



CITY OF KIRKLAND

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MEMORANDUM

To: David Ramsay, City Manager

From: Eric Shields, Planning Director
Jeremy McMahan, Planning Supervisor
Jon Regala, Senior Planner

Date: December 12, 2008

Subject: CBD 1 Amendments Study Session, File No. ZON08-00019 **(Supplement)**

RECOMMENDATION:

Review the attached Design Review Board discussion summary in preparation for the December 16th study session. This information supplements the packet from the December 8th DRB meeting included in the regular City Council packet.

Staff will also summarize the public outreach plan on December 16th.

Attachments

DRB Discussion

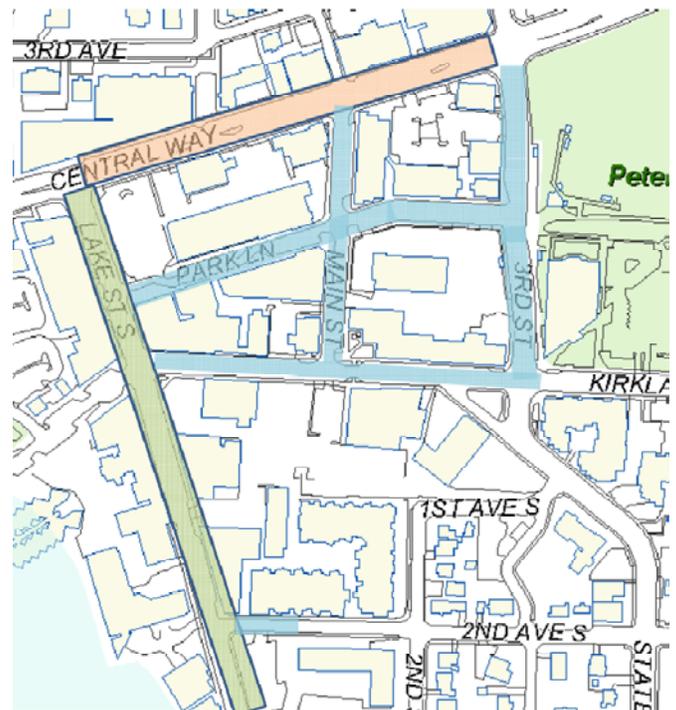
The Design Review Board met on December 8, 2007 in a study session to discuss CBD 1 amendments related to upper story building step backs. The DRB reviewed previous City Council direction on building heights, Lake Street step backs, and retail requirements. The DRB also reviewed data from approved projects to understand how building massing in relation to the street had been addressed. The key conclusions from the data is that reduction of upper story massing along street is generally occurring within 30' of the property line and that massing is being reduced to a greater extent on higher stories than lower stories. This is consistent with the policy guidance of the Downtown Plan and provides context for establishing specific regulations.

The DRB will meet again on January 5th and discuss supporting guidelines in more detail. Those draft design guidelines will be ready for consideration by City Council and the community in advance of the January 20th public hearing.

The following guidance was provided to staff to assist in preparing draft regulations for upper story step backs. Note that step back from Lake Street are reflective of direction already provided by Council and the step back from Central Way carries that same rationale over to the three story frontage there.

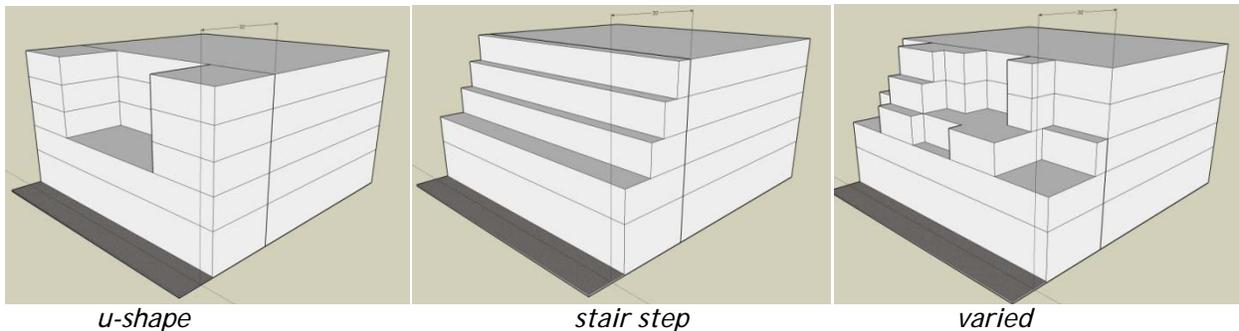
Regulations:

- Three street profiles in CBD 1:
 - **Lake Street:** 30' setback from property lines for all stories above the second story. May be reduced to 25' in exchange for additional public space at street level (1 square foot of floor area in exchange for 1 square foot of public open space).
 - **Central Way:** 30' setback from property lines for all stories above the third story. May be reduced to 25' in exchange for additional public space at street level (1 square foot of floor area in exchange for 1 square foot of public open space).
 - **All other:** Within the first 30' of the property line, average 20' setback from property lines for all stories above the second story. Average step backs may be reduced to an



average of 15' in exchange for additional public space at street level (1 square foot of floor area in exchange for 1 square foot of public open space).

The examples below show three scenarios arranging the same mass within 30' of the property line. While appropriate design solutions will vary from site to site, supporting design guidelines will direct building design to solutions like that on the right rather than the two more rigid illustrations on the left.



- Upper story setbacks should be measured from the property line for consistency and to avoid additional punitive setbacks in cases where additional sidewalk width is required. In cases where sidewalks are widened, this will result in situations where the perceived upper story setbacks are less than the averages noted above. For example, if five feet of sidewalk dedication is required, the perceived average setback is 15' rather than the actual 20'.
- Public open space must be open to sky and comply with appropriate design guidelines.
- Continue to allow buildings to cantilever over required sidewalk dedication (proposed 13' minimum sidewalk width requirement) with new guidelines to address design issues.

Supporting Design Guidelines:

- **Upper Level Setback Averaging:** Flexibility should be retained to allow creative design solutions that meet the following principles:
 - Overall perceived building form should generally recede as height increases
 - Rigid 'wedding cake' solution is not appropriate
 - In addition to setbacks, facades need to be well modulated
 - Setbacks should create space on upper levels that is functional of greenery, useable balconies and decks, upper level activity that allows eyes on the street.
 - Continuous two or three story street walls should be avoided by incorporating vertical and horizontal modulations into the building form.
 - Areas of vertical four or five stories walls can be used to create vertical punctuation at key facades. Special attention to an activated streetscape is important in these areas.

Upper Story Step Backs

DRB Discussion

December 12, 2009

- **Upper Level Setback - Open Space Incentives:** Potential allowed reductions in the average are appropriate where enhanced public open space is created consistent with the following principles:
 - Space is open to the sky
 - Space feel public rather than private
 - Space is activated with window shopping, outdoor dining, art, and/or water features.
 - Pedestrian orientation enhanced by combination of lighting, paving, landscaping, and seating
 - Where substantial open space “trade-offs” are proposed, location is a key factor (important corners, solar access).
- **Building Cantilevering Over Sidewalks -** applicant challenged to demonstrate that:
 - Pedestrian flow is maintained
 - Space feels public
 - Sense of enclosure is minimized