



CITY OF KIRKLAND

Planning and Community Development Department
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www.kirklandwa.gov

MEMORANDUM

Date: February 19, 2015
To: Design Review Board
From: Jon Regala, Senior Planner
File No.: DRV12-00921
Subject: LAKE STREET PLACE – MODIFICATION TO DRB DECISION

I. MEETING GOALS

At the March 2, 2015 Design Review Board (DRB) meeting, the DRB should review the proposed project modifications and provide input to staff prior to staff's decision on the proposed modification request. In particular, the DRB should review and provide feedback to staff regarding several changes proposed to the Main Street Building:

- Upper story setback revision
- Changes to northeast ground floor retail area
- Top floor canopy design at the west façade

II. BACKGROUND INFORMATION

The subject property is located at 150 Lake Street South (see Attachment 1). On April 10, 2013, the DRB approved, with conditions, the Design Response Conference application for the Lake Street Place project. Since the approval, the applicant has submitted building permits and completed the SEPA review process. On December 22, 2014, Rick Chesmore, with Chesmore/Buck Architecture representing the property owner, Stuart McLeod, has applied for a modification to the DRB's decision (see Attachment 2).

The changes were due in large part to floor plate changes which were made in order to attract a single large commercial office tenant to be located in the Main Street Building. Revisions to the project can be summarized as follows (see also Attachments 2 and 3):

- Kirkland Waterfront Market Building. Replace the 20'-wide 4-story addition to the north side of the building with a separate stair and elevator component. Between the two is a ground floor expansion to the existing Milagro restaurant.
- Hector's Building. Remove the entire 4th floor and step back the 3rd floor atop the Hector's restaurant building. A new rooftop deck and trellis is proposed to be accessed from the 3rd floor. The mechanical screen at the roof has been replaced with a chimney structure that is set back from the north roof edge.
- Main Street Building. Remove one floor of parking, in the above-grade parking structure and replace it with a floor of office space to be located below the existing top floor office space and setback the same distance from the property line. This will result in three levels of above-grade parking (166 parking stalls) and two floors of office space. Also new, are three levels of below-grade parking (144 parking

stalls) to be accessed from the previously approved garage entrance. A total of 310 parking stalls are proposed.

III. MODIFICATION CRITERIA

The Planning Official may approve a modification to the Design Review approval for the proposed remodel if it meets the criteria in Kirkland Zoning Code (KZC) Section 142.50. Attachment 3 contains the applicant’s response to the criteria. Below are the applicable criteria:

- a. *The need for the modification was not known and could not reasonably have been known before the D.R. approval was granted.*
- b. *The modification is minor and will not, in any substantial way, change the proposed development or violate any requirement imposed by the Design Review Board. The Planning Official may consult with the Design Review Board in his/her decision.*
- c. *The development that will result from the modification will be consistent with the design regulations, design guidelines, and Comprehensive Plan.*

Pursuant to KZC Section 142.50.b, staff is consulting with the DRB prior to making a decision on the requested modification. Following this consultation, staff will either approve or deny the requested modifications. If denied, the applicant may choose to either proceed with the project as previously approved or submit an application for full design review.

Staff considers a number of proposed changes as clearly minor. However, staff would like to receive DRB feedback on following three changes proposed to the Main Street Building prior to making a decision, especially given the past discussion on the first two topics below.

Upper story setback revision

Kirkland Zoning Code (KZC) Section 50.10.5.c requires that within 40’ of Main Street, all stories above the 2nd story shall maintain an average setback of at least 10’ from the property line. The applicant is proposing that the 4th and 5th floor upper story setback at the northeast portion of the building be reduced to 18’ (previously 22’) while dropping the patio in the same area approximately 10.7’. As a result of these changes, the amount of building massing near the east property line is being reduced. The following chart compares the amount of setback area being removed near the east property line adjoining Main Street (see also Attachment 4 for detailed calculations).

	Previous DRB Approval (4/10/2013)	Current Proposal
Required Setback Volume (cubic feet)	33,580	35,437
Provided Setback Volume (cubic feet)	40, 136	43,341
<i>Difference</i>	+6,556	+7,904

The modified proposal complies with and exceeds the upper story setback code requirement. It also exceeds the amount of setback area proposed with the original proposal. Attachment 2, Sheets 4.3 and 4.5 to 4.9 provides perspective drawings that clearly show the changes relative to the previously approved design.

Staff Analysis: This proposed modification results in less building mass and clearly complies with the applicable modification criteria.

Changes to northeast ground floor retail area

Revisions to the northeast ground floor retail are being proposed which are a result of building exiting requirements and the addition of a below-grade parking structure. Specifically, two new exit stair wells and a new driveway serving the below-grade parking structure have impacted the ground floor commercial space in this area (see Attachment 5). Impacts to this area include a revised façade design at the northeast corner, a shortened pedestrian walkway fronting the building, and a reduction to the storefront width.

Staff Analysis: The approved design, in which the ground floor retail space along Main Street and associated pedestrian environment played a large role, eventually addressed the DRB's concern with the over-scaled appearance of the building's east facade. This design approach clearly defined and provided a strong base to the building while complementing the architectural/design changes occurring at the middle and upper floors. It is unclear to staff whether the proposed modifications still meet the previous design intent to provide human scale elements and a pedestrian friendly environment at the ground floor level of the building in this area. Several perspective drawings of this area have been provided by the applicant in Attachment 2, Sheets 4.5 and 4.51.

Top floor canopy design at west façade

Removal of the 4th story of the Hector's building has made the topmost floor of the Main Street Building more visible from Lake Street South (see Attachment 2, Sheets 4.0 to 4.2, 4.4 and 4.41). As a result, the canopy which extends along the entire rooftop can now be seen from various points along Lake Street South.

Staff Analysis: Now that more of the canopy is visible from Lake Street South, it appears from several vantage points as a very long continuous horizontal element. Staff would like feedback from the DRB as to whether the canopy should be broken up into shorter segments.

IV. QUESTIONS FOR DRB CONSIDERATION

- A. Does the DRB agree with the proposed upper story changes to the east façade of the Main Street Building?
- B. Given the impacts due to exiting requirements and a new driveway to serve the below-grade parking structure, do the changes proposed to the Main Street Building ground floor commercial area substantially change the development or violate a DRB requirement? If so, does the DRB have suggestions for improving the design in this area?
- C. Should the canopy design at west façade of the Main Street Building separated and made into shorter lengths?

The Design Review Board reviews projects for consistency with design guidelines for pedestrian-oriented business districts, as adopted in Kirkland Municipal Code Chapter 3.30. For quick reference, the following list summarizes key guidelines which apply specifically to the project or project area.

A. Pedestrian-Oriented Design Guidelines

1. General

The following is a list of key design issues and/or design techniques that should be addressed with this project as identified in the design guidelines.

- *Blank wall treatment*
- *Vertical and horizontal modulation*
- *Building material, color, and detail*

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

2. Special Considerations for Downtown Kirkland

- *Breaking larger window areas into smaller units to achieve a more intimate scale is most important in Design Districts 1, 2, 4, 8, and the southwest portion of 3 where new buildings should fit with older structures that have traditional-styled windows.*
- *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.*

3. Guidelines – Upper Story Setbacks (applies along Lake Street and Main Street)

- *Buildings above the second story (or third story where applicable in the Downtown Plan) should utilize upper story step backs to create receding building forms as building height increases, allow for additional solar access, and maintain human scale at the street level.*
- *The final arrangement of building mass should be placed in context with existing and/or planned improvements, solar access, important street corners, and orientation with the public realm.*
- *A rigid stair step or "wedding cake" approach to upper story step backs is not appropriate.*
- *Decks and/or balconies should be designed so that they do not significantly increase the apparent mass of the building within the required upper story setback area.*
- *In addition to applying setbacks to upper stories, building facades should be well modulated to avoid blank walls and provide architectural interest.*
- *Along pedestrian oriented streets, upper story building facades should be stepped back to provide enough space for decks, balconies and other activities overlooking the street*
- *Landscaping on upper story terraces should be included where appropriate to soften building forms and provide visual interest.*
- *Continuous two or three story street walls should be avoided by incorporating vertical and horizontal modulations into the building form.*
- *Limited areas of vertical three, four, or five story walls can be used to create vertical punctuation at key facades. Special attention to maintain an activated streetscape is important in these areas.*

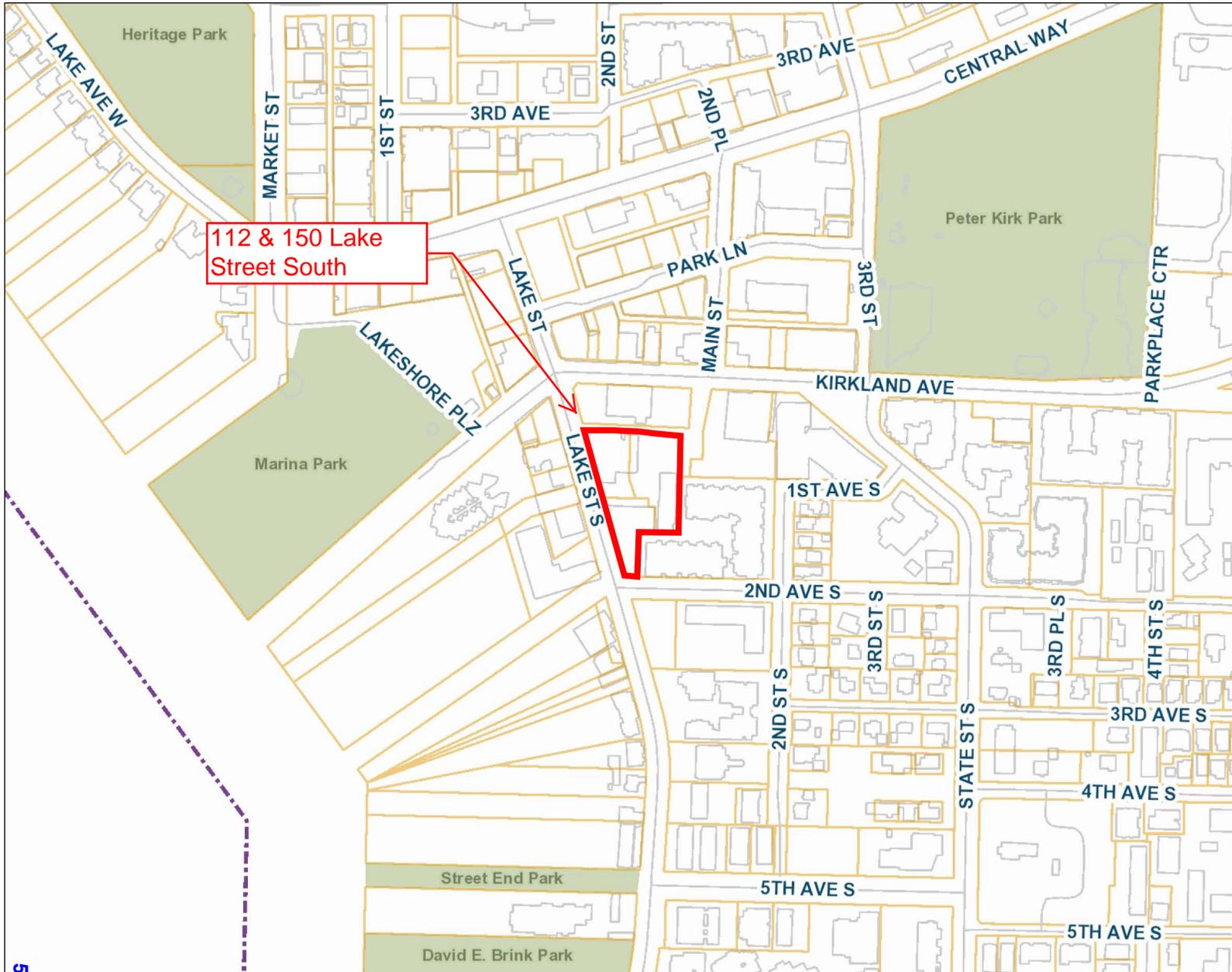
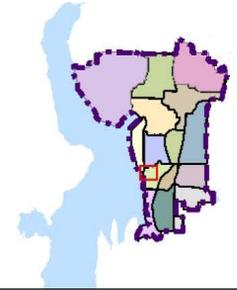
V. ATTACHMENTS

1. Vicinity Map
2. Modifications Plan Set
3. Project Description Summary & Response to Criteria
4. Upper story setback calculations
5. Main Street Building ground floor commercial floor plan comparison

CC: Applicant & Parties of Record List in File No. DRV12-00921 (Lake Street Place)



GIS MAPPING PORTAL ~ City of Kirkland, Washington ~ Department of Information Technology



Legend

- City Limits
- Railroad
- Streets
- Parcels
- Buildings
- Parks
- Schools

ATTACHMENT 1
FILE NO. DRV12-00921
VICINITY MAP

1: 4,444



0.1 0 0.07 0.14 Miles

NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet
Produced by the City of Kirkland. © 2011 City of Kirkland, Washington, all rights reserved.

No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Project Area Map

Lake Street Place

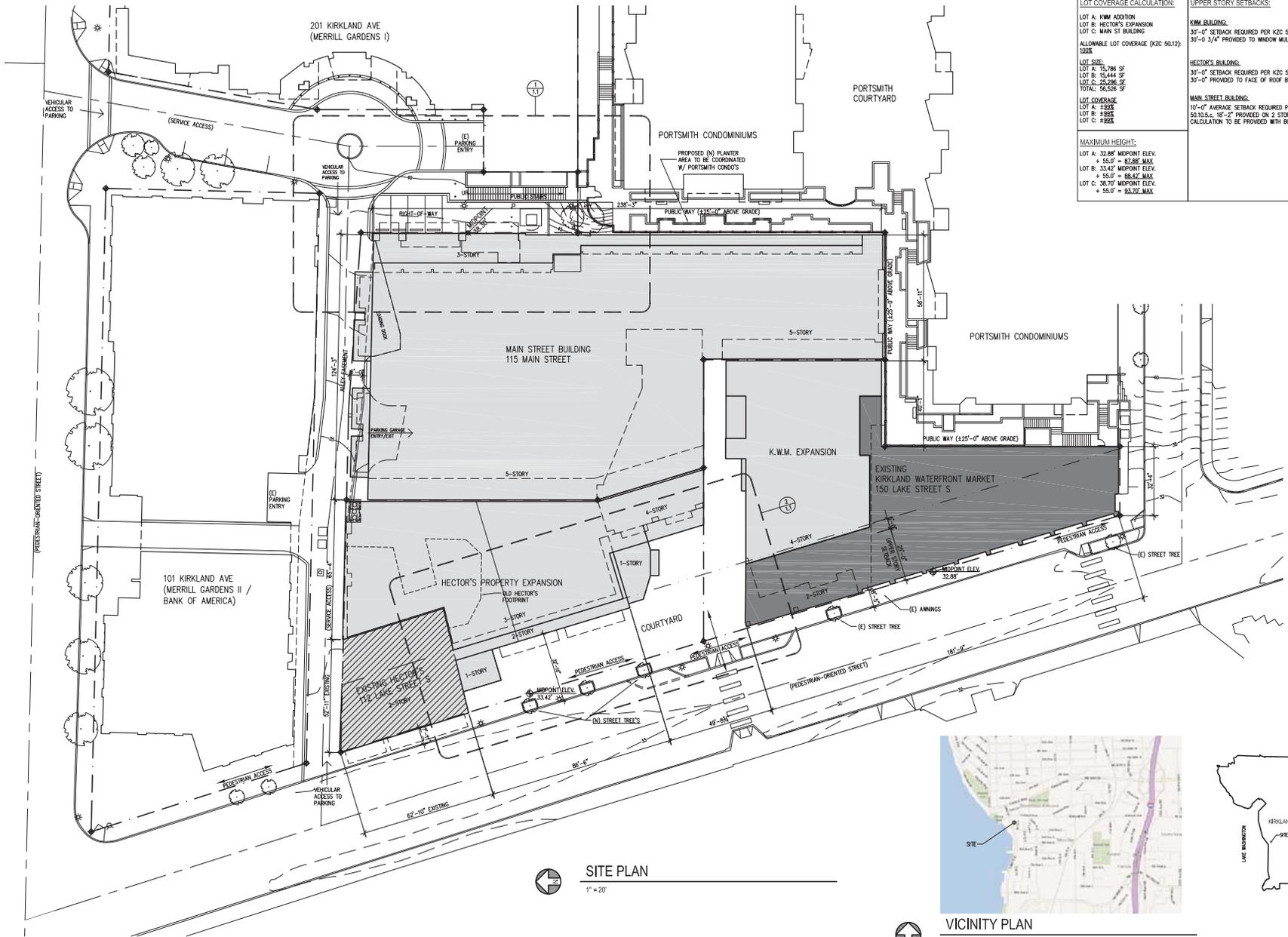
Kirkland, WA

DRB Modification 2 - January 26, 2014

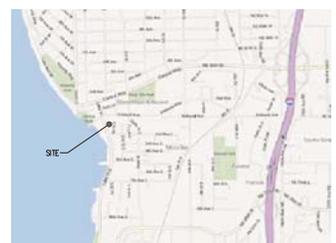


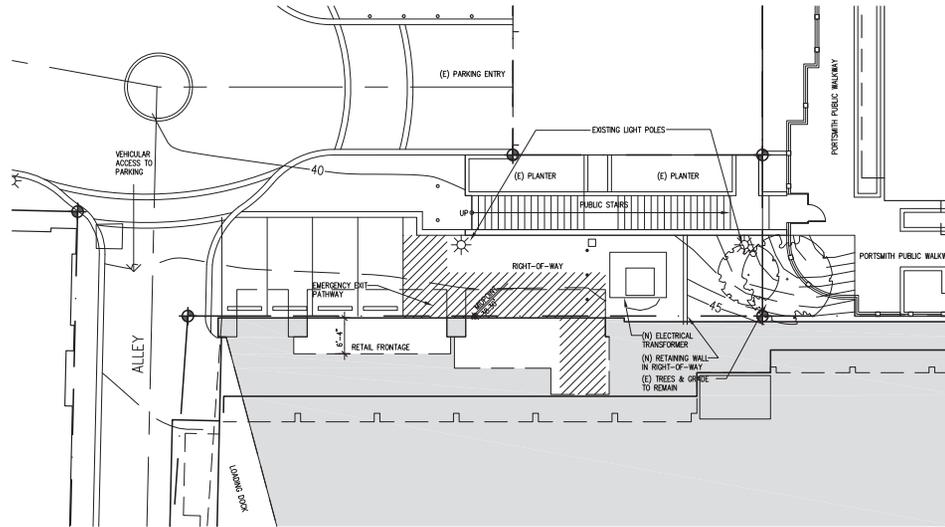
01/26/15 MODIFICATION 2
12/22/14 MODIFICATION
01/02/13 DRB SUBMITTAL 4
12/03/12 DRB SUBMITTAL 3
11/02/12 DRB SUBMITTAL 2
08/10/12 DRB SUBMITTAL
Rev. Date Reason

Sheet No. **1.0**
Project No. 1105
Date: 07/30/12

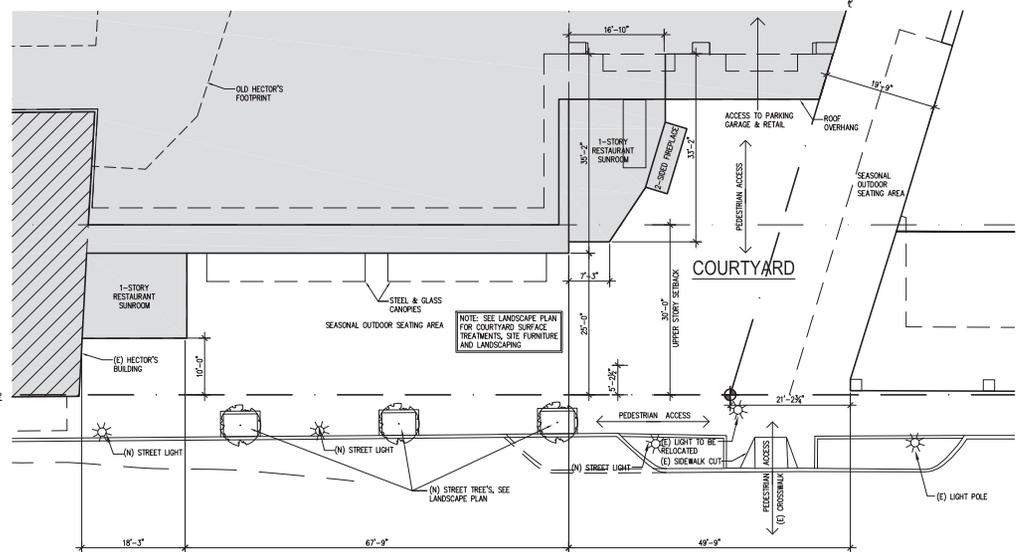


LOT COVERAGE CALCULATION:	UPPER STORY SETBACKS:
<p>LOT A: K.W. ADDITION LOT B: HECTOR'S EXPANSION LOT C: MAIN ST BUILDING</p> <p>ALLOWABLE LOT COVERAGE (KCC 50.12): 100%</p> <p>LOT SIZE: LOT A: 15,786 SF LOT B: 15,444 SF LOT C: 25,296 SF TOTAL: 56,526 SF</p> <p>LOT COVERAGE: LOT A: +89% LOT B: +89% LOT C: +92%</p> <p>MAXIMUM HEIGHT: LOT A: 32.88' MIDPOINT ELEV. + 55.0' = 87.88' MAX. LOT B: 33.42' MIDPOINT ELEV. + 55.0' = 88.42' MAX. LOT C: 38.70' MIDPOINT ELEV. + 55.0' = 93.70' MAX.</p>	<p>K.W. BUILDING: 30'-0" SETBACK REQUIRED PER KCC 50.10.5.a. 30'-0" 3/4" PROVIDED TO WINDOW MULLIONS</p> <p>HECTOR'S BUILDING: 30'-0" SETBACK REQUIRED PER KCC 50.10.5.a. 30'-0" PROVIDED TO FACE OF ROOF BEAMS</p> <p>MAIN STREET BUILDING: 10'-0" AVERAGE SETBACK REQUIRED PER KCC 50.10.5.a. 18'-2" PROVIDED ON 2 STORES, EXACT CALCULATION TO BE PROVIDED WITH BUILDING PERMIT</p>





1 ENLARGED MAIN STREET PLAN
1" = 10'



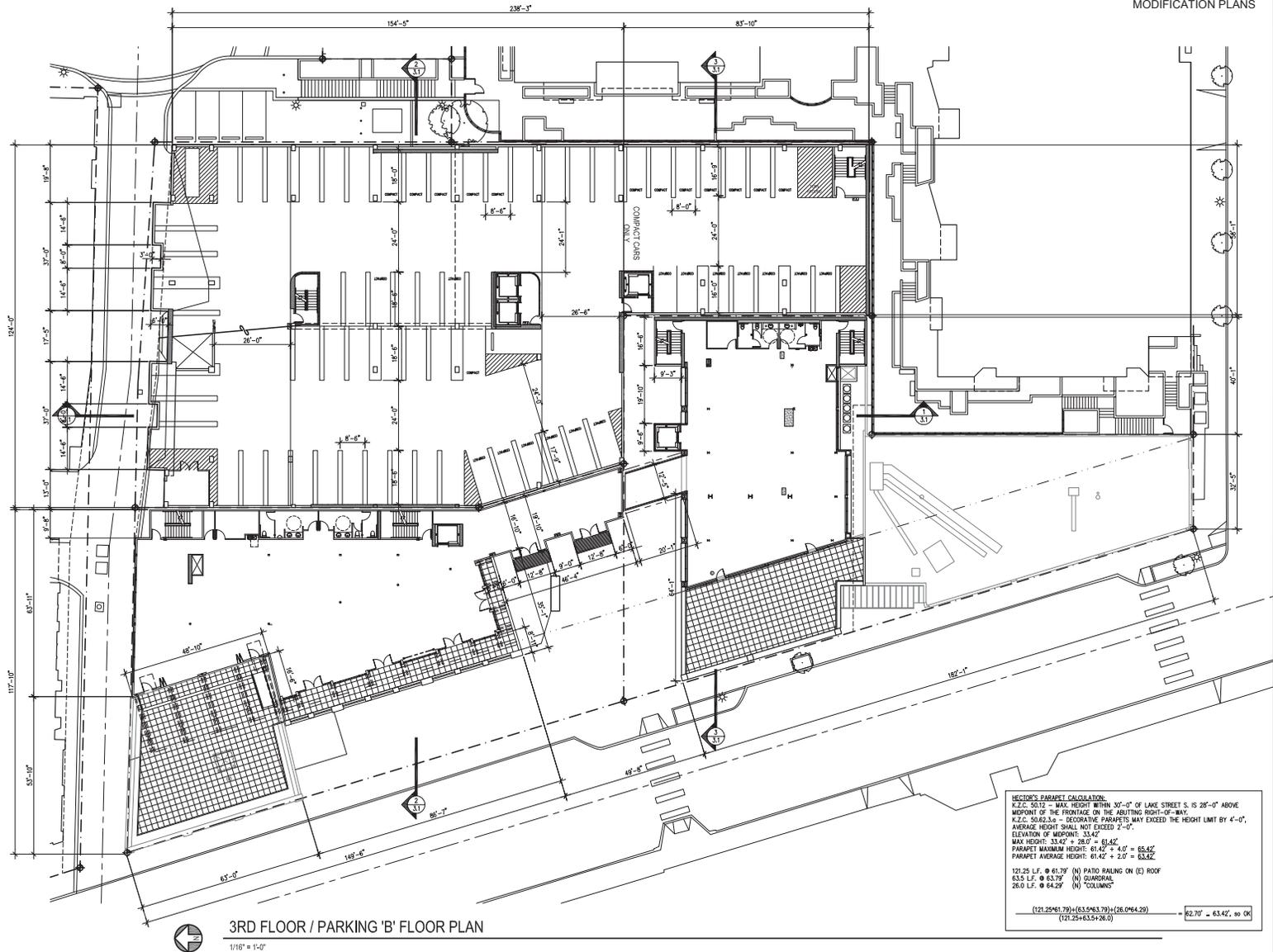
2 ENLARGED COURTYARD PLAN
1" = 10'

01/26/15 MODIFICATION 2
12/22/14 MODIFICATION
01/02/13 DRB SUBMITTAL 4
12/03/12 DRB SUBMITTAL 3
11/02/12 DRB SUBMITTAL 2
08/10/12 DRB SUBMITTAL
Rev. Date

LAKE STREET PLACE
112-150 LAKE STREET S
KIRKLAND, WA 98033

ENLARGED COURTYARD

Sheet No. 1.1
Project No. 1105
Date: 07/30/12



01/26/15 MODIFICATION 2
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08/10/12 DRB SUBMITTAL
Rk. Date: Rev#:

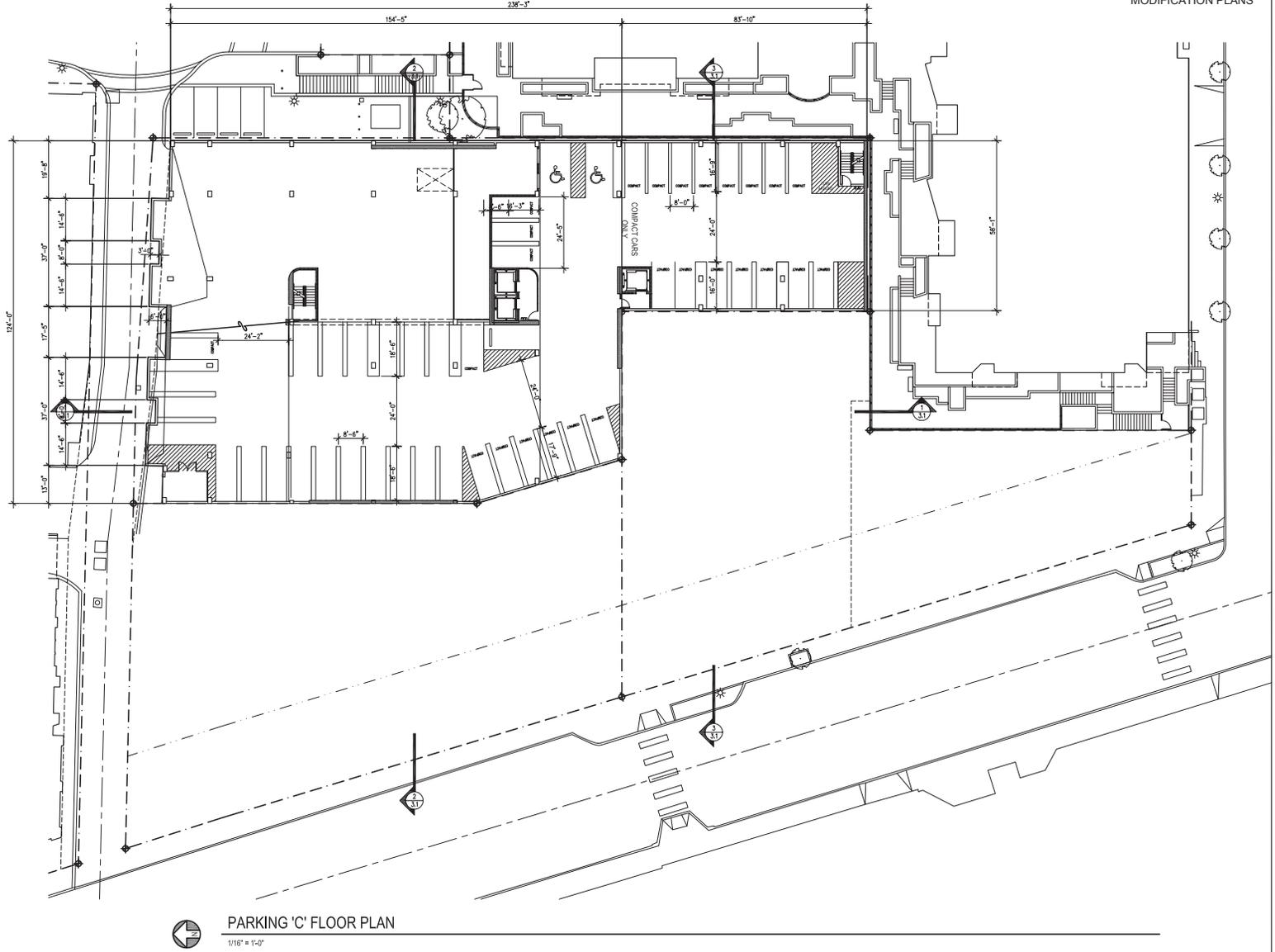
LAKE STREET PLACE
112-150 LAKE STREET S
KIRKLAND, WA 98033

SECTION'S PARAPET CALCULATION:
K.C.C. 50.12 = MAX. HEIGHT WITHIN 30'-0" OF LAKE STREET S. IS 28'-0" ABOVE MIDPOINT OF THE FRONTAGE ON THE ADJUTING RIGHT-OF-WAY.
K.C.C. 50.63.6 = DECORATIVE FINISHES MAY EXCEED THE HEIGHT LIMIT BY 4'-0", AVERAGE HEIGHT SHALL NOT EXCEED 2'-0".
ELEVATION OF MIDPOINT: 33.42'
MAX HEIGHT: 33.42' + 28.0' = 61.42'
PARAPET MAXIMUM HEIGHT: 61.42' + 4.0' = 65.42'
PARAPET AVERAGE HEIGHT: 61.42' + 2.0' = 63.42'

121.25 L.F. @ 61.79' (N) PATIO RAILING ON (E) ROOF
63.5 L.F. @ 63.79' (N) GUARDRAIL
26.0 L.F. @ 64.29' (N) "COLUMN"

$(121.25 \times 61.79) + (63.5 \times 63.79) + (26.0 \times 64.29) = 62.79' = 63.42', \text{ so OK}$
 $(121.25 \times 63.54 \times 36.0)$

3RD FLOOR PLANS
Sheet No. **2.2**
Project No. 1105
Date: 07/30/12

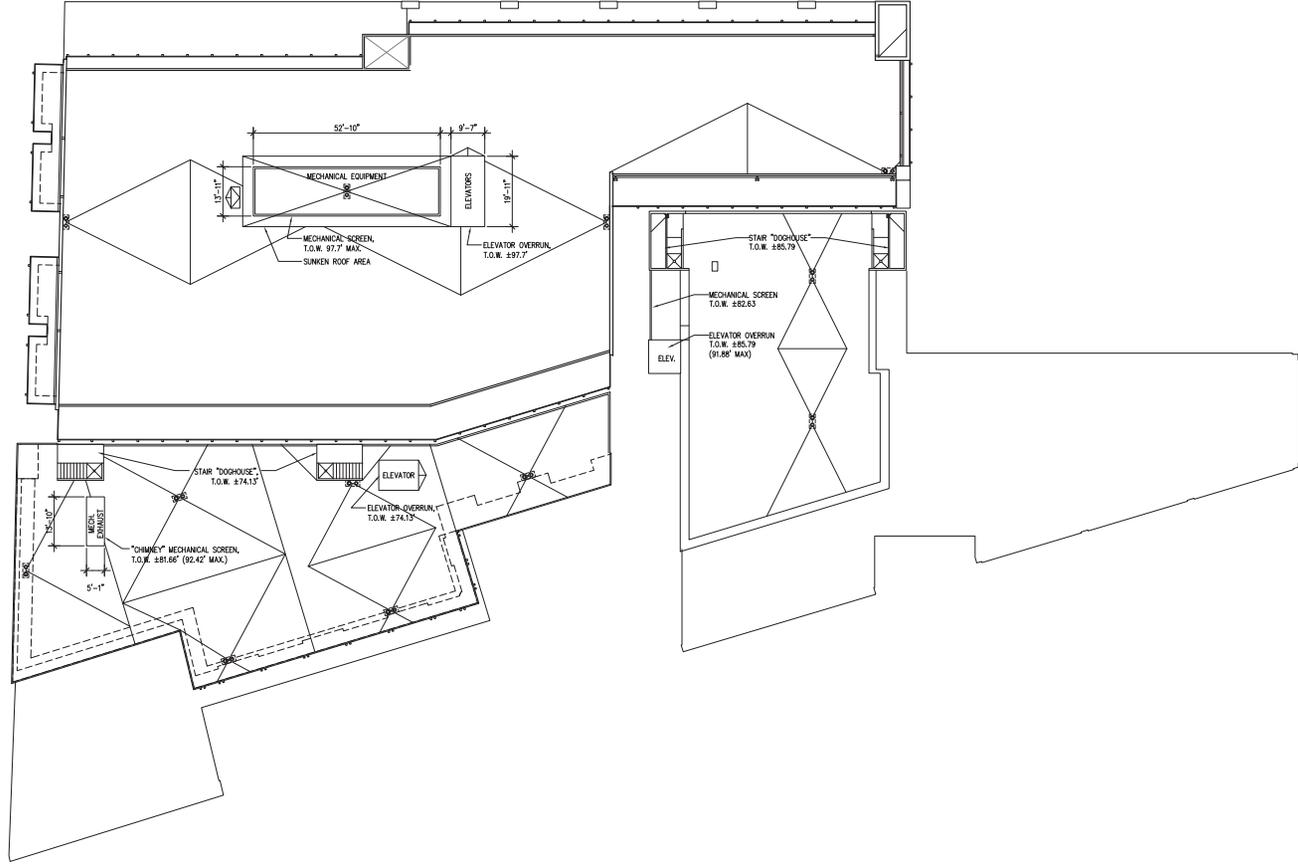


 **PARKING 'C' FLOOR PLAN**
 1/16" = 1'-0"

01/26/15 MODIFICATION 2
 12/22/14 MODIFICATION
 01/02/13 DRB SUBMITTAL 4
 12/03/12 DRB SUBMITTAL 3
 11/02/12 DRB SUBMITTAL 2
 08/10/12 DRB SUBMITTAL
 Rev: Date: Reason:

LAKE STREET PLACE
 112-150 LAKE STREET S
 KIRKLAND, WA 98033

4TH FLOOR PLANS
 Sheet No. **2.3**
 Project No. 1105
 Date: 07/30/12



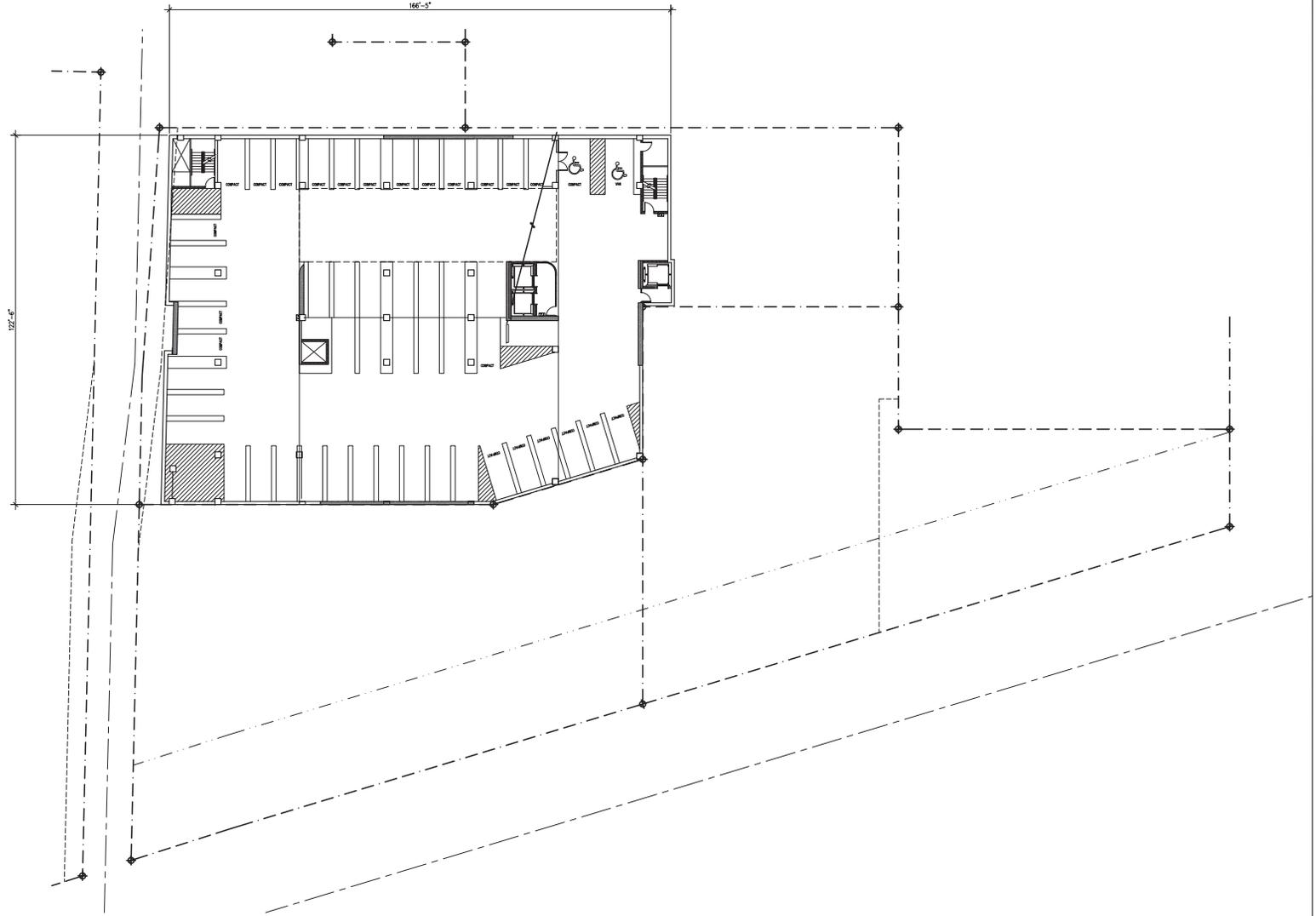
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01/02/13		DRS SUBMITTAL 4
12/03/12		DRS SUBMITTAL 3
11/02/12		DRS SUBMITTAL 2
08/10/12		DRS SUBMITTAL

 **ROOF PLAN**
 1/16" = 1'-0"

LAKE STREET PLACE
 112-150 LAKE STREET S
 KIRKLAND, WA 98033

ROOF PLANS	
Sheet No.	2.6
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Rev.	Date	Revised
01/26/15		MODIFICATION 2
12/22/14		MODIFICATION
01/02/13		DRS SUBMITTAL 4
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11/02/12		DRS SUBMITTAL 2
08/10/12		DRS SUBMITTAL



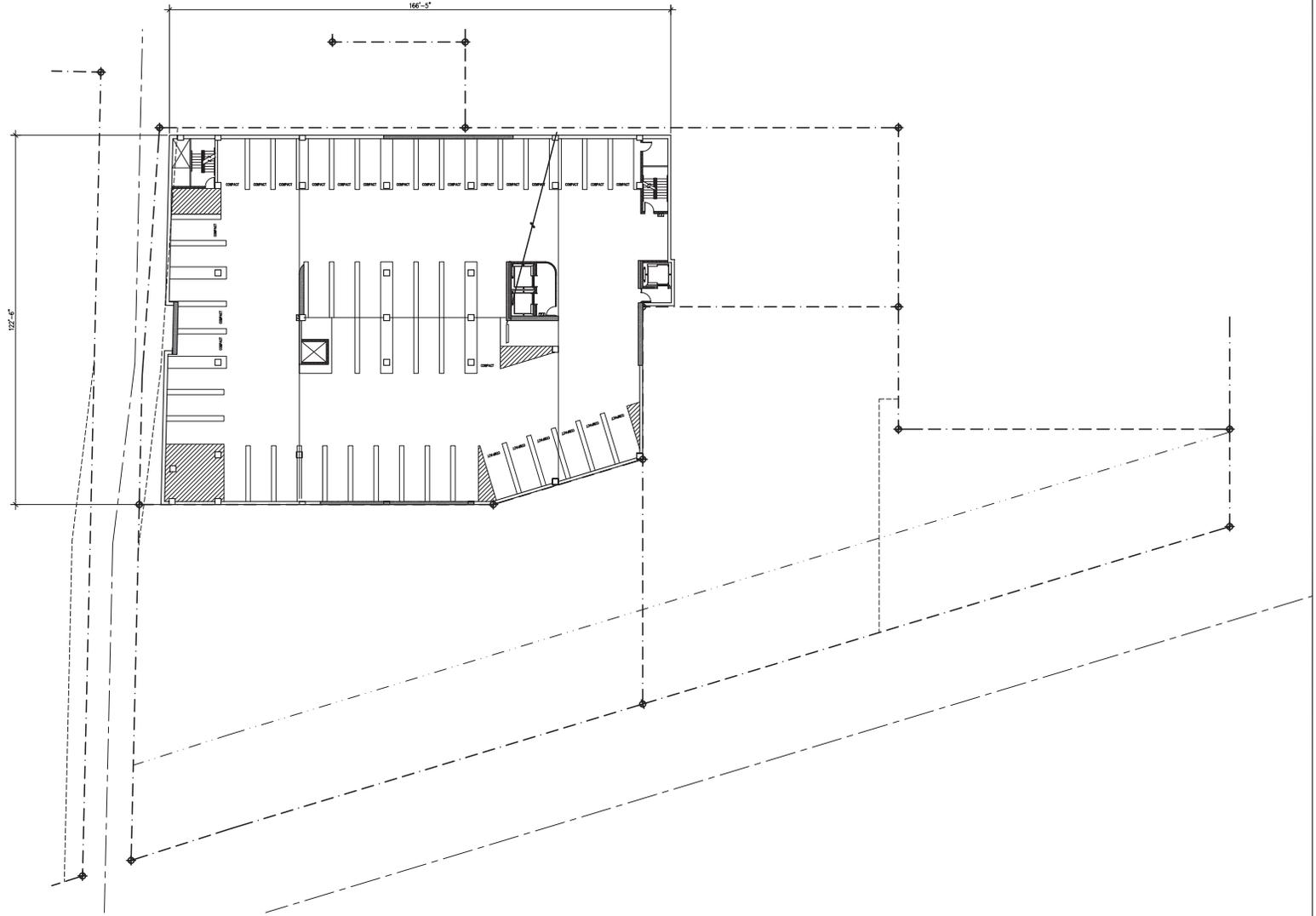
PARKING 'P1' FLOOR PLAN

1/16" = 1'-0"

LAKE STREET PLACE
 112-150 LAKE STREET S
 KIRKLAND, WA 98033

P1 FLOOR
 PLAN

Sheet No. **2.7**
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 PARKING 'P2' FLOOR PLAN
1/16" = 1'-0"

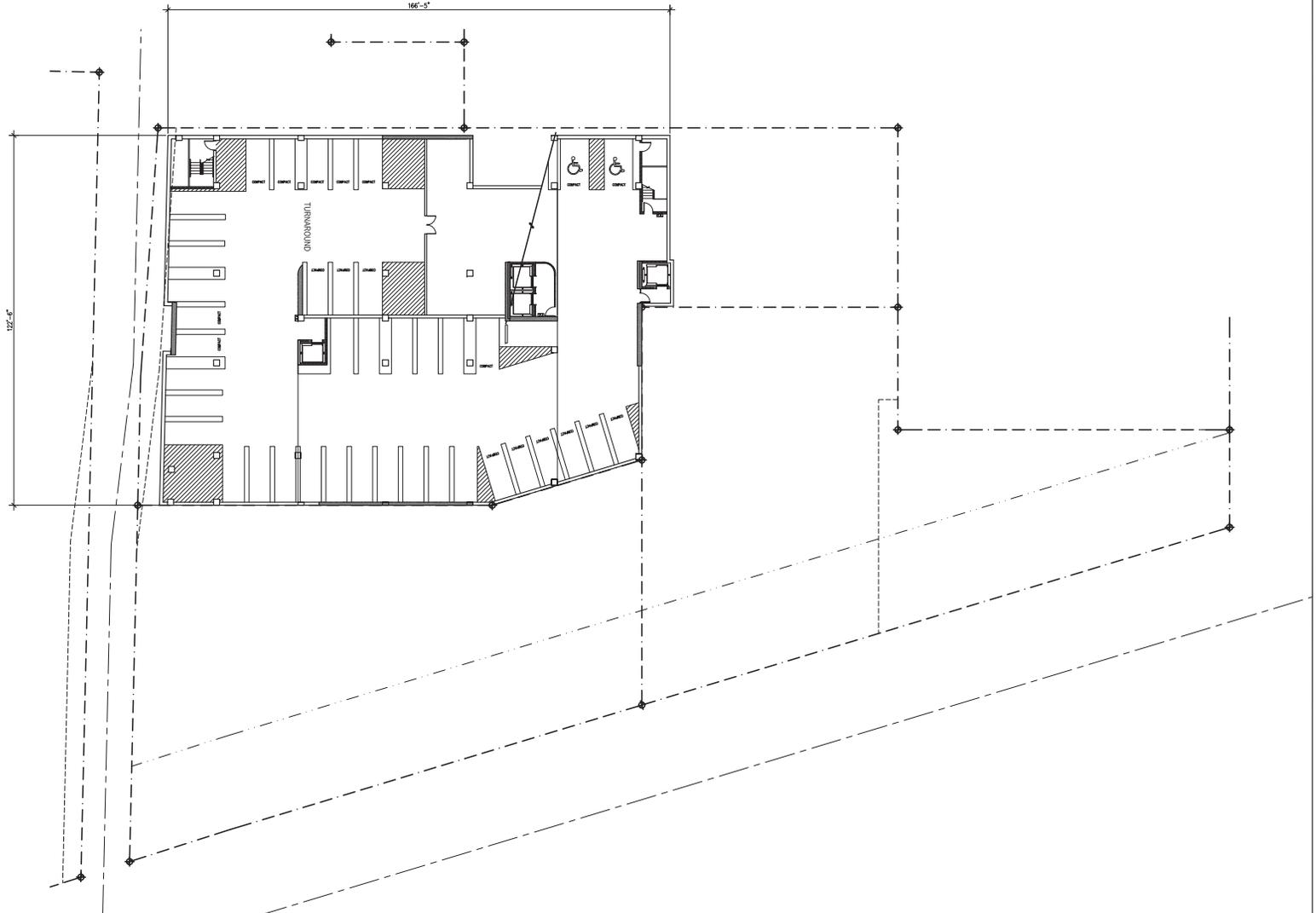
CHESMORE|BUCK
a r c h i t e c t u r e
27,000TH AVENUE NE SUITE 100
BELLEVUE, WA 98004
PHONE: 425-675-9007
FAX: 425-675-0004

Rev.	Date	Revised
01/26/15		MODIFICATION 2
12/22/14		MODIFICATION
01/02/13		DRS SUBMITTAL 4
12/03/12		DRS SUBMITTAL 3
11/02/12		DRS SUBMITTAL 2
08/10/12		DRS SUBMITTAL

LAKE STREET PLACE
112-150 LAKE STREET S
KIRKLAND, WA 98033

P2 FLOOR PLAN
Sheet No. 2.8
Project No. 1105
Date: 07/30/12

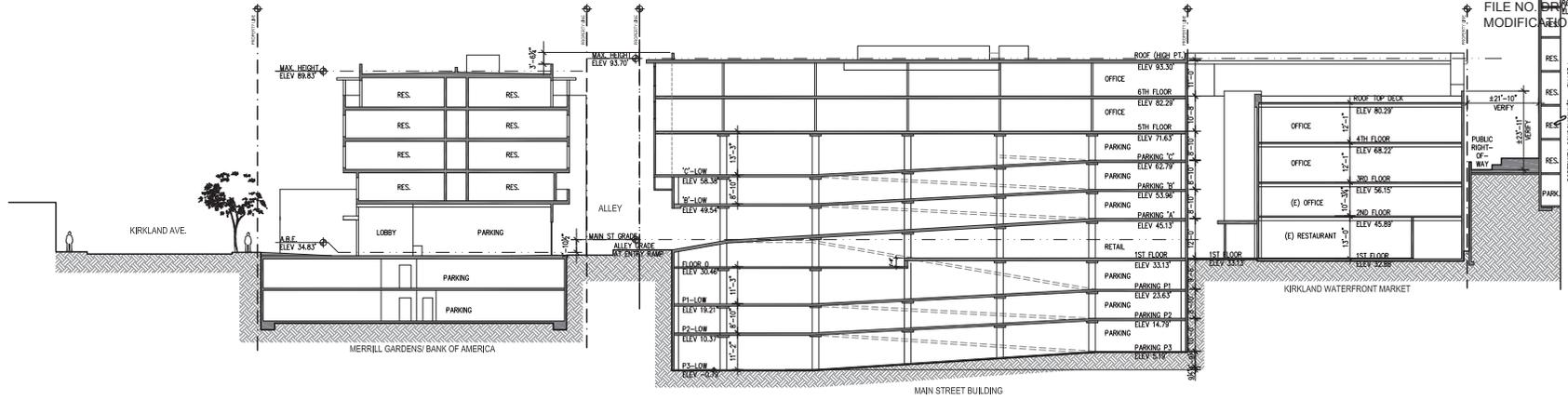
Rev.	Date	Revised
01/26/15		MODIFICATION 2
12/22/14		MODIFICATION
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12/03/12		DRS SUBMITTAL 3
11/02/12		DRS SUBMITTAL 2
08/10/12		DRS SUBMITTAL



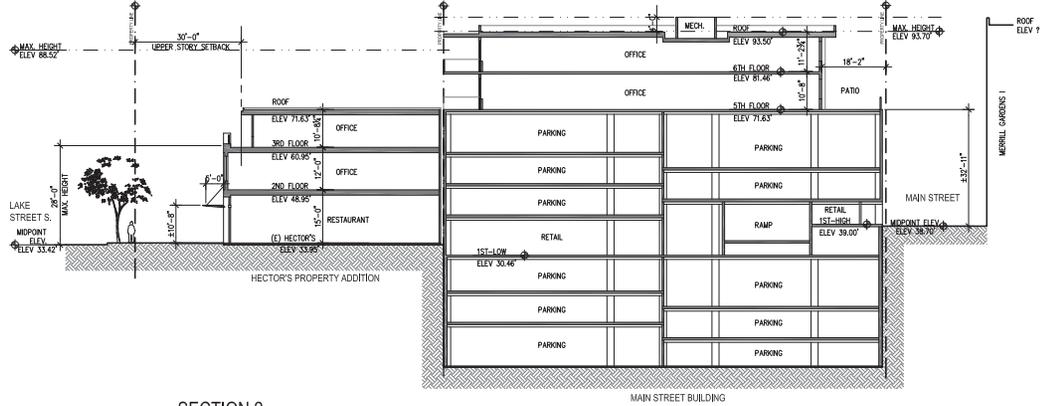
 **PARKING 'P3' FLOOR PLAN**
 1/16" = 1'-0"

LAKE STREET PLACE
 112-150 LAKE STREET S
 KIRKLAND, WA 98033

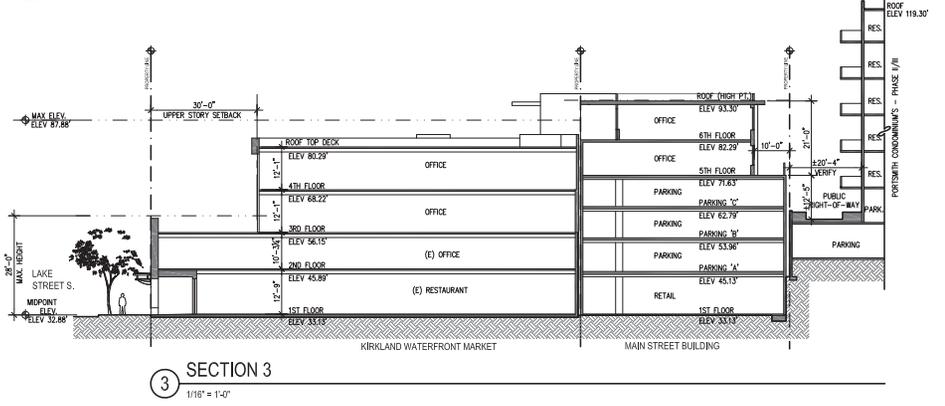
P3 FLOOR PLAN	
Sheet No.	2.9
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1 SECTION 1
1/16" = 1'-0"



2 SECTION 2
1/16" = 1'-0"



3 SECTION 3
1/16" = 1'-0"

01/26/15 MODIFICATION 2
12/22/14 MODIFICATION
01/02/13 DRB SUBMITTAL 4
12/03/12 DRB SUBMITTAL 3
11/02/12 DRB SUBMITTAL 2
08/10/12 DRB SUBMITTAL
Rev. Date

LAKE STREET PLACE
112-150 LAKE STREET S
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SECTIONS
Sheet No. 3.6
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 12/03/12 DRB SUBMITTAL 3
 11/02/12 DRB SUBMITTAL 2
 08/10/12 DRB SUBMITTAL 2
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LAKE STREET PERSPECTIVE - APPROVED

N.T.S.



LAKE STREET PERSPECTIVE - MODIFIED

N.T.S.

LAKE STREET PLACE
 112-150 LAKE STREET S
 KIRKLAND, WA 98033

PERSPECTIVES

Sheet No. **4.0**
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