

# Lake Street Place

Conceptual Design Conference

Kirkland, WA



**McLeod Development**  
112 Lake St South  
Kirkland, WA 98033

**Chesmore | Buck Architecture**  
27 100th Ave NE, Suite 100  
Bellevue, WA 98004

ATTACHMENT 6  
DRV\12-00921  
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# Lake Street Place

Kirkland, WA

## Project Description

The nature of the Lake Street Place project is threefold: remodel and expand the existing Hector's restaurant building, add office area to the existing Kirkland Waterfront Market building and construct a new building on site.

The Hector's building is proposed to expand and provide 12,900 sf of restaurant and retail space on the first floor, 12,680 sf of office space on the 2nd floor, and 7,100 sf of office space on each of the 3rd and 4th floors. As with our DRB approval in 2009, we propose to keep the original portion of the Hector's building and the approved two story street façade along Lake Street. The newly proposed upper two floors will be stepped back 30 feet from Lake Street. There is a proposed covered pedestrian alley through the first floor leading to an open pedestrian alley behind the building.

The Kirkland Waterfront Market building is proposed to add two new floors above the existing two floors, providing an additional 5,670 sf of office space on each new level. The addition is proposed to cover the north portion of the building and stepped back 30 feet from Lake Street.

The new Pioneer Street building is proposed to be built over the existing parking lot behind the expanded Hector's building and Kirkland Waterfront Market buildings. It is proposed to provide approx. 17,100 sf of restaurant and retail space on the first floor, provide approx. 250 parking stalls on 4 tiers of above grade parking and be topped by approx. 14,075 sf of office space. This building will provide parking required for all three buildings. In addition a pedestrian retail/restaurant experience will be created between the other buildings leading to the retail spaces and elevator lobby of the Pioneer Street building.

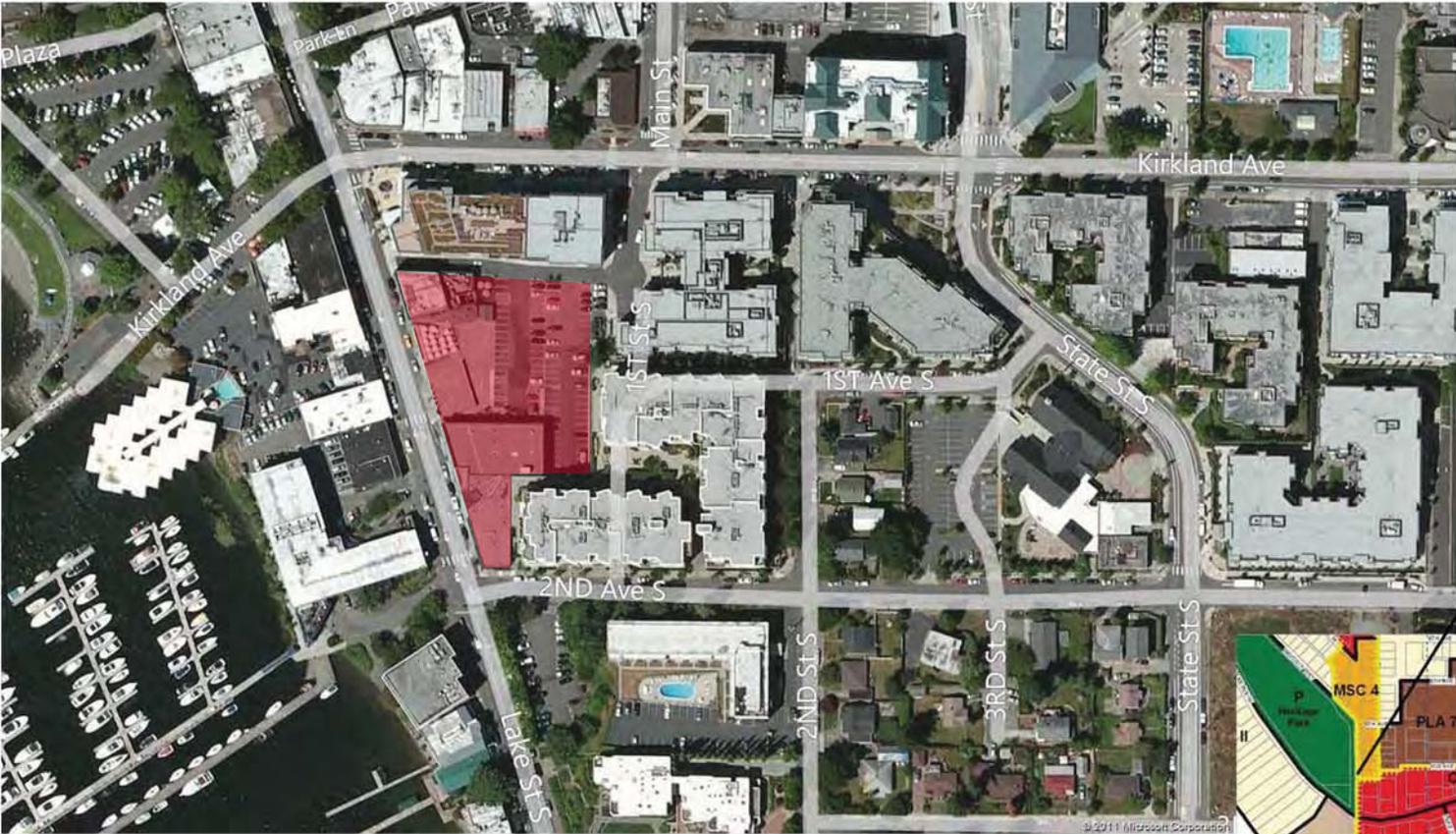
The goal of the Lake Street Place development is to provide much needed parking in Downtown Kirkland along with office space to benefit the restaurant and retail nature that defines Kirkland's waterfront district.

## Area (including existing and new space)

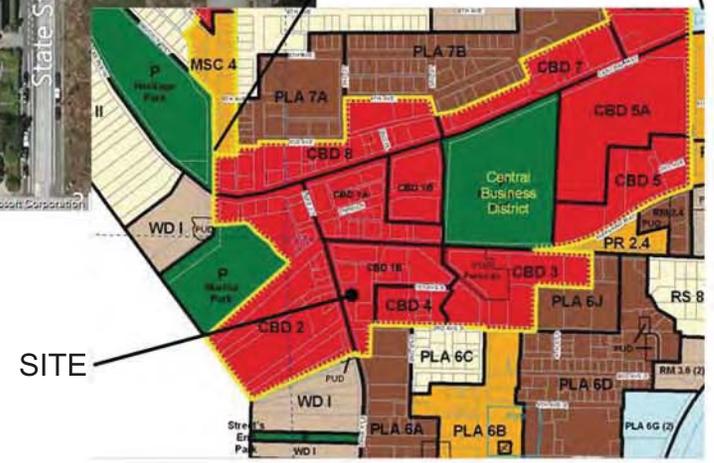
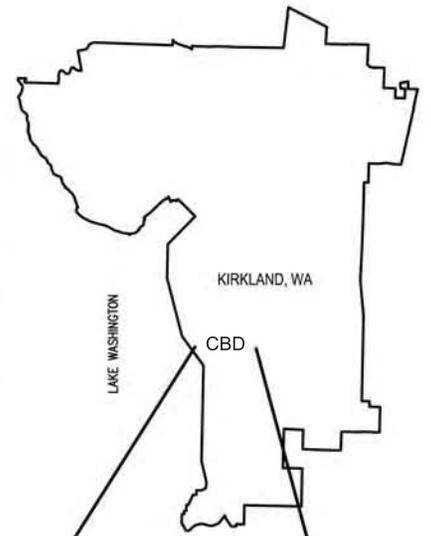
Retail / Restaurant - 42,000 sf (gross)

Office - 64,400 sf (gross)

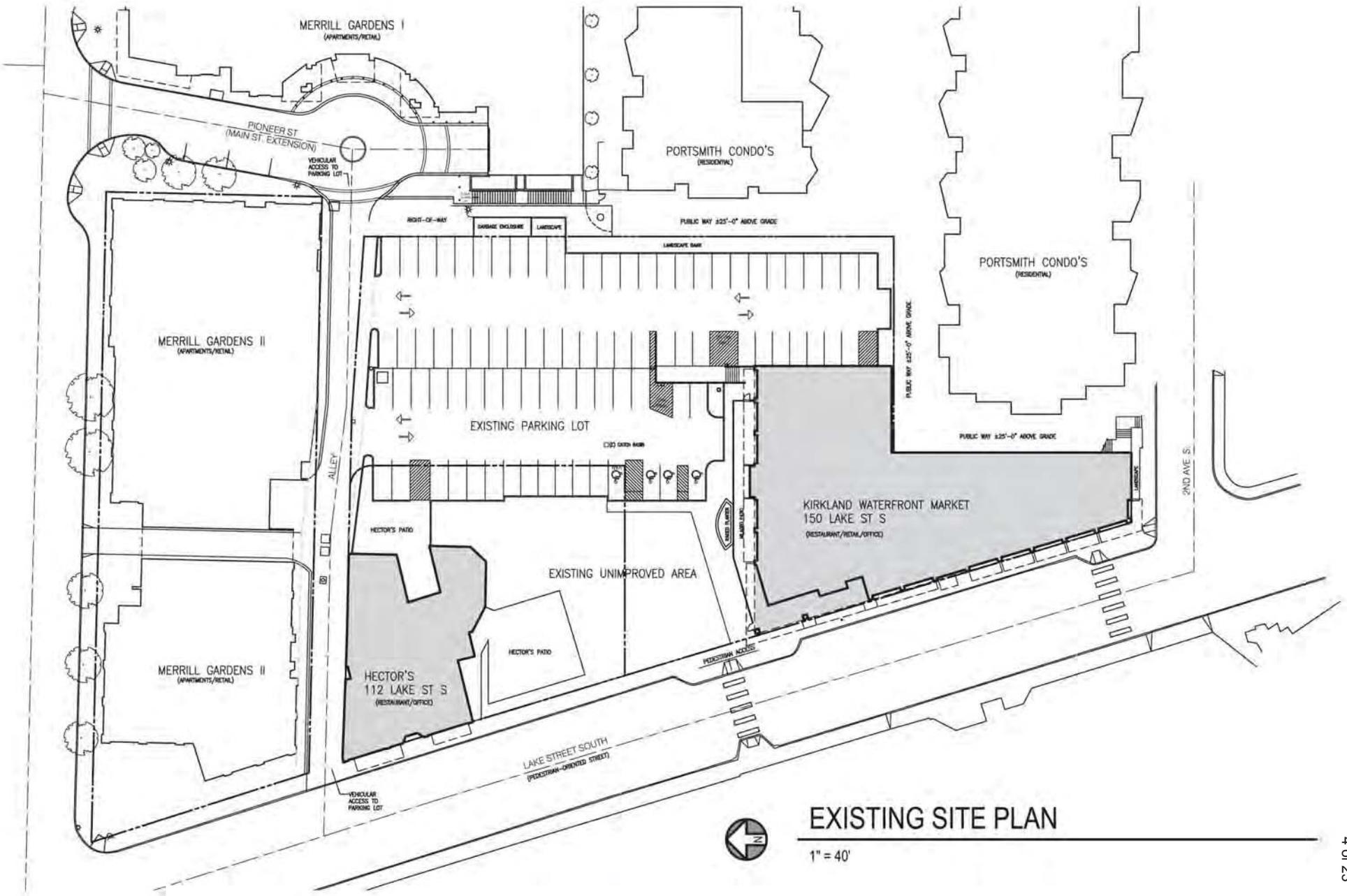
Total - 106,400 sf (gross)



AERIAL PHOTO OF EXISTING SITE



ZONING MAP



# EXISTING SITE PLAN

1" = 40'



VIEW OF McLEOD PROPERTY FROM NORTHWEST



VIEW OF McLEOD PROPERTY FROM WEST



VIEW OF McLEOD PROPERTY FROM EAST



VIEW FROM McLEOD PROPERTY ACROSS LAKE STREET



RIGHT-OF-WAY AT END OF PIONEER ST



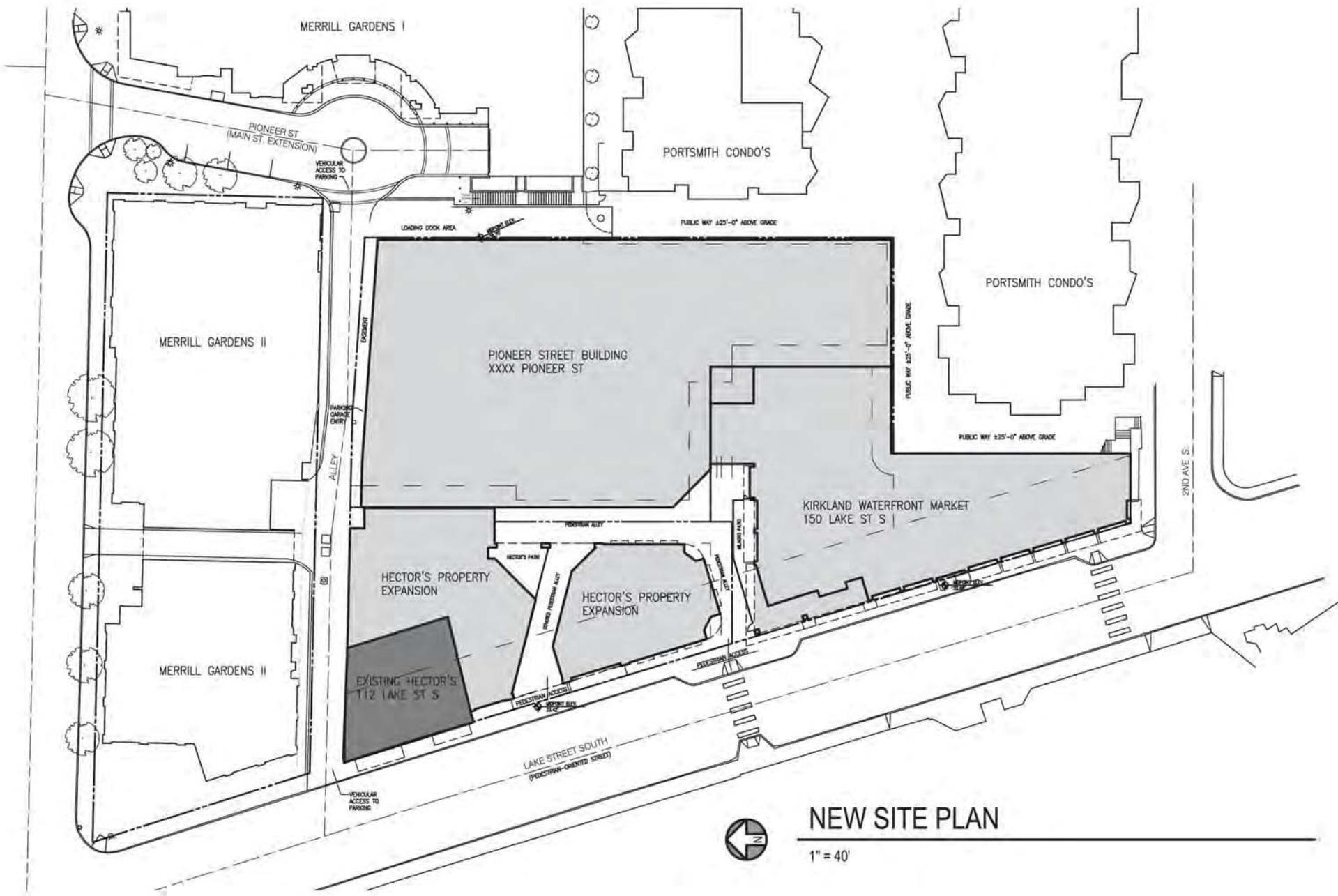
ENTRY TO PIONEER ST FROM KIRKLAND AVE



END OF PIONEER ST

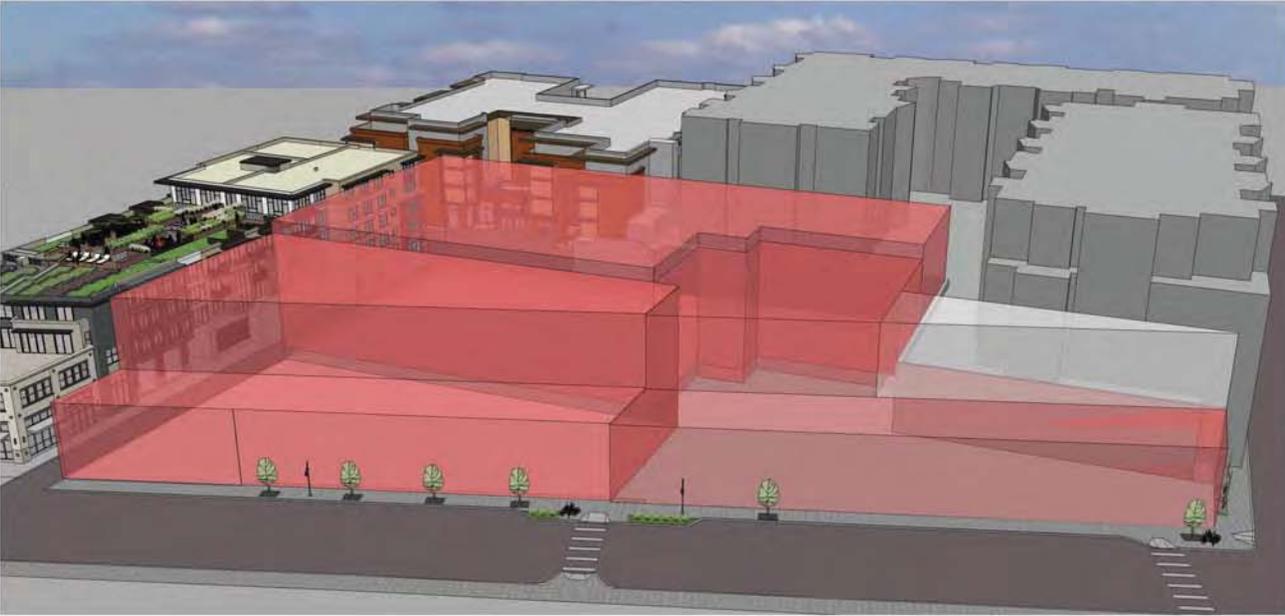


McLEOD PROPERTY FROM PIONEER ST



# NEW SITE PLAN

1" = 40'



MAXIMUM HEIGHT & AREA ENVELOPE  
PER CBD-1B ZONING CODE SHOWN IN  
TRANSLUCENT RED.

TRANSLUCENT WHITE AREA IS NOT  
BUILDABLE PER RECORDED  
AGREEMENT WITH PORTSMITH  
CONDOMINIUMS.



PROPOSED MASSING WITHIN  
MAXIMUM ZONING ENVELOPE

**PREFERRED OPTION:**

Pioneer St. Building - 5 stories Retail/Parking/Office  
KWM - New Office space above existing building, new circulation and expanded area between KWM and Pioneer St. Building.  
Hector's Expansion - Expanded Hector's restaurant and new retail space on first floor and 3 floors of Office above. Create pedestrian alley experience through and around building at grade plane.

**ALTERNATE A:**

Remove circulation and expanded area between buildings which creates a longer east-west alley from Lake St. Required new circulation for upper KWM floors within existing footprint reduces leasable area.

**ALTERNATE B:**

Large courtyard opens up public space off of Lake St. and creates a Lake St. presence for the Pioneer St. Building. Large reduction in leasable Retail and Office space in the Hector's Expansion building makes this option unfeasible.



PREFERRED MASSING OPTION



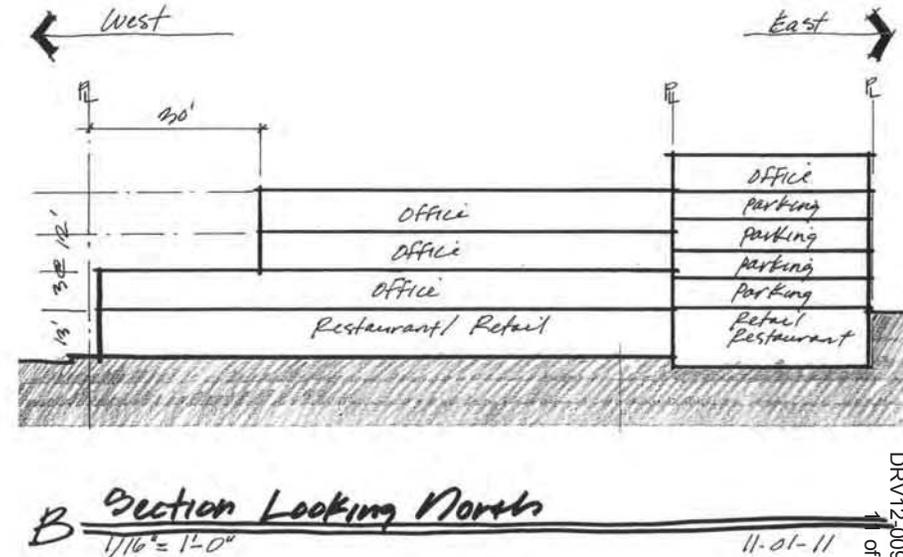
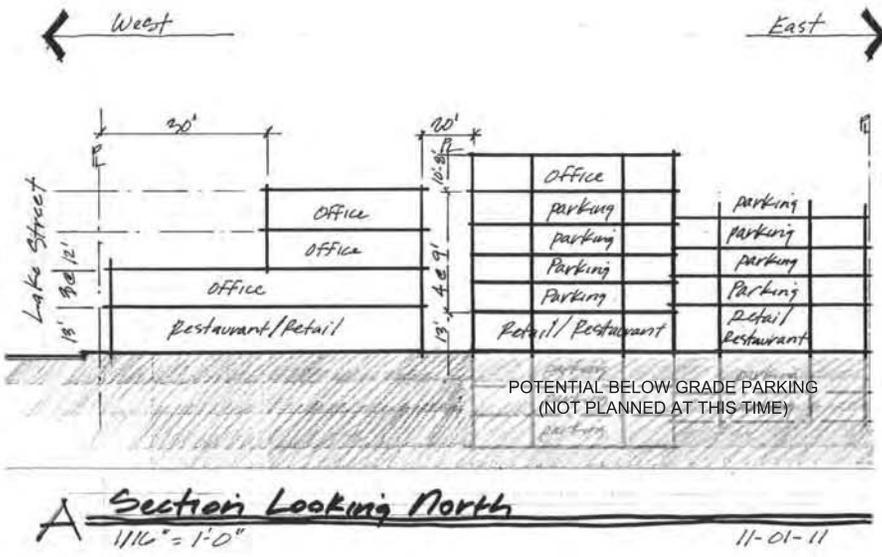
ALTERNATE A



ALTERNATE B



VIEW OF PROPOSED DEVELOPMENT ON McLEOD PROPERTY FROM WEST



ATTACHMENT 6  
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of 23

ALTERNATE A:  
There is no appreciable difference in appearance from Lake St.

ALTERNATE B:  
The large courtyard opens up public space off of Lake St. and creates a Lake St. presence for the Pioneer St. Building. The tower/art feature dominates the courtyard experience. The pedestrian oriented experience along Lake St. wraps around the perimeter of the courtyard.



ALTERNATE A



PREFERRED ELEVATION OPTION



ALTERNATE B



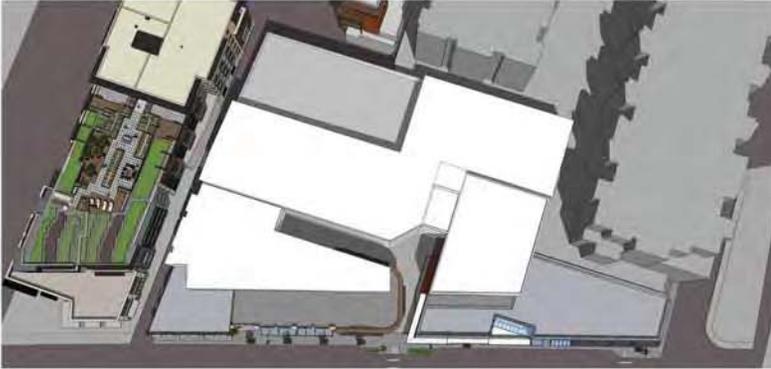
AERIAL VIEW OF PROPOSED MASSING

**ALTERNATE A:**

The longer east-west pedestrian alley from Lake St. is slightly awkward since it is a dead end, whereas the north-south pedestrian alley connects back to Lake St through the Hector's Expansion building.

**ALTERNATE B:**

The large courtyard opens up public space off of Lake St. and creates a Lake St. presence for the Pioneer St. Building. The tower/art feature dominates the courtyard experience. The pedestrian oriented experience along Lake St. wraps around the perimeter of the courtyard.



PREFERRED MASSING OPTION



ALTERNATE A



ALTERNATE B



SOUTHWEST AERIAL PERSPECTIVE

ALTERNATE A:  
There is no appreciable difference in appearance from the south.

ALTERNATE B:  
There is no appreciable difference in appearance from the south.



PREFERRED MASSING OPTION



ALTERNATE A



ALTERNATE B



NORTHWEST AERIAL PERSPECTIVE

ALTERNATE A:  
There is no appreciable difference in appearance from the north.

ALTERNATE B:  
There is no appreciable difference in appearance from the north.



PREFERRED MASSING OPTION



ALTERNATE A



ALTERNATE B



NORTHEAST AERIAL PERSPECTIVE

ALTERNATE A:  
There is no appreciable difference in appearance from the east.

ALTERNATE B:  
There is no appreciable difference in appearance from the east.



PREFERRED MASSING OPTION



ALTERNATE A



ALTERNATE B



PEDESTRIAN ALLEY VIEW FROM LAKE ST

**ALTERNATE A:**

The longer east-west pedestrian alley from Lake St. detracts from the central node that is created in the Preferred Massing. Otherwise, there is no appreciable difference in appearance from Lake St.

**ALTERNATE B:**

The large courtyard provides better solar access for the south and west facing storefronts which could benefit sidewalk cafes and support a more lively piazza like experience. The tower/art/feature could create a new memorable landmark for Downtown Kirkland.



PREFERRED MASSING OPTION



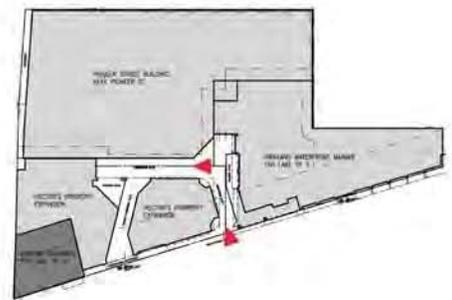
ALTERNATE A



ALTERNATE B



NORTH-SOUTH PEDESTRIAN ALLEY CONCEPT \*



EAST-WEST PEDESTRIAN ALLEY  
VIEW FROM LAKE STREET \*

\* CONCEPTUAL IMAGES COURTESY JPC ARCHITECTS



CHAPTER 50 - CENTRAL BUSINESS DISTRICT (CBD) ZONES

50.05 User Guide.

The charts in KZC [50.12](#) contain the basic zoning regulations that apply in the CBD 1 zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 50.10



**Section 50.10 – 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. The maximum height of structure shall be measured at the midpoint of the frontage of the subject property on the abutting right-of-way, excluding First Avenue South. See KZC [50.62](#) for additional building height provisions.
3. The street level floor of all buildings shall be limited to one or more of the following uses: Retail; Restaurant or Tavern; Banking and Related Financial Services; Entertainment, Cultural and/or Recreational Facility; Parks; Government Facility; or Community Facility. The street level floor of buildings south of Second Avenue South may also include Office Use. The required uses shall have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building on the abutting right-of-way, not including alleys and similar service access streets). Buildings proposed and built after April 1, 2009, and buildings that existed prior to April 1, 2009, which are at least 10 feet below the maximum height of structure, shall have a minimum depth of 10 feet and an average depth of at least 20 feet containing the required uses listed above.  
The Design Review Board (or Planning Director if not subject to D.R.) may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the retail frontage will maximize visual interest. Lobbies for residential, hotel, and office uses may be allowed within this space subject to applicable design guidelines.
4. Where public improvements are required by Chapter [110](#) KZC, sidewalks on pedestrian-oriented streets within CBD 1A and 1B shall be as follows:  
Sidewalks shall be a minimum width of 12 feet. The average width of the sidewalk along the entire frontage of the subject property abutting each pedestrian-oriented street shall be 13 feet. The sidewalk configuration shall be approved through D.R.
5. Upper story setback requirements are listed below. For purposes of the following regulations, the term "setback" shall refer to the horizontal distance between the property line and any exterior wall of the building. The measurements shall be taken from the property line abutting the street prior to any potential right-of-way dedication.
  - a. **Lake Street:** No portion of a building within 30 feet of Lake Street may exceed a height of 28 feet above Lake Street except as provided in KZC [50.62](#).
  - b. **Central Way:** No portion of a building within 30 feet of Central Way may exceed a height of 41 feet above Central Way except as provided in KZC [50.62](#).
  - 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.
  - e. The required upper story setbacks for all floors above the second story shall be calculated as Total Upper Story Setback Area as follows:  
Total Upper Story Setback Area = (Linear feet of front property line(s), not including portions of the site without buildings that are set aside for vehicular areas) x (Required average setback) x (Number of stories proposed above the second story). See Plate 35.
  - 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.
6. May also be regulated under the Shoreline Master Program; refer to Chapter [83](#) KZC.

[link to Section 50.12 table](#)

This page of the Kirkland Zoning Code is current through Ordinance 4371, passed August 7, 2012.

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.kirklandwa.gov/> (<http://www.ci.kirkland.wa.us/>)  
City Telephone: (425) 587-3190  
Code Publishing Company (<http://www.codepublishing.com/>)

Section 50.12



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 50.12	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Restaurant or Tavern	D.R., Chapter 142 KZC	None	0'	0'	0'	100%	CBD 1A – 45' above each abutting right-of-way. CBD 1B – 55' above each abutting right-of-way.	D	E	One per each 125 sq. ft. of gross floor area. See KZC 50.60.	1. Drive-in or drive-through facilities are prohibited.
.020	Any Retail Establishment, other than those specifically listed, limited or prohibited in this zone, selling goods or providing services, excluding banking and related financial services										One per each 350 sq. ft. of gross floor area. See KZC 50.60.	1. The following uses are not permitted in this zone: a. Vehicle service stations. b. The sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers; provided, that motorcycle sales, service, or rental is permitted if conducted indoors. c. Drive-in facilities and drive-through facilities. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled manufactured goods are directly related to and 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.

Section 50.12	 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							
.025	Banking and Related Financial Services See Spec. Reg. 2.	D.R., Chapter 142 KZC	None	0'	0'	0'	100%	CBD 1A – 45' above each abutting right-of-way. CBD 1B – 55' above each abutting right-of-way.	D	E	One per each 350 sq. ft. of gross floor area. See KZC 50.60.	1. Drive-through facilities are permitted as an accessory use only if: <ol style="list-style-type: none"> <li>The drive-through facility is not located on a property that abuts either Park Lane or Lake Street.</li> <li>The drive-through facility existed prior to January 1, 2004, OR the drive-through facility will replace a drive-through facility which existed in CBD 1A or 1B on January 1, 2004, and which drive-through facility:                             <ol style="list-style-type: none"> <li>Was demolished to allow redevelopment of the site on which the primary use was located; and</li> <li>Will serve the same business served by the replaced facility, even if that business moves to a new location; and</li> <li>Does not result in a net increase in the number of drive-through lanes serving the primary use; and</li> </ol> </li> <li>The Public Works Department determines that vehicle stacking will not impede pedestrian or vehicular movement within the right-of-way, and that the facility will not impede vehicle or pedestrian visibility as vehicles enter the sidewalk zone; and</li> <li>The vehicular access lanes will not be located between the street and the buildings and the configuration of the facility and lanes is generally perpendicular to the street; and</li> <li>Any replacement drive-through facility is reviewed and approved pursuant to Chapter 142 KZC for compliance with the following criteria:                             <ol style="list-style-type: none"> <li>The design of the vehicular access for any new drive-through facility is compatible with pedestrian walkways and parking access.</li> <li>Disruption of pedestrian travel and continuity of pedestrian-oriented retail is limited by minimizing the width of the facility and associated curb-cuts.</li> </ol> </li> </ol> 2. Unless this use existed on the subject property prior to January 1, 2004, Banking and Financial Services may not be located within the 30-foot depth (as established by General Regulation 3) on the street level floor of a building fronting on Park Lane and Lake Street.

Section 50.12

Zone  
CBD-1A,  
1B

USE ZONE CHART

**DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS**

Section 50.12	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)		
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure	
				Front	Side	Rear							
.030	Hotel or Motel	D.R., Chapter 142 KZC	None	0'	0'	0'	100%	CBD 1A – 45' above each abutting right-of-way. CBD 1B – 55' above each abutting right-of-way.	D	E	One for each room. See Spec. Reg. 2 and KZC 50.60.	<ol style="list-style-type: none"> <li>The following uses are not permitted in this zone:                             <ol style="list-style-type: none"> <li>Vehicle service stations.</li> <li>Vehicle and/or boat sale, repair, service or rental.</li> <li>Drive-in facilities and drive-through facilities.</li> </ol> </li> <li>The parking requirement for hotel or motel use does not include parking requirements for ancillary meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis.</li> </ol>	
.040	Entertainment, Cultural and/or Recreational Facility									See KZC 50.60 and 105.25.			
.060	Private Club or Lodge									B	See KZC 50.60 and 105.25.		<ol style="list-style-type: none"> <li>Ancillary assembly and manufacture of goods on premises may be permitted as part of an office use if:                             <ol style="list-style-type: none"> <li>The ancillary assembled or manufactured goods are subordinate to and dependent on this office use; and</li> <li>The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses.</li> </ol> </li> <li>The following regulations apply to veterinary offices only:                             <ol style="list-style-type: none"> <li>May only treat small animals on the subject property.</li> <li>Outside runs and other outside facilities for the animals are not permitted.</li> <li>Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the D.R. and building permit applications.</li> <li>A veterinary office is not permitted if the subject property contains dwelling units.</li> </ol> </li> </ol>
.070	Office Use									D	One per each 350 sq. ft. of gross floor area. See KZC 50.60.		
.080	Stacked or Attached Dwelling Units									A	1.7 per unit. See KZC 50.60.		
.090	School, Day-Care Center or Mini School or Day-Care Center									B	See KZC 50.60 and 105.25.		<ol style="list-style-type: none"> <li>A six-foot-high fence is required along all property lines adjacent to outside play areas.</li> <li>Structured play areas must be set back from all property lines by at least five feet.</li> <li>Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li> <li>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.</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</li> </ol>

(Revised 3/09)

Section 50.12	 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	Lot Coverage	Height of Structure								
.100	Assisted Living Facility	D.R., Chapter 142 KZC.	None	0'	0'	0'	100%	CBD 1A – 45' above each abutting right-of-way. CBD 1B – 55' above each abutting right-of-way.	D	A	1.7 per independent unit. 1 per assisted living unit. See KZC 50.60.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility: a. One parking stall shall be provided for each bed.
.110	Public Utility, Government Facility, or Community Facility								D See Special Reg. 1.	B	See KZC 50.60 and 105.25.	1. Landscape Category B or C may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses.
.120	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										



**DEVELOPMENT STANDARDS. DRV12-00921. September 24, 2012**  
**PLANNING, FIRE, AND PUBLIC WORKS (No comments from Building Dept.)**

**PLANNING DEPARTMENT - ZONING CODE STANDARDS**

**5.10.920 Subject Property.** The entire lot, series of lots or parcels on which a development or use is or will be located and that is otherwise subject to the provision of this code.

**92.35 Prohibited Materials In Design Districts.** If in a design district the following building materials are prohibited or limited in use: mirrored glass or reflective materials, corrugated fiberglass, chain link fencing, metal siding, concrete block, backlit awnings. Water spigots are required along building facades along sidewalks for cleaning and plant watering. Commercial buildings with more than one tenant shall install a cornerstone or plaque.

**95.51.2.a Required Landscaping.** All required landscaping shall be maintained throughout the life of the development. The applicant shall submit an agreement to the city to be recorded with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall provide a final as-built landscape plan and an agreement to maintain and replace all landscaping that is required by the City.

**95.44 Parking Area Landscape Islands.** Landscape islands must be included in parking areas as provided in this section.

**95.50 Tree Installation Standards.** All supplemental trees to be planted shall conform to the Kirkland Plant List. All installation standards shall conform to Kirkland Zoning Code Section 95.45.

**95.52 Prohibited Vegetation.** Plants listed as prohibited in the Kirkland Plant List shall not be planted in the City.

**100.25 Sign Permits.** Separate sign permit(s) are required. In JBD and CBD cabinet signs are prohibited.

**105.18 Pedestrian Walkways.** All uses, except single family dwelling units and duplex structures, must provide pedestrian walkways designed to minimize walking distances from the building entrance to the right of way and adjacent transit facilities, pedestrian connections to adjacent properties, between primary entrances of all uses on the subject property, through parking lots and parking garages to building entrances. Easements may be required. In design districts through block pathways or other pedestrian improvements may be required. See also Plates 34 in Chapter 180.

**105.32 Bicycle Parking.** All uses, except single family dwelling units and duplex structures with 6 or more vehicle parking spaces must provide covered bicycle parking within 50 feet of an entrance to the building at a ratio of one bicycle space for each twelve motor vehicle parking spaces. Check with Planner to determine the number of bike racks required and location.

**105.18 Entrance Walkways.** All uses, except single family dwellings and duplex structures, must provide pedestrian walkways between the principal entrances to all businesses, uses, and/or buildings on the subject property.

**105.18 Overhead Weather Protection.** All uses, except single family dwellings, multifamily, and industrial uses, must provide overhead weather protection along any portion of the building, which is adjacent to a pedestrian walkway.

**105.18.2 Walkway Standards.** Pedestrian walkways must be at least 5' wide; must be distinguishable from traffic lanes by pavement texture or elevation; must have adequate lighting for security and safety. Lights must be non-glare and mounted no more than 20' above the ground.

**105.18.2 Overhead Weather Protection Standards.** Overhead weather protection must be provided along any portion of the building adjacent to a pedestrian walkway or sidewalk; over the primary exterior entrance to all buildings. May be composed of awnings, marquees, canopies or building overhangs; must cover at least 5' of the width of the adjacent walkway; and must be at least 8 feet above the ground immediately below it. In design districts, translucent awnings may not be backlit; see section for the percent of property frontage or building facade.

**105.19 Public Pedestrian Walkways.** The height of solid (blocking visibility) fences along pedestrian pathways that are not directly adjacent a public or private street right-of-way shall be limited to 42 inches unless otherwise approved by the Planning or Public Works Directors. All new building structures shall be setback a minimum of five feet from any pedestrian access right-of-way, tract, or easement that is not directly adjacent a public or private street right-of-way. If in a design district, see section and Plate 34 for through block pathways standards.

**105.58 Parking Lot Locations in Design Districts.** See section for standards unique to each district.

**105.65 Compact Parking Stalls.** Up to 50% of the number of parking spaces may be designated for compact cars.

**105.60.2 Parking Area Driveways.** Driveways which are not driving aisles within a parking area shall be a minimum width of 20 feet.

**105.60.3 Wheelstops.** Parking areas must be constructed so that car wheels are kept at least 2' from pedestrian and landscape areas.

**105.77 Parking Area Curbing.** All parking areas and driveways, for uses other than detached dwelling units must be surrounded by a 6" high vertical concrete curb.

**110.52 Sidewalks and Public Improvements in Design Districts.** See section, Plate 34 and public works approved plans manual for sidewalk standards and decorative lighting design applicable to design districts.

**110.60.5 Street Trees.** All trees planted in the right-of-way must be approved as to species by the City. All trees must be two inches in diameter at the time of planting as measured using the standards of the American Association of Nurserymen with a canopy that starts at least six feet above finished grade and does not obstruct any adjoining sidewalks or driving lanes.

**115.25 Work Hours.** It is a violation of this Code to engage in any development activity or to operate any heavy equipment before 7:00 am. or after 8:00 pm Monday through Friday, or before 9:00 am or after 6:00 pm Saturday. No development activity or use of heavy equipment may occur on Sundays or on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas Day. The applicant will be required to comply with these regulations and any violation of this section will result in enforcement action, unless written permission is obtained from the Planning official.

**115.45 Garbage and Recycling Placement and Screening.** For uses other than detached dwelling units, duplexes, moorage facilities, parks, and construction sites, all garbage receptacles and dumpsters must be setback from property lines, located outside landscape buffers, and screened from view from the street, adjacent properties and pedestrian walkways or parks by a solid sight-obscuring enclosure.

**115.47 Service Bay Locations.** All uses, except single family dwellings and multifamily structures, must locate service bays away from pedestrian areas. If not feasible must screen from view.

**115.75.2 Fill Material.** All materials used as fill must be non-dissolving and non-decomposing. Fill material must not contain organic or inorganic material that would be detrimental to the water quality, or existing habitat, or create any other significant adverse impacts to the environment.

**115.90 Calculating Lot Coverage.** The total area of all structures and pavement and any other impervious surface on the subject property is limited to a maximum percentage of total

lot area. See the Use Zone charts for maximum lot coverage percentages allowed. Section 115.90 lists exceptions to total lot coverage calculations See Section 115.90 for a more detailed explanation of these exceptions.

**115.95 Noise Standards.** The City of Kirkland adopts by reference the Maximum Environmental Noise Levels established pursuant to the Noise Control Act of 1974, RCW 70.107. See Chapter 173-60 WAC. Any noise, which injures, endangers the comfort, repose, health or safety of persons, or in any way renders persons insecure in life, or in the use of property is a violation of this Code.

**115.115.3.p HVAC and Similar Equipment:** These may be placed no closer than five feet of a side or rear property line, and shall not be located within a required front yard; provided, that HVAC equipment may be located in a storage shed approved pursuant to subsection (3)(m) of this section or a garage approved pursuant to subsection (3)(o)(2) of this section. All HVAC equipment shall be baffled, shielded, enclosed, or placed on the property in a manner that will ensure compliance with the noise provisions of KZC 115.95.

**115.115.d Driveway Setbacks.** Parking areas and driveways for uses other than detached dwelling units, attached and stacked dwelling units in residential zones, or schools and day-cares with more than 12 students, may be located within required setback yards, but, except for the portion of any driveway which connects with an adjacent street, not closer than 5 feet to any property line.

**115.120 Rooftop Appurtenance Screening.** New or replacement appurtenances on existing buildings shall be surrounded by a solid screening enclosure equal in height to the appurtenance. New construction shall screen rooftop appurtenances by incorporating them in to the roof form.

**115.135 Sight Distance at Intersection.** Areas around all intersections, including the entrance of driveways onto streets, must be kept clear of sight obstruction as described in this section.

***Prior to occupancy:***

**95.51.2.a Required Landscaping.** All required landscaping shall be maintained throughout the life of the development. The applicant shall submit an agreement to the city to be recorded with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall provide a final as-built landscape plan and an agreement to maintain and replace all landscaping that is required by the City

**110.60.5 Landscape Maintenance Agreement.** The owner of the subject property shall sign a landscape maintenance agreement, in a form acceptable to the City Attorney, to run with the subject property to maintain landscaping within the landscape strip and landscape island portions of the right-of-way. It is a violation to pave or cover the landscape strip with impervious material or to park motor vehicles on this strip.

**110.60.6 Mailboxes.** Mailboxes shall be installed in the development in a location approved by the Postal Service and the Planning Official. The applicant shall, to the maximum extent possible, group mailboxes for units or uses in the development.

**110.75 Bonds.** The City may require or permit a bond to ensure compliance with any of the requirements of the Required Public Improvements chapter.

**FIRE FLOW**

Available fire flow in the area is approximately 4,000 gpm, which is adequate for development. An additional hydrant may be required to provide coverage.

**HYDRANTS**

One new hydrant is required to be installed in front of the property. It shall be equipped with a 5" Storz fitting.

**SPRINKLERS & STANDPIPES**

Fire sprinklers and standpipes are required to be installed throughout the building. A separate permit is required from the Fire Department prior to installation. Submit three sets of plans, specifications and calculations for approval. All plans shall be designed and stamped by a person holding a State of Washington Certificate of Competency Level III certification. The system, including the underground supply line, shall be installed by a state licensed sprinkler contractor. REF RCW 18.60 State of Washington.

Note: Per the IFC and IBC, standpipes shall be operational when the progress of construction is not more than 35 feet in height above the lowest level of fire department access. The standpipe shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.

**FIRE ALARM**

A fire alarm system is required to be installed throughout the building. A separate permit is required from the Fire Department prior to installation. Submit three sets of plans and specifications for approval. The system shall comply with Washington State Barrier Free requirements regarding installation of visual devices and pull stations. The specific requirements for the system can be found in Kirkland Operating Policy 10.

**FIRE EXTINGUISHERS**

Portable fire extinguishers are required per Section 906 of the IFC and Kirkland Municipal Code 21.20.105. Minimum rating shall be 2A10BC. Travel distance to a fire extinguisher shall not exceed 75 feet as measured along the route of travel. Extinguishers shall be mounted or in cabinets so that the top of the extinguisher is no more than 5 feet above the finished floor. Note: The exception noted in the IFC in which buildings with quick response sprinklers are not required to provide extinguishers was not adopted by Kirkland.

**KEY BOX**

A Key box is required (Knox Box). It shall be installed in an approved accessible location no higher than six feet above grade. In most cases it will be located at the front entrance to the building. The box may be purchased on-line at [www.knoxbox.com](http://www.knoxbox.com); or by filling out an order form which is available from the Fire Department office. Contact the Fire Prevention Bureau at 425-587-3650 for more information.

**BUILDING RADIO COVERAGE**

Building Radio Coverage (800 MHz). Effective 1/1/07, all new buildings shall support adequate radio coverage for City emergency services workers, including but not limited to firefighters and police officers.

**PUBLIC WORKS DEPARTMENT**

You can review your permit status and conditions at [www.kirklandpermits.net](http://www.kirklandpermits.net)

**PUBLIC WORKS CONDITIONS**

Permit #: DRV12-00921

Project Name: Mcleod Lake Street Mixed Use

Project Address: 118 Lake Street South

Date: September 18, 2012

**Public Works Staff Contacts**

Land Use and Pre-Submittal Process:

Rob Jammerman, Development Engineering Manager

Phone: 425-587-3845 Fax: 425-587-3807

E-mail: [rjammer@ci.kirkland.wa.us](mailto:rjammer@ci.kirkland.wa.us)

Building and Land Surface Modification (Grading) Permit Process:

John Burkhalter, Development Engineering Supervisor

Phone: 425-587-3853 Fax: 425-587-3807

E-mail: [jburkhal@ci.kirkland.wa.us](mailto:jburkhal@ci.kirkland.wa.us)

**General Conditions:**

1. All public improvements associated with this project including street and utility improvements, must meet the City of Kirkland Public Works Pre-Approved Plans and Policies Manual. A Public Works Pre-Approved Plans and Policies manual can be purchased from the Public Works Department, or it may be retrieved from the Public Works Department's page at the City of Kirkland's web site at [www.ci.kirkland.wa.us](http://www.ci.kirkland.wa.us).

2. This project will be subject to Public Works Permit and Connection Fees. It is the applicant's responsibility to contact the Public Works Department by phone or in person to determine the fees. The fees can also be review

the City of Kirkland web site at [www.ci.kirkland.wa.us](http://www.ci.kirkland.wa.us). The applicant should anticipate the following fees:

- o Water and Sewer connection Fees (paid with the issuance of a Building Permit)
- o Side Sewer Inspection Fee (paid with the issuance of a Building Permit)
- o Water Meter Fee (paid with the issuance of a Building Permit)
- o Right-of-way Fee
- o Review and Inspection Fee (for utilities and street improvements).
- o Traffic Impact Fee (paid with the issuance of Building Permit). For additional information, see notes below.

3. The applicant must apply for a Concurrency Test Notice. Contact Thang Nguyen, Transportation Engineer, a 425-587-3869 for more information.

4. Building Permits associated with this proposed project will be subject to the traffic impact fees per Chapter 27.04 of the Kirkland Municipal Code. The impact fees shall be paid prior to issuance of the Building Permit(s).

5. Any buildings which have been demolished will receive a Traffic Impact Fee credit if a complete Building Permit is applied for within 5 years of the demolition of the existing building. This credit will be applied to the first Building Permit that is applied for within the project.

6. Provide a construction parking plan prior to issuance of a Building Permit.

7. All civil engineering plans which are submitted in conjunction with a building, grading, or right-of-way permit must conform to the Public Works Policy titled ENGINEERING PLAN REQUIREMENTS. This policy is contained in the Public Works Pre-Approved Plans and Policies manual.

8. All street improvements and underground utility improvements (storm, sewer, and water) must be designed by a Washington State Licensed Engineer; all drawings shall bear the engineers stamp.

9. All plans submitted in conjunction with a building, grading or right-of-way permit must have elevations which are based on the King County datum only (NAVD 88).

10. A completeness check meeting is required prior to submittal of any Building Permit applications.

11. Prior to issuance of any commercial or multifamily Building Permit, the applicant shall provide a plan for garbage storage and pickup. The plan shall be approved by Waste Management and the City.

#### Sanitary Sewer Conditions:

1. The existing sanitary sewer main within the public right-of-way along the front of the property is adequate.
2. Provide a 6-inch minimum side sewer stub to the building; plumbing code may dictate a larger side sewer line. Parking garage drains shall be connected to the sewer.

#### Water System Conditions:

1. The existing water main in the public right-of-way along the front of the subject property is adequate.
2. Provide water service to the building sized per the Uniform Plumbing Code. In mixed-use projects each use shall have a separate water meter, i.e., the retail use shall have a separate water meter from commercial office use.
3. All unused existing water services shall be abandoned at the water main.
4. Provide fire hydrants per the Fire Departments requirements.

#### Surface Water Conditions:

##### 2009 KCSWDM

1. Provide temporary and permanent storm water control per the 2009 King County Surface Water Design Manual and the Kirkland Addendum. See Policies D-2 and D-3 in the PW Pre-Approved Plans for drainage review information, or contact city of Kirkland Surface Water staff at (425) 587-3800 for help in determining drainage review requirements.
2. If this project disturbs greater than one acre, the applicant is responsible to apply for a Construction Stormwater General Permit from Washington State Dept. of Ecology. Specific permit information can be found at the following website: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> Among other requirements, this permit requires the applicant to prepare a Storm Water Pollution Prevention Plan

(SWPPP) and identify a Certified Erosion and Sediment Control Lead (CESCL) prior to the start of construction. The CESCL shall attend the City of Kirkland Public Works Department pre-construction meeting with a completed SWPPP.

3. Provide an erosion control plan with Building or Land Surface Modification Permit application. The plan shall be in accordance with the 2009 King County Surface Water Design Manual.
4. Construction drainage control shall be maintained by the developer and will be subject to periodic inspections. During the period from April 1 to October 31, all denuded soils must be covered within 15 days; between November 1 and March 31, all denuded soils must be covered within 12 hours. If an erosion problem already exists on the site, other cover protection and erosion control will be required.
5. All roof and driveway drainage must be tight-lined to the storm drainage system.

#### Street and Pedestrian Improvement Conditions:

1. The subject property abuts Lake Street (an Arterial) and a public alley. Zoning Code sections 110.10 and 110.25 require the applicant to make half-street improvements in rights-of-way abutting the subject property. Section 110.30-110.50 establishes that this street must be improved with the following:

##### Lake Street

- A. Remove and replace all of the existing curb and gutter (that has not already been replaced).
- B. Remove the existing sidewalk and install a new 10 ft wide (minimum) sidewalk with street trees in tree grates 30 ft on-center. The section of sidewalk in front of Hectors Restaurant that is less than 10 ft wide can be replaced to the same width (with no street trees) as long as that building remains in place.
- C. Install standard CBD pedestrian lighting 60 ft. on-center (except in front of Hectors)
- D. Install new storm drainage as necessary.
- E. The on-street parking must be maintained.

##### Alley

- A. The existing alley that runs east/west between this property and the Bank of America property (which has been redeveloped) shall be widened to 22 ft in width minimum to accommodate the two parking garages that will be using this alley for access. The Mcleod project shall dedicate enough right-of-way to encompass the 22 ft width across the project frontage (the dedication tapers from wide to narrow – east to west). Within the 22 ft. the City has agreed that a 4 ft wide sidewalk with a rolled curb and an asphalt paved alley will best serve both developments. The sidewalk will serve the pedestrian use in the alley and will also be mountable (with the rolled curb) in cases where two large vehicles need to pass; this curb and sidewalk has been installed on the north side of the alley

- B. The parking garage shall have one exit ramp and one entrance ramp.

2. A 2-inch asphalt street/alley overlay will be required where three or more utility trench crossings occur within 150 lineal ft. of street length or where utility trenches parallel the street centerline. Grinding of the existing asphalt to blend in the overlay will be required along all match lines.
3. All street and driveway intersections shall not have any visual obstructions within the sight distance triangle. See Public Works Pre-approved Policy R.13 for the sight distance criteria and specifications.
4. It shall be the responsibility of the applicant to relocate any above-ground or below-ground utilities which conflict with the project associated street or utility improvements.
5. More design and transportation review needs to be done regarding the loading bay area in the alley. City Sta is working with the applicant to develop a loading bay design that does not block the alley and provides adequate sight distance when exiting the parking garage.

Existing Parking Analysis

9/14/2012

Existing Parking					68
Building/Use	Gross Floor Area	Parking Ratio	Required Parking	Existing Parking	Parking Credit
<b>Hector's Building</b>					
Restaurant (Hector's)	4556	1/125	36.4	0	
Office	2422	1/350	6.9	0	
Common - Restaurant	114	1/125	0.9	0	
Common - Office	106	1/350	0.3	0	
<b>Subtotal</b>	<b>7198</b>		<b>44.6</b>	<b>0</b>	
<b>Lakeside Building</b>					
Restaurant (Hector's BoH)	2715	1/125	21.7	0	
Restaurant (World Wrapps)	1667	1/125	13.3	0	
Retail/Office	1774	1/350	5.1	0	
<b>Subtotal</b>	<b>6156</b>		<b>40.1</b>	<b>0</b>	
<b>Kirkland Waterfront Market</b>					
Restaurant (Szmania)	3704	1/125	29.6	46	
Restaurant (Sushi)	1701	1/125	13.6	0	
Restaurant (Thin Pan)	1626	1/125	13.0	0	
Retail (Tully's)	1348	1/350	3.9	11	
Retail (Ben & Jerry's)	534	1/350	1.5	0	
Office	8460	1/350	24.2	11	
Common-Restaurant	1098	1/125	8.8		
Common-Retail	281	1/350	0.8		
Common-Office	2657	1/350	7.6		
<b>Subtotal</b>	<b>21409</b>		<b>103.0</b>	<b>68</b>	
<b>Calabria Building</b>					
Restaurant (Calabria)	4387	1/125	35.1	0	
Retail (Sasi)	876	1/350	2.5	0	
<b>Subtotal</b>	<b>5263</b>		<b>37.6</b>	<b>0</b>	
<b>Total</b>	<b>40026</b>		<b>225.3</b>	<b>68</b>	<b>157.3</b>
<b>SUMMARY</b>					
Parking per Use					
Restaurant	21568	1/125	172.5	46	
Retail	4813	1/350	13.8	11	
Office	13645	1/350	39.0	11	
<b>Total</b>	<b>40026</b>		<b>225.3</b>	<b>68</b>	
<b>Parking Required</b>	<b>225.3</b>				
<b>Existing</b>	<b>68</b>				
<b>Parking Credit</b>	<b>157.3</b>				

# Demo Space/Parking Analysis

9/14/2012

Building/Use	Gross Floor Area	Parking Ratio	Required Parking	
<b>Hector's Building</b>				
Restaurant (Hector's)	1972	1/125	15.8	
Office	0	1/350	0.0	
<b>Subtotal</b>	<b>1972</b>		<b>15.8</b>	(to be demolished)
<b>Lakeside Building</b>				
Restaurant (Hector's BoH)	2715	1/125	21.7	
Restaurant (World Wrapps)	1667	1/125	13.3	
Retail/Office	1774	1/350	5.1	
<b>Subtotal</b>	<b>6156</b>		<b>40.1</b>	(demolished)
<b>Kirkland Waterfront Market</b>				
Restaurant	0	1/125	0.0	
Retail/Office (Upstairs Patio)	0	1/350	0.0	
<b>Subtotal</b>	<b>0</b>		<b>0.0</b>	(no demolition)
<b>Calabria Building</b>				
Restaurant (Calabria)	4387	1/125	35.1	
Retail (Sasi)	876	1/350	2.5	
<b>Subtotal</b>	<b>5263</b>		<b>37.6</b>	(demolished)
<b>Total</b>	<b>13391</b>		<b>93.5</b>	
<b>SUMMARY</b>				
Parking per Use				
Restaurant	10741	1/125	85.9	
Retail/Office	2650	1/350	7.6	
<b>Total</b>	<b>13391</b>		<b>93.5</b>	
<b>Grandfathered Parking Credit 93.5</b>				
Existing Parking	68			
Removed for alley easment	-3			
<b>Parking stalls to be maintained</b>	<b>65</b>			

New Area/Parking Analysis

9/14/2012

Building/Use	Gross Floor Area	Parking Ratio	Required Parking	Existing parking
<b>Hector's Building Expansion</b>				
Restaurant	6772	1/125	54.2	
Retail	0	1/350	0.0	
Office	26468	1/350	75.6	
<b>Subtotal</b>	<b>33240</b>		<b>129.8</b>	
<b>Kirkland Waterfront Market 2009 Remodel *</b>				
Restaurant	1124	1/125	9.0	
Retail	0	1/350	0.0	
Office	784	1/350	2.2	
<b>Subtotal</b>	<b>1908</b>		<b>11.2</b>	
<b>Kirkland Waterfront Market Addition</b>				
Restaurant	990	1/125	7.9	
Retail	0	1/350	0.0	
Office	13478	1/350	38.5	
<b>Subtotal</b>	<b>14468</b>		<b>46.4</b>	65
<b>Main Street Building</b>				
Restaurant	0	1/125	0.0	
Retail	13712	1/350	39.2	
Office	15451	1/350	44.1	
Common - Restaurant	0	1/125	0.0	
Common - Retail	2463	1/350	7.0	
Common - Office	2775	1/350	7.9	
<b>Subtotal</b>	<b>34401</b>		<b>98.3</b>	
<b>Total</b>	<b>84017</b>		<b>285.7</b>	<b>65</b>

**Summary By Use**

Restaurant	8886	1/125	71.1
Retail	16175	1/350	46.2
Office	58956	1/350	168.4
<b>Total</b>	<b>84017</b>		<b>285.7</b>

Required Parking for New Gross Area	285.7
Grandfathered (Demo) Credit	-93.5
<b>Required Parking</b>	<b>192.2</b>

New parking stalls	194.0
<b>Provided Parking</b>	<b>194.0</b>
	1.8 Surplus

<b>Total stalls on Site</b>
65 existing
194 new
<b>259.0</b>

\* Applicant wishes to address the definition of "Building Area" as defined by the City of Kirkland Zoning code vs. International Building Code (IBC) regarding new conditioned space added under the existing roof.

\*\* Applicant reserves the right to share parking between uses on three (3) parcels.

\*\*\* Applicant currently in negotiations with City regarding (5) displaced public parking stalls located at the Parcel C frontage on Main Street.



Re: Permit No. DRV12-00921

September 24, 2012

Dear Members of the Kirkland Design Review Board,

We are Ron and Barbara Hansen, the owners of Portsmouth #437 in Kirkland. We are writing to express our concerns about the proposed Lake Street Place development (Kirkland DRB case # CDC11-00002). Since the developer's proposal is currently under consideration by your board, we believe that there are some critical elements of this proposal that must be examined with more care.

As presently proposed, the developer will construct a multi-story structure right up to the eastern property line, that is, *with no setback*. This will result in a building whose eastern solid wall will loom 30 ft or more above the Portsmouth courtyard, and will be only about 15 ft from the balcony structures of Portsmouth unit 3. While this zero-setback construction is *allowed* by the relevant zoning, it is not, in our opinion, *appropriate* for the neighboring properties. As the DRB has recently noted regarding other Kirkland developments, the potential is high for "...*significant negative impact* to the development's near neighbors."

In addition, due to the recently approved Waterfront Market lot line realignment for Lot B (Hector's current rear parking area), the ground reference elevation for the rear Main Street Building is now about 5 ft higher than the reference elevation of a Lake Street referenced building (i.e., Hectors). This means that the rear building will therefore be 5 ft higher relative to its neighbors than if it were to have remained referenced to Lake Street. Although this height difference may seem insignificant when considered relative to the overall building's allowed height of 55ft, the development's immediate neighbors to the north and east (Merrill Gardens II, B of A, and Portsmouth) likely feel otherwise.

Lastly, the largest portion (3 of the total 5 floors) of the proposed development is to be dedicated to parking. Again, due to the building's having residential neighbors to the immediate north and east, it will be *mandatory* that the parking portion of this structure be enclosed and soundproofed to the greatest extent possible. However, in so doing, the entire building, save for the portion facing Lake Street, will be a solid 5-story, featureless monolith, right in the heart of Kirkland's downtown. This is nothing if not a *significant negative impact* to the development's near neighbors.

We and most all Kirkland residents desire a vibrant and vital downtown area. However, it cannot come at the expense of the downtown's nearest neighbors. We strongly urge the DRB and the developer to 1) include at least a 10 ft property line setback buffer along its eastern side, 2) limit the proposed Main Street Building height to 4 stories, and 3) soften the appearance of the building's north and east wall structures.

Respectfully,



Ron & Barbara Hansen  
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R\_Hansen@ix.netcom.com

