



CITY OF KIRKLAND
Planning and Community Development Department
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MEMORANDUM

To: Design Review Board
From: Tony Leavitt, Associate Planner
Date: May 18, 2015
File No.: DRV15-00998
Subject: MAIN STREET MIXED USE PROJECT
CONCEPTUAL DESIGN CONFERENCE

I. MEETING GOALS

At the June 1, 2015 Design Review Board (DRB) meeting, the DRB should review the concept design for the Main Street Mixed Use 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 151 3rd Street (see Attachment 1). The applicant is proposing to construct a new mixed-use project that would consist of ground floor retail tenant space and residential lobby space with 4 floors of market rate apartment units above. Parking is proposed within a ground floor and below-grade parking structure. The exact number of residential units, parking, and the size of retail space is unknown at this time due to the conceptual nature of the project at this design review phase. The applicant has provided a program description and general project information which includes several building massing options (see Attachment 2). **The applicant's preferred building massing option is shown as Concept Design 3.** This option would require a reduction of the upper story setback requirements for the CBD 1B Zone (see IV for further discussion).

III. SITE

The subject property currently contains a vacant building (most recently used as an antique mall) and parking lot (currently being used as a public pay lot). The site is relatively flat with minimal elevation changes. The property has street frontage along 3rd Street to the east, Park Lane to the north, Main Street to the west and a public alley to south. 3rd Street, Park Lane, and Main Street are designated as *Pedestrian Oriented Streets*.

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

North: CBD 1B. Mixed Retail Uses. Maximum height is 55'.

- East:* Park. Peter Kirk Park and the Downtown Transit Center.
- South:* CBD 1A. Hotel, Retail and Bank Uses. **Maximum height is 45’.**
- West:* CBD 1A. **Retail Uses. Maximum height is 45’.**

Additional photographs prepared by the applicant that show the surrounding properties are contained in Attachment 2.

IV. KEY ZONING REGULATIONS

Zoning regulations for uses in CBD 1B are found in the use-zone chart (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 retail, restaurants, office, and stacked dwelling units. Office and residential uses may not be located on the ground floor of a structure unless there is an intervening retail use.

Staff Comment: The applicant is proposing ground floor retail and a residential lobby. The DRB has the authority to allow residential lobbies on the ground floor subject to specific design guidelines. The upper stories will consist of only residential uses. The majority of the parking for the project is proposed in a below-grade parking structure.

- B. Upper Story Setbacks: Along Third and Main Street, within 40 feet of these right-of-ways, all stories above the second story shall maintain an average setback of 10 feet from the property line. Along Park Lane, within 40 feet of the right-of-way all stories above the second story shall maintain an average setback of at least 20 feet from the property line.

Staff Comment: **The applicant’s preferred design** concept would require a reduction of the upper story setback through the provision of public open space. The DRB is authorized to allow a reduction of the required upper story setback by no more than five feet subject to the following criteria:

- Each square foot of additional building area proposed within the setback is offset with an additional square foot of public open space (excluding area required for sidewalk dedication) at the street level.
- The public open space is located along the sidewalk frontage and is not covered by buildings.
- For purposes of calculating the offsetting square footage, along Central Way, the open space area at the second and third stories located directly above the proposed ground level public open space is included. Along all other streets, the open space area at the second story located directly above the proposed ground level public open space is included.
- The design and location is consistent with applicable design guidelines.

- C. Height: CBD 1B allows a maximum height of 55 feet measured above each abutting right-of-way (the alley in this case is not included). In addition, KZC Section 50.62.2 requires that the minimum **ground floor height is 15’** for retail, restaurant, and other ground floor uses.

Within CBD 1B, the height of rooftop appurtenances and related screening shall not exceed the maximum applicable height limitation beyond the height exceptions established in subsections KZC 50.62.3a and b. In addition, the appurtenances and screening shall be integrated into the design of the parapet or peaked roof form.

The height of rooftop appurtenances and the height of related screening may not be modified through KZC 115.120.

Staff Comment: The applicant will need submit height calculations with the Design Response Conference application. Staff will review the project for compliance with the City's height regulations during the Design Response phase.

- D. Parking: Retail uses must provide one parking space for each 350 square feet of gross floor area. Restaurant uses must provide one parking space for each 125 square feet of gross floor area. Residential uses must provide a minimum of one (1) parking stall per bedroom or studio unit and an average of at least 1.3 parking stalls per unit for each development. In addition, guest parking shall be provided at a rate of 0.1 stalls per bedroom or studio unit with a minimum of two (2) guest parking stalls provided per development.

Staff Comment: Staff has not yet evaluated the proposed project for compliance with the City's parking regulations.

- E. Sidewalks: 3rd Street, Park Lane, and Main Street are designated as Pedestrian Oriented Streets. KZC Section 50.05.4 requires a minimum 12 foot wide sidewalk with an average width of 13 feet along the entire frontage of the subject property. The final sidewalk configuration shall be approved through the design review process.

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 summarizes some of the key guidelines or regulations which apply specifically to the project or project 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, 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 (Design 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

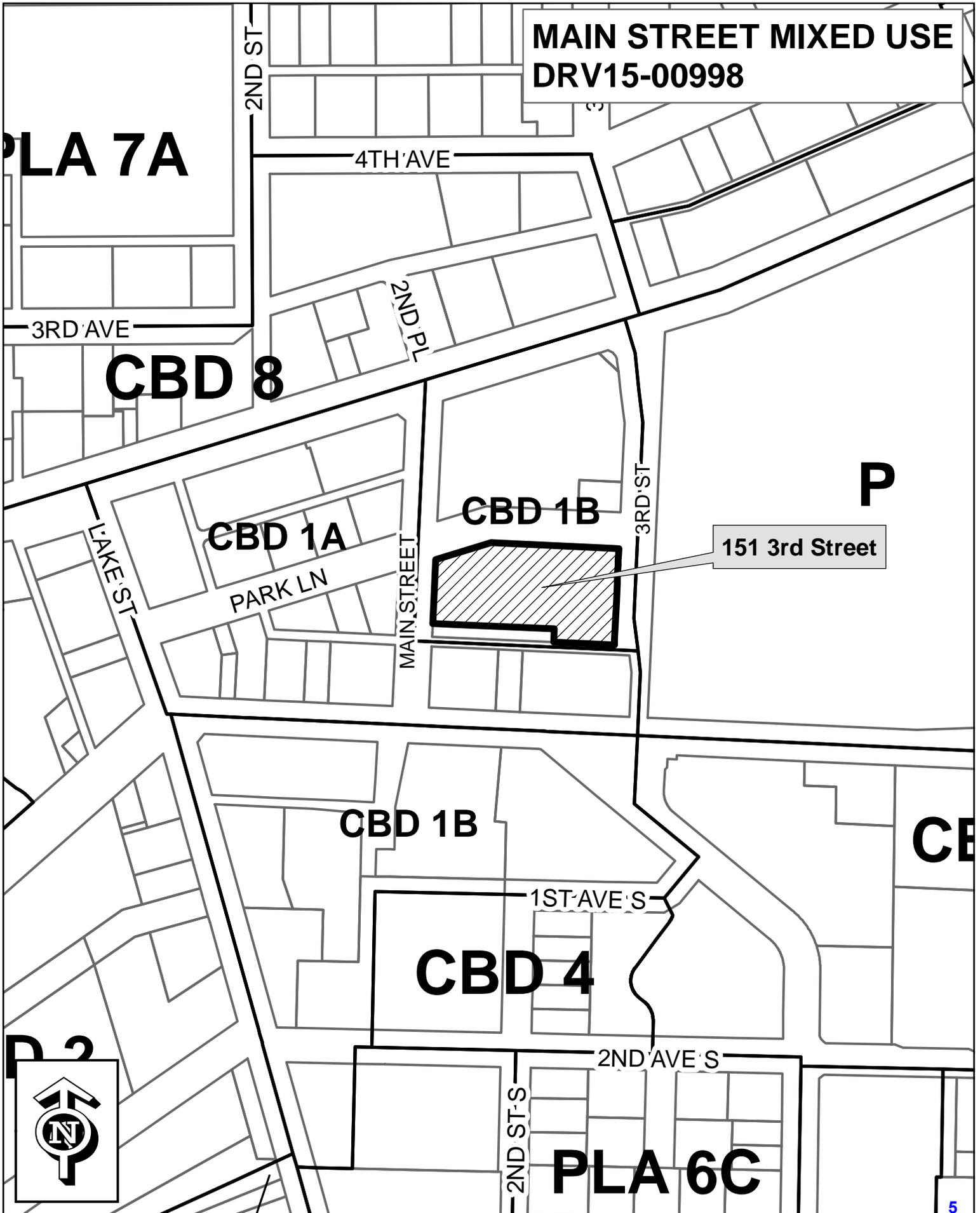
What are opportunities for landscaping and/or open space on the subject property?

VIII. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE

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

IX. ATTACHMENTS

1. Vicinity Map
2. Applicant's Proposal
3. CBD 1B Use Zone Chart
4. Design Guidelines – Special Considerations for Downtown Kirkland



Conceptual Design Conference
Main Street Mixed Use (on Park Lane)
Design Proposal Packet
A Proposed Mixed-Use Residential Development
for Kirkland Main Street, LP

PROJECT CONTACTS

DEVELOPER:
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LANDSCAPE ARCHITECT:
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ARCHITECT:
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Contact: Mark Stine, Architect

PROJECT INFORMATION:

SITE ADDRESS: 151 3rd Street, Kirkland, WA 98033
PARCEL #: 1244500330
LOT AREA: 41,994 SF
ZONING: CBD 1B, Commercial
LOT COVERAGE: 100%

Subject to Pedestrian Oriented Business District Guidelines

SETBACKS: NONE AT GRADE

Upper Story Setbacks for all floors above the second floor:

MAIN STREET: 10' AVERAGE
3rd STREET: 10' AVERAGE
PARK LANE: 20' AVERAGE

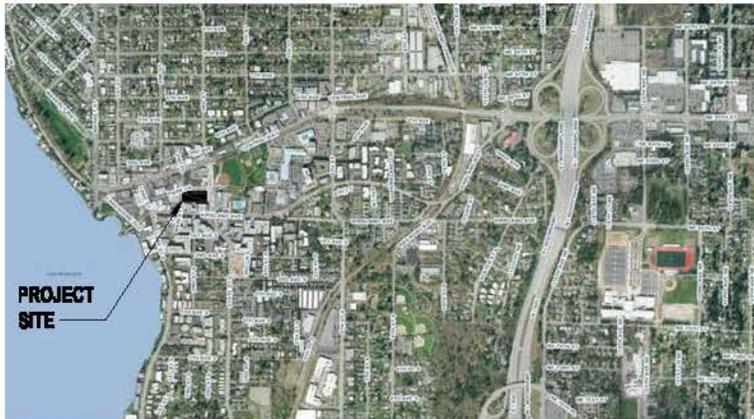
Open Space may be used to reduce the upper story setbacks by up to 5 feet with DRB Approval.
BLDG. MAX. HEIGHT: 55'

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 5, SECTION 5, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE MEANDER CORNER BETWEEN SECTIONS 5 AND 8, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON; THENCE NORTH 89°38'00" EAST 780.00 FEET; THENCE NORTH 00°21'00" WEST 148.00 FEET TO THE INTERSECTION OF THE NORTHERLY LINE OF THE ALLEY AND THE WESTERLY LINE OF 3RD STREET AS SAID LINES WERE ESTABLISHED BY DEED TO THE CITY OF KIRKLAND, RECORDED UNDER RECORDING NUMBER 3283807, AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 88°38'00" WEST ALONG THE NORTHERLY LINE OF SAID ALLEY 100.00 FEET; THENCE NORTH 00°21'00" WEST 22.00 FEET; THENCE SOUTH 88°38'00" WEST PARALLEL WITH THE NORTHERLY LINE OF SAID ALLEY 200.88 FEET TO THE EASTERLY LINE OF 2ND STREET; THENCE NORTH 00°21'00" WEST ALONG SAID EASTERLY LINE 106.13 FEET TO THE SOUTHEASTERLY LINE OF 18TH AVENUE AS CONVEYED TO THE CITY OF KIRKLAND BY SAID DEED; THENCE NORTH 70°04'16" EAST ALONG SAID SOUTHEASTERLY LINE 96.62 FEET; THENCE NORTH 89°38'00" EAST 210.886 FEET TO THE WESTERLY LINE OF SAID 3RD STREET; THENCE SOUTH 00°21'00" EAST ALONG SAID WESTERLY LINE 160.00 FEET TO THE TRUE POINT OF BEGINNING; (BEING KNOWN AS A PORTION OF BLOCK 106 OF BURKE & FARRAR'S KIRKLAND BUSINESS CENTER DIVISION NO. 28, ACCORDING TO THE UNRECORDED PLAT THEREOF).

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VICINITY MAP

Main Street Mixed Use - Concept Design Conference, Kirkland, WA



BIRD'S EYE LOOKING SOUTH

PROJECT INFORMATION

DATE: 5/14/2015

DEVELOPMENT OBJECTIVES:

Existing Site

The site is located on the south side of the north end of Park Lane between 3rd Street and Main Street.

The site is 41,994 SF of contiguous land with an existing single story retail building and parking. The building is currently vacant. The parking is being used as a pay lot.

Zoning

The site is zoned CBD 1B

Neighborhood

This site is located in the Kirkland Central Business District within walking distance and immediate vicinity of many of Kirkland's public amenities, restaurants and shops.

This site is directly west of the transit station on 3rd Street. Peter Kirk Park and the Kirkland Library and public pool are to the east across 3rd Street. This is in a highly pedestrian oriented area. Park Lane which fronts the north boundary of the site is currently being redeveloped as a pedestrian oriented street. To the north are commercial buildings and Central Way. To the south are multi-story mixed-use residential buildings and the Heathman Hotel. To the west are numerous restaurants and shops.

Marina Park on Lake Washington is two blocks to the west providing lake access and marine oriented public amenities.

Soil Conditions

The site is in an area of high water table and sandy soils. Due to the nature of this combination of conditions the cost of excavation goes up exponentially with increased depth. Our proposal is to limit the depth and area of excavation as much as possible while still meeting the zoning and development objectives of the overall project.

Objectives

The owner's goal is to create a market rate, mixed-use residential community that becomes an active part of this highly pedestrian neighborhood of downtown Kirkland. The development is to provide human scale features at the street level to encourage pedestrian activity and become an active part of the street frontage. Project massing and scale is to be similar in nature to recent projects in the downtown area. Building materials are to be high quality and long lasting, including brick, and fiber cement panel and lap siding with metal features and fabrications in order to maintain and promote the high-quality built environment of downtown Kirkland.

The proposed project consists of approximately 132 units above grade in four-levels of wood framing, commercial retail at the street frontage with an at grade parking garage at the rear of the site for retail and guest parking. Below grade, secure, parking is proposed for the residential units.

As part of the agreement between seller and buyer there is to be a sculpture located in a prominent location and be a part of the projects overall street presence. The pedestrian nature of Park Lane and the centrality of Main Street has led us to locate a plaza on the property near the intersection of those streets. The sculpture along with a water feature is to be located within this plaza. See the included landscape plans for a proposed concept design of the plaza and other landscape elements.



SITE AERIAL MAP



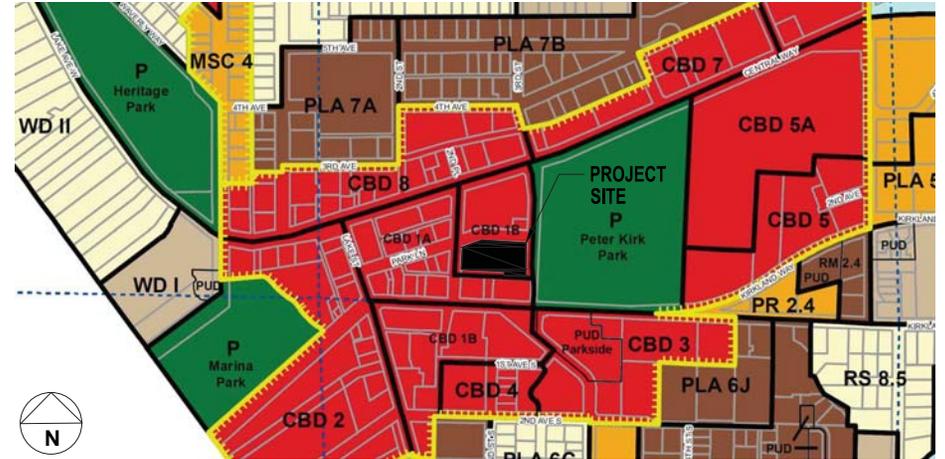
ZONING CODE:

SECTION 50.10.5 - UPPER STORY SETBACKS:

- c. Third Street and Main Street: Within 40 feet of Third Street and Main Street, all stories above the second story shall maintain an average setback of at least 10 feet from the front property line.
- d. All other streets: Within 40 feet of any front property line, other than Lake Street, Central Way, Third Street, or Main Street, all stories above the second story shall maintain an average setback of at least 20 feet from the front property line.
- f. The Design Review Board is authorized to allow a reduction of the required upper story setback by no more than five feet subject to the following:
 1. Each square foot of additional building area proposed within the setback is offset with an additional square foot of public open space (excluding area required for sidewalk dedication) at the street level.
 2. The public open space is located along the sidewalk frontage and is not covered by buildings.
 3. For purposes of calculating the offsetting square footage, along Central Way, the open space area at the second and third stories located directly above the proposed ground level public open space is included. Along all other streets, the open space area at the second story located directly above the proposed ground level public open space is included.
 4. The design and location is consistent with applicable design guidelines.
- g. The Design Review Board is authorized to allow rooftop garden structures within the setback area.



Zoning Envelope from SW Corner



KIRKLAND ZONING MAP



Zoning Envelope from NE Corner



Zoning Envelope from NW Corner



CONTEXT MAP



VIEW 4 (MAIN & ALLEY)



VIEW 3 (3RD & ALLEY)



VIEW 2 (PARK & 3RD)



VIEW 1 (PARK & MAIN)

EXISTING CONDITIONS:

The existing site contains a vacant one story retail building with surface parking on three sides. The only current use of the site is as a pay parking lot. There is no significant vegetation on the site.

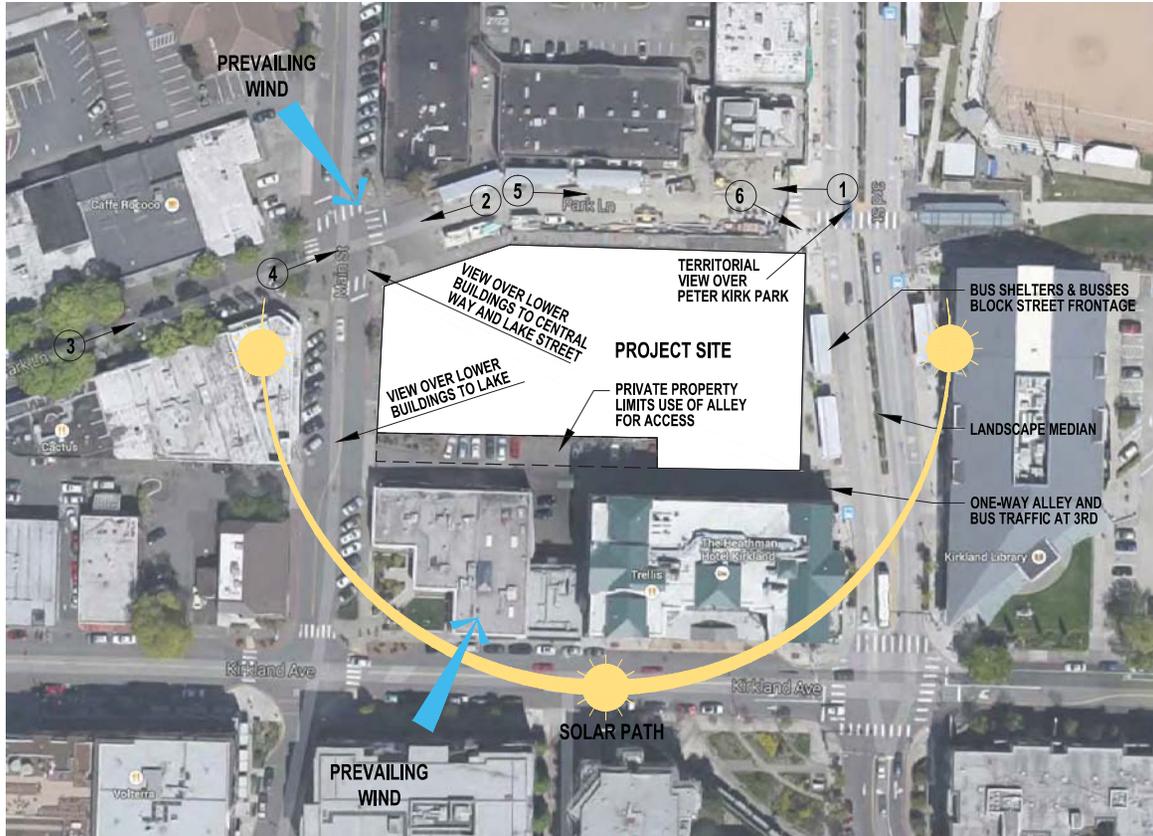
The site is primarily flat but with a slight increase in elevation along Main Street and 3rd Street at the southwest and southeast property corners.

The property fronts along Main Street to the west, Park Lane to the north and 3rd Street to the east. The southern property boundary abuts a 22' wide private lot under separate ownership for the westerly 200' of the subject property. This separate lot abuts a 16' wide alley to the south. The remaining 100' of the subject property abuts the 16' wide alley and is directly across from the north face of the Heathman Hotel.

Park Lane is currently being redeveloped as a pedestrian friendly street with the ability to close the street to vehicle traffic during special events and provide storm water management to better protect Lake Washington from runoff.

Existing uses in the immediate vicinity include; the Kirkland Transit Center, Kirkland Library and Peter Kirk Park to the east, The Heathman Hotel and residential mixed use to the south, commercial, retail and dining establishments to the south, west and north.

The existing structures to the north and west are primarily one and two story. The existing structures to the south are generally four to six levels high.



VIEW OPPORTUNITIES:

To the north, west and southwest in the immediate vicinity there are primarily one and two story structures. These low structures allow views from the upper floors in these directions including Lake Washington to the west and southwest.

To the northeast is Peter Kirk Park which provides territorial views from the upper floors overlooking the park.

To the east is the Kirkland Library which is low enough to allow view from the upper two floors looking east to the park and southeast towards Kirkland Avenue.

The Heathman hotel is directly across the alley to the south along the east half of the property line. It is similar in height to the proposed project, blocking views from the portion of the site.

The 22' wide strip of property that abuts the southern property line limits the ability to provide openings and views due to the need for fire walls and/or fire separation to that separate property.

SITE ACCESS:

The Kirkland transit center on 3rd Street abuts the site to the east. There is heavy bus traffic along this street in both directions. 3rd Street is also a north, south collector street for other vehicular traffic beyond the immediate vicinity to the Central Business District.

Park Lane, when complete, will provide a pedestrian focused link from the park, library and transit center to the shops and restaurants to the west in the Central Business District as well as Marina Park along Lake Washington.

The alley is only wide enough for one way traffic which would result in any additional alley traffic either turning in front of busses to enter the alley or exiting the alley onto 3rd where waiting busses will block the view of oncoming traffic.

ENVIRONMENT:

The project has street frontage facing west, north and east. Solar access is along the alley side of the site and in the afternoon along Main Street and morning along 3rd Street.

Prevailing winds are from the NW and S-SW.



VIEW 1 (PARK LANE FROM 3rd STREET)



VIEW 2 (PARK LANE TOWARDS MAIN)

SITE



VIEW 6 (PARK LANE & LIBRARY)



VIEW 5 (PARK LANE MID BLOCK OF SITE)



VIEW 4 (PARK LANE AT MAIN STREET)



VIEW 3 (PARK LANE WEST OF SITE)