

ORDINANCE O-4711

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, KPP Development, LLC proposes a change to the  
2 Parkplace Master Plan and Design Guidelines as set forth in **Exhibit A**;  
3 and  
4

5           WHEREAS, the City Council did confer with the Kirkland Planning  
6 Commission prior to amending the Kirkland Parkplace Mixed-Use  
7 Development Master Plan and Design Guidelines with adoption of this  
8 ordinance, pursuant to KMC 3.30.040; and  
9

10           WHEREAS, the Planning Commission recommends that Council  
11 adopt these changes as set forth in the recommendations of the  
12 Planning Commission at its meeting on November 14, 2019 and bearing  
13 Kirkland Planning and Building Department File No. CAM14-02188; and  
14

15           WHEREAS, pursuant to the State Environmental Policy Act  
16 (SEPA), there has accompanied the proposal and recommendation  
17 through the entire consideration process, a SEPA Addendum to Existing  
18 Environmental Documents issued by the responsible official pursuant to  
19 WAC 197-11-625.  
20

21           NOW, THEREFORE, the City Council of the City of Kirkland do  
22 ordain as follows:  
23

24           Section 1. The "Kirkland Parkplace Mixed Use Development  
25 Master Plan and Design Guidelines" which are adopted by reference in  
26 Section 3.30.040 of the Kirkland Municipal Code are amended as set  
27 forth in Exhibit A, attached hereto and incorporated herein by reference.  
28

29           Section 2. If any provision of this ordinance or its application to  
30 any person or circumstance is held invalid, the remainder of the  
31 ordinance or the application of the provision to other persons or  
32 circumstances is not affected.  
33

34           Section 3. This ordinance shall be in force and effect five days  
35 from and after its passage by the Kirkland City Council and publication,  
36 pursuant to Kirkland Municipal Code 1.08.017, in summary form and by  
37 this reference approved by the City Council as required by law.


38  
39  
40  
41  
42

Passed by majority vote of the Kirkland City Council in open meeting this 10th day of December, 2019.

Signed in authentication thereof this 10th day of December, 2019.

  
\_\_\_\_\_  
Penny Sweet, Mayor

Attest:

  
\_\_\_\_\_  
Kathi Anderson, City Clerk

Approved as to Form:

  
\_\_\_\_\_  
Kevin Raymond, City Attorney

Publication Date: 12/16/19

PUBLICATION SUMMARY  
OF ORDINANCE NO. 4711

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, 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.

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 and establishes the effective date as five days from and after its passage.

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 10th day of December, 2019.

I certify that the foregoing is a summary of Ordinance 4711 approved by the Kirkland City Council for summary publication.



---

Kathi Anderson, City Clerk

Publication Date:12/16/19

# 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

[, plus \$29,677 to offset the 0.2 units. The payment shall either be made within one year of adoption of Ordinance 4711, or the total amount shall adjusted according to Consumer Price Index (CPI) to account for inflation.]

ing 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 storm-water 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. Examples include: grocery, childcare, bookstore, dry cleaner, movie theater, barbershop, shoe

### E. TRANSFORMING

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.

### F. AFFORDABLE HOUSING

Under Ordinance 4677 the Master Plan authorized construction of 367 residential units, including up to 37 affordable housing units per the Zoning code requirement for 10 percent affordable units in residential development. With the reduction of the residential component to 185 residential units, the Master Plan will include only 19 affordable units. In lieu of the remaining anticipated 18 affordable housing units, the City will accept a payment of \$148,385.00 per unit [ ]

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

<b>Building Footprint</b> 40 - 45%	<b>Vehicle Areas</b> 20 - 25%	<b>Open Space</b> 35 - 40%
---------------------------------------	----------------------------------	-------------------------------

## OPEN SPACE BREAKDOWN

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

## BUILDING USE BREAKDOWN · Approximate 1,315,000 GROSS SF TOTAL = 100%

<b>Commercial Office</b> 744,655 sf	<b>Retail / Fitness / Entertainment</b> 218,345 sf	<b>Residential</b> 367 units 352,000 sf
--	---	---

proposed:  
924,655 sf

proposed:  
185 units  
172,000 sf

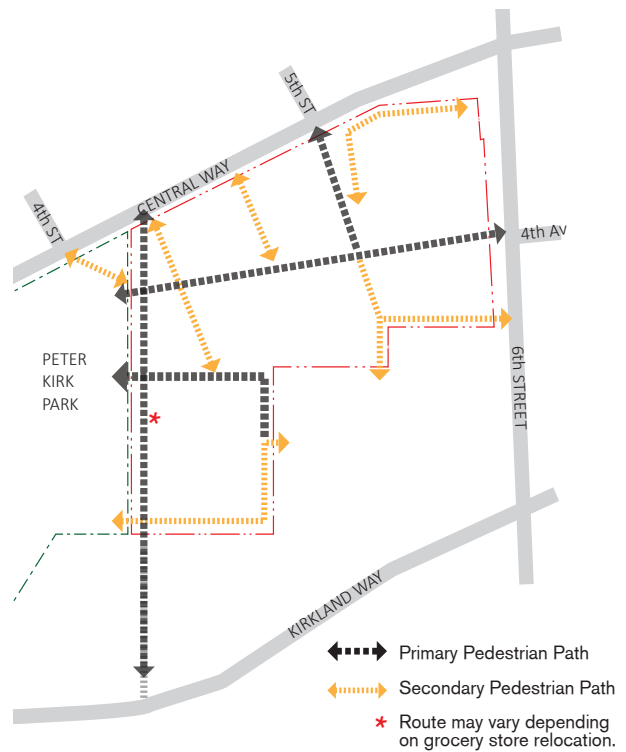
## 10. Public Amenities, Access, and Organization of Uses

### 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

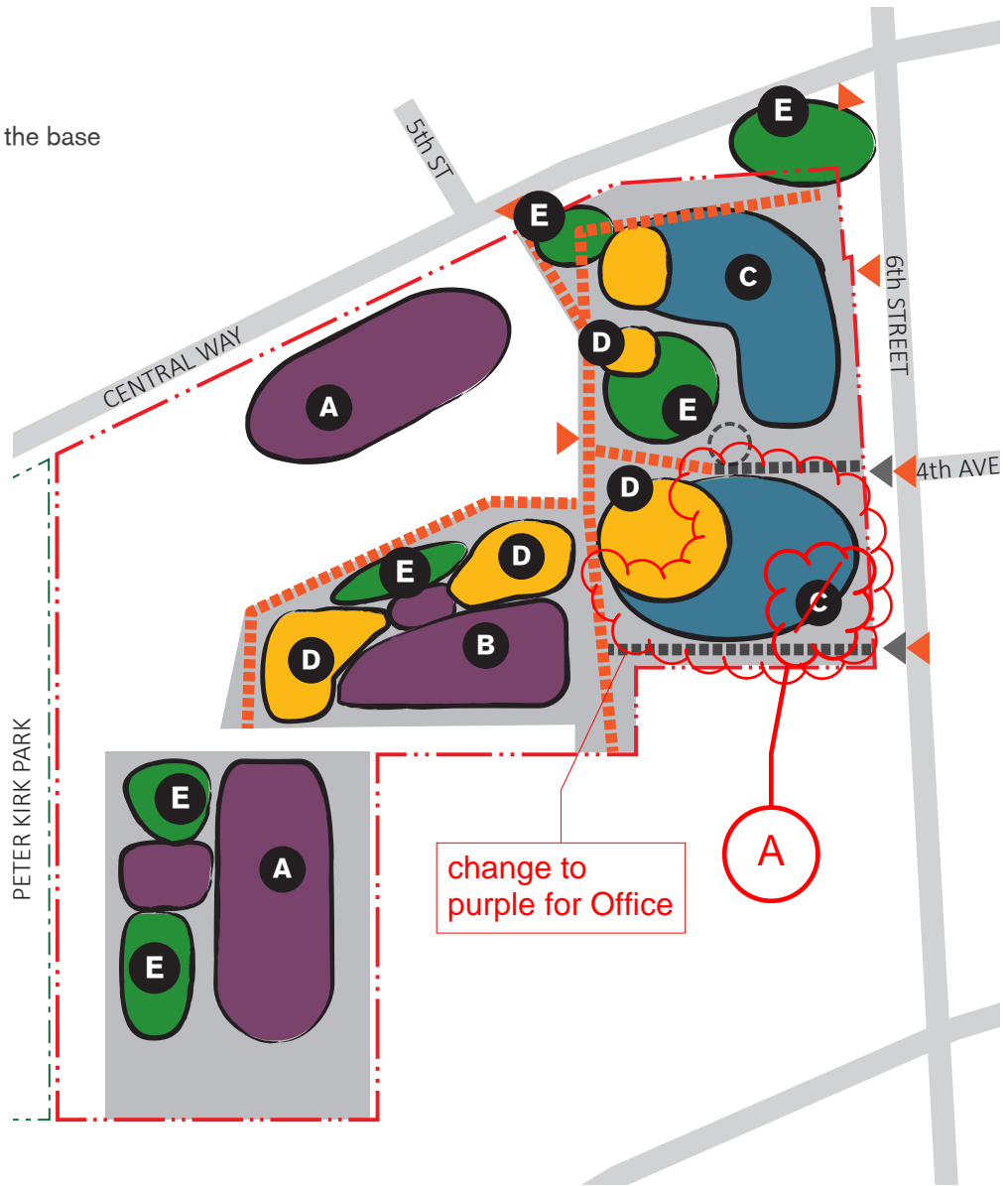
**C. ORGANIZATION OF USES: UPPER GRADE LEVEL**

**BUILDINGS**

- A** Office over Lower Level Retail / Entertainment
- B** Retail/office/daycare
- 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



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