



CITY OF KIRKLAND
Planning and Community Development Department
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MEMORANDUM

To: Design Review Board
From: Jon Regala, Senior Planner
Date: October 10, 2013
File No.: DRV13-01569
Subject: 460 CENTRAL WAY MIXED USE PROJECT (WELLS FARGO SITE)
CONCEPTUAL DESIGN CONFERENCE

I. MEETING GOALS

At the October 21, 2013 Design Review Board (DRB) meeting, the DRB should review the concept design for the 460 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

The subject property is located at 460 Central Way and contains a Wells Fargo bank and surface parking lot (see Attachment 1). The applicant is proposing to construct a new mixed-use project that would consist of approximately 9,000 square feet of ground floor retail tenant space and approximately 90 upper-story market rate condominium units. The majority of parking is proposed within a below-grade parking structure. The applicant has provided general project and program information; including several building massing options which can be found in Attachment 2. The applicant's preferred building massing option is Massing Scheme 3 (see Attachment 2, page 15).

The site is a corner property with street frontage along Central Way to the south and 5th Street to the east. Central Way is a designated *Pedestrian Oriented Street*. The site slopes generally from the northeast (approx. elevation 78') down to the southwest (approx. elevation 58') over a distance of about 300'. The steepest portion of the property is at the northeast corner where it slopes down from 5th Street. A number of significant evergreen trees are located along the north property line.

The following list summarizes the zoning designation, existing 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 6. Acropolis Pizza and Tera Apartments. Maximum height is 54'.
South: CBD 5A. Kirkland Parkplace. Maximum height is 60' to 115'.

West: CBD 7. Crab Cracker (Arete mixed-use project currently in SEPA and building permit review (see Attachment 4). DRB approval given on May 20, 2013). Maximum height is 41'.

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

III. KEY ZONING REGULATIONS

Zoning regulations for uses in CBD 7 are found in the use-zone chart (see Attachment 5). 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 along Central Way and along a portion of 5th Street. Vehicular access to the parking garage is proposed on 5th Street approximately 146' from Central Way. The majority of the parking for the project is proposed in a below-grade parking structure. Retail parking is proposed at the ground level behind the Central Way retail frontage. The ground floor level of the parking garage is proposed to be setback 20' from 5th Street where there is no intervening retail frontage. The upper stories will consist of only residential condominium units. The proposal is consistent with the permitted uses for CBD 7.

- 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 and 5th Street with the exception of one-story retail. The 20' front yard setback is measured from the property line or easement line if a public sidewalk easement is used in-lieu of a right-of-way dedication. The applicant's plans should reflect this approach.

The applicant has noted in the application materials that a minor deviation to the required 20' setback is anticipated for the upper-story residential floors. 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 future Design Response Conference application materials, the applicant should provide a quantitative analysis of the requested upper story setback reduction and a detailed narrative that address the criteria listed above. Staff can provide examples with the Design Response Conference staff memo of DRB approved setback modifications for the nearby White Swan/Chevron and Crab Cracker mixed-use projects.

- 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 based on a topographic survey with the Design Response Conference application for staff review.

- 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.
- 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 prepared by a certified arborist 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 applicant should confirm with the Public Works Department the required frontage improvements. The final sidewalk configuration shall be approved through the design review process.

IV. 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.

V. 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

VI. 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 and/or criteria for minor variations. 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 Massing Scheme 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?

D. Minor Variations – Setbacks

Does the DRB have preliminary comments on a setback reduction request as it relates to the minor variation approval criteria (superior design and no detrimental effects)?

VII. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE

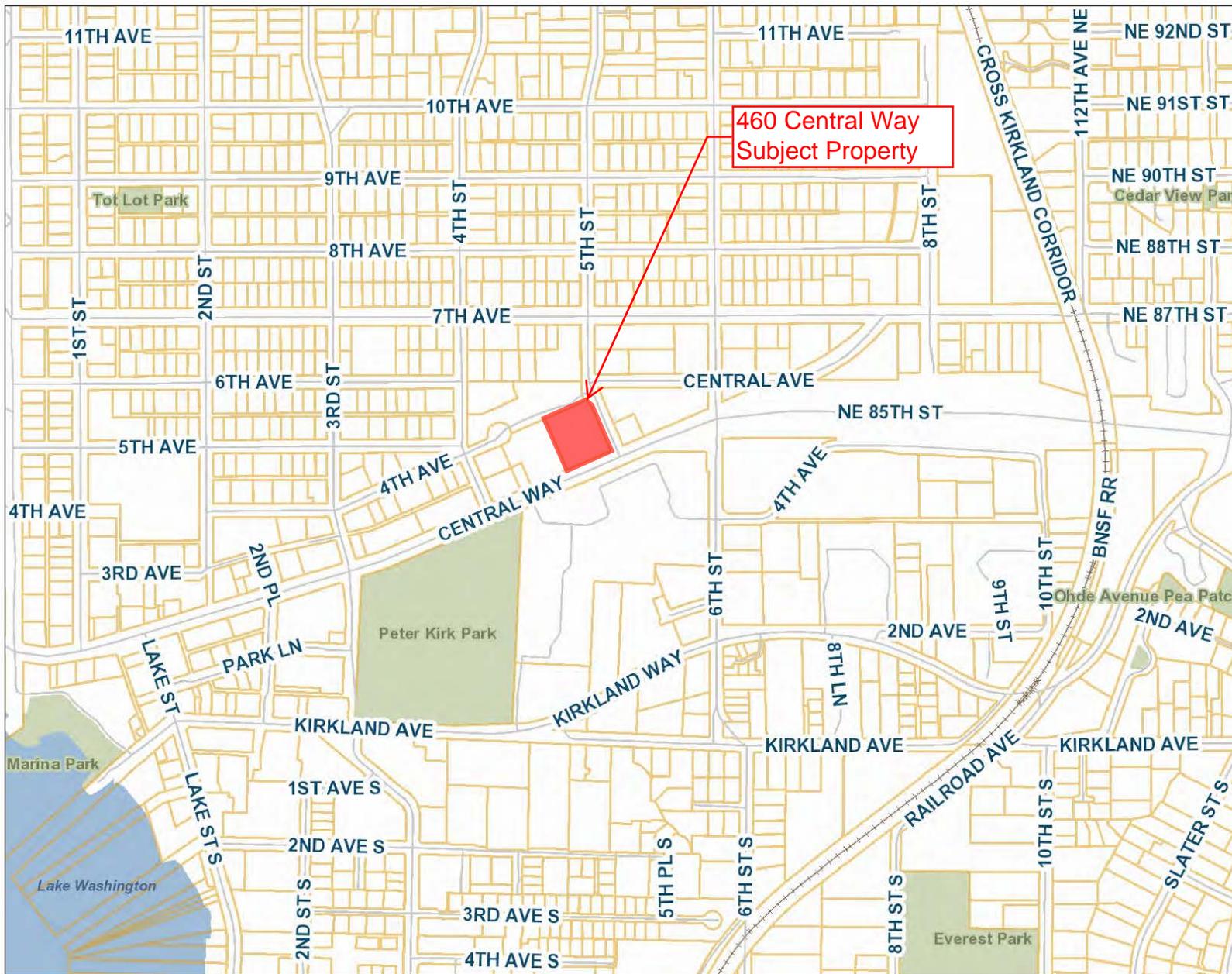
The Design Review Board shall determine what models, drawings, perspectives, 3-D CAD/Sketchup model, or other application materials the applicant will need to submit with the design review application.

VIII. ATTACHMENTS

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



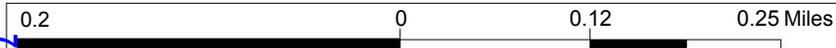
GIS MAPPING PORTAL ~ City of Kirkland, Washington ~ Department of Information Technology



- Legend**
- City Limits
 - Railroad
 - Streets
 - Parcels
 - Lakes
 - Parks
 - Schools

1 : 7,800

ATTACHMENT 1
DPR173-01569
VICINITY MAP



NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet
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No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

460 Central Way
Vicinity Map

WEBER THOMPSON GRAPHIC PRESENTATION



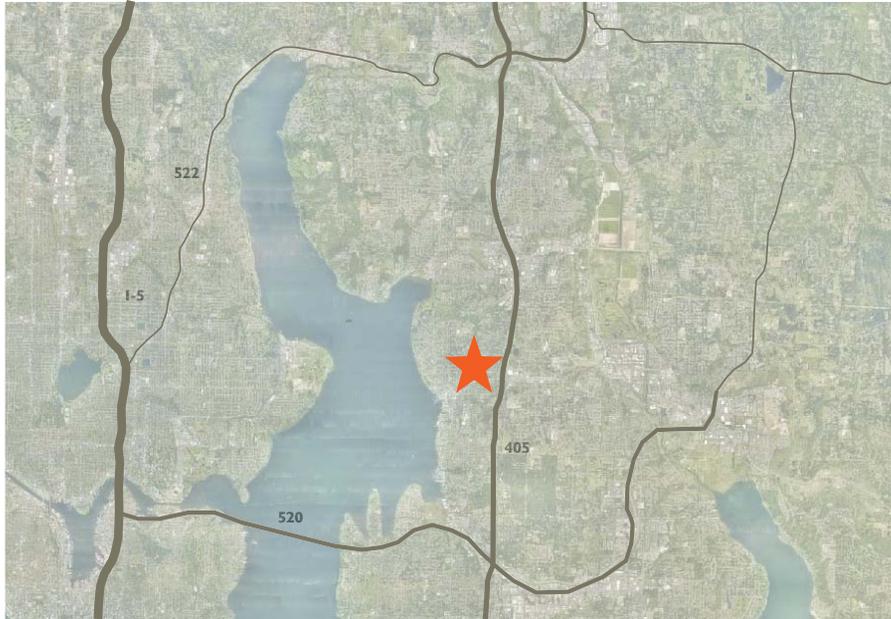
460 CENTRAL WAY

CONCEPTUAL DESIGN CONFERENCE APPLICATION

SEPTEMBER 11, 2013

POLYGON  NORTHWEST


WEBER THOMPSON



CONTENTS

SITE & CONTEXT

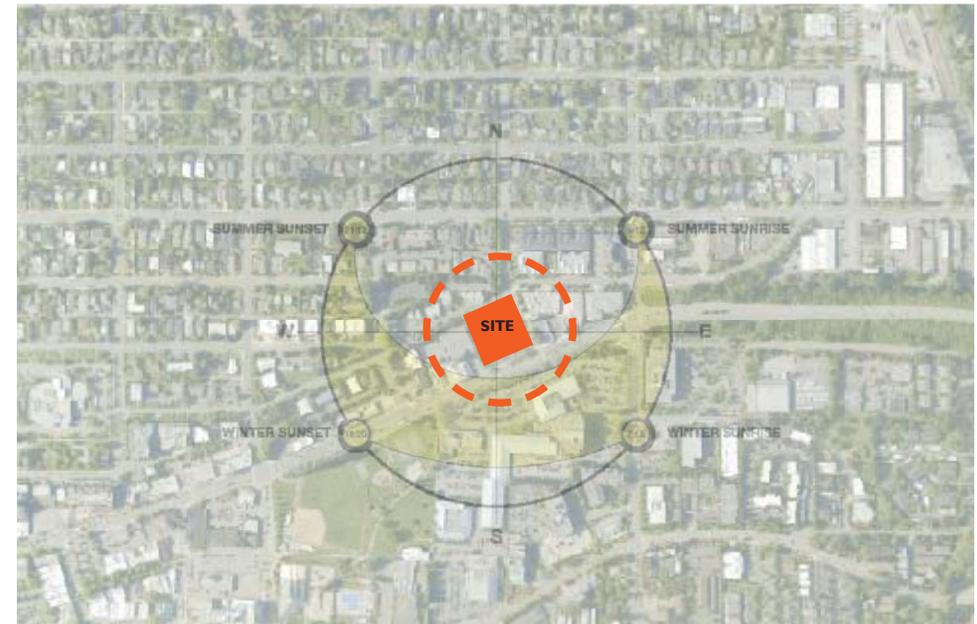
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MASSING CONCEPTS

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 Design Advancement..... 16 - 17

PROJECT OBJECTIVES

CONSTRUCTION TYPES	One level of (Type I) Concrete frame made of noncombustible materials. Three levels of Type 5 wood frame construction.
RESIDENTIAL USES	Approx. 90 residential market rate condominiums; a mix 1 bedroom, 1 bedroom plus den, and 2 bedroom units
COMMERCIAL USES	Approx. 9,000 sf commercial for retail use.
USE DISTRIBUTION BY FLOOR	Basement: Parking Level 1: Residential Lobby/Amenity, Retail, Commercial Parking Level 2-4: Residential Levels
DEVELOPMENT GOALS	<ul style="list-style-type: none"> - 49' Height - 90 Condominium Units - 9,000 sf ground floor commercial - 130 Below-grade parking stalls



DEVELOPMENT OBJECTIVES

Our 460 Central Team, comprised of Polygon Northwest and Weber Thompson, is excited by the transformation of Kirkland's Central Business District and is pleased to offer a quality residential condominium community that reflects and builds upon the high quality of life that this area's walkability, commercial amenities, and community character afford. The project will offer spacious 1 bedroom, 1 bedroom plus den, and 2 bedroom units.

The site benefits from mature street trees along 5th Street and Central Way, as well as within the property boundaries along the North property line. This established vegetation offers visual screening, reduction of noise pollution, and increasing the livability of the proposed project, all of which are integral to Kirkland's community character.

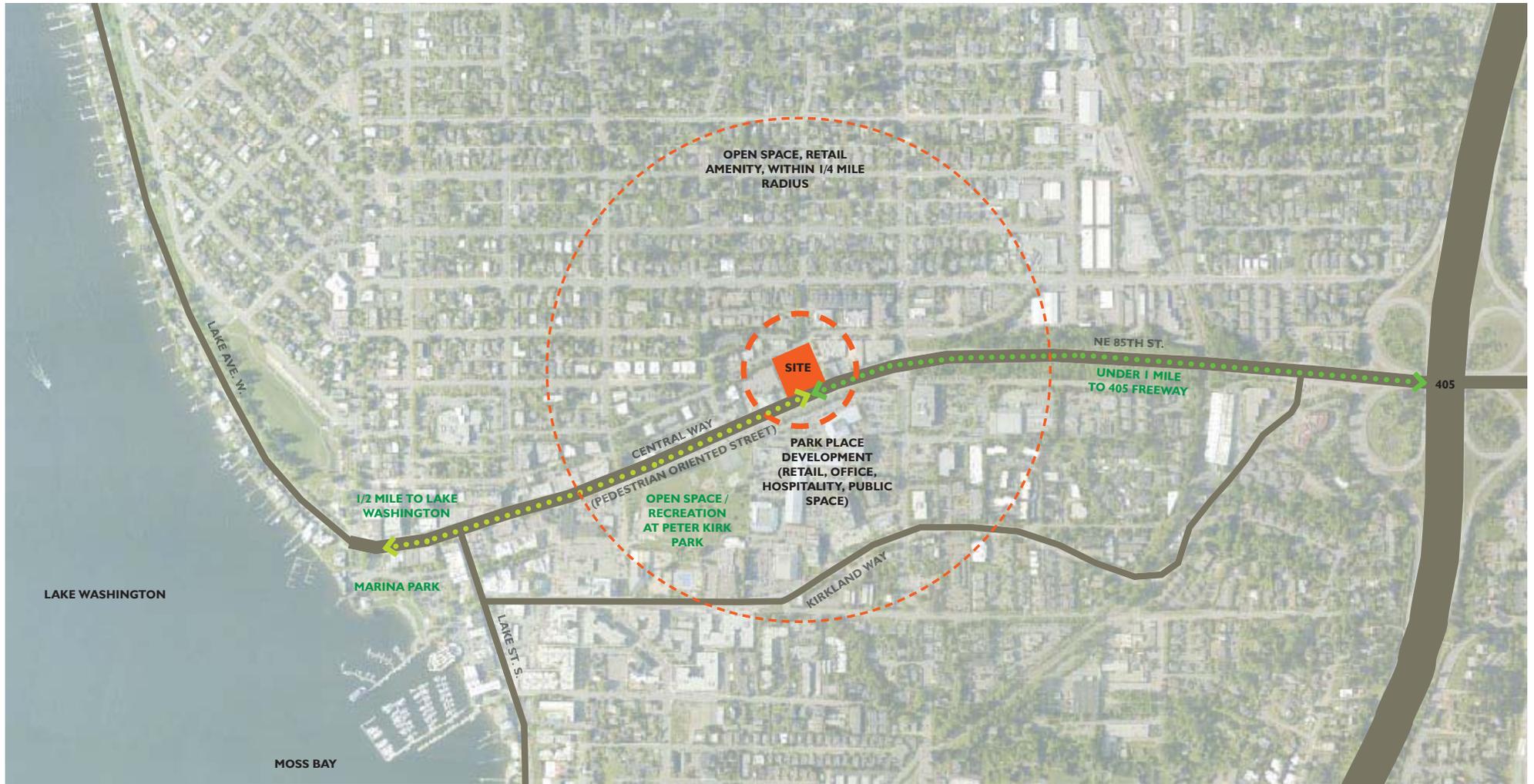
The project proposes a strong retail presence along Central Way and at the corner of 5th Street. "Holding" the corner at the ground level will give the future retailer a stronger visual presence - it is one of the only places along Central Way and 5th Street that is not obscured by street trees.

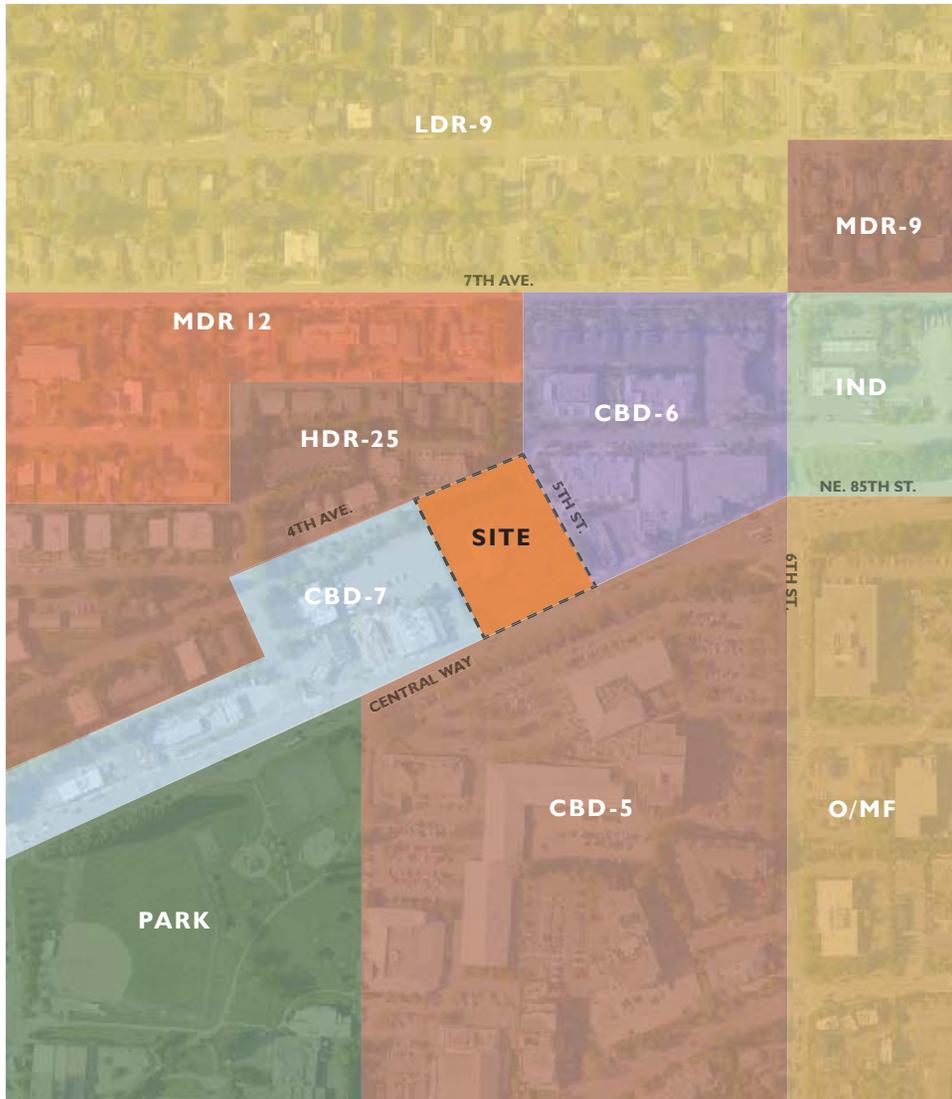
Our customers, like many in this region, enjoy the outdoors and we strive to provide amenities that prioritize outdoor spaces for social and community activities. Two courtyards provide private outdoor space for residents while architecturally breaking up the building into smaller masses, and the upper level street-facing facades will be have balconies for many units. Capitalizing on a confluence of Zoning requirements and site topography, the project offers landscaped outdoor area at grade along 5th street offering more pedestrian-oriented open space.

We anticipate that the project will request DRB approval to vary the minimum required 20' front yard setback at the upper residential stories to achieve a more dynamic visual character in keeping with the surrounding community. By employing bays, roof terraces, balconies, and large amounts of glazing the design of these facades will support the Design Guidelines for Pedestrian Oriented Business districts and offer more visual interest to the building.

Commercial parking will be accommodated on the ground level, while residential parking will be below grade. There will be one access point - 150' north of the intersection of Central Way and 5th Street, as required by the City of Kirkland Public Works Department. With the private entrance off of 5th Street, the project proposes removing the existing curb cut and vehicle access on Central Way.







ZONING

CBD-7 ZONING GENERAL COMMENTS

Height, Required Yards/Setbacks, and Lot Coverage are the three predominant governors of the CBD-7 Zone.

HEIGHT

41' Above Building Elevation
 If a structure has a peaked roof, an additional eight feet (8') of height is permitted above the height limit if the slope is equal or greater than 4:12.

REQUIRED YARDS

Front = 20' (Along Central Way (with the exception of one-story Ground Level retail) – also applies to 5th St.
 Side = 0'
 Rear = 0'

From recent decisions by the Design Review Board on current proposals, a 20' setback will be required along the North Property line at 4th Ave.

LANDSCAPE BUFFER

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.

LOT COVERAGE

CBD-7 Zoning regulations allow for 80% lot coverage. For one-story retail uses with a zero-foot front yard setback, the lot coverage is allowed to be 100%.

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.

LANDSCAPING AND TREE RETENTION

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. The City's objective is to retain as many viable trees as possible on a developing site. A tree retention plan is required.

SIDEWALKS

Central Way is a designated Pedestrian Oriented Street. Therefore the sidewalk standards required a minimum of 10' wide sidewalk along the entire frontage of the subject property abutting Central Way.

RETAIL USES

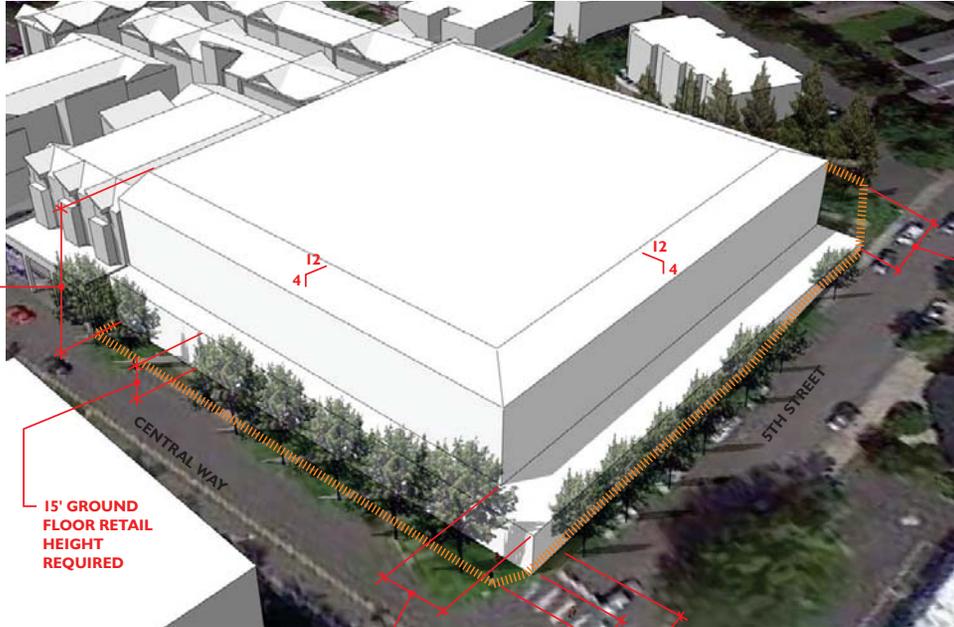
Minimum ground floor height is 15' for retail, restaurant and other ground floor uses. Ground Floor retail will not be required along 4th Ave.



ZONING ENVELOPE

41' HEIGHT +
ADDITIONAL
8' FOR 4:12
ROOF SLOPE

20' EXISTING PUBLIC UTILITY
EASEMENT
- 15' LANDSCAPE BUFFER
WITHIN EASEMENT
- MATURE TREES AT
PROPERTY LINE TO BE
RETAINED



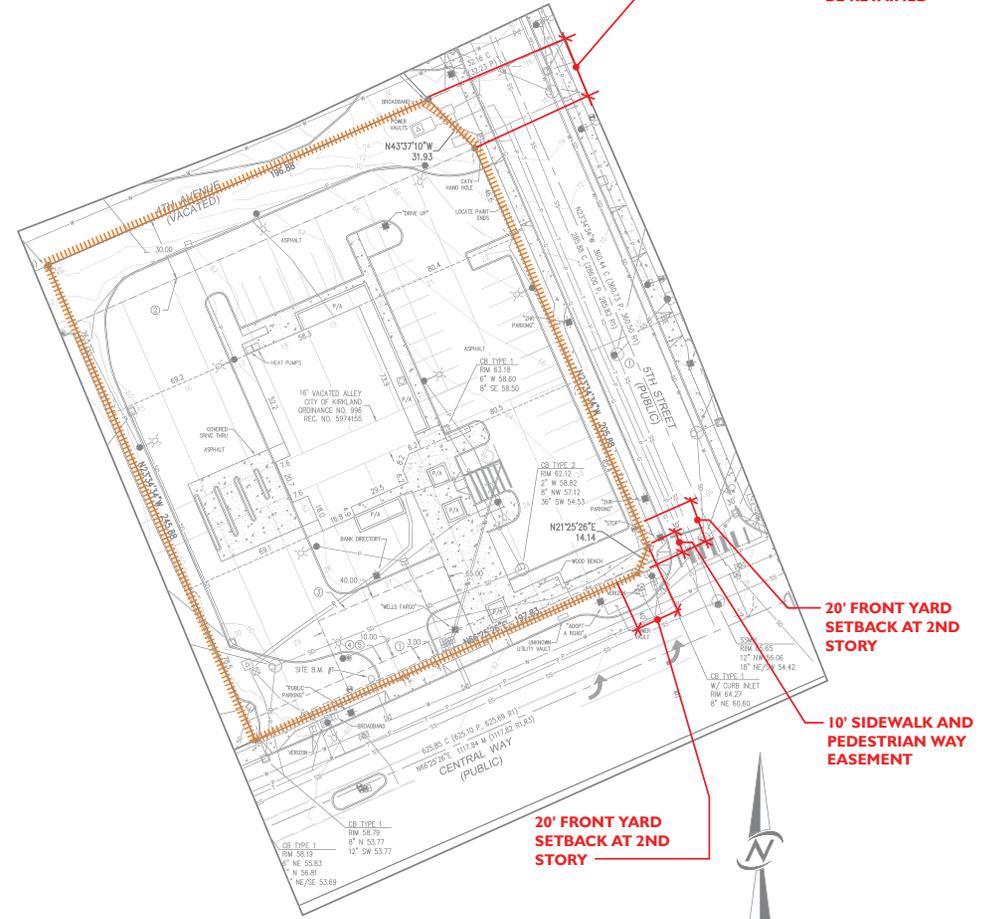
15' GROUND
FLOOR RETAIL
HEIGHT
REQUIRED

20' FRONT
YARD
SETBACK AT
2ND STORY

10' SIDEWALK AND
PEDESTRIAN WAY
EASEMENT

20' FRONT
YARD
SETBACK AT
2ND STORY

ATTACHMENT 2
DRV13-01569
APPLICANT PLANS
20' EXISTING
PUBLIC UTILITY
EASEMENT
- 15' LANDSCAPE
BUFFER WITHIN
EASEMENT
- MATURE TREES AT
PROPERTY LINE TO
BE RETAINED



20' FRONT YARD
SETBACK AT 2ND
STORY

10' SIDEWALK AND
PEDESTRIAN WAY
EASEMENT

20' FRONT YARD
SETBACK AT 2ND
STORY



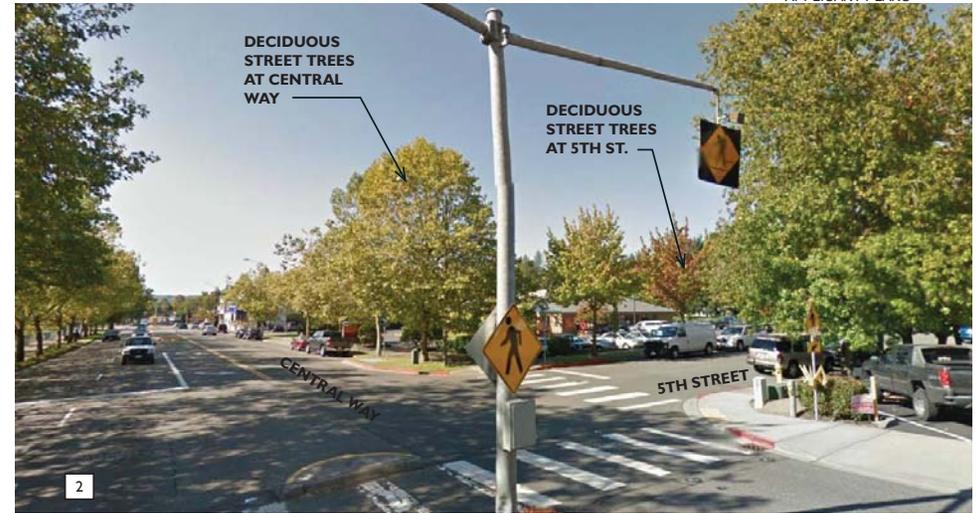
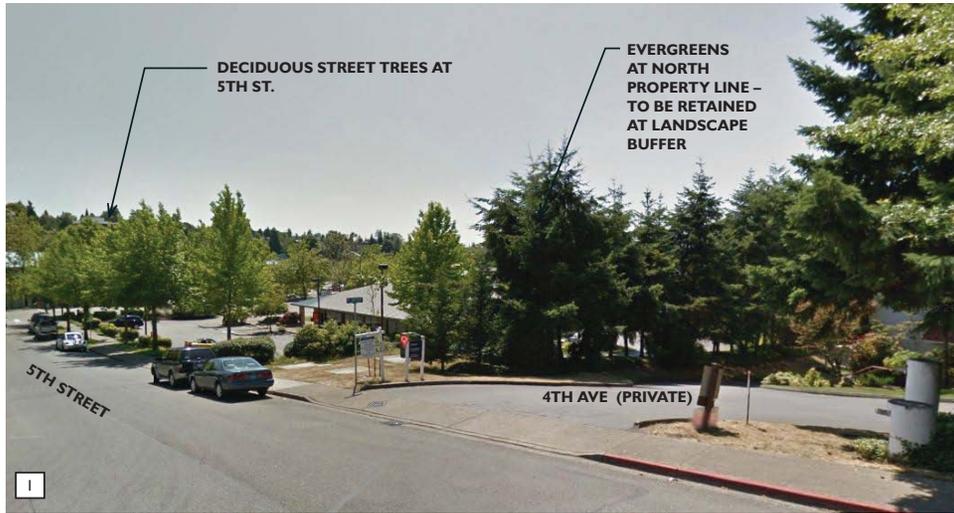
EVERGREENS
AT NORTH
PROPERTY LINE –
TO BE RETAINED
AT LANDSCAPE
BUFFER



DECIDUOUS STREET TREES AT
5TH ST.

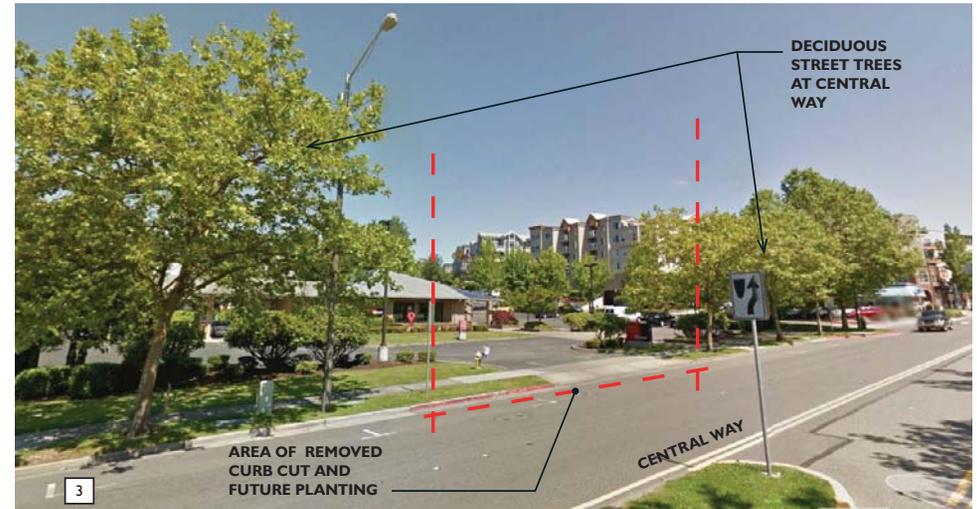
DECIDUOUS
STREET TREES
AT CENTRAL
WAY





STREET TREES / TREES TO RETAIN

The project site benefits greatly from the existence of many mature trees. Along Central Way, the sidewalk has been improved and contains five mature deciduous trees ranging in trunk caliper from 8" to 14". Along 5th Street, there are six mature deciduous trees ranging in trunk caliper from 8" to 12". Along the north property line, there is a stand of fourteen mature evergreen trees. Together, this thriving vegetation will buffer the residences from the public right of way, offering privacy for the future homeowners, and screening the building from pedestrian and vehicular traffic, and from the existing neighbors to the North. The curb cut along Central Way will be removed, and replaced with matching street improvements.



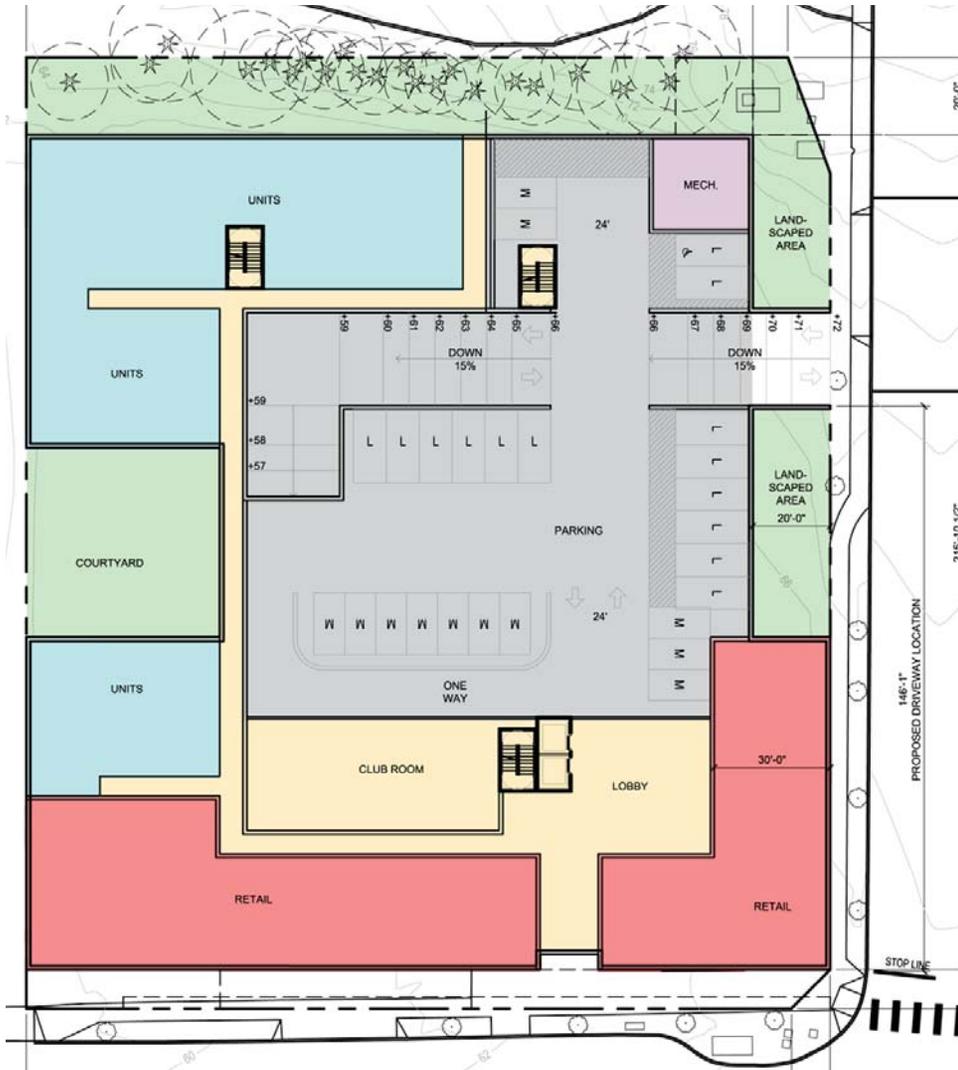
SITE CONTEXT

1. 602 5th Street
2. 503 6th Ave
3. 500 Central Way _ Acropolis Pizza
4. 538 Central Way – Tera
5. Envision Park Place (Anticipated)
6. 450 Central Way – Work Art Community (Entitled)
7. 424 Central Way – Mixed Use Building
8. 406 Central – Shell Station
9. 330 4th Street

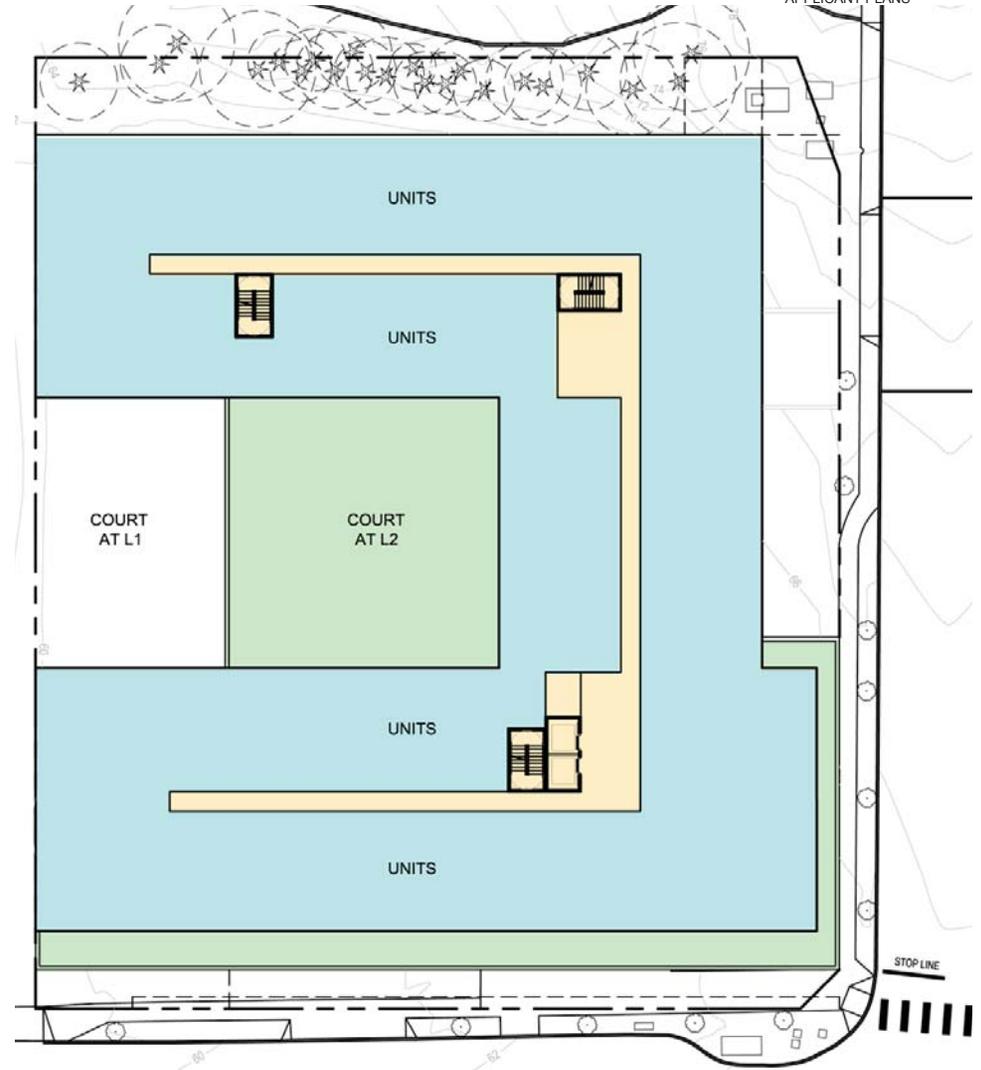
Exemplified by diversity of building type and use, this area of Kirkland is evolving. To the south, Envision Park Place is an ambitious project that will revitalize the neighborhood, extending the reach of the downtown area. Other new projects, such as the recently approved 450 Central Way, will bring more residents and greater demographic diversity. The 460 Central Way team strives to bring a residential condominium offering that will complement the design aesthetics of the CBD zone and connect more residents to the high quality of life that Kirkland affords.







GROUND LEVEL PLAN



UPPER LEVEL PLAN



MASSING SCHEME I

PROS:

- Long building face of the upper floors along Central Way will offer opportunity for view exposure to the West.
- Ground floor has been developed to avoid parking at the property line through the use of with retail space, and providing a 20' landscaped area along 5th St.
- L1 and L2 courtyards at East property line offer open space and porosity toward neighboring 450 Central Way.

CONS:

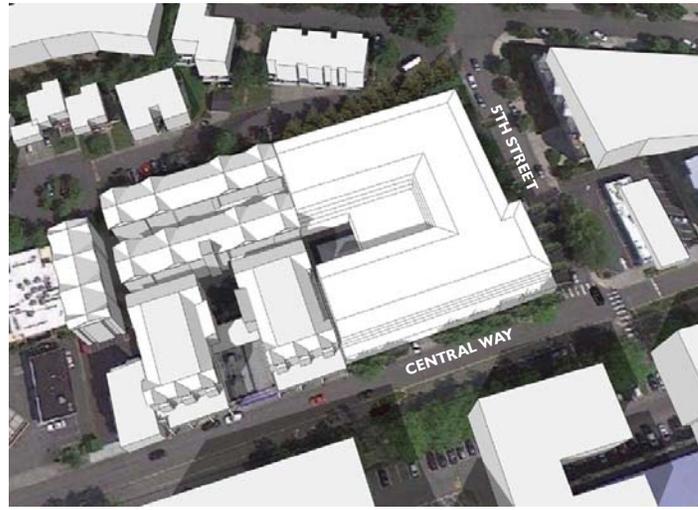
- Bulk of project is at street = large visual mass.
- Lobby/Core location on East does not allow for direct connection between ATM and a Retail space within garage.
- Community space does not have exterior exposure due to garage configuration
- Re-entrant corners provide for awkward relationship between neighboring units
- Reduced connectivity of courtyards to private realm, reinforcing a 'fortress' feel
- Long building face at 5th Street does not respond to its residential character
- The Lobby location pushes more Retail away from the corner



AERIAL VIEW FROM SOUTHEAST



AERIAL VIEW FROM SOUTHWEST



AERIAL VIEW FROM ABOVE



STREET LEVEL VIEW FROM SOUTHEAST

KEY

- Retail
- Residential
- Circulation / Lobby / Amenity
- Outdoor space (Private and/or Landscaped)
- Parking Garage

