



CITY OF KIRKLAND

Planning and Community Development Department
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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT STAFF MEMORANDUM

Date: February 4, 2008

To: Design Review Board

From: Jon Regala, Senior Planner 

Subject: Upper Story Setbacks - Design District 1B

INTRODUCTION

At their January 17, 2008 DRB meeting, the Design Review Board requested that information regarding upper story setbacks for previously approved DRB projects in Design District 1B be provided at the upcoming February 12, 2008 DRB meeting. Staff has conducted the research and has provided the requested information for the following DRB approved projects located in Design District 1B

1. Heathman Hotel (4 stories). 220 Kirkland Avenue
2. Kirkland Central (5 stories). 211 Kirkland Avenue
3. Merrill Gardens (5 stories). 201 Kirkland Avenue
4. Bank of America Mixed Use (5 stories). 101 Kirkland Avenue

Attachment 1 contains a map showing the location of the above mentioned projects.

BACKGROUND

The projects listed above are all located in Design District 1B as identified by the Downtown Plan map found in Figure C-5 of the Comprehensive Plan (see Attachment 1). A range of 2 to 5 stories are allowed in Design District 1B subject to discretionary approval by the DRB based on consistency with the applicable design guidelines found in the Downtown Plan. Policies in the Downtown Plan primarily deal with limiting building height to a maximum two stories along the street frontages, requiring stories above the second story to be setback from the street, and for projects requesting the 5th story, stories above the second story are to be setback significantly from the street and the building form is stepped back at the third, fourth, and fifth stories to mitigate additional mass. Superior retail space is also required for projects requesting the 5th story. See Attachment 2 for the specific language from the Downtown Plan.

The following attachments were taken from the DRB approved packets for each respective project. Setbacks were measured from the face of either the 1st story or 2nd story depending on where the upper story setbacks occur.

Attachment 3. Heathman Hotel (4 Stories). Upper story setbacks begin after 1st story. Upper story setbacks range from 5' to 31'.

Attachment 4. Kirkland Central (5 Stories). Upper story setbacks begin after 1st story. Upper story setbacks range from 11' to 52'.

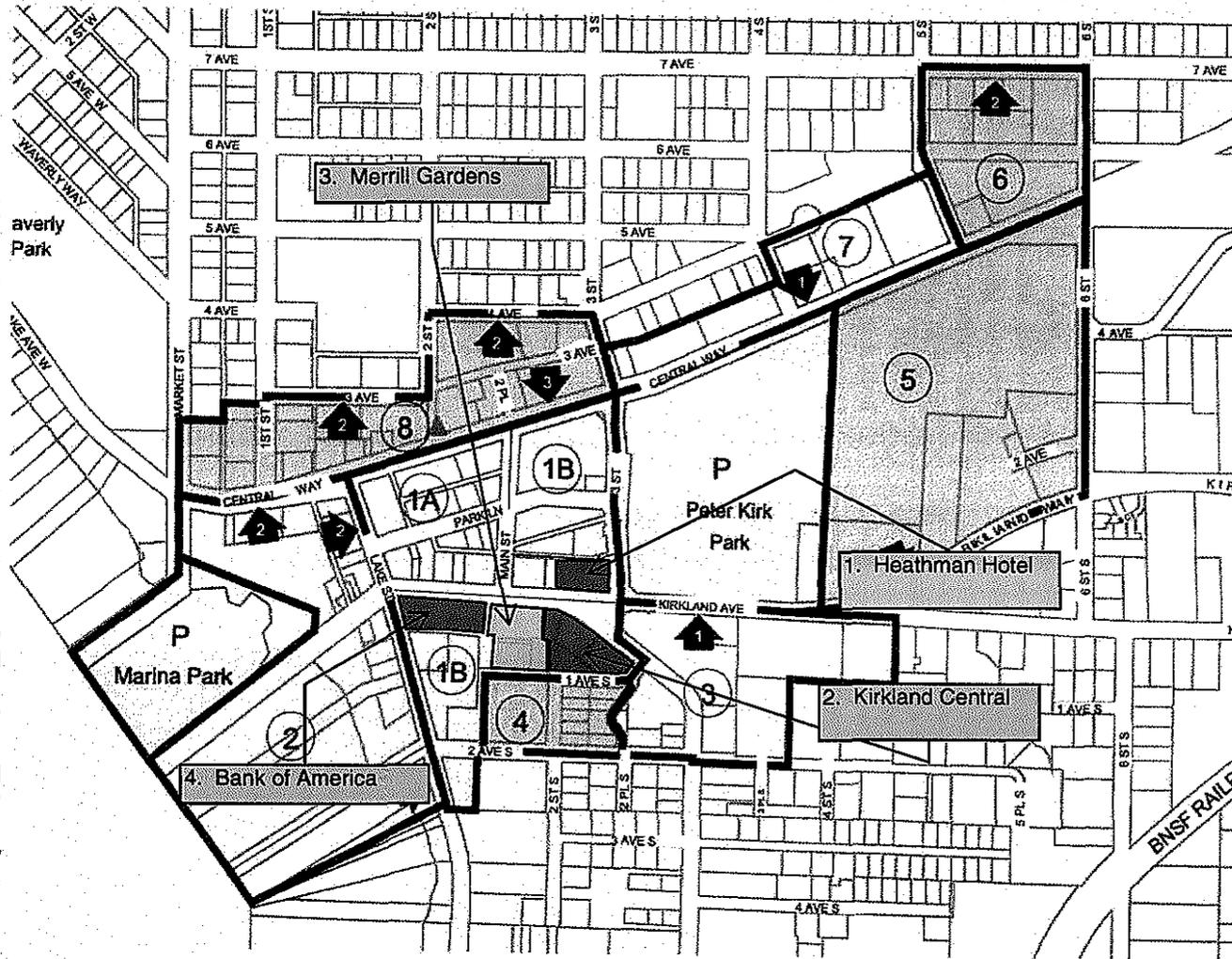
Attachment 5. Merrill Gardens (5 Stories). Upper story setbacks begin after 1st story. Upper story setbacks range from 8.67' to 20.67'.

Attachment 6. Bank of America (5 Stories). Upper story setbacks vary between after the 1st or 2nd story depending on which façade and building section is being referenced. Along the north façade, the upper story setbacks range from 9.83' to 27'. Along the west façade, the upper story setbacks range from 8.12' to 48.28'.

ATTACHMENTS

1. Design District/Vicinity Map
2. Comprehensive Plan Page XV.D-10
3. Heathman Hotel Information
4. Kirkland Central Information
5. Merrill Gardens Information
6. Bank of America Information

Figure C-5: Downtown Height and Design Districts



Maximum Number of Stories
 (See Text for Specific Allowances)

- 1-2
- * 1A 2-3 Discretionary Approval for Heights over 2 Stories
- * 1B 2-4 Discretionary Approval for Heights over 2 Stories
- 3
- 3-5 Discretionary Approval for Heights over 2 Stories
- 4
- ▲ # of stories on street (height steps up from street)

- # Design District
- ▲ Height Measured Relative to Slope
- * One Additional Story Allowed for Upper Story Residential



XV.D. MOSS BAY NEIGHBORHOOD

3. DOWNTOWN PLAN

The maximum building height in this area should be between two and five stories with no minimum setback from property lines. Stories above the second story should be set back from the street. To preserve the existing human scale of this area, development over two stories requires review and approval by the Design Review Board based on the priorities set forth in this plan.

Buildings should be limited to two stories along all of Lake Street South to reflect the scale of development in Design District 2. Along Park Lane west of Main Street, Third Street, and along Kirkland Avenue, a maximum height of two stories along street frontages will protect the existing human scale and pedestrian orientation. Buildings up to three stories in height may be appropriate along Central Way to reflect the scale of development in Design District 8 and as an intermediate height where adequately set back from the street. A continuous three-story street wall should be avoided by incorporating vertical and horizontal modulations into the design of buildings.

The portions of Design District 1 designated as 1A in Figure C-5 should be limited to a maximum height of three stories. As an incentive to encourage residential use of upper floors and to strengthen the retail fabric of the Core Area, a fourth story of height may be allowed. This additional story may be considered by the Design Review Board for projects where at least two of the upper stories are residential, the total height is not more than four feet taller than the height that would result from an office project with two stories of office over ground floor retail, stories above the second story are set back significantly from the street and the building form is stepped back at the third and fourth stories to mitigate the additional building mass, and the project provides superior retail space at the street level. Rooftop appurtenances and related screening should not exceed the total allowed height, and should be integrated into the height and design of any peaked roofs or parapets.

The portions of Design District 1 designated as 1B in Figure C-5 provide the best opportunities for new development that could contribute to the pedestrian fabric of the Downtown. Much of the existing development in these areas consists of older auto-

oriented uses defined by surface parking lots and poor pedestrian orientation. 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. East of Main Street, development should combine modulations in building heights with modulations of facade widths to break large buildings into the appearance of multiple smaller buildings. South of Kirkland Avenue, building forms should step up from the north and west with the tallest portions at the base of the hillside to help moderate the mass of large buildings on top of the bluff. Buildings over two stories in height should generally reduce the building mass above the second story.

As with Design District 1A, an additional story of height may be appropriate in 1B to encourage residential use of the upper floors and to strengthen the retail fabric in the Core Area. This additional story may be considered by the Design Review Board for projects where at least three of the upper stories are residential, the total height is not more than one foot taller than the height that would result from an office project with three stories of office over ground floor retail, stories above the second story are set back significantly from the street and the building form is stepped back at the at the third, fourth, and fifth stories to mitigate the additional building mass, and the project provides superior retail space at the street level. Rooftop appurtenances and related screening should not exceed the total allowed height, and should be integrated into the height and design of any peaked roofs or parapets.

Design considerations of particular importance in this area are those related to pedestrian scale and orientation. Building design at the street wall should contribute to a lively, attractive, and safe pedestrian streetscape. This should be achieved by the judicious placement of windows, multiple entrances, canopies, awnings, courtyards, arcades, and other pedestrian amenities. Service areas, surface parking, and blank facades should be located away from the street frontage.



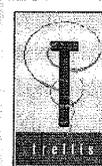
Kirkland, with its spectacular Lake Washington setting, is located on the Eastside of Seattle.



At the Heathman, your Personal Concierge is dedicated to crafting an experience just for you.



Art of Sleep™ Bed Menu: One type of bed is not a choice—so, we offer you three.



Trellis Chef Brian Scheehser creates masterpieces grown naturally in an organic manner—many from his own garden.

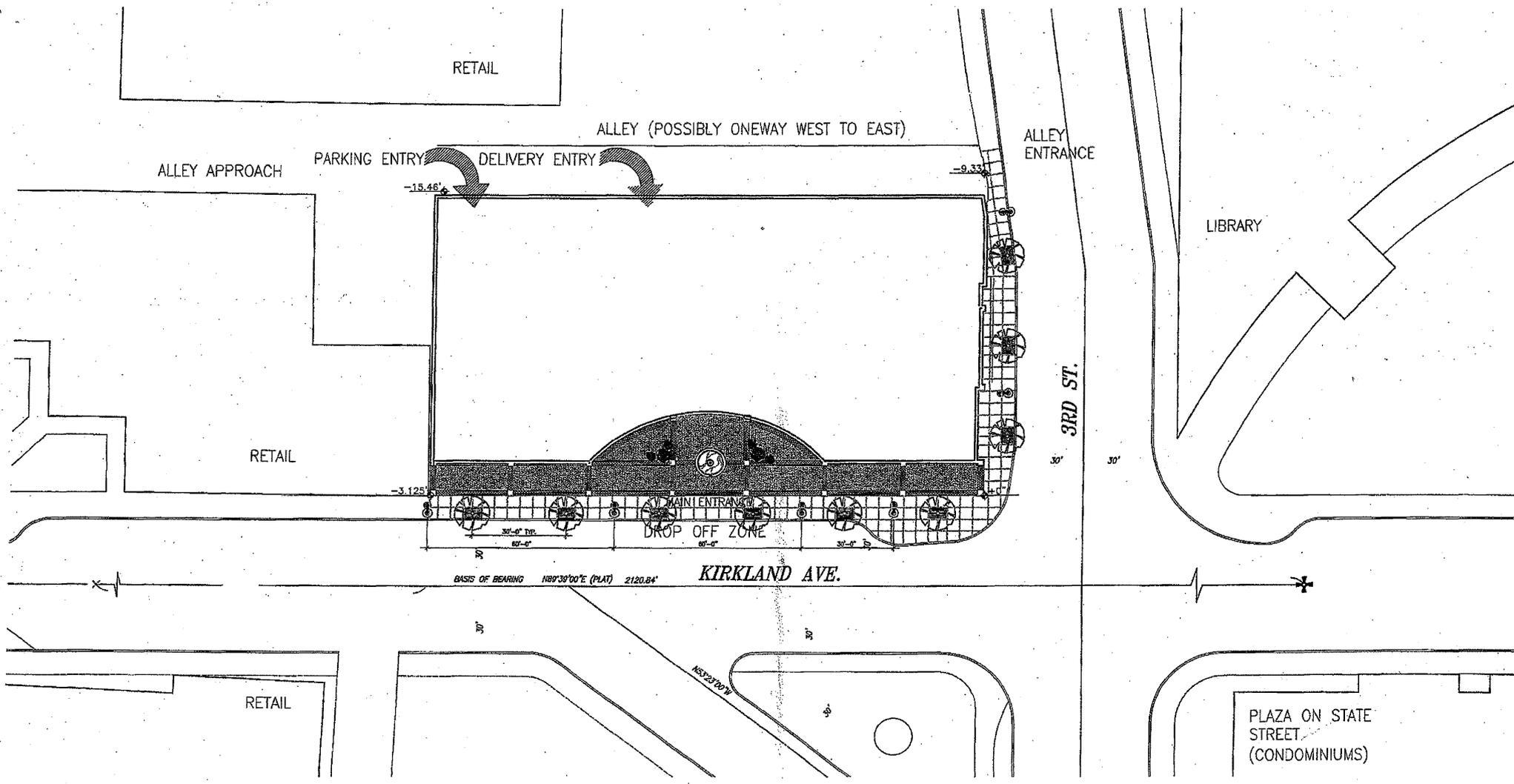


Penterra Spa: Five-step rituals to assist you on your path to well being.



Our approach to meetings is simple: we over deliver on all levels.

DATE: 5/1/03
FILE NAME: A1.00 SITE
JOB #: 4002.01

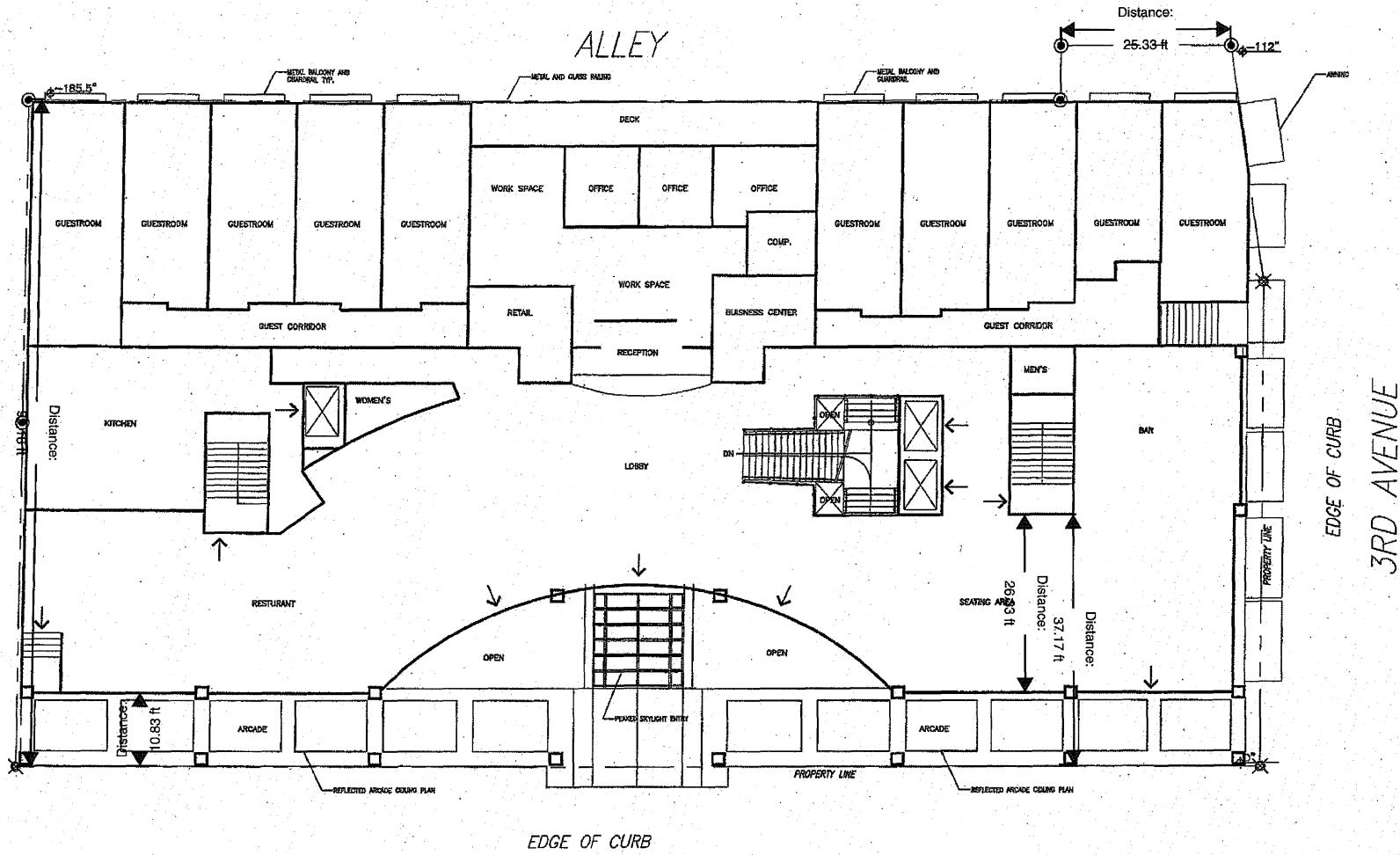


Kirkland Hotel at Third St. and Kirkland Avenue

CORBETT HOLT PROPERTIES, INC.

Jensen/Fey
Architecture and Planning
3131 EAST MADISON SUITE #200
SEATTLE, WA 98112
TELE 206.329.9900 FAX 206.328.7058

A1.00



1st floor plan
1/16"=1'-0"

KIRLAND AVENUE

Kirkland Hotel at Third St. and Kirkland Avenue

CORBETT HOLT PROPERTIES, INC.



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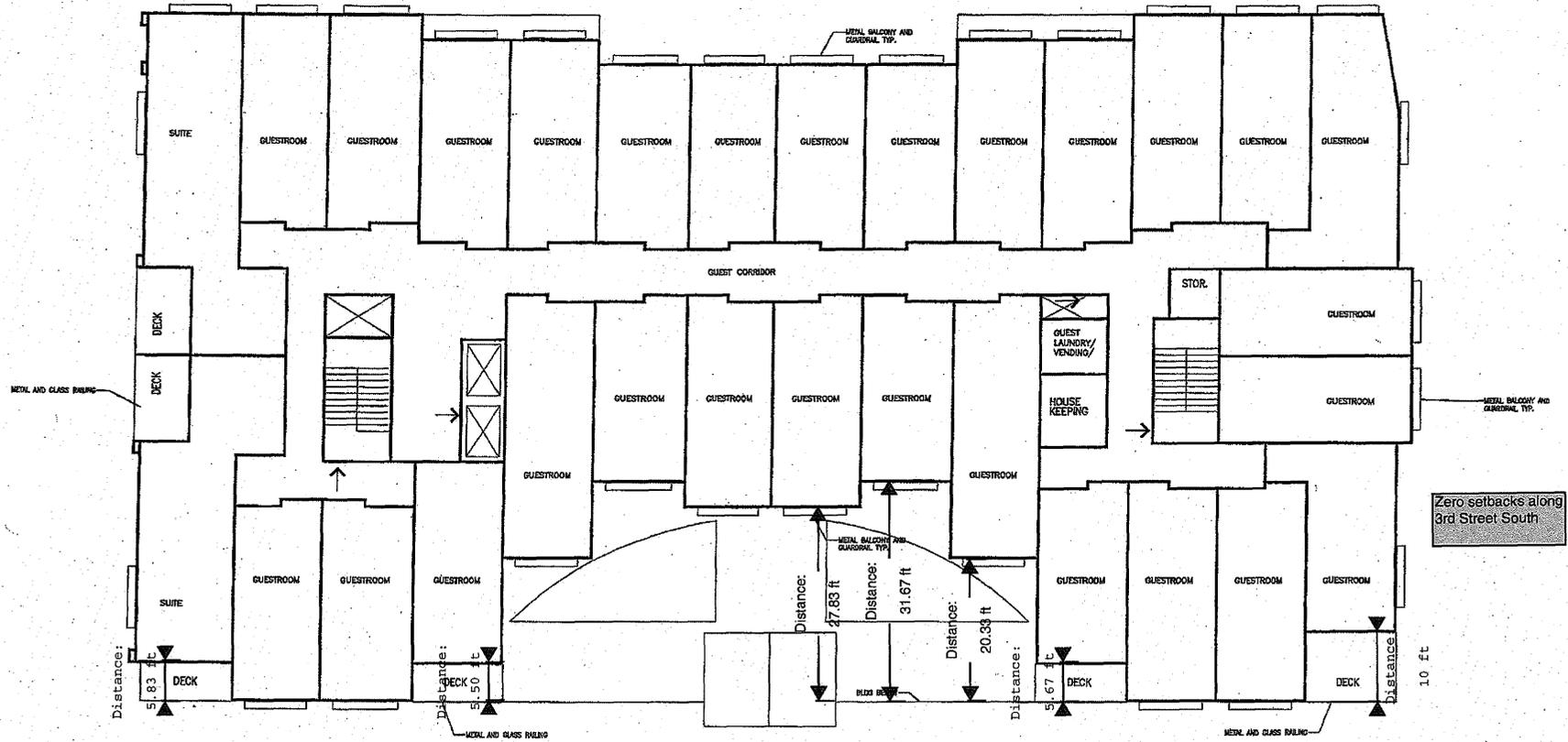
A2.04

FILE NAME: A2.04-PLAN

DATE: 6/22/03

JOB #: 4002.01

DSF #: 4002.01 DATE: 5/12/03 FILE NAME: A2.05-3-PLAN



2nd floor plan
 1/16" = 1'-0"

Kirkland Hotel at Third St. and Kirkland Avenue

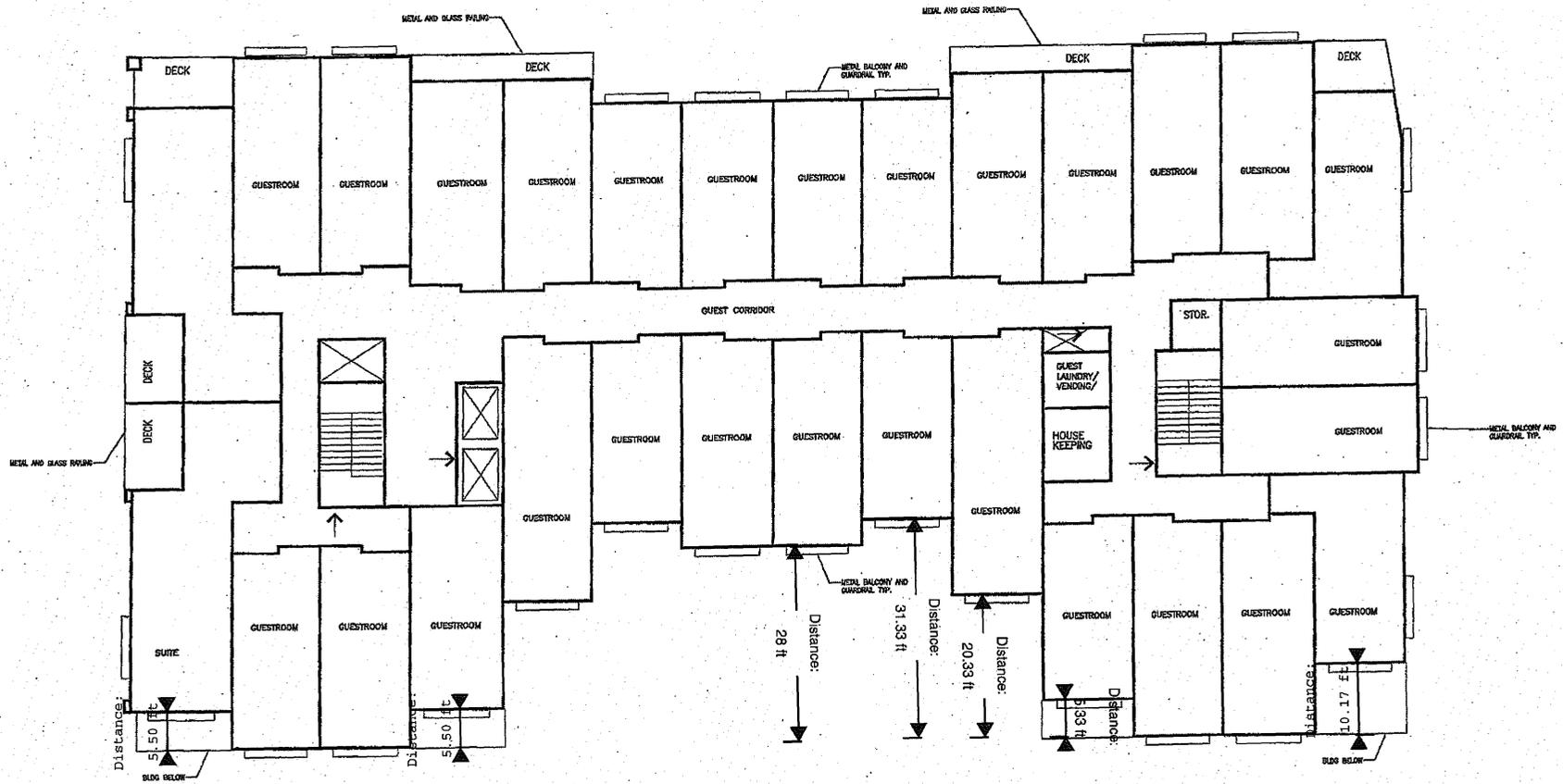
CORBETT HOLT PROPERTIES, INC.



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A2.05

JOB # 400201 DATE: 5/22/03 FILE NAME A206-3-PLANS



3rd floor plan
 1/16"=1'-0"

Kirkland Hotel at Third St. and Kirkland Avenue

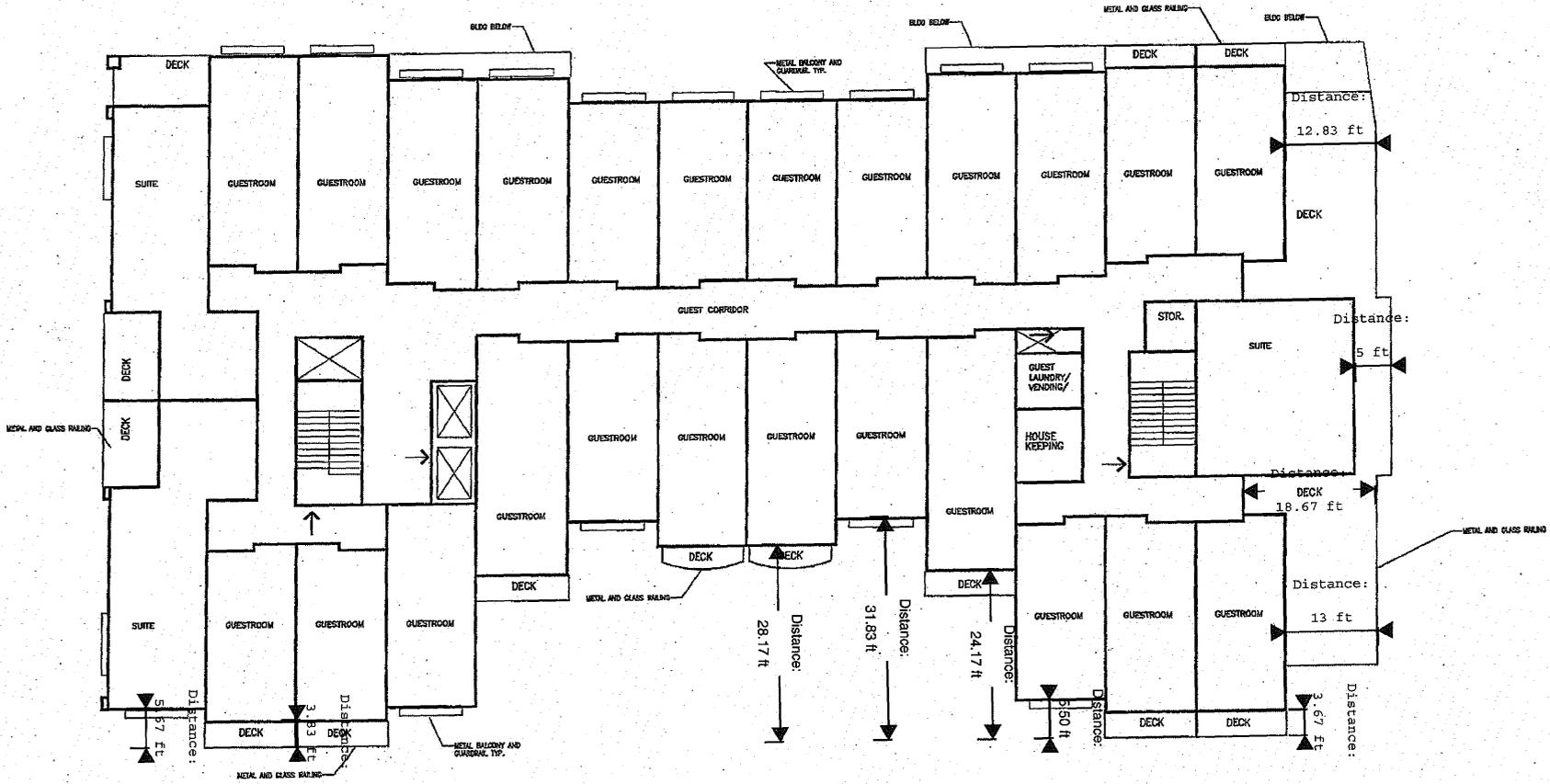
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JOB # 4002.01 DATE: 5/22/03 FILE NAME: 400-9-PLANS



4th floor plan
 1/16"=1'-0"

Kirkland Hotel at Third St. and Kirkland Avenue

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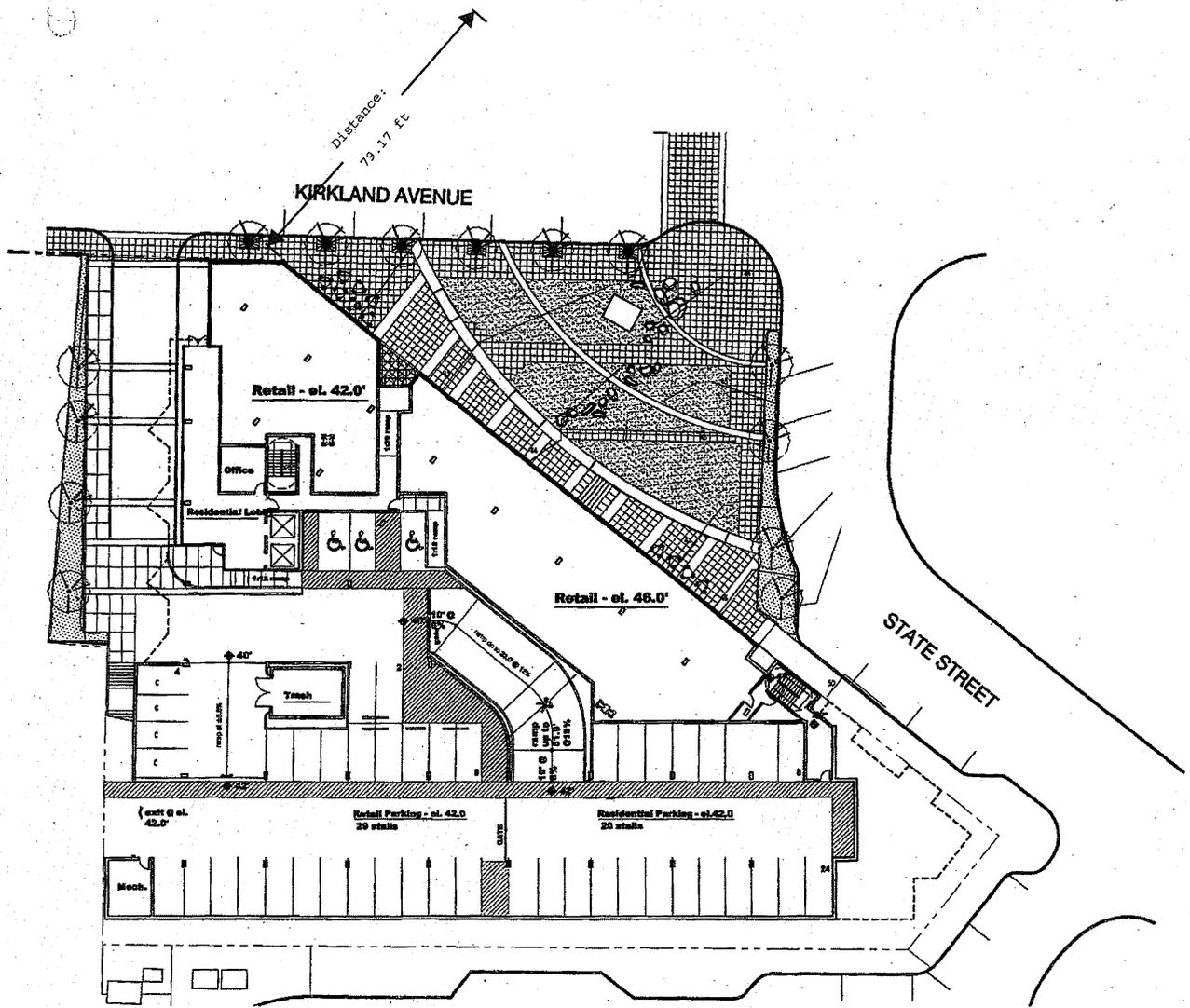
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sketch @ Kirkland Avenue and State Street





P2 Parking Level - el. 42'

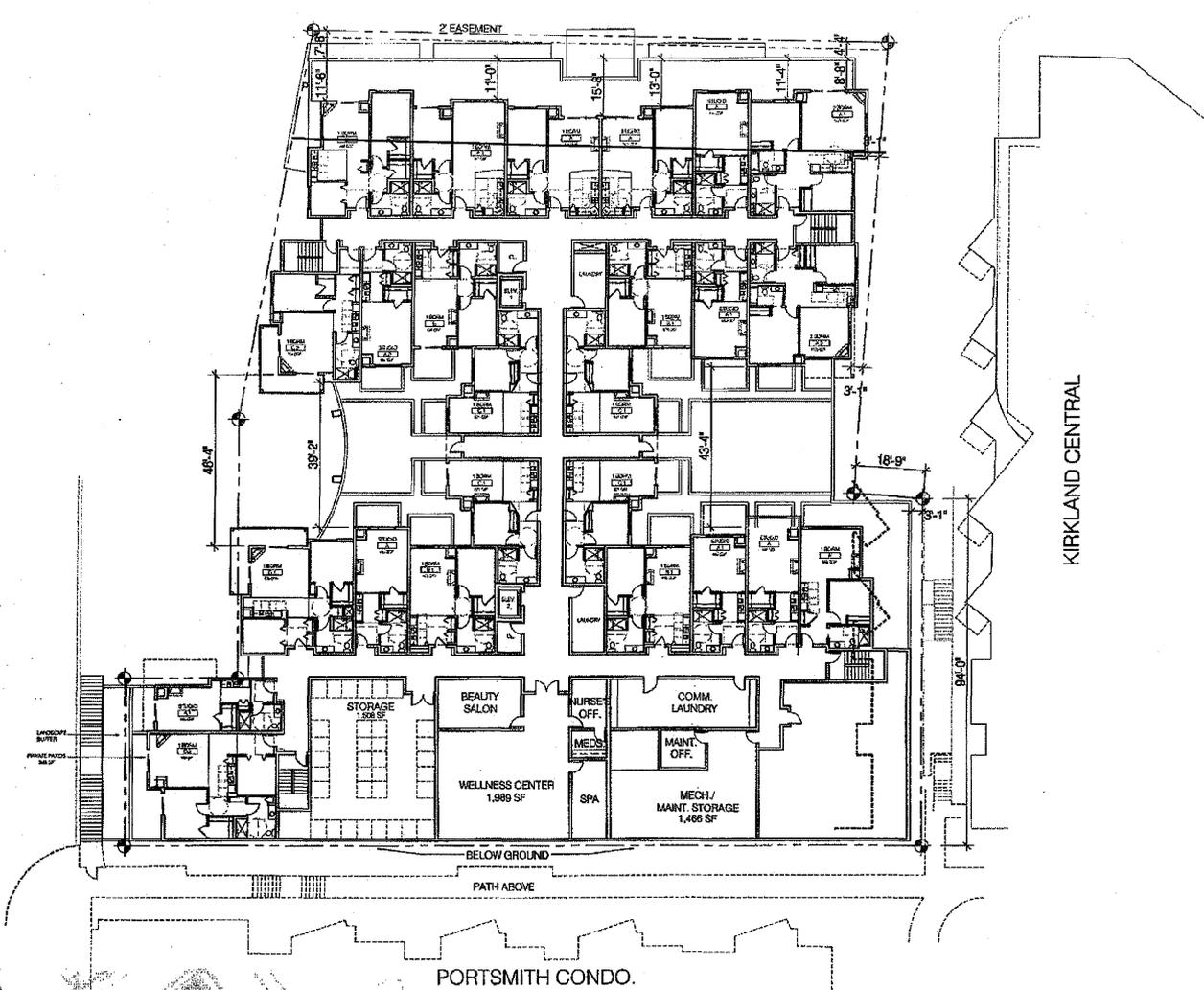
75 State Street



DESIGN FEATURES:
Building mass reflects singular cohesive building
Brick piers accentuate verticality up to 4th story
Wrap around decks are prominent at corners

Retail has a contemporary design
Color palette is vibrant with strong contrast
Window patterns typically 3-part with large center pane





Merrill Gardens at Kirkland : PLAN: L2

201 KIRKLAND AVENUE | OCTOBER 3, 2006


MERRILL GARDENS

SRM STONE RIVARD MCGONIGLE
DEVELOPMENT, LLC





Merrill Gardens at Kirkland : PLAN: L5

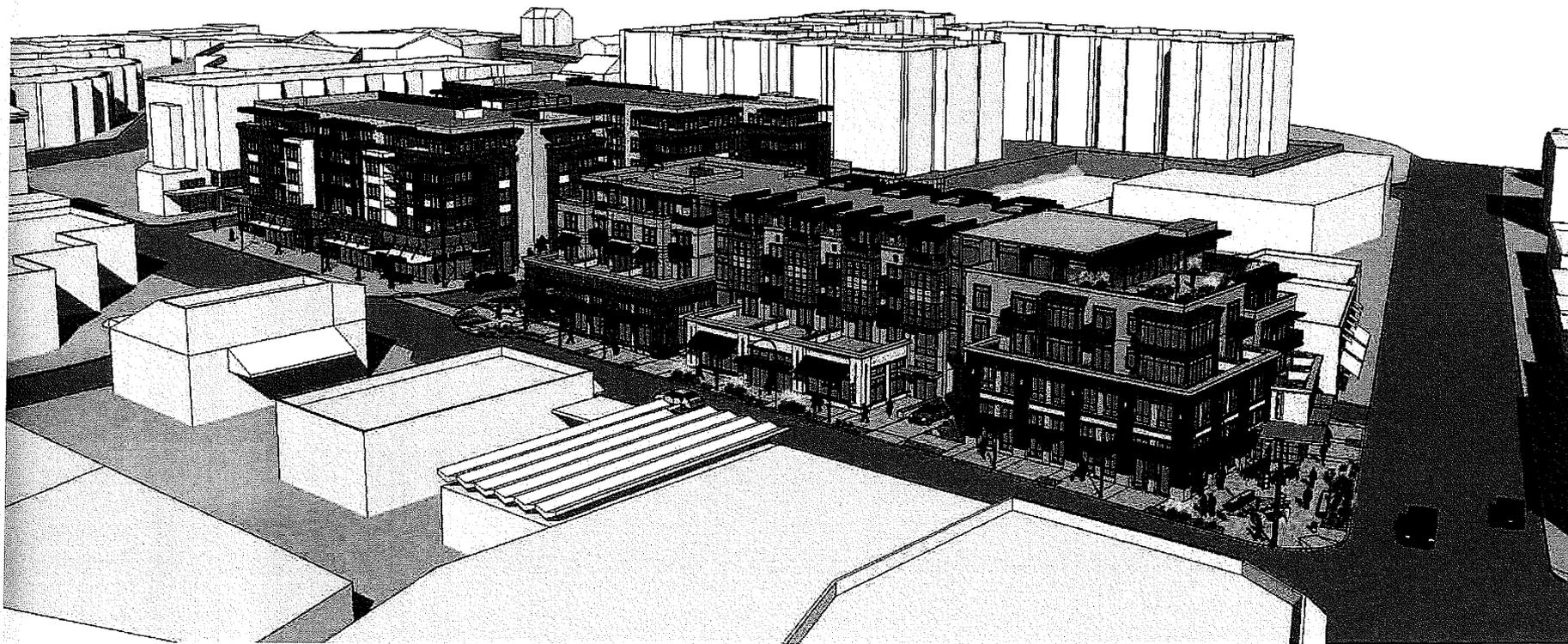
201 KIRKLAND AVENUE | OCTOBER 3, 2006


MERRILL GARDENS

SRM STONE RIVARD MCGONIGLE
DEVELOPMENT, LLC



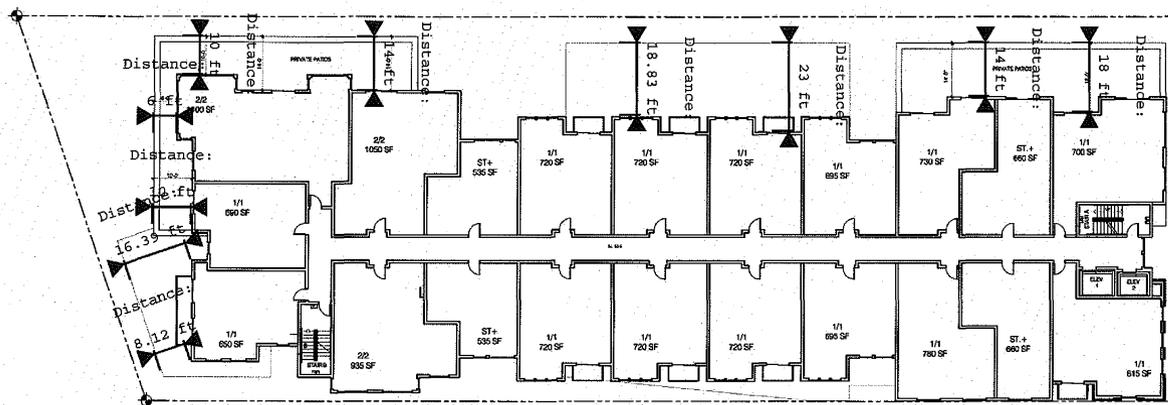
3D MODEL AE



Aerial view looking southeast of both 201 and 101 Kirkland projects



101 Kirkland Avenue
Mixed-Use Development
January 3rd, 2008 • page 4



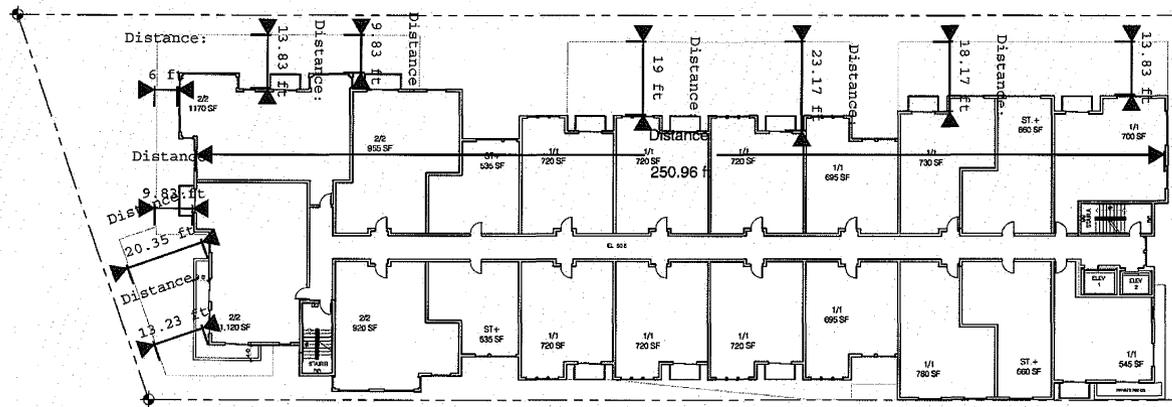
PLAN: LEVEL L3
 SCALE: 1/32" = 1'-0"



MERRILL GARDENS

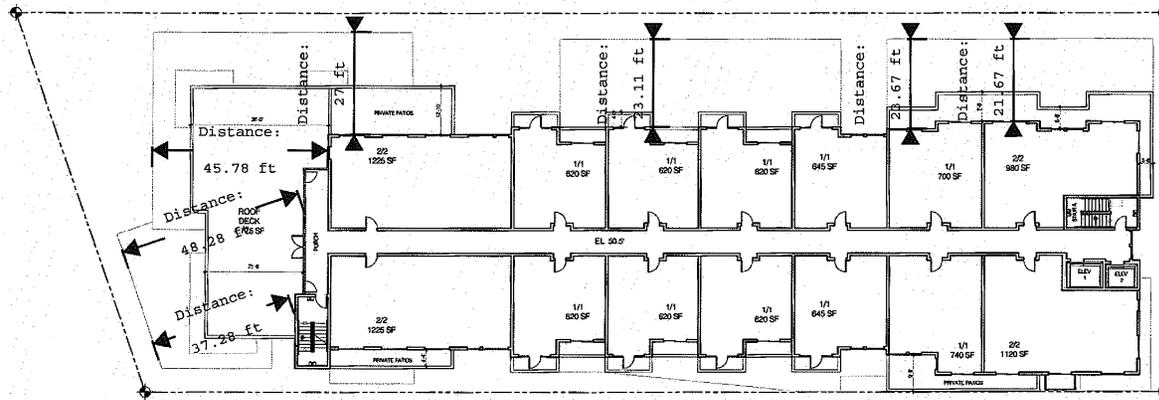
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 DEVELOPMENT, LLC

101 Kirkland Avenue
 Mixed-Use Development
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PLAN: LEVEL L4
 SCALE: 1/32" = 1'-0"





PLAN: LEVEL L5

SCALE: 1/32" = 1'-0"

