



## MEMORANDUM

**To:** Design Review Board  
**From:** Jon Regala, Senior Planner  
**Date:** November 20, 2012  
**File No.:** DRV12-01340  
**Subject:** 450 CENTRAL WAY MIXED USE PROJECT  
CONCEPTUAL DESIGN CONFERENCE

### I. MEETING GOALS

At the December 3, 2012 Design Review Board (DRB) meeting, the DRB should review the concept design for the 450 Central Way 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 436 Central Way (see Attachment 1). The applicant is proposing to construct a new mixed-use project that would consist of ground floor retail tenant space, a multi-purpose art gallery, residential suites, and market rate apartment units. Parking is proposed within a 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 in Proposal 1.

### III. SITE

The subject property currently contains the Crab Cracker restaurant and a surface parking lot. The site is relatively flat. According to the property survey, 18 significant trees are located along the north property line. The property has street frontage along Central Way to the south and 4<sup>th</sup> Avenue to the north. Central Way is a designated *Pedestrian Oriented Street*.

The following list summarizes the zoning designation, uses, and allowed heights of properties adjacent to the subject property (see Attachment 3):

- North:* PLA 7B. Park 54 Condominiums. Maximum height is 30'.  
*East:* CBD 7. Wells Fargo Bank. Maximum height is 41'.

*South:* CBD 5A. Kirkland Parkplace. Maximum height is 60' to 115'.

*West:* CBD 7. Office Building and Moss Bay Shell gas station. Maximum height is 41'.

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 7 are found in the use-zone chart (see Attachment 4). 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. Residential suites are also allowed in CBD 7 as another type of residential use. Residential suites are defined as:

KZC Section 5.10.778 - A structure containing single room living units with a minimum floor area of 120 square feet and maximum floor area of 350 square feet offered on a monthly basis or longer where residents share bathroom and/or kitchen facilities. "Residential Suites" does not include dwelling units, assisted living facility, bed and breakfast house, convalescent center, nursing home, facility housing individuals who are incarcerated as the result of a conviction or other court order, or secure community transition facility. For purposes of zones where minimum density or affordable housing is required, each living unit shall equate to one dwelling unit.

*Staff Comment: The applicant is proposing ground floor retail along Central Way with residential uses behind. The upper stories will consist of only residential uses. The residential component of the project will consist of a mix of market rate apartment units and residential suites. The majority of the parking for the project is proposed in a below-grade parking structure. The proposal is consistent with the permitted uses for CBD 7.*

*On a separate note, literal reading of the code would require that intervening ground floor retail space is required at the northwest portion of the subject property along 4<sup>th</sup> Avenue. However, it was not the intent of the code to require ground floor retail uses for property that does not front on a pedestrian-oriented street. Since 4<sup>th</sup> Avenue is not a pedestrian-oriented street, an intervening ground floor retail use should therefore not be required. Staff will process an interpretation that would clarify this code requirement.*

- B. **Setbacks:** A minimum 20' front yard setback is required. One-story street level retail shall have a zero foot setback. There are no required setbacks for the side or rear property lines.

*Staff Comment: A 20' front yard setback is required along Central Way with the exception of one-story retail. In addition, a 20' front yard setback is also required along the portion of the north property line adjacent to 4<sup>th</sup> Avenue.*

*The DRB has the authority to approve a request for minor variations from the required setback yards pursuant to KZC Section 142.37 provided that:*

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

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

*As part of the Design Response Conference, the applicant should specify if a minor variation to the required setback yards is being requested. If so, the applicant should provide information that address the criteria listed above.*

- C. Height: CBD 7 allows a maximum height of 41' measured above the average building elevation. In addition, KZC Section 50.62.2 requires that the minimum ground floor height is 15' for retail, restaurant, and other ground floor uses.

Additional height is allowed for peaked roofs and/or parapets. For structures with a peaked roof, the peak may extend five (5) feet above the height limit if the slope of the roof is greater than three (3) feet vertical to 12 feet horizontal and eight (8) feet above the height limit if the slope of the roof is equal or greater than four (4) feet vertical to 12 feet horizontal. Decorative parapets may exceed the height limit by a maximum of four feet, provided that the average height of the parapet around the perimeter of the structure shall not exceed two feet.

*Staff Comment: The applicant should submit average building elevation 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. Lot Coverage: CBD 7 zoning regulations allow 80% lot coverage. If a minimum zero-foot front yard setback is provided for one-story retail uses, then the lot coverage for the property shall be 100%.

- E. Parking: Retail uses must provide one parking space for each 350 square feet of gross floor area. Stacked dwelling units must provide a minimum of one parking stall per bedroom or studio unit and an average of at least 1.3 parking stalls per unit for the development. Guest parking shall be provided at a rate of 0.1 stalls per bedroom or studio unit with a minimum of two guest parking stalls.

Residential suites must provide either 0.5 or 1 parking stalls per living unit (depending on how parking is managed per code) and 1 stall per on-site employee.

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

- F. Landscaping. Based on the proposed uses on the subject property and the adjoining multi-family development to the north, a 15'-wide landscape buffer is required along the north property line planted pursuant to standards found in KZC Section 95.42.

*Staff Comment: A landscape plan and Tree Retention Plan should be submitted with the Design Response Conference application. Existing significant trees that are located within the required landscape buffer and determined to be viable should be retained to the maximum extent possible.*

- G. Sidewalks. Central Way is a designated Pedestrian Oriented Street. Therefore the sidewalk standards require a minimum 10' wide sidewalk along the entire frontage of the subject property abutting Central Way. The final sidewalk configuration shall be approved through the design review process.

- H. Pedestrian Connections. The City may require a public pedestrian pathway if blocks are unusually long or a walkway is reasonably necessary to provide efficient pedestrian access to a designated activity center of the City or to transit.

The long term goal is to create a pedestrian pathway that connects 4<sup>th</sup> Street and 5<sup>th</sup> Street in line with 4<sup>th</sup> Avenue.

At the City pre-submittal meeting with the applicant, the Public Works Department asked the applicant to provide an 8-foot wide public through-block pedestrian pathway along the north property line. Standards for this type of pathway can be found in KZC Section 105.19 (see Attachment 5). The City is open to modifying the pedestrian pathway standards in order to retain existing significant trees located along the north property line. A pedestrian pathway would be required on the Wells Fargo property to the east, as part of a redevelopment project, in order to eventually complete the through-block pedestrian connection.

## 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 6 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 (Proposal 1) 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.

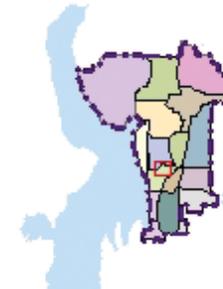
## **IX. ATTACHMENTS:**

1. Vicinity Map
2. Applicant's Proposal
3. Aerial/Zoning Map
4. CBD 7 Use Zone Chart
5. KZC Section 105.19
6. Design Guidelines – Special Considerations for Downtown Kirkland





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



### Legend

- Streets
- Parcels
- Parks
- Schools
- z\_Image09**
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

1:4,199



NAD\_1983\_StatePlane\_Washington\_North\_FIPS\_4601\_Feet  
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes

Vicinity Map  
436 Central Way

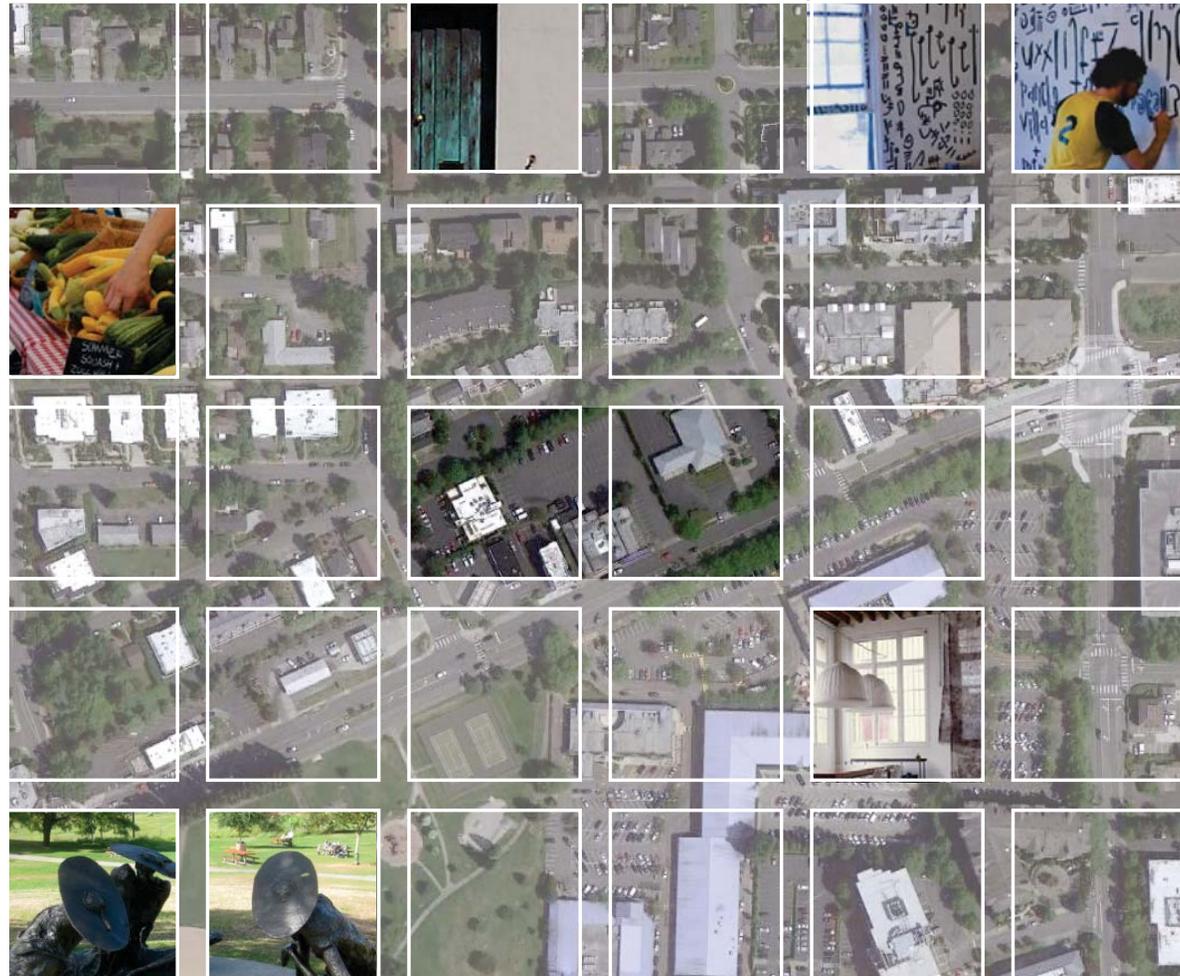


## DESIGN OBJECTIVES

Establish Kirkland's first **Affordable Live | Work Art Community**

Create a "**Civic Amenity**" with functional but spirited design, quality materials and craftsmanship; partner with Park Place to establish a "Gateway" to downtown Kirkland

Continue our commitment to strategic, sustainable, affordable **LEED Platinum +** development



**KIRKLAND LIVE | WORK ART COMMUNITY**  
450 CENTRAL WAY

## PROPOSAL SUMMARY

This proposal is Kirkland's first affordable Live | Work arts community that fulfills a need for work-force housing in the downtown core. The mission is to bring the housing needs of a diverse group of people, into an environment that promotes walkable commuting or work-where-you-live opportunities and celebrating the vitality an arts-focused program will establish. The team has a passion for sustainability and is committed to bringing a LEED Platinum + community to Kirkland's built environment.

The proposal's design objective is to create a vibrant retail presence along Central Way that offers a pedestrian priority activated by commercial and community functions and a quieter residential presence where the housing occurs. The proposal intends to achieve opportunities for local retail and multi-purpose outdoor plazas to support an active, dynamic urban environment

The proposal is located at the site of the existing Crab Cracker restaurant. Early discussions with transportation and engineering have identified a preference for sole site access from 4th Street to the north, but may allow for commercial parking access from Central Way to reduce the traffic volume on the quiet neighborhood street. Conversations with the neighbors have supported the latter approach.

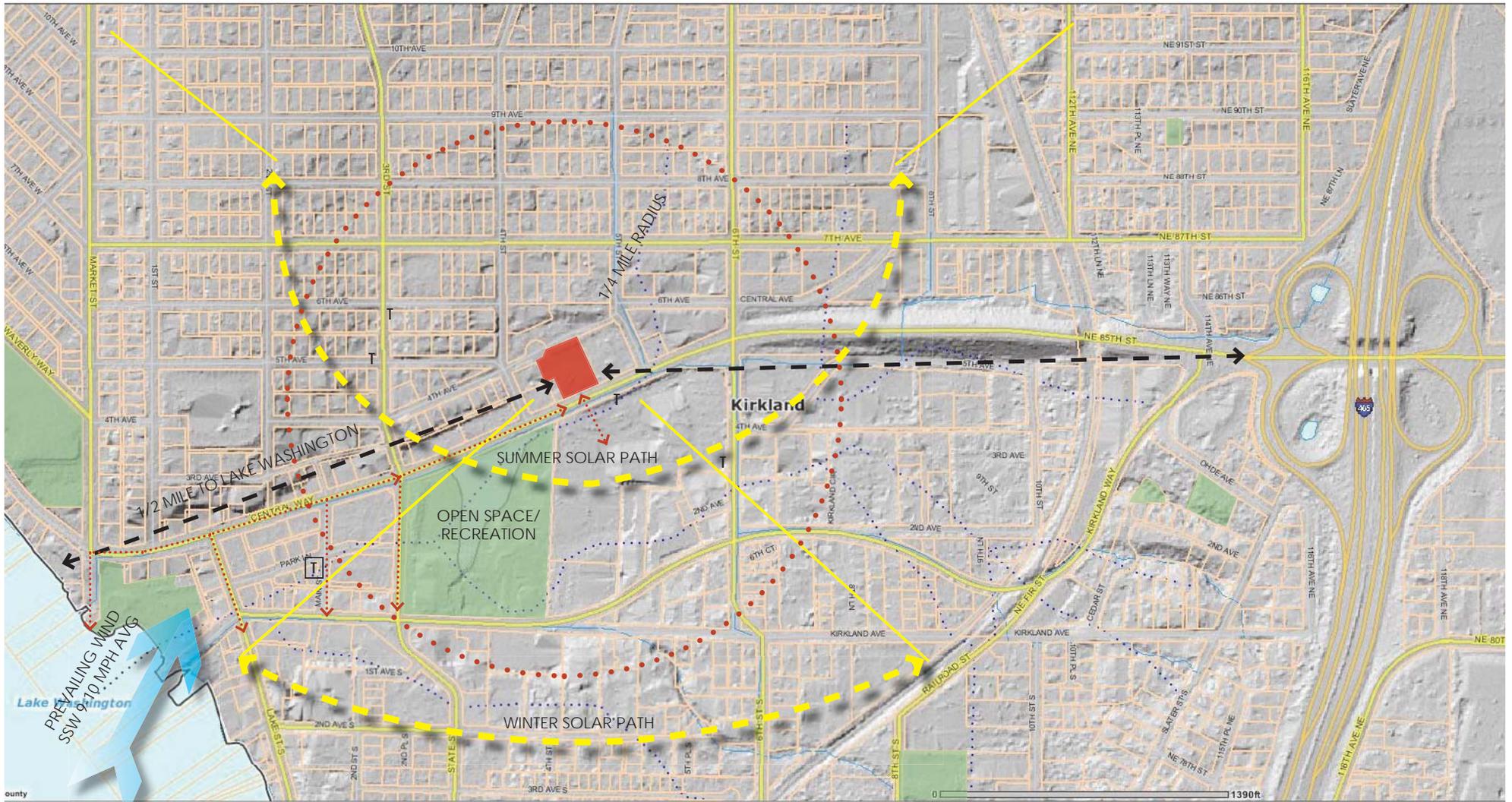
Parking will be predominately below grade, and proposed access as aforementioned from Central Way and 4th.

The retail proposes entries connected to a central courtyard or directly from Central Way determined by the function and needs of the future tenant. The courtyard could serve outside dining or café tables. A multipurpose, rotating-art gallery, approximately 500 sf, will be offered for local artists to showcase their work.

The housing proposes a range of unit sizes and configurations. Residential suites, "mini-suites" will be collected around central cooking and common work and/or leisure areas. Market rate apartments will consist of studios, one and two bedroom, and perhaps three bedroom units.

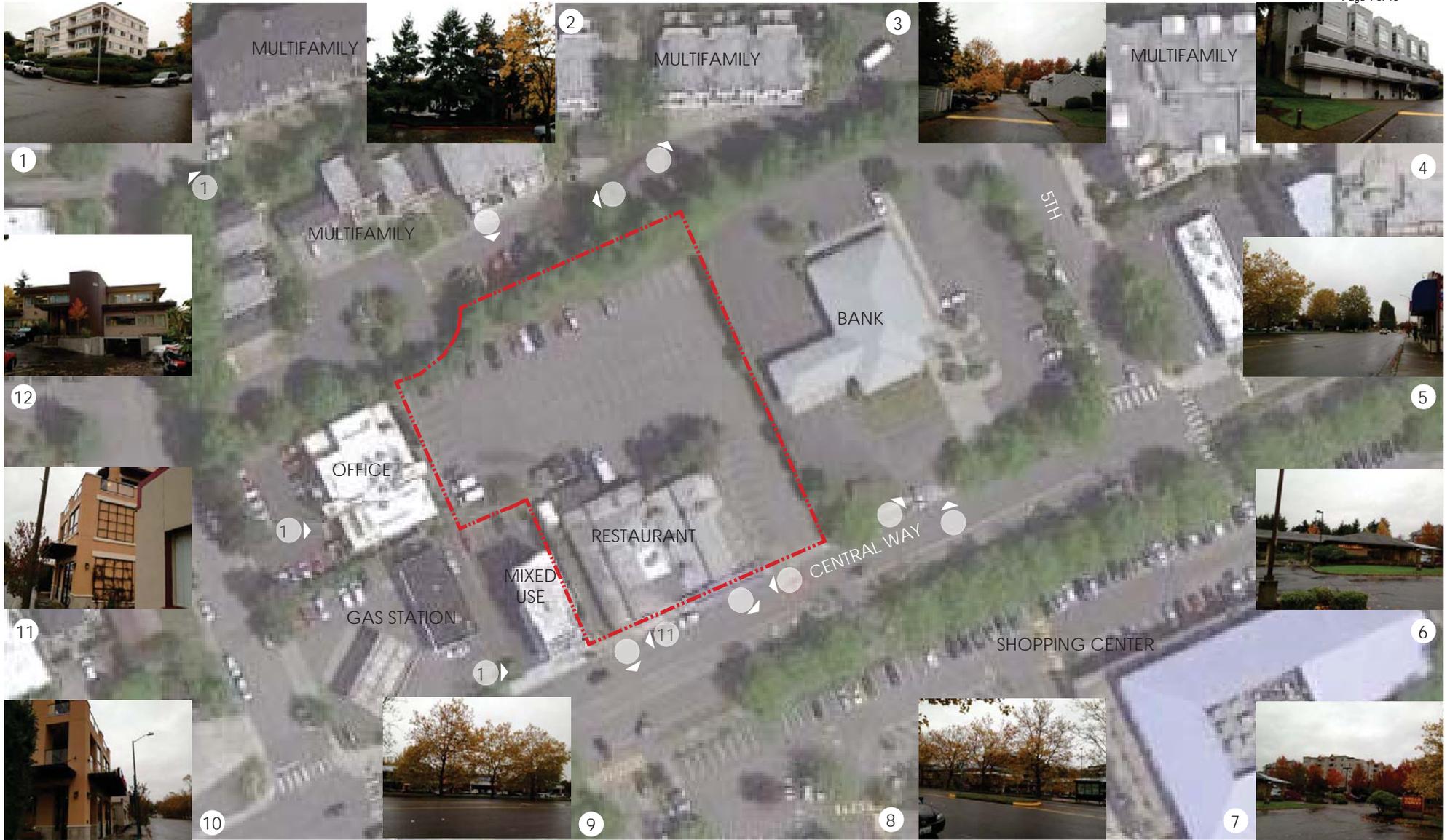


**KIRKLAND LIVE | WORK ART COMMUNITY**  
450 CENTRAL WAY



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450 CENTRAL WAY

SITE ANALYSIS  
VICINITY & ENVIRONMENT





Section 50.47



USE ZONE CHART

Section 50.47		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
USE	REGULATIONS		Front	Side	Rear							
.060	Any Retail Establishment, other than those listed, limited, or prohibited in this zone, selling goods or providing services, including banking and related financial services	D.R., Chapter 142 KZC.	None	20'	0'	0'	80% See Spec. Reg. 5.	41' above average building elevation.	D See Spec. Reg. 4.	E	1 per each 350 sq. ft. of gross floor area.	<ol style="list-style-type: none"> <li>Access for drive-through facilities must be approved by the Public Works Department.</li> <li>Ancillary assembly and manufacture of goods on premises may be permitted only if:               <ol style="list-style-type: none"> <li>The assembled or manufactured goods are directly related to and dependent upon this use, and are available for purchase and removal from the premises.</li> <li>The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.</li> </ol> </li> <li>The sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers is not permitted. Motorcycle sales, service, or rental is permitted if conducted indoors.</li> <li>Landscape Category B is required if the subject property is adjacent to Planned Area 7B.</li> <li>The required front yard for this use shall be zero feet for one story at street level. No parking may encroach into the required 20-foot front yard. If this use provides a zero-foot front yard, the lot coverage for the entire property shall be 100 percent.</li> </ol>
.120	Stacked or Attached Dwelling Units See Special Regulation 1.										See Spec. Reg. 2.	<ol style="list-style-type: none"> <li>This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.</li> <li>This use must provide a minimum of one 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 guest parking stalls provided per development.</li> </ol>

49' ABOVE A.B.E. HEIGHT LIMIT WITH MIN. 4:12 PITCHED MANSARD ROOF PER KZC 50.62.3.b

20' AVERAGE SETBACK FROM STREET AT 2ND STORY PER KZC 50.47.060

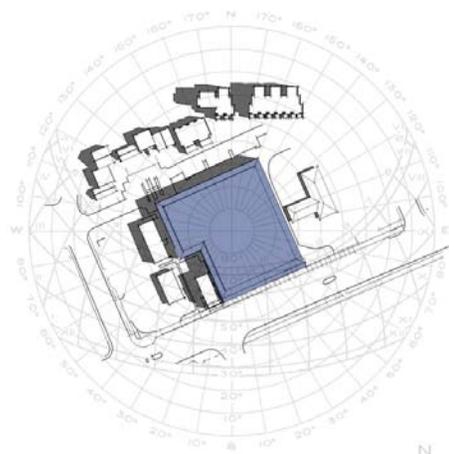


MAXIMUM ZONING ENVELOPE

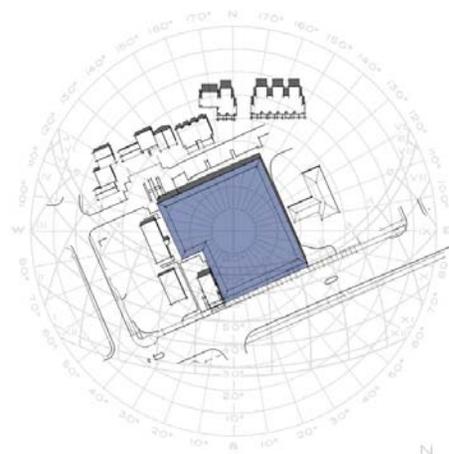


KIRKLAND LIVE | WORK ART COMMUNITY  
 450 CENTRAL WAY

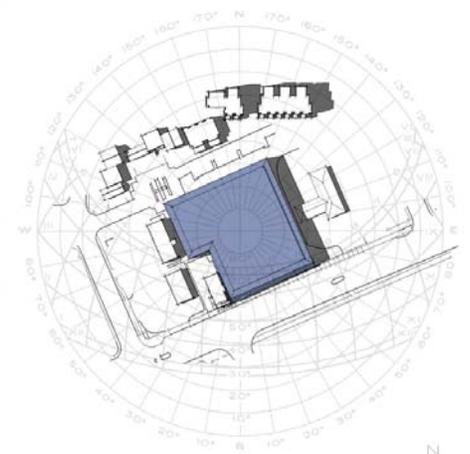
SITE ANALYSIS  
 ZONING SUMMARY



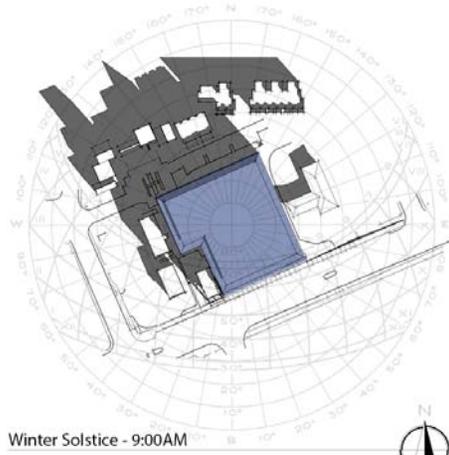
Summer Solstice - 9:00AM



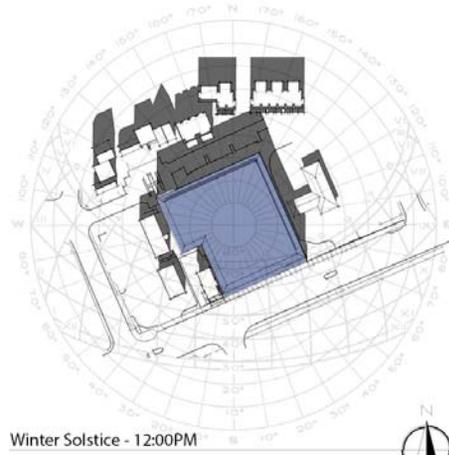
Summer Solstice - 12:00PM



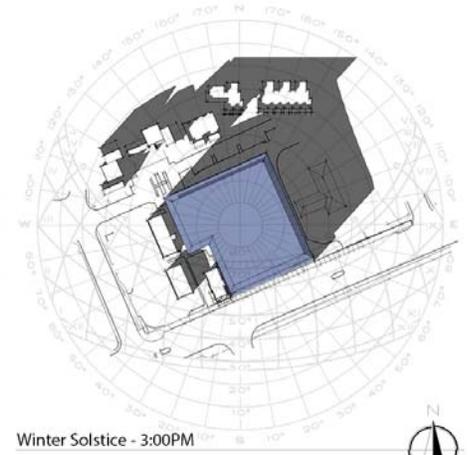
Summer Solstice - 3:00PM



Winter Solstice - 9:00AM

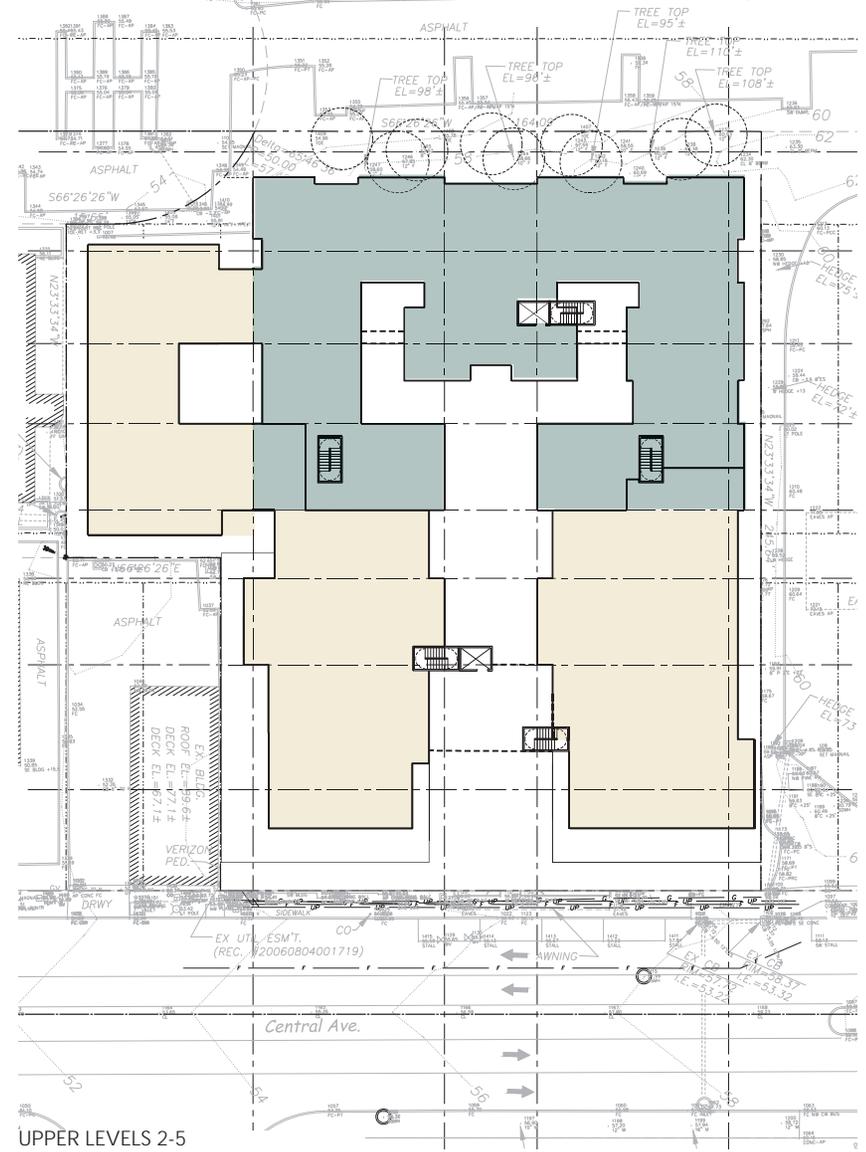
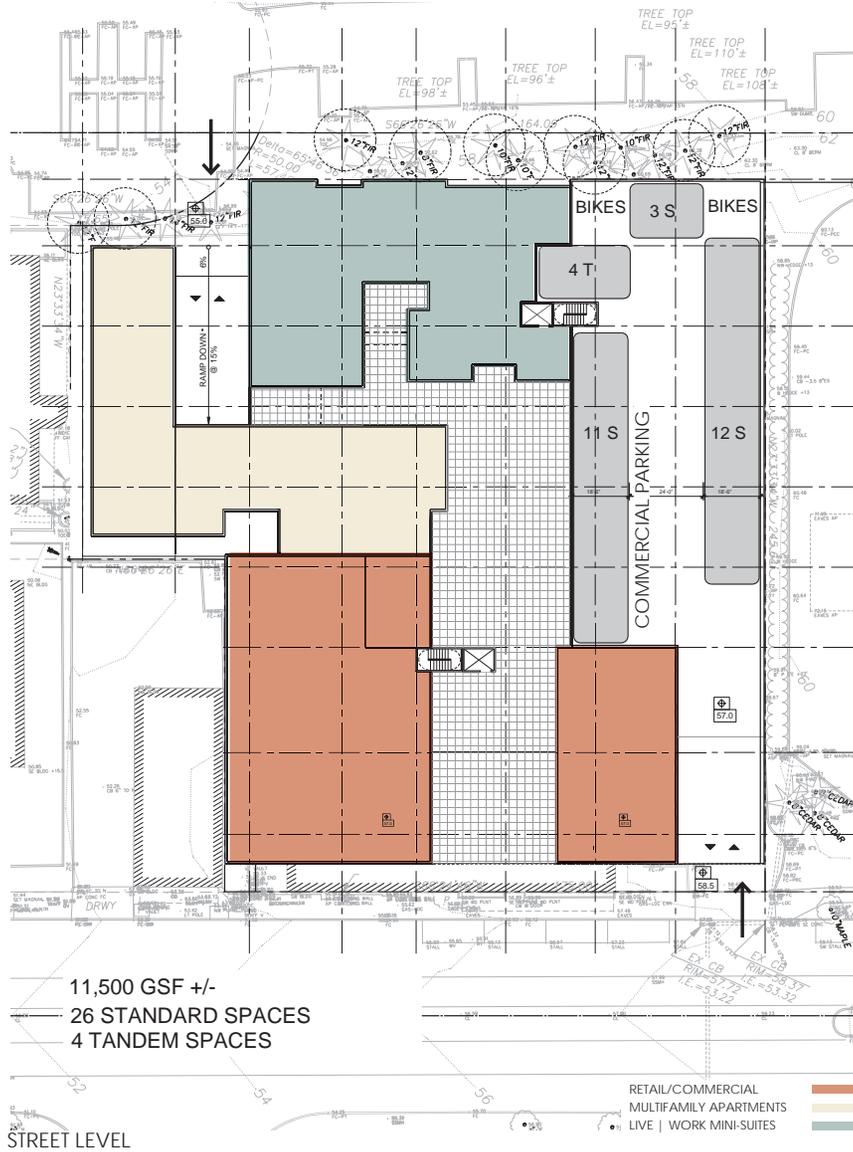


Winter Solstice - 12:00PM



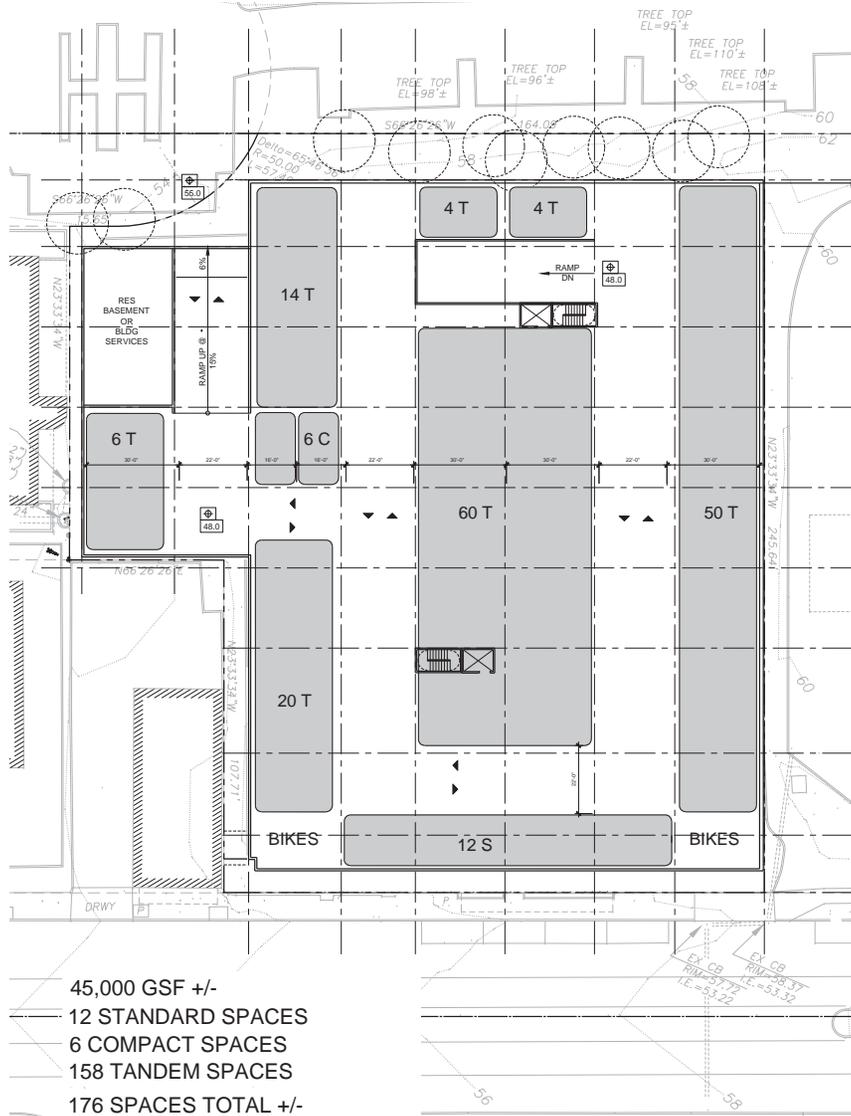
Winter Solstice - 3:00PM



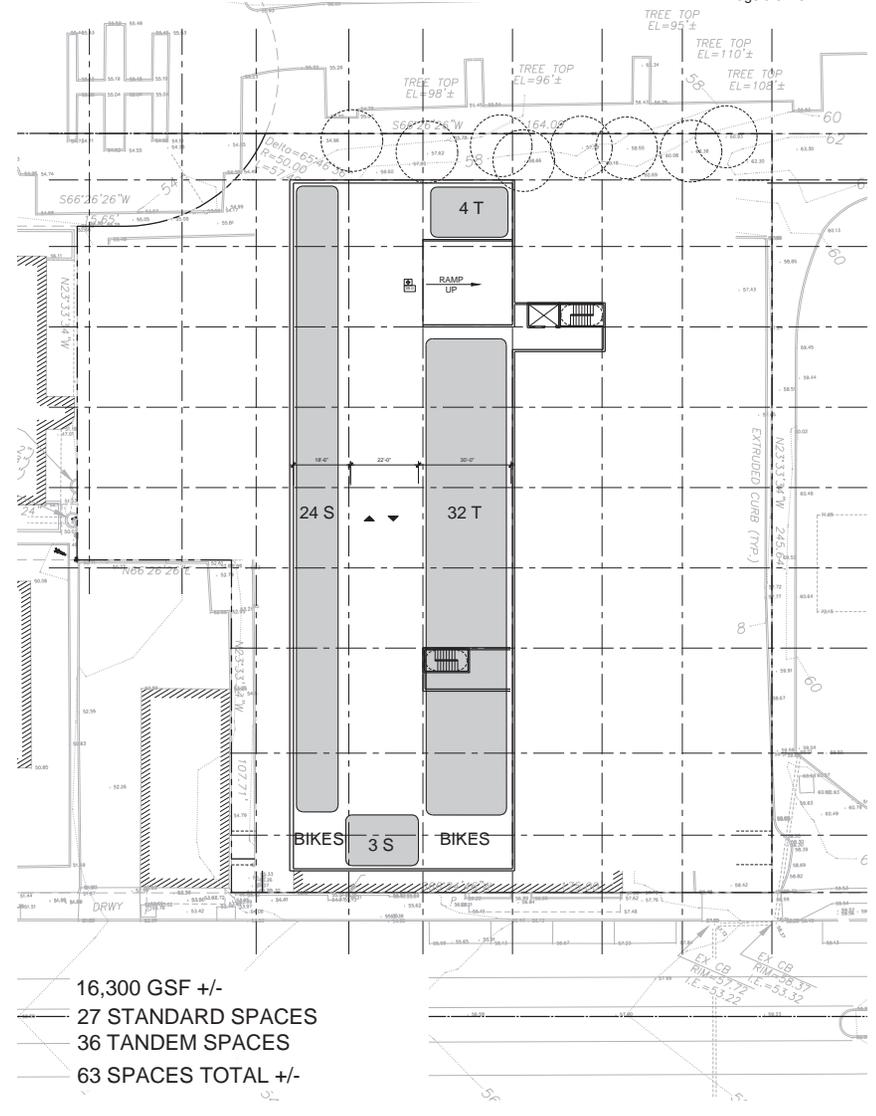


**KIRKLAND LIVE | WORK ART COMMUNITY**  
 450 CENTRAL WAY

PROPOSAL 1  
 COURTYARD SCHEME | MIXED USE



45,000 GSF +/-  
 12 STANDARD SPACES  
 6 COMPACT SPACES  
 158 TANDEM SPACES  
 176 SPACES TOTAL +/-  
 PARKING P1- BELOW GRADE

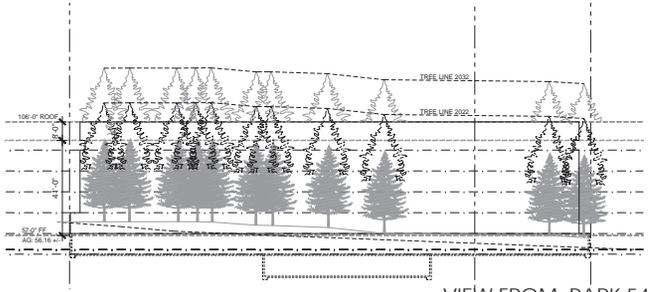


16,300 GSF +/-  
 27 STANDARD SPACES  
 36 TANDEM SPACES  
 63 SPACES TOTAL +/-  
 PARKING P2- BELOW GRADE

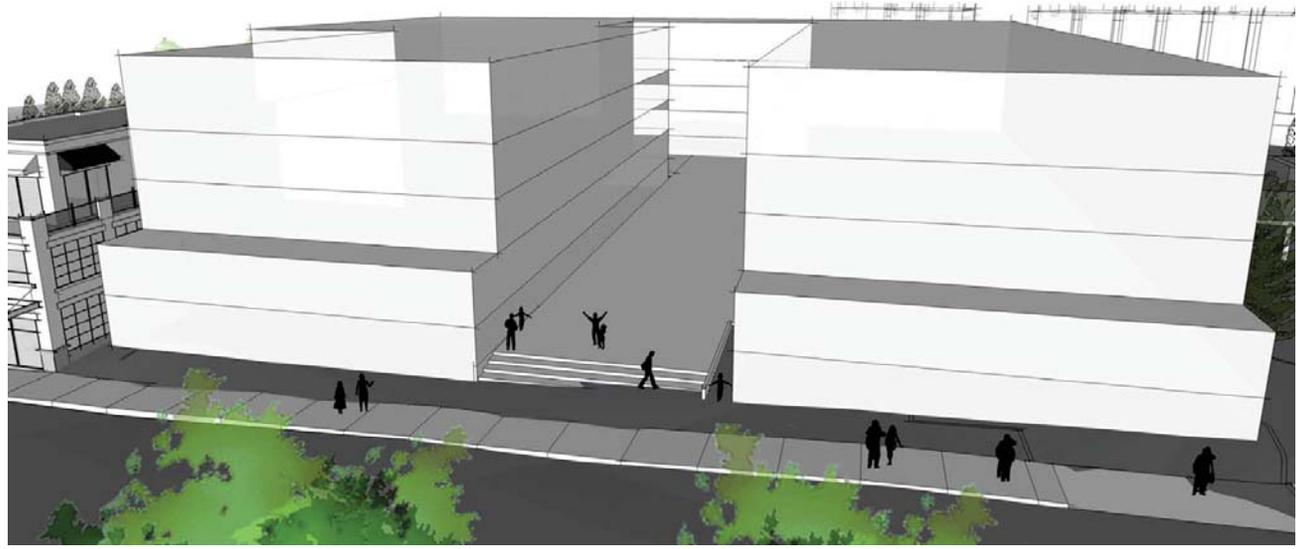


**KIRKLAND LIVE | WORK ART COMMUNITY**  
 450 CENTRAL WAY

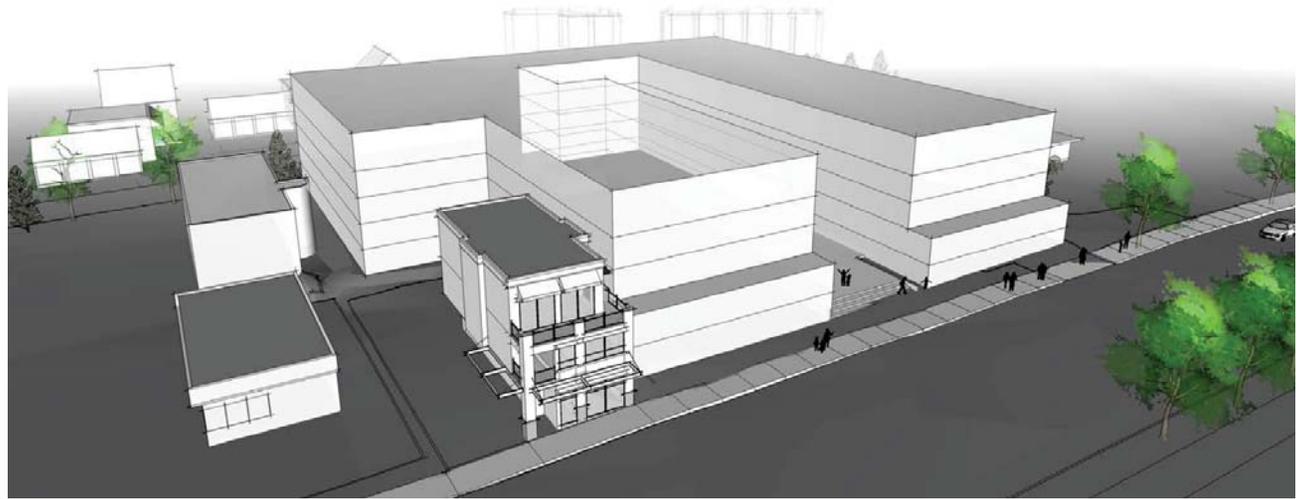
PROPOSAL 1  
 COURTYARD SCHEME | MIXED USE

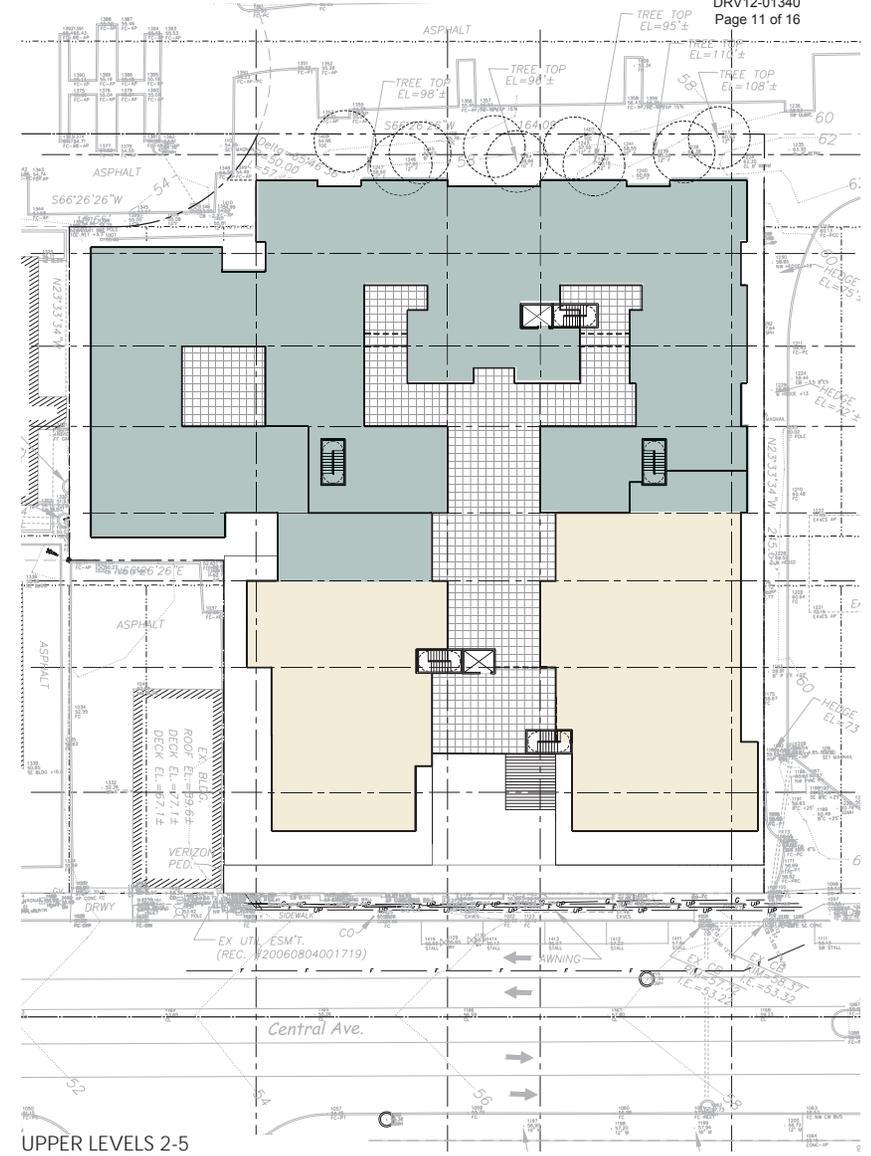
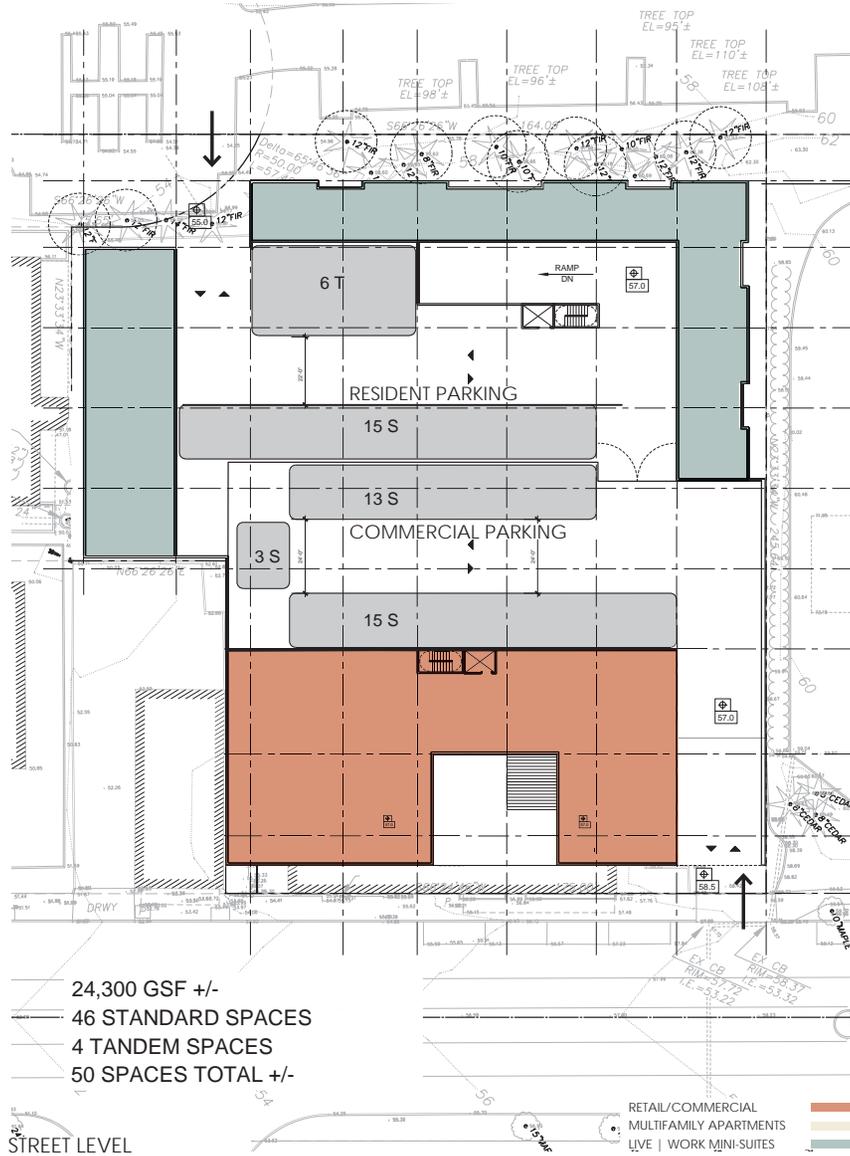


VIEW FROM PARK 54



VIEW FROM CENTRAL WAY





**KIRKLAND LIVE | WORK ART COMMUNITY**  
 450 CENTRAL WAY

PROPOSAL 2  
 RETAIL SCHEME | MIXED USE