



CITY OF KIRKLAND

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MEMORANDUM

To: Planning Commission

From: Angela Ruggeri, AICP, Senior Planner *AR*

Date: January 31, 2007

Subject: MARKET STREET COMMERCIAL CORRIDOR DESIGN REGULATIONS
(MIS07-00007)

RECOMMENDATION

Provide staff with direction on potential zoning changes for the Market Street Commercial Corridor Subarea.

BACKGROUND DISCUSSION

The Market Street Commercial Corridor Subarea Plan was adopted in December of 2006 as part of the Market and Norkirk Neighborhood Plan updates. The new Subarea Plan was created for commercial and multifamily properties adjoining Market Street, extending as far north as 19th Avenue. The Market Neighborhood boundary line has also been moved to the middle of Market Street, so that the east side of the street is part of the Norkirk Neighborhood and the west side of the street is part of the Market Neighborhood. The next step in the planning process is to update the regulations relating to the Market Street Commercial Corridor so that they implement the goals and policies in the adopted Corridor Plan. A revised work program is attached with the dates agreed upon at the Planning Commission meeting on January 25, 2007 (Attachment 1). We will be looking at the following goals and policies when considering these regulation updates.

Goal MS 2 – Support a mix of higher intensity uses along the Market Street Commercial Corridor Subarea while minimizing impacts on adjacent residential neighborhoods.

Policy MS 2.1: Encourage a mix of uses within the Market Street Commercial Corridor that include multifamily and office development as well as neighborhood oriented shops and services.

Policy MS 2.2: Designate the historic district between 8th Avenue/2nd Street West and 6th Avenue/5th Avenue West as a special planning area of the Corridor.

Goal MS 4 – Identify and enhance the distinct characteristics of the different sections of the Market Street Commercial Corridor.

Policy MS 4.1: Maintain and enhance the character of the historic intersection at 7th Avenue and Market Street.

Policy MS 4.2: Utilize design review to administer building and site design standards in appropriate sections of the Market Street Commercial Corridor Subarea.

Goal MS 6 – Provide transitions between low density residential uses within the neighborhoods and the commercial and multifamily residential uses along Market Street.

Policy MS 6.1: Promote development regulations that address transitions and protect neighborhood character.

Policy MS 6.2: Establish multifamily building and site design standards that enhance neighborhood compatibility.

Policy MS 6.3: Orient commercial uses toward Market Street.

Potential Zoning Code Amendments to Implement the Market Street Commercial Corridor Subarea Plan

The Market Street Commercial Corridor is presently made up of three main zones (Attachment 2). The existing use zone charts for these zones are included as Attachments 3, 4, and 5 to this memo. The majority of the corridor is zoned Professional Office Residential (PR) with a residential density of 3600 square feet per unit. A small section on the south end has a residential density of 1800 square feet per unit. There is a Neighborhood Business Zone (BN) toward the north end of the corridor on the west side of Market Street. This zone presently contains a small strip mall development. There is also a Community Business Zone (BC) surrounding the historic district at 7th Avenue and Market Street. Staff has divided the corridor into four subareas for discussion purposes. These subareas are also shown on Attachment 2.

The following list of issues is organized by subarea (shown on Attachment 2) and the purpose of the change proposed. The related goals and policies are also listed.

Subarea 1: PR 3.6 zone from 19th Avenue continuing down Market Street to 8th Avenue
AND

Subarea 4: PR 1.8 on east side and PR 3.6 on west side continuing down Market Street to the Central Business District (CBD)

(See the PR use zone charts for these two subareas in Attachment 3)

Purpose: Allow for greater flexibility in retail uses (see Policy MS 2.1)

- Change the PR zone to allow a more general small retail category.
 - The PR zone presently only allows grocery stores, drug store, Laundromats, dry cleaners, barber shops or shoe repair shops.
 - There is a 3000 square foot limit on the gross floor area of the retail use. This should be maintained to encourage small neighborhood oriented shops and services.
- Remove the tavern listing for this zone.
- Require historic street lights for Subarea 4 to tie the Historic District to the CBD.

Purpose: Improve the Market Corridor streetscape and clarify the distinction between the front yard adjacent to Market Street and the rear yard adjacent to the residential zones (Goal MS 4, Policy MS 4.2, Goal 6, MS 6.1, 6.2 and 6.3).

- Require administrative design review with design standards relating to building frontage, street corners, pedestrian oriented space, parking garages, scale and materials.
- Do not allow commercial parking in the front yard setback.
- Have a list of design standards that may be approved administratively if certain criteria are met or require approval by the Design Review Board.
 - Front yard reduction to a minimum of 15 feet in Subarea 1 and 10 feet in Subarea 4.
 - Allow flexibility of the horizontal façade regulation. This regulation requires that any portion of a structure adjoining a low density zone must be limited to either: 15 feet above average building elevation in height, or 50 feet in the horizontal length of any façade which is parallel to the boundary of the low density zone.
 - Require less buffer if the development design is compatible with the adjacent residential development.
 - Encourage alley access by removing buffer requirements depending on the design of the project.

Subarea 2: North end/BN zone on west side of street (Zip Mart area)

(See the BN use zone charts for this subarea in Attachment 4)

Purpose: Allow for greater flexibility in retail uses (see Policy MS 2.1)

- Change the BN zone to allow a more general small retail category.
 - The BN zone presently allows retail establishments that sell groceries, drugs, books, garden supplies or works of art, flowers, liquor, hardware supplies. It also allows department or retail variety stores, shoe repair shops, Laundromats, dry cleaners, barber shops, and banking and related financial services.
 - There is a 10,000 square foot limit on the gross floor area of the retail use. This limit should be maintained.
- Remove the tavern listing for this zone.

Purpose: Improve the Market Corridor streetscape and clarify the distinction between the front yard adjacent to Market Street and the rear yard adjacent to the residential zones (Goal MS 4, Policy MS 4.2, Goal 5, MS 6.1, 6.2 and 6.3).

- Have administrative design review for design standards relating to building frontage, street corners, pedestrian oriented space, parking garages, scale and materials).
- Provide incentives for redevelopment of the strip mall if the proposal is approved by the Design Review Board. The incentives could include:
 - Allowance of an additional 5' in height
 - Flexibility of the horizontal façade regulation

Subarea 3: BC zone/Historic District (from 8th Avenue to 5th Avenue West/6th Avenue)

(See the BC use zone chart for this subarea in Attachment 5)

Purpose: Retain the historic character of the district (see Policy MS 2.2, Goal MS 4, Policy MS 4.1, and Policy MS 4.2).

- Require design review in this area to maintain the historic character.
- Allow flexibility in the horizontal façade regulation and an additional 5 feet in height if approved by the Design Review Board.
- Reduce front yard setback to zero to reflect the locations of the existing historic buildings.
- Require historic street lights in the Historic District.
- Remove the tavern and gas station listings for this zone.
- Do not allow parking in front of buildings.

Subareas 1 through 4: Market Street Commercial Corridor

Purpose: Determine how regulations for the four subareas should be shown (Goal MS 4).

- What method will be most clear for customers and staff?
 - Option 1: Maintain existing zoning designations. Add special (or general) regulations to the use zone charts that are applicable only to the Market Street Corridor.
 - Option 2: Adopt new zones that relate only to the Corridor (Market Street Corridor Subareas 1, 2, 3 and 4). This would be similar to what has been done in the Juanita Business District, Central Business District, Totem Lake and Rose Hill. In this case, the new zones would be based on existing zoning with adjustments for unique aspects of the Corridor.

ATTACHMENTS:

1. Revised Work Program
2. Market Street Commercial Corridor Zones
3. PR Use Zone Charts

4. BN Use Zone Charts
5. BC Use Zone Charts

Cc: File MIS07-00007
Norkirk Neighborhood Association
Market Neighborhood Association
Kirkland Chamber of Commerce