

ORDINANCE NO. 4172

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 INCLUDE "KIRKLAND PARKPLACE MIXED USE DEVELOPMENT MASTER PLAN AND DESIGN GUIDELINES," AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO ZON07-00016.

WHEREAS, the City Council has received a recommendation from the Kirkland Planning Commission to amend Title 3 of the Municipal Code, as set forth in that certain report and recommendation of the Planning Commission dated November 20, 2008 and bearing Kirkland Department of Planning and Community Development File No. ZON07-00016; and

WHEREAS, prior to making said recommendation the Planning Commission, following notice thereof as required by RCW 35A.63.070, held public hearings on April 24, 2008, June 12, 2008 and October 23, 2008 on the amendment proposals and considered the comments received at said hearings; and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA), there has accompanied the legislative proposal and recommendation through the entire consideration process, a Planned Action Environmental Impact Statement. The Draft of which was issued on April 4, 2008 and the Final of which was issued on October 16, 2008 by the responsible official pursuant to WAC 197-11-400 through 197-11 560; and

WHEREAS, in regular public meeting the City Council considered the environmental documents received from the responsible official, together with the report and recommendation of the Planning Commission; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Kirkland as follows:

Section 1. The following specific portion of the Municipal Code is hereby amended to read as follows:

- A. Section 3.30.040. Design guidelines adopted by reference:
Addition of "Kirkland Parkplace Mixed Use Development Master Plan and Design Guidelines" as set forth in **Exhibit A** attached to this ordinance and incorporated by reference.

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

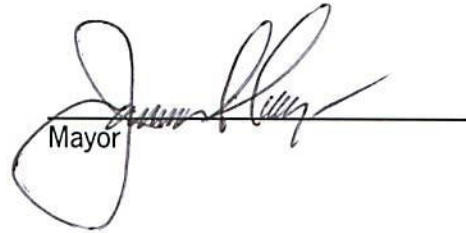
Section 3. This ordinance shall be in full force and effect five days from and after its passage by the City Council and publication pursuant to Kirkland Municipal Code 1.08.017, in the summary form attached to the original

of this ordinance and by this reference approved by the City Council as required by law.

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

Passed by majority vote of the Kirkland City Council in open meeting this 16th day of December, 2008.


SIGNED IN AUTHENTICATION THEREOF this 16th day of December, 2008.


Mayor

Attest:


City Clerk

Approved as to Form:


City Attorney

Chapter 3.30 DESIGN REVIEW BOARD

Sections:

3.30.010 Membership—Appointment—Compensation—Removal.

3.30.020 Qualifications.

3.30.030 Powers and duties.

3.30.040 Design guidelines adopted by reference.

3.30.050 Conflict of interest.

3.30.010 Membership—Appointment—Compensation—Removal.

The design review board shall be composed of seven appointed members. In addition, the director of planning and community development shall sit on the design review board ("DRB") as a nonvoting member for purposes of advising the board on regulatory and urban design issues. Members shall be appointed by a majority vote of the city council, without regard to political affiliation. The members of the DRB shall serve without compensation. Each member shall be appointed to a four-year term; provided, that as to the two positions added in 2003, one new member's initial term shall expire March 31, 2005, and the other new member's initial term shall expire March 31, 2007. Any vacancy shall be filled for the remainder of the unexpired term of the vacant position. When a member misses three or more consecutive meetings not excused by a majority vote of the DRB, the DRB will consider recommending removal of that member. The board shall recommend removal if the absences have negatively affected the board's abilities to perform its duties. The recommendation will be forwarded to city council. Members finding themselves unable to attend regular meetings are expected to tender their resignations. A member may be removed by a majority vote of the city council. (Ord. 3901 § 1, 2003; Ord. 3683A § 1 (part), 1999)

3.30.020 Qualifications.

Members of the design review board shall include design professionals and building/construction experts, and residents of Kirkland capable of reading and understanding architectural plans and knowledgeable in matters of building and design. The board shall at all times have a majority composition of professionals from architecture, landscape architecture, urban design/planning, or similar disciplines. In selecting members, professionals who are residents and/or whose place of business is within Kirkland will be preferred. (Ord. 3683A § 1 (part), 1999)

3.30.030 Powers and duties.

The design review board shall have the responsibilities designated in the zoning code. In addition, the design review board shall perform such advisory functions related to design issues as designated by the city council. (Ord. 3683A § 1 (part), 1999)

3.30.040 Design guidelines adopted by reference.

The design review board in combination with the authority set forth in Chapter 142 of the zoning code shall use the following design guidelines documents to review development permits:

(1) The document entitled "Design Guidelines for Pedestrian Oriented Business Districts" bearing the signature of the mayor and the director of the department of planning and community development dated August 3, 2004, is adopted by reference as though fully set forth herein. The city council shall consult with the planning commission prior to amending this document.

(2) The document entitled "Design Guidelines for the Rose Hill Business District" bearing the signature of the mayor and the director of the department of planning and community development dated January 3, 2006, is adopted by reference as though fully set forth herein. The city council shall consult with the planning commission prior to amending this document.

(3) The document entitled "Design Guidelines for the Totem Lake Neighborhood" bearing the signature of the mayor and the director of the department of planning and community development dated June 6, 2006, is adopted by reference as though fully set forth herein. The city council shall consult with the planning commission prior to amending this document.

(4) The document entitled "Kirkland Parkplace Mixed Use Development Master Plan and Design Guidelines" bearing the signature of the mayor and the director of the department of planning and community development dated December 16, 2008, is adopted by reference as though fully set forth herein. The city council shall consult with the planning commission prior to amending this document.

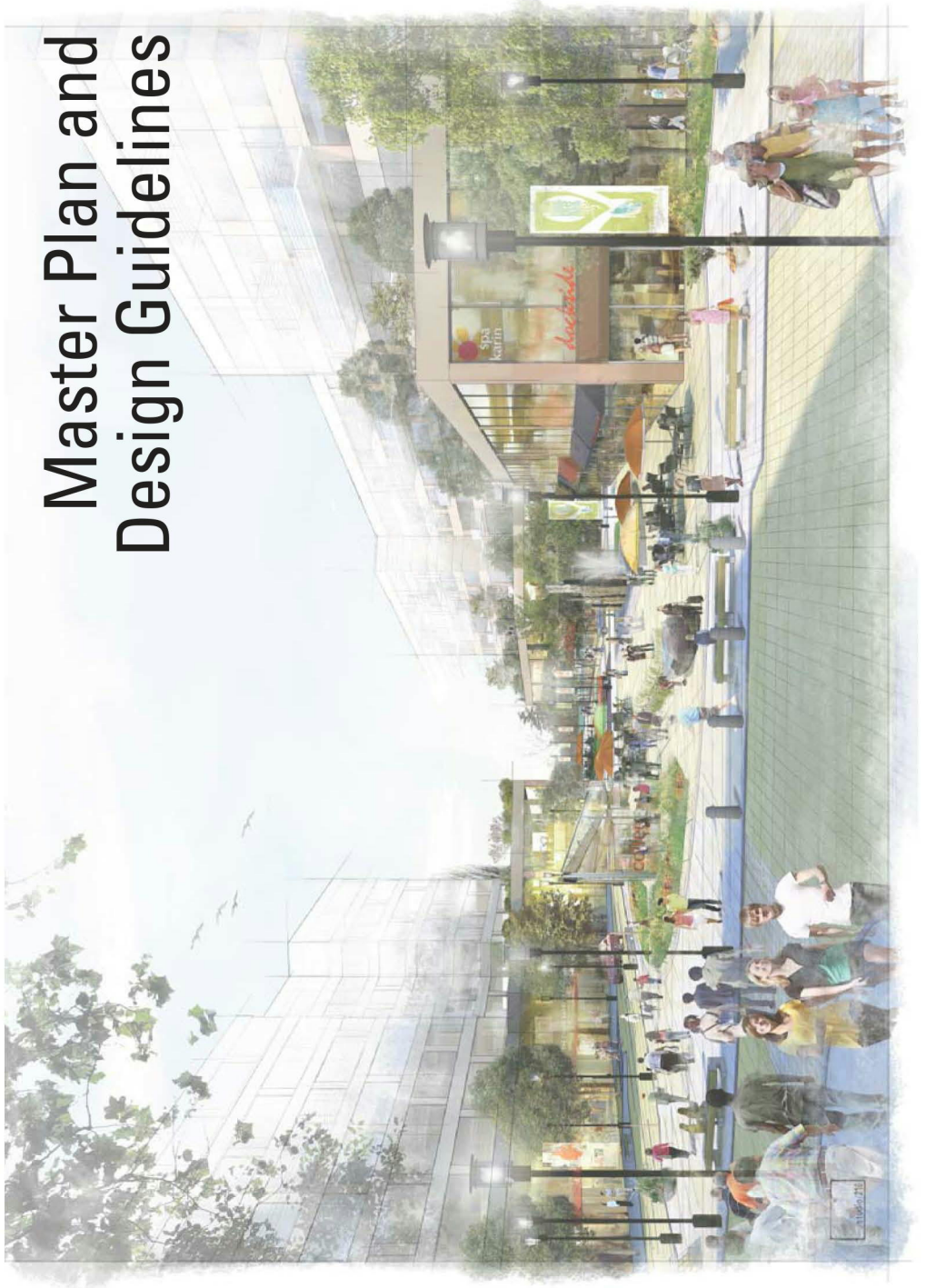
~~(4)(5)~~ Text Amended. The following specific portions of the text of the design guidelines are amended as set forth in Attachment A attached to Ordinance 4106 and incorporated by reference. (Ord. 4106 § 1, 2007; Ord. 4052 § 1, 2006; Ord. 4038 § 1, 2006; Ord. 4031 § 1, 2006)

3.30.050 Conflict of interest.

If a member of the design review board is an applicant or a paid or unpaid advocate, agent, or representative for an applicant on a design review application, the member shall not participate in a decision on that design review application. (Ord. 3683A § 1 (part), 1999)

MIXED USE DEVELOPMENT

Master Plan and Design Guidelines





Master Plan Organization

This document is comprised of the following sections:

12. All District
13. District Specific
 - a. Gateway
 - b. Central Way
 - c. Park Interface
 - d. Central Retail Hub

DESIGN GUIDELINES

1. INTRODUCTION

Located along Central Way and 6th Street, Kirkland Parkplace has the potential to offer many great amenities to Kirkland's downtown. The proposed mixed-use center includes approximately 1.75 million square feet of development consisting of retail, office, hotel and sports club that are, in effect, an extension of the existing downtown. Parkplace provides components that meet the City's Comprehensive Plan, East Core Frame (2004, 2008) as described below:

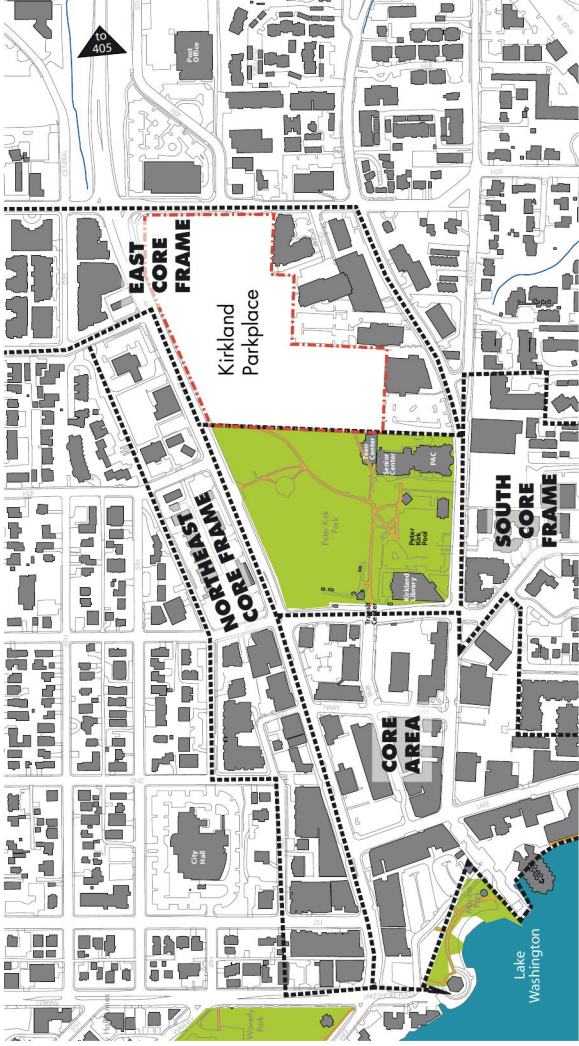
CP Policy: Heights of up to eight stories are appropriate as an incentive to create a network of public open spaces around which is organized a dynamic retail destination.

Response: Parkplace is an urban, open-air retail, restaurant, entertainment, office, hotel and sports club complex. (See page 7 for networks of open space, retail frontage and pedestrian connections.)

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 greenspace. Pedestrian connections to adjoining streets, Peter Kirk Park, and adjoining developments should be incorporated to facilitate the integration of the district into the neighborhood.

Response: Specific design guidelines have been defined to encourage unique environments and experiences in each of these three locations.

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.



Response: The compact development, pedestrian-friendly, mixed-use nature of the land use in 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.

2. VISION

Parkplace creates a new destination in Kirkland featuring tree lined streets, landscaped open spaces, offices 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 for years to come.

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. Compliance with this Master Plan and Design Guidelines document shall be required to allow 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. These Standards and Guidelines are supplemental, not a substitution, to the City of Kirkland Municipal Code and its 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 and street dimensional requirements shall be determined by administrative review. Compliance and consistency with the Design Guidelines shall be determined by the Design Review Board in a Design Response conference, (refer to DRB process 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.

Section

Development Standards

- Program Requirements (Item 9)
- Public Amenities and Access (Item 10)
- Street Classifications (Item 11)

Design Guidelines

- All Districts (Item 12)
- District Specific (Item 13)

Review Process

Planning Official

Design Review Board

5. MODIFICATIONS

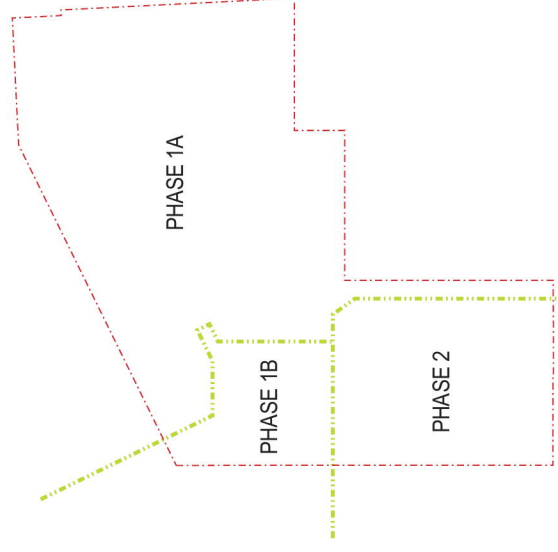
A major modification to the Master Plan is any proposal that would result in a change that would substantially alter the Plan's proposed development such as: decrease in open space quantity, changes to locations of primary access/pedestrian streets, or changes in allowed use. Major modifications to the 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 is any proposal that would result in a change that would not substantially alter the Plan's proposed development such as: façade 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 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

This development shall be staged in two major phases (1 and 2) with two minor stages in phase one (1A and 1B).



8. DESIGN INTENT

This Master Plan and Design Guidelines document was created using the identified 8 Guiding Principles for the project which were derived from input from the City staff, the Design Review Board, Planning Commission, various community groups and the residents of Kirkland.

GUIDING PRINCIPLES OF INTENT

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 'transaction 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
3. Places for People
 - 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 for along the street
 - Incorporate rich variety of materials
 - Provide and enhance pedestrian circulation and retail continuity

5. Integrate Vehicular 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 façades
8. Sustainability
 - Establish macro-scale/site sustainable strategies
 - Pursue building specific sustainable strategies
 - Encourage tenant-specific sustainable strategies

9. Program Requirements

A. Pedestrian Space:

The development will include a variety of public open spaces that vary in size and character. A minimum of 10%, or 50,000 of the site shall be activated pedestrian-oriented space, in the form of courtyards, plazas, winter atrium, etc. See diagram (pg 7) for approximate locations and dimensional requirements of specific spaces. Definition of appropriate design treatments are found in the district specific design guidelines.

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:

1. The following requirements will apply to the Kirkland Parkplace project:
 - a. All office buildings will be designed to achieve a LEED-CS Gold threshold. A USGBC LEED Pre-Certification application showing points meeting LEED-CS Gold will be included with permit submittals to show which points will be pursued.
 - b. The hotel will be designed to a LEED-CS Certified or LEED-NC Certified threshold, or to meet the sustainability program of the hotel operator.
 - 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 all tenant build-outs on the office, the applicant will 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 will 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 will 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 such as: grocery, childcare, bookstore, drugstore, dry cleaner, movie theatre, barbershop, shoe repair, etc.

SITE AREA 501,000 SQFT (100%)

SITE AREA BREAKDOWN

BUILDING FOOT PRINT	OPEN SPACE	VEHICULAR AREAS
245 K (49%)	160 K (32%)	96 K (19%)

OPEN SPACE BREAKDOWN

SIDEWALKS	PLAZAS	COURTYARD
109 K (22% OF TOTAL SITE AREA)	27 K (5%)	24 K (5%)

PEDESTRIAN SPACE

PUBLIC ROOF TERRACE	PRIVATE ROOF TERRACE
10 K	10 K

BUILDING GROSS SQUARE FOOTAGE BREAKDOWN

OFFICE	RETAIL	HOTEL
OFFICE SPACE 1.2 MIL SQFT 68%	MIX USE 550K SQFT 32%	

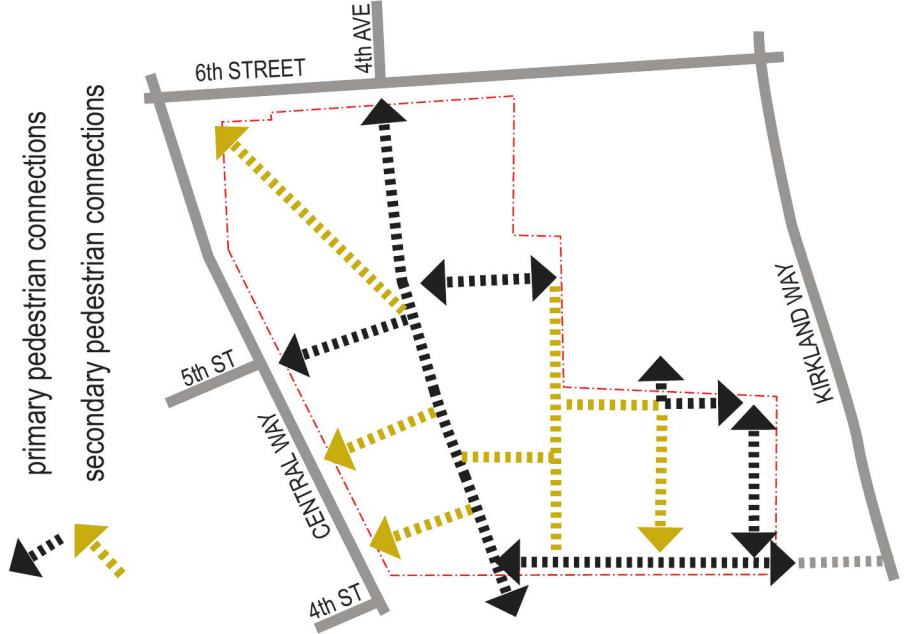
EXHIBIT A
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10. PUBLIC AMENITIES AND ACCESS

PEDESTRIAN CONNECTIONS

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

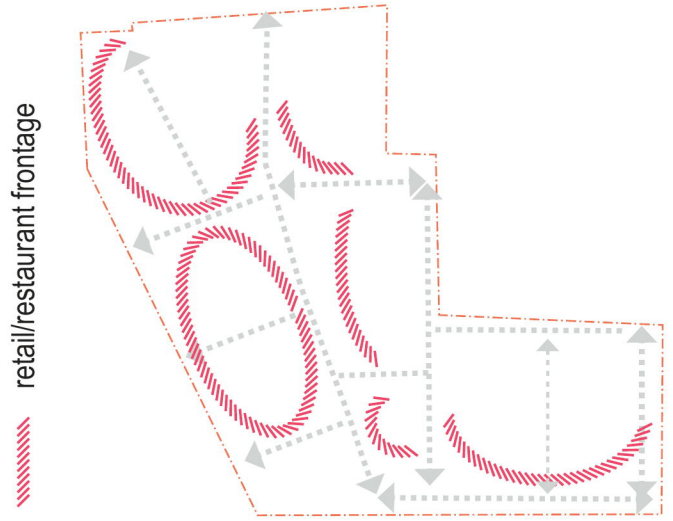
The diagram below shows approximate pedestrian connections. Darker lines indicate primary connections required by the Comprehensive Plan. Lighter lines show secondary pedestrian connections linking to existing and proposed streets as well as Peter Kirk Park. These connections are for public use.



RETAIL/RESTAURANT FRONTAGE

Intent: To encourage and contribute to the liveliness and activation of pedestrian-oriented streets and spaces by providing retail and activating uses at the ground level.

Predominant retail uses including shops, restaurants, grocery, and a movie theatre are required along pedestrian-oriented streets and public spaces. Additional activating uses are encouraged on the ground level throughout the development where feasible.



PEDESTRIAN SPACE

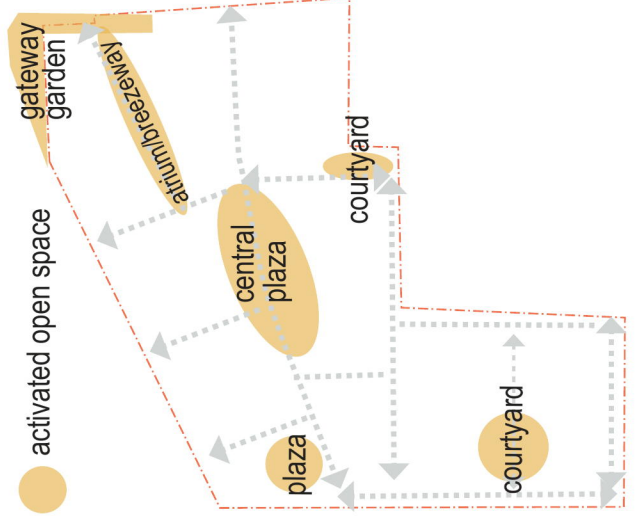
Intent: To provide a functional and diverse pedestrian environment by creating a variety of usable pedestrian open spaces.

The following types of public/ pedestrian space are to be provided at a minimum of 10% of the total lot area, or 50,000 sf*. Locations are approximate and not limited to those shown on the diagram below.*

central plaza: shall have a minimum area of 15,000 square feet with a minimum average width of 70 feet
courtyard/plaza: shall have a minimum area of 2,500 square feet each

atrium/breezeway: shall have a minimum 35 foot wide separation between office floor plates
roof top terraces: shall provide a minimum of 10,000 sf total of publicly accessible rooftop terraces in one or more locations

*See district specific guidelines for design parameters of public space (ex. central plaza, pg 27).



11. STREET CLASSIFICATION

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

Adjacent Street Improvements

- Central Way
- 6th Street

Access Streets

- A.1 Central and 5th Street Connection
- A.2 6th Street and 4th Avenue Connection
- A.3 6th Street access to service alley (minor)
- A.4 Central Way and 4th Street Connection

Pedestrian Streets

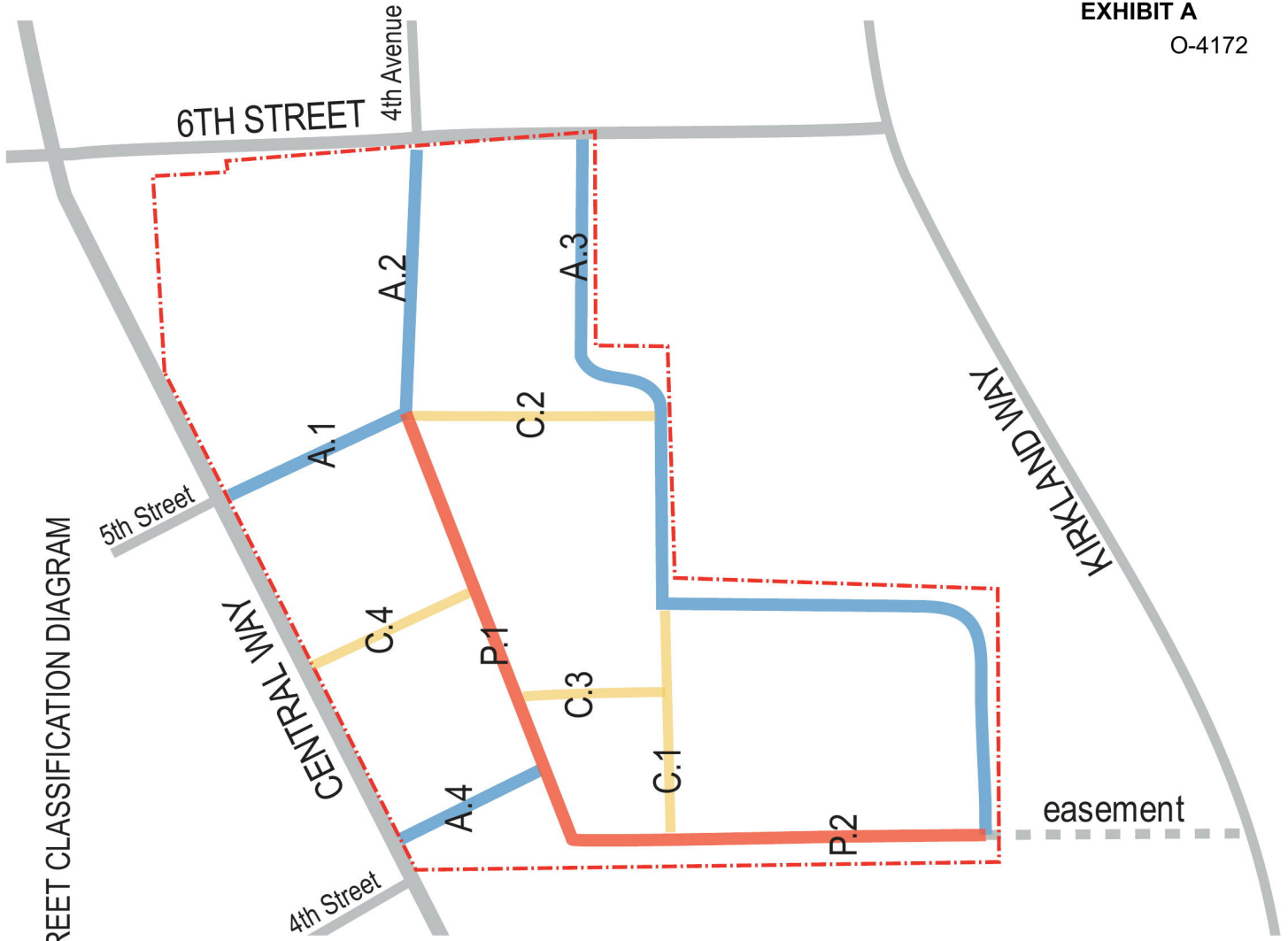
- P.1 Main Street
- P.2 Park Promenade

Secondary Connections

- C.1 Service Alley/Park Promenade
- C.2 Service Alley /Main Street Connection
- C.3 Main Street/C.1 Connection (ped only)
- C.4 Central Way Mid-Block Connection (right in, right out)

The following street classifications and diagrams represent the various types of streets 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 policies for public improvements and emergency access.

STREET CLASSIFICATION DIAGRAM



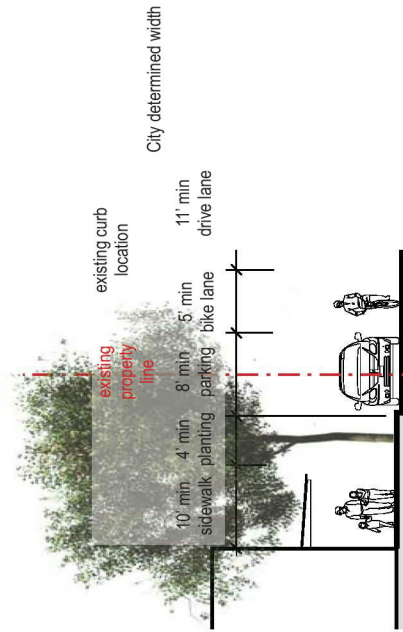
11. STREET CLASSIFICATION

Adjacent Street Improvements

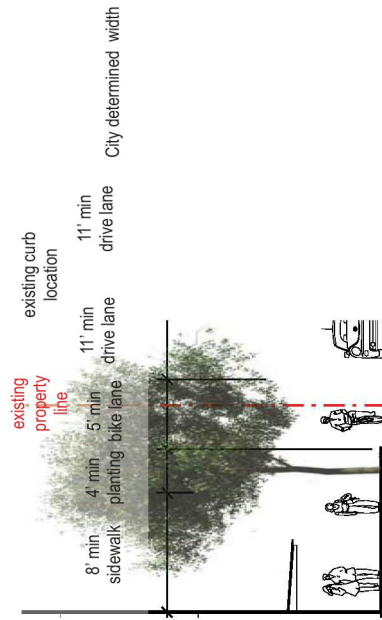
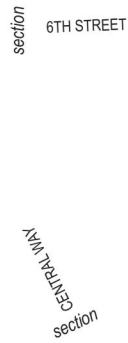
Central Way

6th Street

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



CENTRAL WAY FRONTAGE TYPICAL SECTION



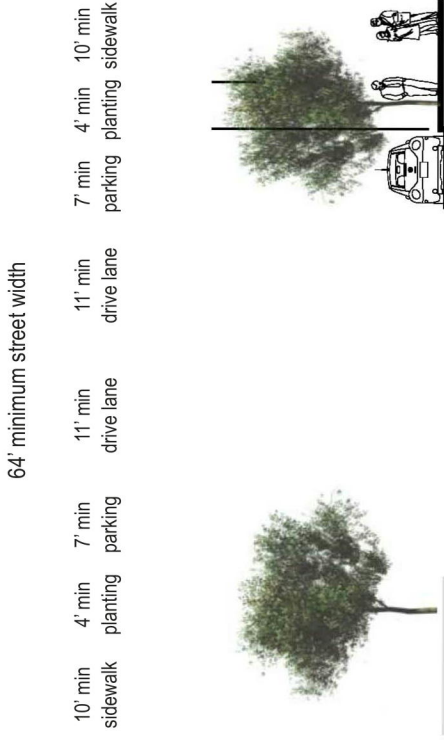
6TH STREET TYPICAL SECTION

11. STREET CLASSIFICATION

Access Streets

- A.1 Central and 5th Street Connection
- A.2 6th Street and 4th Avenue Connection

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



A.1 CENTRAL AND 5TH STREET CONNECTION TYPICAL SECTION

section
A.1

section
A.2



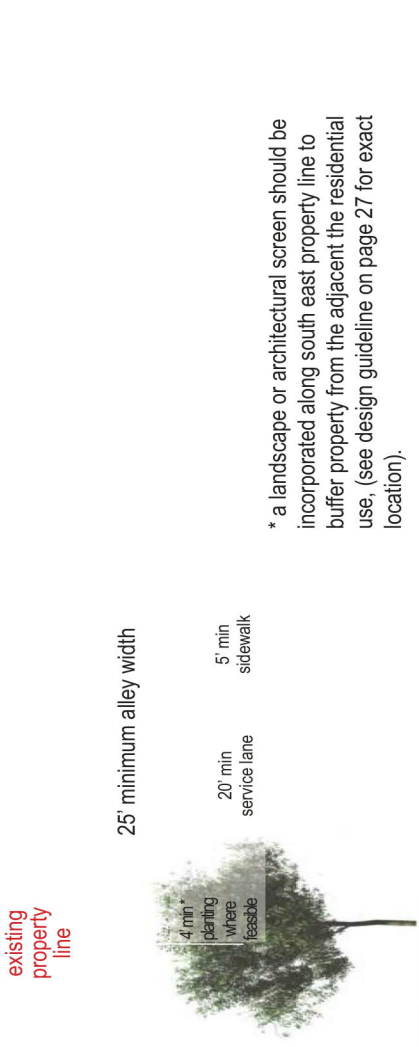
A.2 6TH STREET AND 4TH AVENUE CONNECTION TYPICAL SECTION

11. STREET CLASSIFICATION

Access Streets

- A.3 6th Street access to service alley (minor)
- A.4 Central Way and 4th Street Connection

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

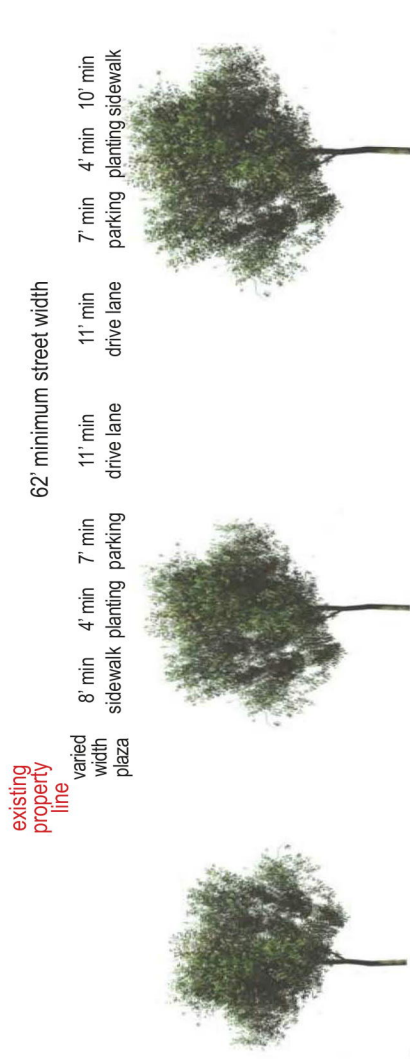


* a landscape or architectural screen should be incorporated along south east property line to buffer property from the adjacent the residential use. (see design guideline on page 27 for exact location).

A.3 6TH STREET ACCESS TO SERVICE ALLEY (MINOR) TYPICAL SECTION

A.4
section

A.3
section



** an 8' pedestrian path is required along the established pedestrian connections on the southeast portion of the street.

A.4 CENTRAL WAY AND 4TH STREET CONNECTION TYPICAL SECTION

11. STREET CLASSIFICATION

Pedestrian Streets

P.1 Main Street

P.2 Park Promenade

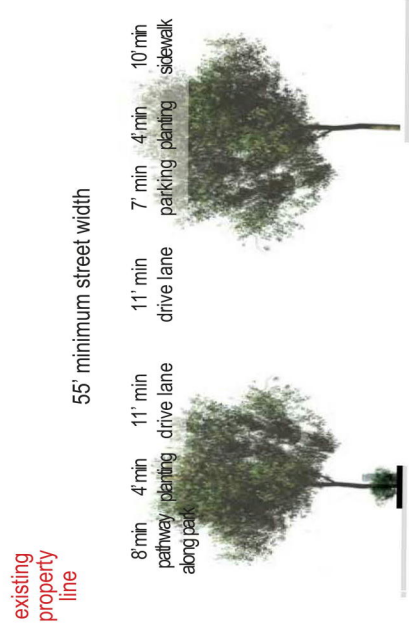
Street classifications are meant to be typical sections of the roadway. Slight variations may be necessary to accommodate driveways, varied landscaping techniques, street furniture, structural constraints, etc.



P.1 MAIN STREET TYPICAL SECTION

section

P.1



section

P.2

easement*

P.2 PARK PROMENADE TYPICAL SECTION*

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

11. STREET CLASSIFICATION

Secondary Connections

- C.1 Service Alley/Park Promenade
- C.2 Service Alley /Main Street Connection

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

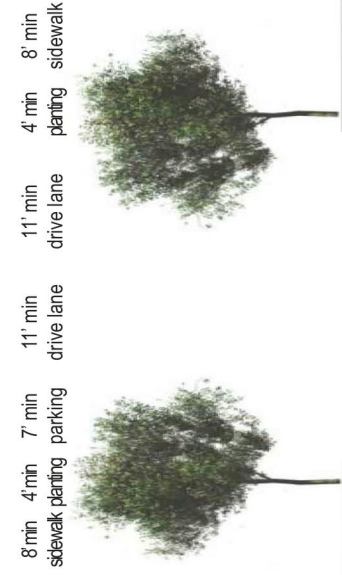
43' minimum street width

6 min sidewalk	4 min planting	7 min parking	10' min drive lane	10' min drive lane	6 min sidewalk
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C.1 SERVICE ALLEY/PARK PROMENADE TYPICAL SECTION

53' minimum street width



section
C.2

C.1
section

C.2 SERVICE ALLEY/MAIN STREET CONNECTION TYPICAL SECTION

11. STREET CLASSIFICATION

Secondary Connections

- C.3 Main Street/C.2 Connection (ped only)
- C.4 Central Way Mid-Block Connection

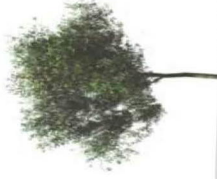
Street classifications are meant to be typical sections of the roadway. Slight variations may be necessary to accommodate driveways, varied landscaping techniques, street furniture, structural constraints, etc.

24' minimum

6' min
streetfront
planting
area

4' min
planting

14' min
pedestrian path



C.3 MAIN STREET/C.2 CONNECTION (PED ONLY) TYPICAL SECTION

pieces
C.4

section
C.3

54' minimum mid-block access width



C.4 CENTRAL WAY MID-BLOCK CONNECTION TYPICAL SECTION*

* The connection to Central Way will be a right in, right out per City of Kirkland street standards CK-R.22)

12. ALL DISTRICTS

Overall Intent:

To create a rich pedestrian-oriented environment and successful mixed-use center.

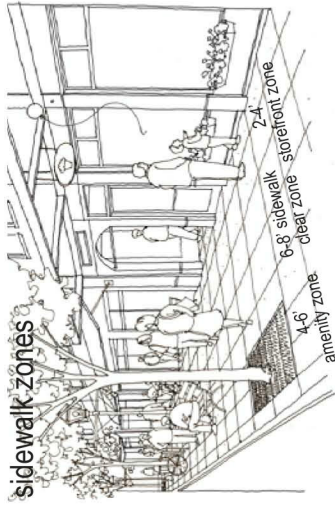
SITE PLANNING

1. Streetscape.

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

- a. Sidewalks should maintain at least a 6-8ft clear zone for pedestrian travel.
- b. All streets should contribute to the physical safety and comfort of pedestrians. Provide both of the following where feasible to help define the sidewalk space:
 - On-street parking. (see street classifications, pgs 8-14)
 - A well-defined amenity zone set to the curb for understorey planting, street trees*, and other street furniture such as benches, trash receptacles, signs
 - where restaurants are anticipated the sidewalk should be wide enough to accommodate outdoor seating.
- 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 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 fore-courts, provided street continuity is not interrupted along the majority of the block.

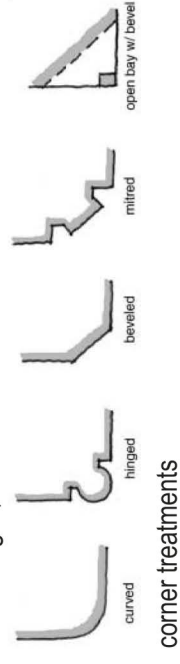
*Minor deviations for street trees and major planting spaces may be necessary in some spaces due to structural constraints.



- on-street parking
- special paving
- understorey planting
- distinctive lighting
- generous ground level facade transparency
- retail entrances opening to plaza/street



street level faced with recessed entrances, pedestrian oriented signs, and street trees



corner treatments

GATEWAY

CENTRAL WAY

RETAIL/OFFICE HUB

PARK INTERFACE

DESIGN GUIDELINES

EXHIBIT A

O-4172

12. ALL DISTRICTS

Overall Intent:

To create a rich pedestrian-oriented environment and successful mixed-use center.

SITE PLANNING

2. Public Spaces: Plazas, Courtyards and Seating Areas

Intent: To provide a friendly pedestrian environment by creating a variety of usable and interesting public and semi-public open spaces within private development

- Make plazas and courtyards comfortable for human activity and social interaction – standing, sitting, talking, eating.
- Define and contain outdoor spaces through a combination of building and landscape; oversized spaces that lack containment are discouraged.
- Establish pedestrian pathways that link public spaces to other public spaces and streets.

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.

And at least one of the following:

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

3. Environmental Considerations.

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



contained outdoor space with special paving, landscaping, seating and pedestrian linkages



plaza space with seating and landscaping

courtyard with seating and water features



outdoor space encouraging bike and pedestrian use

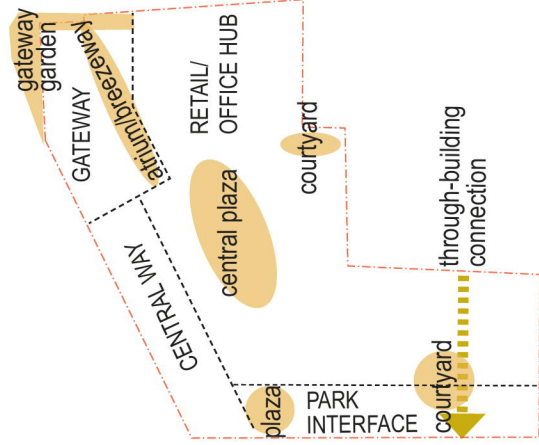


EXHIBIT A

Q-4172

12. ALL DISTRICTS

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

SITE PLANNING

4. Pedestrian Connections and Wayfinding

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

- a. Clearly defined pedestrian connections shall be provided at locations specified in the Street Classification sections (pgs 8 -14).

5. Lighting

Intent: To 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 the arts and pedestrian space commitments (see page 6) .
- e. Lighting should include non-glaring design solutions, 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 residences and drivers.

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 where ever possible locating service, loading and trash collection facilities in pedestrian-oriented areas.



passageway with retail and pedestrian-scale lighting



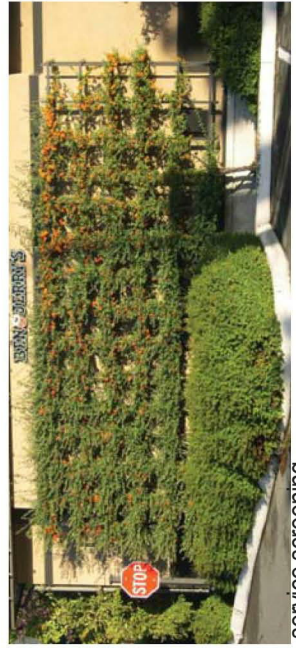
clear pedestrian connection alley with retail and landscaping



pedestrian-scaled lighting



artful and expressive lighting



service screening

GATEWAY

CENTRAL WAY

CENTRAL RETAIL HUB

PARK INTERFACE

DESIGN GUIDELINES

12. ALL DISTRICTS

Overall Intent:

To create a rich pedestrian-oriented environment and successful mixed-use center.

SITE PLANNING

7. Signs: A Master Sign Plan will be created with the City that is in keeping with the following design objectives:

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

- a. Signage should be complementary and integrated with the unique character of the specific districts and/or buildings where they are located.
- b. Signage should be high quality and consistent with the contemporary urban/downtown character of comparable developments in similar regions.
- c. The design of buildings should identify locations, sizes and general design for future signage.
- d. The Master Sign Plan should include a hierarchy of elements based on use and function, such as:
 - site signage for entries, wayfinding, Parkplace identity
 - building signage for addressing and landmarking
 - tenant signage to encourage expressive individualization.



signage integrated with the building design



unique character of pedestrian-oriented retail signage

GATEWAY

CENTRAL WAY

CENTRAL RETAIL HUB

PARK INTERFACE

DESIGN GUIDELINES

12. ALL DISTRICTS

Overall Intent:

To create a rich pedestrian-oriented environment and successful mixed-use center.

BUILDING DESIGN

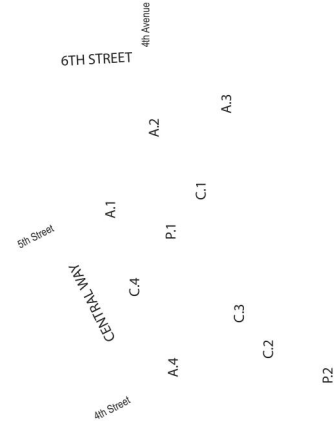
1. Orientation to the Street

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 with required retail frontages, (see diagram on page 7):

- 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 between 14-18 feet in height.
- c. Entrances: Principal building entry should be visible from the street and public space and marked by large entry doors, canopy/portico/overhang.
- d. Transparency: To provide a visual connection between activities, ground floor façades should provide the following minimum standards
 - 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, P.1, P.2 should provide transparency
- 50% minimum of facade length along A.1, A.4 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
 - at least 75% of facades along required retail frontages constructed of permanent, durable various materials
 - allowed to vary in design
 - encouraged to have continuity, minimizing gaps.

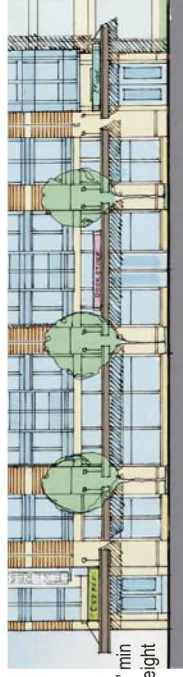


street level emphasis

Weather protection along streets level facade

Facade transparency between 2 and 10' Transom above street level

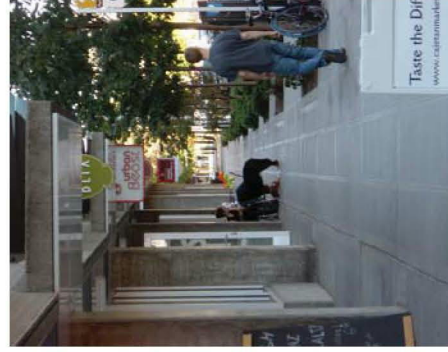
Multiple storefronts, recessed entry bay and varied retail signage



14-18' min retail height

Kick plate allow businesses to thrive Plinths/columns Building lighting provides safety and visual interest

pedestrian-oriented street level facade



building design that enhances the activity on the street with multiple storefronts, and a variety of signage, awnings and merchandise displayed.

DESIGN GUIDELINES

12. ALL DISTRICTS

Overall Intent:

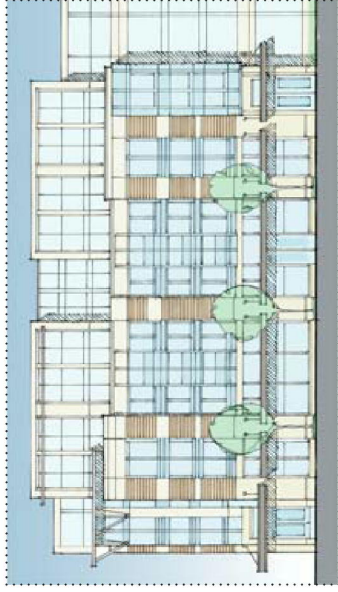
To create a rich pedestrian-oriented environment and successful mixed-use center.

BUILDING DESIGN

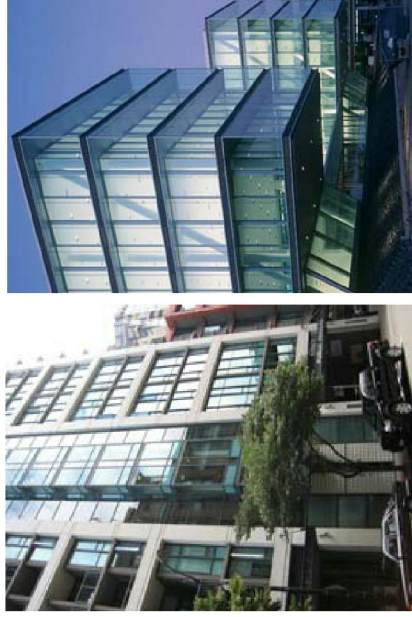
2. Massing/Articulation

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

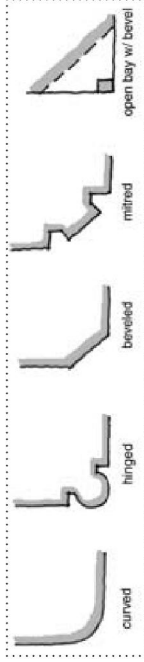
- In general, break down the scale and massing of buildings into smaller and varied volumes.
- All building faces should be responsive to the context of the surrounding environment and neighboring buildings,
- All sides of the building shall be designed with care, ie there should be no "backside" of a building.
- Buildings should distinguish a "base" using articulation and materials. Include regulating lines and rhythms which may include cornice lines, belt lines, doors and windows, etc to create a pedestrian-scaled environment.
- Provide clear pattern of building openings. Windows, balconies and bays should unify a building's street wall and add considerably to a façade's three-dimensional quality.
- The use of ribbon windows and extensive use of mirrored glass is discouraged.
- Employ major architectural expressions into the façade, roof form, massing and orientation, such as tower forms, over-sized windows and entrances to demarcate important gateways and intersections; strong corner massing can function as a visual anchor at key locations within the project area. See diagram (left) for encouraged key locations.
- 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 of each building, using dimensions from window sizes, column spacing, rain screen paneling, etc to a determine a distinct design solution.
- Roof Silhouettes:
 - Express roofs in varied ways.
 - Give consideration to potential views of the roof top from adjacent buildings.
 - Avoid monotonous design
- Rooftop Equipment. Locate and/or screen rooftop equipment so that it is not visible from streets and other public spaces. Use methods of rooftop screening that are integral to the building's form.



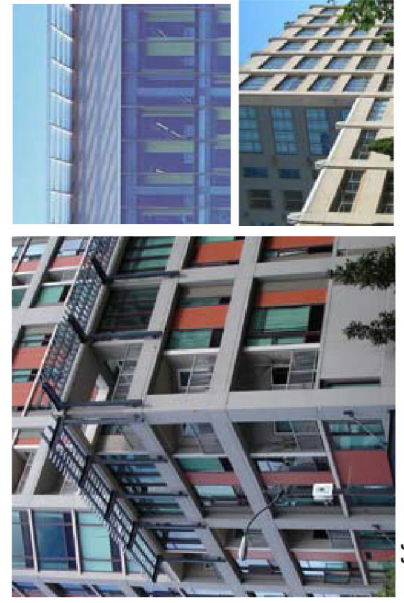
window patterns, articulation, building modulation



window patterns, articulation architectural expression

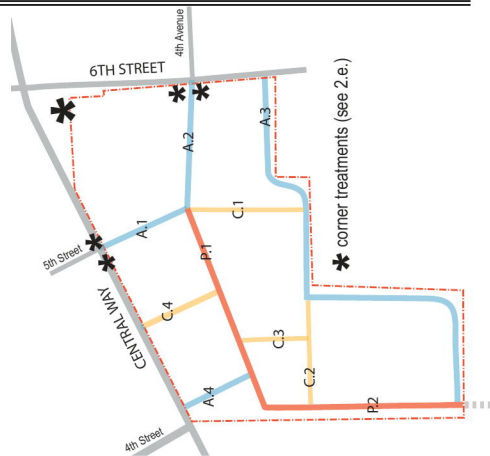


corner treatments



roof forms

EXHIBIT A O-4172



* corner treatments (see 2.e.)

12. ALL DISTRICTS

Overall Intent:

To create a rich pedestrian-oriented environment and successful mixed-use center.

BUILDING DESIGN

3. Blank Wall Treatments

Intent: To 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 in these locations that are longer than 20 feet should incorporate two or more of the following:
 - Vegetation, such as trees, shrubs, ground cover and 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

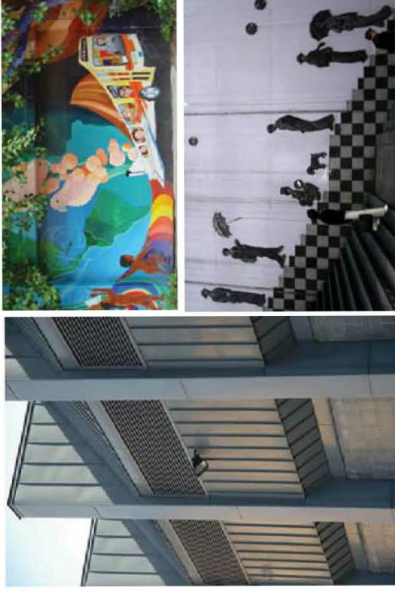
Intent: To ensure that all buildings in the project area are constructed as a quality addition to the Kirkland Community.

- a. Exterior architectural design and building materials should exhibit permanence and quality appropriate to an urban setting.

5. Building Diversity

Intent: To ensure that buildings in the project are distinct and respond to the unique character of their specific district.

- 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, while allowing a richness of architectural diversity.
- c. Windows should incorporate variation in patterning between buildings.



columns, trellis, art and varied materials offer visual appeal on blank walls



a green wall can soften an otherwise unwelcoming street level facade



buildings using high quality materials at the street level

DESIGN GUIDELINES

13a. GATEWAY DISTRICT

INTENT:

To create a welcoming feature to the Parkplace development and 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 public art in an appropriate scale to distinguish the significance of this corner.

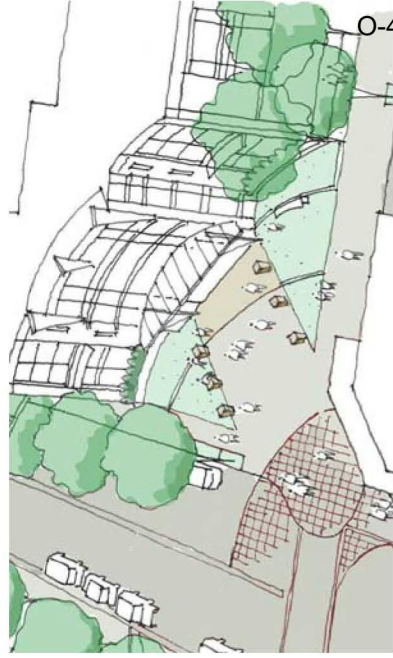
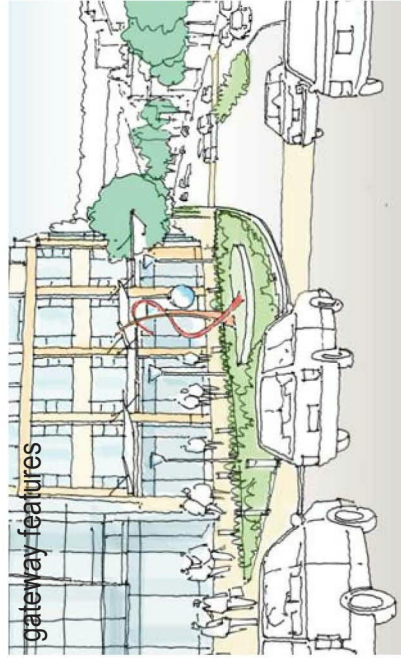
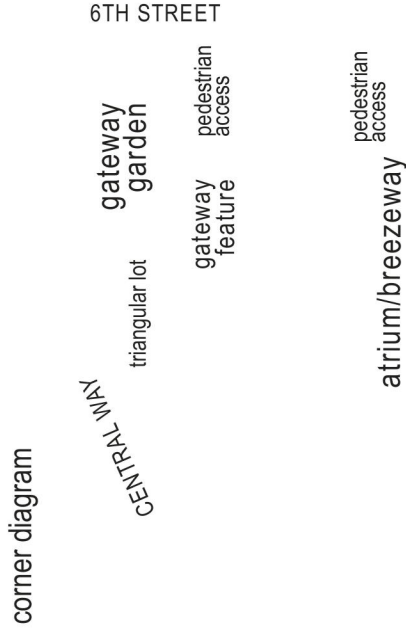


EXHIBIT A
a gateway building and public open space can together shape a welcoming gathering space at this important corner



13a. GATEWAY DISTRICT

INTENT:

To create a welcoming feature to the Parkplace development and the City. This area should create an inviting entryway that is representative of the community through the use of art, landscape and architecture.

SITE PLANNING

4. Atrium/Breezeway Space

Create a pedestrian connection, visually open, from the corner of 6th and Central into the heart of the project, (see standards on page 7). The atrium/breezeway space will include the following:

- a. Covered walkway
- b. Public connection from 6th to central plaza open during regular operating hours
- c. Pedestrian lighting
- d. Seating

and may consider including:

- e. Enclosed public space
- f. Retail / restaurant uses
- g. Covered play /activity space.

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

possible atrium/breezeway treatments:



galleria accessing restaurants and landscaped public seating areas



open air lattice covered atrium with outdoor cafe seating



breezeway between buildings



conceptual rendering of corner buildings on 6th and Central showing ground level setbacks and change of expression for upper levels

GATEWAY

CENTRAL WAY

CENTRAL RETAIL HUB

PARK INTERFACE

DESIGN GUIDELINES

13a. GATEWAY DISTRICT

INTENT:

To create a welcoming feature to the Parkplace development and the City. This area should create an inviting entryway that is representative of the community through the use of art, landscape and architecture.

BUILDING DESIGN

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. Retail / Restaurant Uses - Design for retail and restaurant uses along ground floor of the corner 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. Step backs: A modulated step back should be incorporated after the third level (approximately 50') on building facade along Central Way. This step back can vary in depths from 0-10 feet, so long the upper levels of building appear to be receding from the base. Step backs are measured from the exposed face of the building above grade, not from any property line.
- c. 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.
- d. 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.

gateway corner approaches



conceptual rendering of corner buildings on 6th and Central showing ground level setbacks and change of expression for upper levels



possible upper level step backs



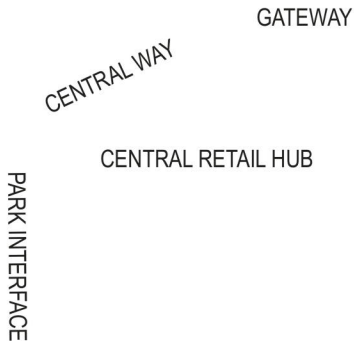
example of 10' step back modulation



accent and pedestrian lighting

EXHIBIT A

O-4.172



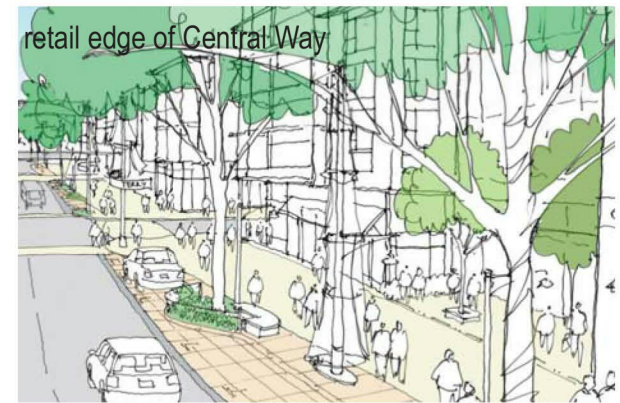
13b. CENTRAL WAY DISTRICT

INTENT:

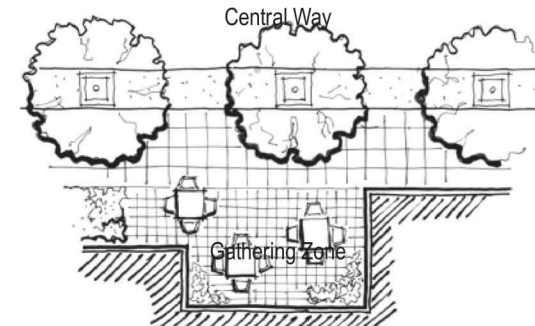
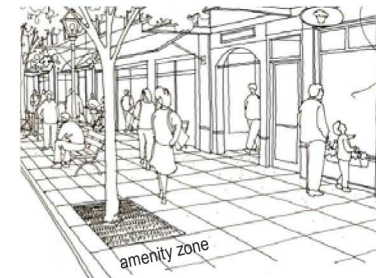
To respond to Central Way as a major arterial that links downtown Kirkland with the areas east and beyond, Parkplace must take advantage of this traffic volume and activity to help create a multi-functioning, pedestrian-scale shopping street.

SITE PLANNING

1. Encourage and activate the street edge by incorporating:
 - on-street parking along Central Way
 - buildings located up to the edge of the sidewalk
 - storefront and hotel entrances
 - generous sidewalk amenity zone (trees, lights, benches, see section on pg 9)
 - street tree selection and spacing that provide visual continuity, buffers pedestrians from the busy street, and allows visibility of retail
 - pedestrian signage.
2. Reduce the length of the street wall by pulling back portions of the building at the ground level from the street edge in key locations, provided street continuity is not interrupted.
3. The limited vehicular access to mid-block connection may be accessed from Central Way and into the interior of the project, (per C.4 section on pg 14). Pedestrian access along this route should include pedestrian-scaled lighting and a clear connection to the streetscape/plaza space on the opposite side.



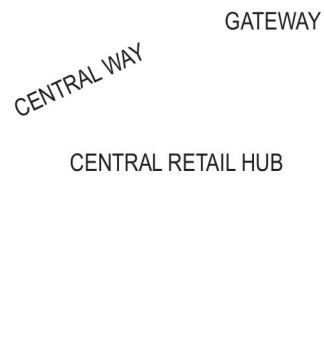
on-street parking ped-scaled light vehicular-scaled light small courtyard large tree species



courtyard and gracious entry along Central Way



building set to sidewalk with on-street parking

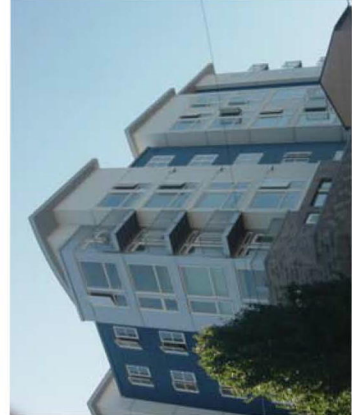


INTENT:

To respond to Central Way as a major arterial that links downtown Kirkland with the areas east and beyond, Parkplace must take advantage of this traffic volume and activity to help create a multi-functioning, pedestrian-scale shopping street.

BUILDING DESIGN

1. Reduce apparent bulk of buildings along Central Way by incorporating a 20 foot upper level step back after the third (3rd) story along the majority of the facade. However in places, step backs can vary in depths from 0-20 feet, so long as the overall upper levels of building appear to be receding from the base. Step backs are measured from the exposed face of the building above grade, not from any property line.
2. 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.
3. Balconies, terraces and landscaping features are encouraged in upper level step backs.



examples of varied step backs

GATEWAY

CENTRAL WAY

CENTRAL RETAIL HUB

PARK INTERFACE

DESIGN GUIDELINES

13c. PARK INTERFACE DISTRICT

INTENT:

To 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 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 promenade (see street section on page 12)
3. Encourage retail spill out spaces and landscaped courtyards along the building edge. Bring the "indoor" out and the "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. (see section on page 12).

BUILDING DESIGN

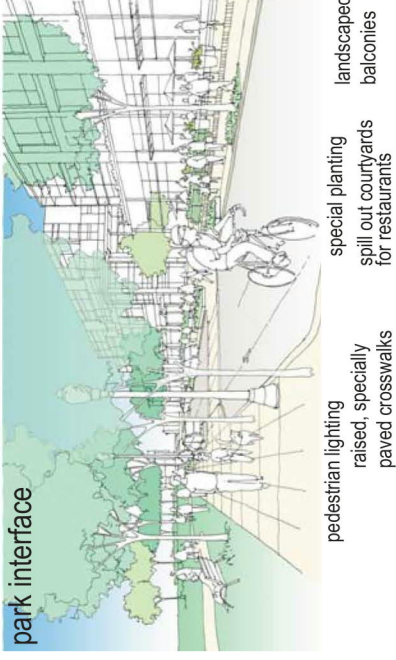
1. Buildings shall address park and promenade street by incorporating:
 - terraces and balconies
 - entrances to retail along promenade
 - greater transparency at ground floor
 - street front courtyards
 - retail spill-out spaces.
2. Where feasible, provide rooftop terraces on lower roof levels as gathering spaces that include such amenities as:
 - seating
 - landscaping
 - canopies or coverings for weather protection
 - public access open during regular operating hours.

GATEWAY

CENTRAL WAY

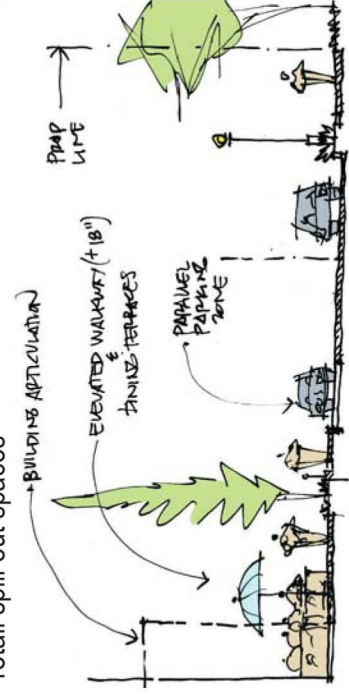
CENTRAL RETAIL HUB

PARK INTERFACE



buildings addressing promenade and providing street fronting courtyards

retail spill out spaces



DESIGN GUIDELINES

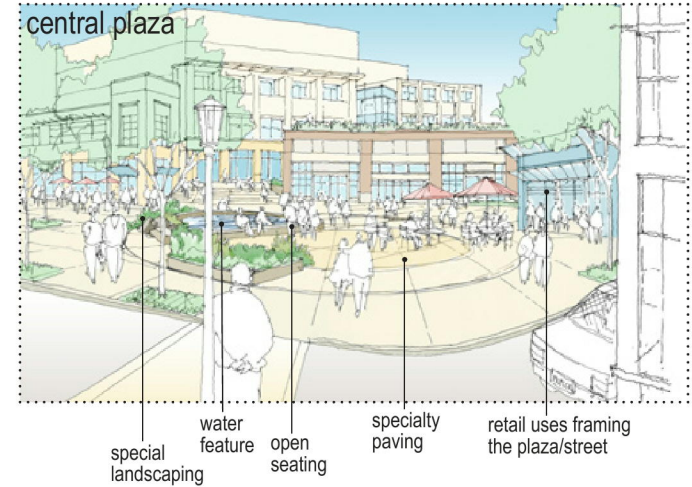
13.d CENTRAL RETAIL HUB

INTENT:

To establish a vibrant Central Retail Hub with activated public space and retail/window shopping experience with mix of uses overlooking a common central plaza.

SITE PLANNING

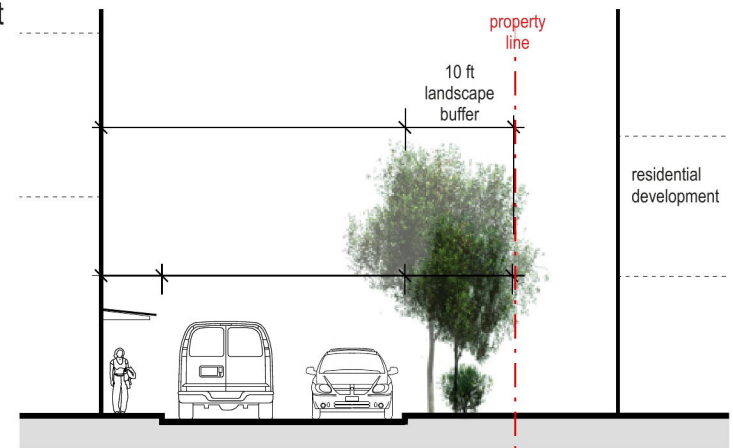
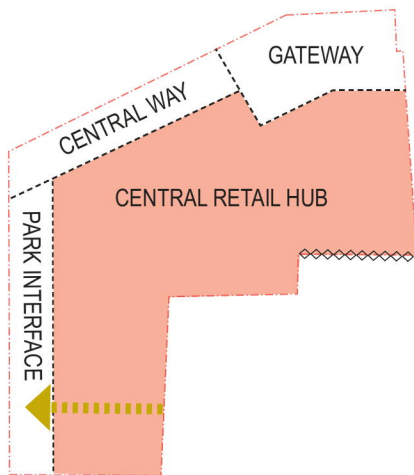
1. The central plaza space (see pedestrian space standards, pg 7) should be a significant gathering and activity space by incorporating the following:
 - special paving
 - water feature
 - special landscaping
 - seating- covered and open
 - distinct lighting
 - access to sunlight
 - accommodations for concerts/performances.
2. The plaza space should be supported as an important activity space by being surrounded by active public-oriented amenities such as ground floor retail, restaurants and cafes.
3. Locate plaza 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 10 foot permanent landscaped edge along the southeast property line adjacent to residential uses should be incorporated within the street design, (see section on page 11 and diagram to the left as shown: ◇◇◇◇).
6. This district should also consider providing:
 - small retail pavilion
 - children’s interactive feature.
7. A through-building pedestrian connection on the southeastern portion of the site should be provided and include:
 - through public access during normal business hours
 - gracious entries on both sides of the building
 - the design of the interior space should feel public and accommodating, so users do not feel that they are intruding into private space.



large plaza space with distinctive lighting and interactive water feature



plaza space with special paving and seating and small retail pavilion



13.d CENTRAL RETAIL HUB

INTENT:

To establish a vibrant Central Retail Hub with activated public space and retail/window shopping experience with a mix of uses overlooking a common central plaza.

BUILDING DESIGN

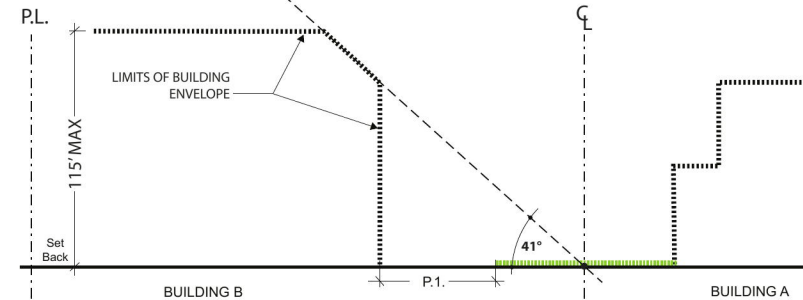
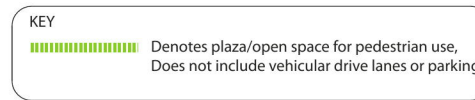
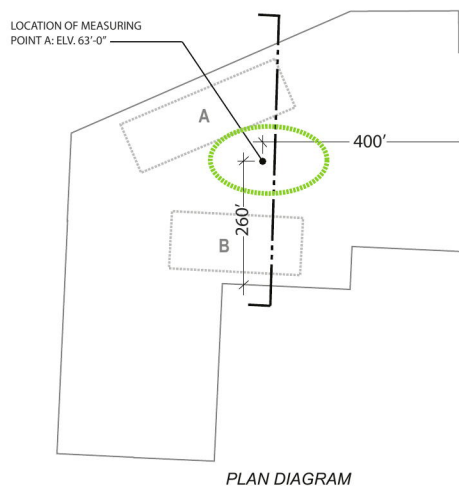
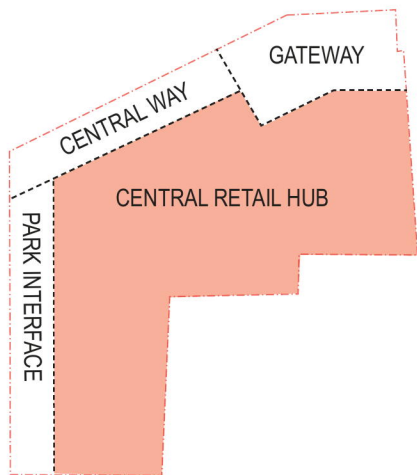
1. Lower level facades with predominantly retail uses should locate entrances at the sidewalk or edge of public space to frame pedestrian spaces in key locations.
2. Where feasible, provide rooftop terraces on lower roof levels as gathering spaces that include such amenities as:
 - seating
 - landscaping
 - canopies or coverings for weather protection
 - public access open during regular operating hours.
3. In order to maximize the amount of sunlight in the central plaza, building B as depicted in the diagram below should be contained under a line at a 41 degree angle measured from the center of the plaza, per diagrams below.
4. Buildings located in the southern most portion of the site should provide generous and substantial modulation in response to their proximity to neighboring buildings, including:
 - creating varied edges and visual interest on long and tall buildings
 - employing modulation to visually break up long facades
 - providing patterns of windows, bays and/or balconies that emphasize changes in modulation.



publicly accessible roof top terrace



retail uses framing pedestrian courtyards and patios



SCHEMATIC SECTION LOOKING WEST

PUBLICATION SUMMARY
OF ORDINANCE NO. 4172

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 INCLUDE "KIRKLAND PARKPLACE MIXED USE DEVELOPMENT MASTER PLAN AND DESIGN GUIDELINES," AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO ZON07-00016.

SECTION 1. Amends the following specific portions of the Municipal Code:

Section 3.30.040. Design guidelines adopted by reference.

SECTION 2. Provides a severability clause for the ordinance.

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

SECTION 4. Establishes certification by City Clerk and notification of 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 16th day of December, 2008.

I certify that the foregoing is a summary of Ordinance 4172 approved by the Kirkland City Council for summary publication.



City Clerk