



**CITY OF KIRKLAND**  
**Planning and Building Department**  
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## **MEMORANDUM**

**To:** Design Review Board  
**From:** Scott Guter, AICP, Senior Planner  
**Date:** September 24, 2019  
**File No.:** DRV19-00461  
**Subject:** **112 LAKE ST S MIXED USE  
DESIGN RESPONSE CONFERENCE**

### **I. MEETING GOALS**

At the October 7, 2019 Design Review Board (DRB) meeting, the DRB should conduct a Design Response Conference and determine if the project is consistent with the design guidelines contained in the Design Guidelines for Pedestrian Oriented Business Districts, as adopted in Kirkland Municipal Code (KMC) Section 3.30.040.

During the Design Response Conference, the DRB should provide feedback on the following topics:

- Building massing
- Plaza design
- Loading area design
- Pedestrian walkway
- Materials, colors, and details
- Landscaping

### **II. PROPOSAL**

The subject property is located at 112 and 150 Lake Street South (see Attachment 1). Thomas Hembra with Encore Architects has applied for a Design Response Conference for a 5-story mixed use commercial and residential building with below grade parking (see Attachment 2). The project will contain approximately 5,500 square feet of new retail (14,316 square feet including existing retail), 142 residential units, and 287 parking stalls. The existing 2-story mixed use commercial, office building at 150 Lake Street South is to remain. Vehicular access to the property is proposed from the alley adjacent to the north property line.

### **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, pages 48 and 49.

#### **IV. CONCEPTUAL DESIGN CONFERENCE**

A Conceptual Design Conference was held on July 15, 2019. The DRB provided direction to the applicant in preparation for the Design Response Conference. At the meeting, the DRB discussed:

- A. How the design guidelines affect or pertain to the proposed development.
- B. Which guidelines applied to the proposed development; and
- C. The application materials that are needed for the Design Response Conference.

The DRB's feedback from the conference is summarized in Section V.B below under the DRB's discussion on the various design topics. The applicant provided a response to the DRB comments (see Attachment 2, pages 8 - 40).

#### **V. DESIGN RESPONSE CONFERENCE**

The Design Review Board reviews projects for consistency with design guidelines for Pedestrian Oriented Business Districts, as adopted in Kirkland Municipal Code Chapter 3.30 (see [https://www.kirklandwa.gov/depart/planning/Online\\_Resources/Design\\_Guidelines.htm](https://www.kirklandwa.gov/depart/planning/Online_Resources/Design_Guidelines.htm)). In addition to the standard guidelines contained in the *Design Guidelines for Pedestrian-Oriented Business Districts*, the following information summarizes key guidelines which apply specifically to the project or project area. See also Section VI for information regarding zoning regulations and how they affect the proposed development.

##### **A. Pedestrian-Oriented Design Guidelines**

###### **1. General**

The following is a list of key design issues and/or design techniques that should be addressed with this project as identified in the design guidelines.

- Building Scale
  - Vertical and horizontal modulation
  - Architectural scale
- Pedestrian-Orientation
  - Plazas
  - Pedestrian friendly building fronts
  - Blank wall treatment

- Landscaping
- Building material, color, and detail

See the adopted Design Guidelines for Pedestrian-Oriented Business Districts for complete text and explanations.

## 2. Special Considerations for Downtown Kirkland

In addition to the standard guidelines contained in the *Design Guidelines for Pedestrian-Oriented Business Districts*, the following list summarizes some of the key guidelines and special considerations that apply specifically to the project or project area.

- Building Modulation Horizontal: Large-scale developments, particularly east of the core area, should stress continuity in streetscape on the lower two floors. Setback facades and varied forms should be used above the second stories.
- Fenestration Patterns: Breaking larger window areas into smaller units to achieve a more intimate scale is most important in Design Districts 1, 2, 4, 8, and the southwest portion of 3 where new buildings should fit with older structures that have traditional-styled windows. Architectural Elements Decks, Bay Windows, Arcades, Porches.
- Decks, Bay Windows, Arcades, Porches: Pedestrian features should be differentiated from vehicular features; thus fenestration detailing, cornices, friezes, and smaller art concepts should be concentrated in Design Districts 1 and 2, while landscaping and larger architectural features should be concentrated in Design Districts 3, 5, 7, and 8.
- Glazing: Building frontages along pedestrian-oriented streets in the Central Business District should be configured to have a 15' story height to ensure suitability for diverse retail tenants and enhance the pedestrian experience. Where these taller retail stories are required, special attention to storefront detailing is necessary to provide a visual connection between pedestrian and retail activity.
- Sidewalk Width: Most of the business core of Kirkland is already developed with fairly narrow sidewalks. New development should provide sidewalks at the recommended width. Providing wider sidewalks throughout downtown is a long-term endeavor.
- Street Trees: A strong street tree planting scheme is especially important in downtown because of the variety of scale and architecture encouraged in private development. Major entries into Kirkland, especially along Central Way, Kirkland Avenue, Lake Street, and Market Street, should be unified by a strong street tree program. Lake Street and other pedestrian-oriented streets with narrow sidewalks: Flowering pear trees might be a good option since they have tight narrow shapes, attractive flowers, and dark green foliage. Photinia standards might be another option since they are small and have bright red evergreen foliage.
- Parking Location: Parking lot location and design is critical on busy entry streets such as Market Street, Central Way, Lake Street, Kirkland Avenue, and in the congested core area where pedestrian activities are emphasized. The Downtown Plan calls for limiting the number of vehicle curb cuts.
- Parking Garage: Garages built on Downtown Kirkland's perimeter slopes, near residential areas, or near the waterfront can fit less obtrusively into

the landscape when terraced. Treatment of the facade of the parking structure can be just as effective in mitigating the visual impacts of parking garages as pedestrian-oriented businesses, plazas, or landscaped setbacks at the ground level.

- Natural Features: A primary goal stated in the Downtown Plan's Vision Statement is to "clarify Downtown's natural physical setting." Besides its excellent waterfront, Downtown Kirkland's most important natural feature is its bowl-shaped topography which provides views down from the heights and views from the downtown of the wooded hillsides surrounding the district. The valley topography also helps to define the downtown's edges and facilitates the transition from largely commercial activities in the valley floor to the mostly residential areas in the uplands. Although Peter Kirk Park is a man-made open space, it too provides a naturalizing function.
- Signs: The Downtown Plan's mandate for high-quality development should also be reflected in sign design. No internally lit plastic-faced or can signs should be permitted. All signs in the downtown should be pedestrian oriented.

## **B. Compliance with Design Guidelines**

### **1. Scale**

#### **a. DRB Discussion**

The DRB expressed a preference for massing Option 3 at the Conceptual Design Conference. Other comments and design direction provided by the DRB included:

- Building commercial street level frontage is the same along length of the façade. The building needs to be broken up architecturally into smaller elements to provide a design consistent with character of small business frontages and the eclectic rhythm of downtown Kirkland. This includes the motif of the building entering the courtyard.
- The residential upper floors create a building design that is too horizontal and linear. The Board is also concerned about the potential bulkiness of the upper floors. The applicant should play with the design of upper floors' modulation, parapet design, lighting, and materials to add diversity to the building. The corners should be lightened to lessen the appearance of the upper floors' mass.
- The Board liked the saw tooth design along the alley and Main Street South. The Board would like to see how the townhomes along Main Street South will be lit and how pedestrian friendly the design will be.
- The applicant should explore providing access for tenants located in the south side of the building to the loading and trash area through the garage.

#### **b. Supporting Design Guidelines**

The *Design Guidelines for Pedestrian Oriented Business Districts* contain the following policy statements that address the use of these techniques:

- Vertical building modulation should be used to add variety and to make large buildings appear to be an aggregation of smaller buildings.
- See Guidelines - Upper Story Setbacks



- Architectural building elements such as arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, and courtyards should be encouraged. All building entries should be well lit. Building facades in pedestrian areas should provide lighting to walkways and sidewalks through building-mounted lights, canopy- or awning-mounted lights, and display window lights. Encourage variety in the use of light fixtures to give visual variety from one building façade to the next. Back-lit or internally-lit translucent awnings should be prohibited.
- Pedestrian features should be differentiated from vehicular features; thus fenestration detailing, cornices, friezes, and smaller art concepts should be concentrated in Design Districts 1 and 2, while landscaping and larger architectural features should be concentrated in Design Districts 3, 5, 7, and 8.

c. Staff Analysis

*As requested by the DRB, the applicant has pursued massing Option 3 and has provided detailed plans for review (see Attachment 2).*

- *On pages 6 and 9-17 the applicant addresses the DRB comments regarding the monotone commercial street level frontage.*

*The applicant provides an analysis of existing retail frontage identified as Retail A and B. The applicant identifies the existing retail's material, parapet rhythm, and canopy treatment. Proposed new retail frontages (Retail C and D) are given a similar level of analysis. Staff does note that Retail C, containing the longest of the proposed new street level frontage, does not provide any parapet rhythm. Retail C also contains a similar light color material treatment as Retail B (see Building Detailing & Materiality on page 67) bookending the proposed plaza and potentially diluting the perceived "eclectic" retail aesthetic the applicant is trying to achieve. Note, that the applicant utilizes light material on the upper stories as well which may lend to the appearance of an overall blending of building mass. Both new retail frontages offer a similar canopy treatment.*

*Staff recommends that the DRB discuss the design guideline recommendations that promote nonuniform canopies and façades for pedestrian oriented streets when considering the proposal and staff's comments. See further staff analysis in the Building Materials, Color's and Details below.*

- *On pages 6 and 25-27 the applicant describes their approach in addressing the horizontality of the upper floors.*

*The applicant's preferred design has been further developed by providing more detail on the bay modulation, its subsequent parapet modulation, deck size and treatment, color and material palette, and window patterning.*

*Staff believes that the applicant has provided a good use of modulation and material choices to achieve more verticality in the building modulation along the Lake Street South except for the façade on the east side of the plaza which lacks any discernable rhythm both architecturally and materially.*

*Staff recommends that the DRB discuss whether the same level of modulation and treatment should apply to the façades surrounding the plaza visible from Lake Street South. See further staff analysis in the Building Materials, Color's and Details below.*

- *On pages 7 and 28-33 the applicant provides a design response to the pedestrian friendliness of the townhomes along Main Street South. The applicant also provides a Site Lighting Plan on page 40.*

*Staff would like to see more lighting detail that what is presented on page 40. Staff recommends applicant provide night time perspectives illustrating more clearly the lighting treatment/impacts for the project.*

*The ground floor unit design does not appear residential in character (resembling the proposed new Retail C along Lake Street South).*

*Staff recommends that the DRB discuss the quality of lighting proposed and the design proposed along the ground floor facing Main Street South.*

- *On pages 7 and 39 the applicant demonstrates how the existing commercial tenant on the south side of the building will have access to the loading and trash area.*

*The DRB should provide input on the following items:*

- *Commercial Street Level Frontage: What recommendations does the DRB have that will help the project promote an "eclectic" nonuniform commercial street frontage?*
- *Upper Story Modulation: What recommendations does the DRB have about the upper floor modulation? Should the same level of modulation and treatment apply to the façades surrounding the plaza visible from Lake Street South?*
- *Pedestrian Friendly Ground Floor on Main Street South: As the DRB reviews the proposed lighting and design along the ground floor of the building facing Main Street South, what recommendations can the Board give to the applicant to help achieve a more pedestrian friendly design?*

## **2. Pedestrian-Oriented Elements**

### **a. DRB Discussion**

During the DRB discussion the board stated that the proposed plaza should be activated. The applicant should further develop the commercial portion of plaza's program adding elements that engage the public. The Board would also like to see more detail on the sunken residential plaza's design.

### **b. Supporting Design Guidelines**

The *Design Guidelines for Pedestrian Oriented Business Districts* contain the following statements that pertain to pedestrian-oriented elements:

- All building entries should be well lit. Building facades in pedestrian areas should provide lighting to walkways and sidewalks through building-mounted lights, canopy or awning-mounted lights, and display window lights. Encourage variety in the use of light fixtures to give visual variety from one building facade to the next. Back-lit or internally-lit translucent awnings should be prohibited.

- Successful pedestrian-oriented plazas are generally located in sunny areas along a well-traveled pedestrian route. Plazas must provide plenty of sitting areas and amenities and give people a sense of enclosure and safety.

c. Staff Analysis

*The applicant has responded to the DRB comments (see Attachment 2).*

*On pages 6 and 18-24 the applicant has provided their design approach to activating the public plaza and provided detail on the sunken residential plaza.*

*Staff notes that the applicant proposes restaurant use in the new retail space. Staff would like to see plans and perspectives identifying how restaurants utilizes the plaza and Lake Street South. How does the commercial use of the public space affect the plaza's design and the configuration of the street? Staff also noted a lack of detail on the choice of pavers identified on pages 19 and 20 and no illustration of what these would look like on perspective pages 23 and 24.*

*Staff recommends that the DRB discuss the design guideline recommendations on pedestrian oriented elements for plazas, sidewalk configuration, and pedestrian-friendly building fronts when considering the proposal and staff's comments. See further staff analysis in the Building Materials, Color's and Details below.*

*The DRB should provide input on the following items:*

- Plaza: *What recommendations does the DRB have to help activate the plaza and successfully manage its public and commercial activity? What is the DRB's response applicant's material choices within the plaza?*
- Commercial Storefront and Sidewalk Configuration: *What design recommendations does the DRB have to help manage the relationship between pedestrian and commercial use along Lake Street South?*

3. Open Space and Landscaping

a. DRB Discussion

The DRB asked the applicant to further develop and provide more detail on the plaza design, particularly to show how the sunken plaza will be landscaped.

b. Supporting Design Guidelines

The *Design Guidelines and Zoning Regulations* contain the following guideline addressing the visual quality of landscapes:

- KZC Chapter 95 requires that a landscape plan be approved as part of the Design Review Process.
- The placement and amount of landscaping for new and existing development should be mandated through design standards. Special consideration should be given to the purpose and context of the proposed landscaping. The pedestrian/auto landscape requires strong plantings of a structural nature to act as buffers or screens.

- The pedestrian landscape should emphasize the subtle characteristics of the plant materials. The building landscape should use landscaping that complements the building's favorable qualities and screens its faults.
- Special Considerations for open space and landscaping are listed in Section V.A.2 above.

c. Staff Analysis

*Landscaping should be placed in areas to help mitigate building massing and enhance the pedestrian experience along the project frontages.*

*Pursuant to KZC 50.10.4 the sidewalk configuration shall be approved through design review (see Attachment 3). See staff comments on the regulatory requirements for sidewalks in Section VI.F.*

*Staff would ask the DRB to consider public comment 4, Section VIII regarding sidewalk design when reviewing to proposed landscaping along the project's Lake Street South frontage.*

*The DRB should provide input on the following items:*

- *What changes are needed to the landscape plan?*
- *Are there other opportunities for landscaping?*

4. **Building Materials, Color, and Details**

a. DRB Discussion

While the DRB was not presented with a material palette for the project during the CDC meeting they did direct the applicant to strategically apply material treatment as one means to address upper floors excessive horizontally linearity.

b. Staff Analysis

*Attachment 2, pages 66 - 69 contain a color palette, elevation drawings and callouts for the proposed building materials for the project.*

*When reviewing the color and material palette presented on the page 68 and the overall axonometric drawing of the north and east elevation staff noted the applicant's use of uniform material among adjacent modulations with only color separation. It is staff's opinion that more material diversity between adjacent modulations should be explored. Likewise, staff believes the project would benefit with the use of ornament and applied art to add quality, visual interest, and a sense of human scale to the built environment (see Design Guidelines). The applicant may consider transcribing or take inspiration from some of the ornament and art of the existing Hector's building when refining the design of the new retail frontage.*

*The DRB should provide feedback to the applicant regarding the proposed materials and colors.*

- *Should the applicant explore more material diversity along the north and east elevations?*
- *Should the applicant refine the retail storefront with ornament and art?*

*The DRB should discuss whether additional or larger samples of materials and colors should be provided at the next Design Response Conference.*

**C. Minor Variations**

**a. Applicant Request**

The applicant proposes several departures from the code. Only one, the upper story setback requires DRB review and approval. The deck encroachment over the right-of-way and rooftop amenity space are staff administrative approvals.

**Upper Story Setback**

The applicant is requesting a reduction of the upper story setback requirement for Lake Street South (see page 42, Attachment 2). The upper story setback requirement is 30 feet from the property line to the 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.

The applicant seems to be requesting to reduce the upper story setback by five (5) feet.

KZC Section 50.10.4.f authorizes the DRB 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.

**b. Staff Analysis**

**Upper Story Setback.** Staff is unable to fully analyze the proposal for compliance with the upper story setback regulations. The diagram on page 42 looks to describe a reduction from 25 feet not 30 feet (see Figure 1). Staff recommends the applicant provide more detailed plans, i.e. site plan, elevations, and building sections, providing scaled measurement for staff to review.

The applicant should update the proposed plaza square footage calculation and site plan to depict the plaza area after right-of-way dedication. The applicant will be required to provide a public easement for public use of this portion of the plaza.

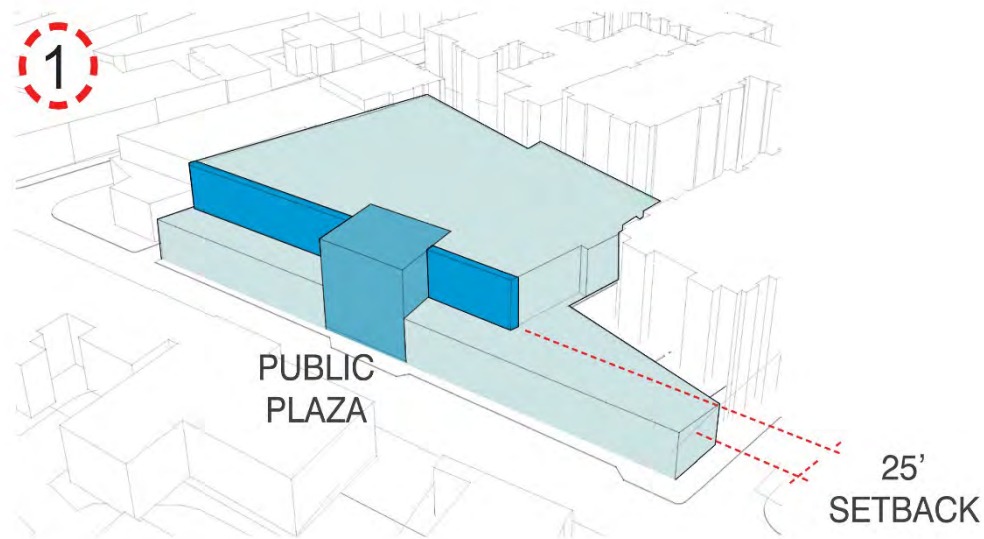


Figure 1: Upper story setback departure diagram from page 42 of Attachment 2.

## VI. **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 approximately 5,500 square feet of new retail (14,316 square feet including existing 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.





*Feedback from the DRB should be provided regarding this topic.*

- 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 has identified the height maximum for the project on page 56 of Attachment 2. Staff will need to continue to 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 required to provide upper story setbacks from both Lake Street South and Main Street South.*

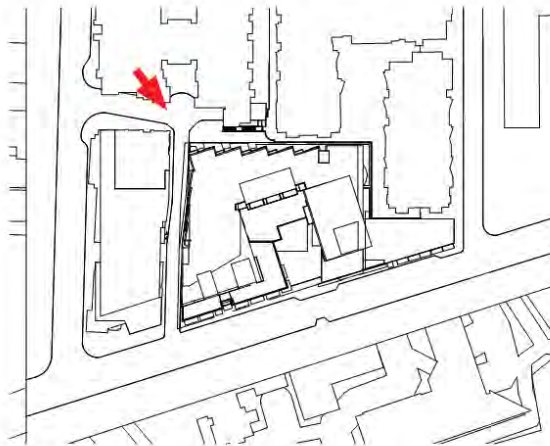
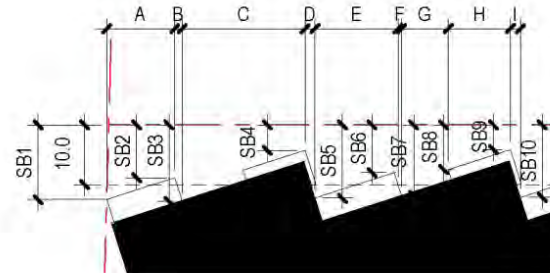
*Lake Street South: The applicant should provide staff with a "Total Upper Story Setback Area" calculation as required with KZC 50.10.5.e. The applicant is also*

*proposing to reduce the upper story setback along Lake Street South. As stated in Section V.C. the applicant has not provided enough information for staff to analyze the requested setback reduction along Lake Street South.*

*Main Street South: The applicant has provided a diagram but has yet to show compliance with the upper story setback from Main Street South. The applicant should clarify the average shown in Figure 3 by providing staff the distances illustrated in this diagram. The applicant should also provide staff with a "Total Upper Story Setback Area" calculation as required with KZC 50.10.5.e.*

Upper story setback from Main Street S

- 10' - 0" average required
  - 10' - 0" average provided
  - 5' - 0" minimum, 13' - 0" maximum
- Cumulative average setback calculated based on the length of elevation per example diagram below



*Figure 3: Calculation of average upper story setback from Main Street South (page 56 of the Conceptual Design Conference plan set).*

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 applicant has not provided dimensions of the sidewalk. Without these dimensions is difficult for staff to analyze the design for compliance with the regulation. The DRB should be aware that the location of the building footprint may be affect if proposal is not compliant with the requirements. 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.*

## VII. STATE ENVIRONMENTAL POLICY ACT

SEPA is the state law that requires an evaluation of a development proposal for environmental impacts. As of the date of this memo the applicant has yet to submit for SEPA. SEPA should be applied for during the Design Response Conference. Failure of the applicant to submit for SEPA in a timely manner could result in delay of the design review decision. A SEPA determination must be issued prior to issuing the DRB decision.

## VIII. **PUBLIC COMMENT**

Public notice regarding the DRB meeting on this project was distributed on July 1, 2018 according to KZC Section 142.35.8. Prior to the finalization and distribution of this staff memo, no comments from the general project were received. Public comments were taken at the Conceptual Design Conference. The comments from this meeting are summarized below with staff response in italics.

1. Comment: Confirm the project's east setback and its affect along Main Street South. Confirm the number of stories visible from Main Street South and the overall height limit and its effect on the surrounding buildings.  
*Staff Response: The applicant has to confirm the upper story setback along Main Street South (see Staff Comment, Section VI.D). Five stories of project will be visible from Main Street South. The applicant illustrates project's design response to the right-of-way on pages 28-33 of the plan set (see Attachment 2).*
2. Comment: Request to see a view from the public walkway east of the project between Portsmouth and the property.  
*Staff Response: The applicant illustrates the views from the public walkway east of the project on pages 34-37 of the plan set (see Attachment 2).*
3. Comment: Concern about traffic safety as vehicles enter and leave the site from the alley, especially from Merrill Garden and the restricted Main Street South.  
*Staff Response: The applicant provided an Alley Pedestrian and Sight Distance Triangle Diagram (see page 38, Attachment 2) in response to the public's concern. The Public Works Department will review the sight distance triangles for compliance with City standards. The commenter's concerns regarding vehicular access and pedestrian and traffic safety will be handle through SEPA review. Interested parties that would like to participate in this review should provide public comment by contacting the Project Planner, Scott Guter, (425) 587-3247 or [sguter@kirklandwa.gov](mailto:sguter@kirklandwa.gov).*
4. Comment: Request that the sidewalk on Lake Street South should be wider and/or the obstructions removed.  
*Staff Response: Pursuant to KZC Section 50.10.4 the average width of the sidewalk along the entire frontage of the subject property abutting each pedestrian-oriented street shall be 13 feet. This should apply to the sidewalk along the project's frontage with the exception of the sidewalk in front of retained building. Pursuant to this regulation the sidewalk configuration shall be approved through design review.*  
*The applicant has not supplied exact measurements of the sidewalk width along Lake Street South. The applicant should provide City Staff and the DRB detailed plans on the proposed sidewalk configuration, its features and measurements for review for consistency with zoning standards and design review.*
5. Comment: Make sure apartment dwellers park within the building and not on the street keeping street parking available for commercial uses.

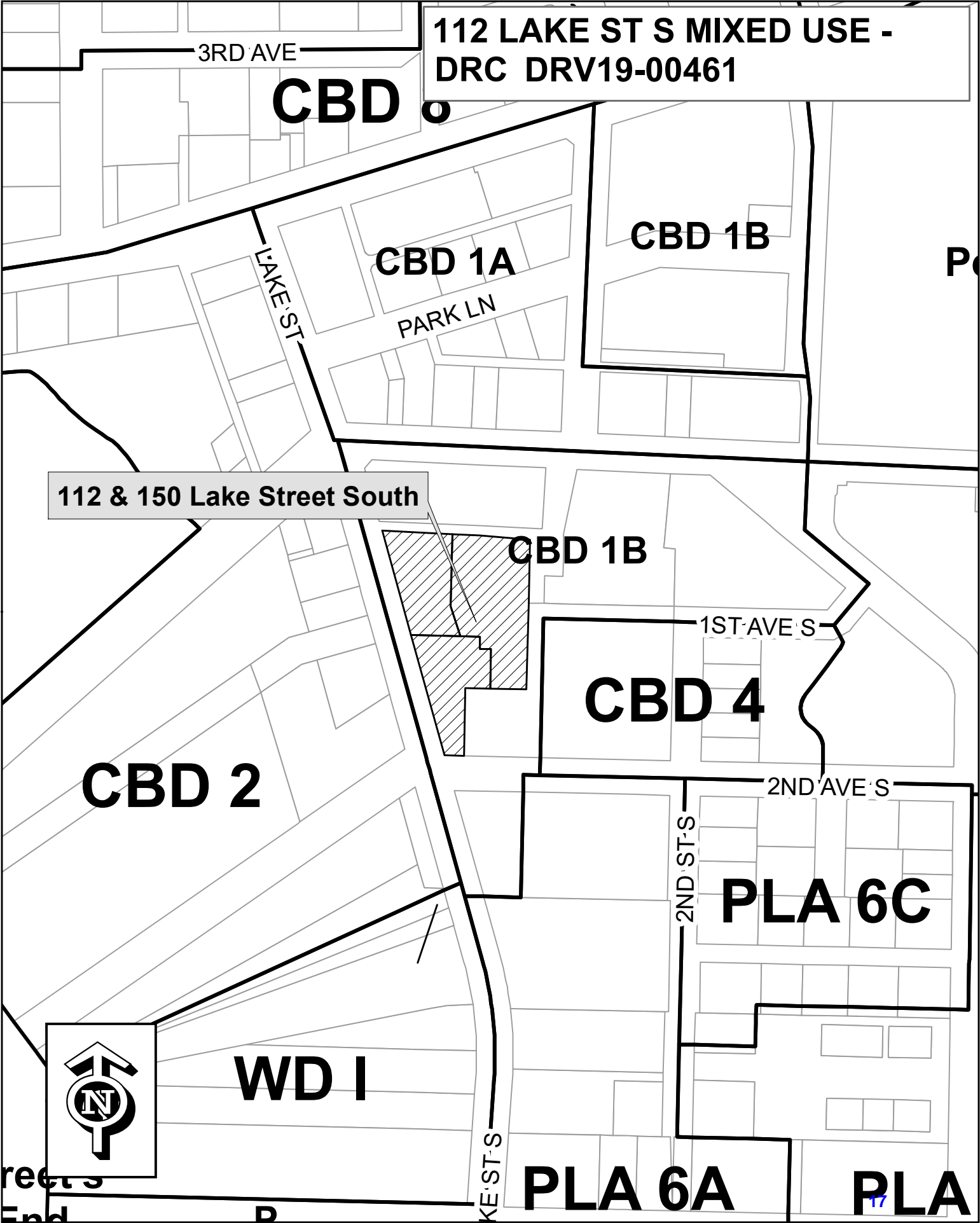
*Staff Response: The project is required to meet the parking requirements within the Kirkland Zoning Code. The applicant will continue to work with staff as the project develops in meeting the City's parking requirements. However, the City does not have codes that require that residents of the project to only utilize the parking supplied by the project. This will be up to the owner to manage.*

**IX. SUBSEQUENT MODIFICATIONS**

Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

**X. ATTACHMENTS**

1. Vicinity Map
2. Applicant Proposal
3. CBD 1B Zoning Regulations







## DESIGN REVIEW CONFERENCE

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

### PROJECT INFO

Zoning	CBD 1B, Commercial
New Retail	5500 sf (Approx.)
Residential Units	142 (Approx.)
Parking Stalls	287 (Approx.)

**ENCORE**  
architects



## NEIGHBORHOOD CONTEXT

### TABLE OF CONTENTS

#### TEAM VISION

#### CDC REVIEW

Preferred Scheme Massing  
CDC Design Review Comments

#### CDC REVIEW RESPONSES

Eclectic Retail  
Plaza Activation  
Sunken Courtyard  
Upper Floor Modulation  
Pedestrian Friendly Main Street  
Elevated Walkway  
Sight Triangles  
KWM Tenant Garbage Pick-up & Loading Access  
Sight Lighting Plan

Departures Requested

Rooftop Amenity Space

#### APPENDIX

Site Context  
Floor Plans  
Elevations  
Materials Board

### PROJECT TEAM

#### Continental Properties LLC

600 108th Ave NE  
Bellevue, WA 98004

#### Low Tide Properties

21 Water St #600  
Vancouver, BC V6B 1A1, Canada

#### Encore Architects

1402 3rd Avenue, Suite 1000  
Seattle, WA 98101

#### Blueline Group

25 Central Way  
Kirkland, WA 98033

#### PACE Engineers, Inc

11255 Kirkland Way Suite 300  
Kirkland, WA 98033

# COMMUNITY-ORIENTED

ATTACHMENT 2



WELCOMING  
PUBLIC  
PRESENCE

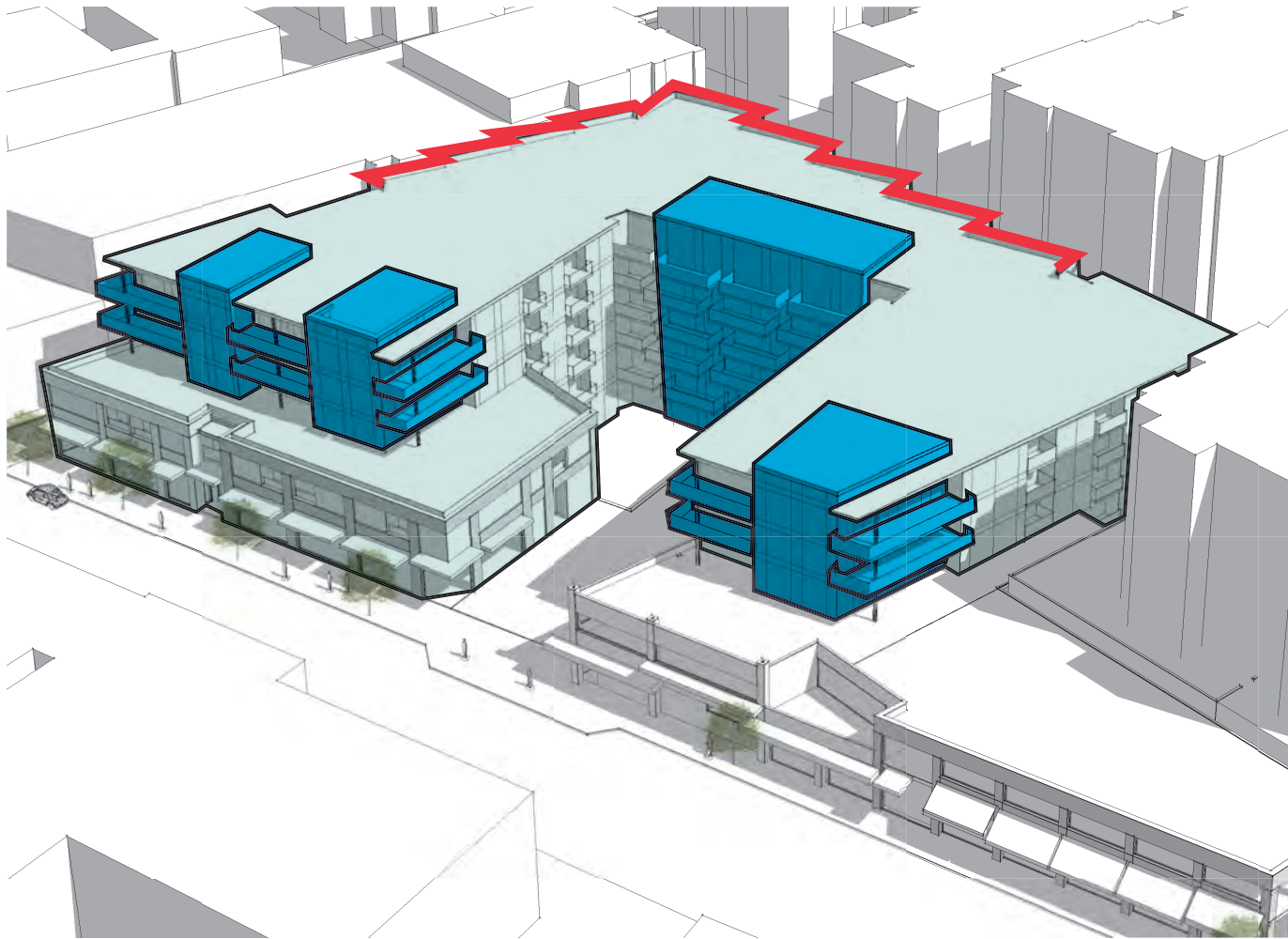


RELATES TO  
NEIGHBORHOOD  
CONTEXT



## **CDC REVIEW**



**CDC REVIEW | PREFERRED MASSING: CORNER DECKS AND PLAZA****^ VIEW FROM LAKE STREET S****CDC Preferred Massing Concept**

- Enhanced pedestrian experience with large public plaza
- Retail presence that wraps the plaza
- Residential entry recessed away from Lake Street
- Angled and modulated relationship with the neighbors across the Alley and Main Street

## CDC REVIEW COMMENTS | OVERALL AXONOMETRIC

### 1. Eclectic Retail

Commercial street level frontage to be broken up & consistent with the character of small business frontages and the eclectic rhythm of downtown.

### 2. Plaza Activation

Further develop the plaza's program to engage the public.

### 3. Sunken Courtyard

Show more detail on the sunken residential plaza's design.

### 4. Upper Floor Modulation

Play with the upper floors' modulation, parapet design and materials to add diversity and lessen the appearance of upper floor mass.



**CDC REVIEW COMMENTS | OVERALL AXONOMETRIC****5. Pedestrian-Friendly Main St**

Demonstrate how townhomes along Main Street S will be pedestrian friendly.

**6. Elevated Walkway**

Relationship to the Elevated Walkway and neighboring properties.

**7. KWM Tenant Garbage Pick-up & Loading Access**

Review loading and trash to allow south tenants to access areas.



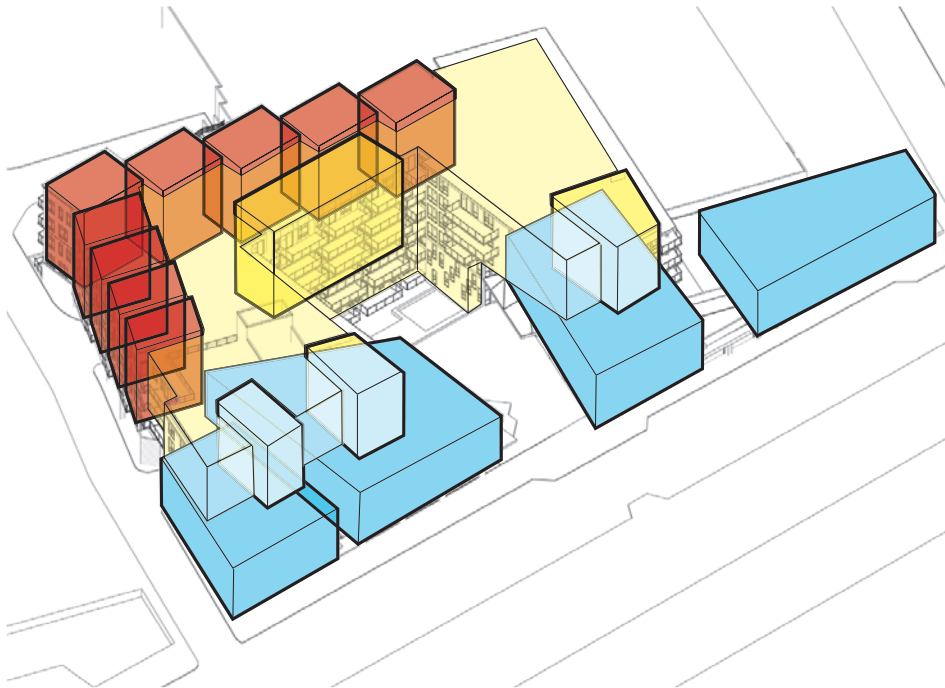
## **CDC REVIEW RESPONSE**



## CDC REVIEW RESPONSE | DIAGRAM EVOLUTION

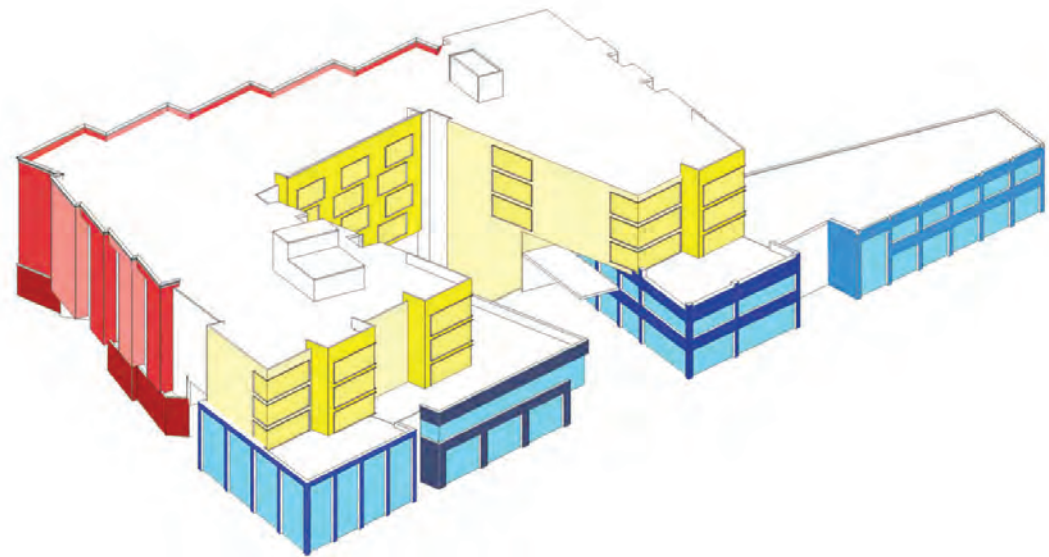
### CDC DIAGRAM

3 ZONES - STREETSIDE, LAKESIDE, HILLSIDE



### DRC DIAGRAM

SECONDARY ARTICULATION



HILLSIDE:

STAGGERED BAYS /

VARY COLORS AND WINDOWS



STREETSIDE:

FOUR INDIVIDUAL

SHOPFRONTS



LAKESIDE:

GROUPED WINDOWS /

ARTICULATE FORMS



## 1. ECLECTIC RETAIL | SITE PLAN



### 1. Eclectic Retail

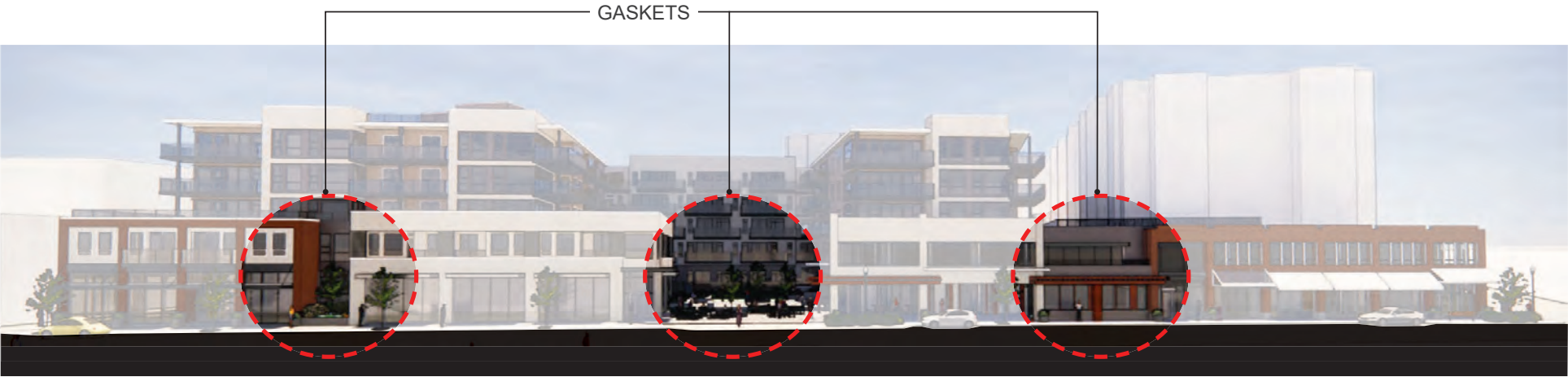
Commercial street level frontage to be broken up & consistent with the character of small business frontages and the eclectic rhythm of downtown.

 Existing and Proposed Retail Entries





1. ECLECTIC RETAIL | STREET LEVEL ELEVATION



RETAIL D

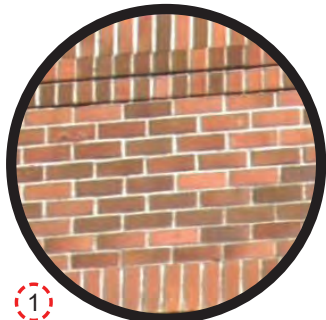
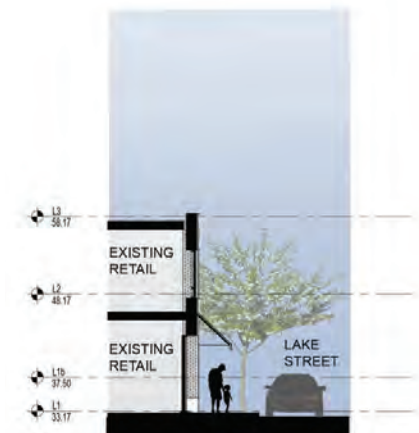
RETAIL C

RETAIL B

RETAIL A



## 1. ECLECTIC RETAIL | RETAIL A: EXISTING



1  
MATERIAL - BRICK



2  
PARAPET RHYTHM



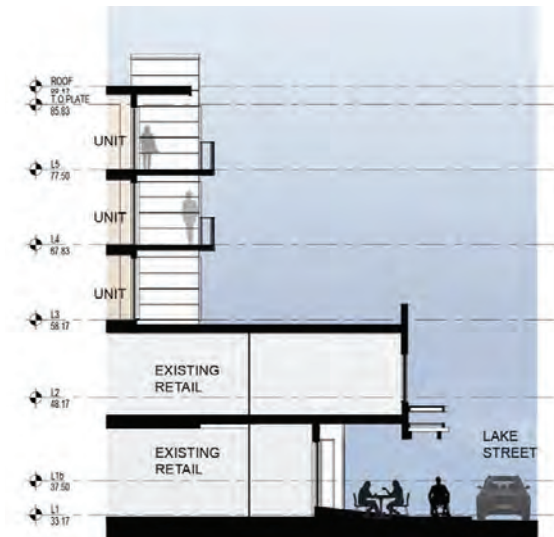
3  
CANOPY TREATMENT







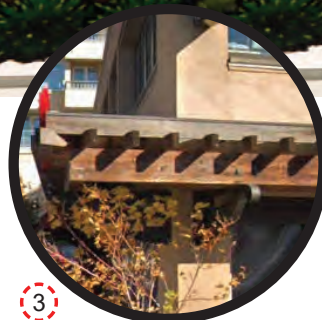
## 1. ECLECTIC RETAIL | RETAIL B: EXISTING



1  
MATERIAL - STUCCO



2  
PARAPET RHYTHM

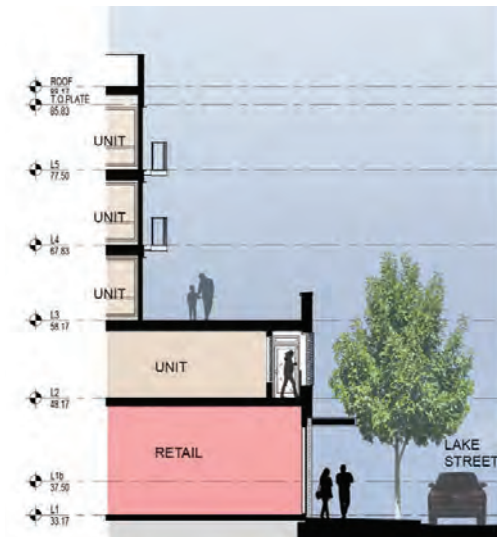


3  
CANOPY TREATMENT





## 1. ECLECTIC RETAIL | RETAIL C: NEW



1  
MATERIAL - BRICK



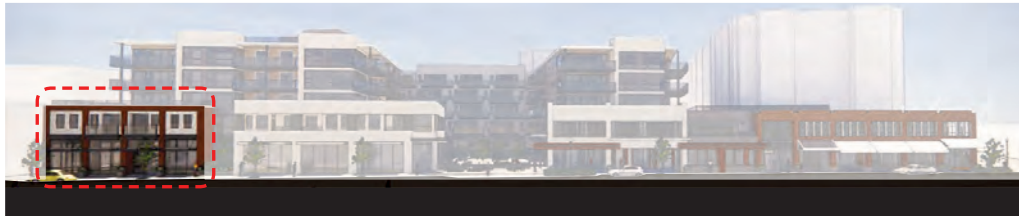
2  
CANOPY TREATMENT



3  
PATTERN TEXTURE



1. ECLECTIC RETAIL | RETAIL D: NEW

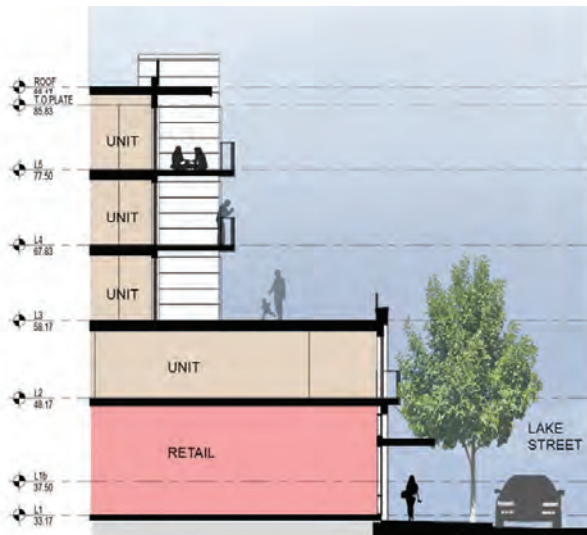


RETAIL D

RETAIL C

RETAIL B

RETAIL A



1  
MATERIAL - STUCCO



2  
PARAPET RHYTHM



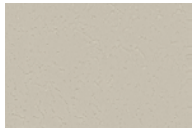
3  
CANOPY TREATMENT

# 1. ECLECTIC RETAIL | MATERIAL PALETTE

## RETAIL FRONTAGE



**(A)** RETAIL FRONTAGE A (EXISTING BLDG)  
MEDIUM BROWN BRICK



**(B)** RETAIL FRONTAGE B (EXISTING BLDG)  
WARM WHITE STUCCO



**(J)** CHARCOAL GRAY FCP



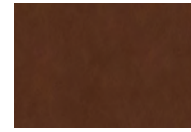
**(C)** RETAIL FRONTAGE C  
ASPEN BRICK



**(D)** LIGHT ADOBE FCP



**(E)** ADOBE WINDOW FRAMES



**(F)** RETAIL FRONTAGE D  
MEDIUM BROWN STUCCO



**(G)** BRONZE METAL PANEL &  
WINDOW FRAMES



**(H)** WHITE FCP OR  
WINDOW FRAMES

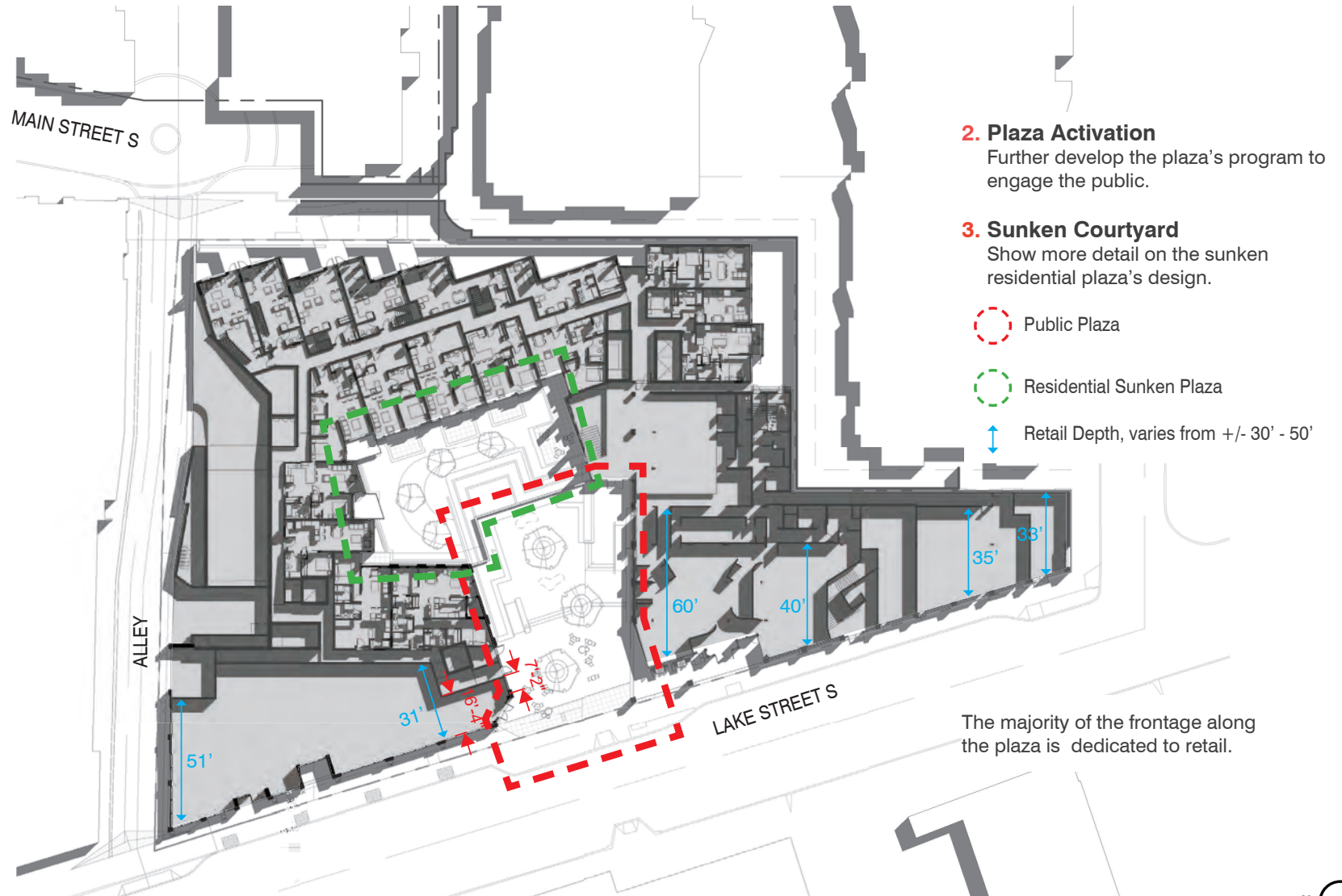


**(L)** STEEL BALCONIES & RAILINGS



^ ELEVATION VIEW FROM LAKE STREET S

## 2 & 3. PLAZA ACTIVATION & SUNKEN COURTYARD | SITE PLAN

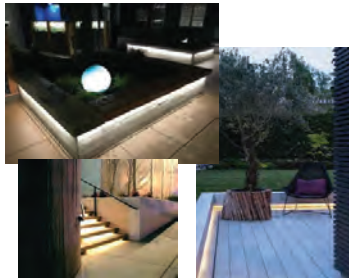




## 2 & 3. PLAZA ACTIVATION & SUNKEN COURTYARD | LANDSCAPE PLAZA PLANTING PLAN



Light Pillars



LED Accent Lighting



Information Kiosk



### Plaza Activation

Additional amenities have been introduced to the plaza:

Kiosk along street frontage. This would attract pedestrians and provide them with community and wayfinding information, a sense of arrival and entry for the plaza, serve as a place to display art, and also be an attractive architectural feature.

Special lighting has been added for visual interest and to encourage evening pedestrian use.

- Light pillars will add a dramatic sculptural element with variable color LED lighting for evening activation as well.
- Accent lighting along seat walls and stairs will also provide a subtle glow and make for a more inviting and safe space in the evening.
- Outlets will be provided in tree planters to facilitate decorative trees lights during select times.

Artfully designed sculptural seating will be incorporated that also allows for and encourages climbing and physical interaction.

A larger flexible space is provided near the plaza entry by removing one tree planter. This space can facilitate various activities such as vendor carts, informal performance, small gatherings, or additional tables and chairs.

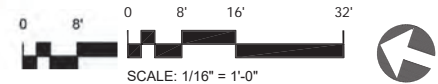
Paver color variation and pattern will provide greater visual interest.



Table & Chair Seating



Paver Color & Pattern



### Plaza & Courtyard Concept Plan

DATE: 08-12-2019

112 Lake Street - Kirkland, WA

Continental Properties



## 2 & 3. PLAZA ACTIVATION & SUNKEN COURTYARD | LANDSCAPE PLAZA PLANTING PLAN

### Courtyard

The Courtyard landscape concept is lush, layered, shade and moisture-tolerant plantings with more ornamental plantings around patios with just a few strategically placed small ornamental trees to preserve valuable sunlight access. Includes bright foliage (e.g. Acorus, Evercolor Sedge, Japanese Forest Grass) and stem color (e.g. Arctic Flame Dogwood) accents to brighten the shady site throughout the year. The ground slopes up gently to terraced planters with more formal planting to provide a gradual and gracious transition to the hardscape plaza above.

#### Raised Planters Around Patios:

- Small-Medium Evergreen Shade Tolerant Shrubs
- *Fatsia japonica* /
- *Leucothoe fontanesiana* 'Zebild' / *Scarletta Fetterbush*
- *Rhododendron* var.
- *Sarcococca confusa* / Sweetbox
- *Viburnum davidii* / David's Viburnum
- *Vaccinium ovatum* / Evergreen Huckleberry

#### Groundcovers and Perennials:

- *Acanthus*, *Astilbe*, Ferns, *Hellebore*, *Hosta*
- *Acorus gramineus* 'Ogon' / Golden Variegated Sweetflag
- *Carex elata* 'Aurea' / Bowle's Golden Sedge
- *Carex oshimensis* var. / Evercolor Sedge

#### Groundcover Massing, Typ.:

- *Epimedium x perralchicum*
- Ferns

#### Med.-Large Shade Tolerant Shrubs, Typ.:

- *Aucuba japonica* 'Serratifolia' / Sawtoothed Japanese Aucuba
- *Cornus sericea* 'Farrow' / Arctic Fire Red-Osier Dogwood
- *Corylopsis spicata* 'Aurea' / Golden Winter Hazel
- *Hydrangea* *versicolor* / Oakleaf Hydrangea
- *Ilex crenata* 'Convexa' / Convex Leaf Japanese Holly
- *Mahonia* 'Charity' / Charity Mahonia
- *Pieris japonica* var. / Lily-of-the-Valley Shrub
- *Vaccinium ovatum* / Evergreen Huckleberry

### Lake Street Retail Frontage

#### Street Tree at 30' Spacing in 4.5'x6' Planter with Tree Grate, Typ.:

- *Amelanchier x grandiflora* var. / Serviceberry
- *Fraxinus oxycarpa* / Raywood Ash
- *Parrotia persica* 'Vanessa' / Vanessa Persian Parrotia
- *Pyrus calleryana* 'Chanticleer' / Chanticleer Flowering Pear
- As approved by City of Kirkland

#### 2'x2' Plant Pots Along Retail Frontage, Typ.:

- *Phormium tenax* / Dwarf New Zealand Flax
- *Lysimachia nummularia* / Creeping Jenny
- *Sedum rupestre* 'Angelina'
- Seasonal color accents

#### Curb Bulb Proposed Planter Strip

- Low ornamental grasses, Lavender, Perennials, Kinnikinnick (per City Std. Plan CK-R.60)

#### North & East Plaza Border:

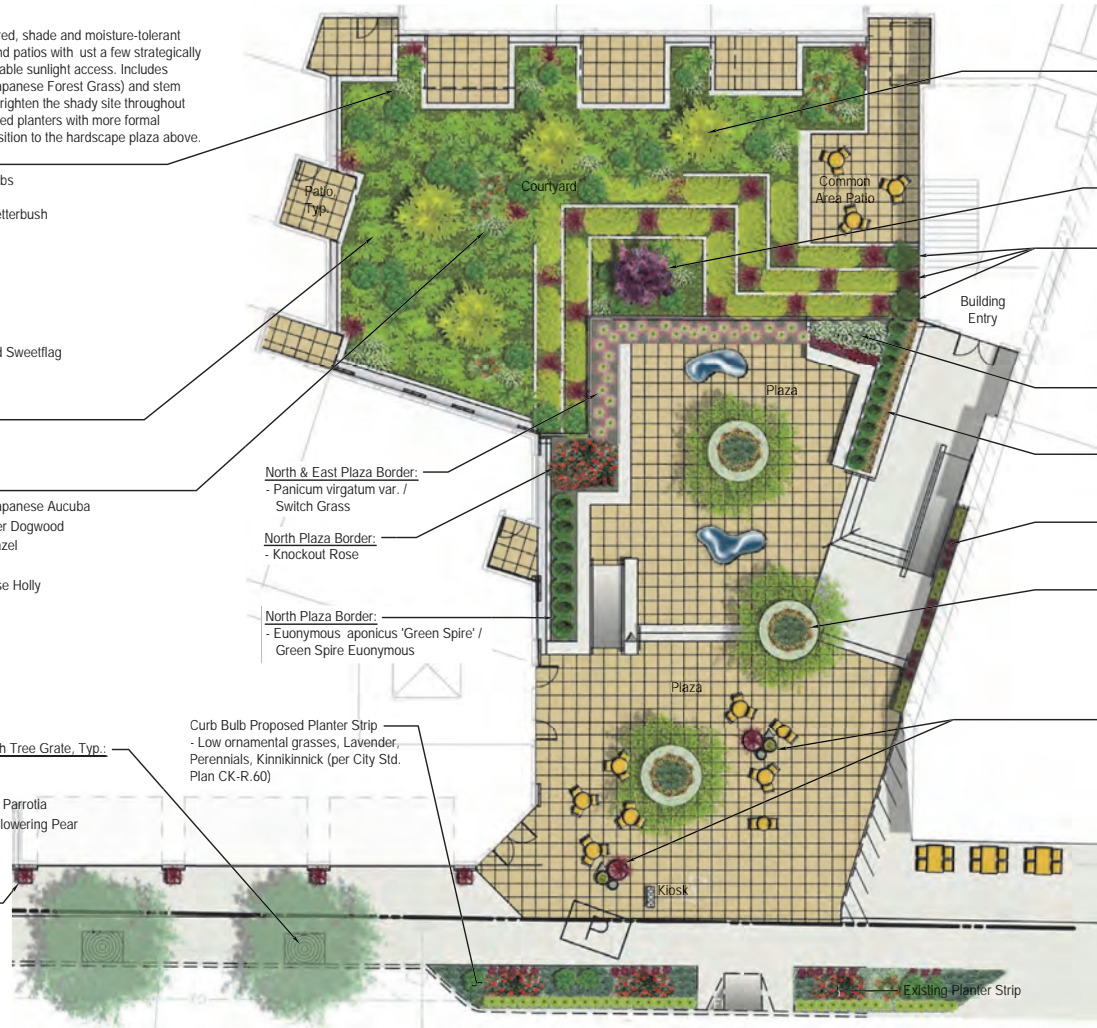
- *Panicum virgatum* var. / Switch Grass

#### North Plaza Border:

- Knockout Rose

#### North Plaza Border:

- *Euonymus japonicus* 'Green Spire' / Green Spire Euonymus



#### Small Deciduous Ornamental Tree, Typ.:

- *Acer palmatum* var. / Japanese Maple
- *Amelanchier* sp. / Serviceberry
- *Cercis canadensis* / Eastern Redbud

#### Feature Specimen Planting:

- *Cotinus 'Grace'* / Grace Smokebush

#### Terraced Planters:

- *Hakonechloa macrocarpa* / Japanese Forest Grass
- *Phormium tenax* var. / Zew Zealand Flax
- Low annual or perennial color accents

#### Raised Planter:

- *Leucothoe fontanesiana* 'Zebild' / *Scarletta Fetterbush*
- *Heuchera* var. / Coral Bells

#### Entry Raised Planter:

- Dwarf *Rhododendron*
- *Heuchera* var. / Coral Bells

#### Narrow Planter Strip Along Building Face:

- *Carex oshimensis* var. / Evercolor Sedge
- *Heuchera* var. / Coral Bells

#### Typical Circular Raised Planter:

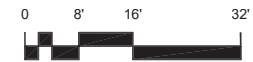
- Small-Medium Canopy Tree
- *Zelkova serrata* 'JFS-KW1' / City Sprite Zelkova
- Low Understory Planting
- *Liriope muscari*
- Seasonal color and spring bulbs along edge

#### Pots:

- *Phormium tenax* var. / Dwarf New Zealand Flax
- Ornamental container plant mix
- Seasonal Color

### Plaza

The Plaza landscape concept is for an inviting urban pedestrian green space offering a pleasant relaxing place to sit in the sun or shade and enjoy a variety of colors and textures in the planting. The plaza includes both sunny and shady areas due to the south wing of the building with plants selected accordingly.



SCALE: 1/16" = 1'-0"



112 Lake Street - Kirkland, WA

Continental Properties



Plaza & Courtyard Landscape Plan

DATE: 08-12-2019



## 2 & 3. PLAZA ACTIVATION & SUNKEN COURTYARD | PLANT MATERIALS

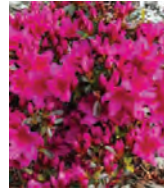
### Plaza Plant Materials



Zelkova serrata 'JFS-KW1' /  
City Sprite Zelkova



Leucothoe fontanesiana 'Zebild' /  
Scarletta Fetterbush



Dwarf Rhododendron



Euonymus alatus 'Green Spire' /  
Green Spire Euonymus



Knockout Rose



Panicum virgatum / Switch Grass



Phormium tenax / Dwarf New Zealand Flax



Heuchera / Coral Bells



Liriope muscari / Big Blue Lily Turf

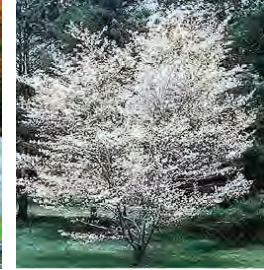
### Courtyard Plant Materials



Cercis canadensis / Eastern Redbud



Acer palmatum var. / Japanese Maple var.



Amelanchier sp. / Serviceberry



Cotinus 'Grace' / Grace Smoke Tree



Hydrangea quercifolia /  
Oakleaf Hydrangea



Mahonia 'Charity'



Corylopsis spicata 'Aurea' /  
Golden Winter Hazel



Aucuba japonica 'Serratifolia' /  
Sawtoothed Japanese Aucuba



Epimedium x perralchicum /  
Hybrid Epimedium



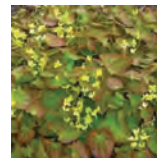
Viburnum Davidii



Vaccinium ovatum /  
Evergreen Huckleberry



Arctic Fire  
Red-twig Dogwood



Hybrid Epimedium



Hosta & Astilbe



Ferns



Carex elata 'Aurea' /  
Bowle's Golden Sedge



Hakonechloa macrochaeta /  
Japanese Forest Grass

112 Lake Street - Kirkland, WA

Continental Properties



Plaza & Courtyard Plant Materials

DATE: 08-12-2019

2 & 3. PLAZA ACTIVATION & SUNKEN COURTYARD | SECTION THROUGH SUNKEN COURTYARD AND PLAZA





**2 & 3. PLAZA ACTIVATION & SUNKEN COURTYARD | PLAZA PERSPECTIVE**



^ VIEW FROM LAKE STREET S SIDEWALK

**2 & 3. PLAZA ACTIVATION & SUNKEN COURTYARD | PLAZA PERSPECTIVE**



^ VIEW FROM RESIDENTIAL MAIN ENTRY



#### 4. UPPER FLOOR MODULATION | SITE PLAN





4. UPPER FLOOR MODULATION | PERSPECTIVES



1  
BAY MODULATION



2  
PARAPET HEIGHT VARIATION



3  
EXPANSIVE DECKS



4  
GROUPED WINDOWS

#### 4. UPPER FLOOR MODULATION | MATERIAL PALETTE

##### LAKE STREET



(G) BRONZE WINDOW FRAMES



(H) WHITE FCP OR WINDOW FRAMES



(J) CHARCOAL GRAY FCP



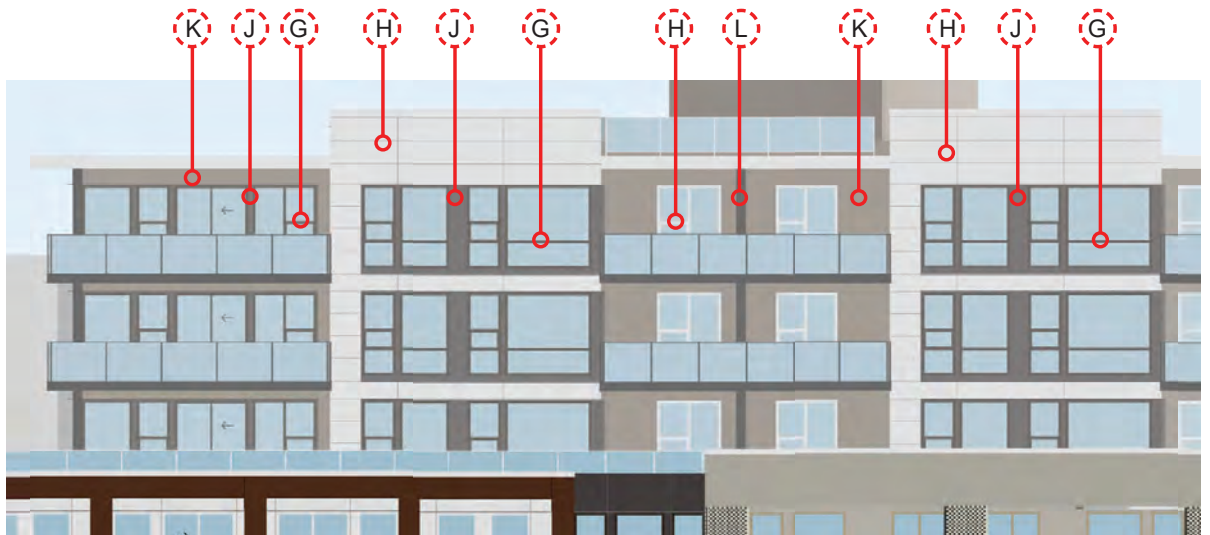
(K) LIGHT BROWN FCP



(L) STEEL BALCONIES & RAILINGS

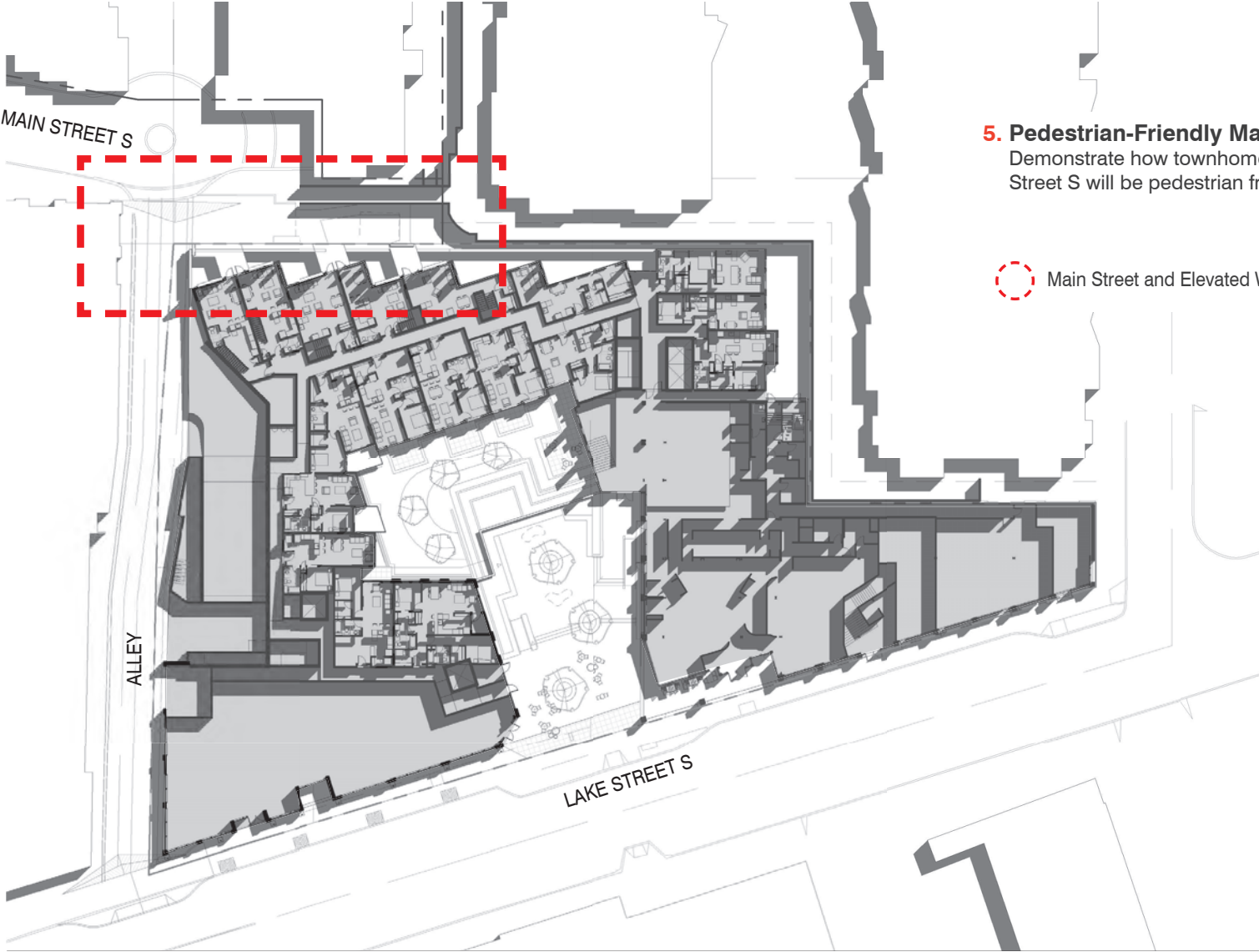


^ LAKE STREET UPPER LEVEL PERSPECTIVE




^ LAKE STREET UPPER LEVEL ELEVATION

5. PEDESTRIAN-FRIENDLY MAIN | SITE PLAN



**5. Pedestrian-Friendly Main St**  
Demonstrate how townhomes along Main Street S will be pedestrian friendly.

 Main Street and Elevated Walkway





5. PEDESTRIAN-FRIENDLY MAIN | PERSPECTIVE



^ VIEW FROM MAIN STREET SOUTH TOWARDS ALLEY

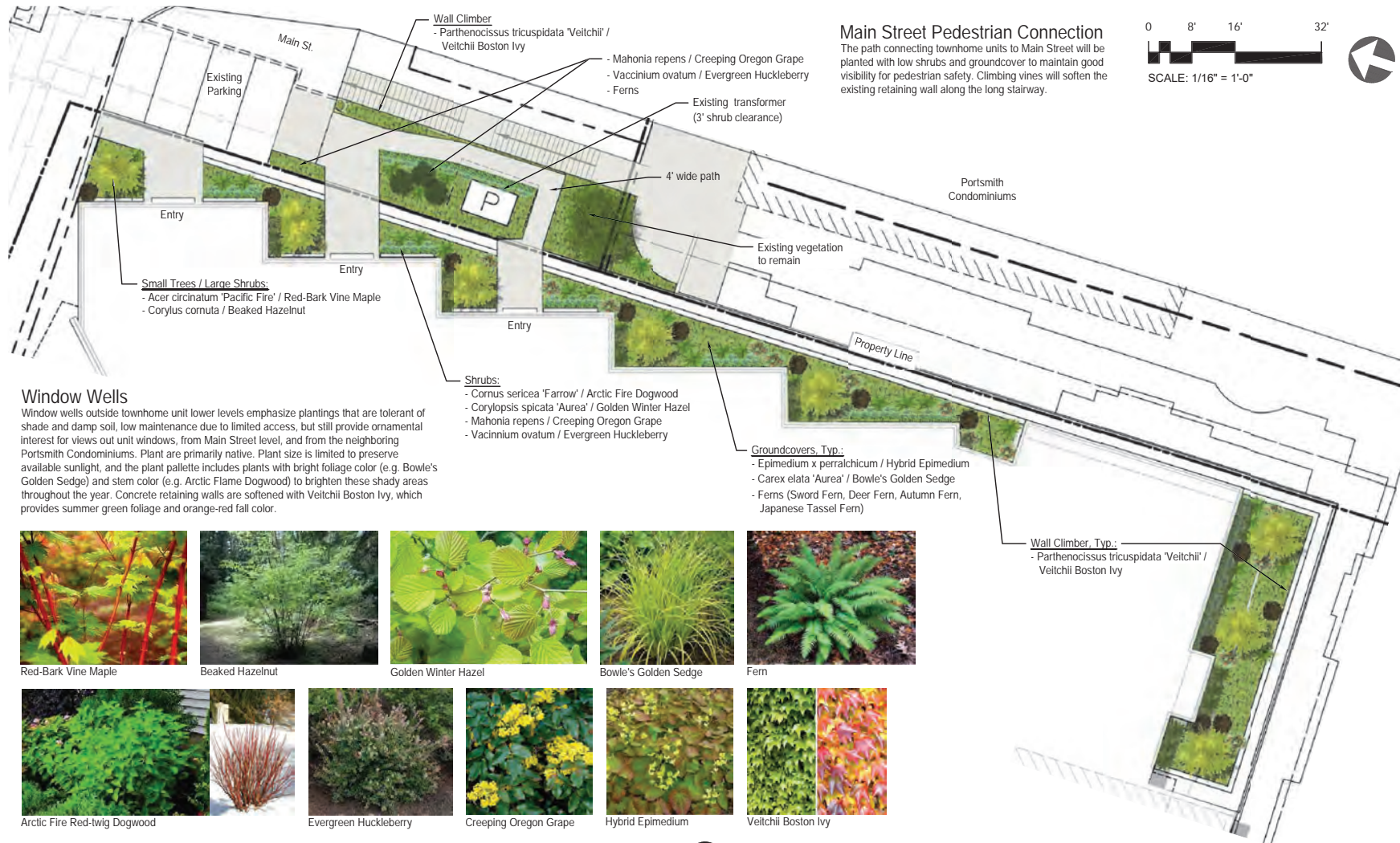
**5. PEDESTRIAN-FRIENDLY MAIN | PERSPECTIVE**



^ VIEW FROM MAIN STREET SOUTH TOWARDS ELEVATED WALKWAY

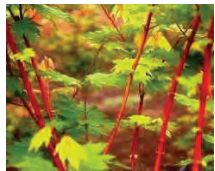


## 5. PEDESTRIAN-FRIENDLY MAIN | LANDSCAPE PLAN



### Window Wells

Window wells outside townhome unit lower levels emphasize plantings that are tolerant of shade and damp soil, low maintenance due to limited access, but still provide ornamental interest for views out unit windows, from Main Street level, and from the neighboring Portsmouth Condominiums. Plant size is limited to preserve available sunlight, and the plant palette includes plants with bright foliage color (e.g. Bowle's Golden Sedge) and stem color (e.g. Arctic Flame Dogwood) to brighten these shady areas throughout the year. Concrete retaining walls are softened with Veitchii Boston Ivy, which provides summer green foliage and orange-red fall color.



Red-Bark Vine Maple



Beaked Hazelnut



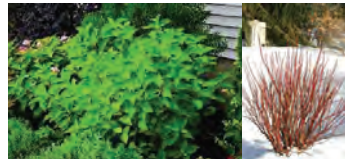
Golden Winter Hazel



Bowle's Golden Sedge



Fern



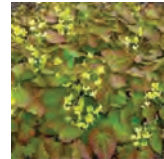
Arctic Fire Red-twig Dogwood



Evergreen Huckleberry



Creeping Oregon Grape



Hybrid Epimedium



Veitchii Boston Ivy

112 Lake Street - Kirkland, WA

Continental Properties

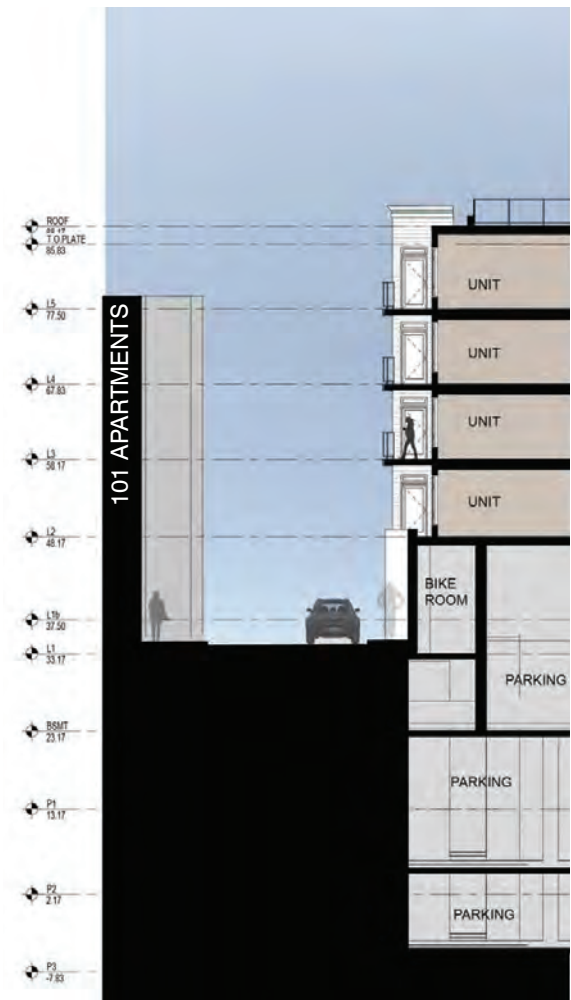


BLUELINE

East Side Landscape Plan

DATE: 08-12-2019

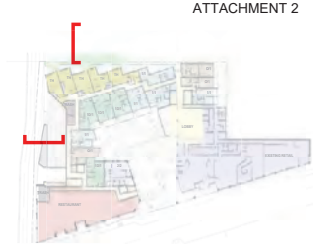
5. PEDESTRIAN-FRIENDLY MAIN | SECTIONS



^ SECTION THROUGH ALLEY










^ SECTION THROUGH MAIN STREET S









ATTACHMENT 2


# 5. PEDESTRIAN-FRIENDLY MAIN | MATERIAL PALETTE

## MAIN STREET

 CASCADE SLATE WOODTONE FCP
  ROASTED WALNUT WOODTONE FCP
  WHITE FCP OR WINDOW FRAMES

 COASTAL GRAY WOODTONE FCP
  ROSEWOOD WOODTONE FCP
  STEEL BALCONIES & RAILINGS

 SUMMER WHEAT WOODTONE FCP



^ ELEVATION FROM MAIN STREET S