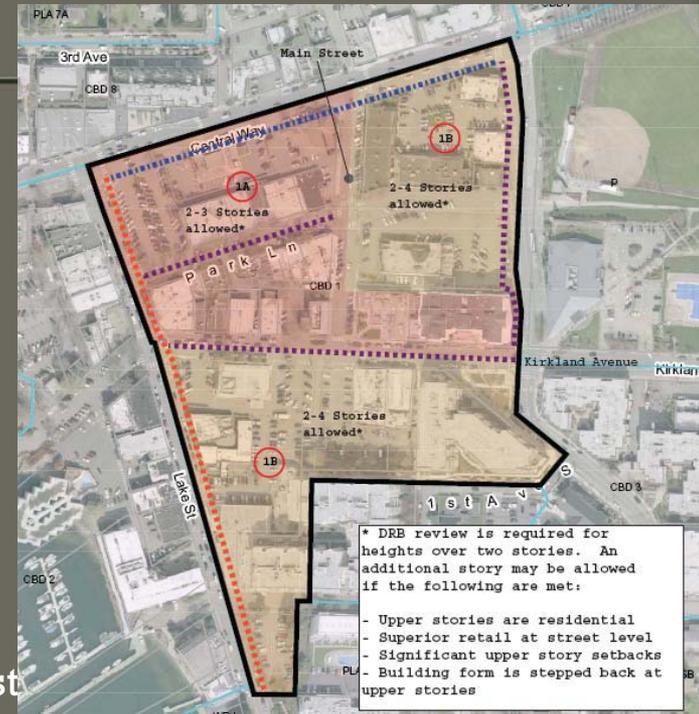


CBD 1 – Step Back Policies

Key Downtown Plan Step Back Policies:

- Stories above 2nd step back from street
- Buildings 2 stories along Lake St
- Street frontages 2 stories along:
 - Park Lane west of Main
 - 3rd Street
 - Kirkland Avenue
- Buildings up to 3 stories along Central
 - Avoid continuous 3 story street wall
- District 1B
 - East of Main - modulate height and façade
 - South of Kirkland Ave - step up from north & west
 - Reduce mass above 2nd story



“Bonus” Story Step Back Policies:

- (3) Stories above 2nd stepped back significantly
- (4) Building form stepped back at 3rd, 4th, and 5th stories

Codify Upper Story Stepback Policies

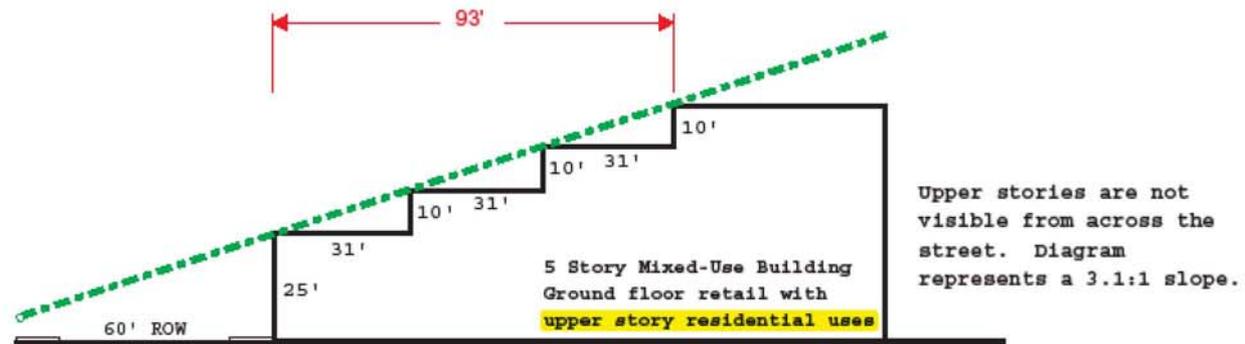
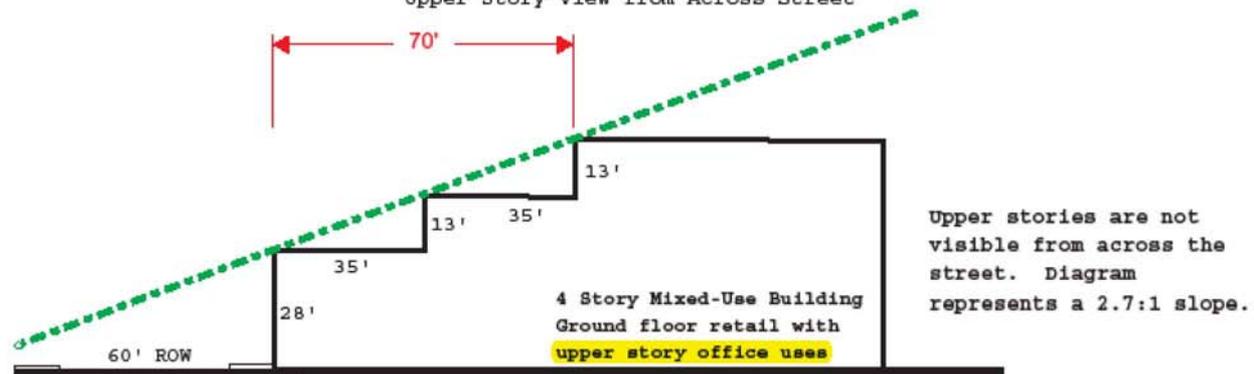
Why step back?

- Allow solar access to pedestrians
 - Evaluated, not an issue with CBD 1 heights
- Eliminate visibility of upper stories to moderate building massing
- Provide visual continuity along the street or visual continuity across the street

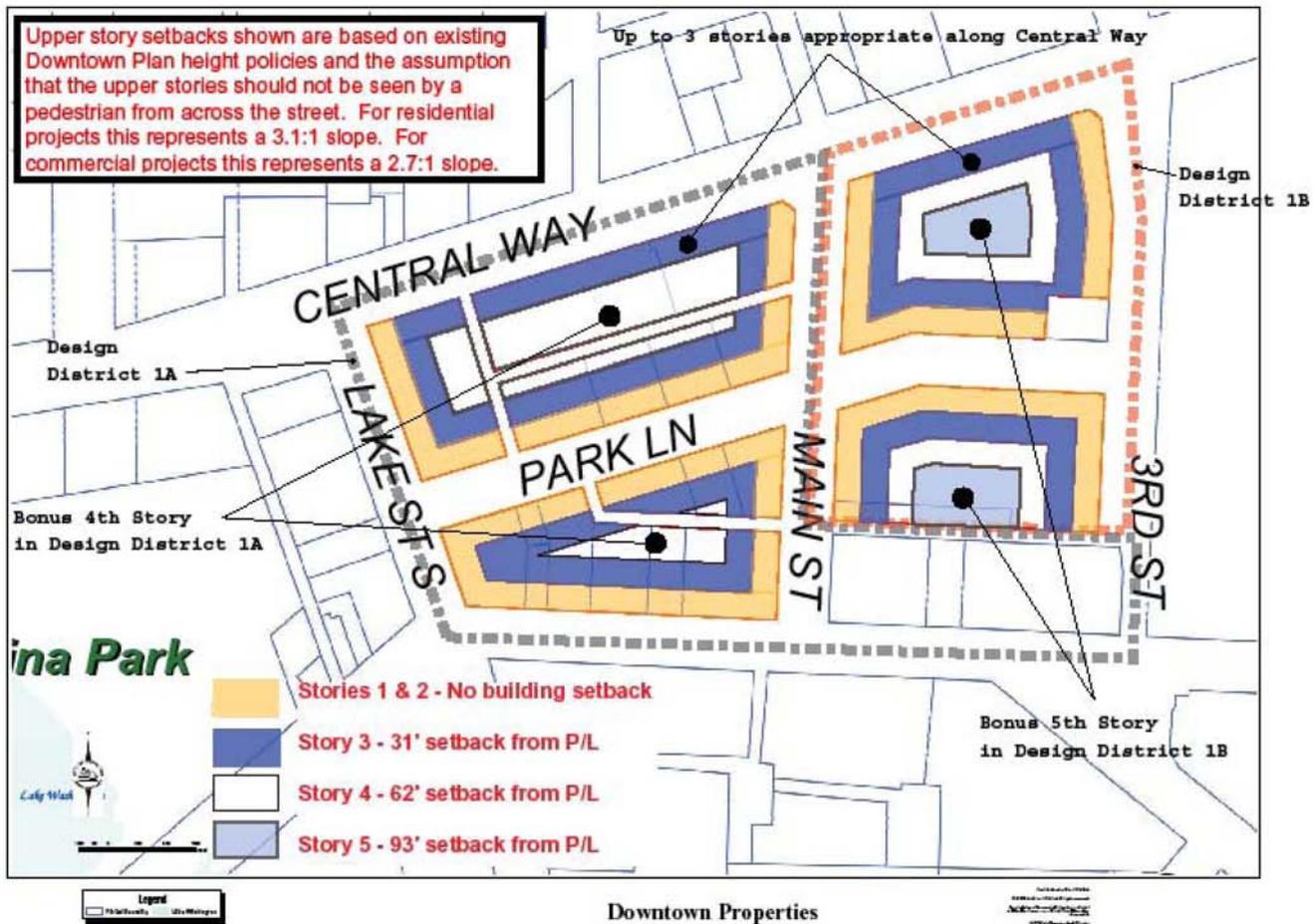
Upper Story Stepbacks

View from across the street

BUILDING STEPBACK DIAGRAM
Upper Story View from Across Street



Stepbacks – Plan View



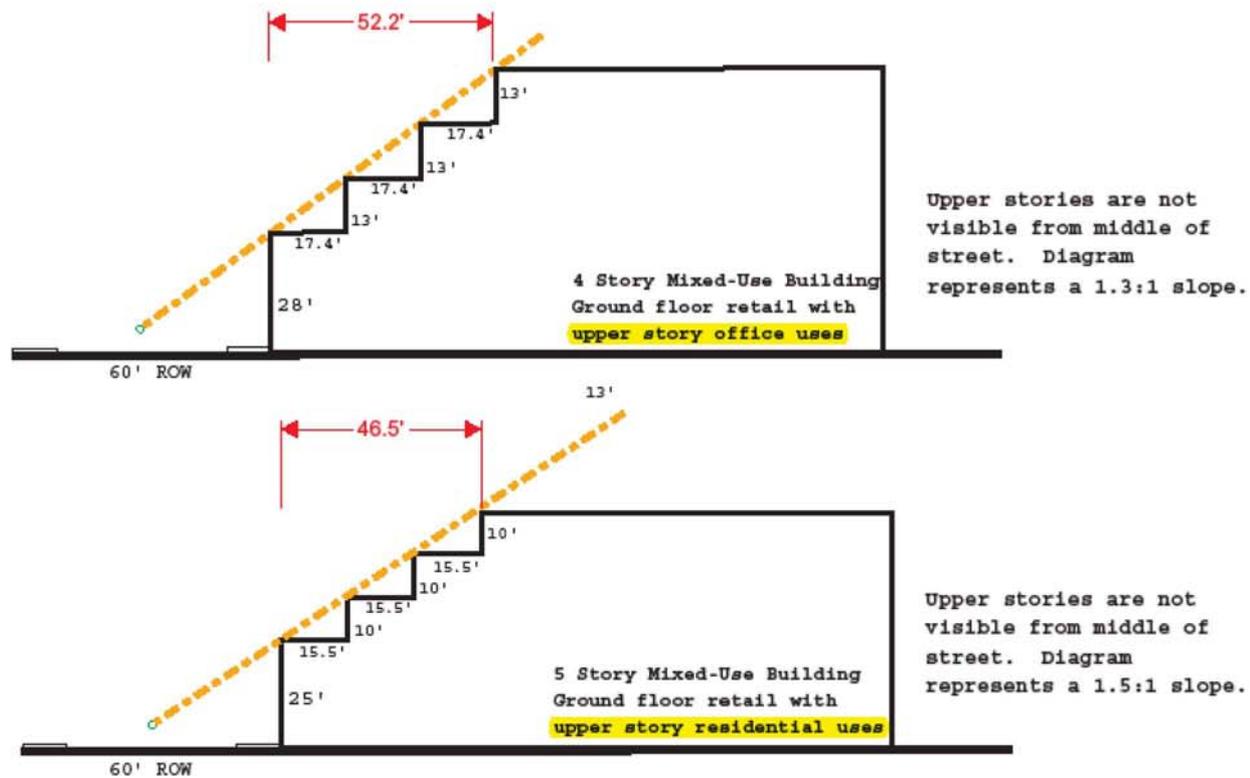
Downtown Properties
Design District 1A & 1B - Upper Story Setback Example

Upper Story Stepbacks

View from middle of the street

BUILDING STEPBACK DIAGRAM

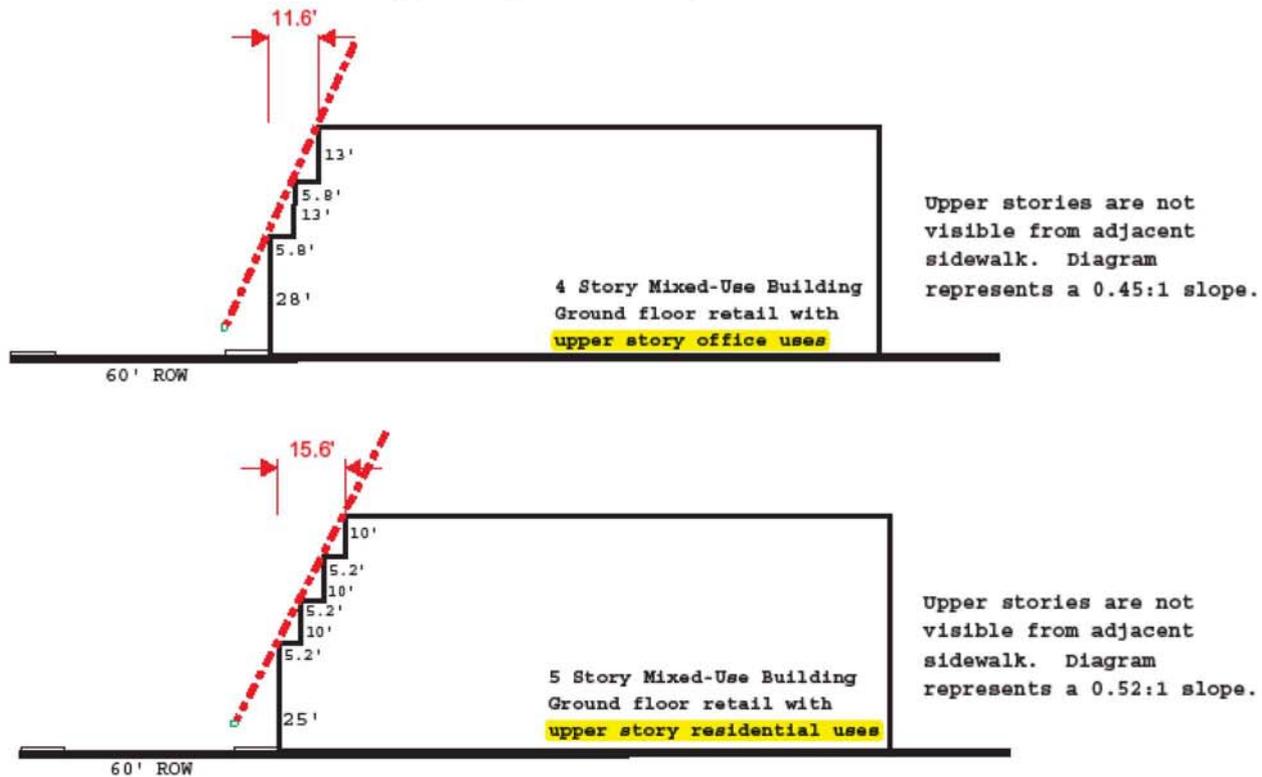
Upper Story View from Middle of Street



Upper Story Stepbacks

View from adjacent sidewalk

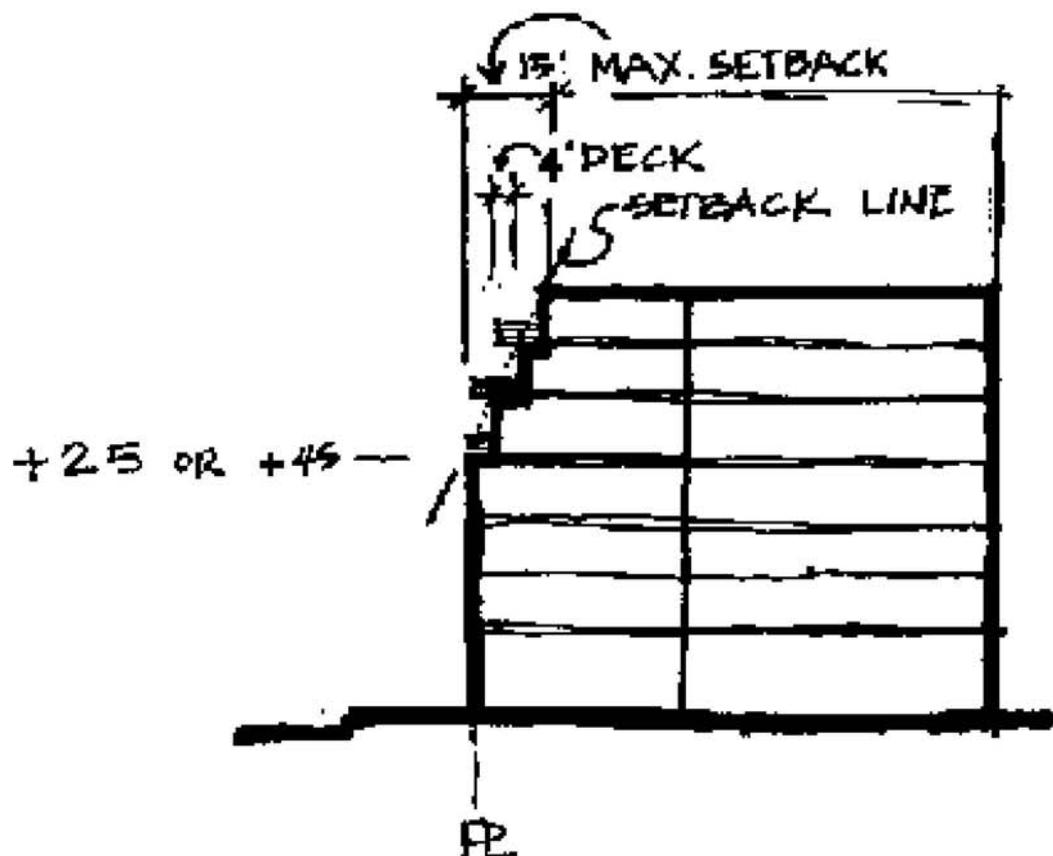
BUILDING STEPBACK DIAGRAM
Upper Story View from Adjacent Sidewalk



Seattle Mixed Use Zone

-South Lake Union area

SMC 23.48.012
Exhibit 23.48.0.2 A
Upper level setback at either
25' or 45' in height

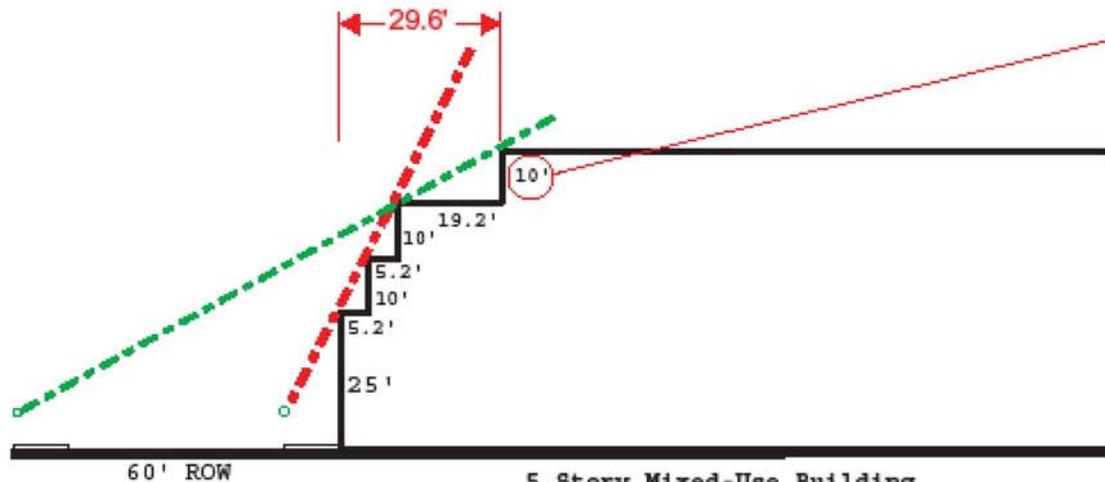


Upper Story Stepbacks

Combo approach – Design District 1B

BUILDING STEPBACK DIAGRAM

Upper Story View from Adjacent Sidewalk combined with View of 'Bonus' story from across the street



5th story is not visible from across the street. Diagram represents a 1.9:1 slope for this stepback.

3rd and 4th stories are not visible from adjacent sidewalk. Diagram represents a 0.52:1 slope.

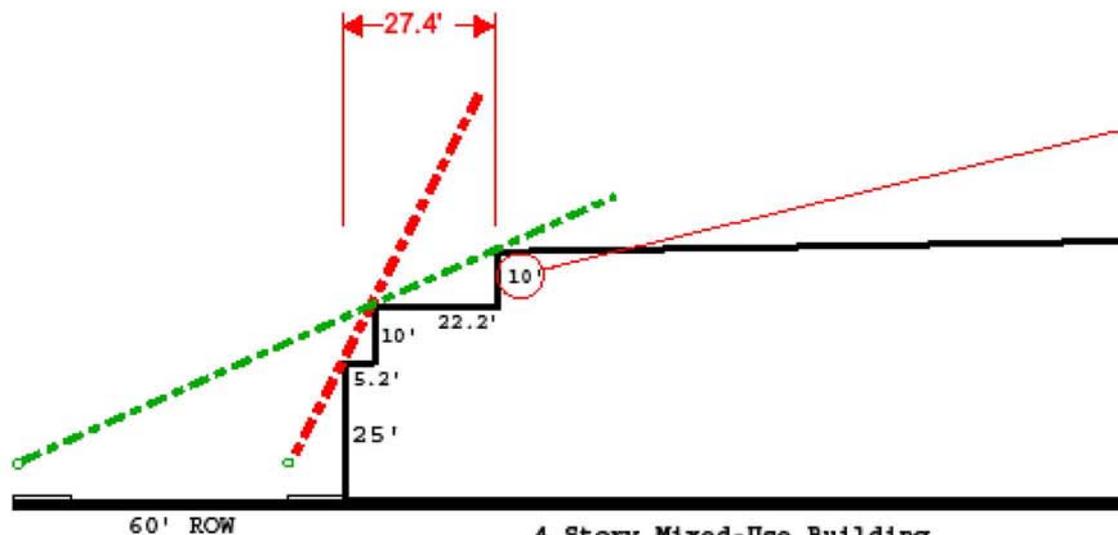
5 Story Mixed-Use Building
Ground floor retail with
upper story residential uses

Upper Story Stepbacks

Combo approach – Design District 1A

BUILDING STEPBACK DIAGRAM

Upper Story View from Adjacent Sidewalk combined
with View of 'Bonus' story from across the street
Design District 1A



4th story is not visible
from across the street.
Diagram represents a
2.2:1 slope for this
stepback.

3rd story is not
visible from adjacent
sidewalk. Diagram
represents a 0.52:1 slope.

60' ROW

4 Story Mixed-Use Building
Ground floor retail with
upper story residential uses

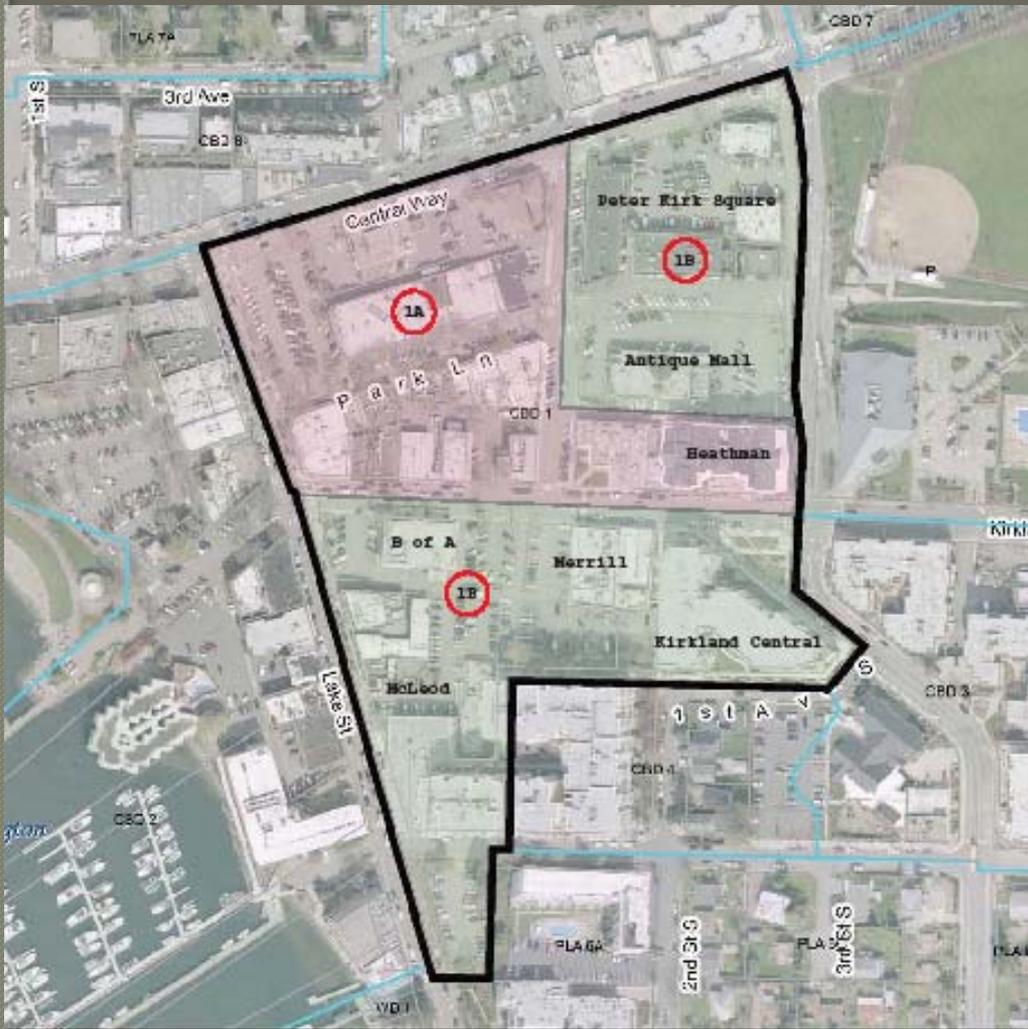
Lake Street Stepback

Two stories along Lake Street

- ◉ View Sketchup model

Mix of Two to Four Stories

-Design District 1B

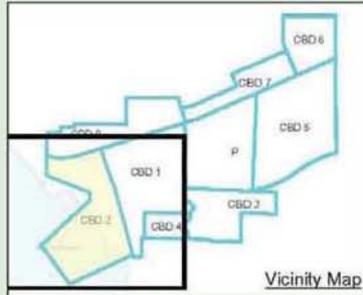


- 1B Policy statement:

“To provide incentive for redevelopment and because these larger sites have more flexibility to accommodate additional height, a mix of two to four stories in height is appropriate”

- Resolution of heights, step backs, and Lake Street buildings fulfill the policy intent?

CBD 2



CBD 2

Height Regulations - Summary

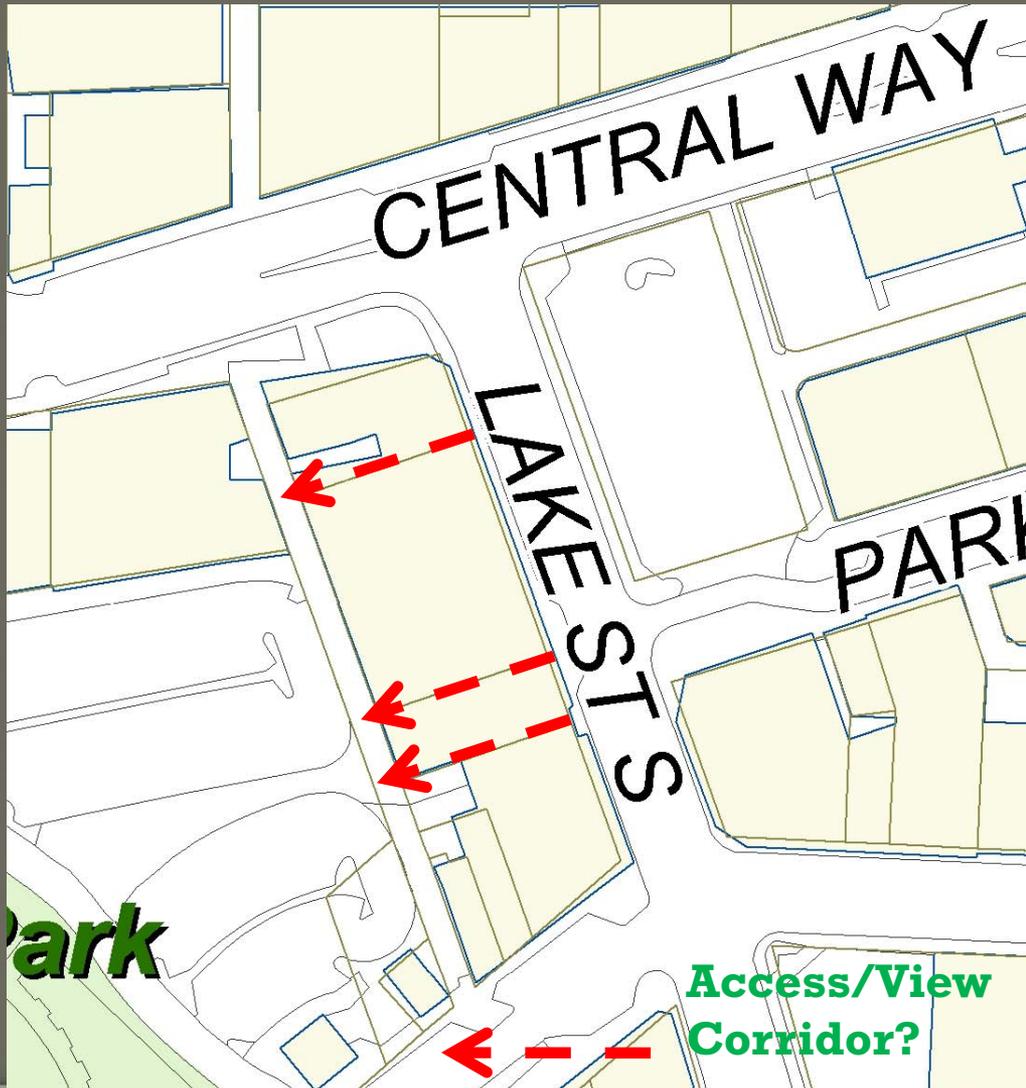
- * Two stories above Central Way
- * One story along Lake Street South, between Kirkland Avenue and Central Way. DRB approval required for an additional story based on identified public benefits.
- * Two stories above Lake Street South south of Kirkland Avenue and north of 2nd Avenue South
- * Three stories along Lake Street South south of 2nd Avenue South. Buildings over two stories requires DRB approval to ensure an effective transition along the street to properties to the south.



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CBD 2



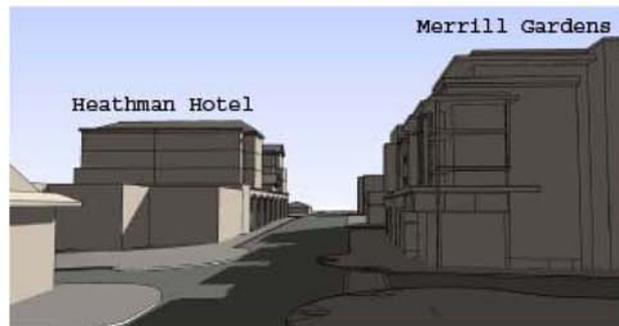
- Policy intent:
 - Does parcel by parcel application make sense?
 - Are these the right locations?
 - Is a more significant gesture desired?
- Staff:
 - Regulations may add clarity
 - Redevelopment highly unlikely
 - Collaborative effort with owners will yield better results

Extra slides

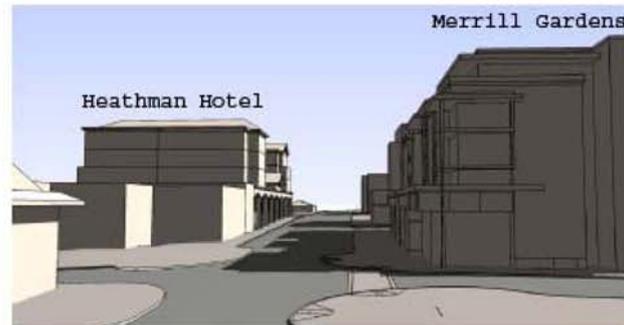
Shadow Study

Shadow Study along Kirkland Avenue

March 20 & September 22 - Spring and Autumn Equinox (equal day/night)



9 am



12 pm



3 pm



6 pm