CITY OF KIRKLAND
Planning and Building Department
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MEMORANDUM

To: Design Review Board

From: Janice Coogan, Senior Planner

Date: October 6, 2016

File No.: DRV16-02204

Subject: 1029 MARKET STREET OFFICE BUILDING
CONCEPTUAL DESIGN CONFERENCE

I. MEETING GOALS

At the October 17, 2016 Design Review Board (DRB) meeting, the DRB should review the concept design for the 1029 Market Street office project. At the meeting, the DRB should determine:

A. How the design guidelines affect or pertain to the proposed development.

B. Determine which guidelines apply to the proposed development.

C. Determine what other application materials are needed for the Design Response Conference.

II. BACKGROUND INFORMATION

The subject property is located at 1029 Market Street (currently occupied by Dibble Office Building) (see Attachment 1). The applicant is proposing to demolish the existing structure and construct a two story office building. The applicant has provided a project description and objectives for the proposal, which includes three building massing options. Attachment 2 contains the conceptual proposal, options, and describes the pros and cons of each option.

Scheme 1 shows the building meeting the required yard setbacks. In Scheme 2 and 3, a variation would be necessary to reduce the required 20 foot front yard setbacks to bring a portion of the building to between 15 and 0 feet from the property lines on Market Street, Third Street West or 11th Avenue West. Scheme 3 is the applicant's preferred option showing a portion of the building 0 feet from the property line along Market Street and 3rd Street West. As part of the design review process, the Design Review Board is authorized to approve a minor variation in front yards in the MSC 1 zone within the Market Street Corridor if the proposal meets the criteria in KZC 142.37.4.

Parking is proposed within a below grade parking garage, a garage on the first floor, and three parallel stalls along the alley. Access to the garages would be from two driveways, one on 11th Avenue West (existing but moved a few feet to the west) and one off the alley.

In addition to the front setback variation requested through design review, the applicant is requesting the following Zoning Code modifications or variances through separate land use review processes:

- Height variance to use the historical site grades to calculate average building elevation. Prior to the existing building there was a gas station on the property. When an underground gas tank was removed a large amount of soil was removed from the property resulting in the site lower in elevation from the sidewalk. It is estimated that the difference between past and existing grade is approximately 15 inches. A Process IIA zoning permit with the Hearing Examiner conducting a public hearing and decision is required for the height variance request.

- Modification to exceed the 4 foot height limit for rooftop appurtenances for the stair tower and elevator overruns on the roof. Pursuant to KZC 115.120.4, the applicant must show how the proposal meets criteria. The request is an administrative decision by the Planning Official after public notice to the surrounding property owners.

- Parking modification to reduce the number of parking stalls on-site and to use on-street parking to meet approximately 3 stalls of the parking requirement. Pursuant to KZC 105.103 the parking modification request is an administrative decision by the Planning Official following submittal of a parking study, recommendation from the City's Transportation Engineer and public notice to the surrounding property owners.

- Modification to required Land Use Buffer on the south side…

- Modification for the distance the driveways are located to the two street corners. This is an administrative decision by the Transportation Engineer.

III. SITE

The subject property is a polygon shaped lot, 15,001 square feet in size with approximately 8 feet of topographic change from north to south. The property contains a one story office building and surface parking lot along Market St. The property has street frontage along Market, 11th Avenue West, 3rd St W. and alley. Market Street is designated as a principle arterial. Attachment 2, Page 9 shows the required Zoning Code building envelope provided by the applicant. Photographs prepared by the applicant show the surrounding properties are contained in Attachment 2.

The following list summarizes the zoning designation, uses, and allowed heights of properties adjacent to the subject property:

North: MSC 1, across 11th Avenue West is a two story brick office building, 25 feet (see building height requirements below)

South: MSC 1, across 3rd Street West is a triangular shaped vacant lot with streets on all three sides, 25 feet (see building height requirements below)

East: MSC 1, across Market Street is an office use in a converted single family house, 25 feet (see building height requirements below)

West/Southwest: RSA 7.2, across the 16 foot wide alley are two single family homes and property next door is a single family home, 25 foot building height limit

IV. KEY ZONING REGULATIONS

Zoning regulations for office uses in the MSC 1 zone are found in the use-zone chart Section 51.08 and .010 (see Attachment 3). The following regulations are important to point out as they form the basis of any new development on the site.

A. Permitted Uses: Permitted uses in this zone include, but are not limited to offices, detached, attached or stacked dwelling units, restaurant or tavern, retail (gross floor area limited to 2,000 sq. ft.), church, school or daycare (see use zone chart for other uses).

Staff Comment: An office use is an allowed use in the MSC 1 zone.

B. Setbacks: The site contains three required 20 foot front yard setbacks along Market St, 11th Avenue West and Third Street West. The two other property lines on the west and southwest property lines are considered side yards with a minimum of 5 feet/total of 15 feet. The preferred massing Scheme 3 shows a 0 front yard setbacks on Market and 3rd ST W and 20 foot front yard setback on 11th Avenue and 10 foot on the west and south property lines (see Landscape Buffer discussion below).

KZC 142.37 allows in the MSC 1 zone, the Design Review Board to grant a design departure from the minimum front yard setbacks if two criteria are met:

a. The request results in superior design and fulfills the policy basis for the applicable design regulations and design guidelines;

b. The departure will not have any substantial detrimental effect on nearby properties and the City or the neighborhood.

Staff Comment: The applicant has not submitted a written response to the design departure criteria. As part of the Design Response Conference application materials the applicant will need to show how the proposal meets the above criteria and why reduced setbacks should be granted.

C. Maximum Building Height: In the MSC 1 zone, maximum building height is 25 feet adjoining (within 100 ft) a low density zone. General Regulation 51.08.3 and KZC 115.136 establishes that within 30 feet of a low density zone, any portion of structure greater than 15 feet in height shall be no greater than 50 feet in length. The property adjoins low density zones to the west and south/west, and therefore the maximum building height is 25 feet and the maximum building façade length requirement applies to the west and southwest facades.

The applicant is requesting a Process IIA zoning permit for a height variance to calculate the average building elevation using the historical grade of the property (prior to construction of the existing building) rather than the existing grade. This will be processed after the Design Response Conference review process.

The applicant is also proposing solar panels on the roof and mechanical units, elevator overrun and stair overrun to exceed the maximum four foot limit. KZC section(s) 115.60 allow(s) the following exceptions to maximum building height:

- Rooftop appurtenances and screening may exceed the height limit by a maximum of four feet if the area of all appurtenances and screening does not exceed 10 percent of the total area of the building footprint.
- Solar panels on flat roof forms may exceed height limits by a mximum of 20 inches. The applicant is proposing solar panels on the roof.

KZC section 115.120.4 authorizes the Planning Official to approve a rooftop height modification if certain criteria are met such as no reasonable alternative location, equipment design, or technology exists, graphics show views will not be significantly blocked, visibility of appurtenances are minimized, aesthetics, appurtenances do not exceed the height of a story an or 15 feet and do not exceed 25 % of the building footprint.

Staff Comment: The Hearing Examiner will make a decision on the height variance after the Design Response Conference and final design review process is completed (because of the appeal provisions in KZC 142 and City's requirement to hold one public hearing). The applicant will need submit height calculations and respond to the modification to height requirements. . Staff will decide on the rooftop appurtenance modification. If the appurtenances exceed the lesser of 15' or story below above the allowed height then it would need to be reviewed with the height variance and decision by the Hearing Examiner.

D. Parking: Parking requirements for a general office use in the MSC 1 zone are 1 stall per 300 sq. ft. of gross floor area.

Parking stalls are shown in a below grade garage, first floor parking garage (open on the west façade) and 3 stalls along the alley. The applicant has submitted a parking modification to reduce the number of required parking on-site by 3 to park on surrounding streets. KZC 105.103 allows the Planning Official to make a final decision after submitting a parking study and giving notice to surrounding property owners.

Staff Comment: The final gross floor area will determine the amount of parking stalls. The Planning Official will make a decision on the parking modification request.

E. Lot Coverage: Maximum lot coverage for an office use is 70%.

Staff Comment: Plans show the intent to meet the maximum impervious surface requirements of 70%. The applicant will need to show compliance to lot coverage requirements.

F. Landscaping: An office use adjoining a low density use is required to provide a Landscape Category C (Standard 1) which includes a 15 foot wide landscape strip along a property adjoining planted with trees, shrubs, groundcover and a six foot tall fence. Low density residential uses exist within 100 feet of the west and south property lines. Therefore, a 15 foot wide landscape strip is required along the west and south property line planted with trees, shrubs, ground cover and a 6 foot tall fence.

KZC 95.46.1 establishes that a modification to land use buffer requirements may be approved if the owner of the adjoining property agrees to this in writing and other criteria are met.

Staff Comment: A 15 foot wide landscape buffer is shown on the plans along the west property line but not the south property line along the alley. Three parallel parking stalls are shown along the alley where a landscape buffer would be located. The applicant will need to provide a landscape plan with compliance with KZC 95.42 on the west and south property lines (portion not included as parking or driveway), and/or request a modification to the standards on the south property line including approval by the adjoining property owner. This modification would be decided by the Hearing Examiner in conjunction with the proposed height variance.

G. Retention of Existing Trees:

KZC 95.30 establishes the tree evaluation, submittal, retention and protection requirements associated with a commercial development. Existing moderate and viable trees are to be retained to the maximum exist feasible especially in required yards and required landscape buffer areas. KZC 95.32 establishes incentives and variations to development standards that may be granted to encourage maximum tree retention.

Staff Comment: A tree inventory and tree retention plan prepared by a certified arborist will need to be submitted with the Design Response Conference application.

H. Sidewalks: KZC 110.50 states that the Public Works Director shall determine the improvements to principle arterials on a case by case basis. At a minimum a minimum 5 foot wide sidewalk with adequate lighting and a 4.5 foot wide landscape strip planted with street trees is required along Market Street.

Staff Comment: Because a reduced front yard setback is proposed with the building at the property line, staff will recommend a wider sidewalk and decorative pedestrian lighting (on the façade or street) be provided along Market Street in order to provide a wider sense of openness between the building and the curb line planted with street trees. This is consistence with other Design Districts with 0' setbacks at the street frontage. The final sidewalk configuration, street trees and lighting will need to be reviewed by Public Works and approved as part of the Design Response Conference decision.

I. Pedestrian Connection: KZC 105.18 requires that the project install a pedestrian connection (minimum 5' wide with lighting) between the building to the sidewalk and from parking garages to the abutting public right of way, to the main pedestrian entrance to the building and provide overhead protection in several locations.

Staff Comments: Current plans show a direct pedestrian connection from a lobby to the sidewalk, garage and in the rear of the building to the alley and awnings or canopies along Market Street. The final alignment and design of the walkways, weather protection and lighting techniques will be completed as part of the Design Response Conference review process.

J. Screening of garage receptacles: The proposed plans show a garbage enclosure within the required side yard setback along the alley. KZC 115.45 establishes that garbage/recycle receptacles may not be located within certain setbacks or within landscape buffers and must be screened from view from streets and adjacent properties with a solid enclosure.

Staff Comments: With the Design Response Conference submittal the applicant will need to show compliance with this section.

V. PEDESTRIAN ORIENTED DESIGN GUIDELINES

In addition to the standard guidelines contained in the *Design Guidelines for Pedestrian-Oriented Business Districts,* the list in Attachment 4 highlights some of the key guidelines and special considerations that apply specifically to the project or Market Street Corridor area. The following is a list of key design issues and/or design techniques that should be addressed with this project.

- Pedestrian-oriented space and plazas
- Blank wall treatment
- Vertical and horizontal definition
- Architectural scale
- Horizontal modulation
- Change in roofline
- Human scale

- Building material, color, and detail
- Signage

See adopted Design Guidelines for Pedestrian-Oriented Business Districts for complete text and explanations.

VI. 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, topography, shape of lot, front yard setbacks of other buildings along Market Street 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

VII. 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 vantages of the project?
2. Identify appropriate mitigation techniques for building massing of the proposed buildings. Possible techniques include vertical and horizontal modulation, corner treatment, and roof forms. The applicant has provided several massing schemes including a preferred option (Option 3) for the DRB's review and comment (see Attachment 2).

B. Pedestrian Access

1. How does 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)?
3. What are the key pedestrian connections?

4. How would the project engage pedestrians?

C. Open Space and Landscaping

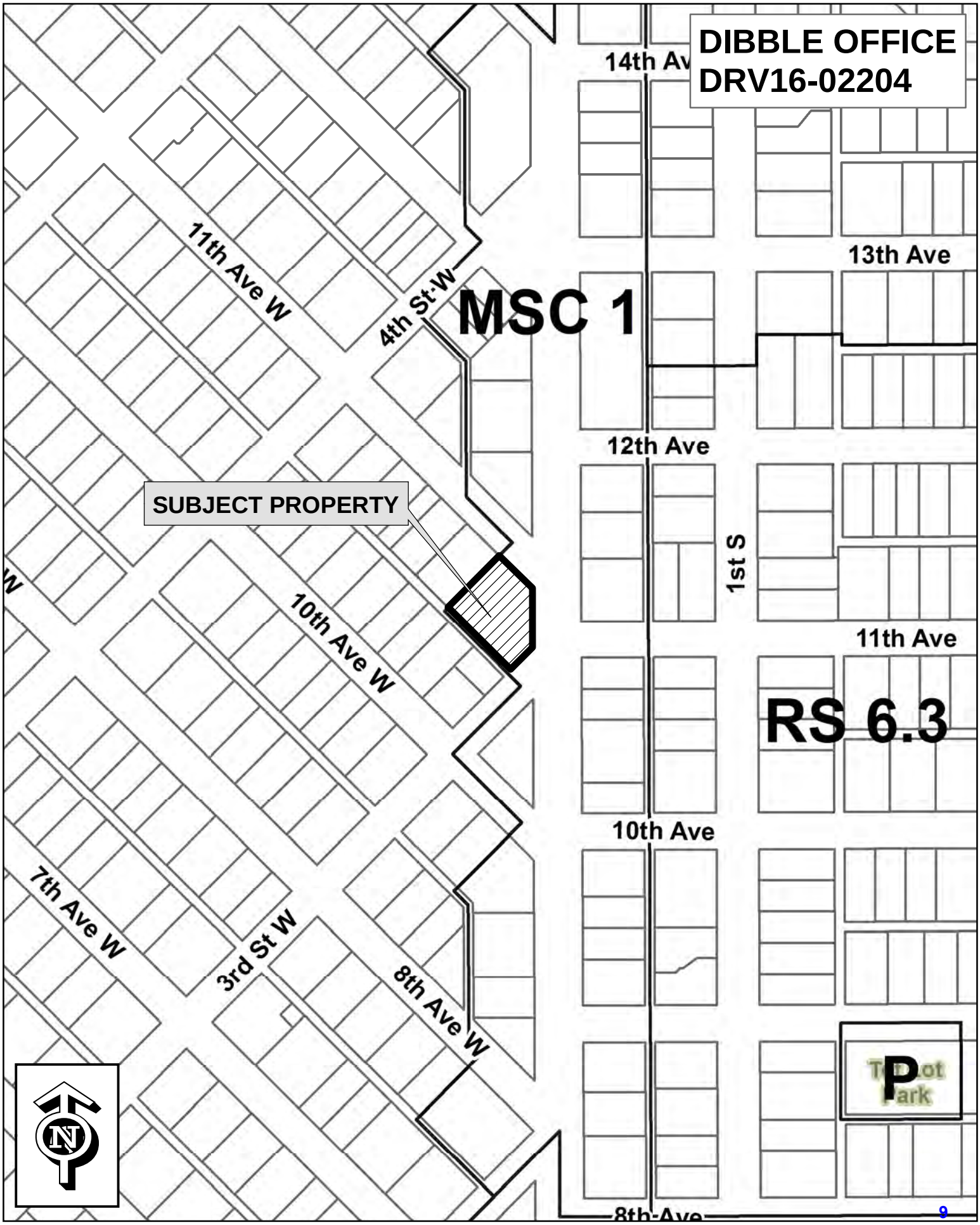
What are opportunities for landscaping and/or open space on the subject property?

VIII. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE

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

IX. ATTACHMENTS

1. Vicinity Map
2. CDC Plan Submittal
3. MSC 1 Use Zone Chart
4. Design Guidelines – Special Considerations for Market Street Corridor


DIBBLE OFFICE
DRV16-02204
14th Av
13th Ave
12th Ave
11th Ave
10th Ave
8th Ave
11th Ave W
4th St W
MSC 1
SUBJECT PROPERTY
10th Ave W
1st S
RS 6.3
7th Ave W
3rd St W
8th Ave W
P
N

1029 MARKET STREET REDEVELOPMENT

NEW OFFICE BUILDING

CONCEPTUAL DESIGN CONFERENCE: OCTOBER 3, 2016

SUBMITTAL DATE: SEPTEMBER 2, 2016

DEI DIBBLE ENGINEERS INC

Freiheit & Ho architects

PROJECT INFORMATION

LOCATION
1029 Market Street
Kirkland WA
98033

OWNER
1029 Market Street
Robb Dibble
1029 Market Street
Kirkland, WA
98033

ARCHITECT
FREIHEIT & HO ARCHITECTS
Arthur Chang
5209 Lake Washington Blvd NE
Suite 200
Kirkland WA 98033
425.827.2100

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OWNER OBJECTIVES STATEMENT

Dibble Engineers Inc. (DEI) is an established, 15 year old Kirkland professional Services firm. DEI has served the Kirkland area, Eastside, and the larger Seattle metropolitan area with professional Engineering services for a variety of commercial, public, residential and multifamily type projects. DEI is very fortunate, as the majority of the larger structural engineering firms have chosen to relocate to Seattle and leave the Eastside. DEI's location on the eastside, along with our office staff size and capabilities, is a strategic placement to serve the many Architects, Designers, and Land Owners in this area with responsive professional Engineering services. Our desire is to remain on Market Street as a presence for the community and to maintain the strategic location for our clients.

DEI purchased our building in 2008 with room to grow into the space. DEI has proven to be a stable and valuable business to the City and the community, evident by our firm's growth in project sizes, staff capabilities, and client base. DEI is very hesitant to lose our visibility and placement on the Market street corridor by moving into a larger high rise in locations such as Bellevue, or corporate business parks that have the needed office space to serve our continued growth. We believe that having an Owner Operator businesses on the Market Street Corridor better serves the community by providing the residents with good access to engineering services. We know that the City of Kirkland's Building Department's near proximity to our office has allowed many sharing of projects as needed by the Kirkland residents. DEI strives to always fit in the needs of local clients and residents for their engineering needs.

DEI has experienced significant growth in the past several years and that growth of staff has exceeded the current building's office space and capacity. With the large number of projects coming in on top of our already substantial work load, we have a need to continue to add more engineering and CAD staff in the future. DEI's hope and intent is to remain a professional resource and asset to the community and the neighborhood by remaining in our current location and by investing a substantial amount of capital into the construction of a new Class A office building. We believe that Kirkland is served well by our business of professional services we offer, and as a profile building to the Corridor of what we believe the neighborhood would like to see and as a value to the community.

The existing office building site is significantly under-utilized for the scope and placement of an urban central corridor site. Our proposed office and zoning allow an increased building size that can represent the character of our neighborhood. We would ask and propose the city, planning, Design Review, and Hearing examiner support our proposal for allowing the development of a building that better reflects the community, the city, our firm and business.

VICINITY MAP

ZONING & SURROUNDING AREAS

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Parks
- Commercial Mixed Use
- Office Mixed use

ZONING REQUIREMENTS FOR MSC1 (MARKET STREET CORRIDOR ZONES)

SETBACKS

Front : 20'-0"
Side : 5'-0" min; 2 sideyards must equal 15'-0"
Rear : 10'-0"

HEIGHT LIMITS

25'-0"
Any portion of structure greater than 15'-0" in height shall be no greater than 50'-0" in length within 30'-0" of low density zone.

KZC 115.120 (4)(a) Rooftop appurtenances may exceed the applicable height limitation by a maximum of four (4) feet if the area of all appurtenances and screening does not exceed 10 percent of the total area of the building footprint.

LOT COVERAGE

Maximum Impervious Surface : 70% of total lot area.
14,946 SQFT x 70%
= 10,462.43 SQFT

PROPOSED USE

Office Use (Non-Medical nor Veterinary) (allowed by KZC Section 51.10.030)

PARKING REQUIREMENTS

One per each 300 SQFT of gross floor area.
6'-0" diameter turnaround required at end of dead end drive aisle.
Parking Space Standards:

Standard - 8'-6" x 18'-6"
24'-0" Aisle for two-way
22'-0" Aisle for one-way

Compact - 8'-0" x 16'-0"
20'-0" Aisle for two-way
18'-0" Aisle for one-way

May develop & designate up to 50% compact stalls.

Barrier free parking per standards set forth in Washington State regulations for barrier free.

SITE CONTEXT: ACCESS

SITE VICINITY CONNECTIONS

- Primary Street
- Notable Street
- Site
- Bus Stop

SITE ACCESS & ADJACENT USES

- 1 Single Family Residential
- 2 Multi-Family Residential
- Views to Lake Washington
- 3 Commercial/ Business
- Pedestrian Access
- Existing Vehicle Access
- New Vehicle Access

PHOTOS: VIEWS FROM ADJACENT BUILDINGS

A From 11th Ave W and Market St | Local Business

B From 11th Ave W and Market St | Alley

C From 1124th Market St | Apartment Building

VIEW KEY

D From 1104 Market St | Local Residence

E From 1096 Market St | Local Residence

F From 3rd St W and Market St | Traffic Median

PHOTOS: VIEWS FROM PROPERTY

A View to 11th Ave W | Street and Residence

B View to 11th Ave W | Street and Local Business

C View to 1116 Market St | Apartment Buildings

D View to 1104 Market St | Local Residence

VIEW KEY

E View to 1096 Market St | Local Residence

F View to 3rd St W and Market St | Traffic Median

G View to Alley parallel to 11th Ave W | Alley

PHOTOS: ADJACENT BUILDINGS

A View to 312 11th Avenue West | Local Business

B View to 1124 Market Street | Apartment Residence

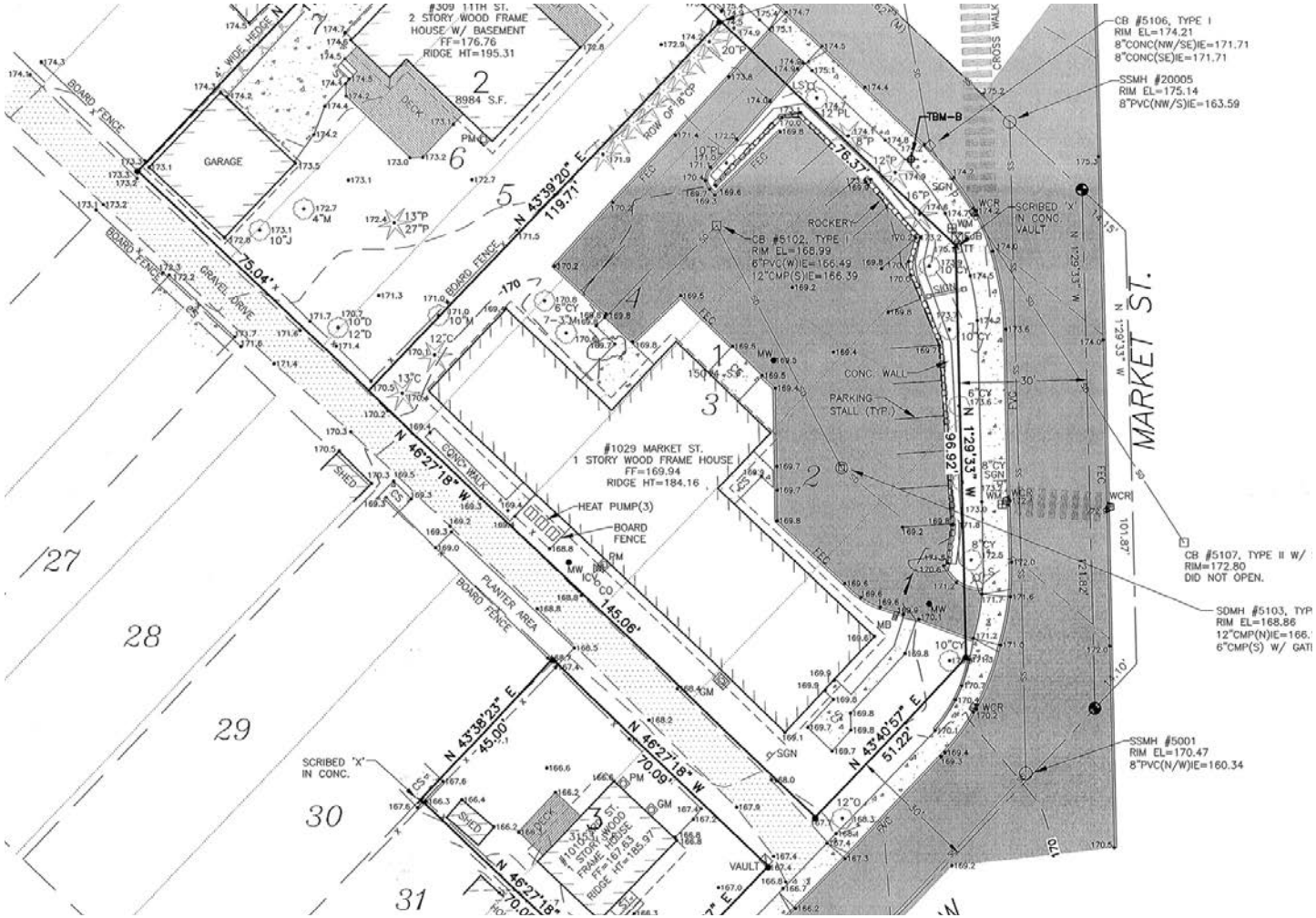
C View to 1116 12th Ave | Apartment Residence

VIEW KEY

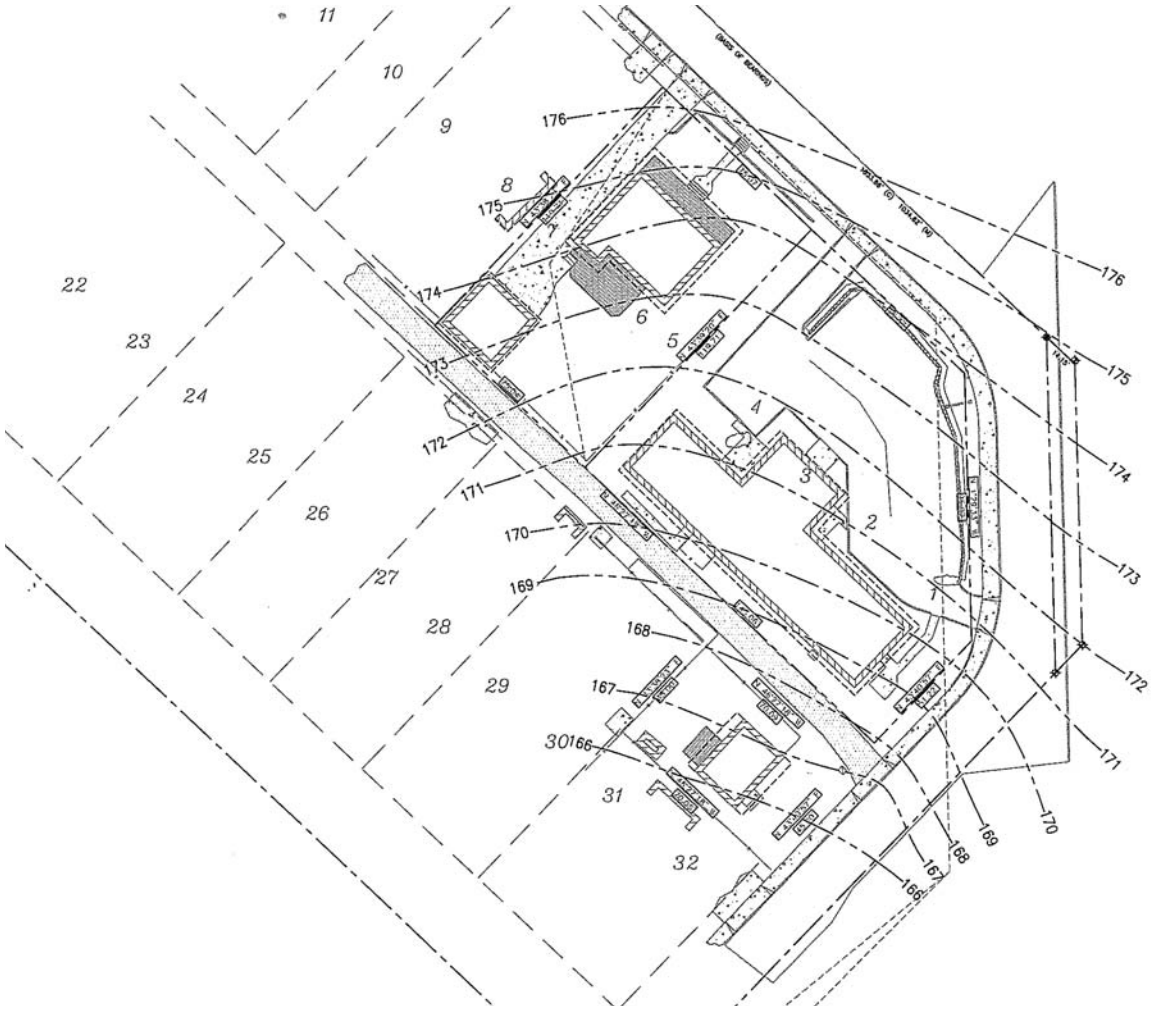
D View to 1104 Market St | Residence

E View to 1096 Market Street | Apartment Residence

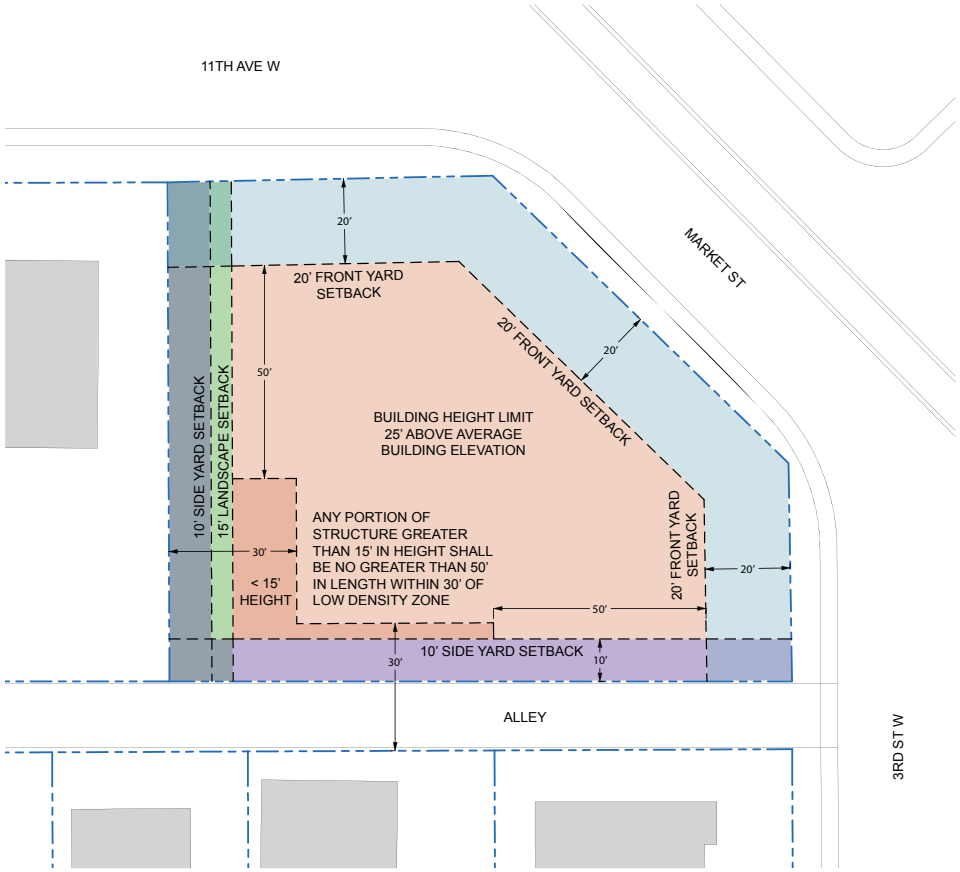
F View to 1010 3rd Street West | Residence



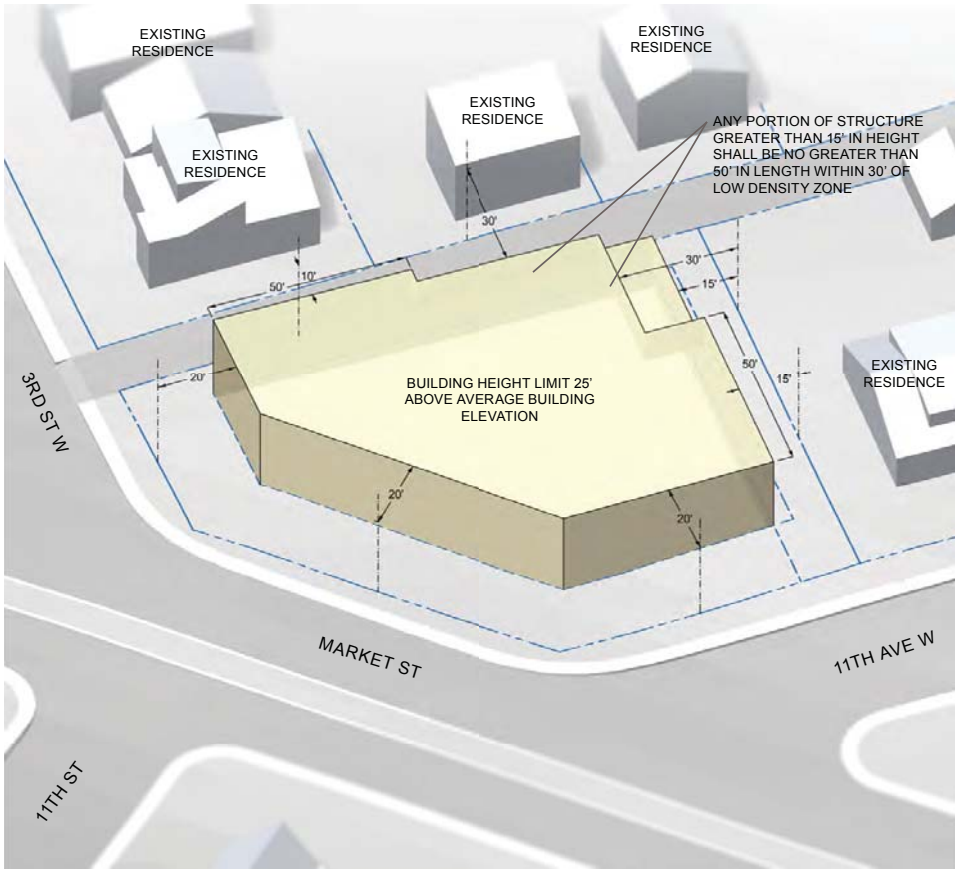
CURRENT SITE SURVEY



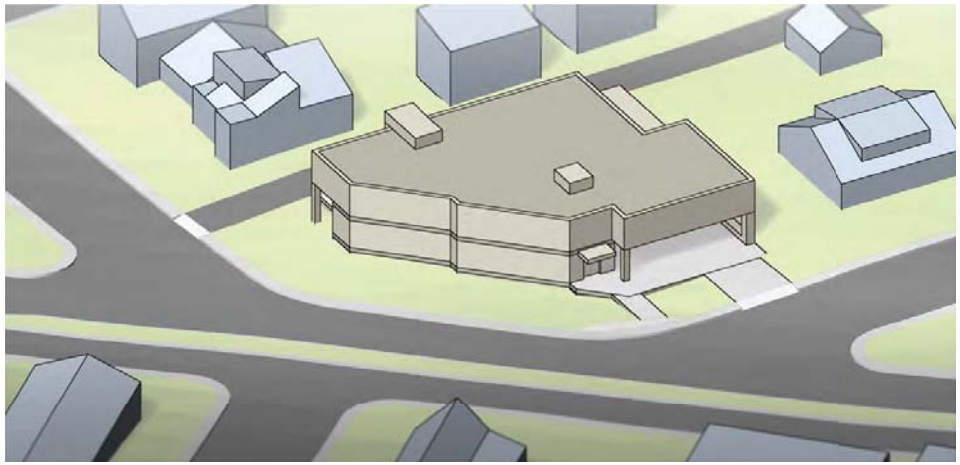
HISTORIC SITE SURVEY



ZONING ENVELOPE PLAN DIAGRAM



ZONING ENVELOPE DIAGRAM

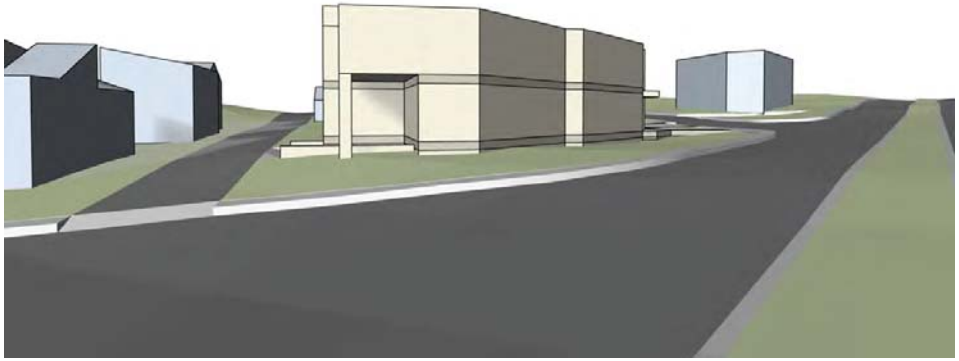


AERIAL VIEW LOOKING WEST

SCHEME 1

Scheme 1 maximizes the buildable area as allowed by the zoning code. The ground floor is a combination of office space and at grade parking accessed off 11th Ave W in order to increase parking on site. This scheme has the least amount of square footage of the 3 options and requires the most off-site parking.

EAST VIEW



SOUTH VIEW

SCHEME 1 INFORMATION

BUILDING GROSS AREA

1st Floor:	4,342 SF
2nd Floor:	6,491 SF
TOTAL:	10,833 SF

IMPERVIOUS

Bldg footprint:	7,475 SF
Alley Driveway:	306 SF
Sidewalk & Trash:	370 SF
Alley Parking (50%):	1,026 SF
11th Ave Drive (50%):	600 SF
Subtotal:	9,777 SF
- 50% Impervious (up to 1,495SF)	-747 SF
TOTAL ADJUSTED	9,030 SF

% IMPERVIOUS:
Site area / Total Adjusted Area
14,946 / 9,030 60.4%

PARKING REQUIREMENTS

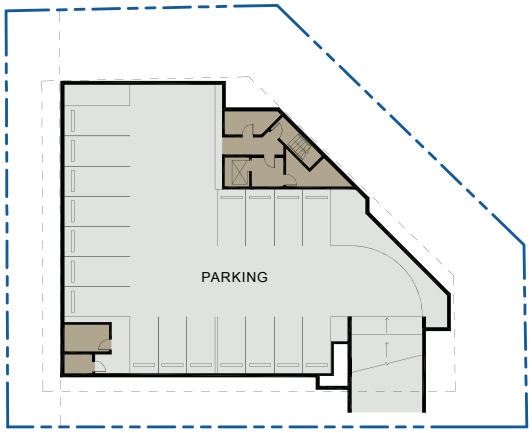
Gross Area / 300 Stalls/SF
10,833 SF / 300 Stalls/SF = 37 Stalls

PARKING PROVIDED

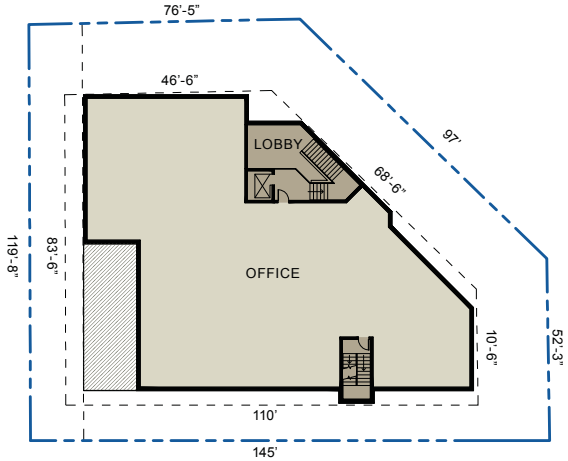
Compact:	11 Stalls
Standard:	16 Stalls
TOTAL:	37 Stalls
Off-site:	10 Stalls

ABE CALCULATION

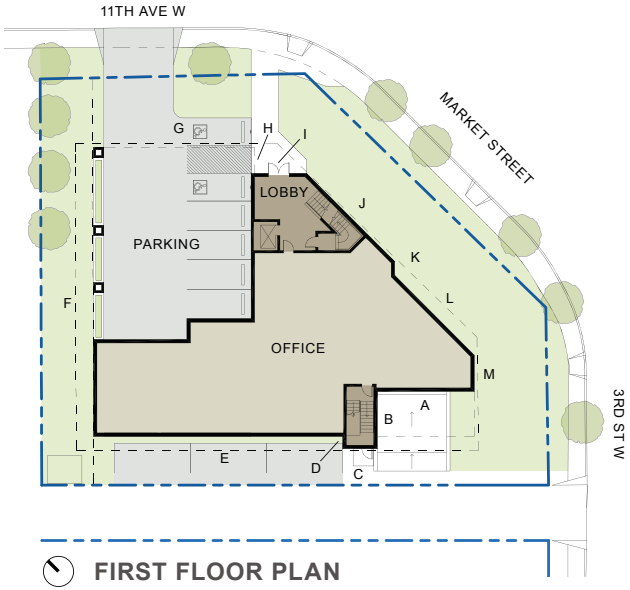
$$\frac{A(169.6*28) + B(169.5*3) + C(169.1*10) + D(169.4*3.5) + E(170.2*72) + F(171.9*83.5) + G(173.2*46.5) + H(172.9*7.5) + I(172.7*15) + J(172.2*36) + K(171.3*4) + L(170.6*32.6) + M(169.7*10.5)}{A(28) + B(16.5) + C(10) + D(3.5) + E(72) + F(83.5) + G(46.5) + H(7.5) + I(15) + J(36) + K(4) + L(32.6) + M(10.5)} = \frac{62606}{365.6} = \mathbf{171.24'}$$



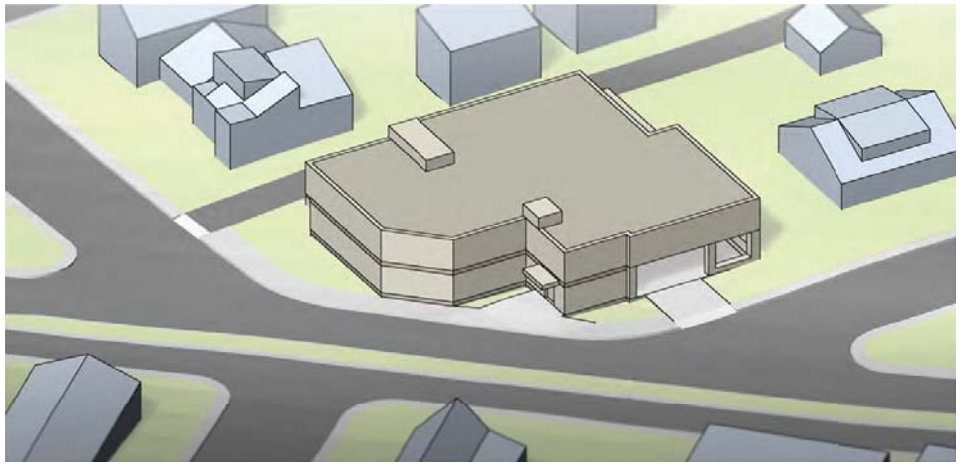
GARAGE FLOOR PLAN



SECOND FLOOR PLAN



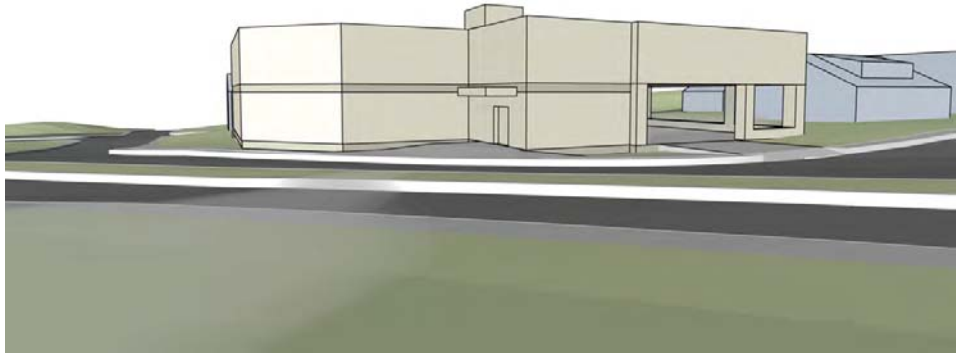
FIRST FLOOR PLAN



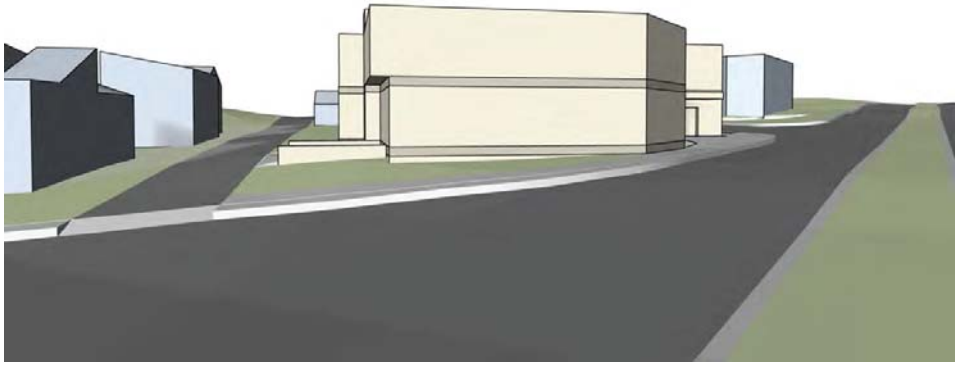
AERIAL VIEW LOOKING WEST

SCHEME 2 INFORMATION

Scheme 2 brings a portion of the building up to Market Street. This scheme engages the pedestrian environment and incorporates a small entry plaza along the Market Street Corridor. Similar to Scheme 1, Scheme 2 includes on grade parking accessed off 11th Ave W. This option requires fewer off-site parking stalls an increased usable office space.



EAST VIEW



SOUTH VIEW

SCHEME 2 INFORMATION

BUILDING GROSS AREA

1st Floor:	3,707 SF
2nd Floor:	8,143 SF
TOTAL:	11,850 SF

IMPERVIOUS

Bldg footprint:	9,082 SF
Alley Driveway:	432 SF
Sidewalk & Trash:	177 SF
Alley Parking (50%):	954 SF
11th Ave Drive (50%):	215 SF
Plaza (50%):	323 SF
Subtotal:	11,183 SF
- 50% Impervious (up to 1,495 SF)	-747 SF
TOTAL ADJUSTED	10,436 SF

% IMPERVIOUS:
Site area / Total Adjusted Area
14,946 / 10,436 69.8%

PARKING REQUIREMENTS

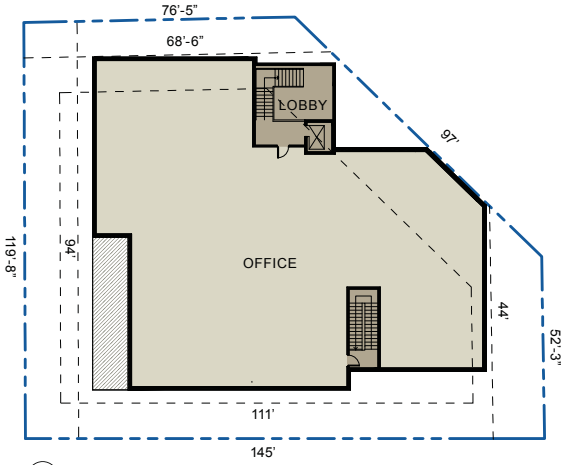
Gross Area / 300 Stalls/SF
11,850 SF / 300 Stalls/SF = 40 Stalls

PARKING PROVIDED

Compact:	13 Stalls
Standard:	25 Stalls
TOTAL:	38 Stalls
Off-site:	2 Stalls

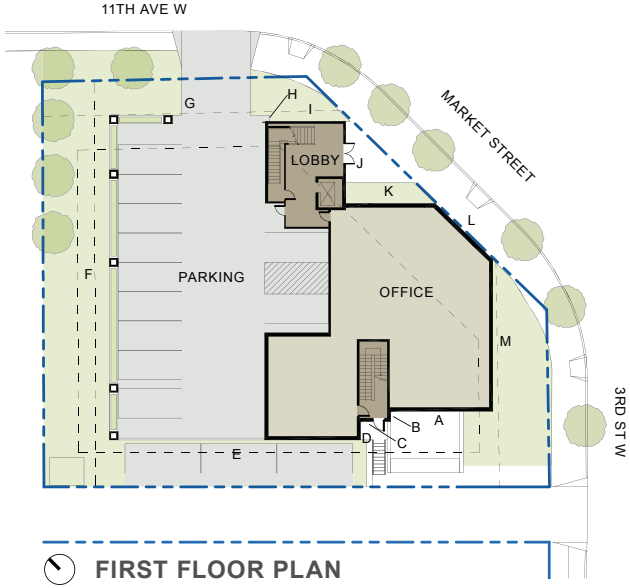
ABE CALCULATION

$$\frac{A(169.3*29.7) + B(169.5*3) + C(169.5*8.8) + D(169.5*5.3) + E(170*72.8) + F(172*94) + G(173.6*46.5) + H(173.3*1.8) + I(173.3*22.1) + (172.8*23.9) + K(172.3*25.9) + L(171.9*23.2) + M(170.2*43.9)}{A(29.7) + B(3) + C(8.8) + D(5.3) + E(72.8) + F(94) + G(46.5) + H(1.8) + I(22.1) + J(23.9) + K(25.9) + L(23.2) + M(43.9)} = \frac{68737}{400.9} = \mathbf{171.46'}$$

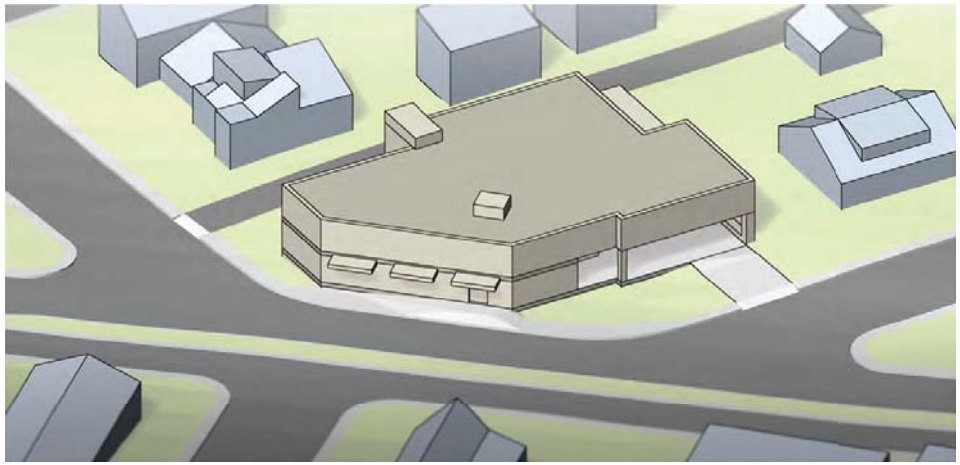


SECOND FLOOR PLAN

GARAGE FLOOR PLAN



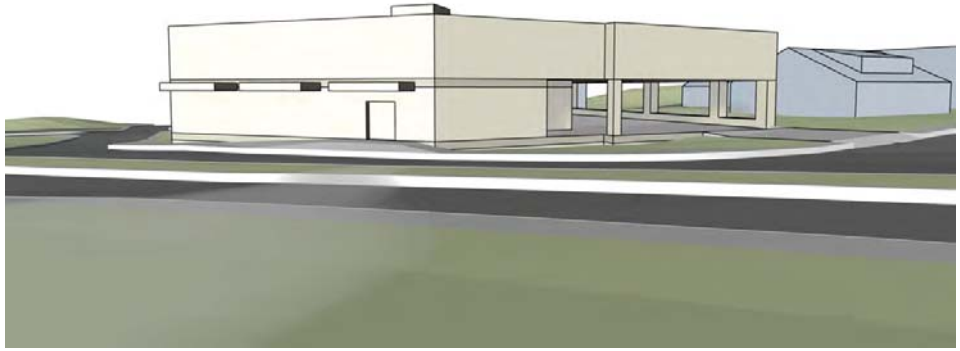
FIRST FLOOR PLAN



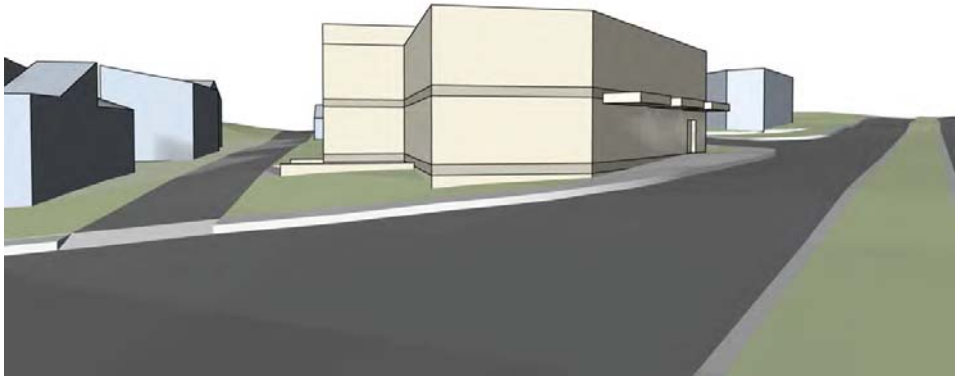
AERIAL VIEW LOOKING WEST

SCHEME 3 - PREFERRED

Scheme 3 provides the most engaging street frontage with weather protection and the main entry directly off Market Street. This scheme also requires the fewer off-site parking stalls and greated marketable office space. This option sites the building along Market Street but pulls the building back from 11th Ave, providing more room to the neighor to the Northeast.



EAST VIEW



SOUTH VIEW

SCHEME 3 INFORMATION - PREFERRED OPTION

BUILDING GROSS AREA

1st Floor:	4,601 SF
2nd Floor:	7,915 SF
TOTAL:	12,516 SF

IMPERVIOUS

Bldg footprint:	8,937 SF
Alley Driveway:	580 SF
Sidewalk & Trash:	194 SF
Alley Parking (50%):	1,025 SF
11th Ave Drive (50%):	409 SF
Subtotal:	11,183 SF
- 50% Impervious (up to 1,495 SF)	-717 SF
TOTAL ADJUSTED	10,466 SF

% IMPERVIOUS:
Site area / Total Adjusted Area
14,946 / 10,466 70.0%

PARKING REQUIREMENTS

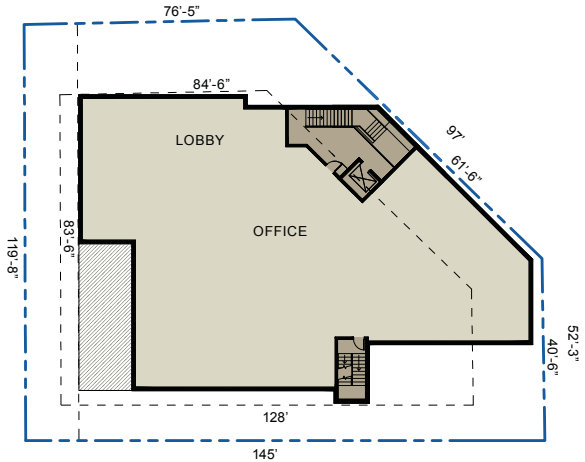
Gross Area / 300 Stalls/SF
12,516 SF / 300 Stalls/SF = 42 Stalls

PARKING PROVIDED

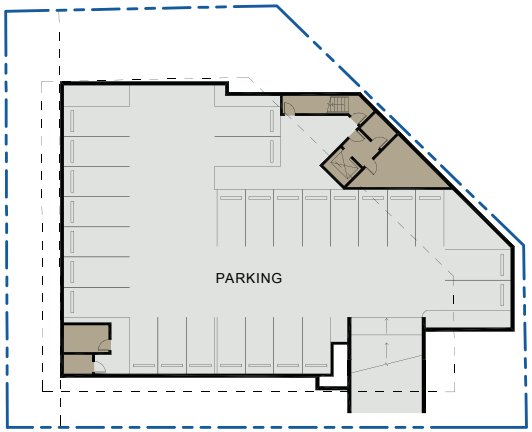
Compact:	18 Stalls
Standard:	21 Stalls
TOTAL:	39 Stalls
Off-site:	3 Stalls

ABE CALCULATION

$$\frac{A(169.5*46) + B(169.5*16.5) + C(169.1*10) + D(169.2*3.5) + E(170.1*72) + F(171.9*83.5) + G(173.2*47.5) + H(173*3) + I(172.8*37) + J(171.9*61.5) + K(169.9*24)}{A(46) + B(16.5) + C(10) + D(3.5) + E(72) + F(83.5) + G(47.5) + H(3) + I(37) + J(61.5) + K(24)} = \frac{69266}{404.5} = \mathbf{171.24'}$$



SECOND FLOOR PLAN



GARAGE FLOOR PLAN

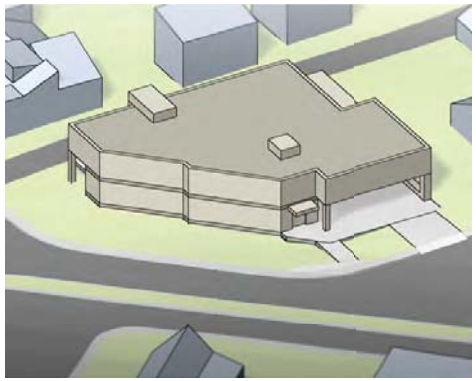
FIRST FLOOR PLAN

MARKET STREET CORRIDOR
The proposed building is sited along Market Street similar to buildings further down the Market Street Corridor. The design provides an engaging pedestrian pathway. The pedestrian landscape is improved with increase sidewalk depth, weather protection, benches and street trees. All proposed frontage treatment is in line with the design intent of Market Street Corridor.

PEDESTRIAN ORIENTED PLAZA
Small public plazas are incorporated into the site to provide a place to gather for pedestrians. Pedestrian relief is provided along the Market Street and the entry of the proposed building. These design elements provide a welcoming environment aligning with the look and feel of other developments on Market Street.

PEDESTRIAN FRIENDLY BUILDING FRONT AND STREET TREES
The building aligns with Market Street, creating a pedestrian engaging environment. Canopies provide weather protection. Street trees along Market Street, 3rd Street West and 11th Avenue West create a welcoming landscape for pedestrians.

SUSTAINABLE FEATURES
Permeable pavers should be used for plazas and at grade parking. Solar panels are proposed on the roof to help offset the energy used by the new office building.

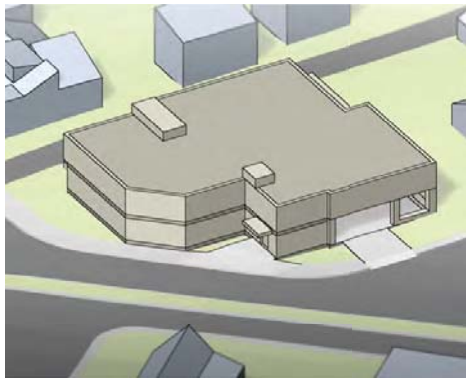


SCHEME 1

PROS
- Maximizes code allowed building envelope

CONS
- Requires 10 off-site parking stalls
- Provides no pedestrian protection
- Does not engage Market Street as seen
- Least amount of usable office space with 10,834 SF

DESIGN DEPARTURES
- 10 off-site parking stalls.

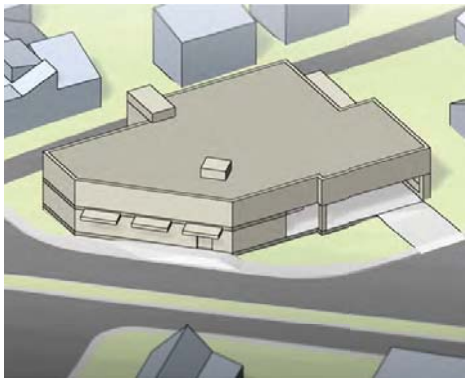


SCHEME 2

PROS
- Provides some weather protection for pedestrians along Market Street
- Provides pedestrian amenity at entry plaza
- Increased marketable office space with 11,850 SF

CONS
- Less presence along Market Street
- Requires 2 off-site parking stalls.

DESIGN DEPARTURES
- Reduce Front Setback at Market Street to zero lot line.
- Reduce Front Setback at 11th Ave W to 10'.
- Reduce Front Setback at 3rd Ave to 15'.
- Allow 2 Off-site parking stalls.



SCHEME 3- PREFERRED

PROS
- Provides greatest marketable office space
- Engages pedestrian corridor along Market Street
- Provides the most weather protection for pedestrians.
- Reduces impact to residential neighbor to the northeast by pulling building back from 11th Ave W.
- Provides the most marketable office space with 12,516 SF

CONS
- Requires 3 off-site parking stalls

DESIGN DEPARTURES
- Reduce Front Setback at Market Street to zero lot line.
- Reduce Front Setback at 3rd St W to zero lot line.
- Allow 3 off-site parking stalls.

ATTACHMENT 3

CHAPTER 51 – MARKET STREET CORRIDOR (MSC) ZONES

51.05 User Guide – MSC 1 and MSC 4 zones.

The charts in KZC 51.10 contain the basic zoning regulations that apply in the MSC 1 and MSC 4 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 51.08

Section 51.08 – 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. 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. Two additional units may be constructed for each affordable housing unit provided. In such cases, the minimum lot size listed in the Use Regulations shall be used to establish the base number of units allowed on the site, but shall not limit the size of individual lots. See Chapter 112 KZC for additional affordable housing incentives and requirements.

3. For structures located within 30 feet of a parcel in a low density zone (or a low density use in PLA 17), KZC 115.136 establishes additional limitations on structure size.

4. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

link to Section 51.10 table

The Kirkland Zoning Code is current through Ordinance 4528, passed September 6, 2016.
Disclaimer: The City Clerk's Office has the official version of the Kirkland Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: http://www.kirkland wa.gov/ (http://www.kirklandwa.gov/)
City Telephone: (425) 587-3190
Code Publishing Company (http://www.codepublishing.com/)
eLibrary (http://www.codepublishing.com/elibrary.html)

Zone
MSC 1, 4

USE ZONE CHART

Section 51.10	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.010	Detached Dwelling Units	None	3,600 sq. ft.	10' in MSC 4, other-wise 20'	5'	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	E	A	2.0 per dwelling unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units	D.R., Chapter 142 KZC.			5' for detached units. For attached or stacked units, 5', but 2 side yards must equal at least 15'.				D		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. Minimum amount of lot area per dwelling unit is as follows: a. In MSC 1 zone, the minimum lot area per unit is 3,600 sq. ft. b. In MSC 4 zone west of Market Street, the minimum lot area per unit is 3,600 sq. ft., and east of Market Street, the minimum lot area per unit is 1,800 sq. ft. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.030	Office Uses		None		5' but 2 side yards must equal at least 15'.				C	D	If medical, dental or veterinary office, then one per each 200 sq. ft. of gross floor area. Otherwise one per each 300 sq. ft. of gross floor area.	1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Prior to issuance of a development permit, documentation must be provided by a qualified acoustical consultant, for approval by the Planning Official, verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property. d. Not permitted in any development containing dwelling units. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

Section 51.10	USE ⇩ / REGULATIONS ⇨	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				
				Front	Side	Rear						
.040	Restaurant or Tavern	D.R., Chapter 142 KZC.	None	10' in MSC 4, other-wise 20'	5' but 2 side yards must equal at least 15'.	10'	70%	If adjoining a low density zone, then 25' above average build-ing elevation. Otherwise, 30' above average building elevation.	C See Spec. Reg. 4.	E	1 per each 100 sq. ft. floor area.	1. This use is limited to 2,000 sq. ft. maximum. 2. Drive-in or drive-through facilities are not permitted. 3. Prior to issuance of a development permit, documentation must be provided by a qualified acoustical consultant, for approval by the Planning Official, verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property. 4. Any outdoor seating areas are subject to Landscape Category B.

Zone
MSC 1, 4

USE ZONE CHART

Section 51.10	USE ⇩ / REGULATIONS ⇨	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				
				Front	Side	Rear						
.050	Any Retail Establishment, other than those specifically listed, limited or prohibited in this zone, selling goods or providing services, including banking and related financial services.	D.R., Chapter 142 KZC.	None	10' in MSC 4, otherwise 20'	5' but 2 side yards must equal at least 15'.	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	E	1 per each 300 sq. ft. floor area.	1. The following uses are not permitted in this zone: a. Vehicle service stations. b. Automotive service centers. c. Uses with drive-in facilities or drive-through facilities. d. Retail establishments providing storage services unless accessory to another permitted use. e. Retail establishments involving the sale, service or repair of automobiles, trucks, boats, motorcycles, recreational vehicles, heavy equipment and similar vehicles. f. Storage and operation of heavy equipment, except delivery vehicles associated with retail uses. g. Storage of parts unless conducted entirely within an enclosed structure. h. Within the MSC 1 zone, retail establishments selling marijuana or products containing marijuana. 2. Prior to issuance of a development permit, documentation must be provided by a qualified acoustical consultant, for approval by the Planning Official, verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property. 3. Gross floor area cannot exceed 2,000 square feet. 4. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
.060	Church				20' on each side.	20'			C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

Section 51.10	USE ⇩ / REGULATIONS ⇨	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				
				Front	Side	Rear						
.070	School or Day-Care Center	D.R., Chapter 142 KZC.	7,200 sq. ft.	10' in MSC 4, otherwise 20'	5' but 2 side yards must equal at least 15'.	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation. See Spec. Reg. 5.	D	B	See KZC 105.25.	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 3. May include accessory living facilities for staff persons. 4. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. 5. For school use, structure height may be increased, up to 35 feet, if: a. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements.

Zone
MSC 1, 4

USE ZONE CHART

Section 51.10	USE ⇩ / REGULATIONS ⇨	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				
				Front	Side	Rear						
.080	Mini-School or Mini-Day-Care	D.R., Chapter 142 KZC.	3,600 sq. ft.	10' in MSC 4, otherwise 20'	5' but 2 side yards must equal at least 15'.	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	E	B	See KZC 105.25.	1. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 2. 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. 3. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. 4. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses. 5. May include accessory living facilities for staff persons.
.090	Assisted Living Facility								D	A	1.7 per independent unit. 1 per assisted living unit.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the property may be approved if the following criteria are met: a. Project is of superior design; and b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.100	Convalescent Center or Nursing Home		7,200 sq. ft.		10' on each side				C	B	1 for each bed.	
.110	Public Utility		None		20' on each side	20'			A		See KZC 105.25.	
.120	Government Facility Community Facility				10' on each side	10'			C See Spec. Reg. 2.			1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. 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 the nearby uses.
.130	Public Park	Development standards will be determined on case-by-case basis. See Chapter 49 KZC for required review process.										

(Revised 9/13)

Design Guidelines for Pedestrian Oriented Business Districts

Market Street Corridor

The Market Street Corridor is designated as a Pedestrian Oriented Design District. In addition to the standard guidelines contained in the Design Guidelines for Pedestrian Oriented Business Districts, the following list summarizes some of the key guidelines or regulations which apply specifically to the Market Street Corridor for the project or project area.

Generally important within pedestrian oriented design districts is the integration of sidewalk areas and building element that address the following issues:

- Width of sidewalk to accommodate pedestrian flow, building entrances and other sidewalk activities
- Pedestrian weather protection such as awnings and canopies
- Pedestrian friendly building fronts such as use of larger decorative windows (especially on ground floor), seating areas
- Building façade elements that improve pedestrian conditions along the sidewalk
- Mitigation of blank walls with recessed walls, use of trellises, plants, artwork and screening of service areas
- Commercial space (especially retail) generally at grade with adjoining sidewalk
- Parking lots location and landscaping- Parking lot design is critical on busy entry streets such as Market Street, Central Way, Lake Street, Kirkland Avenue, and in the congested core area where pedestrian activities are emphasized. Screening and landscaping should be required where parking is adjacent to single family residential uses in order to reduce impacts on adjoining homes.
- Window Treatment- Varied window treatments are encouraged. Ground floor uses should have large windows. Window treatment in the historic district should reflect the trim detailing, size, proportions, location and number of windows in the existing historic buildings in the district.
- Building design should reflect the scale of the neighborhood by avoiding long facades without visual relief such as use of vertical modulation and changes in color and material.
- Building Massing above the ground floor buildings should utilize upper story step backs to create receding building forms as building height increases.
- Building material, color and detail- Emphasis on building features such as doors, windows, cornice treatment, bricks and ornamental masonry should be taken into consideration when designing new or remodeled buildings in the historic district. These features should be in keeping the building materials, colors and details of the existing historic buildings.
- Signs- Electrical signs are not allowed along the Market Street Corridor. Signs within the historic district should reflect the historic nature of the buildings in the area.

Design Guidelines special design considerations for Market Street Corridor:

- Support a mix of higher intensity uses along the Market Street Corridor while minimizing impacts on adjacent residential neighborhoods.
- Encourage preservation of structures and locations that reflect Kirkland's heritage including maintain and enhance the character of the historic intersection at 7th Avenue and Market Street (MSC 3 zone).

- Although wider sidewalks are encouraged in all pedestrian oriented design districts (minimum 8 - 10 feet), only the section of Market Street within the MSC 2 zone (at 15th Avenue West and Market St) is designated as a pedestrian oriented street requiring a minimum 10 foot wide sidewalk. The design guidelines related to the sidewalk width movement zone and storefront activity zone do not apply in the MSC 1 zone where the site is located.
- Provide streetscape, gateway and public art improvements that contribute to a sense of identity and enhanced visual quality.
- Provide transitions between low density residential uses within the neighborhoods and commercial and multifamily residential uses along Market Street.
- Utilize a consistent street tree plan to add character to the Corridor. To complement the street trees along the east side of Market Street, planting of additional street trees along the west side of Market Street is encouraged.
- Lighting- A historic style of street light should be used to reflect the nature of the 1890's buildings in the historic district at 7th Avenue and Market Street and along other stretches of the corridor particularly between the historic District and the Central Business District. Building facades should provide lighting to walkways and sidewalk through building mounted lights.

Comprehensive Plan- The Market Street Corridor Plan within the Comprehensive Plan sets for the vision, historical context, land use, transportation and urban design goals and policies for the corridor. The Corridor Plan encourages a mix of multifamily and office development and neighborhood shops and services. The Corridor is divided into four districts. MSC 1 and MSC 4 are considered office/multi-family zones. MSC 3 is designated as a historic district. MSC 2 The following policies are relevant to the development proposal:

- Policy MS-5.1 encourages streetscape improvements to Market Street such as historic street lights, a consistent street tree plan, pedestrian seating, additional street trees be planted on the west side of Market Street.
- Policy MS-6.1 encourages careful consideration of building mass and/or height and landscaping in transition areas of higher density structures adjacent to low density uses to protect neighborhood character.
- Policy MS-6.3 recommends commercial uses orient toward Market Street