

CBD 1 & 2 Amendments Council Study Session

November 6, 2008

GOALS

- Clearly specify & eliminate high discretion for:
 - CBD 1 maximum allowed heights
 - CBD 1 minimum upper story step backs
 - CBD 1 minimum retail standards
 - CBD 2 requirement for 2nd story
 -
- Enough direction for staff to draft regulations

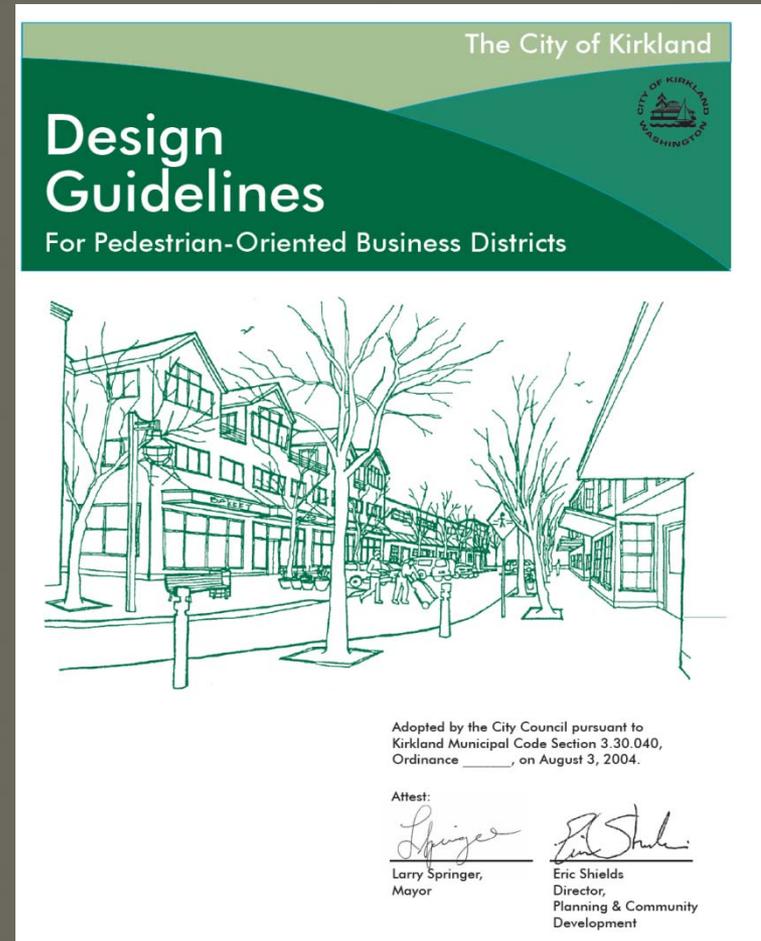
Proposed order

1. CBD 1 – Retail (design & use)
2. CBD 1 - Height
3. CBD 1 - Step backs (general)
4. CBD 1 - Step backs (Lake Street)
5. CBD 2 – 2nd story

Indicates staff suggestion

CBD 1 Retail - Design

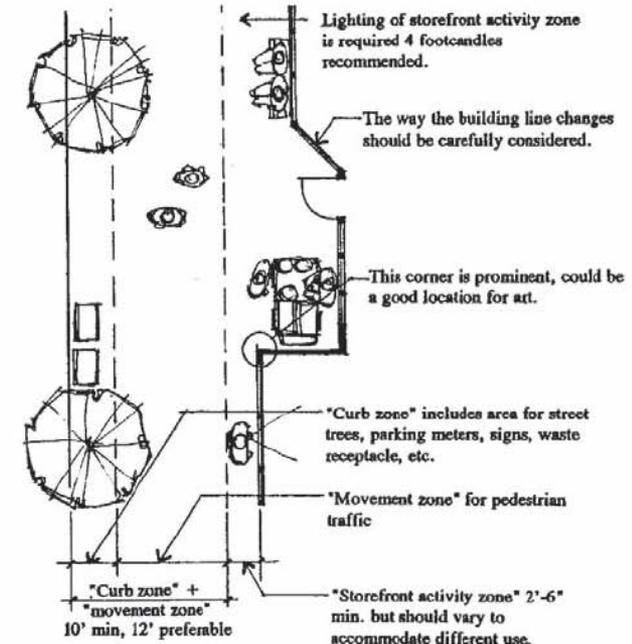
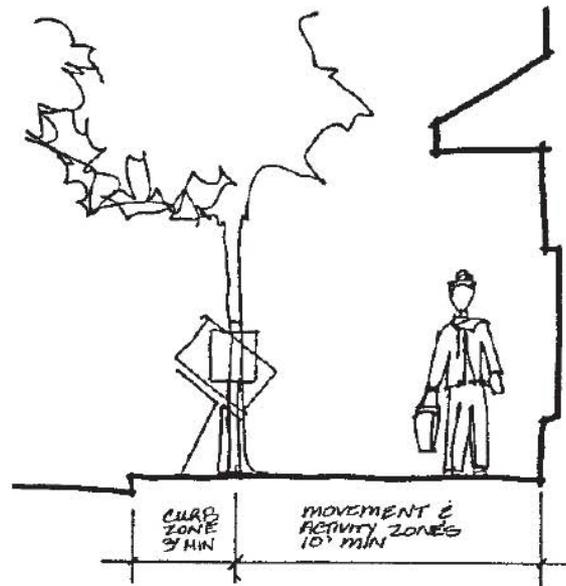
- Existing design guidelines assure high quality of retail storefronts
- Conflict between Zoning and guidelines on “public realm” – sidewalk and pedestrian space
- Focus on developing better standards for public realm**



CBD 1 Retail - Design

- Zoning prevails with 10' sidewalk requirement
- Guidelines suggest a 13'+ sidewalk width to accommodate many activities
- DRB has consistently required better than minimum public realm

Sidewalk Width – Curb Zone



CBD 1 Retail – Design Examples



Kirkland Central



Heathman Hotel

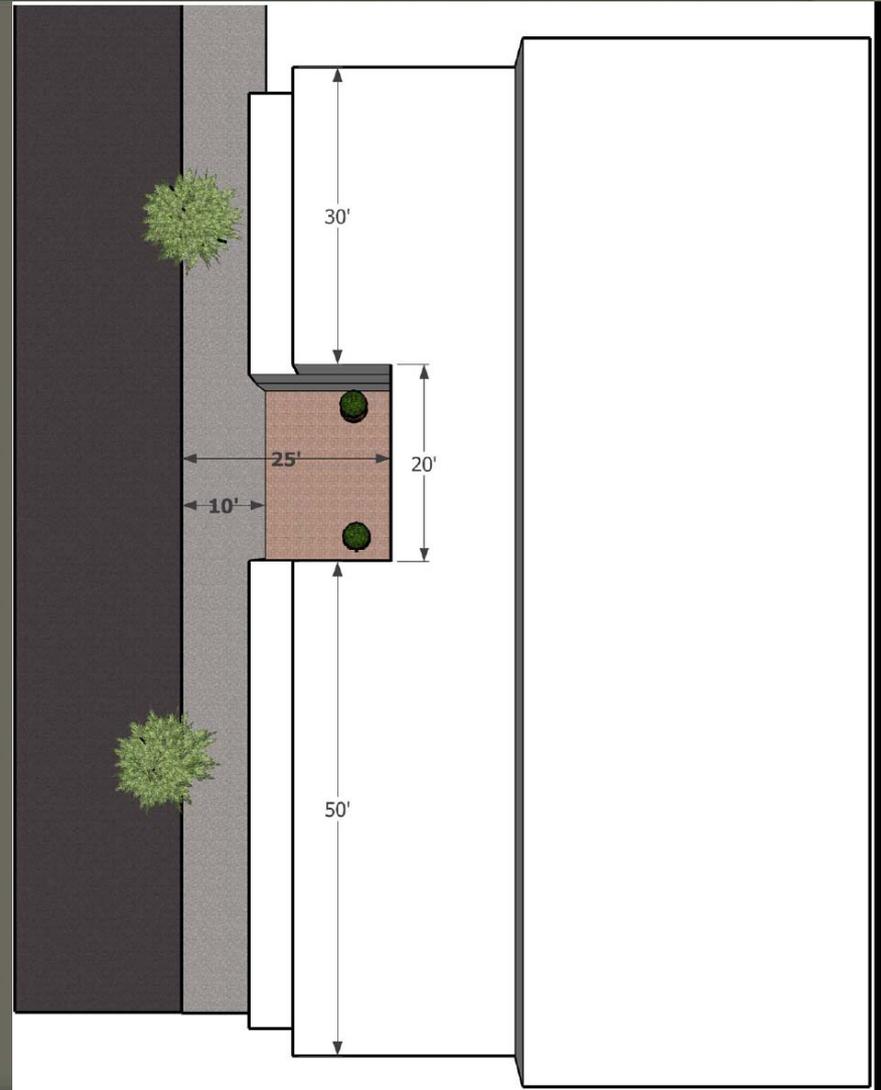


Merrill
Gardens

CBD 1 Retail – Public Realm Examples

Regulatory Options:

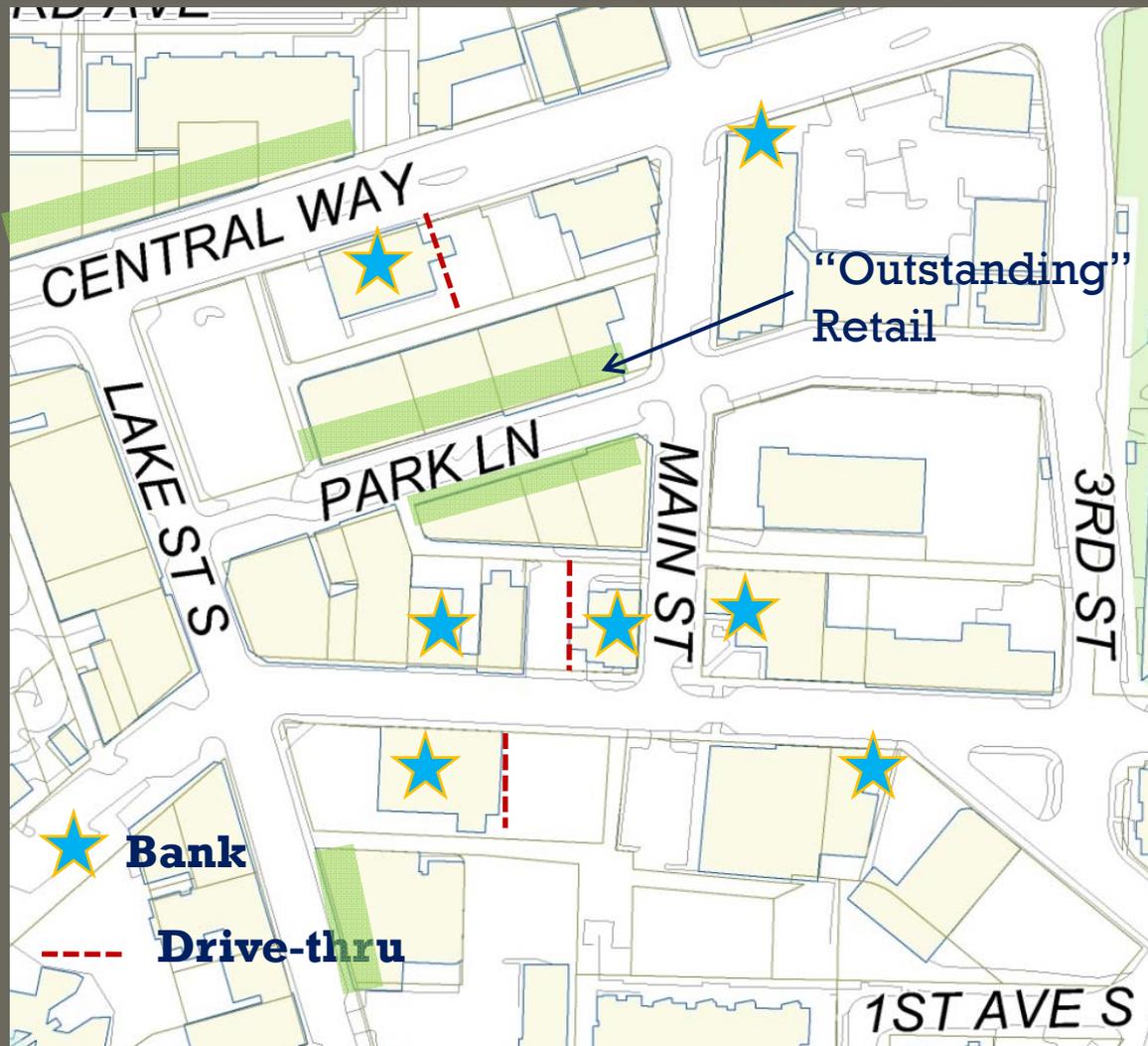
- **Wider sidewalk requirement, allow averaging (diagram)**
- Require public space based on:
 - % Square footage; or
 - Linear frontage; or
 - % Upper story



CBD 1 Retail - Design

○ Questions?

CBD 1 - Use

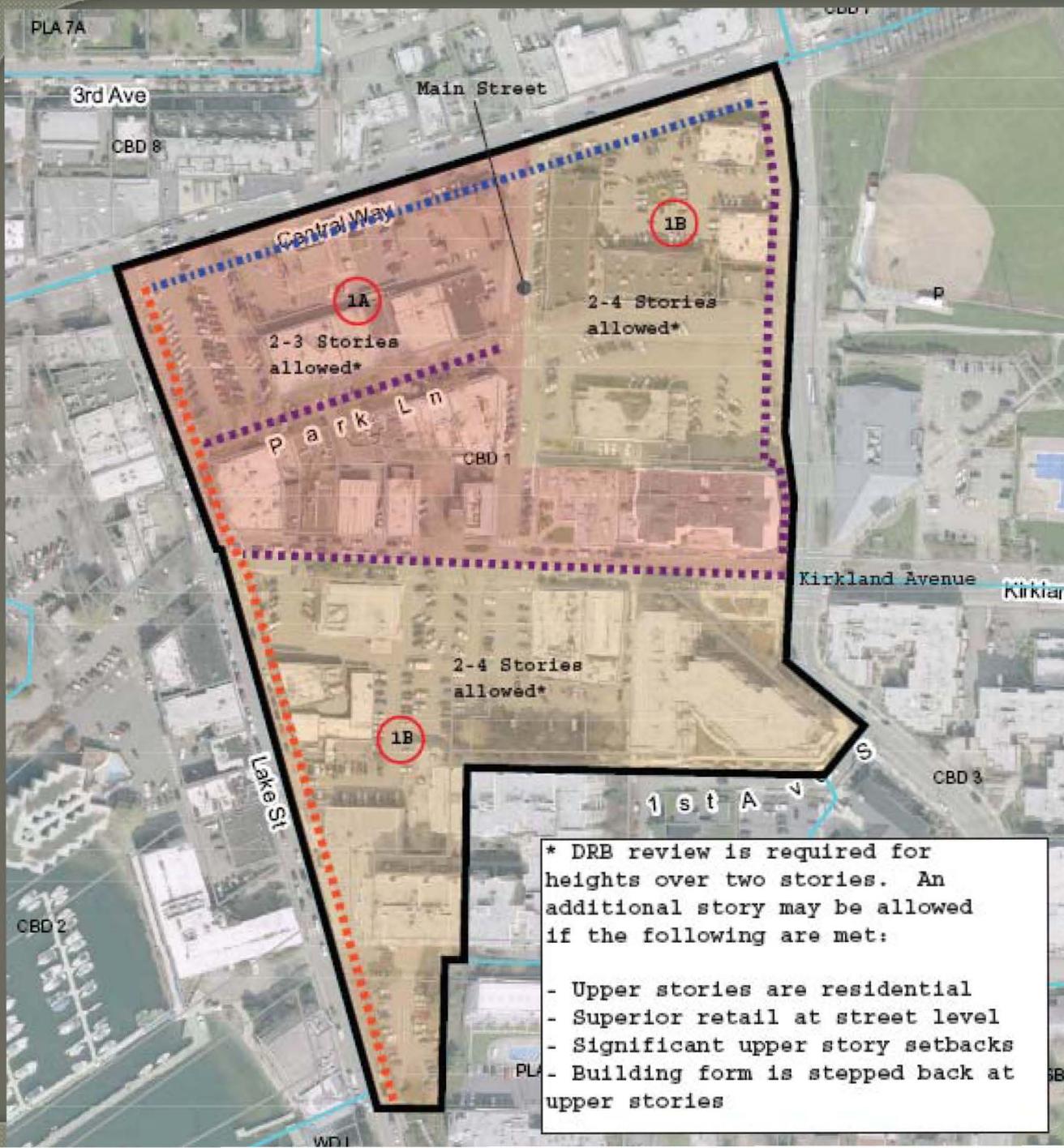


- Desire:
 - Pedestrian generators
 - Interesting storefronts
 - Sales tax generation
- Issues – banks and services

CBD 1 Retail - Use

- ◉ DAC recommendations in January (Hovee report)
- ◉ Does Council want to restrict uses currently allowed?
- ◉ **Consider restrictions for banks and drive-thru's on Park Lane and Lake Street**

CBD 1



* DRB review is required for heights over two stories. An additional story may be allowed if the following are met:

- Upper stories are residential
- Superior retail at street level
- Significant upper story setbacks
- Building form is stepped back at upper stories

CBD 1 – Height

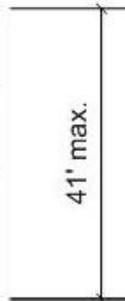
Key Downtown Plan Height Policies:

- 2-4 stories in 1A, 2-5 stories in 1B
- District 1B mix of 2-4 stories

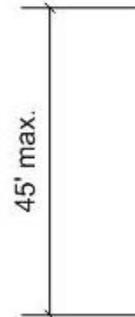
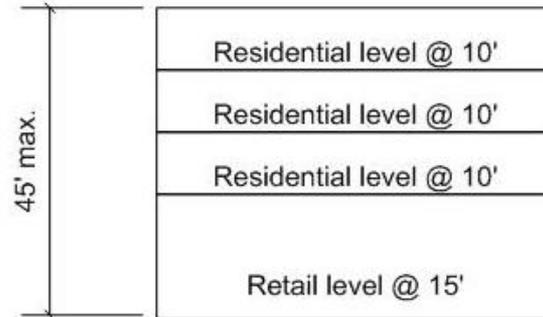
“Bonus” Story Policies:

- Additional 4th story in 1A, 5th story in 1B if:
 1. 2/3 upper stories residential
 2. Height less than 45’ in 1A, less than 55’ in 1B
 3. Stories above 2nd step back significantly
 4. Step backs at 3rd, 4th, and 5th stories
 5. Superior retail at street level
 6. Height of rooftop appurtenances and screening limited and integrated into roof

CBD 1 Height comparison

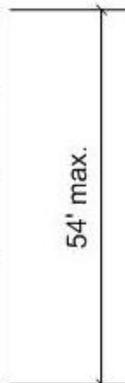


1A Office above Retail Project



1A Residential above Retail Project

District 1A Examples



1B Office above Retail Project



1B Residential above Retail Project

District 1B Examples

CBD 1 Height

Questions:

- Regulate by feet rather than stories?
- 45' or ____ in 1A?
- 55' or ____ in 1B?
- Minimum retail heights (13')?

