

ORDINANCE O-4605

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO PLANNING AND LAND USE AND AMENDING TITLE 3 OF THE KIRKLAND MUNICIPAL CODE, CHAPTER 3.30 DESIGN REVIEW BOARD, TO AMEND "KIRKLAND PARKPLACE MIXED-USE DEVELOPMENT MASTER PLAN AND DESIGN GUIDELINES" WHICH ARE ADOPTED BY REFERENCE.

1 WHEREAS, Kirkland Urban proposes a change to the Parkplace
2 Master Plan, including a maximum of 380 residential units in lieu of the
3 existing Master Plan maximum of 300 residential units and a total
4 residential gross square footage of 352,000 square feet in lieu of the
5 existing Master Plan maximum of 300,000 square feet; and
6

7 WHEREAS, the overall square footage in the Parkplace Master
8 Plan will remain unchanged at 1,175,000 square feet; and
9

10 WHEREAS, Kirkland Urban proposes a reconfiguration of the
11 internal street grid to remove the link between the two access drives off
12 of 6th Street and replace it with a turnaround; and
13

14 WHEREAS, the City Council did confer with the Kirkland Planning
15 Commission prior to amending the Kirkland Parkplace Mixed-Use
16 Development Master Plan and Design Guidelines with adoption of this
17 ordinance, pursuant to KMC 3.30.040; and as set forth in the
18 recommendation of the Planning Commission at their meeting on August
19 24, 2017 and bearing Kirkland Department of Planning and Community
20 Development File No. CAM14-02188; and
21

22 WHEREAS, pursuant to the State Environmental Policy Act
23 (SEPA), there has accompanied the proposal and recommendation
24 through the entire consideration process, a SEPA Addendum to Existing
25 Environmental Documents issued by the responsible official pursuant to
26 WAC 197-11-625; and
27

28 NOW, THEREFORE, the City Council of the City of Kirkland do
29 ordain as follows:
30

31 Section 1. The "Kirkland Parkplace Mixed Use Development
32 Master Plan and Design Guidelines" which are adopted by reference in
33 Section 3.30.040 of the Kirkland Municipal Code are amended as set
34 forth in Exhibit A.
35

36 Section 2. If any section, subsection, sentence, clause, phrase,
37 part or portion of this ordinance, including those parts adopted by
38 reference, is for any reason held to be invalid or unconstitutional by any
39 court of competent jurisdiction, such decision shall not affect the validity
40 of the remaining portions of this ordinance.
41


42 Section 3. This ordinance shall be in full force and effect five
43 days from and after its passage by the Kirkland City Council and
44 publication, pursuant to Kirkland Municipal code 1.08.017, in summary

45 form attach to the original of this ordinance and by this reference
46 approved by the City Council as required by law.
47

48 Section 4. A complete copy of this ordinance shall be certified by
49 the City Clerk, who shall then forward the certified copy to the King
50 County Department of Assessments.
51

52 Passed by majority vote of the Kirkland City Council in open
53 meeting this 19th day of September, 2017.
54

55 Signed in authentication thereof this 19th day of September,
56 2017.


Amy Walen, Mayor

Attest:


Kathi Anderson, City Clerk

Approved as to Form:


Stephanie E. Croll, Senior Assistant City Attorney

Publication Date: September 25, 2017

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

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

Sidewalks 20 - 25% of Site	Pedestrian Space: Plazas/Courtyards/Gardens/Elevated Terrace 15 - 20% of site (75,000 sf minimum)	Private Roof Terrace 10,000 sf
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BUILDING USE BREAKDOWN · Approximate 1,175,000 GROSS SF TOTAL = 100%

Commercial Office 620,000 sf	Retail / Fitness / Entertainment 203,000 sf	Residential 380 units 352,000 sf
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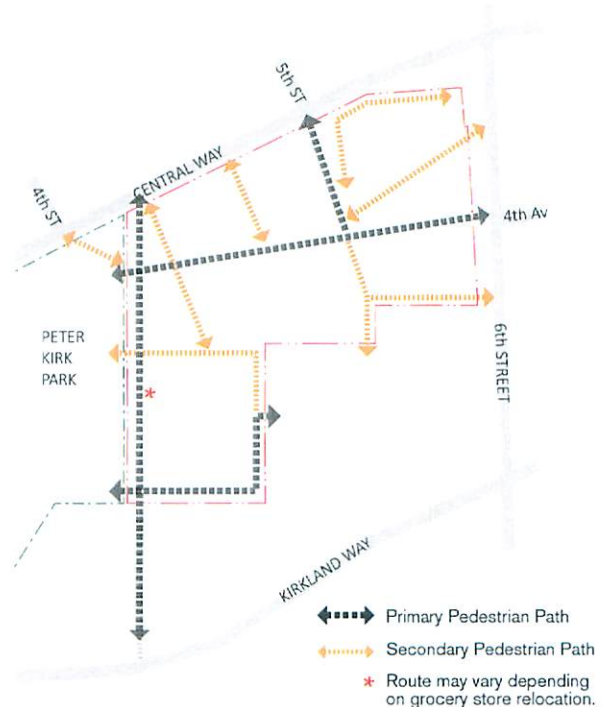
10. Public Amenities, Access, and Organization of Uses

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






C. ORGANIZATION OF USES: LOWER GRADE LEVEL

BUILDINGS

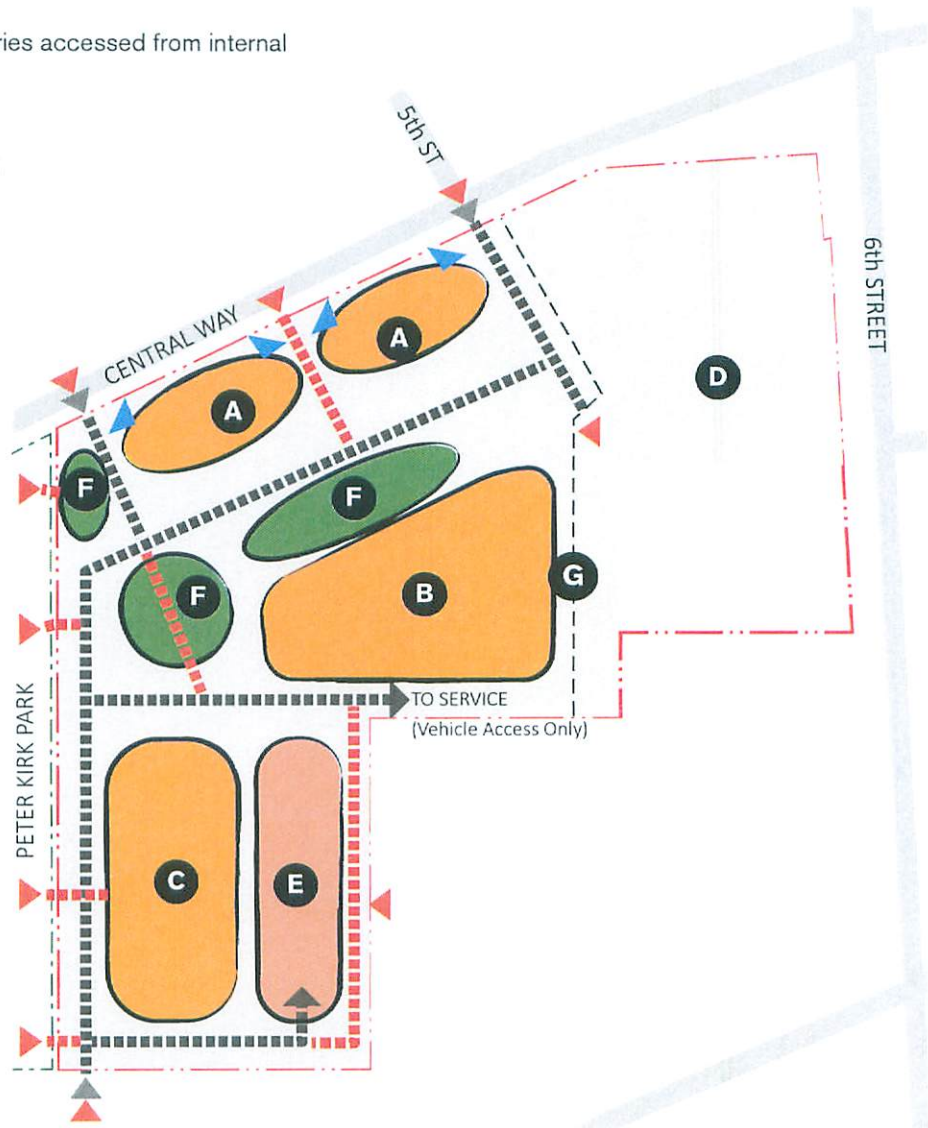
- A** Retail with entries accessed from internal street; Office above
- B** Retail and Grocery with entries accessed from internal street and/or open space; Office Above
- C** Retail and/or Entertainment; Office above

SITE

- D** Below-Grade Parking
- E** Retail Surface Parking
- F** Pedestrian Space: Plaza/Courtyard/Garden
- G** Loading Dock

-  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 Office with Ancillary Retail

C Residential with Retail at the base

D Retail

SITE

E 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



11. Street Classification

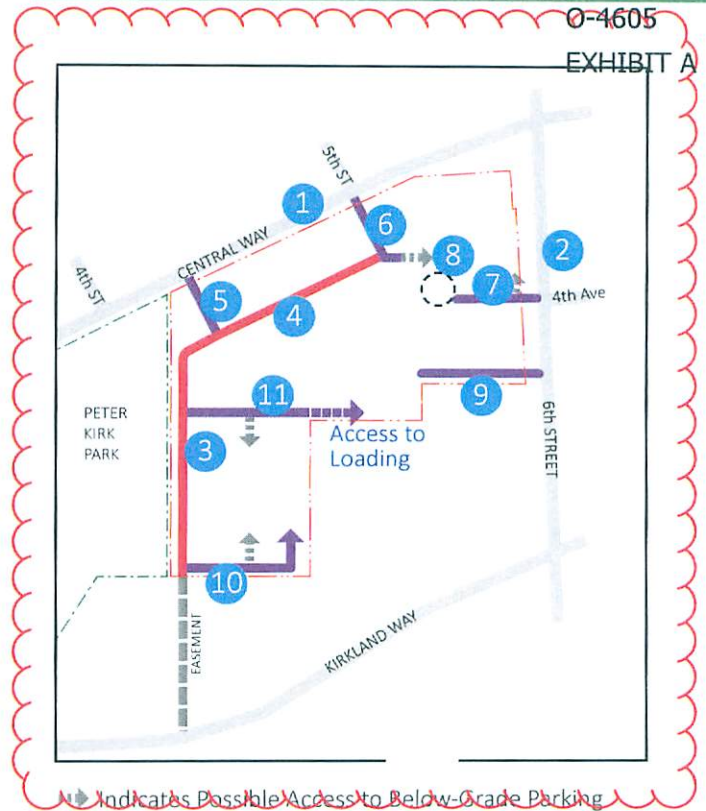
Intent: Create a street and sidewalk network that responds to the existing Kirkland grid pattern, creates a pedestrian-oriented environment, and allows for direct interaction with Peter Kirk Park.

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).



ADJACENT PUBLIC STREET IMPROVEMENTS

- 1 Central Way
- 2 6th Street

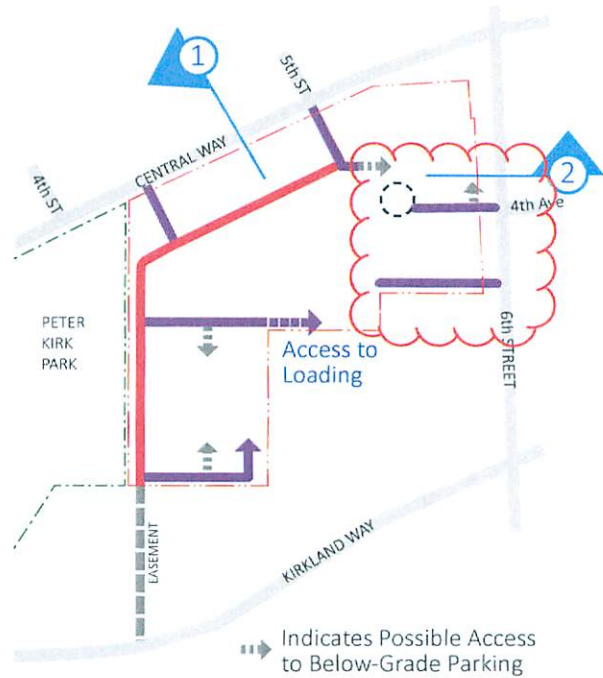
PRIMARY INTERNAL STREETS

- 3 Park Promenade
- 4 Main Street

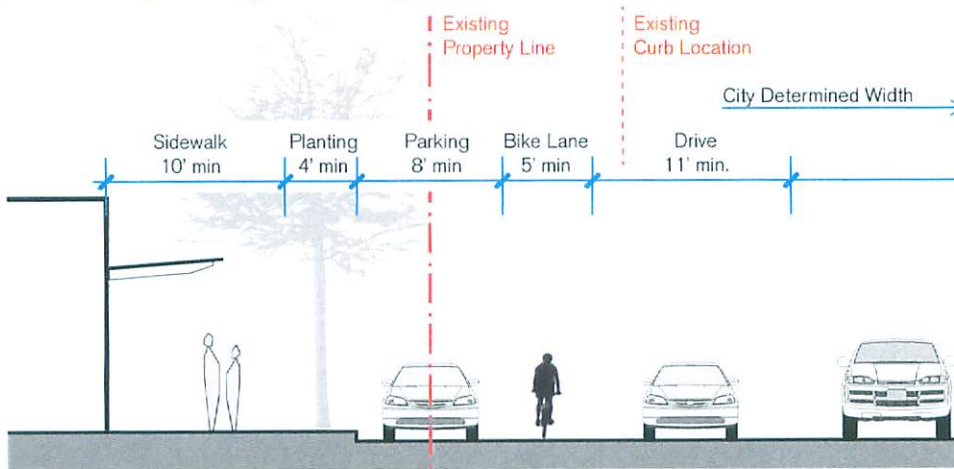
SECONDARY INTERNAL STREETS

- 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 turnaround
- 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

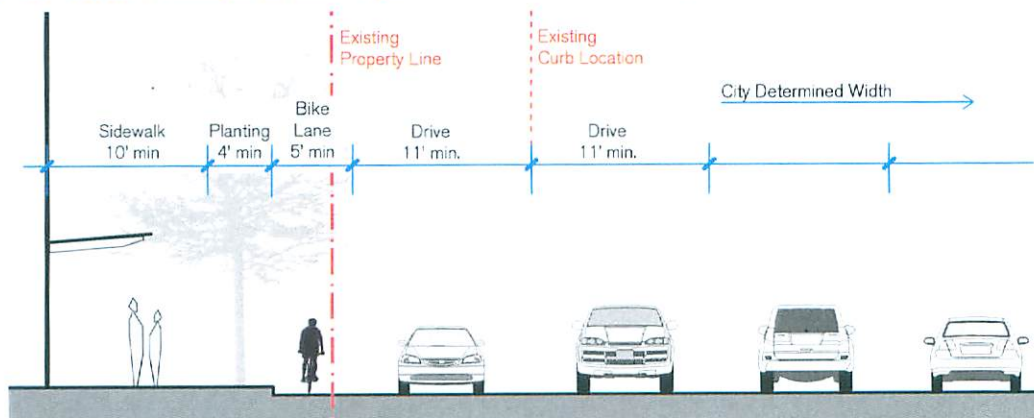
ADJACENT PUBLIC STREET IMPROVEMENTS



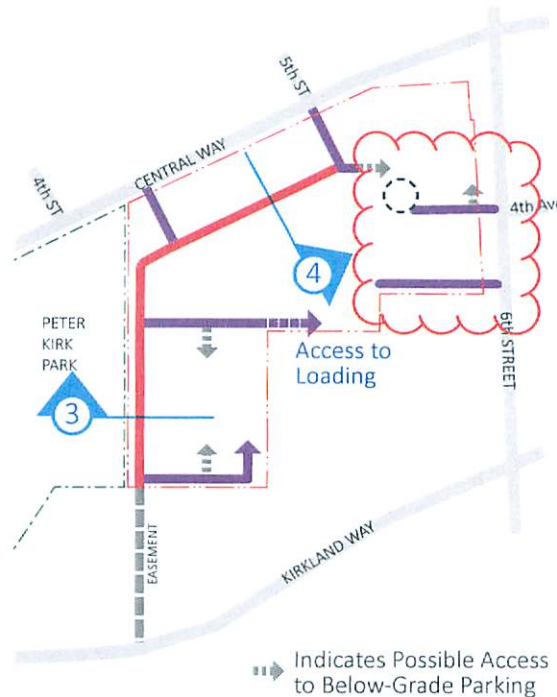
1 Central Way Frontage Section (typical)



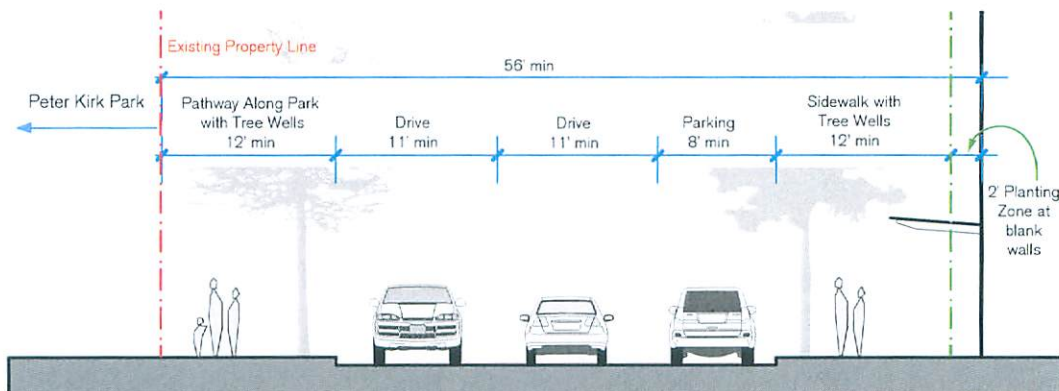
2 6th Street Frontage Section (typical north of 4th Avenue)



PRIMARY INTERNAL STREETS

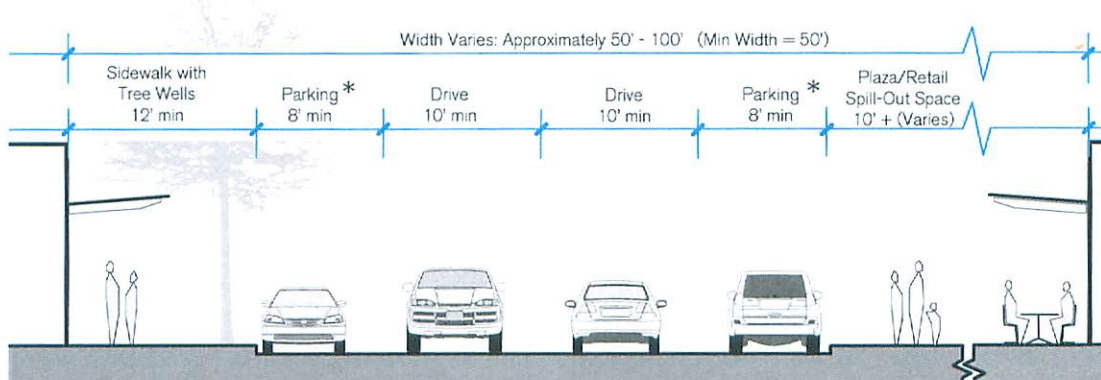


3 Park Promenade Section (typical)



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

4 Main Street Section (typical)



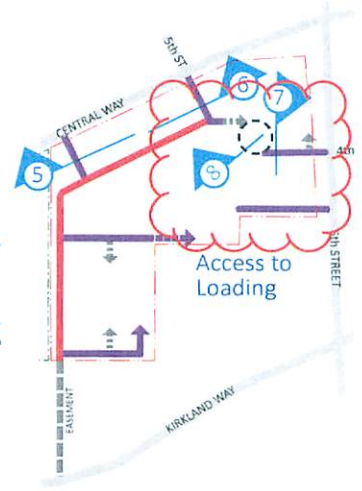
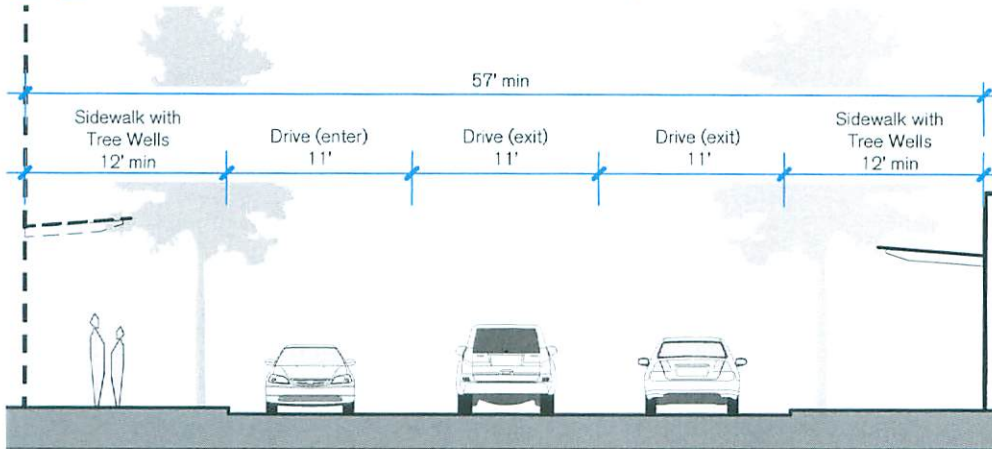
* Curbside parking may occur on one or both sides of the roadway.

MASTER PLAN: DEVELOPMENT STANDARDS

O-4605
EXHIBIT A

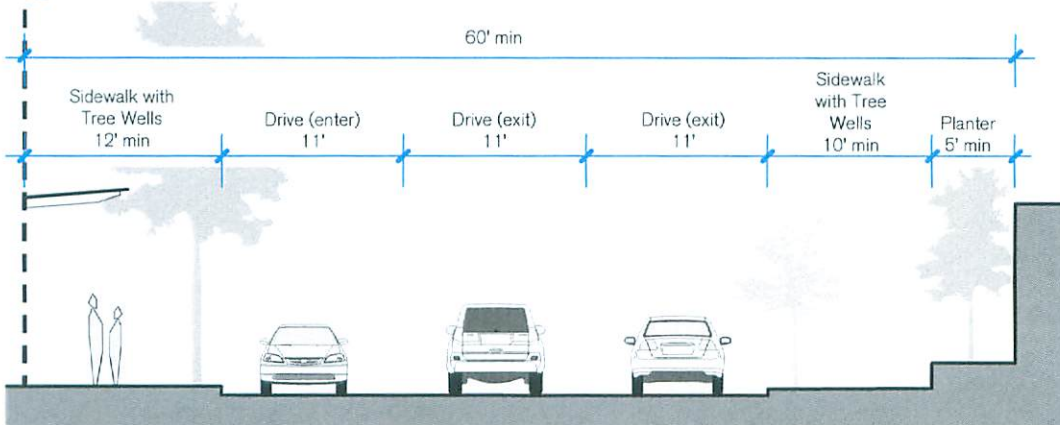
SECONDARY INTERNAL STREETS

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



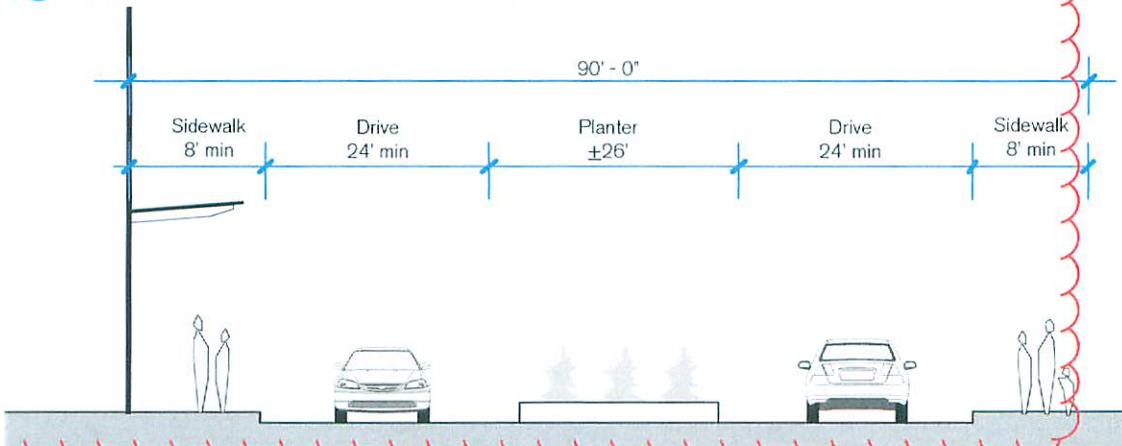
Indicates Possible Access to Below-Grade Parking

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



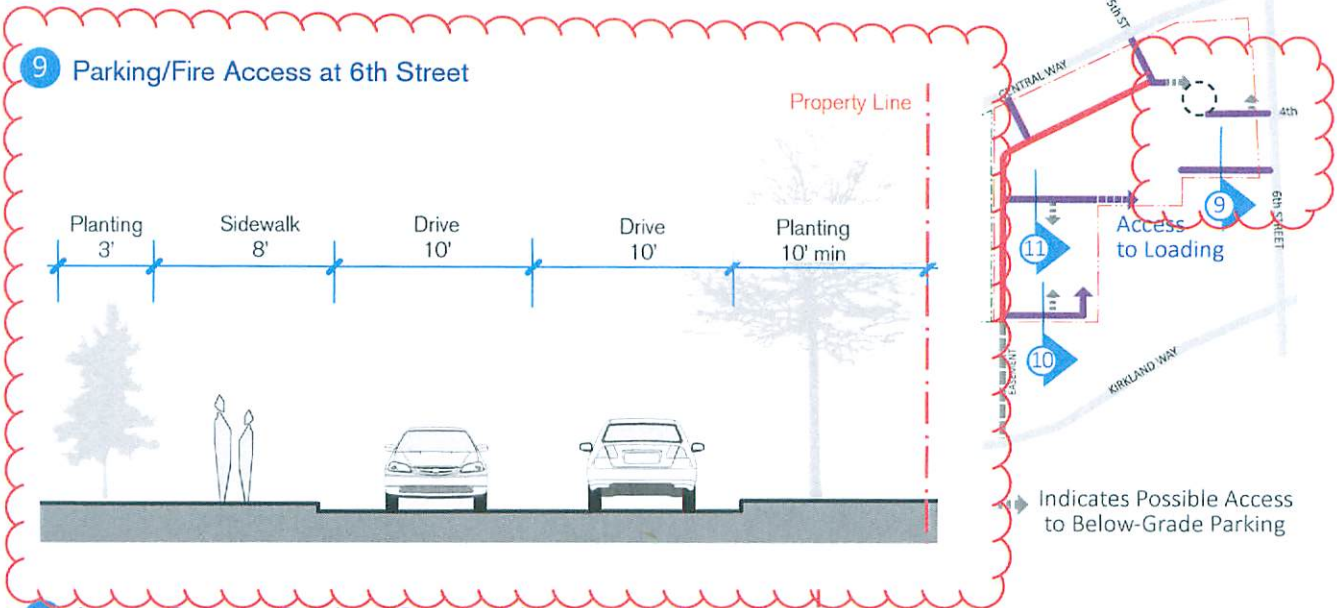
KIRKLAND PARKPLACE MIXED-USE DEVELOPMENT: MASTER PLAN & DESIGN GUIDELINES

8 Upper Level Turnaround - added diagram

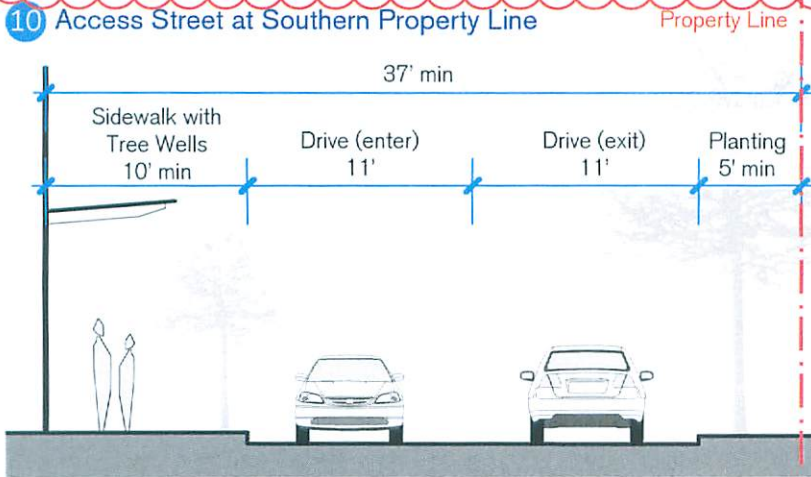


SECONDARY INTERNAL STREETS

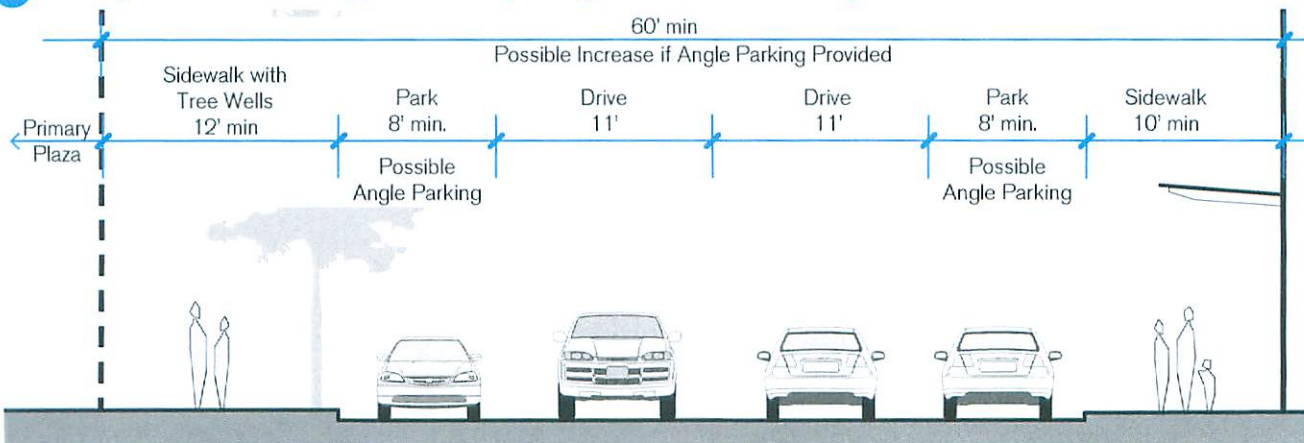
9 Parking/Fire Access at 6th Street



10 Access Street at Southern Property Line



11 Parking/Service Access (typical where parking occurs) - revised diagram



PUBLICATION SUMMARY
OF ORDINANCE O-4605

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SECTION 1. Amends the Kirkland Parkplace Mixed-Use Development Master Plan and Design guidelines.

SECTION 2. Provides a severability clause for the ordinance.

SECTION 3. Authorizes the publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as five days after publication of summary.

SECTION 4. Directs the City Clerk to certify and forward a complete certified copy of this ordinance to the King County Department of Assessments.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the 19th day of September, 2017.

I certify that the foregoing is a summary of Ordinance O-4605 approved by the Kirkland City Council for summary publication.



Kathi Anderson, City Clerk