

REFERENCE

Floor Plans

LEVEL 2

KEY

- Residential Units
- Back of House / Utility



Floor Plans

LEVEL 3

KEY

- Residential Units
- Back of House / Utility



REFERENCE

Context & Urban Design Analysis

SITE DESCRIPTION AND OPPORTUNITIES

This site is located about half a mile south of downtown Kirkland. With Lake Washington to the west, this is an opportunity to integrate a mixed-use environment into the neighborhood, creating a pedestrian destination for Kirkland's beach front community.

The site is currently vacant. The south bound easement has matured landscaping installed by adjacent property owners, providing access to their on-grade parking lots. The immediate neighboring properties are RM (Multifamily Residential) and WD (Waterfront District).

Lake Street South is a 'principal arterial' that becomes Lake Washington Boulevard at the site's southwest corner. It connects downtown Kirkland to Evergreen Point Bridge (520), providing Moss Bay community and adjacent communities immediate vehicular access and at the same time it has views of the Seattle skyline across Lake Washington. 10th Ave South is a neighborhood street; it connects State St. South to Lake Street South/waterfront.

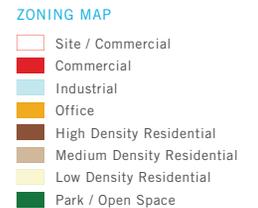
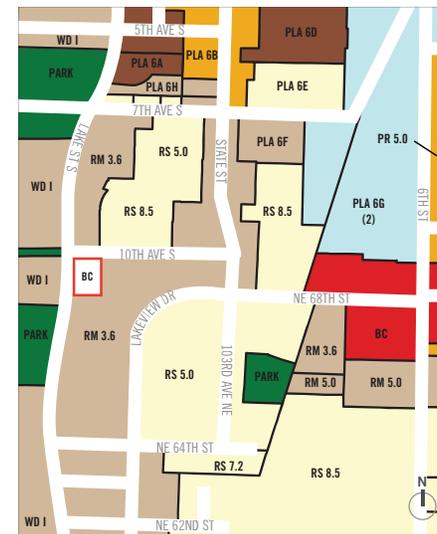
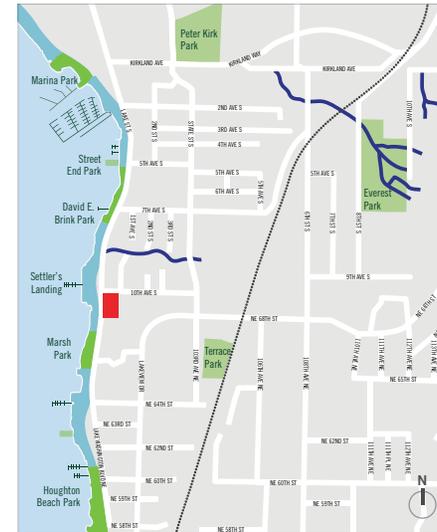
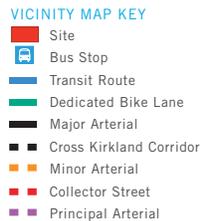
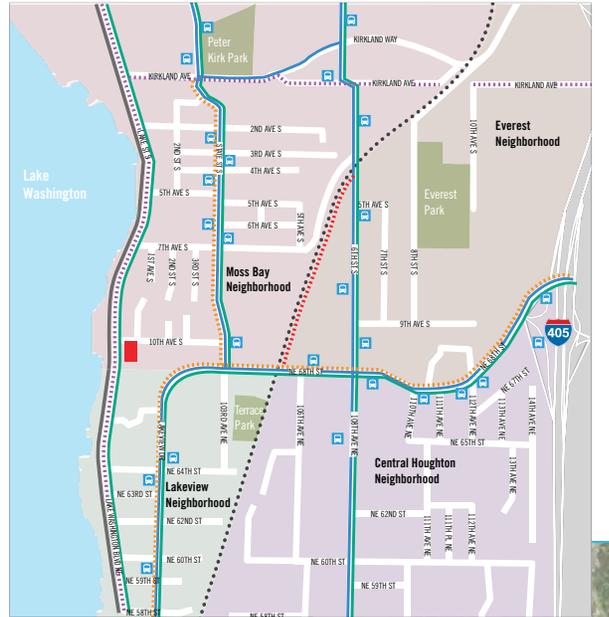
This mixed-use development will support the growth of the City of Kirkland and will serve as a buffer and transitional node for the quieter community east of Lake Washington from the busy Lake Street South. The new commercial development along with the vibrant and generous plazas on Lake Street will improve and support the existing pedestrian experience along Lake Washington.

ZONING ANALYSIS

- Total site area: 54,509 sf
- Zone: business neighborhood ("BN")
- Zone area: 54,509 sf
- Permitted use: commercial & residential uses
- Max. Allowable height limit: 30'-0" above A.B.E. ("Average Base Elevation"). Additional 3' permitted for 3-story building.
- Setbacks: 0'-0" front; 10'-0" side & rear
- Lot coverage: 66%

KIRKLAND SHORELINE OVERLAY

- Zone: urban mixed ("UM")
- Zone area: 54,509 sf
- Permitted use: commercial/office/ mf residential, req. Substantial development permit
- Shoreline setback: 25'-0" or 15'-0" of lot depth from water
- Height: 35'-0" above A.B.E.
- Lot coverage: 80% max



Site Vicinity Photos



1 LAKE STREET S, LOOKING WEST AWAY FROM SITE



2 LAKE STREET S, LOOKING WEST AWAY FROM SITE



3 LAKE STREET S, LOOKING WEST AWAY FROM SITE



4 LAKE STREET S, LOOKING NORTH AND EAST TOWARDS THE SITE



MAP KEY

- Site
- View



5 LAKE STREET S, LOOKING NORTH AND EAST TOWARDS THE SITE



6 LAKE STREET S, LOOKING NORTH AND EAST TOWARDS THE SITE



7 LAKE STREET S, LOOKING NORTH AND EAST TOWARDS THE SITE

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Site Streetscapes



1 10TH AVE S STREET VIEW, LOOKING NORTH | Two multifamily projects are located from across the site

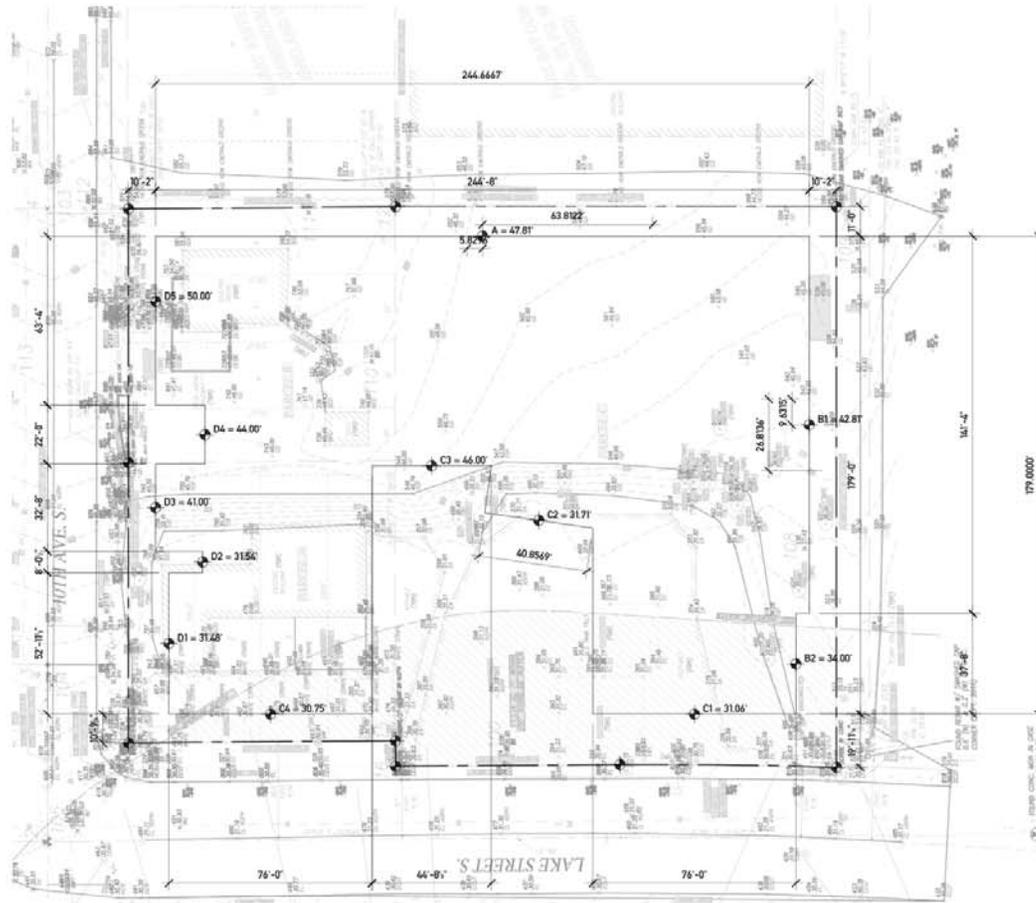


2 PRIVATE DRIVE STREET VIEW, LOOKING NORTH AT SITE | South edge of the site



3 PRIVATE DRIVE STREET VIEW, LOOKING SOUTH | Two multifamily structures; Building A is 61' feet from the site and Building B is 35' feet away from the site

ABE | D5. Average Building Elevation Calculation Diagram



AVERAGE GRADE CALCULATION

A = 47.81' B1 = 42.81' B2 = 34.00' C1 = 31.04' C2 = 31.71'
 a = 244.67' b = 141.33' b2 = 37.66' c1 = 76.00' c2 = 40.83'
 C3 = 46.00' C4 = 30.75' D1 = 31.48' D2 = 31.54' D3 = 41.00'
 d3 = 44.83' d4 = 76.00' d1 = 52.95' d2 = 8.00' d3 = 32.66'

D4 = 44.00' D5 = 50.00'
 d4 = 22.00' d5 = 63.33'

$$\begin{aligned} \text{AVERAGE GRADE} &= \frac{(A \times a) + (B \times b) + (C \times c) + (D \times d)}{(a+b+c+d)} \\ &= \frac{(47.81 \times 244.67) + (42.81 \times 141.33) + (34.00 \times 37.66) + (31.04 \times 76.00) + (31.71 \times 40.83) + (44.00 \times 44.83) + (50.00 \times 63.33) + (30.75 \times 76.00) + (31.48 \times 52.95) + (31.54 \times 8.00) + (41.00 \times 32.66) + (46.00 \times 22.00) + (40.83 \times 63.33)}{(244.67 + 141.33 + 37.66 + 76.00 + 40.83 + 44.83 + 76.00 + 52.95 + 8.00 + 32.66 + 22.00 + 63.33)} \\ &= \frac{11697.67 + 6050.33 + 1280.44 + 2360.56 + 1294.72 + 2062.18 + 2337.16 + 1666.86 + 252.32 + 1339.06 + 968 + 3166.5}{840.26} \\ &= \frac{34475.64}{840.26} \\ &= 41.03' \end{aligned}$$

