



CITY OF KIRKLAND
Planning and Building Department
123 5th Avenue, Kirkland, WA 98033
425.587.3600 ~ www.kirklandwa.gov

MEMORANDUM

To: Design Review Board
From: Scott Guter, AICP, Associate Planner
Date: July 6, 2019
File No.: DRV19-00308
Subject: **112 LAKE ST S MIXED-USE
CONCEPTUAL DESIGN CONFERENCE**

I. MEETING GOALS

At the July 15, 2019 Design Review Board (DRB) meeting, the DRB should review the concept design for the 112 Lake Street South 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 112 and 150 Lake Street South (see Attachment 1). On April 10, 2013, the Design Review Board (DRB) approved with conditions the Design Response Conference application for a previous version of the Lake Street Place mixed-use project, which consisted of office, retail, and restaurant uses. Several modifications to the original design were subsequently approved. Attachment 2 contains several renderings of the final design. Since the approval, the property was sold.

The current applicant is proposing to construct a 5-story mixed use commercial and residential building with street level and below grade parking. The project will contain approximately 6,000 square feet of street level commercial retail space, 142 residential units, and 287 parking stalls. The existing 2-story mixed use commercial, office building at 130 Lake St S is to remain. Vehicular access to the property is proposed from the alley adjacent to the north property line. The applicant has provided a program description and general project information which includes three building massing options (see Attachment 3). The applicant's preferred building massing option is shown as Massing Option 3.

III. SITE

The subject property contains two 2-story commercial buildings at 112 and 150 Lake Street South. The building located at 112 Lake Street South (Hectors) will be removed. The building at 150 Lake Street South (Milagro) will be renovated and incorporated into the project. The site slopes downward southwest from an elevation of 39 feet at its northeast corner a distance of 373 feet to an elevation of 30 feet at Lake Street South.

The property has street frontage along Lake Street South and Main Street South. These streets are designated as a principal arterial and neighborhood access respectively.

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

North: **CBD 1B**: Maximum height is 55' above each abutting right-of-way.

South: **CBD 1B & CBD 4**: Maximum height is 55' above each abutting right-of-way in CBD 1B, and 54' above Average Building Elevation (ABE) or existing grade in CBD 4.

East: **CBD 1B**: Maximum height is 55' above each abutting right-of-way.

West: **CBD 2**: Maximum height is 28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.

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 the CBD 1B zone 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 or attached dwelling units.

Staff Comment: The applicant is proposing 6,000 square feet of retail and 142 units of stacked dwelling units. The proposal is consistent with the permitted uses for the CBD 1B zone.

- B. Street Level Floor: 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 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.

Staff Comment: The final street level floor configuration will need to be reviewed by Planning Department and approved as part of the Design Response Conference decision.

- C. Height: The CBD 1B zone allows a maximum height of 55' feet above each abutting right-of-way. The maximum height of structure shall be measured at the midpoint of the frontage of the subject property on the abutting right-of-way. The minimum ground floor story height for retail; restaurant and tavern; entertainment, cultural, and/or recreational facility uses shall be 15 feet.

KZC section(s) 50.62 allow(s) the following exceptions to this height:

- Decorative parapets may exceed the height limit by a maximum of four (4) feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two (2) feet.
- 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.
- The height of rooftop appurtenances and related screening shall not exceed the maximum applicable height limitation beyond the height exceptions established in subsections (3)(a) and (3)(b) of this section. In addition, the appurtenances and screening shall be integrated into the design of the parapet or peaked roof form. The height of rooftop appurtenances and the height of related screening may not be modified through KZC 115.120

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

D. Upper Story Setback: 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.

- 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.
- Main Street: Within 40 feet of Main Street, all stories above the second story shall maintain an average setback of at least 10 feet from the front property line.
- 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).
- 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:
 - Each square foot of additional building area proposed within the setback is offset with an additional square foot of public open space (excluding area required for sidewalk dedication) at the street level.
 - The public open space is located along the sidewalk frontage and is not covered by buildings.
 - For purposes of calculating the offsetting square footage, along Central Way, the open space area at the second and third stories located directly above the proposed ground level public open space is included. Along all other streets, the open space area at the second story located directly above the proposed ground level public open space is included.

- The design and location is consistent with applicable design guidelines.
- See Special Consideration for Building Massing in Central Business District 1 (CBD 1A & 1B) and the Houghton/Everest Neighborhood Center – Upper Story Step Backs in the Design Guidelines on pages 27 – 29 for further guidelines.
- The Design Review Board is authorized to allow rooftop garden structures within the setback area.

Staff Comment: The applicant is proposing to reduce the upper story setback by 5 feet (see Attachment 2). The DRB will review the proposed reduction for approval based on the aforementioned regulations. The applicant will need to submit upper story setback calculations with the Design Response Conference application. Staff will review the project for compliance with the City's regulations during the Design Response phase.

E. Parking: The project is required to comply with the following parking standards:

- Residential
 - 1.2 stalls per studio unit
 - 1.3 stalls per 1 bedroom unit
 - 1.6 stalls per 2 bedroom unit
 - 1.8 stalls per 3 or more bedroom unit
 - Guest Parking: A minimum 10% of the total number of required parking spaces shall be provided for guest parking and located in a common area accessible by guests. If the required number of guest parking spaces results in a fraction, the applicant shall provide the number of spaces equal to the next higher whole number.
- Commercial:
 - Restaurant: One per each 125 sq. ft. of gross floor area.
 - Retail: One per each 350 sq. ft. of gross floor area.
 - Office: One per each 350 sq. ft. of gross floor area.
- Certain Floor Area Exempt from Parking Requirements:
 - Regardless of use, the owner need not increase the number of parking spaces for any floor area that existed prior to May 12, 2002; provided, that the owner may not decrease the number of parking stalls on the subject property below the number of stalls that was required by any previous development permit.

Staff Comment: The applicant will be required to demonstrate compliance with applicable City parking requirements.

F. Sidewalks: Where public improvements are required by Chapter 110 KZC, sidewalks on pedestrian-oriented streets within CBD 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.

Staff Comment: The final sidewalk configuration will need to be reviewed by Public Works and approved as part of the Design Response Conference decision.

- G. Overhead Weather Protection: KZC Section 105.18.3 requires that the project provide pedestrian overhead weather protection along at least 80 percent of the frontage of the subject property. The overhead weather protection may be composed of awnings, marquees, canopies, building overhangs, covered porches, recessed entries or other similar features. The overhead weather protection must cover at least five (5) feet of the width of the adjacent walkway and must be at least eight (8) feet above the ground immediately below it.

If development is subject to Design Review, the City will specifically review and approve the color, material and configuration of all overhead weather protection and the material and configuration of all pedestrian walkways as part of the Design Review decision.

Staff Comments: The final amount of overhead weather protection will need to be reviewed by Planning Department and its configuration approved as part of the Design Response Conference decision.

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 5 highlights some of the key guidelines and special considerations that 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 (Option 3) for the DRB's review and comment (see Attachment 2).

B. Pedestrian Access

1. How does the proposed massing and location of structures relate or respond to the pedestrian environment?
2. What are opportunities for pedestrian oriented spaces at the street level (plazas, outdoor dining)?
3. What are the key pedestrian connections?
4. How would the project engage pedestrians?

C. Open Space and Landscaping

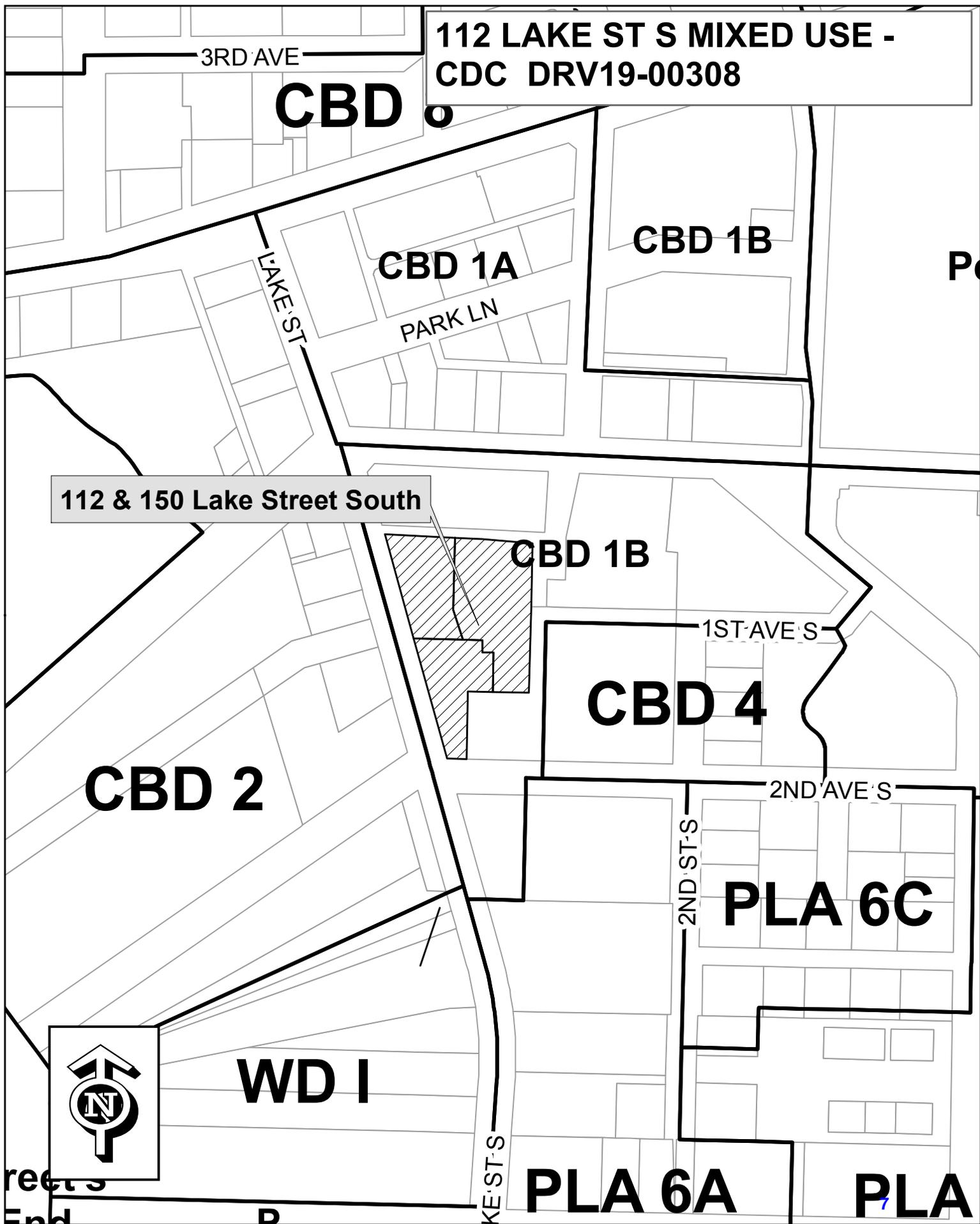
What are opportunities for landscaping and/or open space on the subject property?

VIII. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE

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

IX. ATTACHMENTS

1. Vicinity Map
2. Previous Approval
3. CDC Plan Submittal
4. CBD 1B General Regulations and Use Zone Chart
5. Design Guidelines – Special Considerations for Downtown Kirkland



**112 LAKE ST S MIXED USE -
CDC DRV19-00308**

CBD 0

CBD 1A

CBD 1B

P

112 & 150 Lake Street South

CBD 1B

CBD 4

CBD 2

1ST AVE S

2ND AVE S

PLA 6C

2ND ST S

WD I

PLA 6A

PLA



rects
End

P

LAKE ST S



SW AERIAL PERSPECTIVE - APPROVED 10/13/15

N.T.S.



SW AERIAL PERSPECTIVE - MODIFIED

N.T.S.

CHESMORE|BUCK
 architecture
 27 NORTH AVENUE, SUITE 100
 BELLEVUE, WA 98004
 PHONE: 206.477.0007
 FAX: 206.477.0004

02/18/15 MODIFICATION #5
 07/16/15 MODIFICATION #2
 03/23/15 MODIFICATION 3
 01/28/15 MODIFICATION 2
 12/22/14 MODIFICATION
 01/22/13 DRB SUBMITTAL 4
 12/03/12 DRB SUBMITTAL 6
 11/02/12 DRB SUBMITTAL 2
 08/10/12 DRB SUBMITTAL 1

LAKE STREET PLACE
 112-150 LAKE STREET S
 KIRKLAND, WA 98033

PERSPECTIVES

Sheet No. **4.0**
 Project No. 1106
 Date: 07/20/14

- 02/18/15 MODIFICATION #5
- 07/18/15 MODIFICATION #2
- 08/25/15 MODIFICATION 3
- 01/28/16 MODIFICATION 2
- 12/22/14 MODIFICATION
- 01/02/13 DRB SUBMITTAL 4
- 12/03/12 DRB SUBMITTAL 6
- 11/02/12 DRB SUBMITTAL 2
- 08/10/12 DRB SUBMITTAL



NW AERIAL PERSPECTIVE - APPROVED 10/13/15

N.T.S.



NW AERIAL PERSPECTIVE - MODIFIED

N.T.S.

LAKE STREET PLACE
112-150 LAKE STREET S
KIRKLAND, WA 98033

PERSPECTIVES

Sheet No. **4.1**
 Project No. 1106
 Date: 07/20/14

- 02/18/15 MODIFICATION #5
- 07/18/15 MODIFICATION #2
- 08/25/15 MODIFICATION 3
- 01/28/16 MODIFICATION 2
- 12/22/14 MODIFICATION
- 01/02/13 DRB SUBMITTAL 4
- 12/03/12 DRB SUBMITTAL 6
- 11/02/12 DRB SUBMITTAL 2
- 08/10/12 DRB SUBMITTAL



COURTYARD PERSPECTIVE FROM WEST - APPROVED 10/13/15

N.T.S.



COURTYARD PERSPECTIVE FROM WEST - MODIFIED

N.T.S.

LAKE STREET PLACE
112-150 LAKE STREET S
KIRKLAND, WA 98033

PERSPECTIVES

Sheet No. **4.2**
 Project No. 1106
 Date: 07/20/14

CHESMORE|BUCK
a r c h i t e c t u r e
27 NORTH AVENUE NE SUITE 100
BELLEVUE, WA 98004
PHONE: 206.477.4007

02/18/15 MODIFICATION #5
07/16/15 MODIFICATION #2
03/23/15 MODIFICATION 3
01/28/15 MODIFICATION 2
12/22/14 MODIFICATION
01/02/13 DRB SUBMITTAL 4
12/03/12 DRB SUBMITTAL 5
11/02/12 DRB SUBMITTAL 2
08/10/12 DRB SUBMITTAL 1



LSP "GAP" PERSPECTIVE 1 - APPROVED 10/13/15

N.T.S.



LSP "GAP" PERSPECTIVE 1 - PROPOSED

N.T.S.

LAKE STREET PLACE
112-150 LAKE STREET S
KIRKLAND, WA 98033

PERSPECTIVES

Sheet No. **4.3**
Project No. 1106
Date: 07/20/14

CONCEPTUAL DESIGN CONFERENCE

112 LAKE STREET S | KIRKLAND, WA
DATE TBD, 2019 | PRE19-00194

PROJECT INFO

Parcel Numbers:	(Lot A) 4079700000 (Lot B) 0176000005 (Lot C) 0176000028
Zoning	CBD 1B, Commercial
Neighborhood	Moss Bay
Lot Area	Lot A = 15,477 SF Lot B = 15,823 SF Lot C = 25,226 SF
Total Lot Area	56,526 SF
Building Height	55 FT
Residential Units	142 (Approx.)
Parking Stalls	287 (Approx.)

ENCORE
architects



EXAMPLE OF WORK BY CONTINENTAL PROPERTIES



PROJECT TEAM WORK EXAMPLES



BRIX CONDOMINIUMS - SEATTLE



ARIA FLATS - REDMOND



AXLE APARTMENTS - SEATTLE



BURKE AND UNION - SEATTLE



PARKSIDE - BELLEVUE



ZELLA APARTMENTS - SEATTLE



TOTEM LAKE APARTMENTS - KIRKLAND



TWENTY 20 MAD APARTMENTS - SEATTLE



MAIN ST. APARTMENTS - BELLEVUE

DESIGN INSPIRATION IMAGES



VISION

Our vision for this development is to create a residential community that relates in texture or color to its neighboring components that celebrates its waterfront views and strengthens downtown Kirkland's retail presence.

GOALS

1. Community Oriented Streetscape

- Reinforce the existing urban fabric by infilling underutilized sites.
- Activate the adjacent sidewalks through the use of open space, entries and outdoor space.
- Improve the pedestrian experience through landscaping and use of materials.
- Increase safety with "eyes on the street".

2. Finely-Detailed Facade Patterning

- The design should reference and respond to the unique neighborhood context.
- High-quality and durable materials should be incorporated into the design of the project.
- Building utilities should be seamless or concealed into the design rather than additive.

3. Welcoming Public Presence

- Create opportunities for community interaction while providing appropriate buffer for street level residents.
- Provide secure, safe exterior spaces that activate and enhance the street-scape.
- Lobbies should be welcoming and identifiable, using large expanses of glass to not only increase safety with eyes on the street, but have presence.

CONTEXT ANALYSIS











**BUILDINGS MAX 28' TALL
ALONG LAKE STREET
ZONE CBD-2**

**BUILDINGS MAX 3 STORIES
SOUTH OF 2ND AVE
ZONE CBD-2**

NEIGHBORHOOD CONTEXT



1
MILAGRO RESTAURANT
(EXISTING BUILDING)



2
HECTOR'S
RESTAURANT
(EXISTING BUILDING)



3
101 APARTMENTS



4
101 APARTMENTS



5
PORTSMITH
CONDOMINIUMS



6
MERRIL GARDENS
SENIOR LIVING



7
KIRKLAND CENTRAL
CONDOMINIUMS



8
VODA APARTMENTS



9
VODA APARTMENTS



10
WESTWATER
APARTMENTS



11
KIRKLAND PARK LANE
RETAIL CORRIDOR



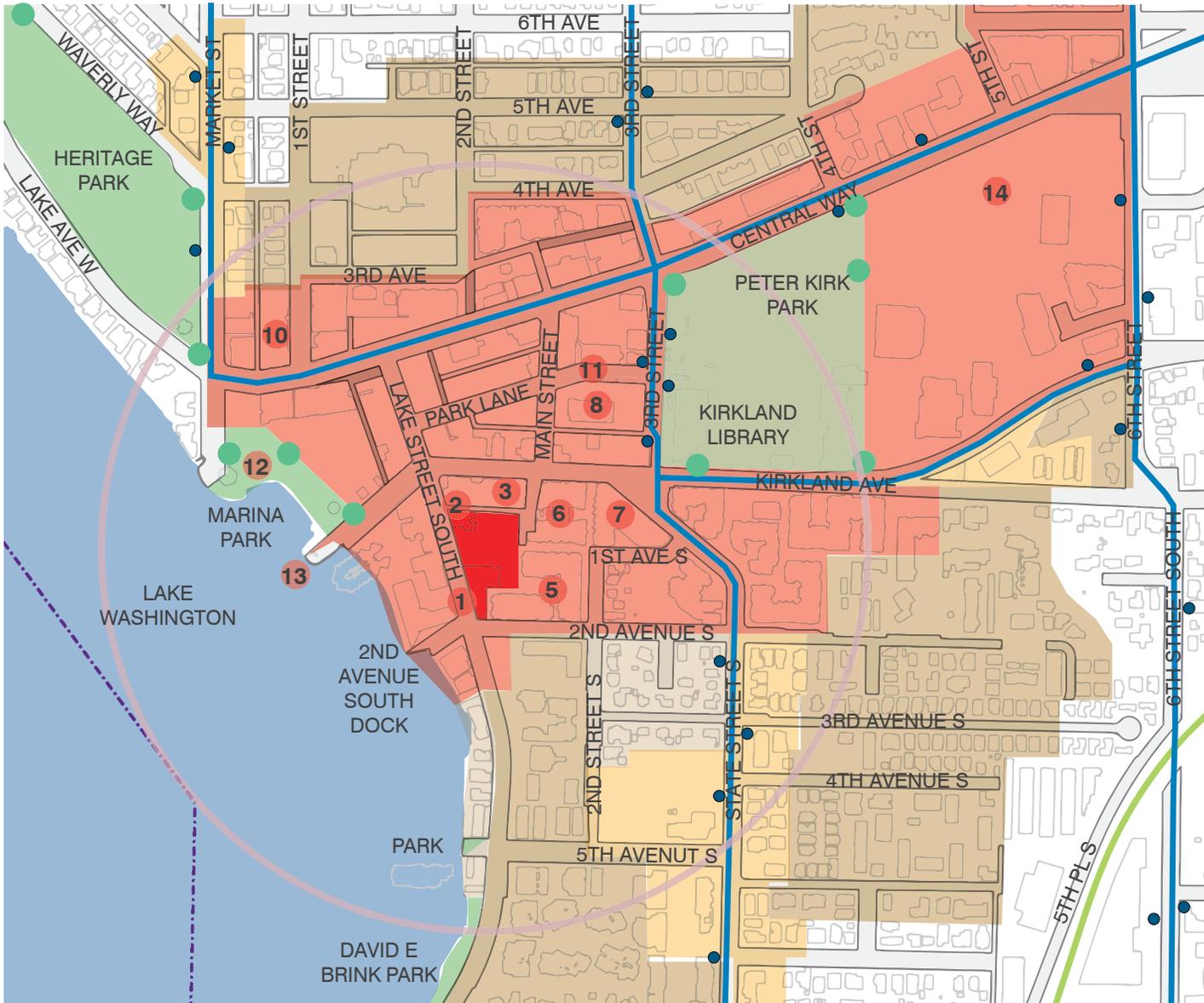
12
MARINA PARK
PAVILION



13
KIRKLAND CITY DOCK



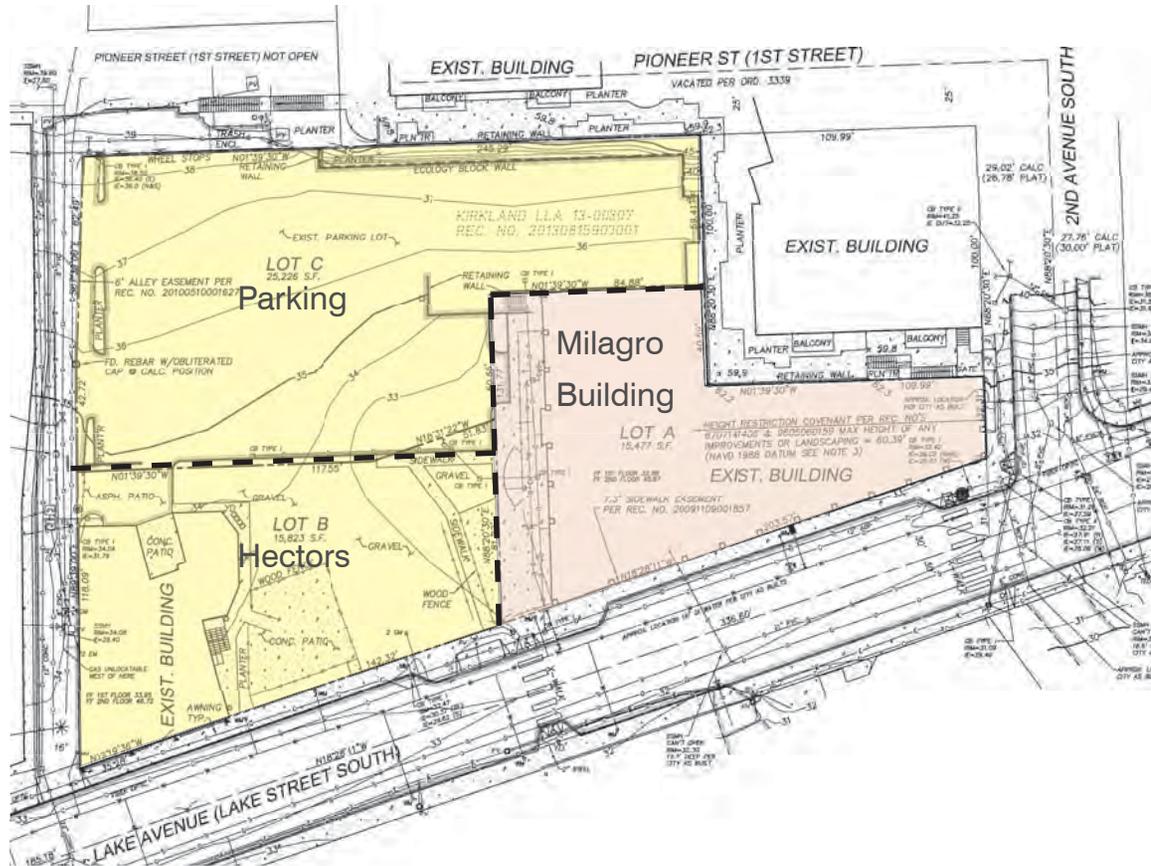
14
KIRKLAND
URBAN (UNDER
CONSTRUCTION)



ZONING & CONTEXT ANALYSIS

- LEGEND**
- Project Site
 - City of Kirkland Limits
 - Cross Kirkland Corridor
 - Central Business District (CBD)
 - Office Mixed Use
 - High Density Residential (PLA)
 - Medium Density Residential (RM)
 - Open Space
 - Open Space Access
 - Bus Line
 - Bus Stop
 - 5 Minute Walk Radius
 - Reference Neighborhood Context Photographs #

EXISTING CONDITIONS : SURVEY

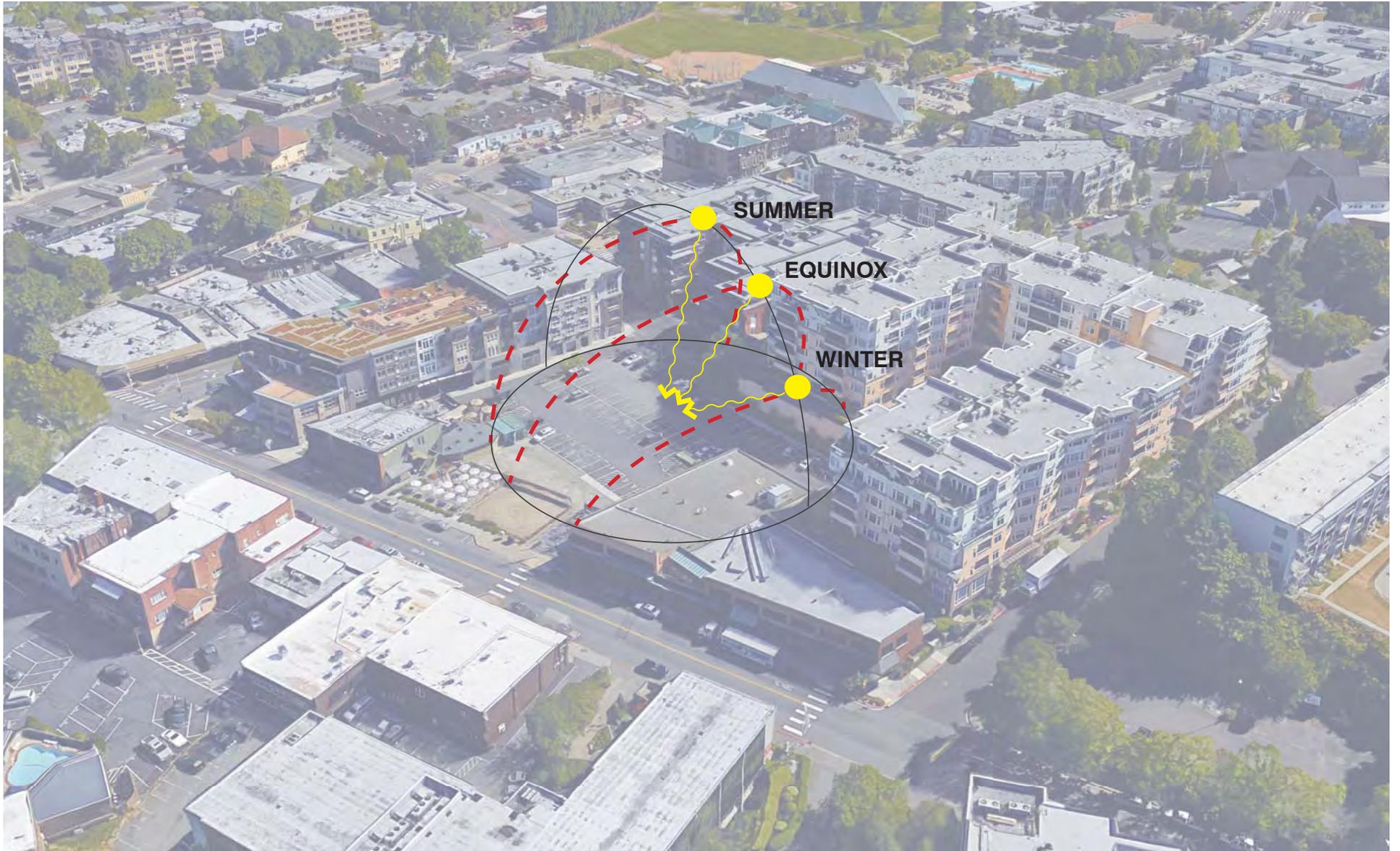


PROJECT INFO

Zoning	CBD 1B, Commercial
Neighborhood	Moss Bay
Height Limit:	55'
Lot Coverage:	100%
No FAR limit:	
Lot A	Milagro Building
Parcel Number	4079700000
Area	15,477 SF
Lot B	Hectors
Parcel Number	0176000005
Area	15,823 SF
Lot C	Parking
Parcel Number	0176000028
Area	25,226 SF
Total Lot Area	56,526 SF



**PREVAILING WINDS
FROM SW**





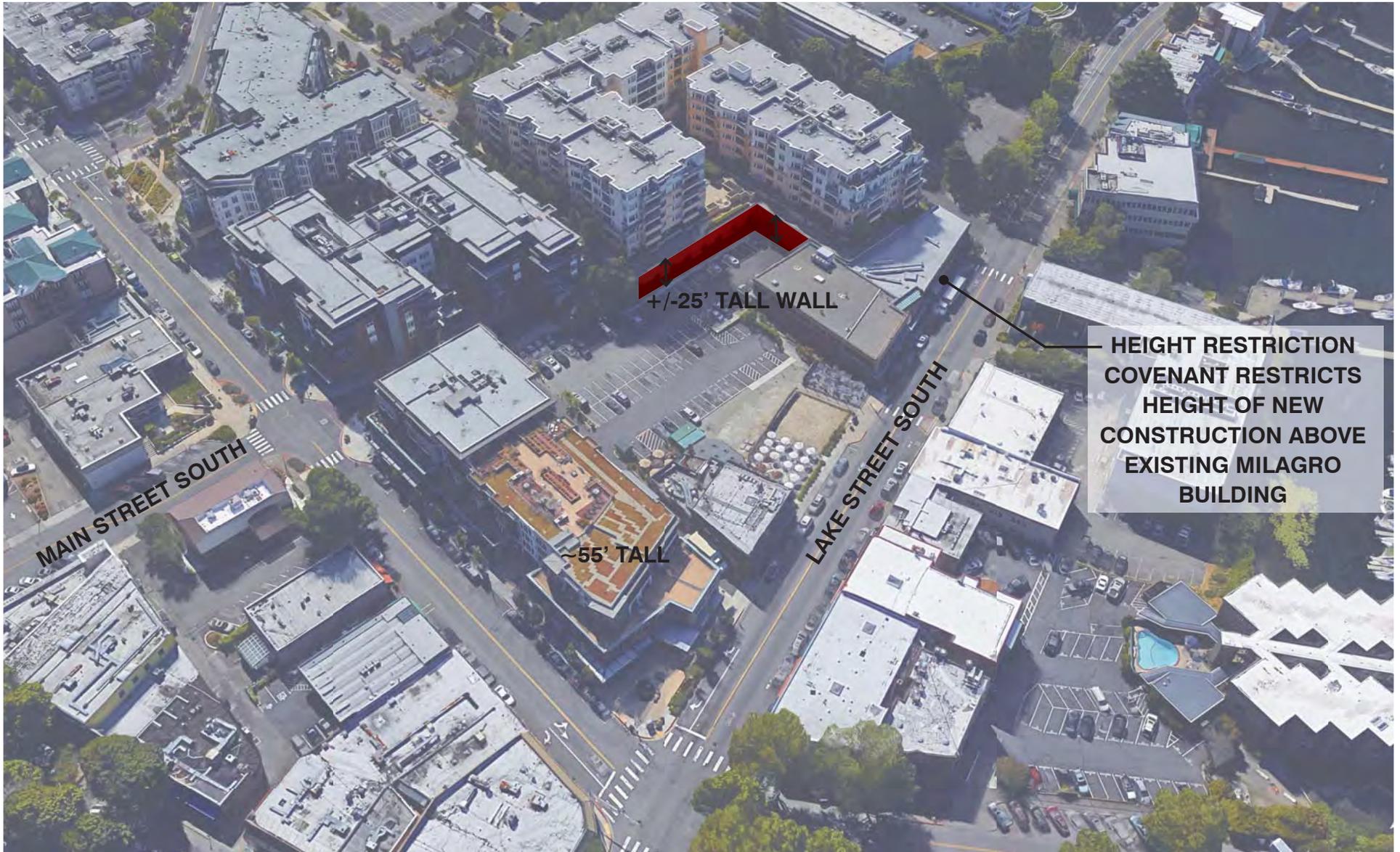
^ VIEW FROM REAR LOT LINE - APPROX HEIGHT LEVEL 3



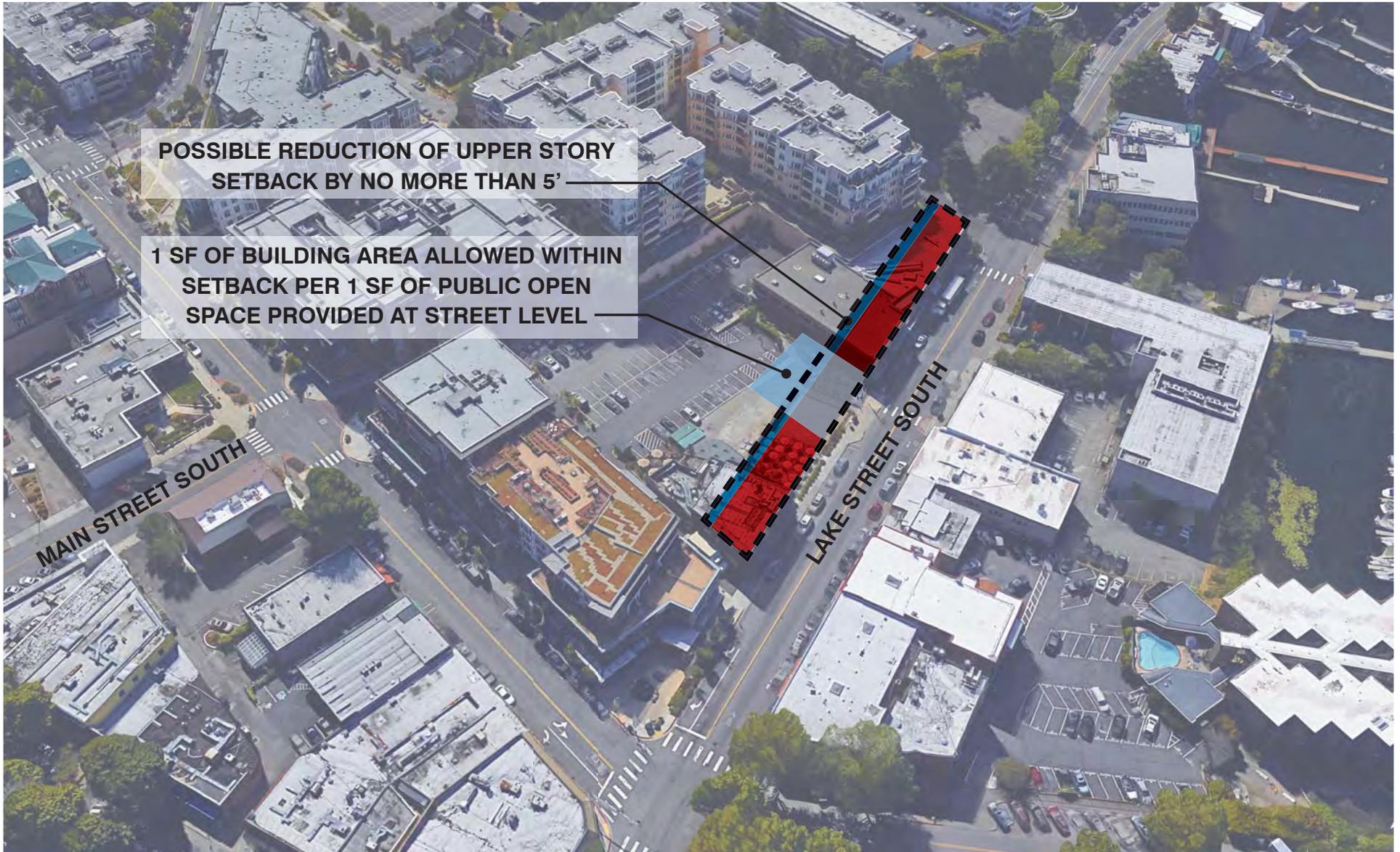
^ VIEW FROM REAR LOT LINE - APPROX HEIGHT LEVEL 3



^ VIEW FROM REAR LOT LINE - APPROX HEIGHT LEVEL 3







SUN ANGLE STUDY - EXISTING CONDITIONS



9:00 AM



12:00 PM



3:00 PM

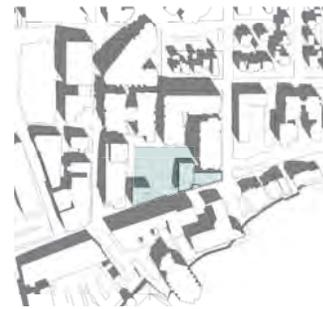
SUMMER SOLSTICE



9:00 AM

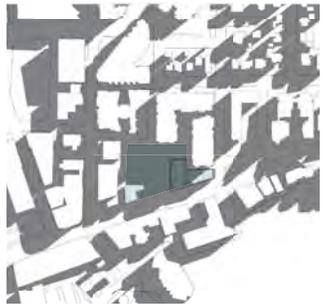


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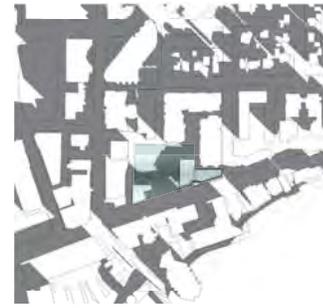
EQUINOX



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12:00 PM

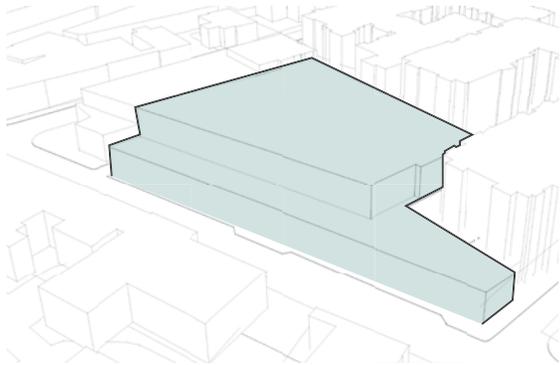


3:00 PM

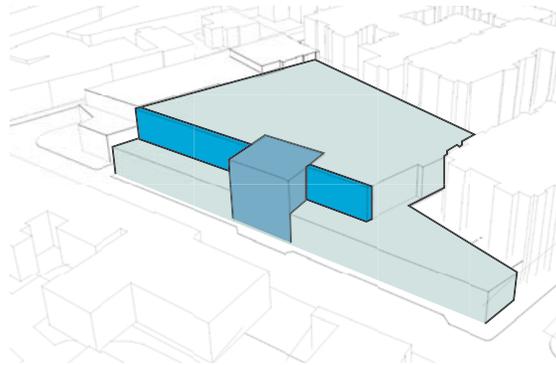
WINTER SOLSTICE

MAXIMUM ZONING DIAGRAM

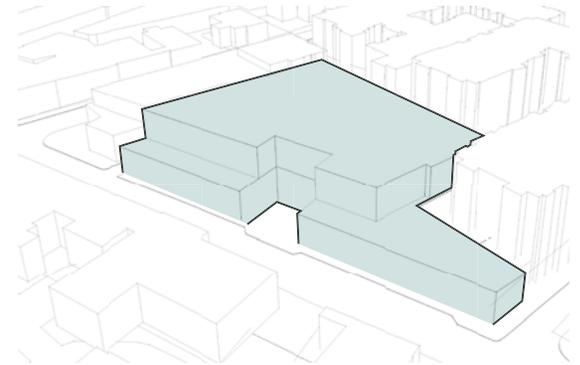
MAXIMUM ZONING ENVELOPE



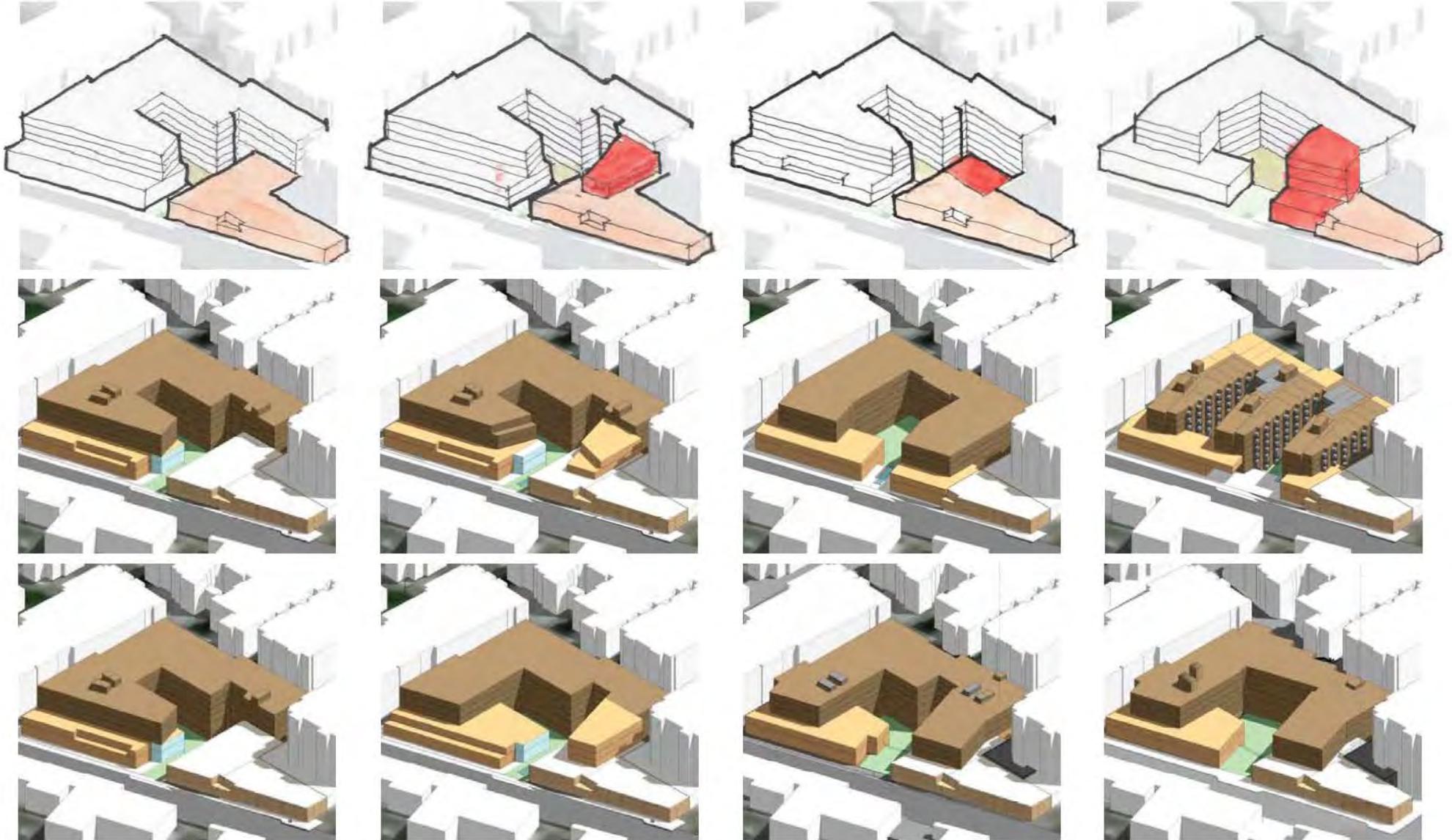
**1 SF OF BUILDING AREA ALLOWED WITHIN
SETBACK PER 1 SF OF PUBLIC OPEN SPACE
PROVIDED AT STREET LEVEL**



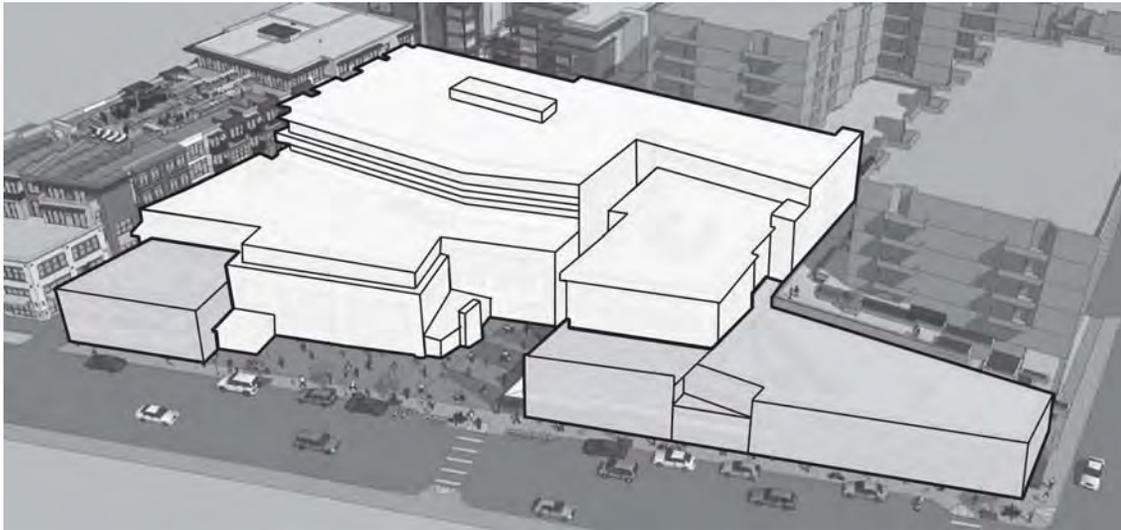
**MAXIMUM ZONING ENVELOPE
WITH PUBLIC PLAZA AND REDUCTION
OF UPPER STORY SETBACK**



PREVIOUS DESIGN ITERATIONS



PREVIOUS DESIGN ITERATIONS



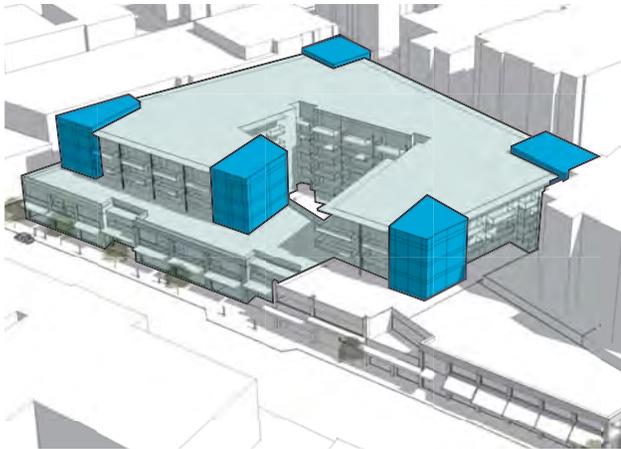
^ PREVIOUS DRB PROPOSAL: AERIAL VIEW FROM LAKE STREET SOUTH

DRB DRV12-00921

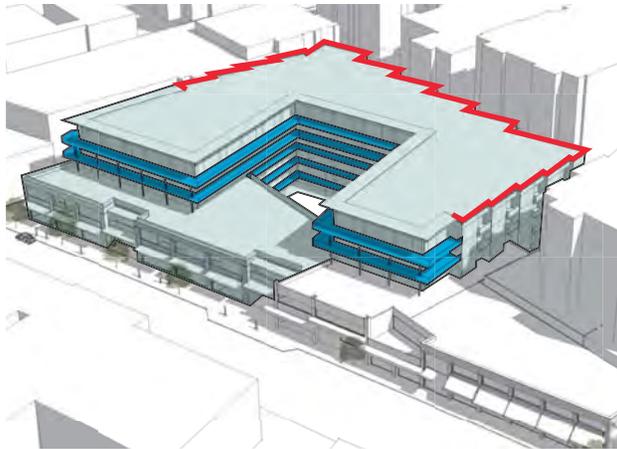
- Site was previously submitted to the City of Kirkland for DRB in 2015 and approved.
- Existing Milagro building is maintained in both previous and preferred scheme.
- Existing Hector building was maintained in the previous proposal. The current preferred scheme maintains the massing of the existing building but will replace the structure as part of the new building.
- Water-facing views in both previous and new schemes emphasized by large decks.
- A public courtyard fronting Lake Street South is proposed in both previous and the preferred scheme.
- Upper story setbacks in both the previous and preferred scheme provide relief to the pedestrian-scaled street front. The preferred scheme also simplifies the previous massing to create a more cohesive whole.

MASSING OPTIONS

OPTION 1 - STRONG CORNERS



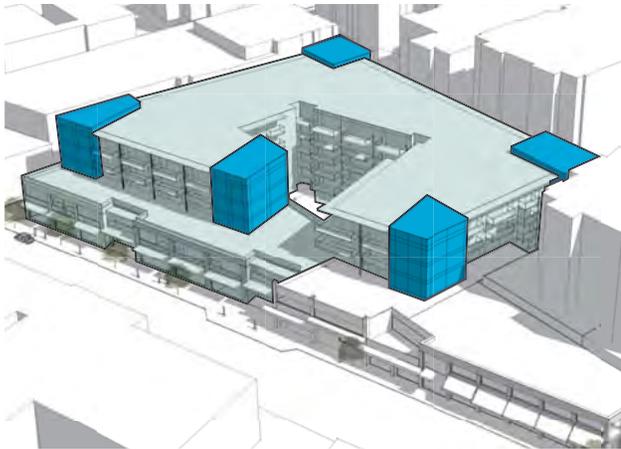
OPTION 2 - HORIZ VIEW : VERTICAL MAIN



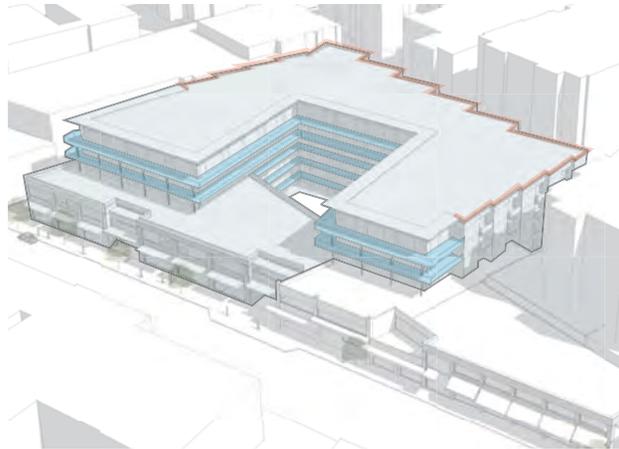
**OPTION 3 - CORNER DECKS AND PLAZA
(PREFERRED)**



OPTION 1 - STRONG CORNERS



OPTION 2 - HORIZ VIEW : VERTICAL MAIN



**OPTION 3 - CORNER DECKS AND PLAZA
(PREFERRED)**



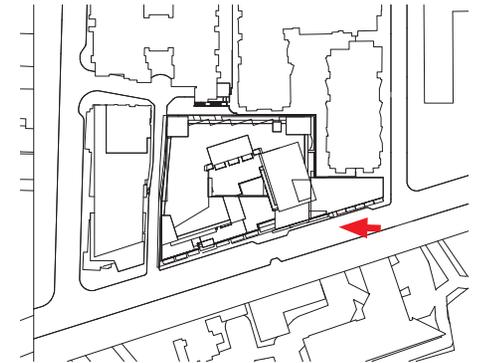
OPTION 1 - STRONG CORNERS



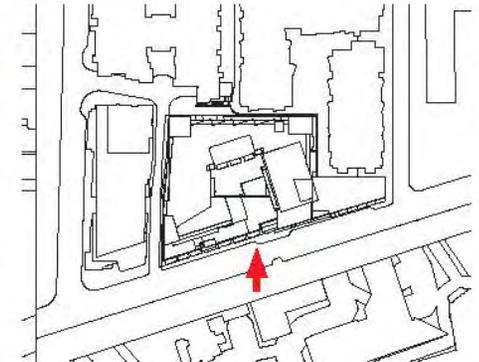
^ AERIAL VIEW FROM LAKE STREET SOUTH

Upper story setback from Lake Street S

- 30' - 0" minimum required
- 30' - 0" minimum provided

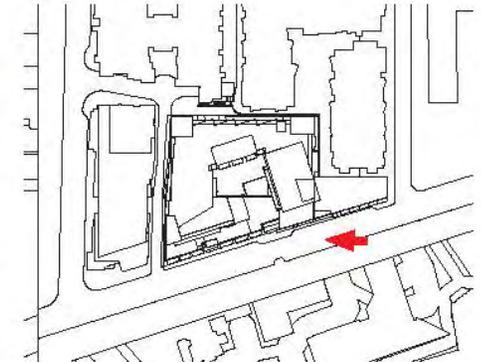


OPTION 1 - STRONG CORNERS



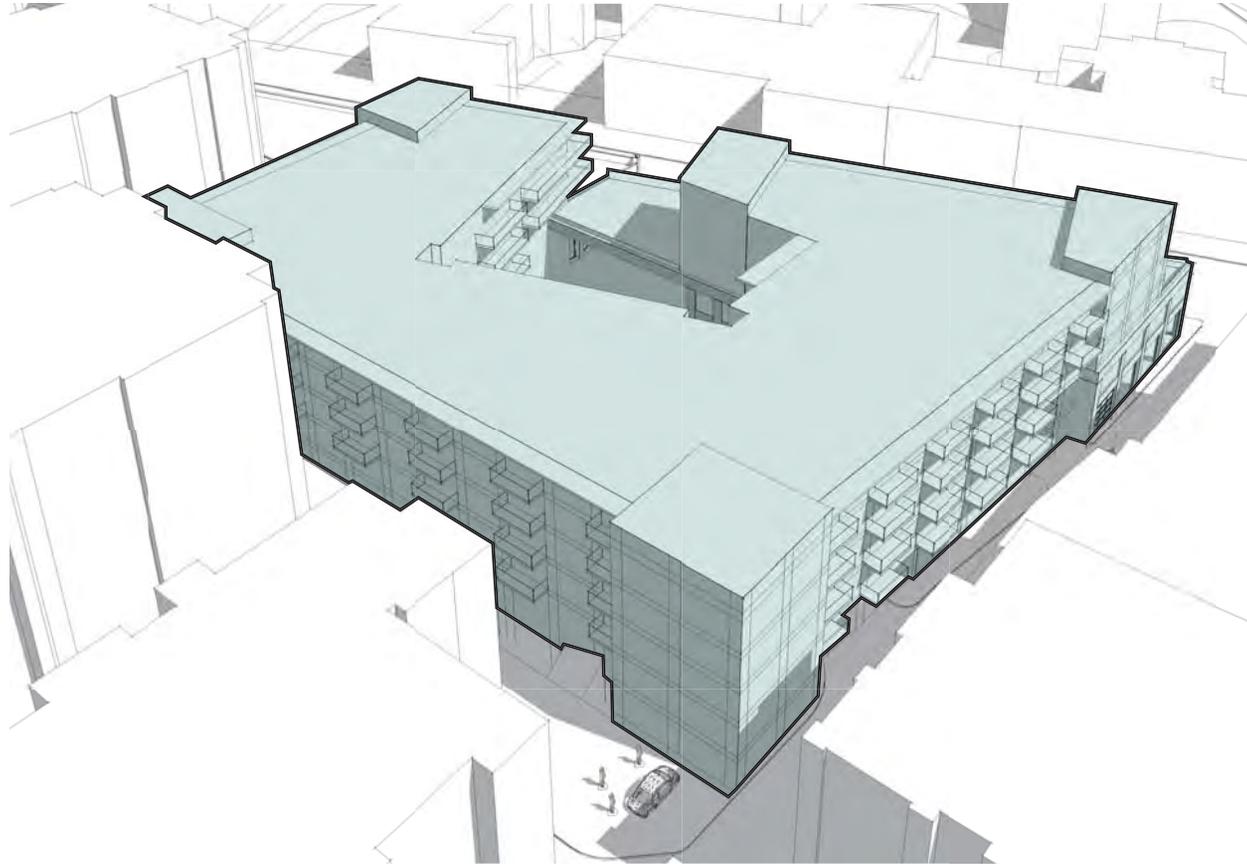
^ GROUND LEVEL VIEW FROM LAKE STREET SOUTH

OPTION 1 - STRONG CORNERS



^ GROUND LEVEL VIEW FROM LAKE STREET SOUTH

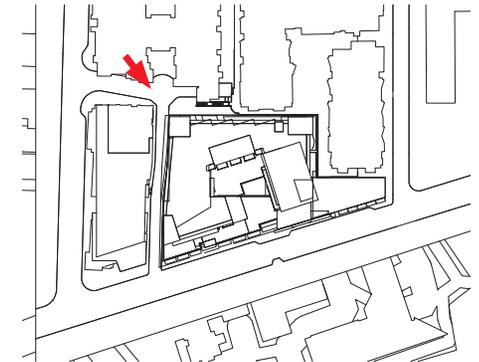
OPTION 1 - STRONG CORNERS



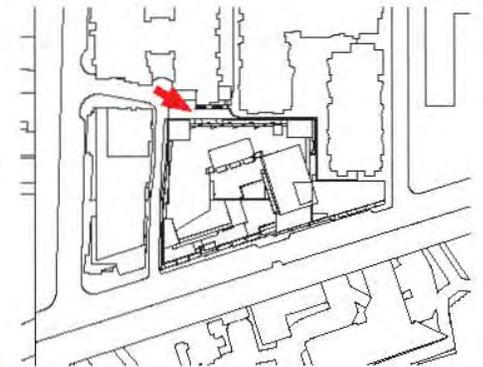
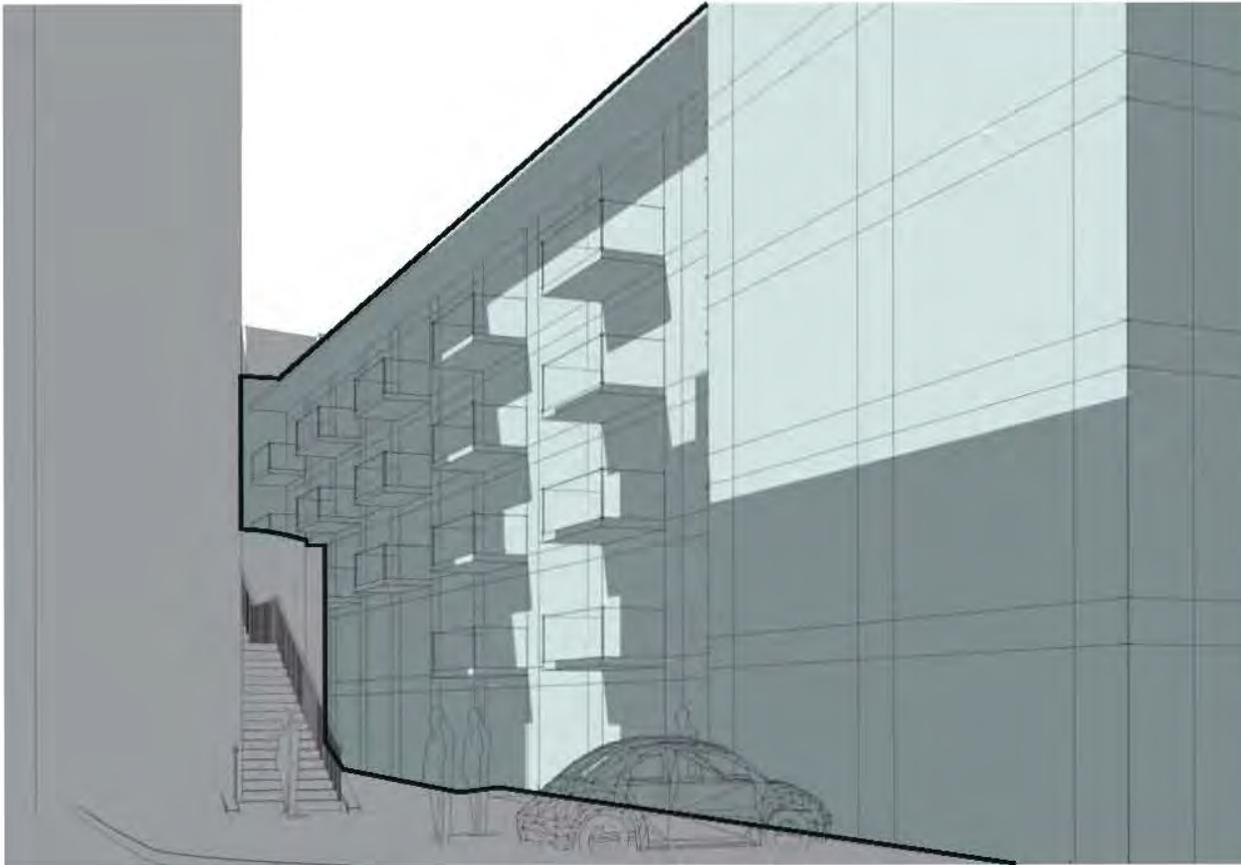
^ AERIAL VIEW FROM MAIN STREET SOUTH

Upper story setback from Main Street S

- 10' - 0" average required
- 10' - 0" average provided
- 2'-0" minimum, 10' - 0" maximum.



OPTION 1 - STRONG CORNERS



^ GROUND LEVEL VIEW FROM MAIN STREET SOUTH