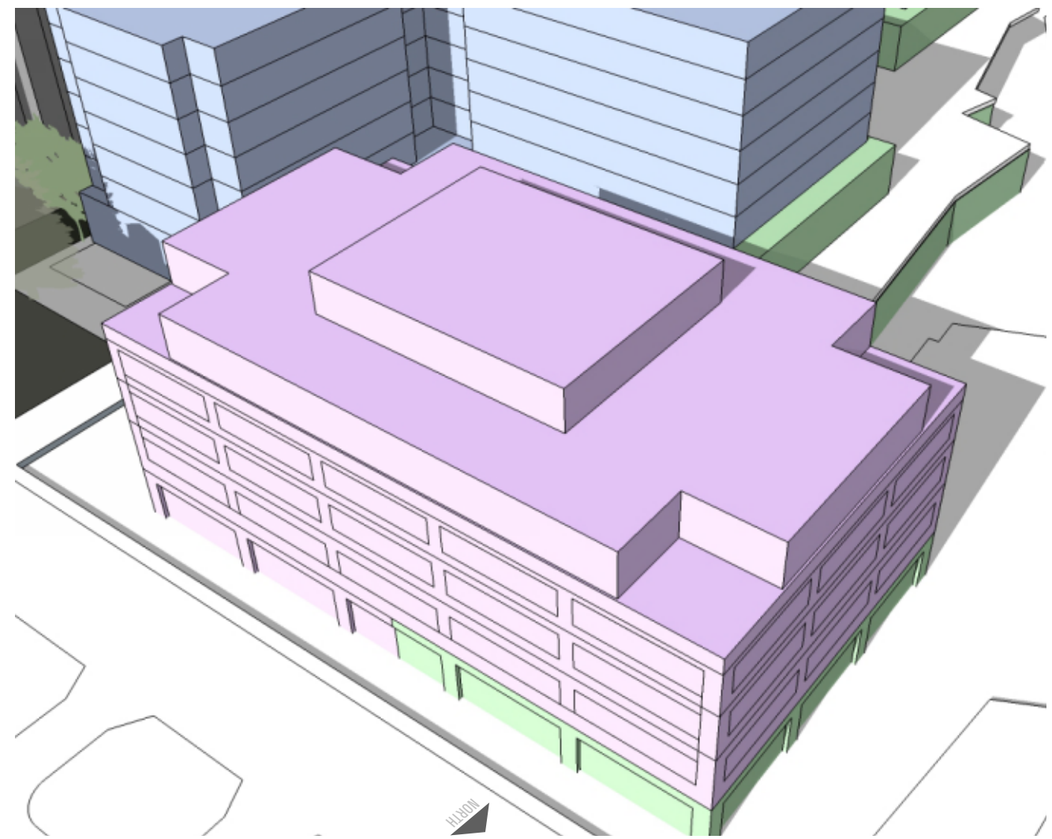
BUILDING D

- Existing office building
- New exterior cladding
- Upgraded interior
- Retail at base
- Approximately 15,000 SF at typical office floor
- Lower level (current theatre) incorporated into parking garage as service/mechanical/loading for multiple buildings

EXISTING CONDITION

OPTION 1

- New cladding over existing brick
- Retain level 5 exterior decks
- Remove rooftop pediment
- Add screened mechanical at roof

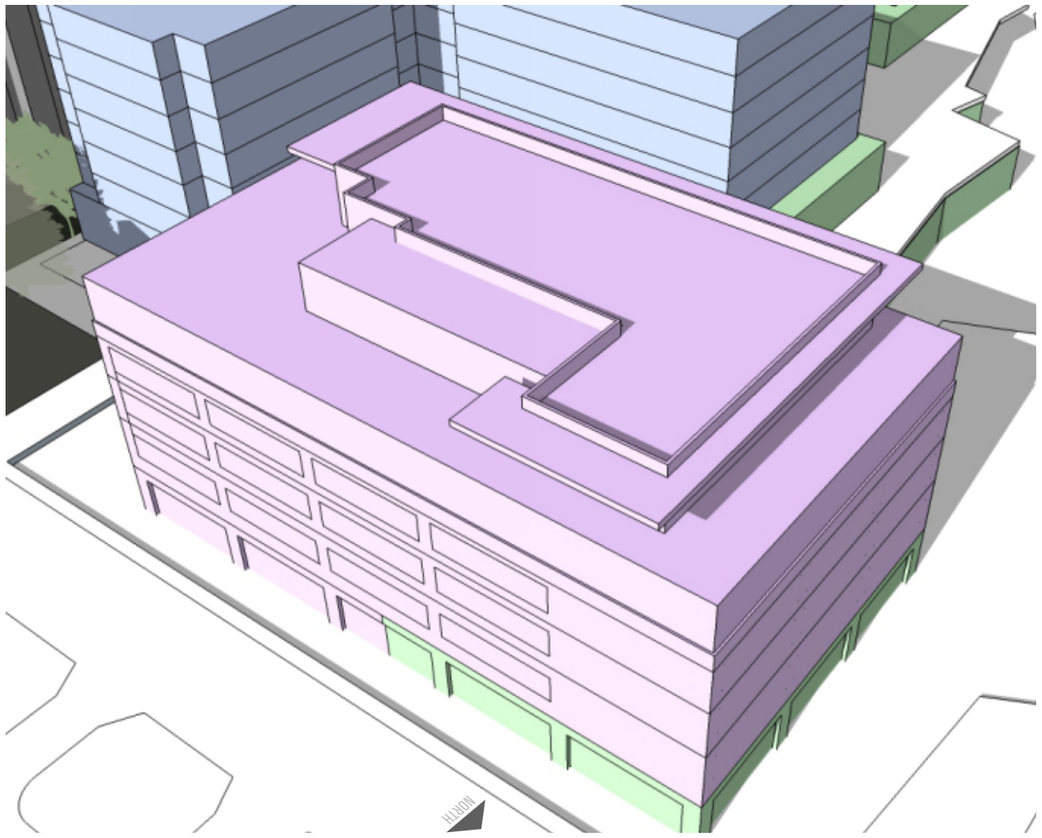


PHASE 1 DEVELOPMENT

Building D Options

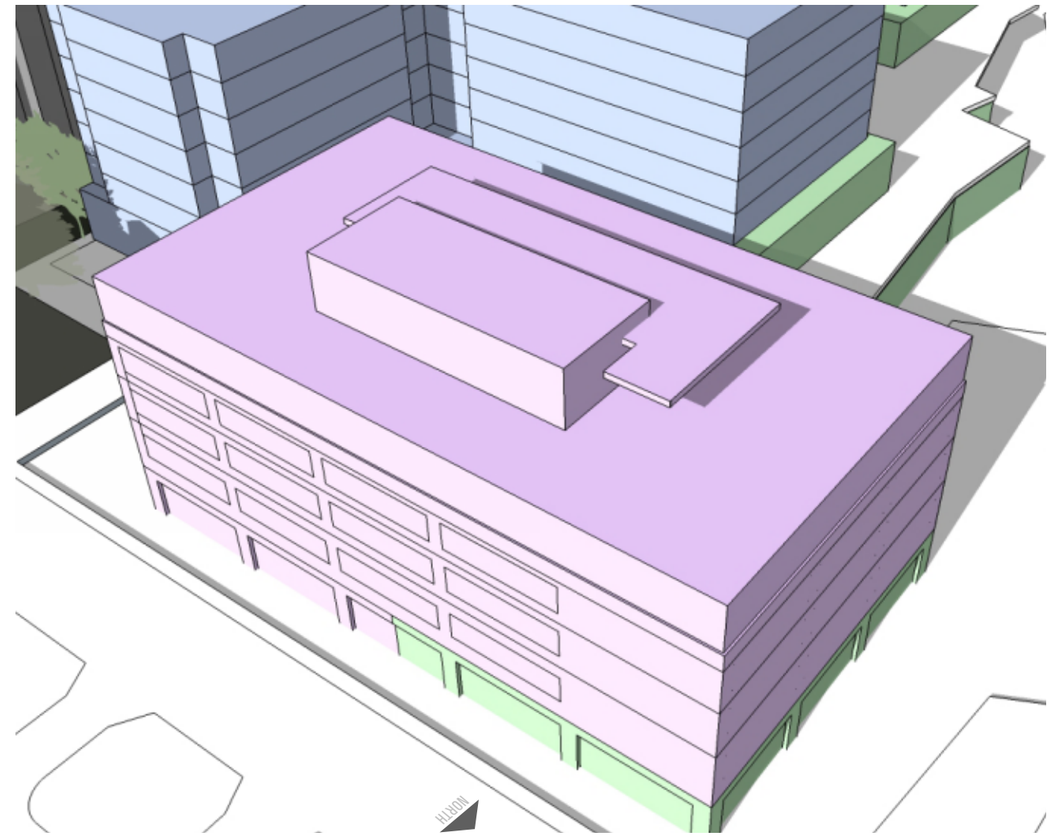
OPTION 2

- New cladding:
  - » *Over existing brick at majority of building*
  - » *Over removed brick at remainder of building*
- Enclosed level 5 exterior decks
- Add occupied office space and exterior deck to roof
- Add screened mechanical at roof



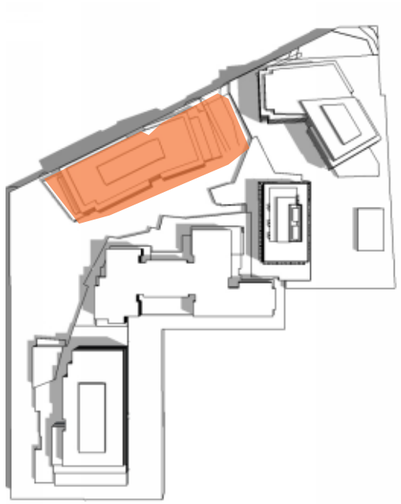
OPTION 3 - PREFERRED OPTION

- New cladding:
  - » *Over existing brick at majority of building*
  - » *Over removed brick at remainder of building*
- Enclosed level 5 exterior decks
- Add exterior deck only to roof
- Add screened mechanical at roof



PHASE 1 DEVELOPMENT

Building E Options



BUILDING E

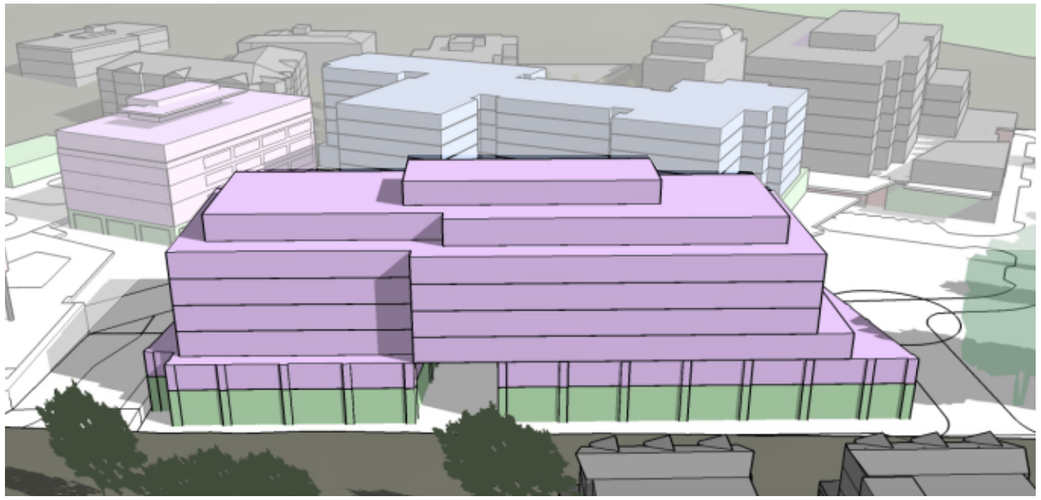
- 7 story office building, approximately 220,000 sf
- Retail at base
- Possible health club
- 32,000 sf floor plates, typical
- Pass-through at ground level (2-story)

OPTION 1

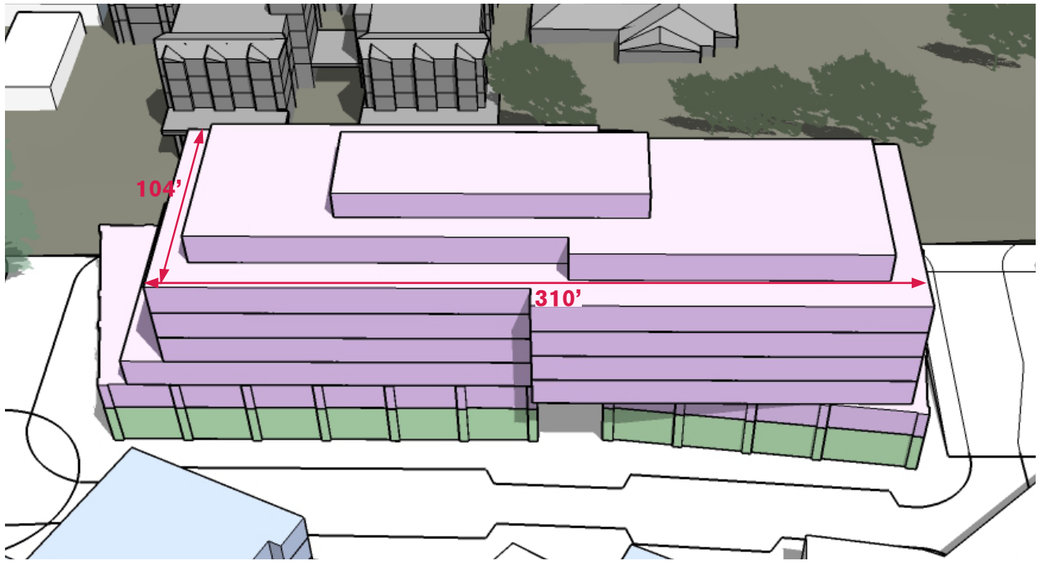
Shifted Mass / Narrow and Long Building

- Office Tower 104' wide x 310' long
- Building Shifts at upper level to reduce bulk
- Set back at upper level to reduce bulk
- 2-Story Base with Building Pass-Through
- Step Down at West End

NORTH FACADE



SOUTH FACADE



PHASE 1 DEVELOPMENT

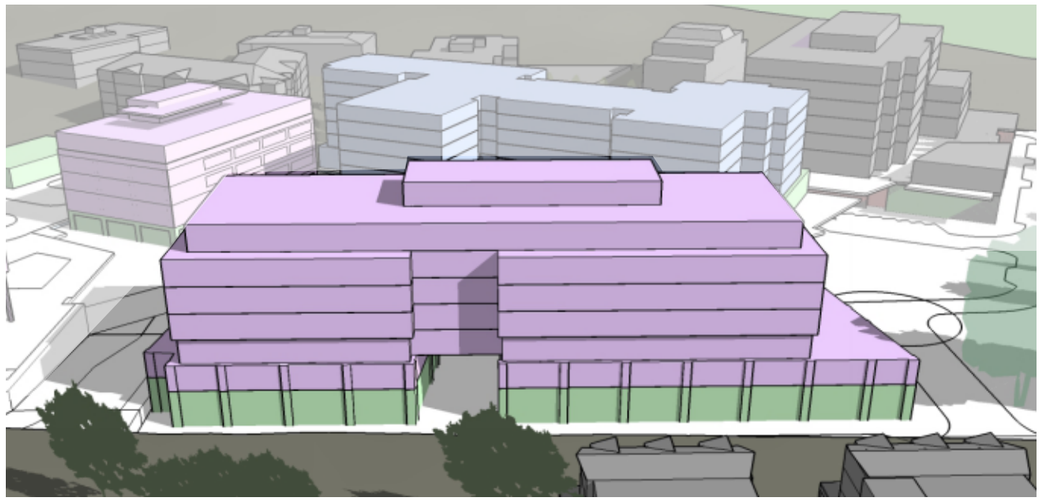
Building E Options

OPTION 2

Building Notch / Narrow Long Building

- Office Tower 104' wide x 310' long
- Building notched at upper levels to reduce bulk
- Set back at upper level to reduce bulk
- 2-Story Base with Building Pass-Through
- Step Down at West End

NORTH FACADE

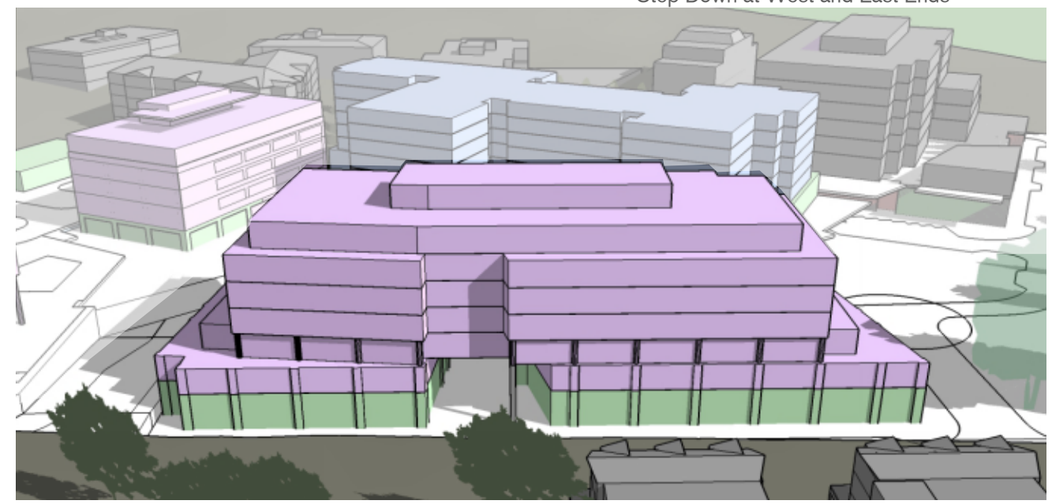


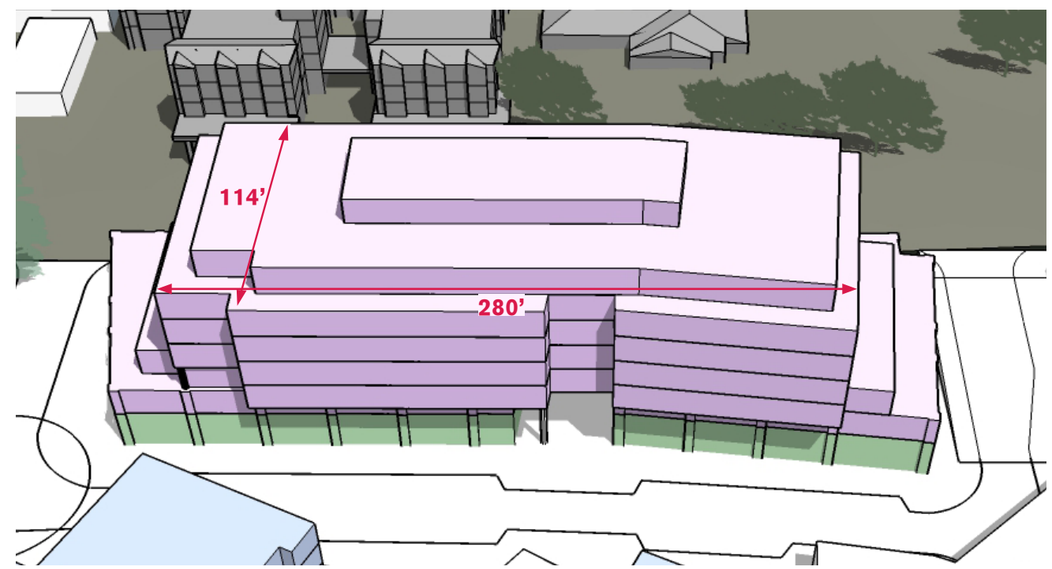
SOUTH FACADE

OPTION 3 - PREFERRED OPTION

Shifted Mass and Building Notch / Wide Shorter Building

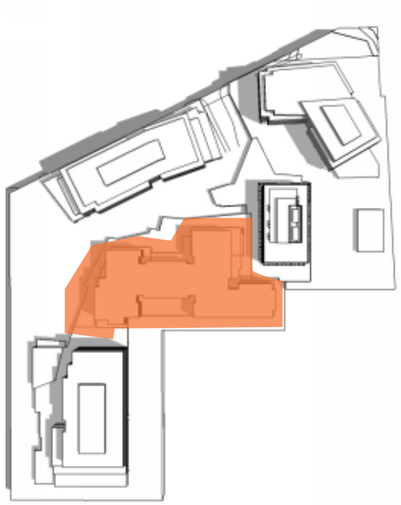
- Office Tower 114' wide x 280' long
- Building notch at upper levels to reduce bulk
- Angled facade reduces bulk and enhances views into site
- Set back at upper level to reduce bulk
- 2-Story Base with Expanded Building Pass-Through
- Step Down at West and East Ends





PHASE 1 DEVELOPMENT

Building F Options

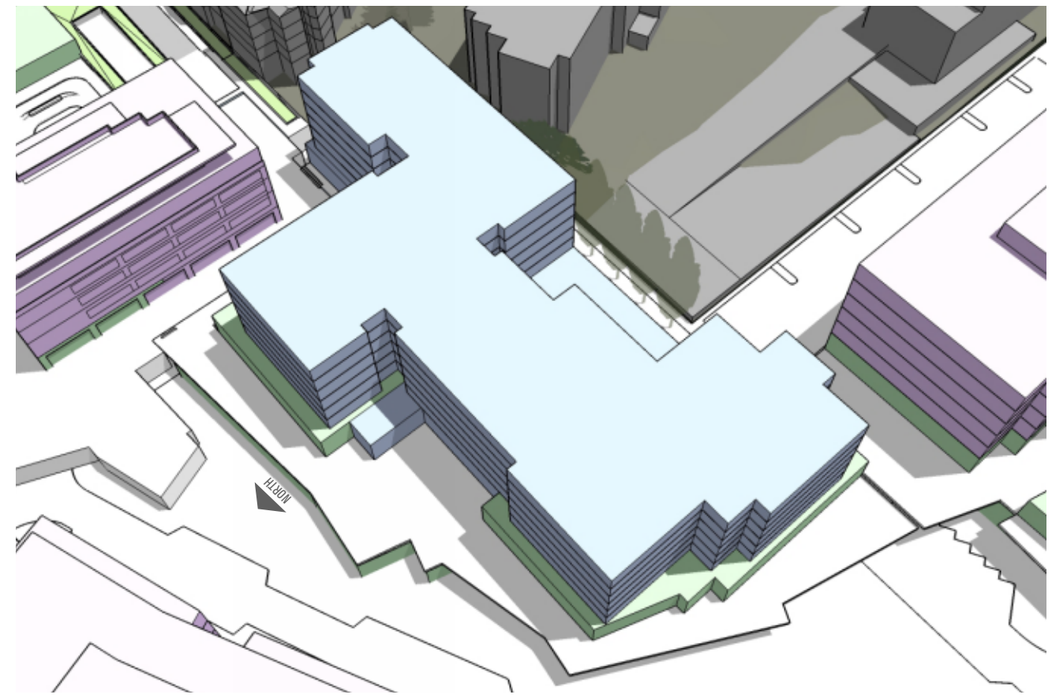


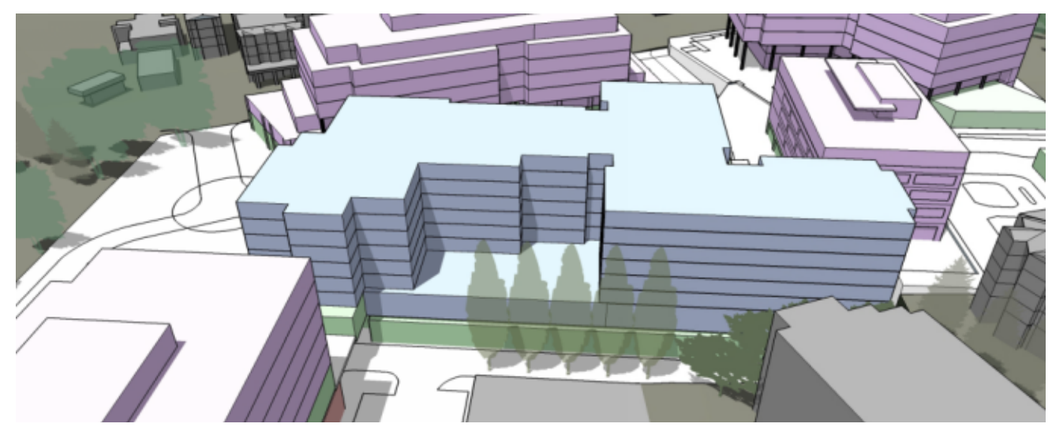
BUILDING F

- Residentail over retail/grocery
- 7-8 total stories
- 240-300,000 sf residential, 240-300 units
- Approximately 76,000 sf retail, including 47,000 sf QFC

OPTION 1

- Primary Residential Courtyard faces south
- Center wing shades Retail Plaza
- Decreased modulation at center wing at North Facade
- Increased modulation at center wing at South Facade



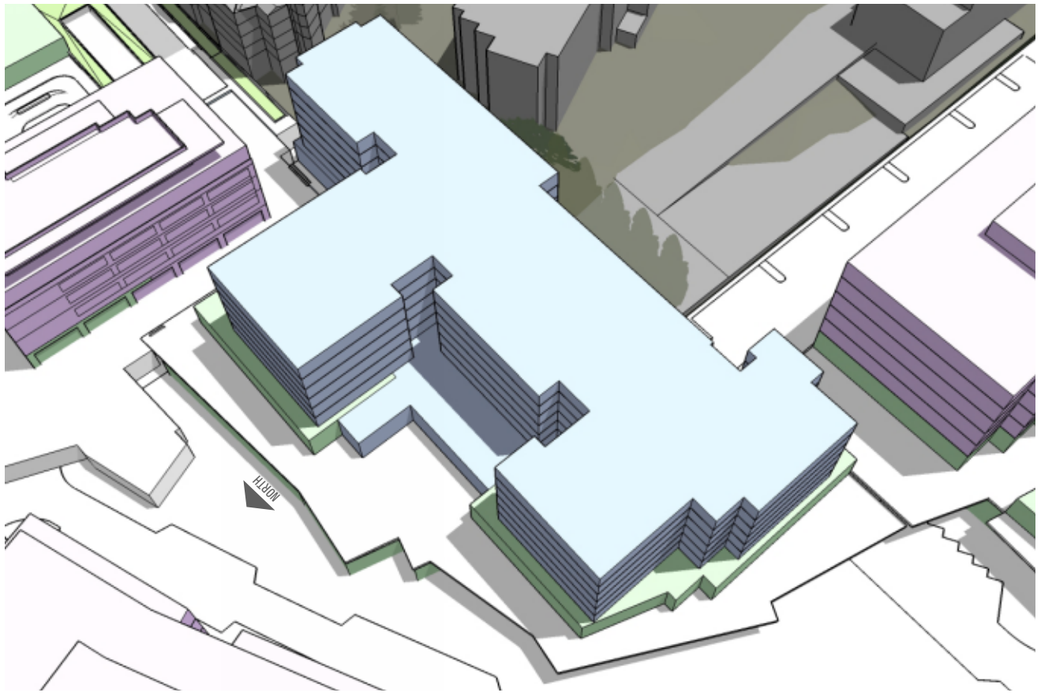


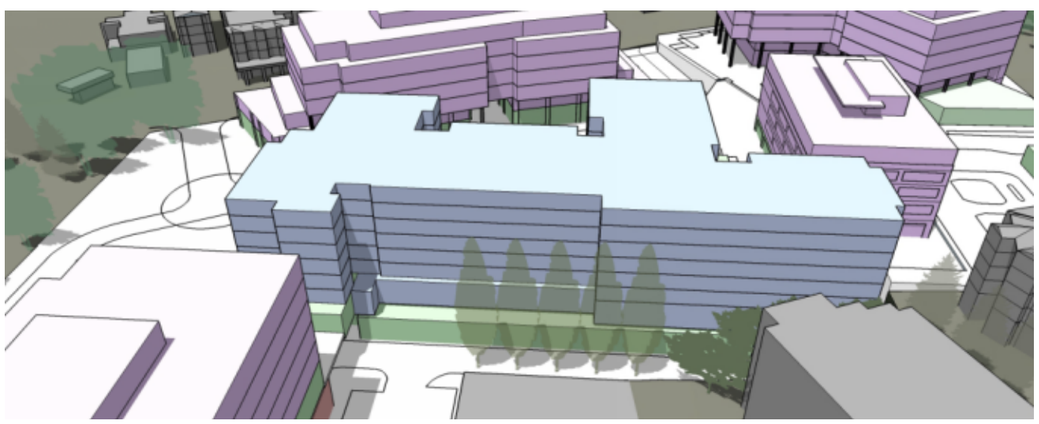
PHASE 1 DEVELOPMENT

Building F Options

OPTION 2

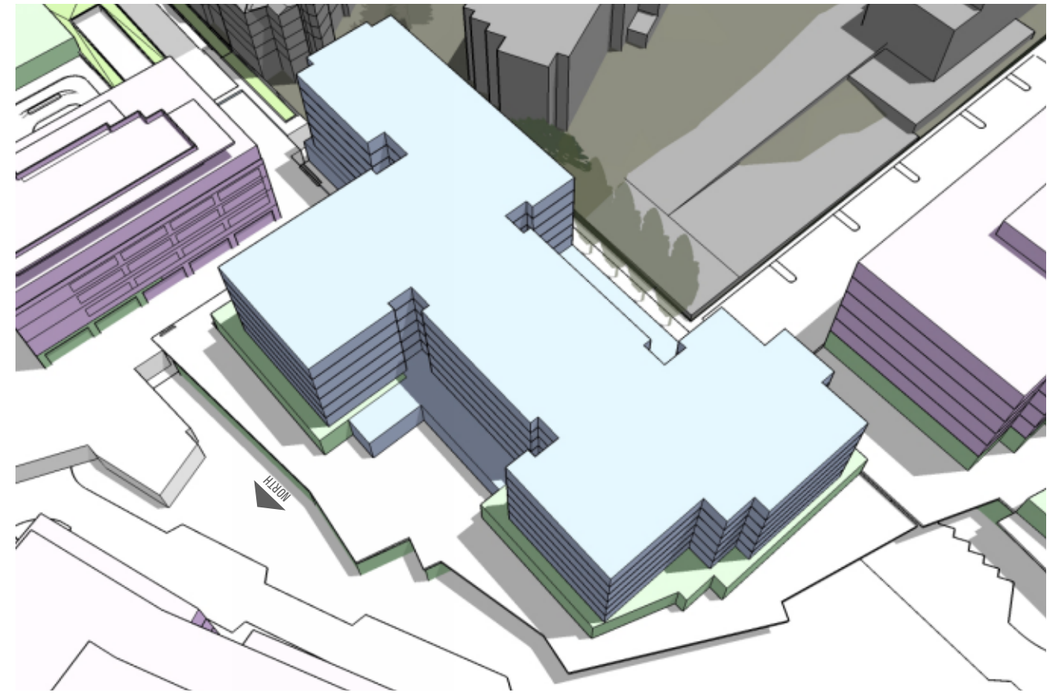
- Primary Residential Courtyard faces north
- Reduced shading impact on Retail Plaza
- Increased modulation at center wing at North Facade
- Decreased modulation at center wing at South Facade

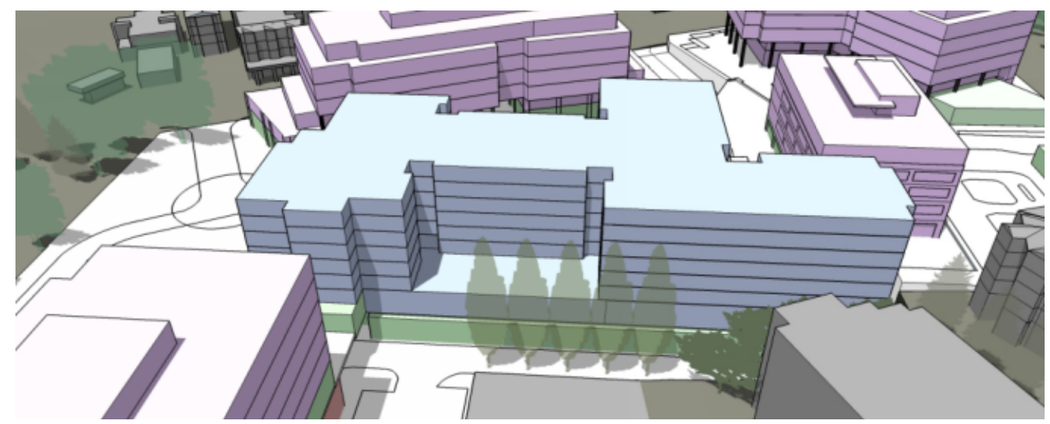




OPTION 3 - PREFERRED OPTION

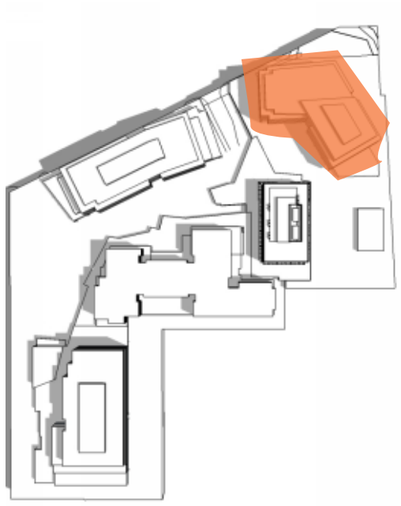
- Residential Courtyard on north and south
- Some reduction in shading impact on Retail Plaza
- Modulation on both North and South Facades





PHASE 1 DEVELOPMENT

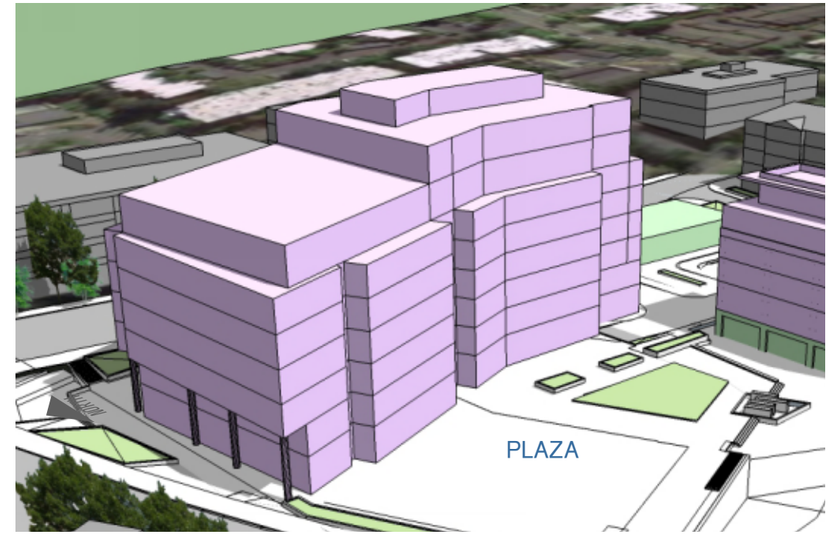
Possible Phase 1A - Building A Options



BUILDING A

- 8 Total Stories
- 220,000 sf Office
- 32,000 - 33,000 sf Typical Office Floor
- Incorporates Entry to Parking Garage
- Partial 8th Story Permitted Behind 110' Setback from Central Way

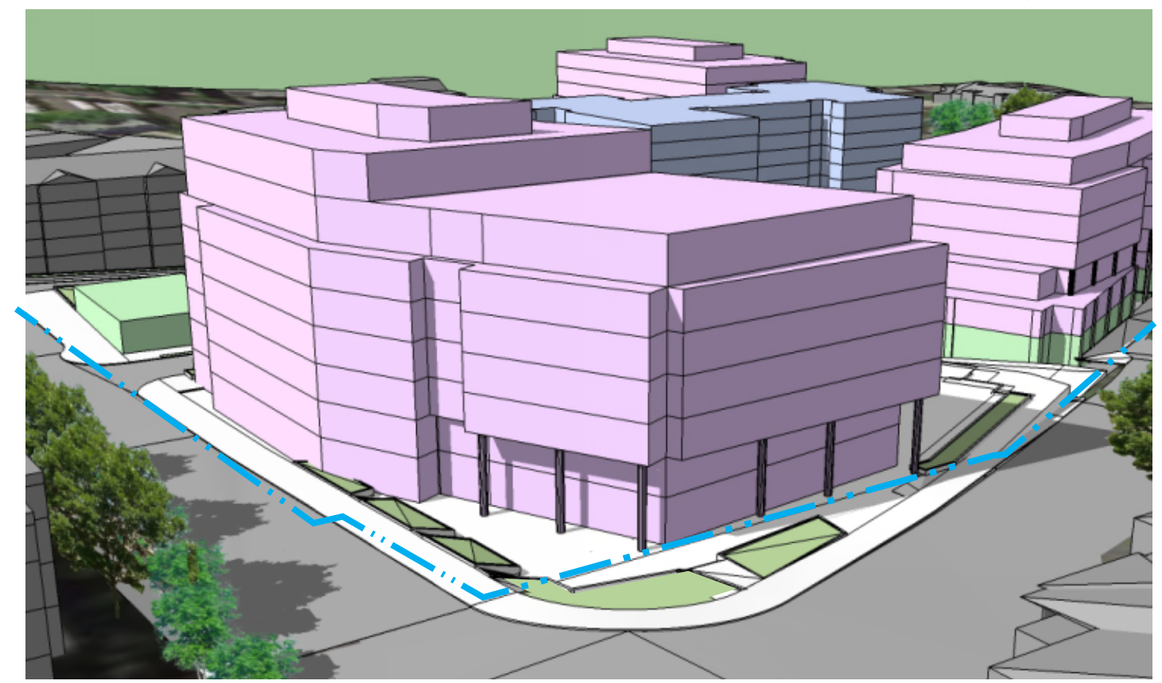
OPTION 1



- Building oriented along 6th Street.
- Opens up views into site along Central Way / not 6th Street
- Close to Building D
- Furthest away from Building E
- Larger single plaza
- Long facade on 6th Street
- Building angles away from corner to accommodate grade change
- Portions of lower floor set back to enhance pedestrian flow from corner into site

◀ From Central Way and 5th St

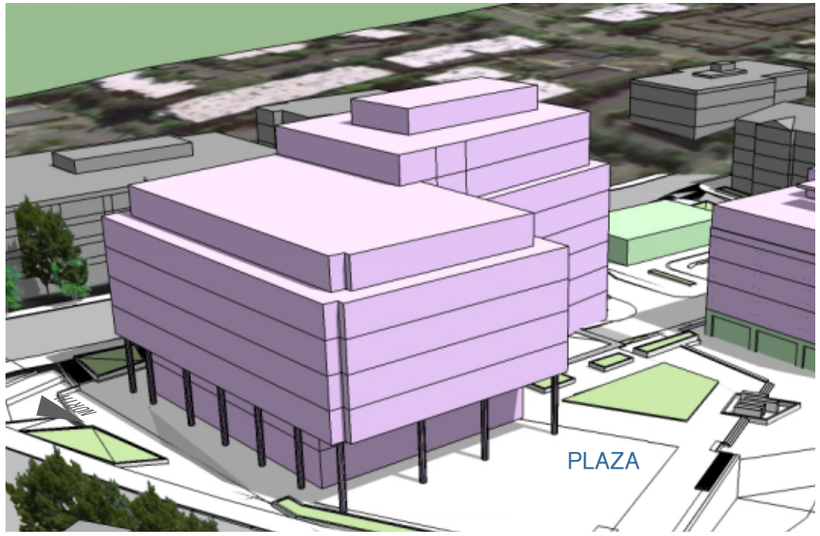
▼ From Central Way and 6th St



PHASE 1 DEVELOPMENT

Possible Phase 1A - Building A Options

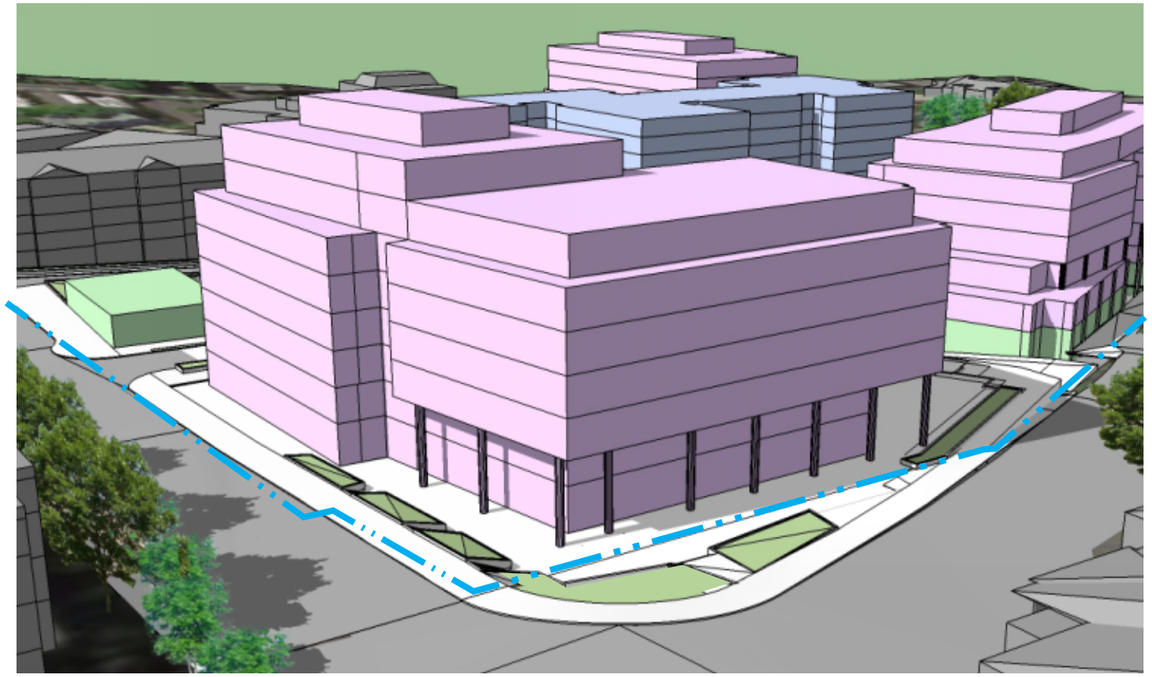
OPTION 2



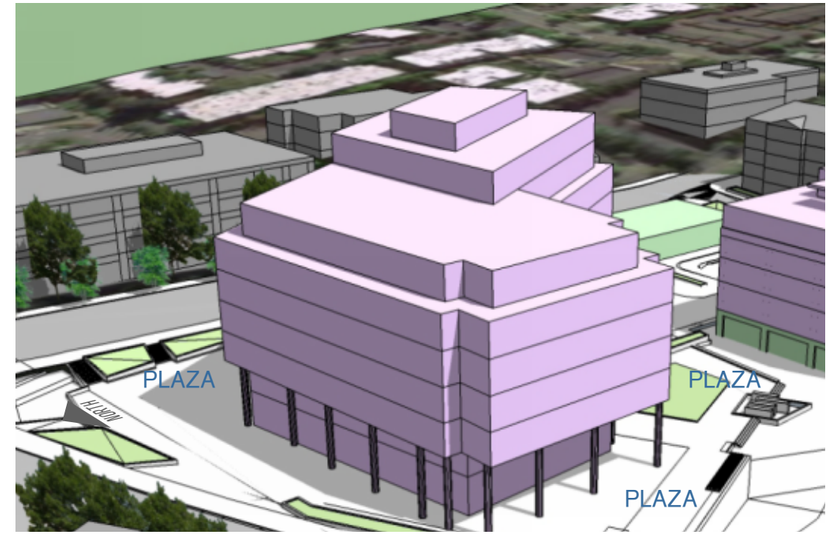
- L-Shaped building oriented to corner
- Opens up views into site along Central Way
- Less facade length on 6th Street compared to Option 1; more facade length on Central Way
- Plaza partially framed by L-shaped building
- Portions of lower floor set back to enhance pedestrian flow from corner into site

◀ From Central Way and 5th St

▼ From Central Way and 6th St



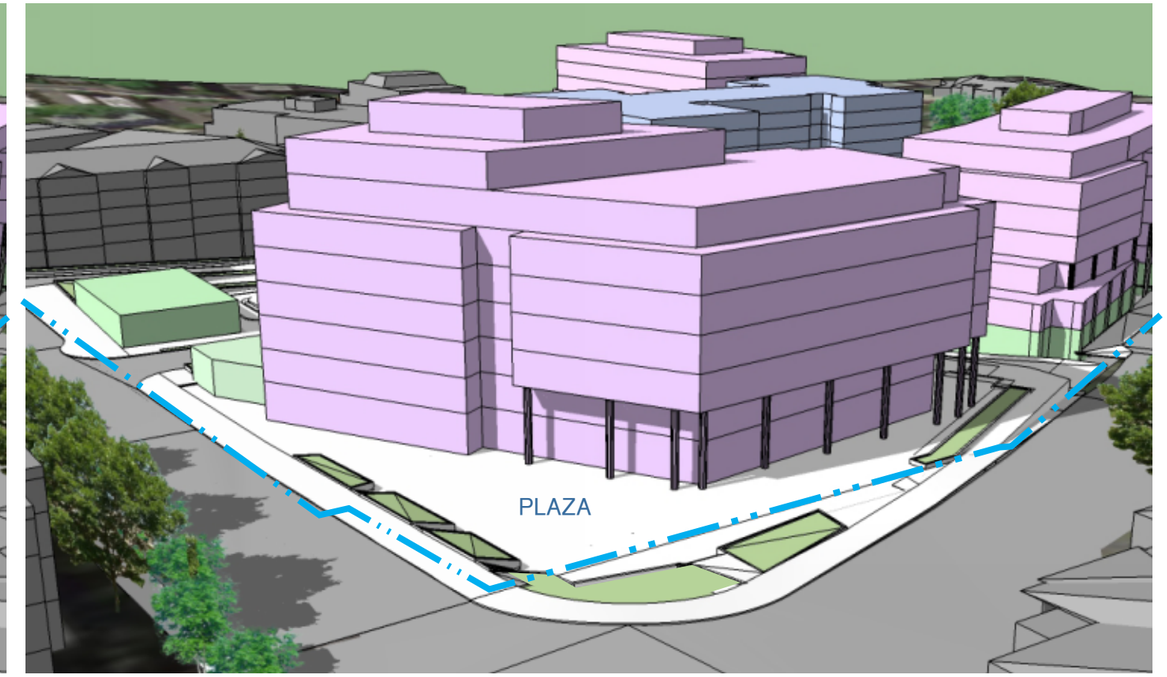
OPTION 3 - PREFERRED OPTION



- Pulls building away from corner
- More room for grade transition at corner
- More separation from Building D
- Opens site up to views on both Central Way and 6th Street
- Shortest facade lengths facing 6th and Central Way
- Creates plazas on three sides of building
- Portions of lower floor set back to enhance pedestrian flow from corner into site

◀ From Central Way and 5th St

▼ From Central Way and 6th St



50.36 User Guide – CBD 5A zones.

The charts in KZC 50.38 contain the basic zoning regulations that apply in the CBD 5A zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 50.37

Section 50.37 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.

2. See KZC 50.62 for additional building height provisions.

3. Developments creating four or more new dwelling units shall provide at least 10 percent of the units as affordable housing units as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing incentives and requirements.

link to Section 50.38 table

Zone CBD-5A

USE ZONE CHART

Section 50.38	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.010	Mixed Use Development Containing Office, Retail and Restaurant Uses. See Spec. Regs. 1, 2, 3 and 4.	D.R., Chapter 142 KZC. See Spec. Reg. 1.	None	See Plate 5, Chapter 180 KZC.			100%	See Spec. Reg. 5 and Plates 6 and 7, Chapter 180 KZC.	None	E See Spec. Reg. 6.	See Spec. Reg. 7.	1. Development under this use shall be pursuant to the Parkplace Master Plan and Design Guidelines contained in Chapter 3.30 KMC. Compliance with the Master Plan and Design Guidelines shall be determined through DR, Chapter 142 KZC. 2. The gross floor area of retail and restaurant uses in this zone shall be equal to or greater than 25 percent of the gross floor area of office uses in this zone. Retail uses may include accessory short term drop-off children's play facilities. 3. The following additional uses are allowed subject to restrictions listed: a. Hotel or Athletic Club. Accessory retail or restaurant uses shall be included as retail uses under Special Regulation 2, provided they are open to the public. b. Movie theater. This use may be included as a retail use under Special Regulation 2; provided, that the gross floor area of this use shall not count toward more than 20 percent of the required minimum gross floor area of retail and restaurant uses. c. Private Lodge or Club; Church; School, Day-care Center, or Mini-School or Day-care Center; Public Utility, Government Facility, or Community Facility; Public Park. d. Assisted Living Facility (including a nursing home if part of the facility); provided, that the gross floor area does not exceed 10 percent of the total gross floor area for the Master Plan; and Stacked or Attached Dwelling Units; provided, that the gross floor area does not exceed 30 percent of the total gross floor area for the Master Plan. 4. The following uses are prohibited: a. Any retail establishment exceeding 70,000 square feet. b. At grade drive-through facilities. Exception: One drive-through facility for banking or related financial services is permitted if the facility does not compromise the pedestrian orientation or traffic circulation of the development. The drive-through shall be on the eastern portion of the site accessed from 6th Street. The location and design of the facility requires Planning Official and Public Works Department approval. c. The outdoor storage, sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers. REGULATIONS CONTINUED ON NEXT PAGE

Section 50.38 Zone CBD-5A **USE ZONE CHART**

Section 50.38	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.010	Mixed Use Development Containing Office, Retail and Restaurant Uses (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 5. Rooftop appurtenances may exceed the applicable height limitation by a maximum of 16 feet if the area of all appurtenances and screening does not exceed 25 percent of the total area of the building rooftop. All other regulations for rooftop appurtenances in Chapter 115 KZC shall apply. 6. Prior to installation of permanent signs, the development must submit and receive approval of a Master Sign Plan pursuant to Chapter 100 KZC. 7. The following establishes the number of parking spaces required: a. Residential uses must provide 1.7 parking spaces for each dwelling unit and one parking space for each assisted living unit. b. Restaurants and taverns must provide one parking space for each 125 square feet of gross floor area. c. All other uses must provide one parking space for each 350 square feet of gross floor area. 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. The development may propose and the Planning Official may permit a reduction in the required number of parking spaces based on a demand and utilization study prepared by a licensed transportation engineer. The study shall include an analysis of shared parking demonstrating that the proposed parking supply is adequate to meet the peak parking demand of all uses operating at the same time. A TMP and parking management measures shall be incorporated into the analysis. An analysis of the effectiveness of the TMP and parking management measures shall be provided for City review. The City's transportation engineer shall approve the scope and methodology of the study as well as the effectiveness of the TMP and parking management measures.

Plate 5 CBD 5A Required Yards

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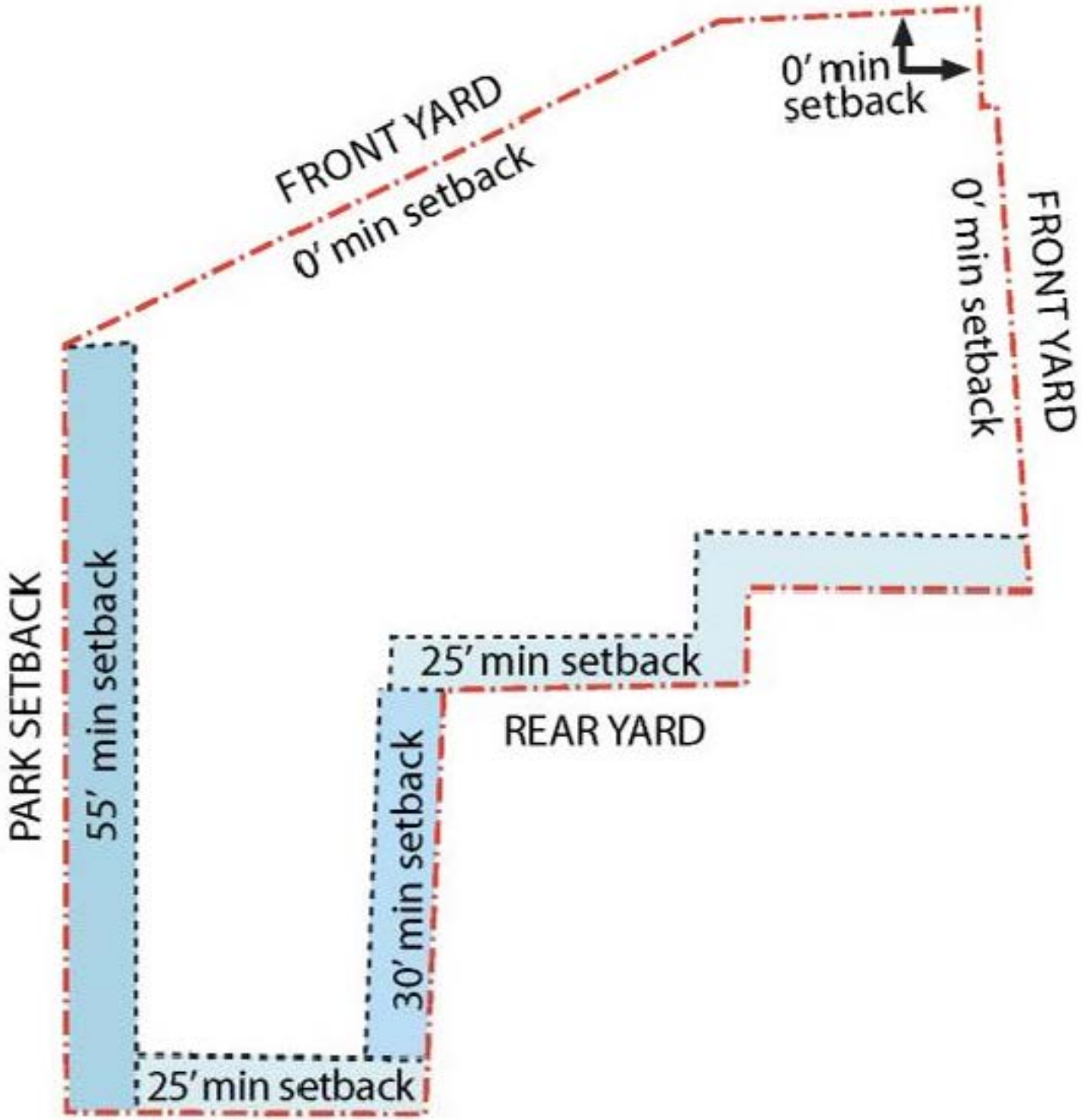
Attachment 2



(Ord. 4171 § 1, 2009)

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Plate 6 CBD 5A Maximum Building Heights

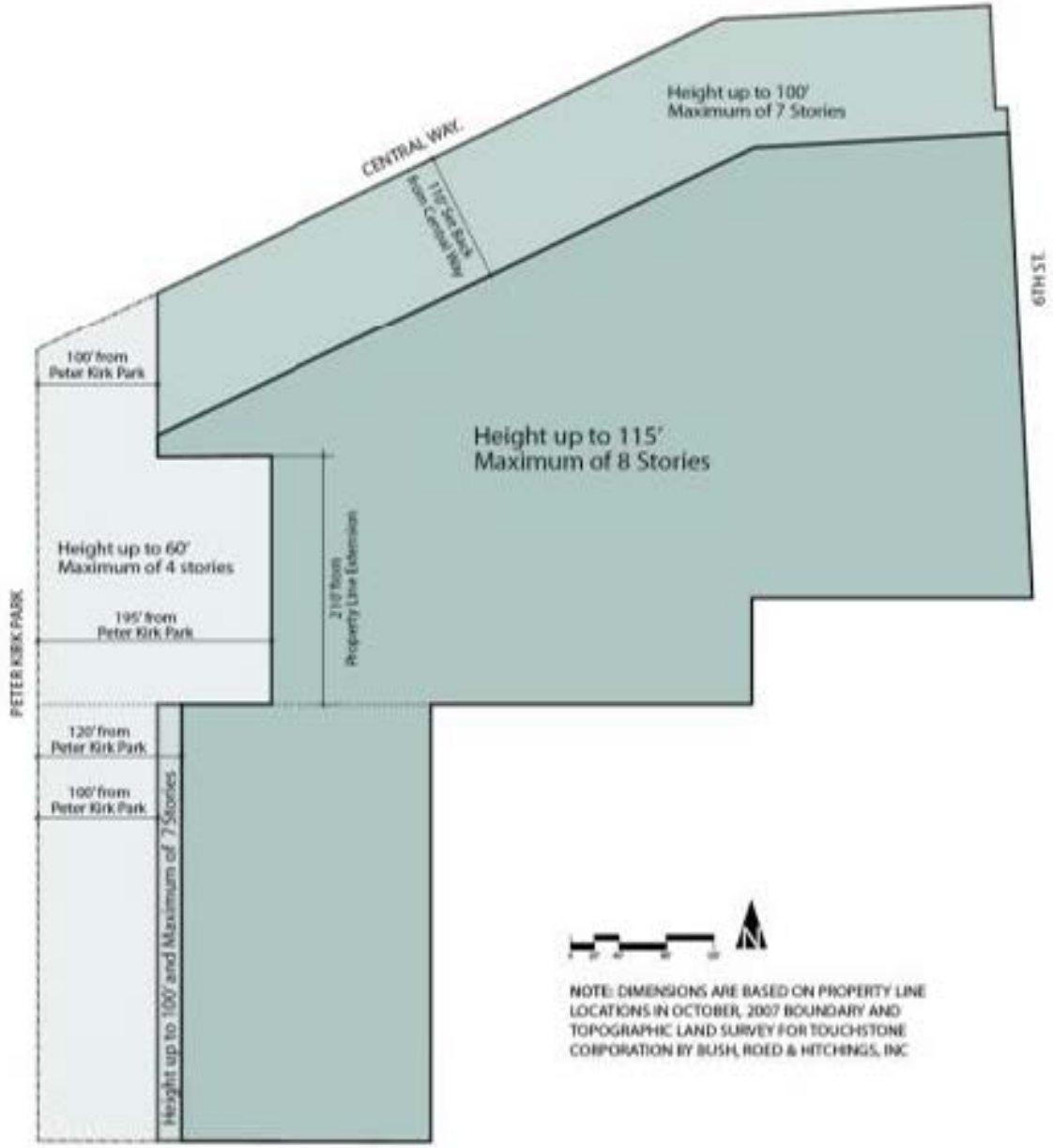

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Plate 7 CBD 5A Maximum Building Heights and Stories Measurement Points

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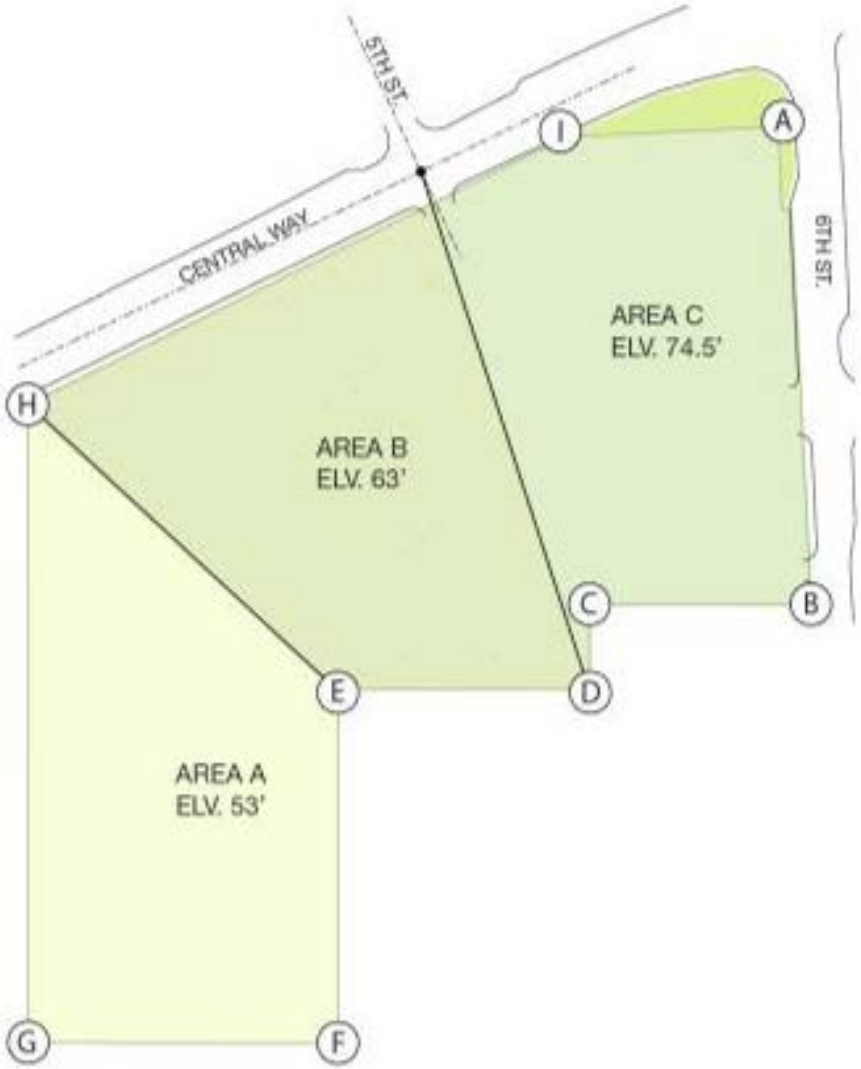

Building Height & Number of Stories: Measurement Points

GENERAL NOTES:

1. Where a minimum of 75% of the Gross Floor Area of a building is located in area "A", the Building Measuring Point will be elevation 53.0 feet above sea level

2. Where a minimum of 75% of the Gross Floor Area of a building is located in area "B", the Building Measuring Point will be elevation 63.0 feet above sea level

3. Where a minimum of 75% of the Gross Floor Area of a building is located in area "C", the Building Measuring Point will be elevation 74.5 feet above sea level

Area A: That portion of property area that lies west and south of a line between Property Corner H and Property Corner E.

Area B: That portion of property area that lies east of a line between Property Corner H and Property Corner E and west of a line from the centerline of the intersection of 5th Street and Central Way and property corner D.

Area C: That portion of property area that lies east of a line from the centerline of the intersection of 5th Street and Central Way and property corner D and west of 6th Street

note: Based on the Boundary and Topographic Survey for Park Place Center by Bush, Roed & Hitchings, INC., dated October 2007

(Ord. 4171 § 1, 2009)

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KIRKLAND PARKPLACE
MIXED USE DEVELOPMENT

Adopted by the City Council pursuant to
Kirkland Municipal Code Section 3.30.040(4), O-4475.
Updated February 17, 2015.

Attest:

Amy Walen,
Mayor

Eric Shields
Director,
Planning & Community
Development

Master Plan and Design Guidelines

Prepared by CollinsWoerman

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Acknowledgment: Written content in this document has been excerpted and/or excerpted and edited from the previously approved *Kirkland Parkplace Mixed Use Development Master Plan and Design Guidelines* document updated December 16, 2008 as created by LMN Architects.

POLICY OVERVIEW

1. Introduction

Located along Central Way and 6th Street, Kirkland Parkplace has the potential to offer many great amenities to Kirkland's downtown. Parkplace is a 501,000 square-foot property defined as CBD-5A in Kirkland's Zoning code. The proposed mixed-use center includes approximately 1.175 million square feet of development consisting of retail, office, residential, and entertainment uses that are, in effect, an extension of the existing downtown.

PURPOSE

This document includes three major parts: (1) a Policy Overview that establishes a vision, procedure, and design intent; (2) a Master Plan comprised of Development Standards that establish basic programming and site planning requirements; and (3) Design Guidelines that establish detailed design standards for the site and buildings.

These Standards and Guidelines provide structure to help meet the goals outlined in the Comprehensive Plan. A discussion of relevant Comprehensive Plan directives and this document's associated responses can be found in Section 7: *Comprehensive Plan Design Direction.*

PROJECT NAMING

While this document references the site's current name of "Kirkland Parkplace", the property owner may choose to re-brand the development and re-name it to reflect its new brand identity.

2. Vision

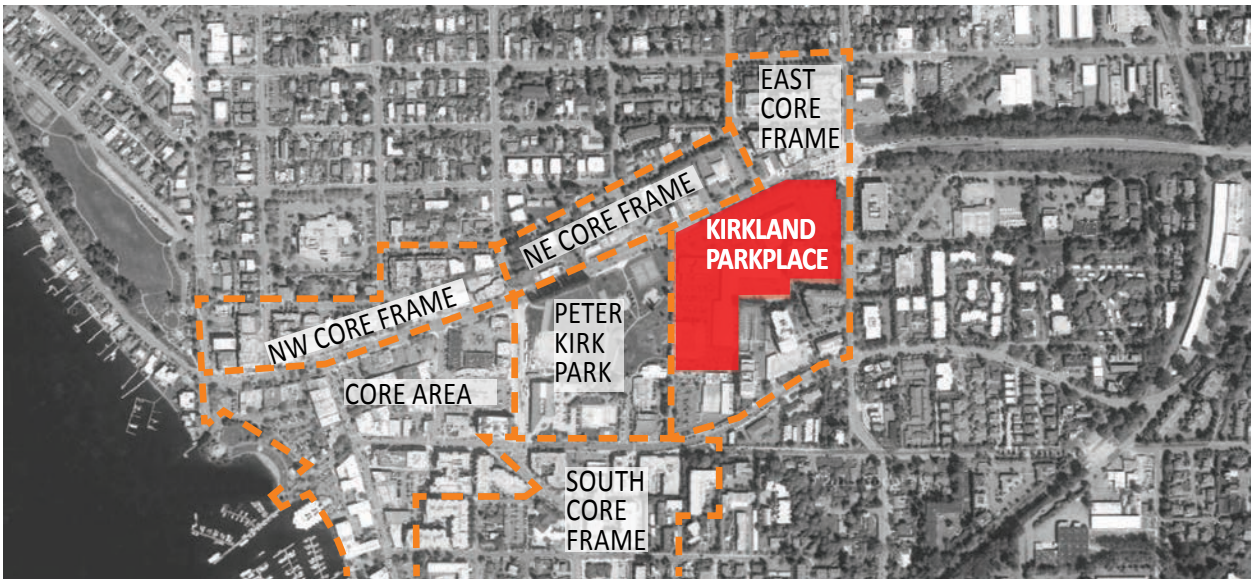
The Kirkland Parkplace Master Plan envisions a transformation of the existing suburban style office park and retail area to a lively, integrated mixed-use center.

Parkplace creates a new destination in Kirkland featuring tree-lined streets, landscaped open spaces, offices and residences overlooking public plazas, and a wide variety of shopping, dining, entertainment, and recreation experiences. Parkplace's contemporary Northwest architecture evokes Kirkland and its environs with green design, appropriate massing, and orientation. Appropriate placement of trees, fountains, benches, street lamps, and decorative sidewalk treatments add a rich texture to Parkplace's plazas and streets.

The combination of pedestrian-oriented streets, distinctive architecture, unique urban character, sensitive integration and progressive sustainable design strategies will make Kirkland Parkplace an attractive and valued gathering place for Kirkland's citizens.

The compact design includes a diversity of spaces for gathering and bustling activity, while maintaining a human scale. This reflects and celebrates the evolution of Kirkland: balancing the need for growth and economic opportunity, but not losing touch with the comfortable, small-town roots of its past.

Kirkland Parkplace is both a home and a destination.



Kirkland Parkplace: Design District 5A, part of the East Core Frame in Kirkland's downtown area[1]

3. Application

The Master Plan and Design Guidelines set forth in this document have been created to guide the development of Kirkland Parkplace to meet the intent of the vision for CBD-5A of the City of Kirkland. This Master Plan and Design Guidelines Document allows increased height and reduced setbacks in exchange for providing a mixed-use center and public amenities. These Standards and Guidelines are to be used in addition to the standard zoning regulations for CBD-5A. They are supplemental, not a substitution, to the City of Kirkland Municipal Code and supporting documents.

4. Review Process: Determining Compliance

This document establishes performance criteria and provides recommendations for achieving specific design objectives. Compliance with the Master Plan, including general standards; general public amenity, and access locations; organization of uses; and street dimensional requirements shall be determined by administrative review (planning official). Compliance and consistency with the Design Guidelines shall be determined by the Design Review Board in accordance with KMC 142.35.9. In the DRB's review of the project, the Board shall respect the requirements and commitments established in this Master Plan.

5. Modifications

A major modification to the Master Plan is any proposal that would result in a change that would substantially alter the Plan's proposed development such as: decrease in open space quantity, changes to locations of primary and secondary internal streets, or changes in allowed use. Major modifications to the Master Plan shall require a staff review for consistency with the Comprehensive Plan and City Council approval. (Refer to KMC 3.30.040.)

A minor modification to the Master Plan, reviewed by the Planning Director, is any proposal that would result in a change that would not substantially alter the Plan's proposed development such as: facade treatments, street design variation, character/design detail of public spaces, or minor variations in design of sidewalks, pathways, lighting, and landscaping.

The Design Review Board may grant a design departure or minor variation in the Design Guidelines only if it finds that both of the following requirements are met:

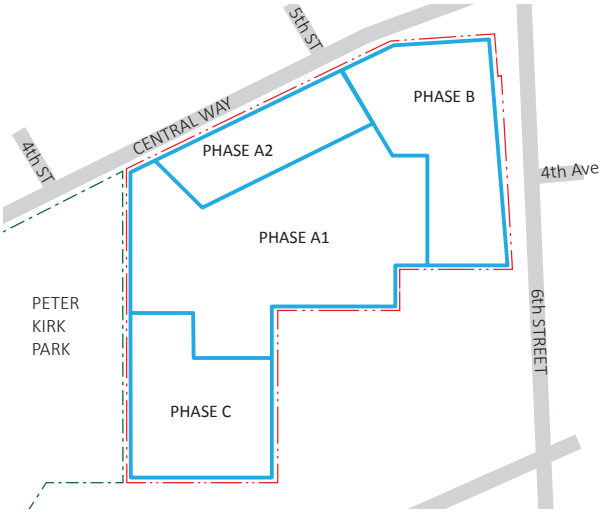
a. The variation is consistent with the intent of the guideline and results in superior design.
b. The departure will not result in any substantial detrimental effect on nearby properties or the neighborhood.

6. Phasing

Depending on market conditions, this development will be staged in three major phases (A, B, and C) with two minor stages in phase A (A1 and A2).

Each independent phase will be designed and built to ensure that, at completion, there are no unsafe or unsightly temporary conditions and that pedestrian connections to and through the site are maintained and/or restored; and functionality of vehicle access and circulation is maintained.

As a condition of design review approval for each phase, the applicant shall demonstrate how these conditions will be satisfied for that phase.



Potential project phasing by location. Sequence of phasing to be determined.

7. Comprehensive Plan Design Direction

The City of Kirkland's Comprehensive Plan, Section XV.D, includes several policies and guidelines directly related to the Parkplace site. Four relevant Comprehensive Plan directives and associated responses are included below:

A. *CP Policy*: *Heights of up to eight stories are appropriate as an incentive to create a network of public spaces around which is organized a dynamic retail destination* (CP XV.D-13).

Response: Parkplace is an urban, open-air retail, restaurant, entertainment, office, and residential complex. (See Section 10 for standards regarding networks of open space, retail frontage, and pedestrian connections.)

B. *CP Policy*: *Special attention to building design, size, and location should be provided at three key locations:*

- *at the intersection of Central Way and Sixth Street to define and enhance this important downtown gateway;*
- *along Central Way to respond to the context along the north side of street;*
- *and facing Peter Kirk Park to provide a transition in scale to downtown's central green space* (CP XV.D-14).

Pedestrian Connections to adjoining streets, Peter Kirk Park, and adjoining developments should be incorporated to facilitate the integration of the district into the neighborhood (CP XV.D-13).

Response: Specific design guidelines have been defined to encourage unique environments and experiences in each of these three locations. The development standards define pedestrian connection requirements.

C. *CP Policy*: *Because of the intensity of land use in 5A, the design of the buildings and site should incorporate aggressive sustainability measures, including low impact development measures, deconstruction, green buildings, and transportation demand management* (CP XV.D-14).

Response: The compact development, pedestrian-friendly, mixed-use nature of the land use in CBD-5A is fundamentally sustainable. It provides a live-work balance in downtown Kirkland and provides access to goods and services people need in proximity to where they live. Combined with a commitment to sustainable strategies in the design of the development, Kirkland Parkplace will significantly contribute to lowering carbon emissions and energy use relative to a suburban model of development.

D. *CP Policy*: *Residential development could be designed to integrate into both the office/retail character of the zone and the active urban nature of Peter Kirk Park* (CP XV.D-14).

Response: The Development Standards provide for up to 30% of building floor area to be devoted to residential use. The proposed residential component will enhance Parkplace's public and retail experience and bring after-hours activity to the development. Residents will have access to a range of services and a direct connection to Peter Kirk Park - all within walking distance.

8. Design Intent

This Master Plan and Design Guidelines document was created using the identified nine Guiding Principles for the project which were derived from input from the City staff, Design Review Board, Planning Commission, various community groups, and the residents of Kirkland.

1. Emotional ownership by the community:
   - Incorporate the project into the story of Kirkland.
   - Enable meaningful community exchanges.
   - Inspire unique experiences and discoveries.
   - Promote the coalescence of Community, Culture, and Commerce.
   - Provide a 'transforming experience' vs. a 'transactional experience'.
   - Include neighborhood retail.
2. Site planning connections:
   - Include public spaces such as plazas.
   - Create clear vehicular access and parking.
   - Create strong emphasis on the streetscape.
   - Support active public spaces.
   - Provide clear and inviting public access.
   - Provide connections to Peter Kirk Park.
3. Create community gathering spaces:
   - Create easily accessible public spaces.
   - Develop spaces that vary in size and offer choices for all ages.
   - Provide safety and comfort.
   - Integrate into the social life of downtown Kirkland.
4. Enhance the pedestrian environment:
   - Promote walkability: network of internal and external pedestrian connections.
   - Create visual interest along the street.
   - Incorporate a rich variety of materials.
   - Provide and enhance pedestrian circulation and retail continuity.
5. Integrate motor vehicle access and parking
   - Minimize the visual presence of parked cars.
   - Allow parking to be utilized during nights/weekends for benefit of community and downtown.
6. A mix of uses = a mix of building types:
   - Create a variety of building types, scales, and materials.
   - Express a three-dimensional quality to the public spaces.
7. Appropriate massing and scale:
   - Create pedestrian spaces with access to sun.
   - Address surrounding edges.
   - Consider scale, massing, and detail of individual buildings.
   - Express human-scale, detailed street level building facades.
8. Sustainability:
   - Establish macro-scale/site sustainable strategies.
   - Pursue building-specific sustainable strategies.
   - Encourage tenant-specific sustainable strategies.
9. Mixed-use development:
   - Provide a residential component to the project that will support the viability of a 24-hour development and complement the other uses on the site.

Children's play area at Peter Kirk Park[2]

MASTER PLAN: DEVELOPMENT STANDARDS

9. Program Requirements

The following requirements and ratios are established to quantify use types at the completion of the project, and are not a requirement for any single phase.

A. PEDESTRIAN SPACE

The development will include a variety of public open spaces that vary in size and character. A minimum of 15%, or 75,000 square feet, of the site shall be activated pedestrian-oriented space, in the form of courtyards, plazas, etc. See diagram (Section 10.D) for approximate locations and dimensional requirements of specific spaces. Definition of appropriate design treatments are found in the district-specific design guidelines (Section 13).

B. ARTS COMMITMENT

In an effort to encourage integrated art into the project, Parkplace is working in collaboration with representatives from the cultural council and local art community and will identify and create opportunities to integrate art into the project.

C. GREEN BUILDING COMMITMENT

Section V. Natural Environment of the Comprehensive Plan outlines broad goals and policies related to environmental sustainability. Section XV.D of the Comprehensive Plan and Guiding Principle #8 (see Section 8 of this document) describe goals specific to the Parkplace site.

1. In response to these goals and policies, the following requirements will apply to the Kirkland Parkplace project:

a. All new office buildings will be designed achieve a LEED CS Gold threshold. A USGBC Pre-Certification Application showing points meeting LEED CS Gold will be included with permit submittals to show which points will be pursued.

b. The multi-family residential building(s) will be designed to a LEED for Homes Multifamily Mid-Rise Silver threshold; or to meet Built Green 4 Star certification.

c. The applicant shall encourage all potential tenants for Kirkland Parkplace to pursue LEED-CI. To accomplish this, the applicant will create and distribute to tenants a set of Tenant Design Guidelines to show strategies tenants can use to achieve LEED-CI certification. These Tenant Design Guidelines will be made available to the City of Kirkland to inform their ongoing sustainability programs.

d. At the end of tenant build-outs of the office space, the applicant shall prepare an executive summary for the City of Kirkland, outlining what sustainability measures were incorporated in the tenant build-outs (unless otherwise restricted by tenant confidentiality).

e. In addition, the applicant shall strive to make design choices in its Core and Shell buildings that are conducive to the achievement of LEED-CI by tenants.

2. In the interest of promoting a holistic sustainability approach, the applicant shall strive to integrate site-specific strategies identified as focus areas, such as:

a. Energy efficiency strategies, like centralized cooling options and heat recovery.

b. Low Impact Development (LID) strategies like stormwater planters, vegetated roofs, and bioswales.

c. Materials and resource strategies like recycled materials, regional materials, and FSC certified wood.

D. COMMUNITY-SERVING RETAIL AND SERVICES

Include neighborhood-serving retail and services. Possible examples include: grocery, childcare, bookstore, drugstore, dry cleaner, movie theater, barbershop, shoe repair, etc.

E. PARKING

To guide the transformation described in the Comprehensive Plan from “an auto-oriented center surrounded by surface parking into a pedestrian-oriented center integrated into the community” (CP XV.D-13), the majority of parking for the development shall be placed underground. Surface parking will be provided along selected internal streets and at other selected surface parking locations to support retail uses.

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

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

OPEN SPACE BREAKDOWN

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

BUILDING USE BREAKDOWN · Approximate 1,175,000 GROSS SF TOTAL = 100%

Commercial Office	Retail / Fitness / Entertainment	Residential
650,000 sf	225,000 sf	250-300 units 300,000 sf

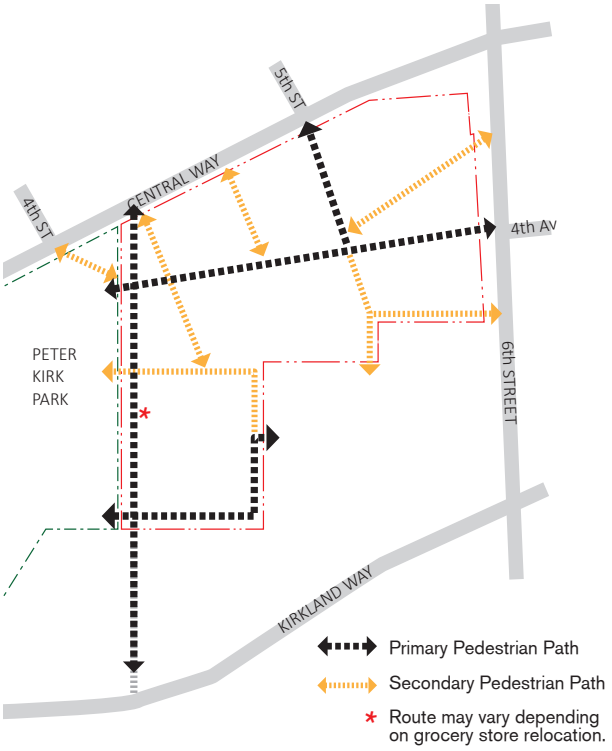
10. Public Amenities, Access, and Organization of Uses

A. PEDESTRIAN CONNECTIONS

Intent: Create a network of identifiable linkages into and through the project site for pedestrians.

The diagram at right shows approximate pedestrian connections. Darker lines indicate primary connections designated by the Comprehensive Plan. Lighter lines show secondary connections linking existing proposed streets as well as Peter Kirk Park. These connections are for public use.

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



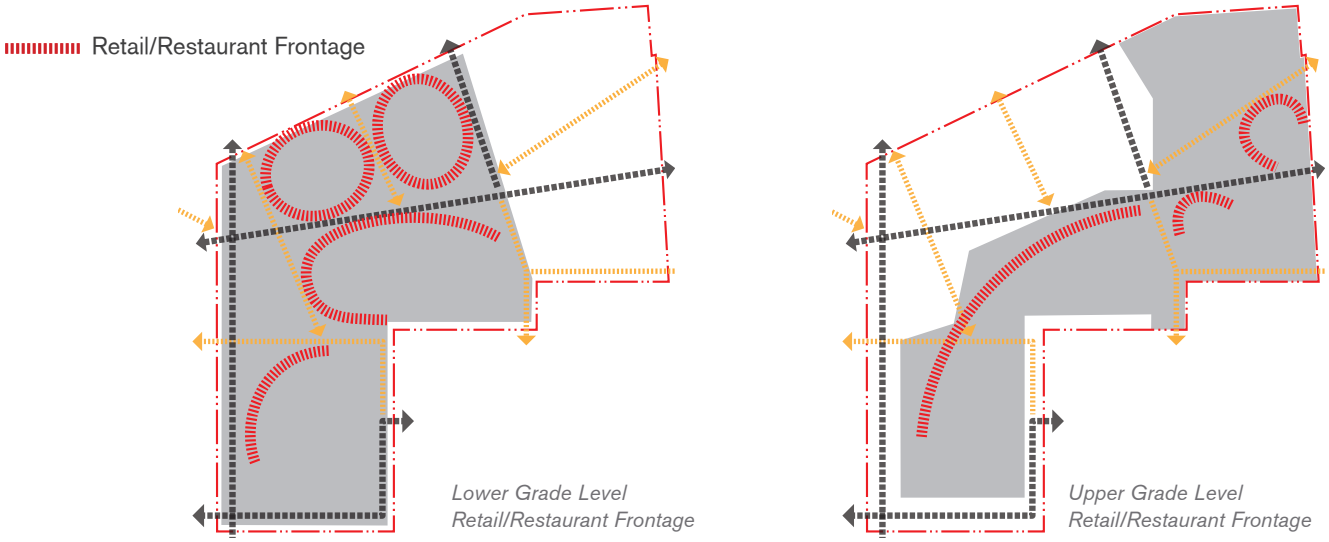
Network of pedestrian connections

Attachment 3

B. RETAIL/RESTAURANT FRONTAGE

Intent: Encourage and contribute to the liveliness and activation of primary and secondary pedestrian paths by providing retail and activating uses at ground level.

Predominant retail and other pedestrian-encouraging uses, including shops, restaurants, grocery, health club, and a movie theater are required along pedestrian-oriented streets and public spaces in the approximate locations shown in diagrams below. Additional activating uses are encouraged on the grade level throughout the development where feasible.



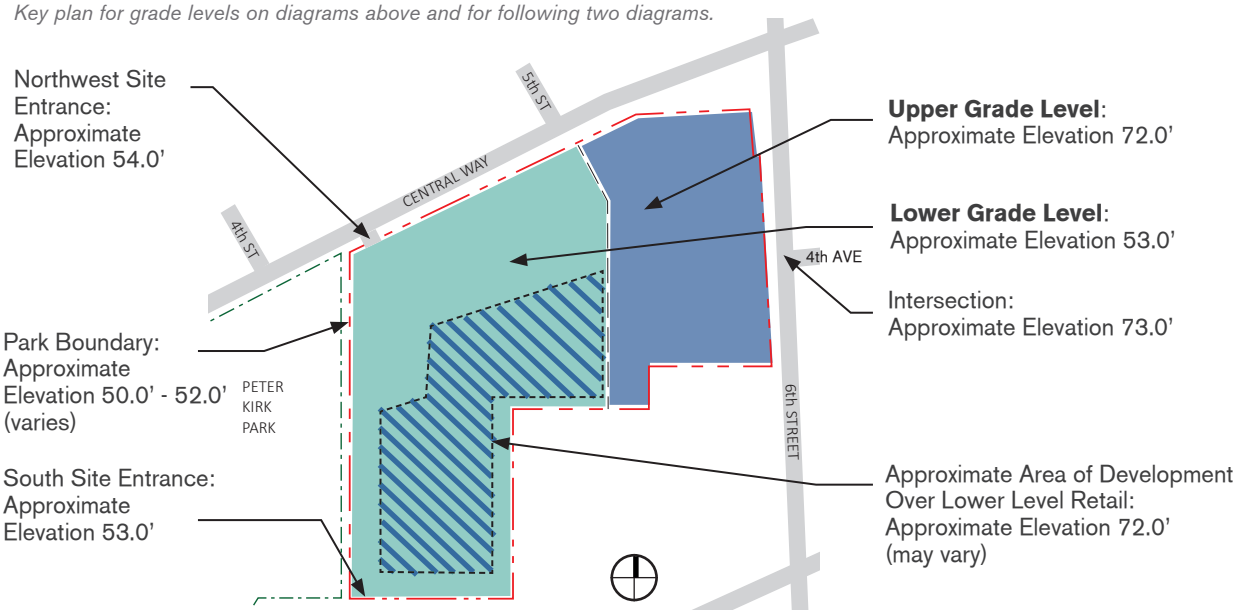
C. ORGANIZATION OF USES

Intent: Locate building and other uses to support the development goals of the project, including: ground floor retail, upper floor office space, residential space, and public gathering spaces between buildings.

The following diagrams describe the approximate locations of various building use types, pedestrian connections, parking, and public gathering spaces.

The key plan below illustrates the two grade levels for the site: *Upper Grade Level* and *Lower Grade Level.* The Upper Grade Level relates to the existing street grades at the intersection of 6th Street and 4th Avenue. The Lower Grade Level relates to Peter Kirk Park and the grades at the northwest site entrance on Central Way.

Key plan for grade levels on diagrams above and for following two diagrams.



C. ORGANIZATION OF USES: LOWER GRADE LEVEL

BUILDINGS

- **A** Retail with entries accessed from internal street; Office above
- **B** Retail and Grocery with entries accessed from internal street and/or open space; Residential above
- **C** Retail and/or Entertainment; Office above

SITE

- **D** Below-Grade Parking
- **E** Retail Surface Parking
- **F** Pedestrian Space: Plaza/Courtyard/ Garden
- Vehicular and Pedestrian Circulation
- Pedestrian-Only Circulation
- Vehicle Site Access
- Pedestrian Site Access; Locations to be Determined
- Provide visibility into retail or other activating uses at these locations
- Retail
- Outdoor Amenity
- Parking

C. ORGANIZATION OF USES: UPPER GRADE LEVEL

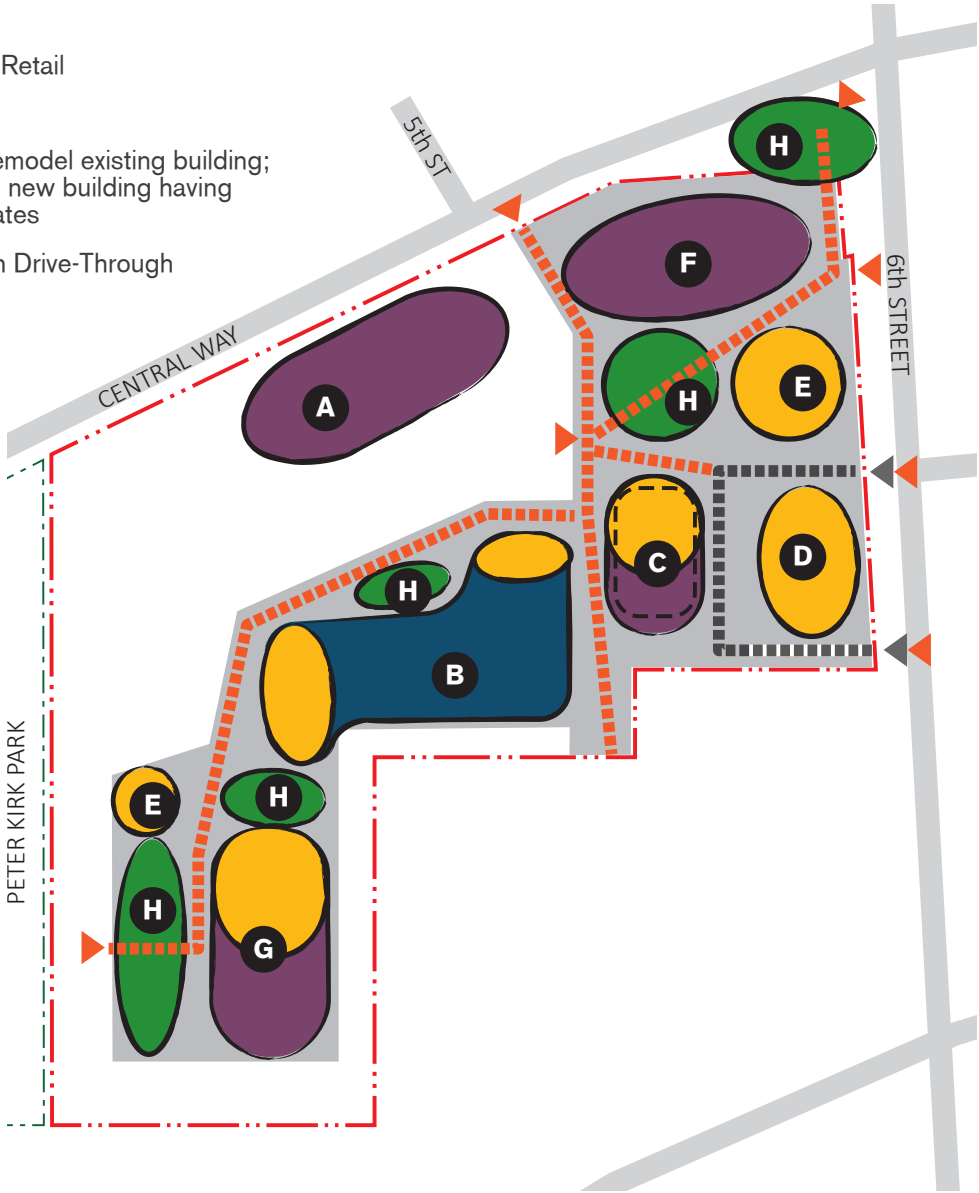
BUILDINGS

- **A** Office over Lower Level Retail
- **B** Residential with Ancillary Retail
- **C** Office with Retail;
  Options: 1) Retain and remodel existing building;
  2) Replace with new building having larger floorplates
- **D** Retail: Possible Bank with Drive-Through
- **E** Retail
- **F** Office
- **G** Office with Retail

SITE

- **H** Pedestrian Space: Plaza/Courtyard/ Garden/Elevated Terrace
- Vehicular and Pedestrian Circulation
- Pedestrian-Only Circulation
- Vehicle Site Access
- Pedestrian Site Access

- Retail
- Outdoor Amenity
- Office
- Residential



D. PEDESTRIAN SPACE

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

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

a. Primary plaza: shall have a minimum area of 10,000 square feet with a minimum average width of 60 feet.

b. Main Street plaza: a linear sequence of pedestrian spaces along Main Street retail shall have locations with a minimum 35-foot plaza depth from building face to curbline. (This does not include roadway. See 11.4 for building face to building face dimensional requirements along Main Street.)

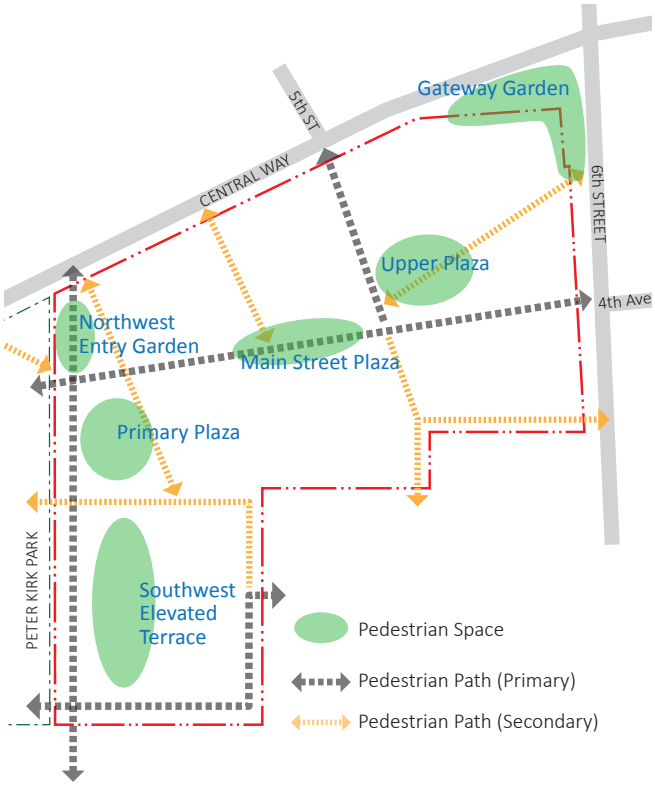
c. Upper Plaza: shall include a combination of landscaping and hardscaping with a minimum area of 10,000 square feet.

d. Northwest Entry Garden: shall be predominantly landscaped and an extension of Peter Kirk Park.

e. Smaller courtyard/plazas: shall have a minimum area of 2,500 square feet each. (not illustrated in diagram at right)

f. Elevated terraces: shall provide a minimum of 10,000 square feet total of publicly accessible pedestrian space at the Upper Grade Level. (See 10.C.)

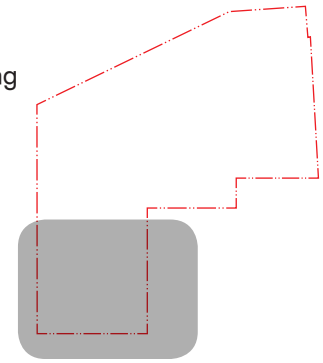
See district specific guidelines for design parameters of public space (ex. plazas, Section 13.D).



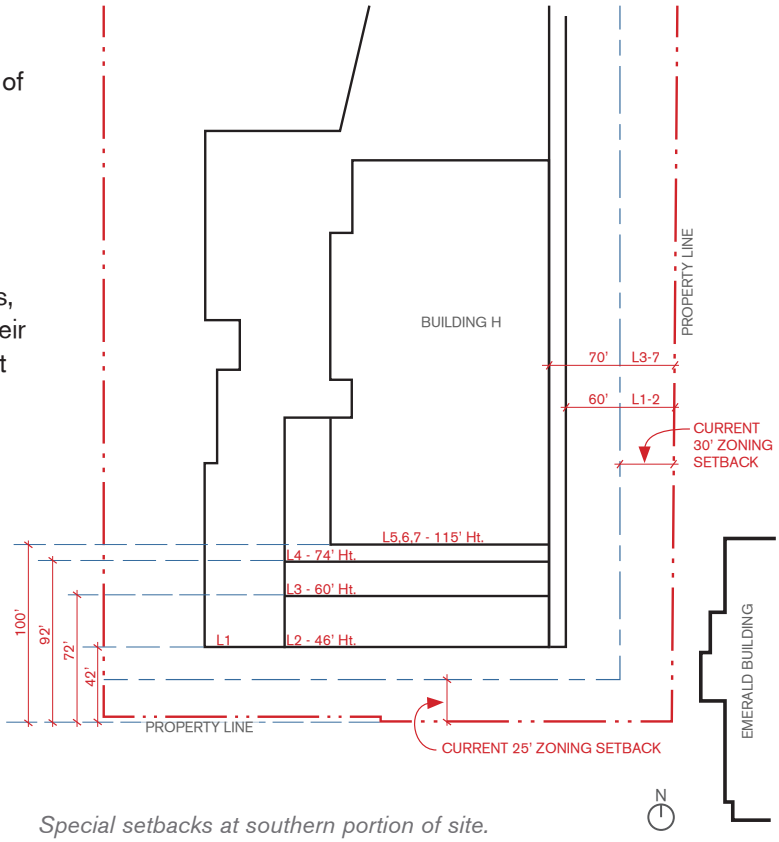
Distribution of pedestrian spaces: along paths, between buildings, and on elevated terraces. Locations are illustrative and subject to change.

E. SPECIAL SETBACKS AT SOUTH PORTION OF SITE

Buildings located in the southern most portion of the site should provide generous and substantial setbacks, building step backs, and modulation in response to their proximity to neighboring buildings. Setback and height requirements are described in the diagram at right. Heights shown in diagram shall be measured per zoning code regulations.



Key Plan: Area described in Section 10.E and in diagram at right.



Special setbacks at southern portion of site.

Attachment 3

11. Street Classification

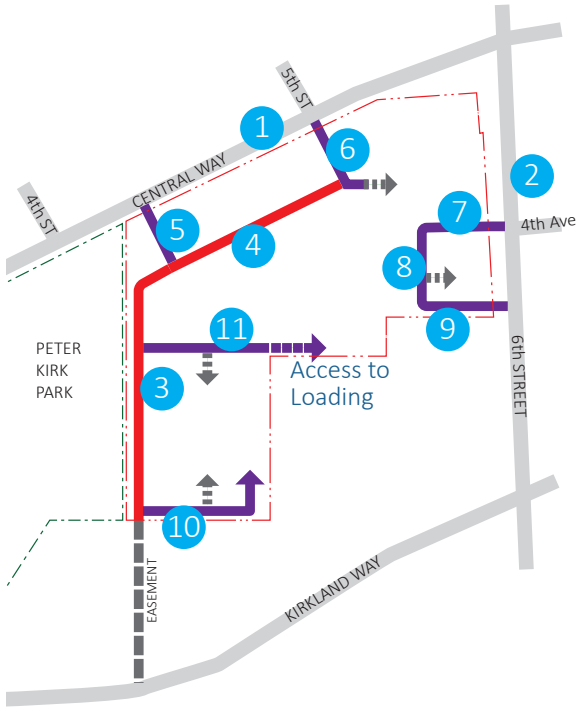
Intent: Create a street and sidewalk network that responds to the existing Kirkland grid pattern, creates a pedestrian-oriented environment, and allows for direct interaction with Peter Kirk Park.

The following street classifications and diagrams represent the various types of streets and approximate locations anticipated in the project. Final location and classification of streets may be adjusted in the final design to include such design techniques as: tight turning radii to calm traffic, curb bulb outs, textured crossings, etc. Access shall be in compliance with city codes and polices for public improvements and emergency access.

Street classifications are meant to be typical sections of the roadway. Slight variations may be necessary to accommodate driveways, street furniture, structural constraints, etc.

Planting adjacent to parking or drive lane may consist of tree wells level with sidewalk or planting strips which are flush with sidewalk or raised above sidewalk. Where tree wells occur, provide minimum 12'-0" total sidewalk width including tree wells, with minimum sidewalk width of 8'-0" and tree well width of 4'-0" (except as noted on street sections).

Where continuous planting strips are provided in lieu of street tree wells, provide minimum 10'-0" sidewalk and 4'-0" minimum planting strip (unless noted otherwise).



Indicates Possible Access to Below-Grade Parking

ADJACENT PUBLIC STREET IMPROVEMENTS

1. Central Way
2. 6th Street

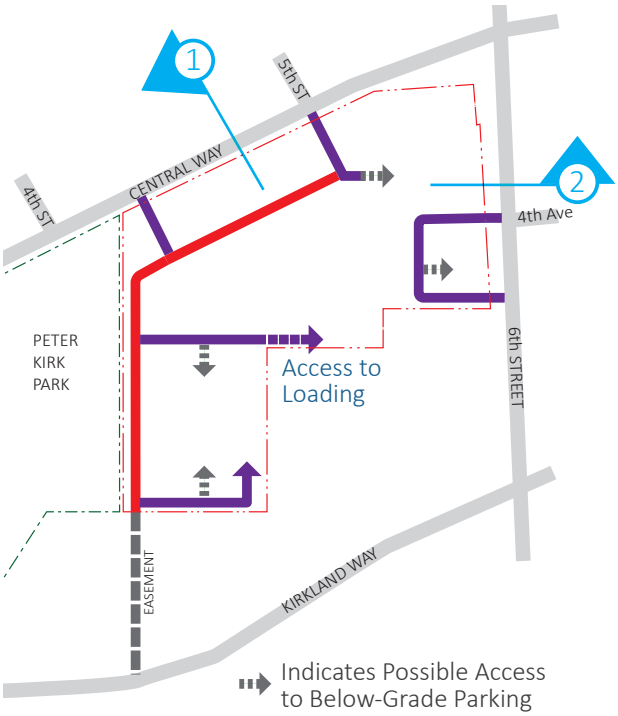
PRIMARY INTERNAL STREETS

3. Park Promenade
4. Main Street

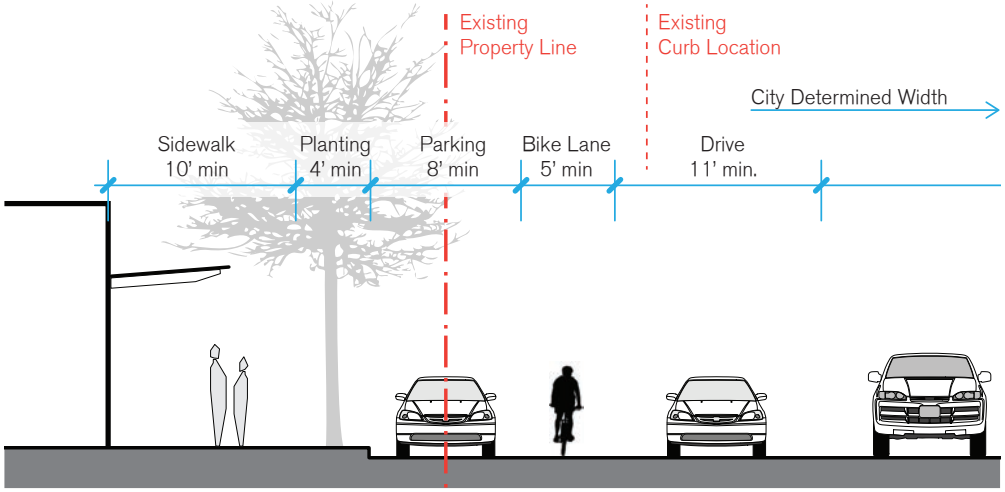
SECONDARY INTERNAL STREETS

5. Access Street at Central Way near 4th Street
6. Access at Central Way near 5th Street
7. Access at 6th Street
8. Upper Level Internal Street
9. Possible Parking/Service Access at 6th Street (*Dependent upon traffic study, design of Upper Level, and access to below-grade parking*)
10. Access Street at Southern Property Line
11. Parking/Service Access

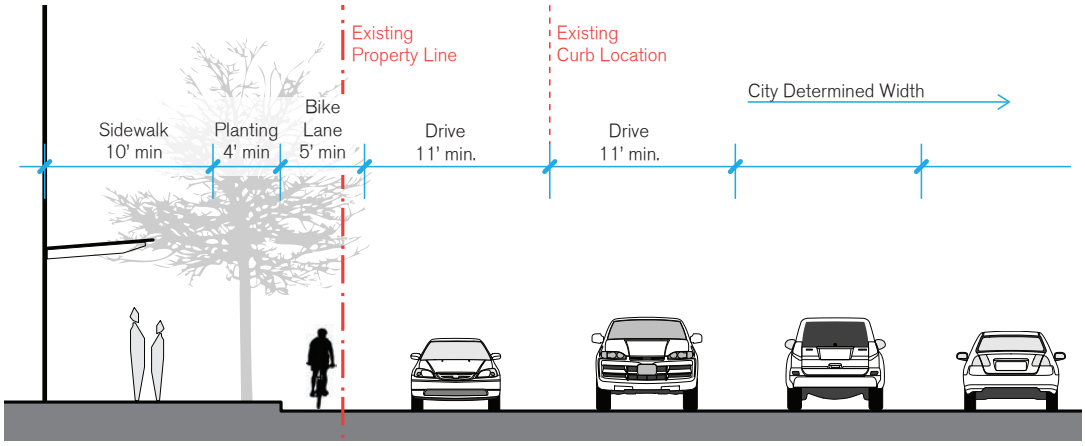
ADJACENT PUBLIC STREET IMPROVEMENTS



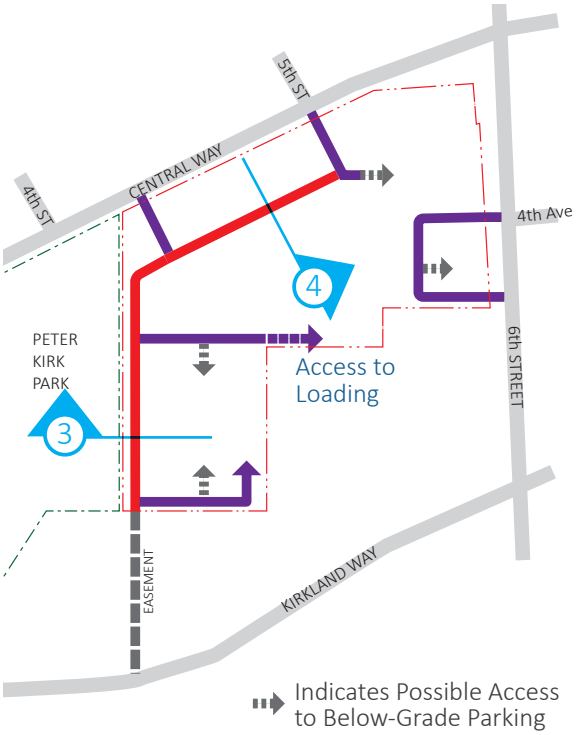
1 Central Way Frontage Section (typical)



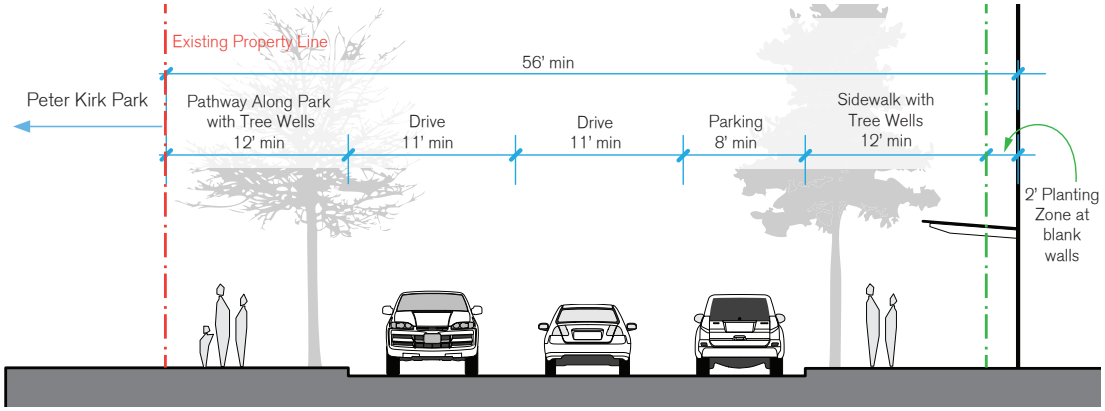
2 6th Street Frontage Section (typical north of 4th Avenue)



PRIMARY INTERNAL STREETS

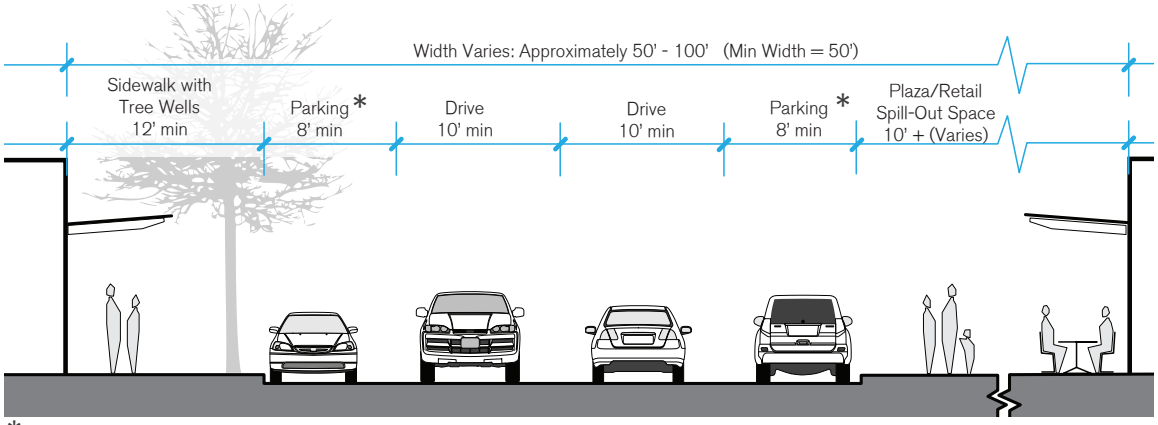


3 Park Promenade Section (typical)



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

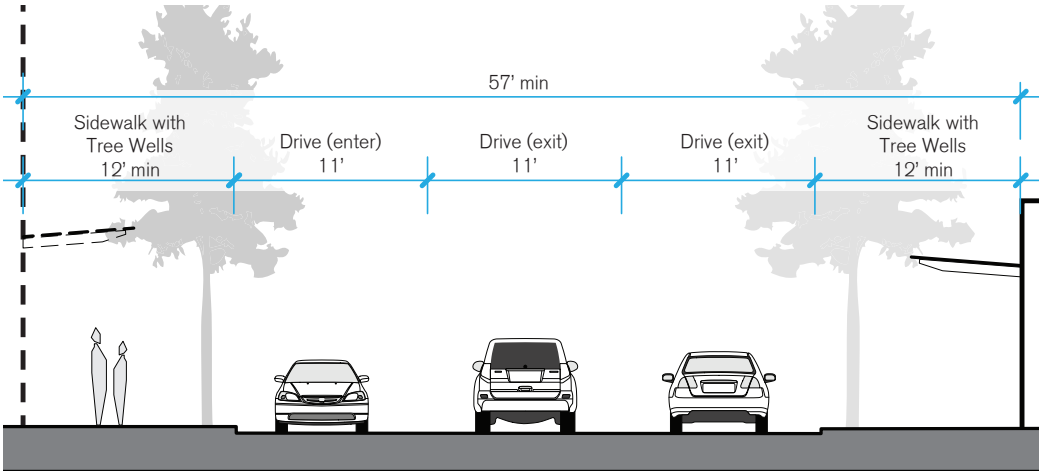
4 Main Street Section (typical)

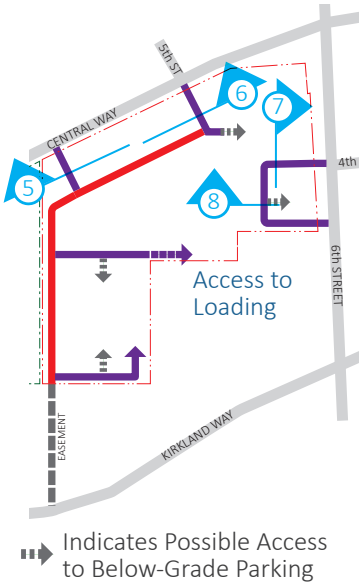


* Curbside parking may occur on one or both sides of the roadway.

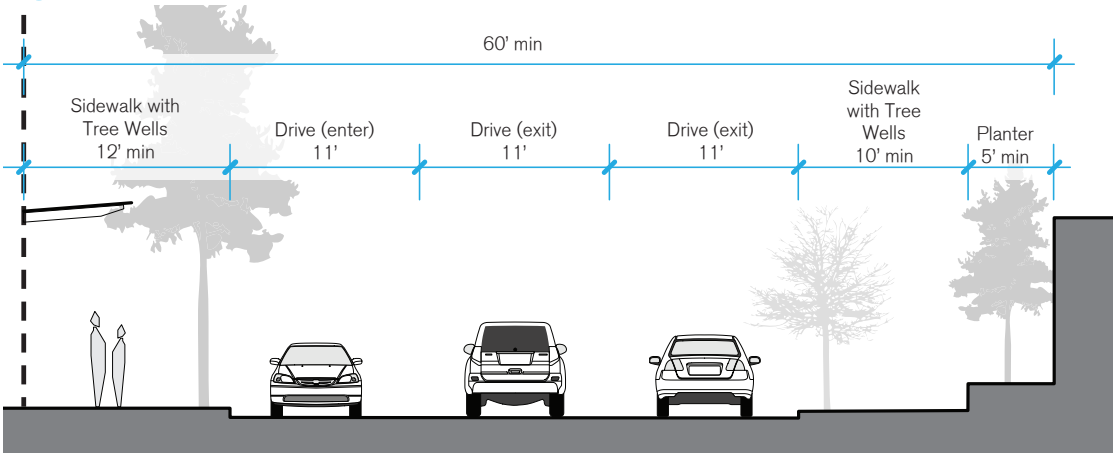
SECONDARY INTERNAL STREETS

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

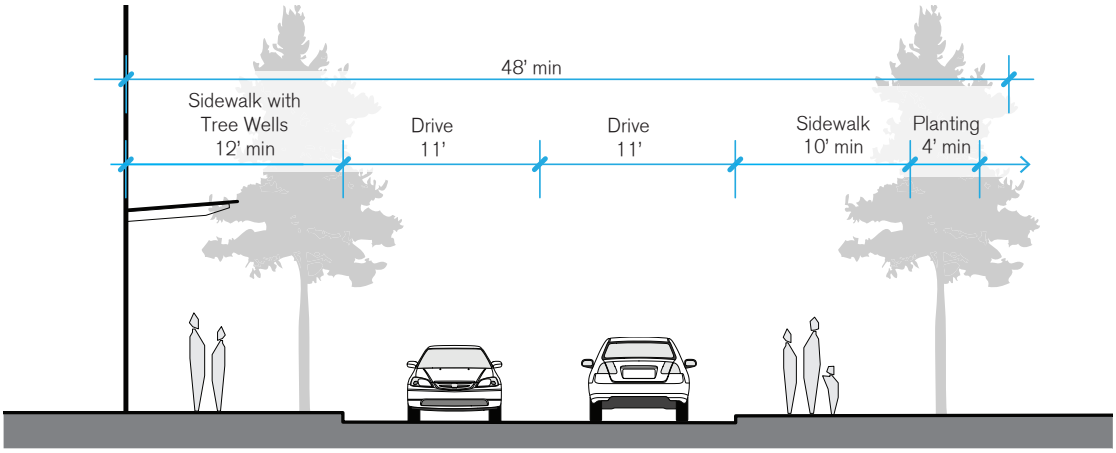




6 Access Street at Central Way and 5th Street (typical)

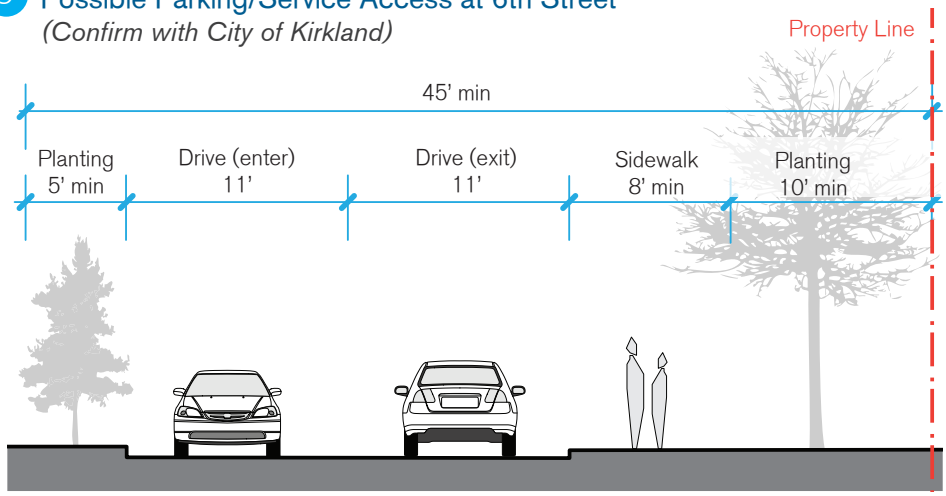


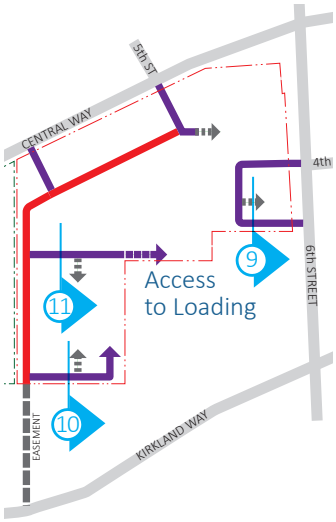
8 Upper Level Internal Street (typical)



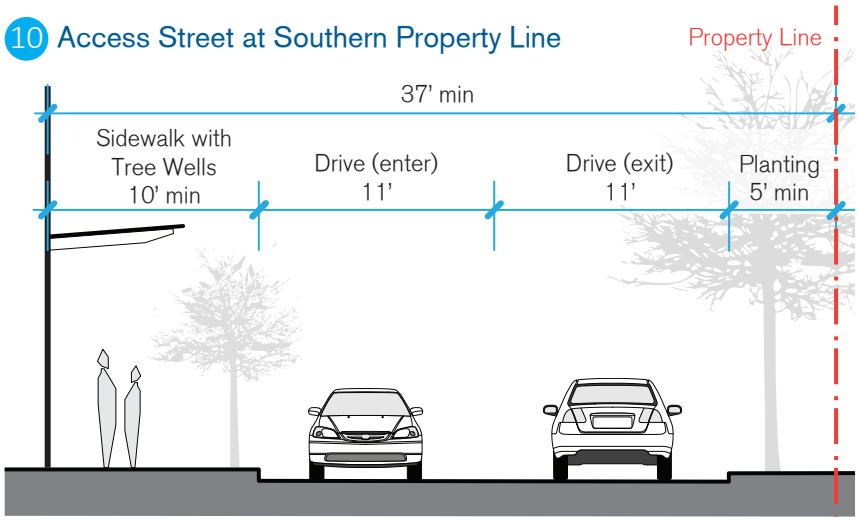
SECONDARY INTERNAL STREETS

9 Possible Parking/Service Access at 6th Street
(Confirm with City of Kirkland)

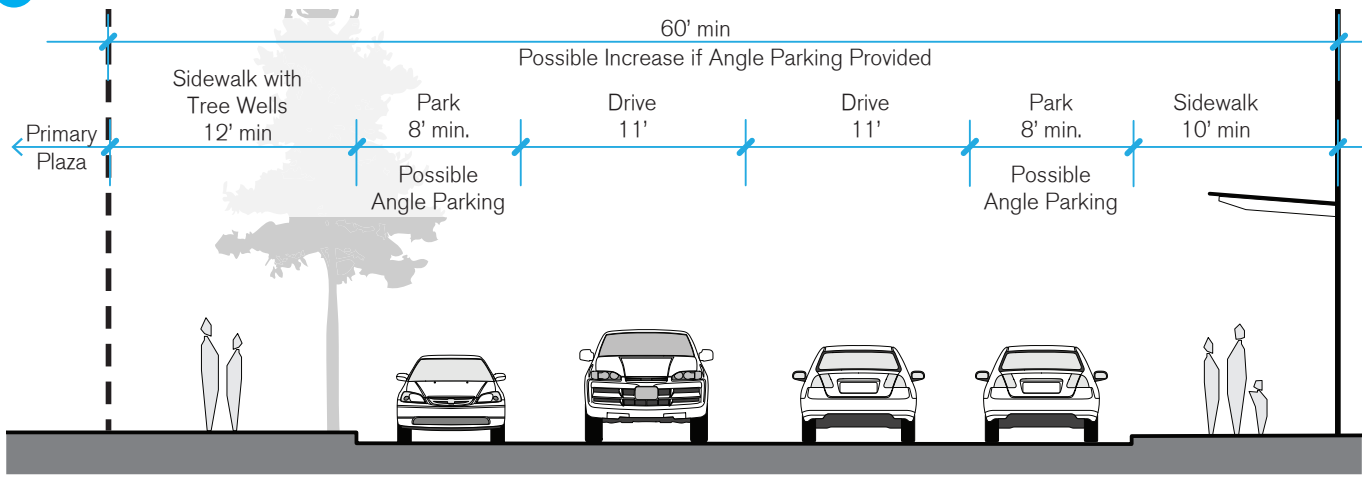




10 Access Street at Southern Property Line

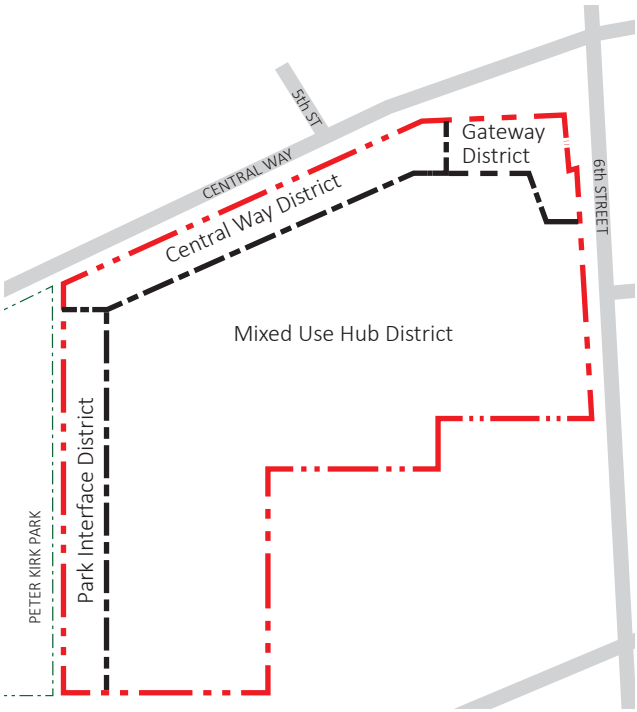


11 Parking/Service Access (typical where parking occurs)



DESIGN GUIDELINES

The Guidelines in Section 12 apply to all districts. Section 13 identifies Guidelines that are district-specific and respond to key locations defined in the City's Comprehensive Plan as requiring special attention. These design districts are defined in the diagram at left.



Key Plan: on-site district locations

Pedestrian-friendly character: on-street parking; amenity zone with street trees, signs, light fixtures; wide sidewalk to accommodate outdoor seating.

12. Design Guidelines: All Districts

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

SITE PLANNING

1. STREETSCAPE

Intent: Maintain a continuous and safe streetscape with a pedestrian-friendly character.

a. Sidewalks should maintain at least an 8 ft clear zone for pedestrian travel (except as noted in street sections).

b. All streets should contribute to the physical safety and comfort of pedestrians. Provide the following where feasible to help define the sidewalk space:

- on-street parking (see street classifications)
- a well-defined amenity zone set to the curb for plantings, street trees, benches, trash receptacles, signs, etc. (Minor deviations for street trees and major planting spaces may be necessary in some spaces due to structural constraints.)
- wide enough sidewalk space to accommodate outdoor seating where restaurants are anticipated

c. Use design elements such as separate storefronts, pedestrian-oriented signs, exterior light fixtures, awnings and overhangs to add interest and give a human dimension to street-level building facades.

d. In general, buildings with active ground floor uses should be set as close as possible to sidewalk to establish active, lively uses. Maintain a continuous street wall, limiting gaps to those necessary to accommodate vehicular and pedestrian access.

e. Encourage recessed main building and/or shop entrances consistent with a traditional "main street" design that is inviting and promotes streetscape continuity.

f. The corners of buildings located at street intersections may recess to promote visibility and allow for a collection of people.

g. Allow larger buildings to recess from the sidewalk edge to allow for entry forecourts, provided street continuity is not interrupted along the majority of the block.

Street bench, plantings, and recessed corner entry

2. PUBLIC SPACES: PLAZAS, COURTYARDS, TERRACES, AND GARDENS

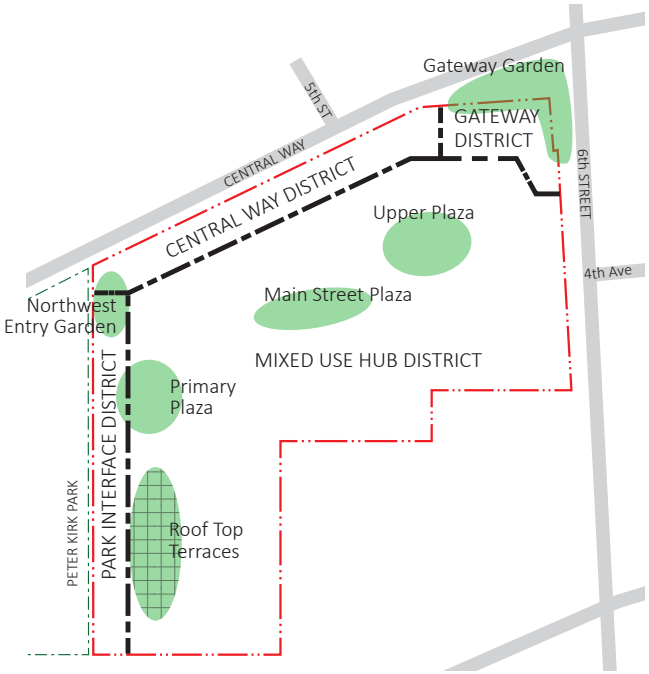
Intent: Provide a friendly pedestrian environment by creating a variety of usable and interesting public and semi-public open spaces.

a. Make plazas and courtyards comfortable for human activity and social interaction – standing, sitting, talking, eating, etc.

b. Define and contain outdoor spaces through a combination of building and landscape. Oversized spaces that lack containment are discouraged.

c. Establish pedestrian pathways that link public spaces to other public spaces and streets. These should be clearly identifiable for easy wayfinding.

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



Possible Organization of Pedestrian/Public Spaces as Related to Districts

Plaza with special paving, seating, planters

d. Plazas and courtyards should include the following:

- planters and trees to break up space
- seating, such as benches, tables, or low seating walls
- special paving, such as integral colored/stained concrete, brick, or other unit pavers
- specialty pedestrian scale bollards or other types of accent lighting
- at least one of: public art and/or water feature

e. Design spaces to allow for variety and individualization of temporary installations such as: lighting, banners, artwork, etc.

3. ENVIRONMENTAL CONSIDERATIONS

Intent: Optimize pedestrian comfort using natural environmental conditions. Promote a pedestrian- and bicycle-friendly atmosphere.

a. Consider environmental conditions such as sun, shade, and prevailing winds when positioning courtyards and outdoor seating areas. Provide features and amenities to enhance pedestrian and bicycle access throughout the project.

4. PEDESTRIAN CONNECTIONS AND WAYFINDING

Intent: Create a network of safe, attractive, and identifiable linkages for pedestrians.

a. Provide clearly defined pedestrian connections at locations specified in the Pedestrian Spaces and Street Classification sections.

b. Provide graceful grade transitions - both physical and visual - between upper grade and lower grade levels through the use of: landscaping, terraced planters, overlooking balconies, wide and inviting stairways, and other pedestrian connections.

Pedestrian and bicycle amenities (left); Wayfinding signage and clearly defined pedestrian connections (center and right)

5. LIGHTING

Intent: Ensure that lighting contributes to the character of the project, provides personal safety, and does not disturb adjacent developments and residences.

a. Use city-approved fixtures for street lighting along the city streets.

b. Lighting elements throughout the project and on adjoining rights of way should be coordinated, including public open spaces, accent lighting, and streets.

c. Accent lighting along public right-of-way should be soft in character and enrich the pedestrian street life.

d. Accent lighting within the central pedestrian space should be congruous with the character of the project and with the arts and pedestrian space commitments. (See Section 9.)

e. Lighting should include non-glaring design, such as cut-off fixtures that avoid light spilling over onto other properties.

f. Flood lighting of entire building facades is discouraged.

g. Lighting on upper levels should be sensitive to Peter Kirk Park, residences, and drivers.

Integrated lighting enhances architectural character and provides pedestrian safety

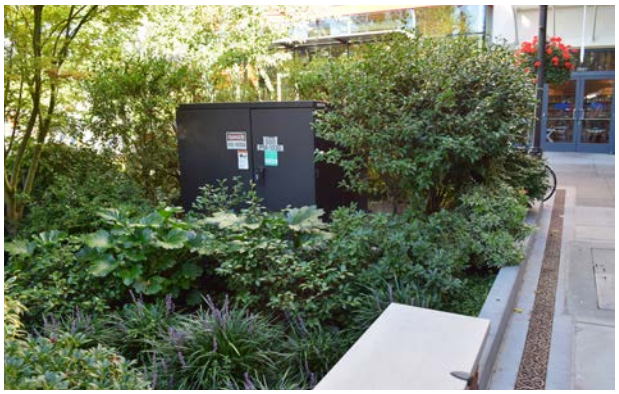
6. SCREENING OF TRASH AND SERVICE AREAS

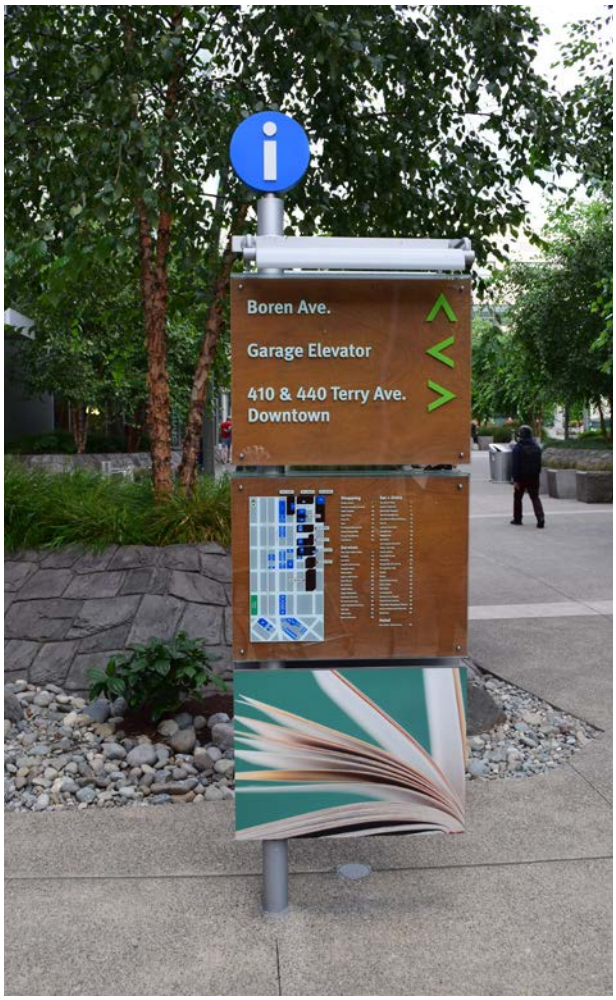
Intent: To screen trash and service areas from public view.

a. All service, loading, and trash collection areas shall be screened by a combination of planting and architectural treatment similar to the design of the adjacent building.

b. Avoid wherever possible locating service, loading, and trash collection facilities in pedestrian-oriented areas.

Architectural and landscape elements provide screening





7. SIGNS

Create a Master Sign Plan that is in keeping with the following design objectives:

Intent: Create signs that are creative, engaging, and effective for a variety of user groups and respond to a variety of spaces.

a. Signs should be complementary and integrated with the unique character of the specific areas or buildings where they are located.

b. Signs should be high quality and consistent with the contemporary urban character of comparable developments in similar regions.

c. The design of buildings should identify locations, sizes, and general design for future signs.

d. The Master Sign Plan should include a hierarchy of elements based on function, such as:

- site signs for entries, wayfinding, Parkplace identity
- building signs for addressing and landmarking
- tenant signs to encourage expressive individualization

A hierarchy of sign functions: site signs for entry and wayfinding (left), building signs for landmarking (below left), and tenant signs that express individual character (below center [3] and right)

BUILDING DESIGN

1. ORIENTATION TO THE STREET

Intent: Ensure that buildings contribute to the liveliness of Parkplace's public spaces, and overall community character.

The following design treatments should apply to areas where retail frontages occur:

a. Streets and public spaces should be enlivened by storefronts, windows, merchandise and other activity. Buildings should be designed with frequent entrances to encourage multi-tenant occupancy and walk-in traffic.

b. Ground level retail heights should be a minimum of 14 feet in height.

c. Entrances: Principal building entry should be visible from internal or external streets and public space. Entries should be marked by large entry doors and/or canopy/portico/overhang.

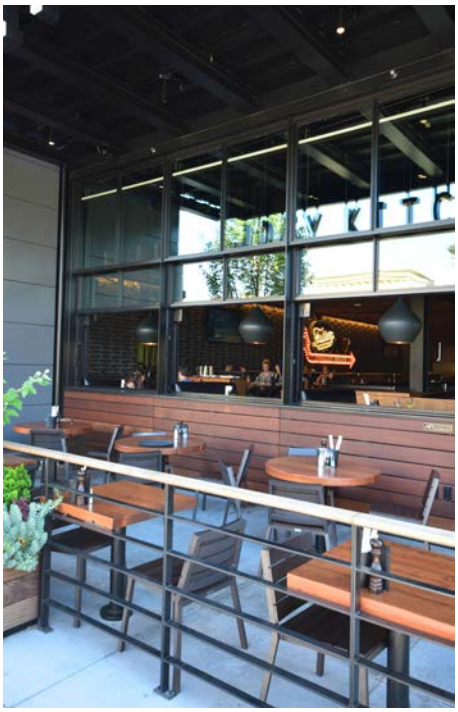
d. Transparency: To help provide a visual connection between activities, ground floor facades should provide:

- windows of clear vision glass (i.e. transparent) beginning no higher than 2' above grade to at least 10' above grade,
- 60% minimum of facade length along Central Way, and the internal Main Street, should provide transparency,
- For all uses except garage, 50% minimum of facade length along access streets from Central Way to the site should provide transparency.

e. Weather Protection: To provide pedestrians cover from weather, canopies or awnings should be:

- a minimum of 5 feet in width unless in conflict with vehicles,
- placed along at least 75% of facades of retail frontages, and constructed of durable materials,
- allowed to vary in design,
- encouraged to have continuity, minimizing gaps.

Retail frontages with wide sidewalks, transparency, visible entries, and weather protection



Articulation, massing, and diversity to maintain a pedestrian scale.

2. MASSING/ARTICULATION

Intent: Create a variety of form and massing through articulation and use of materials to maintain a pedestrian scale.

a. In general, break down the scale and massing of larger buildings into smaller and varied volumes.

b. All building faces should be responsive to the context of the surrounding environment and neighboring buildings.

c. Design all sides of the building with care (i.e. there should be no "backside" of a building.)

d. Buildings should distinguish a "base" using articulation and materials. Include regulating lines and rhythms to create a pedestrian-scaled environment.

e. Provide clear pattern of building openings. Windows, balconies, and bays should unify a building's street wall and add considerably to a facade's three-dimensional quality.

f. Ribbon windows and extensive use of mirrored glass are discouraged.

g. Employ major architectural expressions into the facade, roof form, massing, and orientation, such as tower forms, oversized windows, and entrances to demarcate gateways and intersections. Strong corner massing can function as a visual anchor at key locations within the project area.

h. Building modulation should be employed to break up long facades and create a visual interest unique to each building in the project. The type of modulation should be determined by the overall design concept for each building, using dimensions from window sizes, column spacing, rain screen paneling, etc. to determine a distinct design solution.

i. Roof Silhouettes: Express roofs in varied ways. Consider potential views of roof tops from adjacent buildings. Avoid monotonous design.

j. Locate and/or screen rooftop equipment so that it is not visible from public spaces. Integrate rooftop screening into building's form.

3. BLANK WALL TREATMENTS

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

a. Although blank walls are generally not encouraged along public streets and pedestrian spaces, there may be a few occasions in which they are necessary for functional purposes. Any blank walls longer than 20 feet should incorporate two or more of the following to provide visual interest:

- vegetation, such as trees, shrubs, ground cover and or vines adjacent to the wall surface
- artwork, such as bas-relief sculpture, murals, or trellis structures
- seating area with special paving and planting
- architectural detailing, reveals, contrasting materials, or other special visual interest

4. ENCOURAGE HIGH-QUALITY DESIGN

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

a. Exterior architectural design and building materials should exhibit permanence and quality appropriate to Kirkland's urban setting.

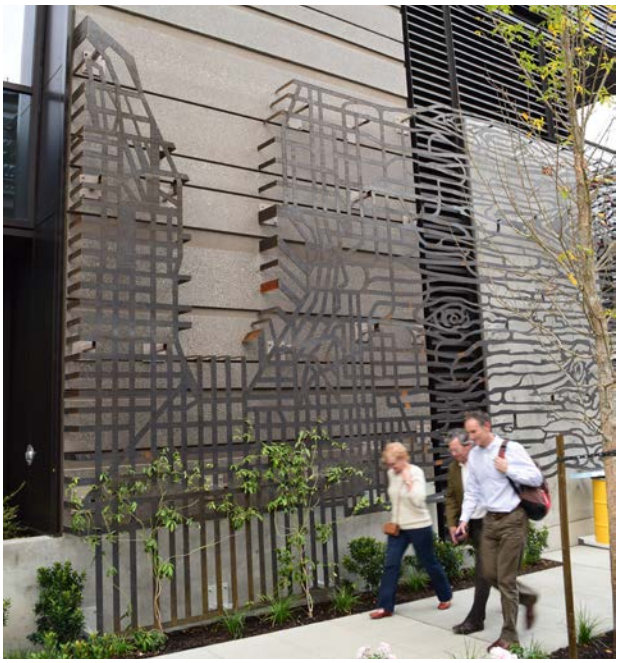
5. BUILDING DIVERSITY

Intent: Ensure that buildings in the project are distinct and respond to the unique character of their specific function and location.

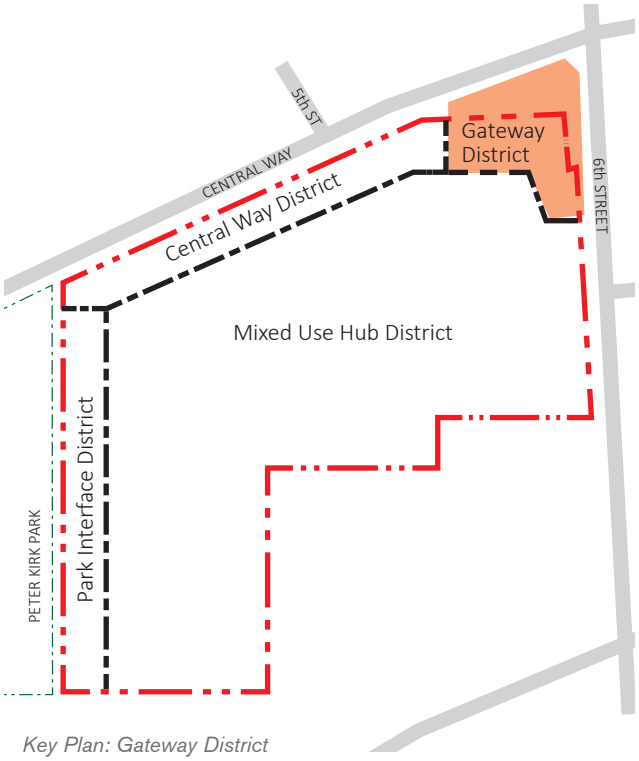
a. Buildings should be designed to integrate with each other, while demonstrating architectural diversity. Buildings should be responsive to each specific district and its site conditions.

b. Materials should be selected to integrate with each other and to help provide a richness of architectural diversity.

c. Windows should incorporate variation of patterning between buildings.



Vegetation, art, and screening provide visual interest at blank walls (center image [4])



Key Plan: Gateway District

Distinct corner treatments: provide identity for the development and integrate pedestrian hardscape, landscaping, seating, and art

13. Design Guidelines: District-Specific

A. GATEWAY DISTRICT

Intent: Create a welcoming feature to Parkplace and to downtown Kirkland. This area should create an inviting entryway that is representative of the community through the use of art, landscape, and architecture.

SITE PLANNING

1. Incorporation of Triangular Lot "Gateway Garden": Incorporate the northeast triangular lot (excess right-of-way) into the project design to create a distinct gateway entrance that is integrated with the Parkplace development. Include:
   a. Public Access: Public access into the site should be visible and accessible from the corner of 6th Street and Central Way.
   b. Hardscape/Vegetation: Paving and landscaping materials should identify pedestrian spaces and access.
   c. Trees and Other Planting: Landscaping should be of appropriate scale and species to make a significant gateway gesture. Trees should be selected to provide visibility of businesses and maintained to encourage proper growth and height.
   d. Signage (downtown entry): Incorporate wayfinding signage directing visitors to Downtown, Peter Kirk Park, Waterfront/Marina, City Hall, and Civic District.
2. Public Space Connecting to Triangular Lot: Design of additional public space should be integrated with the triangular lot to provide a congruous pedestrian environment.
   a. Public Access: Connect pedestrian access to the gateway garden, adjacent streets, and public open spaces.
   b. Hardscape/Vegetation: Paving and landscaping materials should identify pedestrian spaces and access.
   c. Seating: Incorporate seating along pedestrian pathways and gathering spaces.
   d. Artwork: Incorporate art in an appropriate scale to distinguish the significance of this corner.

3. Pedestrian Connection: Create a pedestrian connection from the corner of 6th and Central into the heart of the project. (See Section 10.A.) This connection will include the following:
   a. Pedestrian weather protection
   b. public connection from 6th to the interior of the site open during regular operating hours
   c. pedestrian lighting
   d. seating

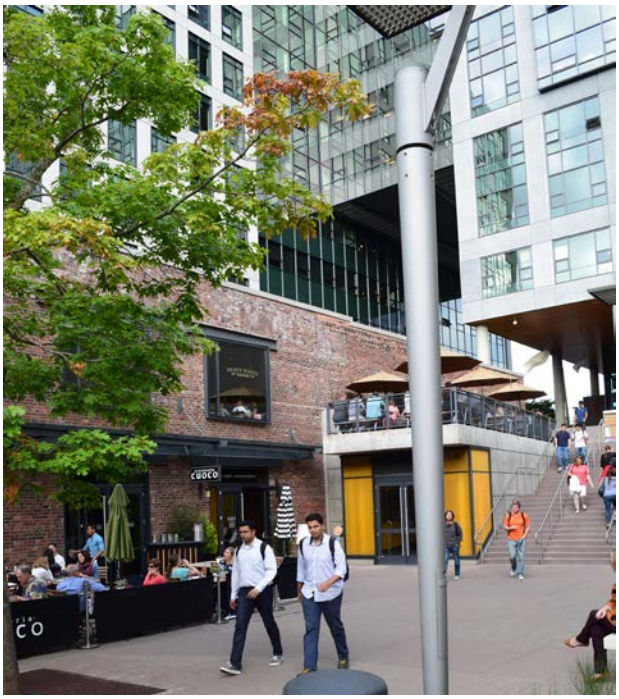
   and may include:

   e. enclosed public space
   f. retail/restaurant uses
   g. covered play/activity space

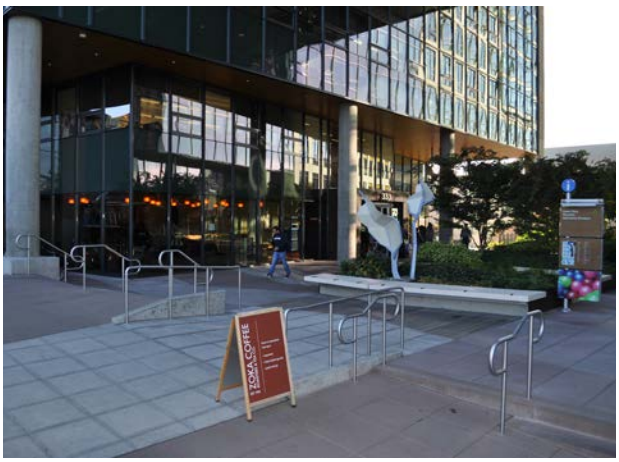
4. Buildings should be separated from or differentiated from each other at this corner so that they are not perceived as one building.

BUILDING DESIGN: BUILDING AS GATEWAY

1. Ground Level Treatment
   a. Setbacks from Streets - The ground floor levels of the corner building should be permitted to set back to allow for cut away view and obvious pedestrian connection into the site.
   b. Active and Inviting - Design for an engaging pedestrian experience along ground floor of the building.
   c. Details Visible at Different Movement Speeds - Incorporate details in the building along the corner that bring visual interest at the pedestrian level, as well as for vehicular traffic entering Kirkland.
2. Upper Levels
   a. Change of Expression/Material Choices: A clear visual division between upper and lower floors should be incorporated through a change in materials, colors, and forms.
   b. Modulation and Building form: Modulation and shifts in the building mass should be incorporated to decrease the apparent bulk of the building at the corner of Central Way and 6th street. Modulation of building facades should include setting back portions of the building in order to reduce the apparent length. The buildings should respond to the corner condition by shifts and/or angles in the building floor plate.
   c. Step backs: The upper level (or levels) should step back significantly from the floor below to reduce the apparent height of the building at the intersection of Central Way and Sixth Street.

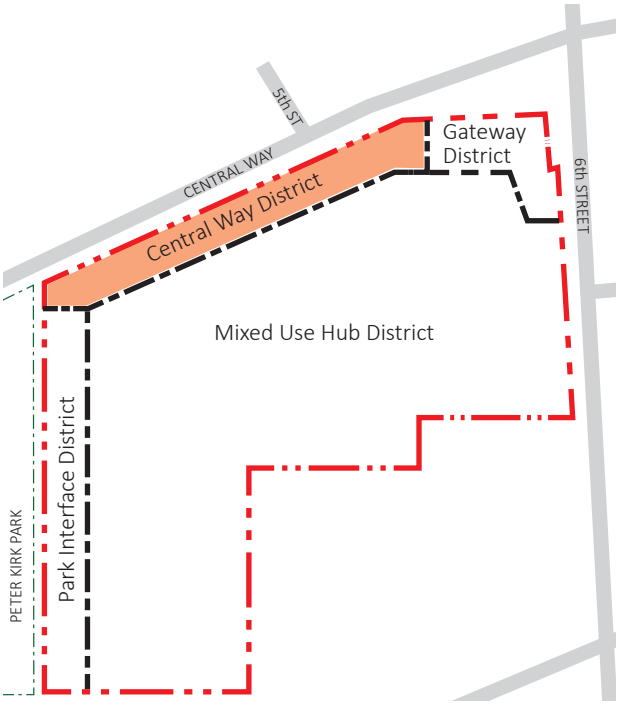


Building modulation, clear visual distinction between upper and lower floors, and details visible at different speeds



Ground floors set back to provide pedestrian connection to site

Changes of expression at upper floors, modulation, angled building floor plate, and step backs



Key Plan: Central Way District

Building corners articulated with glazing, canopies, and special paving

d. Top Floor/Roof Edge: should have a distinct profile against the sky through elements such as projections, overhangs, cornices, step backs, trellises, changes in material, or other elements.

e. Accent Lighting: The innovative use of accent lighting incorporated into the building facade is encouraged. Lighting should include non-glaring design solutions such as cut off fixtures that avoid light spilling over onto other properties. Flood lighting of entire building facades is discouraged.

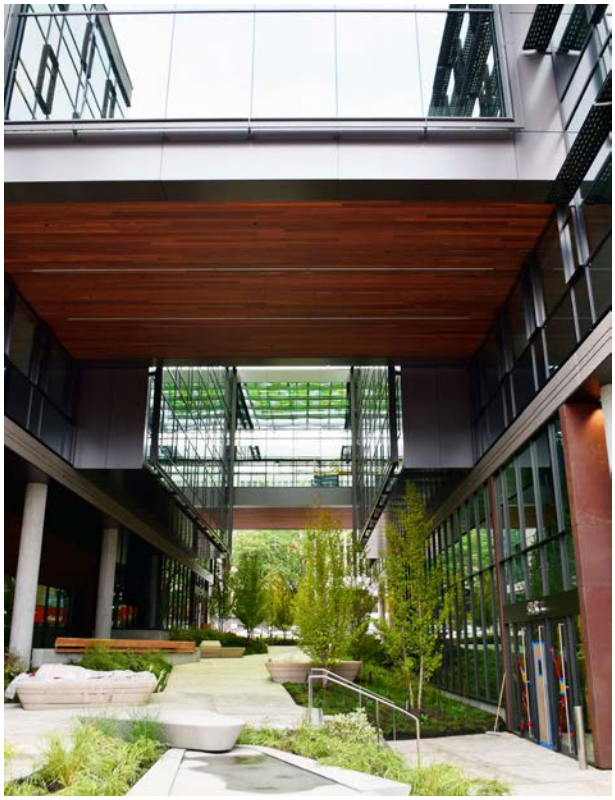
B. CENTRAL WAY DISTRICT

Intent: Respond to Central Way as a major arterial linking downtown Kirkland with areas east and beyond. Parkplace must take advantage of this traffic volume to help create a multi-functioning, pedestrian-scale street that brings visual activity to the street edge.

SITE PLANNING

1. Encourage connections and activate the street edge by incorporating:
   - on-street parking along Central Way
   - buildings located up to the edge of the sidewalk
   - storefront entrances
   - visibility into buildings in order to engage pedestrian interest
   - generous sidewalk amenity zone (trees, lights)
   - street tree selection and spacing that provide visual continuity, buffer pedestrians from the busy street, and allow visibility of retail
   - pedestrian signage
2. Reduce the length of street wall by pulling back portions of the building at ground level from the street edge in key locations provided street continuity is not interrupted.
3. Include a pedestrian-only connection from Central Way into the interior of the project. Pedestrian access along this route should include pedestrian-scaled lighting and a clear connection to the streetscape/plaza space on the opposite side.
4. Activate building corners with visibility into retail and/or other inviting design features, as denoted on *Organization of Uses* diagram (page 10).

Upper levels set back from base at western edge of office building; ample glazing and canopies enhance pedestrian experience



Two-story pedestrian pass-through to promote physical and visual connections, and to reduce apparent building bulk at grade level

BUILDING DESIGN

1. Reduce apparent bulk of buildings along Central Way by incorporating elements such as step backs and modulation, along with shifts or angles in the building mass. Differentiate the upper portion of the building from the lower by setting the upper floors back from the building base on the western and eastern ends of the building. The step backs should create roof terraces that overlook Central Way and the interior of the site. Balconies, terraces, and landscaping are encouraged in upper level step backs.

2. The upper floor of buildings facing Central Way should step back from the floors below and incorporate a change in materials or expression to clearly differentiate the upper floor and reduce the overall visual impact of the building.

3. Facades that are stepped back should be distinguished by a change in elements such as window design, railings, trellises, details, materials, and/or color so that the result is a richly organized combination of features that face the street.

4. Provide a two-story pass-through at grade to break up the length of the building base fronting Central Way. The pass-through should be of sufficient height and width to provide views into the "main street" retail, creating a prominent and attractive visual and physical connection to the interior of the development.

Upper floor step backs reduce apparent bulk of building

C. PARK INTERFACE DISTRICT

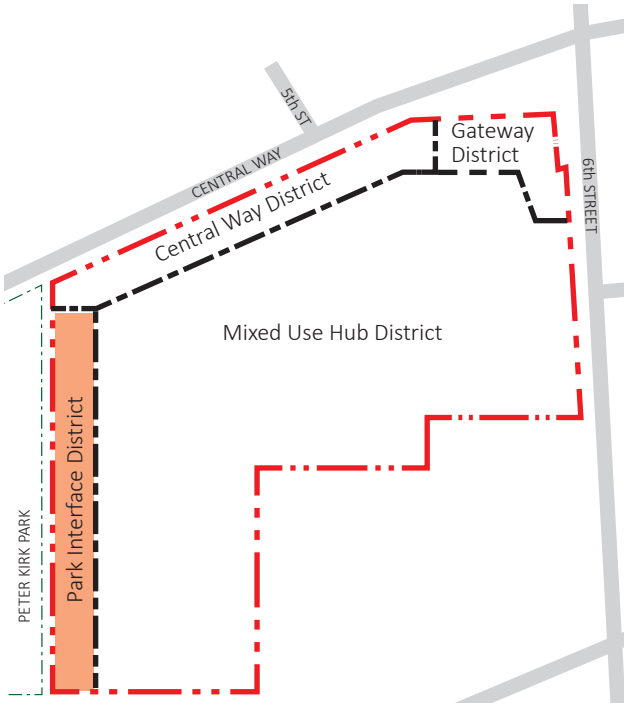
Intent: Create a strong connection from the park and downtown core that allows for clear pedestrian flow to and into the site by incorporating engaging building frontages, plazas, gardens, and other design treatments.

SITE PLANNING

1. Incorporate ample landscaping and distinctive lighting.
2. Incorporate raised crosswalks 20' minimum in width and special paving to promote pedestrian priority along the north-south street bordering the park.
3. Encourage retail spill-out spaces and landscaped courtyards along the building edge. Bring the "in-door" out and "outdoor" in by spilling retail spaces onto the sidewalk and creating small gathering spaces along building edges.
4. Create a visual barrier for drivers between the drive lane and pedestrian walkway along the Peter Kirk Park edge using one or more elements such as: plantings, bollards, small seating walls, stone artwork, etc.
5. Carefully consider views from the park. This includes reducing apparent bulk and mass of building(s) facing the park.

BUILDING DESIGN

1. Buildings shall address park and street by incorporating:
   - terraces and balconies
   - entrances to retail along promenade
   - greater transparency at ground floor or planting zone and/or canopy at edge of buildings where transparency is not feasible, such as theater facades.
   - street front courtyards
   - retail spill-out spaces
2. Where feasible, provide rooftop terraces on lower roof levels as gathering spaces that include amenities such as:
   - seating
   - landscaping
   - canopies or coverings for weather protection
   - public access open during regular operating hours
   - retail/food service where appropriate



Key Plan: Park Interface District

Safe, clearly marked, pedestrian-friendly crosswalks

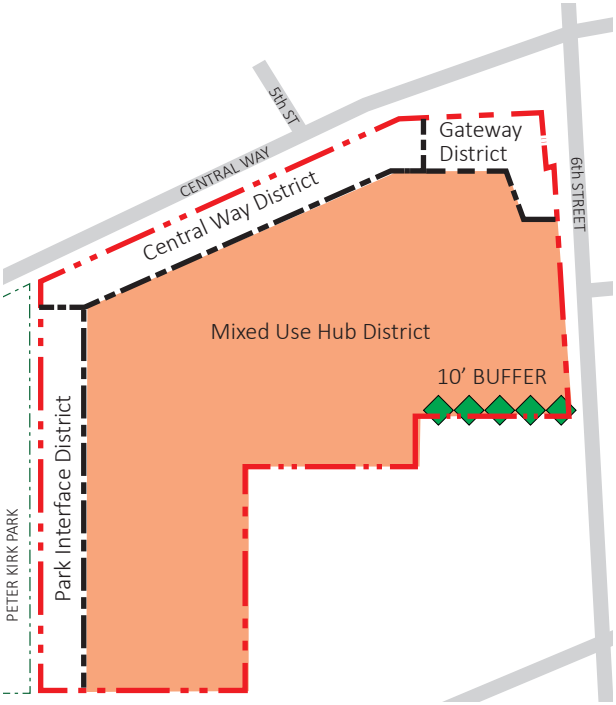
Pedestrian-oriented park interface: trees, clear markings, ground floor retail, balconies [5]

D. MIXED USE HUB

Intent: To establish a vibrant Mixed Use Hub with activated public space and retail/window shopping experience with a mix of uses, both connected to and overlooking the Main Street plaza, primary plaza, and Peter Kirk Park.

SITE PLANNING

1. The plazas should be integrated visually and physically with their surroundings, and should provide significant gathering and activity spaces by incorporating the following:
   - special paving
   - water feature(s)
   - special landscaping
   - seating: covered and open
   - distinct lighting
   - access to sunlight
   - accommodations for concerts/performances
2. Plazas should be supported as important activity spaces by surrounding them with active public-oriented amenities such as ground floor retail, restaurants, and cafes.
3. Locate plazas at or near street grade to promote physical and visual connection to the street and adjacent buildings and their entrances.
4. Design outdoor space with safety in mind; public plazas should promote visibility from the street and provide architecturally compatible lighting to enhance night time security
5. A ten foot permanent landscaped edge along the southeast property line adjacent to residential uses should be incorporated within the street design. (See diagram at right.)
6. The district should also consider providing:
   - small retail pavilion(s)
   - children's interactive feature
7. A pedestrian connection on the southeastern portion of the site should be provided and include:
   - through public 24-hour access
   - connection to Peter Kirk Park
   - pedestrian weather protection and wayfinding signs to help guide pedestrians through parking lot and around the building.



Key Plan: Mixed Use Hub District showing buffer at southeast property line

Pedestrian courtyards framed by retail use

BUILDING DESIGN

1. Lower level facades with predominantly retail uses should locate entrances at the sidewalk or edge of public space to frame pedestrian spaces in key locations.
2. Where feasible, provide rooftop terraces on lower roof levels as gathering spaces that include such amenities as:
   - seating
   - landscaping
   - canopies or coverings for weather protection
   - public access open during regular operating hours
   - retail/food service locations
3. In order to maximize the amount of sunlight in the primary plaza, buildings to the south should be contained under a line at a 41 degree angle measured from the center of the plaza.

Plazas providing significant gathering and activity space, framed by buildings[above:6, below:7]

Notes

IMAGE CREDITS

The following sources were used for end-noted images.

All other images and illustrations are provided by CollinsWoerman.

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