



CITY OF KIRKLAND
Planning and Community Development Department
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www.kirklandwa.gov

MEMORANDUM

To: Design Review Board
From: Angela Ruggeri, Senior Planner
Date: May 19, 2016
File No.: DRV16-01038
Subject: 434 Kirkland Way Mixed Use
CONCEPTUAL DESIGN CONFERENCE

I. MEETING GOALS

At the June 6, 2016 Design Review Board (DRB) meeting, the DRB should review the concept design for the 434 Kirkland Way Mixed Use project. At the meeting, the DRB should determine:

- A. How the design guidelines affect or pertain to the proposed development;
- B. Which guidelines apply to the proposed development; and
- C. What other application materials are needed for the Design Response Conference.

II. BACKGROUND

The subject property is located at 434 Kirkland Way, and the existing use is a one story office building (see Attachment 1, Pages 2, 8 and 9). The applicant is proposing to construct a new mixed-use project that would consist of approximately 20,000 square feet of ground floor retail space and approximately 184 residential units. Structured parking is proposed. The applicant has provided general project and program information; including three building massing options which can be found in Attachment 1. **The applicant's preferred building massing option** is Option 3 (see Attachment 1, pages 22 – 25). The Landscape Concept Plan is included on page 26 of Attachment 1.

The site has street frontage along Kirkland Way which is designated a *Major Pedestrian Sidewalk*. It is also adjacent to the continuation of the designated Park Promenade in the Parkplace (Kirkland Urban) Master Plan and Design Guidelines. This connection is also a *Major Pedestrian Sidewalk* and has special development standards in the Parkplace Master Plan. The Zoning Code states that for property adjoining Peter Kirk Park, mixed use residential development will be allowed if a minimum 54-foot-wide improved easement street from Parkplace to Kirkland Way, which meets the requirements for the Park Promenade in the Parkplace Master Plan, is provided. The applicant will be requesting that staff allow a slight departure from this requirement (see Attachment 1, page 13).

A survey of the property is included on page 11 of Attachment 1. The site slopes generally from the east to west. Starting at approximate elevation **70' at the east**

property line and stepping down to approximate elevation **52' adjacent to Peter Kirk Park.**

The following list summarizes the zoning designations, existing uses, and allowed heights of properties adjacent to the subject property (see Attachment 1, pages 3 and 4 through 7):

North: CBD 5A: Kirkland Urban Mixed Use. Maximum height **8 stories up to 115'.**

East: CBD 5: Emerald Office building. Maximum height is **67' above** average building elevation (ABE).

South: PR 2.4: Boulevard Condominiums. **Maximum height is 30' above ABE.**

West: Park/Public Use: Peter Kirk Park/Kirkland Performance Center. Maximum height is determined on a case by case basis.

III. KEY ZONING REGULATIONS

Zoning regulations for uses in the CBD 5 zone are found in the use-zone chart (see Attachment 1, pages 3 and 12 and Attachment 2). In 2015, the City Council made changes to the Zoning Code for the project site. In order to get these changes approved, the applicant had to develop their design to show the Planning Commission and City Council. The three design options provided by the applicant were part of the design development that was done for this process. A Supplemental Environmental Impact Statement (SEIS) was also completed for the proposal in February 2014.

The following regulations form the basis of any new development on the site.

A. Permitted Uses: Stacked or Attached Dwelling Units are allowed in this location if the following Special Regulation is met:

1. This use only allowed:

a. On properties with frontage on Second Avenue.

b. For property adjoining Peter Kirk Park, if the following are provided:

1) A minimum 54-foot-wide improved easement street from Parkplace to Kirkland Way which meets the requirements for the Park Promenade in the Parkplace Master Plan. The design must be approved by the Planning and Building Department and the Public Works Department.

2) The street level of all buildings shall be limited to one or more of the following uses: Retail; Restaurant or Tavern; Banking and Related Financial Services; Entertainment, Cultural and/or Recreational Facility; Parks; Government Facility; or Community Facility. At least one of the street level tenant spaces must be a minimum of 9,000 square feet. The required uses shall have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building on the Park Promenade). The Design Review Board (or Planning Director if not subject to D.R.) may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the retail frontage will

maximize visual interest. Lobbies for residential uses may be allowed within this space subject to applicable design guidelines.

3) A minimum 2,000-square-foot public plaza that relates to Kirkland Way, the Kirkland Performance Center and Peter Kirk Park. The design must be approved by the Design Review Board.

4) Developments creating four or more new dwelling units shall provide at least 10 percent of the units as affordable housing units as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing incentives and requirements.

5) Public art on site valued at a minimum of \$10,000. The art must be reviewed and approved by the Kirkland Cultural Arts Commission.

6) The project must be built to LEED silver or comparable standard.

Staff Comment: The applicant is proposing a project which meets these requirements.

- B. Setbacks: There are required yard/setbacks for this zone are outlined in Special Regulations 2 through 5 of Attachment 2 and shown graphically in Attachment 1 on page 12.

Staff Comment: The applicant is proposing a project which meets these requirements.

- C. Height: CBD 5 zoning allows a maximum height of **67' above ABE** for mixed use residential projects.

Staff Comment: The applicant is proposing a project which meets this height limit.

- D. Lot Coverage: CBD 5 zoning regulations allow a maximum of 80% lot coverage.

Staff Comment: The applicant will be required to meet the 80% lot coverage requirement.

- E. Parking: Parking requirements are outlined in Attachment 1, page 3 and Attachment 2.

Staff Comment: The applicant has not requested any parking modifications and so will be required to meet these requirements.

- F. Landscaping. The applicant has supplied a conceptual landscape plan and planting palette (Attachment 1, pages 26 and 27).

Staff Comment: A landscape plan and Tree Retention Plan prepared by a certified arborist are required to be submitted with the Design Response Conference application.

- G. Sidewalks. Kirkland Way is a designated Major Pedestrian Sidewalk. Therefore the sidewalk standards require a minimum **8' wide sidewalk along the entire** frontage of the subject property abutting Kirkland Way. The project will be required to confirm with the Public Works Department required frontage improvements and the required improvements will be indicated on the Design

Response application. The easement from Parkplace to Kirkland Way is also a Major Pedestrian Sidewalk. This easement has specific requirements in the special regulations of the Zoning Code.

***Staff Comment:** The applicant will be requesting staff approval of a modification to the easement requirements. The proposed sidewalk reduction would still **maintain an 8' sidewalk on the west side of the easement however.** DRB input is desired before staff renders a decision.*

IV. PEDESTRIAN ORIENTED DESIGN GUIDELINES

In addition to the standard guidelines contained in the *Design Guidelines for Pedestrian-Oriented Business Districts*, the following summarizes some of the key guidelines that apply specifically to the project area. The following is a list of key design issues and/or design techniques that should be addressed with this project. *See adopted Design Guidelines for Pedestrian-Oriented Business Districts for complete text and explanations.*

Sidewalk Width: Movement Zone

Special Consideration for Downtown Kirkland

Most of the business core of Kirkland is already developed with fairly narrow sidewalks. New development should provide sidewalks at the recommended width. Providing wider sidewalks throughout downtown is a long-term endeavor.

Architectural Elements: Decks, Bay Windows, Arcades, Porches

Special Consideration for Downtown Kirkland

Pedestrian features should be differentiated from vehicular features; thus fenestration detailing, cornices, friezes, and smaller art concepts should be concentrated in Design Districts 1 and 2, while landscaping and larger architectural features should be concentrated in Design Districts 3, 5, 7, and 8.

V. CONTEXT

The context or setting in which the proposed development will be located is important in determining the appropriate design regulations that would apply. The following are several questions that are geared towards identifying the physical environment around and on the subject property. These questions will help supplement the discussion on the key design guidelines appropriate for the proposed project.

A. How does the site relate to its surroundings?

The applicant and Design Review Board should discuss the physical and built environment on and around the subject property. Topics include height of neighboring structures, the adjacent location of Peter Kirk Park and the Kirkland Performance Center, topography, and landscaping.

B. What are the opportunities and constraints of the site and vicinity given the following topics?

- Streetscape
- Urban Form
- Activities and Uses in the area

- Pedestrian Patterns and Environment
- Character of Adjacent Buildings
- Landscaping/Open Space

VI. DISCUSSION ISSUES

The role of the DRB at the Conceptual Design Conference is to help determine how the design guidelines found in the Pedestrian-Oriented Design Guidelines apply to the proposed development. The following sections and questions below are representative of **the City's** design guidelines. These questions are to be used as a tool to help identify how design guidelines would apply to the proposed project.

A. Scale

1. What are the key public views of the project?
2. Identify appropriate mitigation techniques for building massing of the proposed building. Possible techniques include vertical and horizontal modulation, corner treatment, and roof forms. The applicant has provided several massing schemes including a preferred Scheme 3 for the DRB's review and comment (see Attachment 1).

B. Pedestrian Access

1. How do the proposed massing and location of structures relate or respond to the pedestrian environment?
2. What are opportunities for pedestrian oriented spaces at the street level (plazas, outdoor dining)?

The applicant is required to have a minimum 2,000 square foot plaza that relates to Kirkland Way, the Kirkland Performance Center and Peter Kirk Park (see Attachment 2, Special Regulation 1.b.3). The applicant is also asking to modify the required easement design to allow **a 16' walkway on the east side**, which will provide for additional pedestrian amenities (Attachment 1, page 13).

3. What are the key pedestrian connections?
4. How would the project engage pedestrians?

C. Open Space and Landscaping

What are opportunities for landscaping and/or open space on the subject property?

VII. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE

The Design Review Board shall determine what models, drawings, perspectives, 3-D CAD/Sketch up model, or other application materials the applicant will need to submit with the design review application.

VIII. ATTACHMENTS

1. **Applicant's Proposal**
2. Zoning Code – CBD 5



CONCEPTUAL DESIGN CONFERENCE

434 KIRKLAND WAY

Mixed-Use Development

Design Review : 6/6/2016

Conference Submittal Date : 5/2/2016



PROJECT SUMMARY

PROJECT INFORMATION

LOCATION	434 Kirkland Way, Kirkland, Washington, 98033
DEVELOPER	MRM Capital Joe Razore – Manager 3977 Lake Washington Blvd NE Kirkland, WA 98033
ARCHITECT	Baylis Architects 10801 Main Street, #110 Bellevue, WA 98004 Brian Brand (425) 454-0566
LANDSCAPE ARCHITECT	Weisman Design Group Mark Weisman 2329 E Madison St Seattle, WA 98112

DEVELOPMENT OBJECTIVES PROPOSAL

PROJECT GOAL:

The goal of 434 Kirkland Way Mixed Use is to create a new place for commercial and residential opportunities in downtown Kirkland. The project also strives to create a gathering place for the local Peter Kirk Park and The Performance Center. The proposed pedestrian corridor will essentially become the promenade extending the access from Kirkland Urban out to Kirkland Way. This corridor will be vital to both Kirkland Urban and this mixed use building as it becomes a gateway to the new shopping center, housing units and the commercial space.

DEVELOPMENT OBJECTIVES/ PROPOSAL:

What has been in the recent past predominately commercial use, the site is becoming a mixed use of residential, commercial and retail. The proposed project will replace an empty parking lot as the new project will fill the site with new mixed-use structure landscape pedestrian walkways and plaza for the surrounding community. The proposed site is 73,938 sf and is currently developed with a one story office building along with a paved parking lot. The property is situated just south of the new Kirkland Urban project formerly known as Kirkland Park Place shopping center, just east of the Peter Kirk Park and The Performance Center and west of the Emerald office building.

The proposed project is anticipated to be a mixed use residential retail building and will include five stories of Type V 1-hour construction over 3 levels Type 1 concrete construction. Concrete portion of the building will include street level retail and subterranean parking. There will be approximately 184 dwelling units (actual count to be determined based on the unit sizes) of rental or for sale apartment flats and town-homes providing a unit mix of studio/ open 1-bedrooms, 1-bedrooms, & 2-bedrooms, for a total of 8 to 12 unit types, plus barrier free units. 10 percent of these units will be affordable housing as defined in Chapter 5 of the zoning code. The ground floor retail will consist of approximately 19,000 to 20,000 sf and will need to be accommodated with a loading zone. The retail will possibly be one anchor tenant and one or two smaller tenants. The larger tenant will potentially be hardware or grocery store 9,000-15,000 sf. All in all, the overall project will consist of about 274,500 gross square feet. The project will incorporate sustainable strategies comparable to LEED Silver.

Attachment 1

CONTENT

SITE AND CONTEXT

- 1 Cover
- 2 Project summary
- 3 Zoning/site development potential
- 4 Adjacent buildings & view
- 8 Existing building
- 10 Access and connections
- 11 Site survey
- 12 Site constraints plan
- 13 Parkplace promenade
- 14 Kirkland Way Improvements
- 16 Kirkland Design Guidelines

DESIGN OPTIONS

- 18 Option A
- 20 Option B
- 22 Option C

LANDSCAPE DESIGN

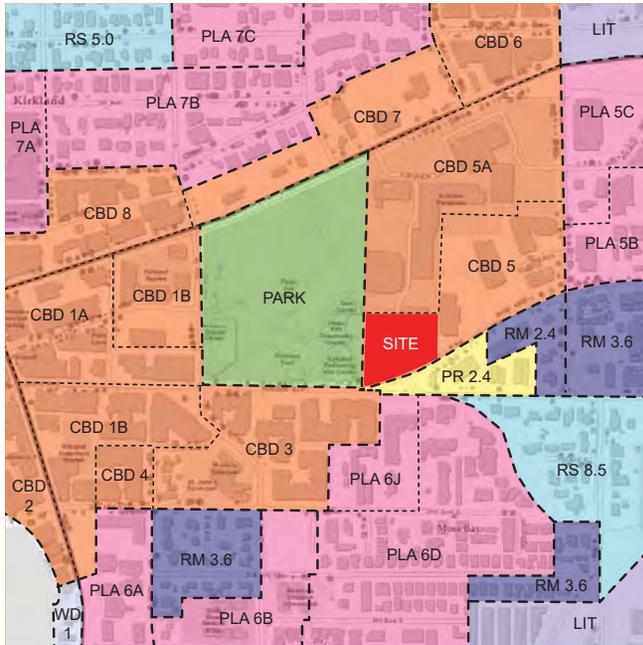
- 26 Landscape concept plan
- 27 Planting palette



SITE AND CONTEXT

ZONING/SITE DEVELOPMENT POTENTIAL

CBD 5 AND SURROUNDING AREAS



ALLOWED USES

- | | |
|---|-------------------------------------|
| Restaurant or Tavern | Church |
| Entertainment (Cultural and/ or Cultural Recreational Facility) | School, Day-Care Center, |
| Hotel or Motel | Assisted Living Facility |
| Retail establishment | Stacked or Attached Dwelling Units |
| Private Lodge or Club | Public Utility, Government Facility |
| Office Use | Community Facility |
| | Public Park |

PARKING REQUIREMENT

PARKING GENERAL

Restaurant	1 stall per each 125 sf of GFA
Entertainment case basis (cultural/ recreational)	established by land use case by
Motel/ Hotel	1 stall per each room
Retail Establishment (including selling goods, or providing services including financial)	1 stall per 350 sf of GFA
Office Use	1 stall 350 sf of GFA
Church	1 stall per 4 people
Assisted Living Facility	1.7 stall per each independent unit. 1 stall per each assisted living unit.
Stacked or Attached Dwelling Units	1.2 stall per Studio; 1.3 stall per 1 Bedroom; 1.6 stall per 2 Bedroom; 1.8 stall per 3 or more Bedroom

GUEST PARKING

In medium to high density residential uses, guest parking spaces in addition to the minimum required parking shall be provided – 10% of the total number of required parking shall be provided for guests, located in common area.

PARKING SPACE STANDARDS

Standard 8.5'x18.5', 24' Aisle for Two Way, 22' for One Way Traffic
Compact 8'x16', 20' Aisle Two Way traffic, 18' for One Way Traffic
May develop and designate up to 50% compact
Barrier free parking per standards set forth in Washington State regulations for barrier free.

BICYCLE PARKING STANDARDS

1 bicycle parking stall per each 12 required vehicle parking spaces Stall dimension per Bicycle Parking Guidelines, 30"x72" with 48" aisle
Bicycle parking in the form of rack or enclosed storage container located, < 50' of retail use entrance.
Locate racks in visible well lit area, sheltered under eave, awning or other enclosure.

DOWNTOWN CBD DESIGN REQUIREMENT

SETBACKS

No portion of a structure above the elevation of Kirkland Way as measured at the midpoint of the frontage of the subject property on Kirkland Way may exceed the following:

On Kirkland Way:	20' up to 2 stories 40' above 2 stories and up to 4 stories 50' above 4 stories and up to 5 stories Front yard setback is 0' for continuous retail or Restaurant use
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Ground porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the façade of the structure.

Side yard:	10' up to 3 stories (abv average building elevation)
(Peter Kirk Park)	100' above 3 stories (abv average building elevation)

Rear yard: 0'

The following applies to property adjoining Peter Kirk Park: The existing easement adjacent to Peter Kirk Park that connects Parkplace and Kirkland Way must be increased to a minimum of 38' width for general use. However because stacked or attached dwelling units over retail is proposed for the west portion of the building, the minimum 54'-foot-wide improved easement street needs to connect Kirkland Urban project to Kirkland Way. This improved street needs to follow the requirements as stated in the Park Promenade section of the ParkPlace Master Plan and must include:

1. Two minimum 11 foot wide drive lanes.
2. Two minimum 12 foot wide sidewalks (one on each side of the easement) with street trees in tree wells and landscaping.
3. One 8 foot curb side parking.
4. Easement design must be approved by the Planning and Building Department and Public Works Department.

Per agreement between Davidson Serles & Associates and MRM Kirkland LLC.

Maintain 17'-6" setback from east property line to face of living area exterior all . This setback stretches 54'-7" from northern most edge of MRM property. In this setback, there will be no balconies other than Juliet balconies protruding 18" in to setback area.

Maintain 22' to 18' setback from northern property line to the face of the living area exterior wall. Except full balconies or Juliet balconies protruding up to 18" into the Northern setback.
22' setback shall extend 70' from eastern most property line.
18' setback shall extend 160' from the termination of the 22' setback line to the Western wall of the proposed building.

HEIGHT LIMITS

Basic: 67' above average building elevation

LOT COVERAGE

80%

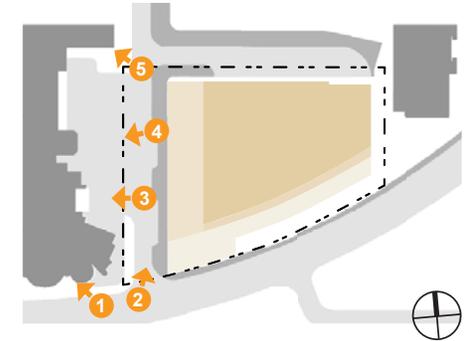
SITE AND CONTEXT

ADJACENT BUILDING & VIEW

1 KIRKLAND PERFORMANCE CENTER



2 FROM SOUTHWEST CORNER



3 KIRKLAND PERFORMANCE



4 KIRKLAND PERFORMANCE CENTER

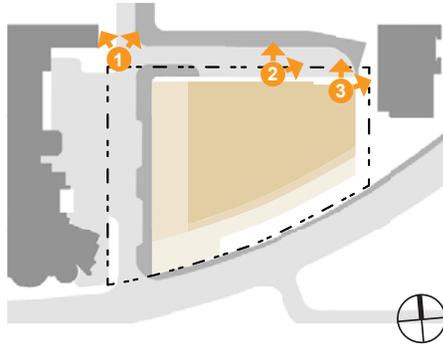


5 KIRKLAND TEEN UNION BUILDING



SITE AND CONTEXT

ADJACENT BUILDING & VIEW

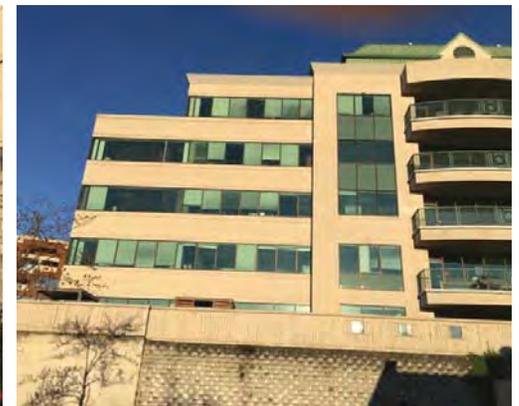


FROM NORTHWEST CORNER 1



KIRKLAND URBAN 2

FROM NORTHEAST CORNER 3



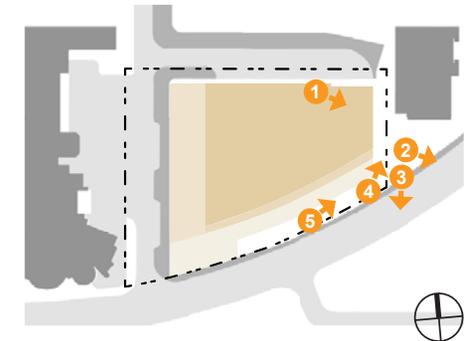
SITE AND CONTEXT

ADJACENT BUILDING & VIEW

1 EMERALD OFFICE BUILDING



2 FROM SOUTHEAST CORNER



3 FROM SOUTHEAST CORNER



4 EMERALD OFFICE BUILDING



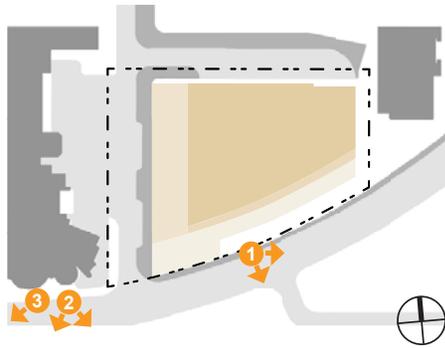
5 FROM KIRKLAND WAY LOOKING NORTHEAST



SITE AND CONTEXT

ADJACENT BUILDING & VIEW

KIRKLAND AVE 1



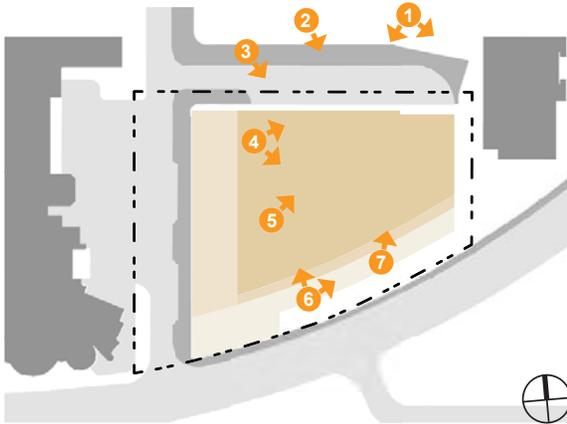
BOULEVARD CONDOMINIUM 3

BOULEVARD CONDOMINIUM 2



SITE AND CONTEXT

EXISTING SITE & BUILDING



EXISTING SITE AERIAL VIEW LOOKING NORTHEAST



1 THE ORIGINAL PANCAKE HOUSE

5 THE ORIGINAL PANCAKE HOUSE



SITE AND CONTEXT

EXISTING BUILDING

343 INDUSTRIES 3



343 INDUSTRIES 4



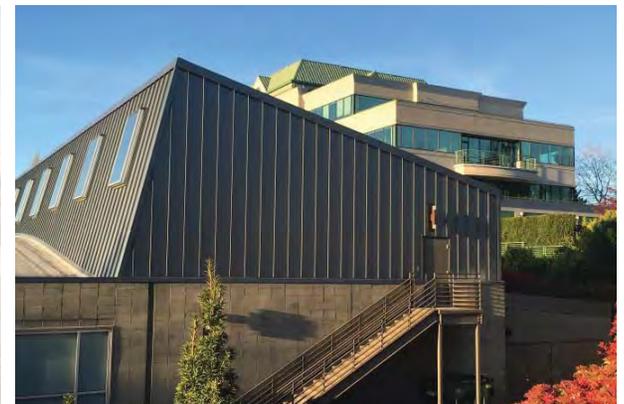
343 INDUSTRIES 5



343 INDUSTRIES 6



343 INDUSTRIES 7



SITE AND CONTEXT

ACCESS AND CONNECTIONS



LEGEND

- Primary Arterial
- Secondary Arterial
- Minor Arterial
- On-Street Bike Lane
- Compacted Crushed Gravel Interim Trail
- Central Way to Kirkland Way Connection
- ☺ Transit Center
- ☺ Bus Stop

170 Sixth Street South
 Kirkland, WA 98033
 P: 425.227.2014 | F: 425.827.5043
 G: [www.pace-engineering.com] | [www.pacegroup.com]

PACE
 An Engineering Services Company

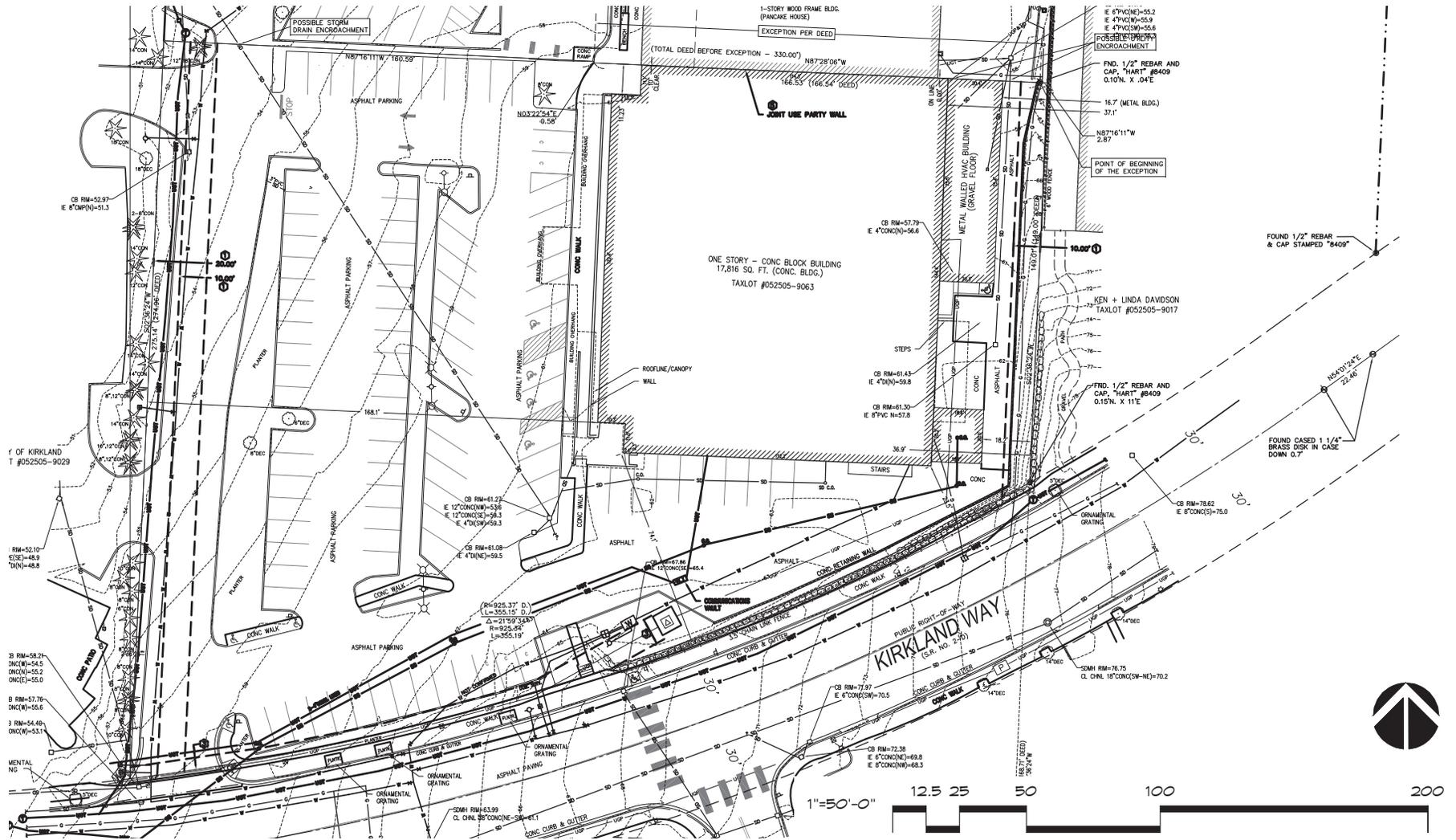
434 KIRKLAND WAY
KIRKLAND, WA

DATE: SEPT. 7, 2005
 SCALE: 1" = 20'
 DRAWN BY: [redacted]
 CHECKED BY: [redacted]
 PROJECT NO: 447-ALM-042

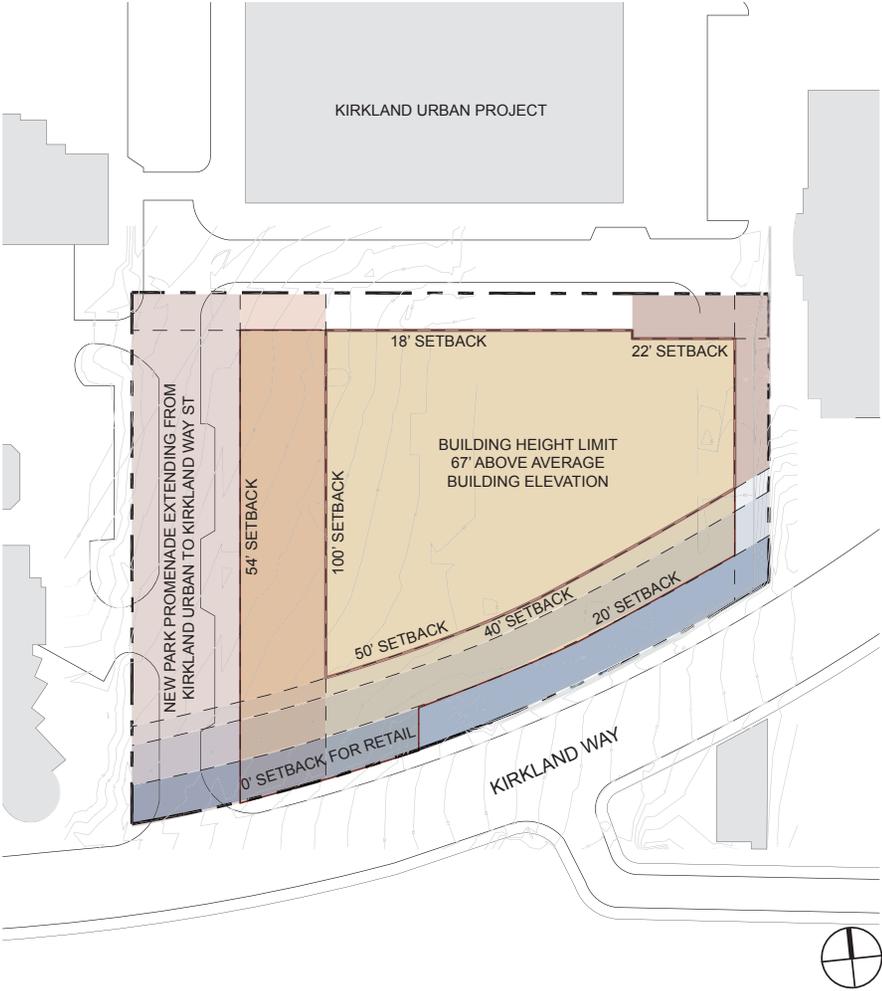
AL.T.A./A.C.S.M. LAND TITLE SURVEY
 FOR
 FEDERAL WARRANTY SERVICE CORPORATION
 & MRM KIRKLAND LLC

SITE AND CONTEXT

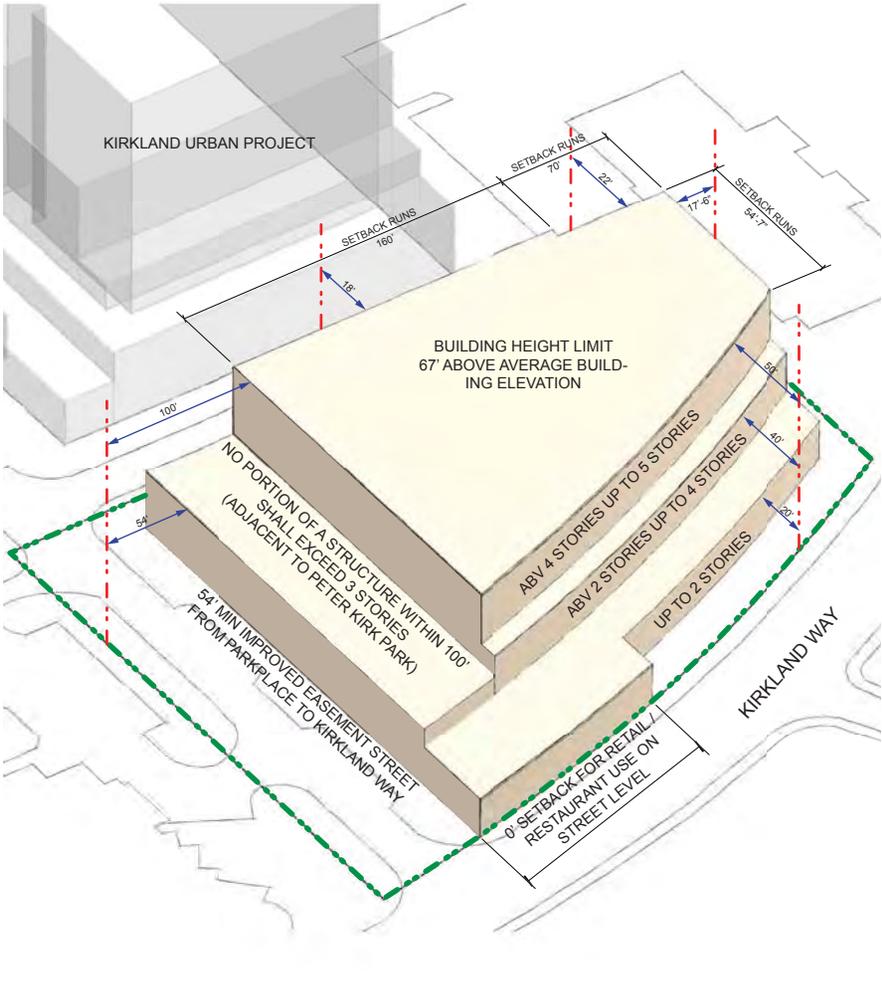
SITE SURVEY



ZONING CONSTRAINTS PLAN

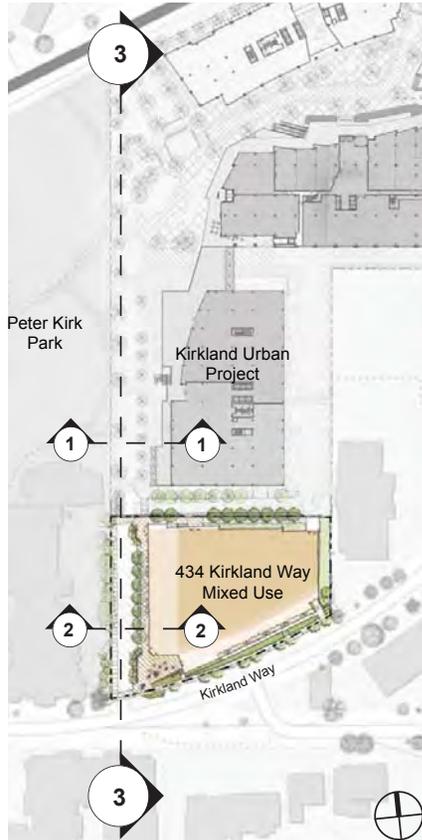


SITE PLAN DIAGRAM



SITE 3D ISOMETRIC DIAGRAM

PARKPLACE PROMENADE



GOAL OF PARK PROMENADE

The Park Promenade is a new private road required as a condition of the new zoning ordinance for the CBD 5, property adjoining Peter Kirk Park. The road is a vital pedestrian corridor designed to graciously attract pedestrians and help them reach exciting new shopping, work and habitable destinations. The Promenade is envisioned to serve as a corridor for community gathering spaces and integrate pedestrians safely in and out with vehicle lanes. Designated as a Primary Pedestrian Path according to the Park Place Master plan, the private road is required to have two minimum 11' drive lanes, one 8' parking lane and 12' walkways on both sides. Street level uses for the Promenade on the east side are encouraged to be retail or restaurant frontage. Walking surfaces will use more permanent materials such as concrete with the possibility of decorative patterns to indicate pedestrian oriented use. The pathways will be provided with site amenities such as benches for seating and various landscape species.

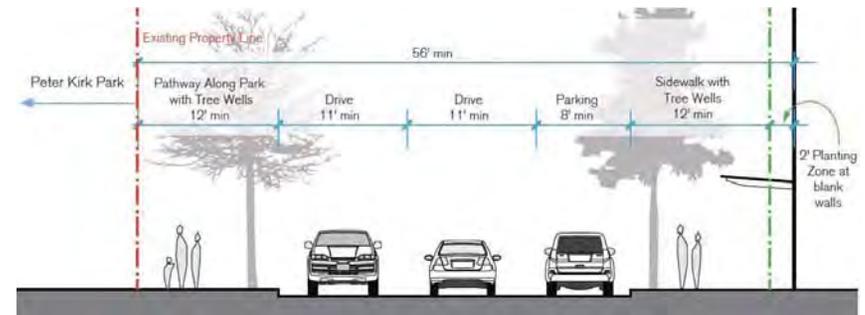
DEVELOPMENT OBJECTIVES/ PROPOSAL

The proposed project will strive to maintain the goals originally stated in the Parkplace Master plan by extending the two vehicle lanes, and the parking lane at the required minimum dimensions. The proposed project incorporates all retail frontage for street level use on the east side of the promenade and so the 2' planting buffer zone described in the Park Promenade section will likely not be needed.

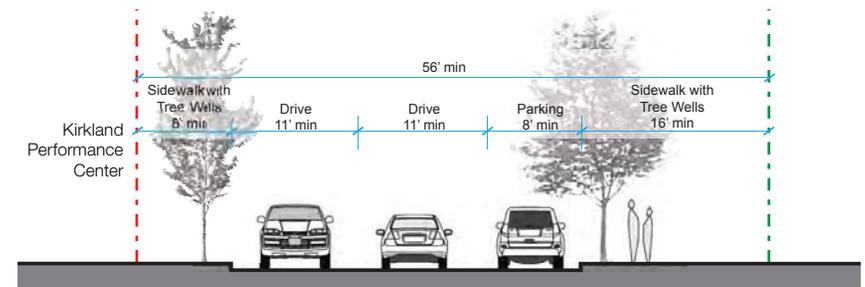
DEPARTURE REQUEST

The project will seek to gain permission to reduce the walkway at the west side of the easement that adjoins Peter Kirk Park down to 8-foot. Reducing the sidewalk at the west side of the easement will allow us to gain 4-foot at the east side adjacent to the proposed retail. This new 16-foot walkway next to the retail will allow more enhanced promenade at the retail side for seating, landscapes and other amenities. Project seeks permission from the design review board to consider the reduced walkway on the west side provided that we make up for the difference by widening the walkway on the east, to 16'. See landscape plan for further clarification of proposed hardscape design.

Section from Parkplace Master Plan **PARK PROMENADE SECTION TYP.** 1



PROPOSED PROMENADE SECTION TYP. 2



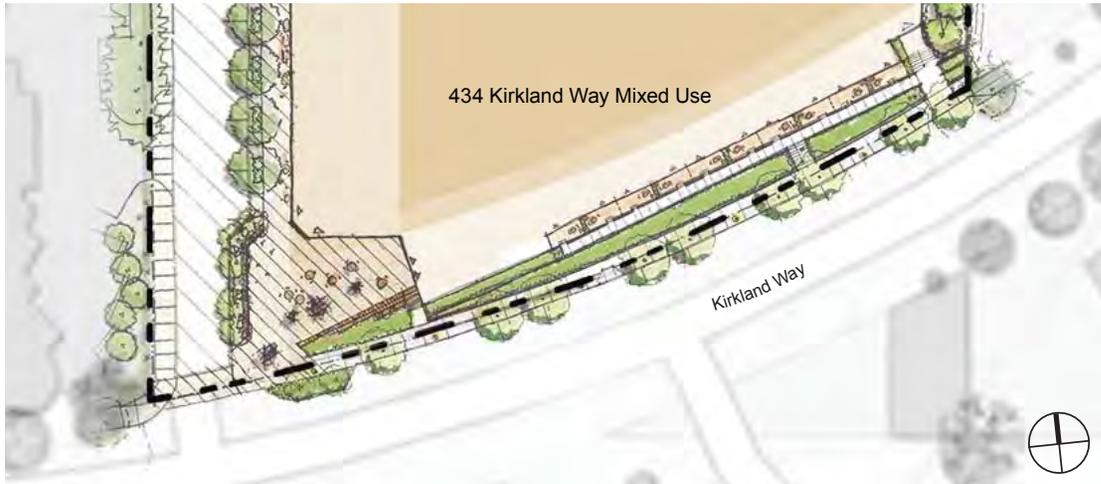
STREET-SCAPE ELEVATION 3



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SITE AND CONTEXT

KIRKLAND WAY IMPROVEMENTS



Landscape garden or Porch entry

DESIGN GUIDING PRINCIPALS FOR KIRKLAND WAY

- Enhance the pedestrian experience with use of landscape, site amenities and sidewalk improvements
- Modulate for proper scale and mass
- Transition to neighboring uses
- Include an afford ability housing component

PROPOSED DEVELOPMENT OBJECTIVE FOR KIRKLAND WAY

A strong pedestrian experience should also be created along Kirkland Way that climbs the hill towards the east. This segment of Kirkland Way acts as a transition to residential and low rise office to the east and southeast. We propose that urban on-street town homes along this frontage, similar to modern "brownstones" with landscaped gardens and courtyard entries.

(See photo examples to the page right)

The integrated landscapes, including street trees will help screen the building mass and along with the building setbacks reduce it to a human scale.



Strong Pedestrian experience through site amenities and wide sidewalk improvements



Distinct Base Structure

SITE AND CONTEXT

KIRKLAND DESIGN GUIDELINES

PEDESTRIAN PATHS AND AMENITIES

The proposed building is sited with strong edge along Kirkland Way. The project will include a number of street furniture such as benches, planters, public art on Kirkland Way. Along the pedestrian corridor at the west retail storefront, wider special paved sidewalks, planters, benches, weather protection and storefront displays will comprise an engaging pedestrian path.



BLANK WALL (PARKING GARAGE)

Blank walls create imposing and dull visual barriers. Blank walls on north elevation along the parking garage will be mitigated with landscaping, seating, tile work, trellis or other architectural elements. There will be no blank walls along Kirkland Way or at the retail storefront along the west elevation.



STREET TREES

Streets are the conduits of life in a community. The repetition of trees bordering streets can unify a community's landscape. The project will be embellished with lush landscaping that will include new street trees along Kirkland Way, at the new pedestrian corridor in front of the west retail storefront. There will also be trees along the north elevation in front of the parking garage.



BUILDING MUDULATION: HORIZONTAL AND VERTICAL

The project will incorporate a variety of vertical articulation of bays defining articulated and terraced building forms. The project will consist of horizontal articulation of facades, including alternating bays using different materials, window pattern and bays that serve as decks at upper levels. The lower floor will consist of more permanent materials such as brick and span storefront or other types of fenestration graciously, celebrating pedestrian scale elements.



STREET CORNER

Street corners provide special opportunities for visual punctuation and an enhanced pedestrian environment. Buildings on corner sites should incorporate architectural design elements that create visual interest for the pedestrian and provide a sense of human proportion and scale. The project will consist of weather protection elements such as canopies and a public plaza, including benches and an artistic sculpture or art element to attract the community.



FENESTRATION PATTERNS

The size, location and number of windows will be determined judiciously on each building façade. The proposed project will comprise a playful palette of windows varying in sizes, shapes and mullion layout. Appropriate window-to-wall ratio will be implemented for the retail storefront and units.



SITE AND CONTEXT

KIRKLAND DESIGN GUIDELINES

PUBLIC ART

Public art contributes to the unique character, history, and sense of place of a community. The project will commission an artist to fashion art that will be appreciated and enjoyed by the public.



ARCHITECTURAL ELEMENTS: DECKS, BAY WINDOWS, ARCADES, PORCHES

Special elements in a building façade create a distinct character in an urban context. A bay window suggests housing, while an arcade suggests a public walkway with retail frontage. The proposed project will be embellished with playful modulation that results in decks, and bays with windows. Porches will be laid in front of the townhomes facing Kirkland Way.



PEDESTRIAN-ORIENTED PLAZAS

Plazas should be centrally located on major avenues, close to bus stops, or where there are strong pedestrian flows on neighboring sidewalks. Proposed project will incorporate a public plaza at the southwest corner of the building. The plaza will be a gathering space for pedestrians.



PUBLIC IMPROVEMENTS AND SITE FEATURES

The quality and character of public improvements and site features such as street and building lights, benches, planters, pavement materials will be critical components that identify the project local to Kirkland and help establish standards of the highest quality in delivering site features to the community.



PEDESTRIAN CONNECTIONS

The ability to walk directly into commercial center from the public sidewalk on Kirkland Way is essential to both pedestrian and vehicular safety. The proposed project establishes the extended pedestrian corridor by aligning the building with the building edge to the adjacent development to the north, hereby providing generous and safe walkways for pedestrians connecting Kirkland Urban to Kirkland Way.



PEDESTRIAN FRIENDLY BUILDING FRONTS

Building fronts should have pedestrian-friendly features transparent or decorative windows, public entrances that cover 75 percent of the ground level storefront surface between 2' and 6' above the sidewalk.



DESIGN OPTIONS

OPTION A

This concept cuts into the main upper mass by removing a wedge shaped piece, thereby splitting the overall building above the podium into two distinct forms. Opening up views and orienting the main courtyard towards the West allows paramount views of the Lake. Building mass at the South terrace back to comply with various setbacks. Main entry is accessed at the Southeast corner because elevation on this level is closest to grade.

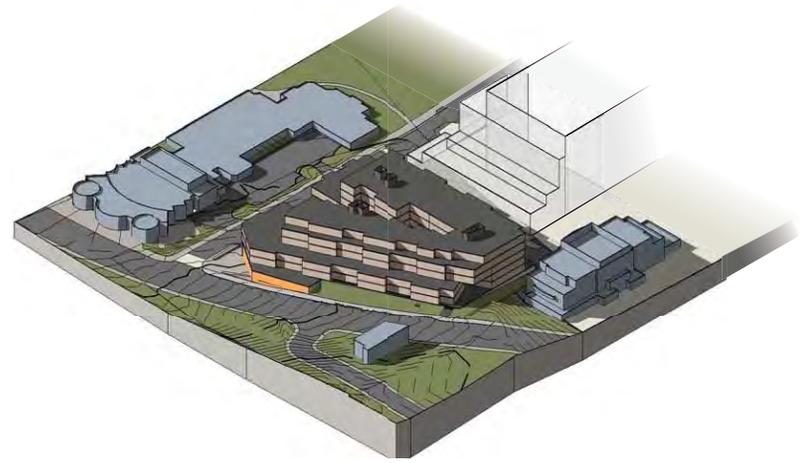
Attachment 1



SOUTHWEST STREET VIEW LOOKING NORTH



SOUTHWEST VIEW



SOUTHEAST VIEW

PROS:

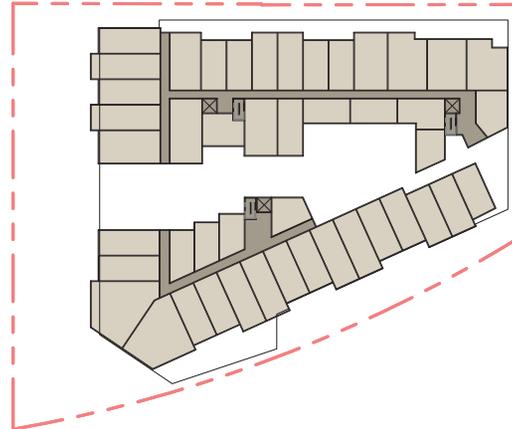
- Views of the Lake Washington to the West.
- Generous courtyard and terrace areas for residents.
- Generous public plaza.
- The 20 foot, 40 foot and 50 foot setback requires the building to terrace back consecutively reducing building down to human scale on Kirkland Way.

CONS:

- Building too massive on Kirkland Way.
- 3 circulation cores are required instead of 2, adding to the cost of the project.
- Central courtyard is rather narrow limiting views and privacy screening.
- Lack of overall circulation, connection and flow.
- Blocked views in the courtyard toward west, due to its narrow width and extensive depth.

DESIGN OPTION

OPTION A



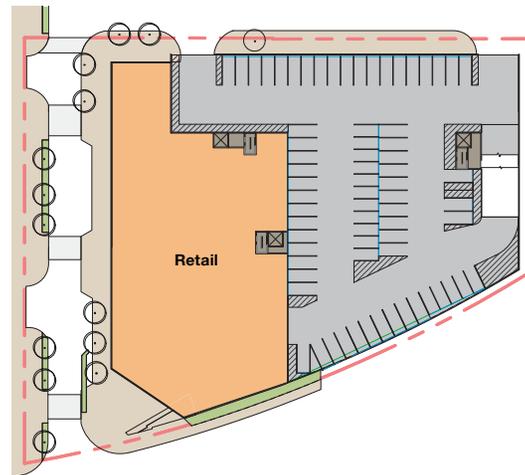
TOWNHOUSE LEVELS

78.5' & 88.5'



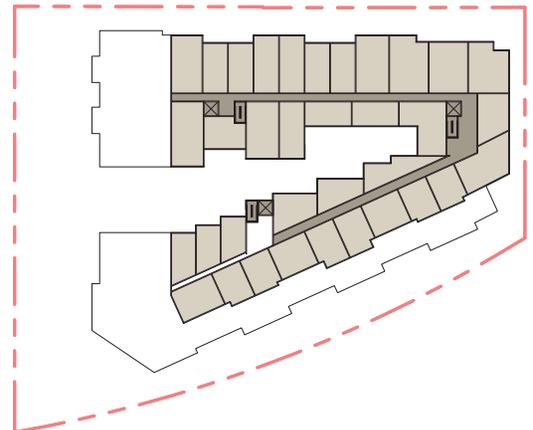
TOP LEVEL

119'



PARKING RETAIL LEVEL

57.5'



RESIDENTIAL LEVELS

98.5' & 108.5'

DESIGN OPTION

OPTION B

Option B is different from Option A in the fact that this option maximizes the zoning envelope constrained by the zoning setbacks. Main entry is still accessed at the Southeast corner because elevation on this level is closest to grade. This donut scheme utilizes a central courtyard that becomes a light well. Units that face the courtyard might have privacy issues and not enough daylight.

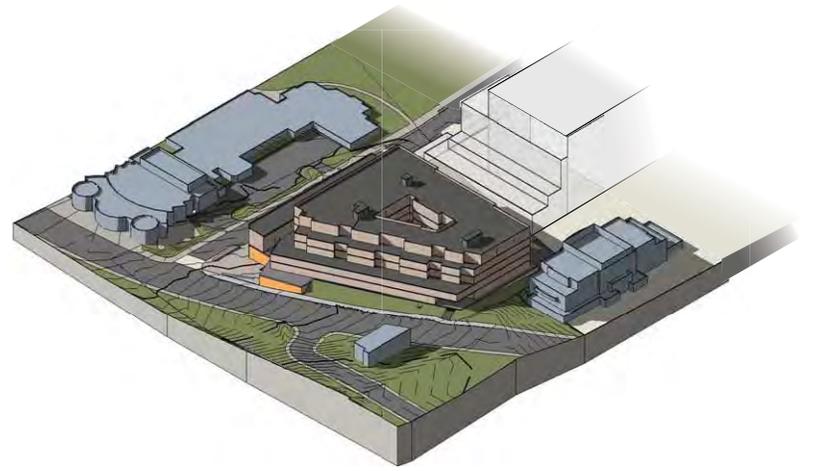
This option is also different from A in that more breezeways and terrace areas are on level 78.5 which allow paths to be more connected. The central courtyard however, is isolated having been walled off on all four sides.



SOUTHWEST VIEW



SOUTHWEST STREET VIEW LOOKING NORTH



SOUTHEAST VIEW

PROS:

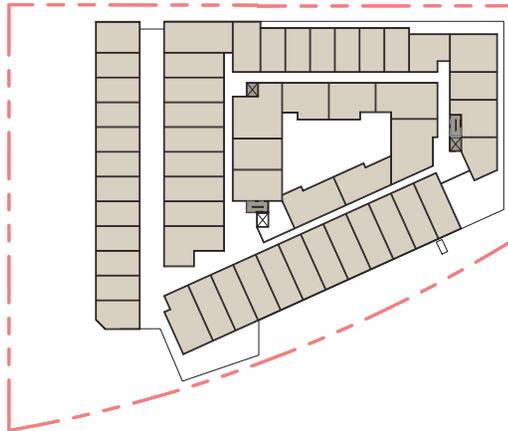
- Maximizes envelope constrained by zoning setbacks.
- Private central Courtyard, well secured.
- Terraced areas and connected breezeways.

CONS:

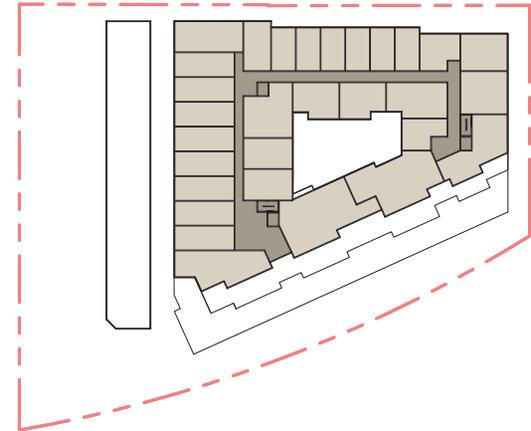
- Units that surround central courtyard have privacy issues or not enough daylight.
- Courtyard is small compared to other schemes.
- Overall building form is bulky and massive in appearance.

DESIGN OPTION

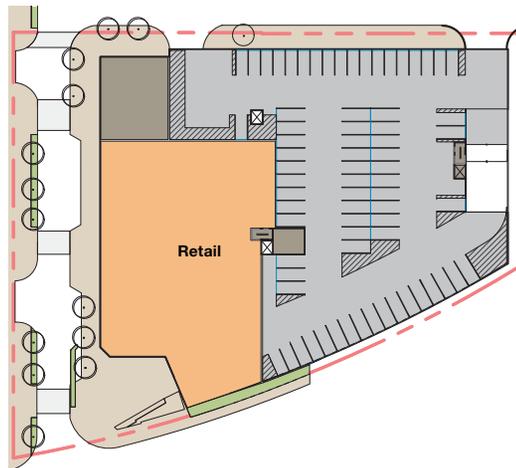
OPTION B



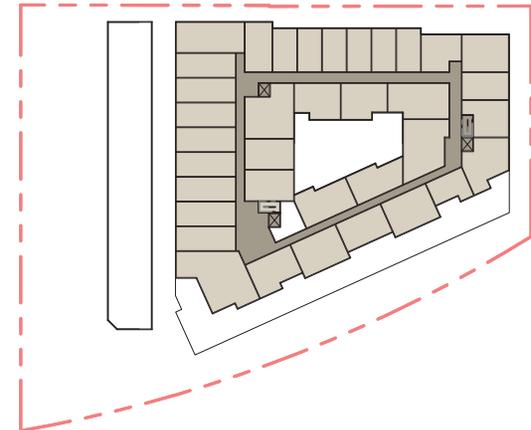
TOWNHOUSE LEVELS 78.5' & 88.5'



TOP LEVEL 119'



PARKING RETAIL LEVEL 57.5'



RESIDENTIAL LEVELS 98.5' & 108.5'

DESIGN OPTION

OPTION C - PREFERRED

Option C addresses both schemes A and B's bulk mass problems, articulation of forms and privacy issues. This option is different in that while utilizing a central courtyard in the center, it is screened by a row of units at the south side, while the residential floors above the 2nd floor level open up in a terraced fashion so that there are opportunities for more open space and light for the outer units on consecutive levels facing south.

The town-homes over retail along Kirkland Way incorporates more window bay modulation as well as the stacked flats that face the courtyard. At level 98.5 there are bridges that connect from the corridors out to the roofs over west town-homes. This allows access to more green roofs and other amenities at the westernmost roof.

This scheme allows the most generous courtyard at the main entry level (78.5) and it spills over into the entry courtyard for a much more open and connected space at entry/grade. At the entry courtyard residents have room to congregate for informal gatherings or access the main courtyard and exit the building in two different directions.

The terraced roofs that face the south allows each deck area to be served by multiple units on levels 98.5, 108.5 and 119. Some of these deck areas are large enough to contain hard scape amenities such as seating and hearths or landscape to benefit the residents.

Similar to the other two option schemes A and B, there is gracious space at the southwest corner of the property for pedestrian plaza, seating and commissioned public art and this plaza seamlessly connects to the park promenade extending up North.

PROS:

- Main entry into the building at the southeast corner is accessible and covered by the building above.
- Pedestrian plaza at southwest corner receives plenty of the sun.
- Pedestrian plaza is a gathering area and serves multiple tenants, the park, performance center and Kirkland Urban.
- Concealed core shaft areas.
- Efficient layout of units.
- Central courtyard is still significant in size and is better screened offering privacy.
- Connected breezeways allow easy on and off access from site.



SOUTHWEST VIEW

Attachment 1



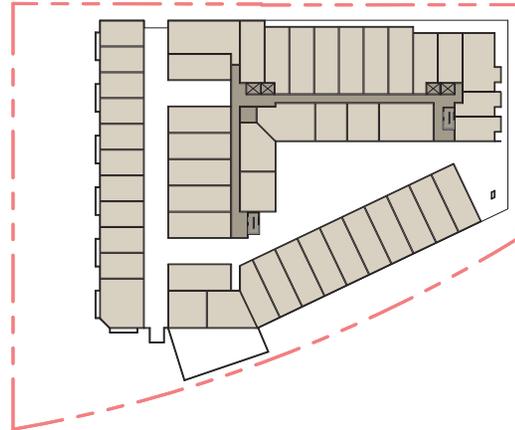
SOUTHWEST STREET VIEW LOOKING NORTH



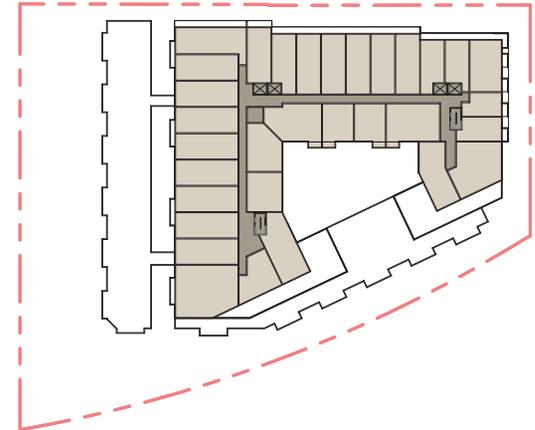
SOUTHEAST VIEW

DESIGN OPTION

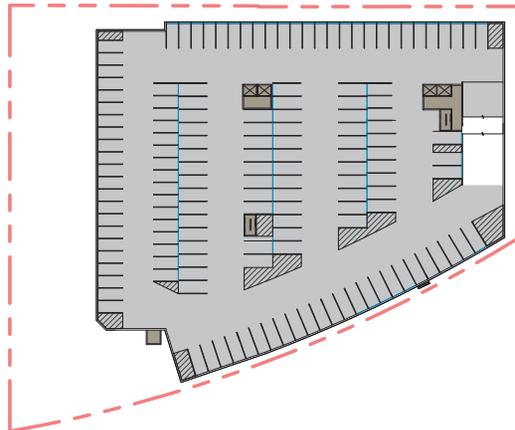
OPTION C - PREFERRED



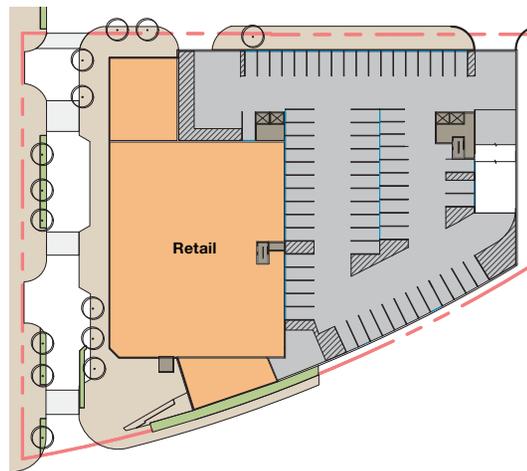
TOWNHOUSE LEVELS 78.5' & 88.5'



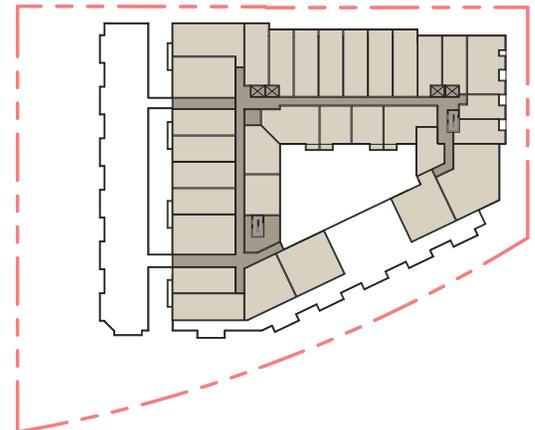
TOP LEVEL 119'



PARKING LEVEL 47.5'



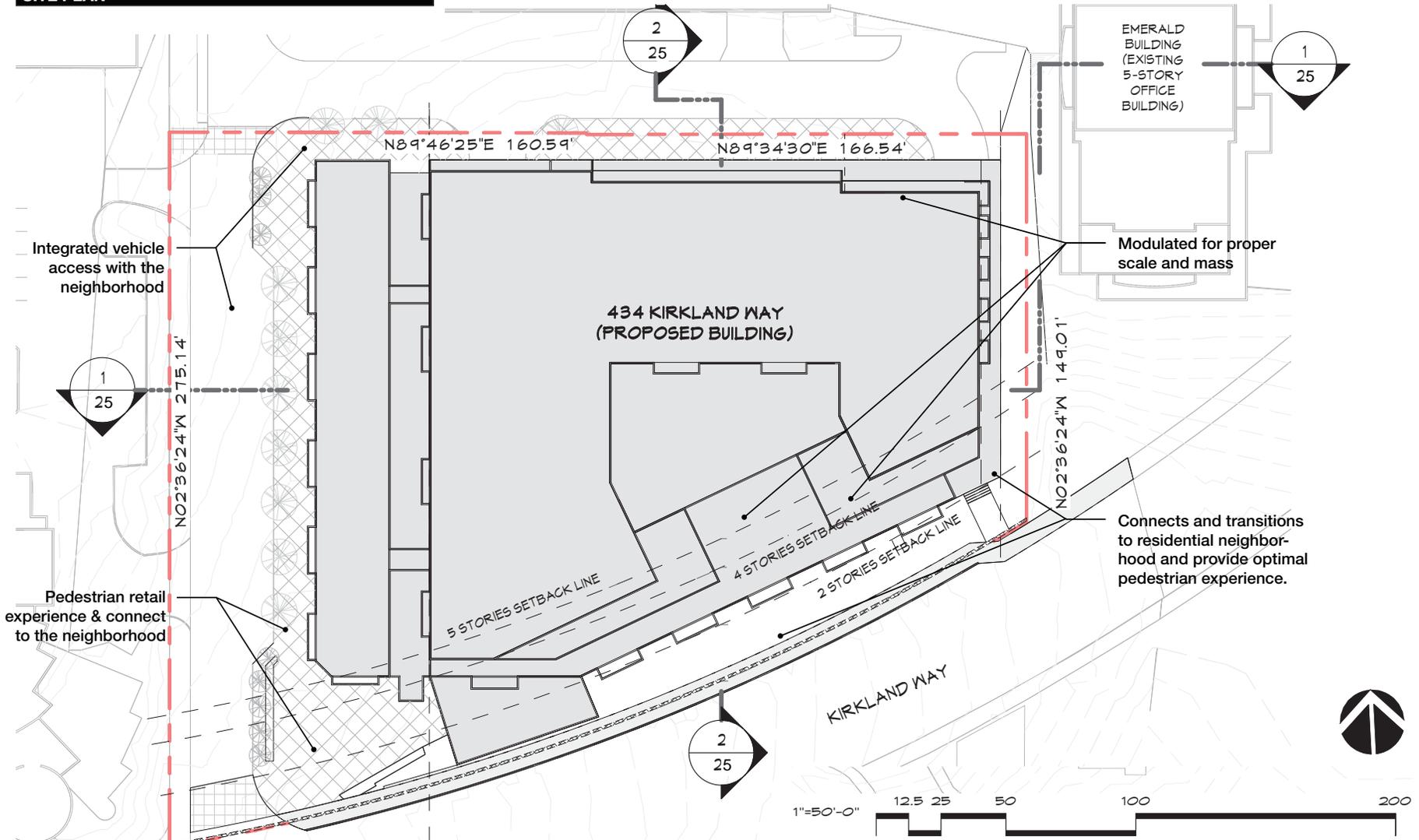
PARKING RETAIL LEVEL 57.5'



RESIDENTIAL LEVELS 98.5' & 108.5'

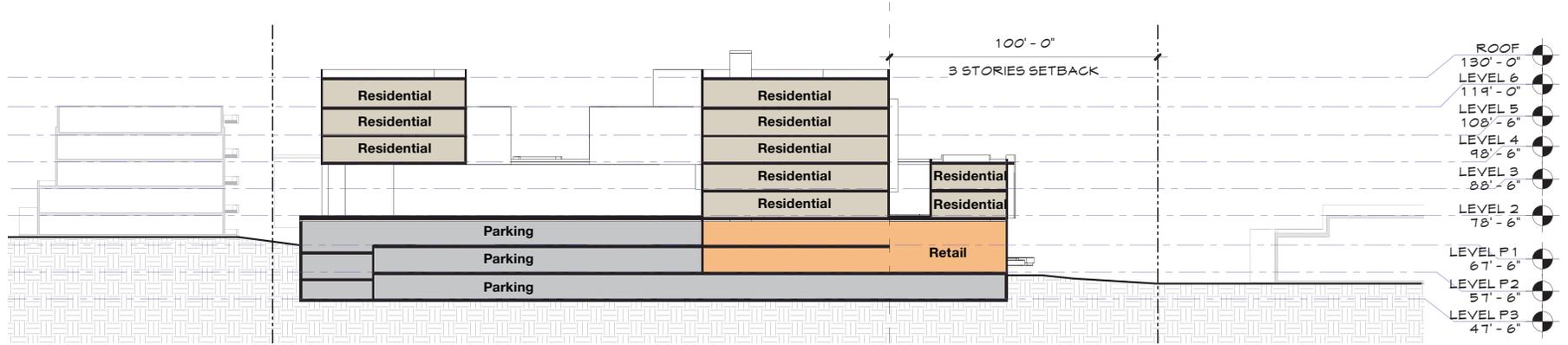
PREFERRED SCHEME

SITE PLAN

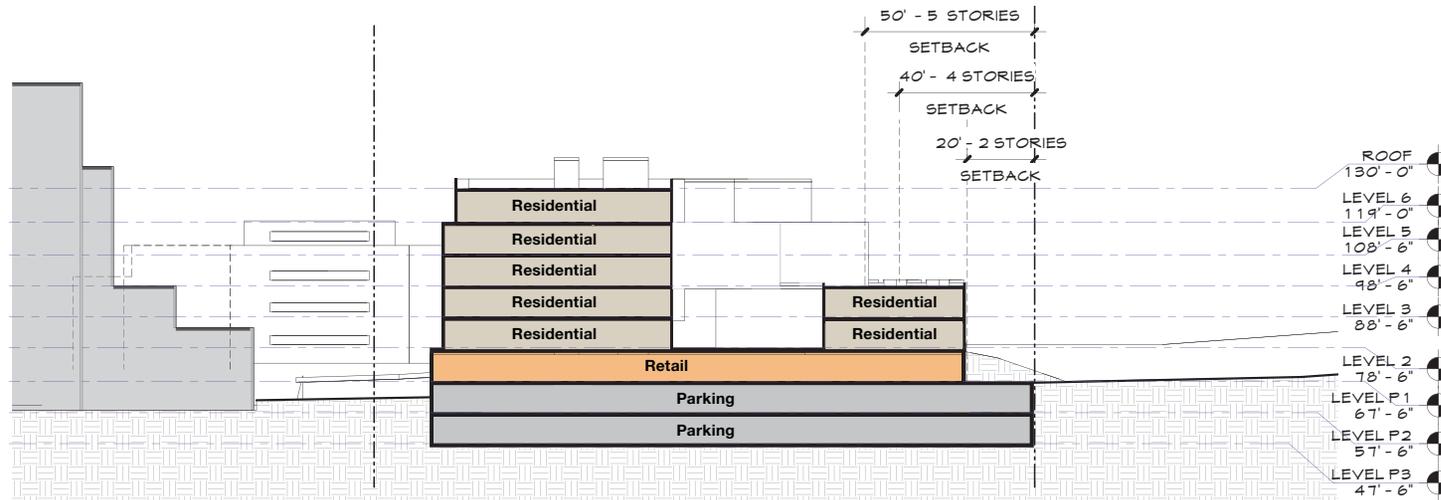


PREFERRED SCHEME

SECTION



SECTION 1



SECTION 2

PLANTING PALETTE

PARK PROMENADE

TREES:



Acer rubrum 'Bowhall'
(Street Tree)



Acer palmatum

PLANT MATERIAL:



Taxus baccata 'Repandens'



Calamagrostis 'Karl Foester'



Nassella tenuissima



Cornus sericea 'Arctic Fire'



Salvia sylvestris



Euphorbia amygdaloides var.
robbiae

KIRKLAND WAY FRONTAGE

TREES:



Fraxinus oxycarpa 'Raywood'
(Street Tree)



Cornus kousa



Tsuga mertensiana



Magnolia x loebneri 'Leonard
Messel'

PLANT MATERIAL:



Buxus microphylla



Hydrangea paniculata



Helictotrichon sempervirens



Sedum 'Autumn Joy'



Miscanthus 'Yaku Jima'



Rudbeckia hirta



Ophiopogon japonicus



Dryopteris erythrosora

The charts in KZC 50.35 contain the basic zoning regulations that apply in the CBD 5 zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 50.34



Section 50.34 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
2. No portion of a structure above the elevation of Kirkland Way as measured at the midpoint of the frontage of the subject property on Kirkland Way may exceed the following:
 - a. Within 20 feet of Kirkland Way, two stories;
 - b. Within 40 feet of Kirkland Way, four stories;
 - c. Within 50 feet of Kirkland Way, five stories.
3. The minimum required yard abutting Peter Kirk Park is 10 feet. The required front yard is zero feet for those portions of buildings with continuous retail or restaurant uses at street level. Kirkland Way shall be considered a pedestrian-oriented street if the front yard is less than 20 feet.
4. No portion of a structure within 100 feet of Peter Kirk Park shall exceed three stories above average building elevation.
5. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure (does not apply to Public Park uses).
6. The following requirement applies to property adjoining Peter Kirk Park: The existing easement adjacent to Peter Kirk Park that connects Parkplace and Kirkland Way must be increased to a minimum 38-foot width and improved to include:
 - a. Two minimum 11-foot-wide drive lanes;
 - b. Two minimum eight-foot-wide sidewalks (one on each side of the easement) with street trees and landscaping;
 - c. Easement design must be approved by the Planning and Building Department and Public Works Department.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 50.35	USE  REGULATIONS 	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Restaurant or Tavern	D.R., Chapter 142 KZC.	None	20'	0'	0'	80%	67' above average building elevation.	B	E	One per each 125 sq. ft. of gross floor area.	1. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls. b. Access for drive-through facilities shall be approved by the Public Works Department. Drive-through facilities shall be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. c. Landscape Category A shall apply.
.030	Entertainment, Cultural and/or Recreational Facility	D.R., Chapter 142 KZC.	None	20'	0'	0'	80%	67' above average building elevation.	B	E	See KZC 105.25.	1. The parking requirements for hotel or motel use do not include parking requirements for ancillary meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis.
.040	Hotel or Motel										One per each room. See Spec. Reg. 1.	
.050	Any Retail Establishment, other than those specifically listed, limited, or prohibited in the zone, selling goods, or providing services including banking and related financial services										One per each 350 sq. ft. of gross floor area.	
.060	Private Lodge or Club								C	B	See KZC 105.25.	

Section 50.35



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 50.35	 	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.070	Office Use	D.R., Chapter 142 KZC.	None	20'	0'	0'	80%	67' above average building elevation. See Spec. Reg. 3.	C	D	One per each 350 sq. ft. of gross floor area.	1. Ancillary assembly and manufacture of goods on premises may be permitted as part of an office use if: <ol style="list-style-type: none"> a. The ancillary assembled or manufactured goods are subordinate to and dependent on this office use; and b. The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses. 2. The following regulations apply to veterinary office only: <ol style="list-style-type: none"> a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the D.R. and building permit applications. d. A veterinary office is not permitted if the subject property contains dwelling units. 3. For property adjoining Peter Kirk Park, 80 feet above average building elevation, if following is provided: <ol style="list-style-type: none"> a. At least 50 percent of gross floor area is office use. b. A minimum 54-foot-wide improved easement street from Parkplace to Kirkland Way which meets the requirements for the Park Promenade in the Parkplace Master Plan. The design must be approved by the Planning and Building Department and the Public Works Department.

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 50.35		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
USE ↓	REGULATIONS ↓		Front	Side	Rear							
.070	Office Use (Continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE c. The street level of all buildings shall be limited to one or more of the following uses: Retail; Restaurant or Tavern; Banking and Related Financial Services; Entertainment, Cultural and/or Recreational Facility; Parks; Government Facility; or Community Facility. At least one of the street level tenant spaces must be a minimum area of 9,000 square feet. The required uses shall have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building on the Park Promenade). The Design Review Board (or Planning Director if not subject to D.R.) may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the retail frontage will maximize visual interest. Lobbies for office uses may be allowed within this space subject to applicable design guidelines. d. A minimum 2,000-square-foot public plaza that relates to Kirkland Way, the Kirkland Performance Center and Peter Kirk Park. The design must be approved by the Design Review Board. e. Public art on site valued at a minimum of \$10,000. The art must be reviewed and approved by the Kirkland Cultural Arts Commission. f. The project must be built to LEED silver or comparable standard.
.080	Church	D.R., Chapter 142 KZC.	None	20'	0'	0'	80%	67' above average building elevation.	C	D	One per every four people based on maximum occupancy of any area of worship.	1. No parking is required for day-care or school ancillary to the use.
.090	School, Day-Care Center, or Mini-School or Day-Care Center								D		See KZC 105.25.	1. A six-foot-high fence is required along all property lines adjacent to outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.

Section 50.35



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 50.35	 	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.100	Assisted Living Facility See Spec. Reg. 3.	D.R., Chapter 142 KZC.	None	20'	0'	0'	80%	67' above average building elevation.	C	A	1.7 per independent unit. 1 per assisted living unit.	<ol style="list-style-type: none"> 1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility: <ol style="list-style-type: none"> a. One parking stall shall be provided for each bed. 3. This use only allowed: <ol style="list-style-type: none"> a. On properties with frontage on Second Avenue. b. For property adjoining Peter Kirk Park, if the following are provided: <ol style="list-style-type: none"> 1) A minimum 54-foot-wide improved easement street from Parkplace to Kirkland Way which meets the requirements for the Park Promenade in the Parkplace Master Plan. The design must be approved by the Planning and Building Department and the Public Works Department. 2) The street level of all buildings shall be limited to one or more of the following uses: Retail; Restaurant or Tavern; Banking and Related Financial Services; Entertainment, Cultural and/or Recreational Facility; Parks; Government Facility; or Community Facility. At least one of the street level tenant spaces must be a minimum of 9,000 square feet. The required uses shall have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building on the Park Promenade). The Design Review Board (or Planning Director if not subject to D.R.) may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the retail frontage will maximize visual interest. Lobbies for residential uses may be allowed within this space subject to applicable design guidelines. 3) A minimum 2,000-square-foot public plaza that relates to Kirkland Way, the Kirkland Performance Center and Peter Kirk Park. The design must be approved by the Design Review Board.

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 50.35		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage				
USE ↓	REGULATIONS ↑	Front		Side	Rear						
.100	Assisted Living Facility (Continued).									REGULATIONS CONTINUED FROM PREVIOUS PAGE 4) Developments creating four or more new dwelling units shall provide at least 10 percent of the units as affordable housing units as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing incentives and requirements. 5) Public art on site valued at a minimum of \$10,000. The art must be reviewed and approved by the Kirkland Cultural Arts Commission. 6) The project must be built to LEED silver or comparable standard.	

Section 50.35



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 50.35	USE  REGULATIONS 	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.110	Stacked or Attached Dwelling Units See Spec. Reg. 1.	D.R., Chapter 142 KZC.	None	20'	0'	0'	80%	67' above average building elevation.	C	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. This use only allowed: <ol style="list-style-type: none"> a. On properties with frontage on Second Avenue. b. For property adjoining Peter Kirk Park, if the following are provided: <ol style="list-style-type: none"> 1) A minimum 54-foot-wide improved easement street from Parkplace to Kirkland Way which meets the requirements for the Park Promenade in the Parkplace Master Plan. The design must be approved by the Planning and Building Department and the Public Works Department. 2) The street level of all buildings shall be limited to one or more of the following uses: Retail; Restaurant or Tavern; Banking and Related Financial Services; Entertainment, Cultural and/or Recreational Facility; Parks; Government Facility; or Community Facility. At least one of the street level tenant spaces must be a minimum of 9,000 square feet. The required uses shall have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building on the Park Promenade). The Design Review Board (or Planning Director if not subject to D.R.) may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the retail frontage will maximize visual interest. Lobbies for residential uses may be allowed within this space subject to applicable design guidelines. 3) A minimum 2,000-square-foot public plaza that relates to Kirkland Way, the Kirkland Performance Center and Peter Kirk Park. The design must be approved by the Design Review Board. 4) Developments creating four or more new dwelling units shall provide at least 10 percent of the units as affordable housing units as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing incentives and requirements. 5) Public art on site valued at a minimum of \$10,000. The art must be reviewed and approved by the Kirkland Cultural Arts Commission. 6) The project must be built to LEED silver or comparable standard.

(Revised 4/16)

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 50.35	USE  REGULATIONS 	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.120	Public Utility, Government Facility, or Community Facility	D.R., Chapter 142 KZC.	None	20'	0'	0'	80%	67' above average building elevation.	C See Spec. Reg. 1.	B See KZC 105.25.	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses. 2. Site design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan, between public sidewalks and building entrances, and between walkways on the subject property and existing or planned walkways on abutting properties.	
.130	Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.										