



CITY OF KIRKLAND
Planning and Building Department
123 5th Avenue, Kirkland, WA 98033
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MEMORANDUM

To: Design Review Board
From: Jennifer Anderer, Associate Planner
Date: May 2, 2022
File No.: DRV21-00721
Subject: **601 Market Street Mixed-Use Building
CONCEPTUAL DESIGN CONFERENCE**

I. MEETING GOALS

At the May 2nd Design Review Board (DRB) meeting, the DRB should review the concept design for the 601 Market Street Mixed-Use Building 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 601 Market Street (see Attachment 1). The applicant is proposing to construct a two-story mixed-use building with a ground floor medical office use and a single residential unit on the second floor. Surface level parking is proposed with vehicular access to the property from 5th Avenue West. The applicant has provided a program description and general project information which includes three building massing options (see Attachment 2). The applicant's preferred building massing option is shown as Massing Option 3.

III. SITE

The subject property (containing 3,370 square feet) currently contains a medical office use. The site elevation drops in elevation from the north side of the property to the south side of the property by approximately 4 feet. The property has street frontage along Market Street which is a principal arterial street and 5th Avenue West which is a neighborhood access street.

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

North: MSC 3 (Commercial): Maximum height is 30 feet above average building elevation

South: MSC 4 and RS 7.2 (Office and Single-Family): Maximum height is 25 feet above average building elevation if adjoining a low-density zone and 25 feet above average building elevation, respectfully.

East: MSC 4 (Multi-Family Residential): Maximum height is 25 feet above average building elevation is adjoining a low-density zone

West: RS 7.2 (Single-Family Residential): Maximum height is 25 feet above average building elevation

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 MSC 3 zone are found in the use-zone chart (see Attachment 3). 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 office, restaurant, retail, and stacked dwelling unit uses.

Staff Comment: The applicant is proposing residential and medical office uses, which are permitted in this zone.

- B. Street Level Floor Design:

- The street level floor of a building including a residential use must be retail, restaurant or tavern, hotel or motel, entertainment, cultural and or recreational facility, or office.
- The street floor use should be oriented toward Market Street and have a minimum depth of 20 feet and an average of at least 30 feet as measured from the face of the building along Market Street.
- The commercial floor must be a minimum of 13 feet in height

Staff Comment: Due to the property size and shape, the applicant is requesting a modification from the Design Review Board to the street level building depth as permitted through KZC 51.28.4.a, which the Board should review during the Design Response Conference. The applicant is proposing a 13-foot-high commercial floor as required by code and will need to submit elevation drawings with the Design Response Conference application.

- C. Height: The MSC 3 zone allows a maximum height of 30 feet as measured above the average building elevation.

Staff Comment: The applicant will need to submit height calculations with the Design Response Conference application. The applicant should show how the proposed building complies with the general regulations associated with height. Staff will review the project for compliance with the City's height regulations during the Design Response phase.

- D. Landscape Buffers: The office use requires a 15-foot-wide landscape strip for the portion of the property adjoining low-density residential along 5th Avenue West.

Staff Comment: The applicant will be required to meet the landscape buffer standards or request a modification to these standards pursuant to KZC 95.46.1. Staff will review the project for compliance with the City's landscape buffer criteria 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 of 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 number.
- Medical Office: 1 stall per 200 square feet of gross floor area
 - Surface level parking should not be located between the street and the building unless no feasible alternative exists. Parking areas located to the side of the building are allowed provided that the parking area and vehicular access occupies less than 30 percent of the property frontage and design techniques adequately minimize the visibility of the parking.

Staff Comment: The City approved a parking modification dated May 10, 2021 (see Attachment 4) approving installation of 4 total parking stalls to support the proposed mixed-use building. The proposed surface parking is located behind the building as it relates to Market Street in compliance with KZC 51.28.5 and to the side of the building as it relates to 5th Avenue West. Due to site constraints it is not feasible for the parking to meet the side parking standards in KZC 51.28.5. On-site parking will be required to demonstrate compliance with City parking lot dimensional standards and the approved parking modification for the Design Response Conference.

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?

D. Street Level Floor Design and Depth

1. How can the project maximize visual interest?
2. The Design Review Board 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 commercial frontage will maximize visual interest.

VIII. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE

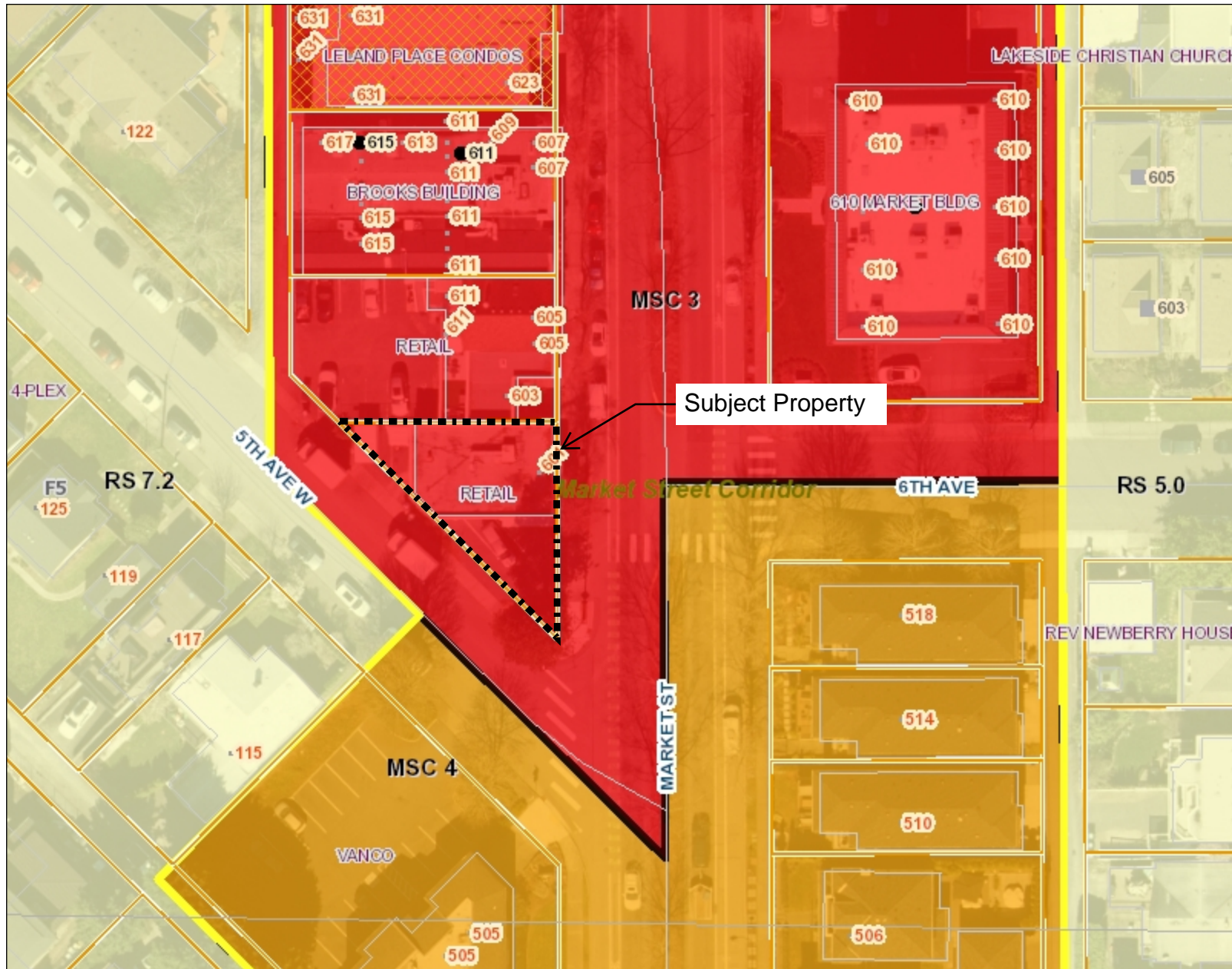
The Design Review Board shall determine what models, drawings, perspectives, 3-D SketchUp model, or other application materials the applicant will need to submit with the design review application.

IX. ATTACHMENTS

1. Vicinity Map
2. CDC Plan Submittal
3. MSC 3 Use Zone Chart
4. City Approved Parking Modification
5. Design Guidelines – Special Considerations for The Market Street Corridor



City of Kirkland GIS



Legend

Address

- Other Address
- Current Address
- Current ADU
- ◆ Pending Address

- City Limits
- Grid
- QQ Grid
- Cross Kirkland Corridor
- Regional Rail Corridor
- Streets
- Parcels
- Buildings
- Parks
- Schools
- Overlay Zones
 - (EQ)
 - (HL)
 - (HP)
- Planned Unit Development
- Design District
- City Zoning
 - Commercial
 - Industrial
 - Transit Oriented Development
 - Office

1: 665

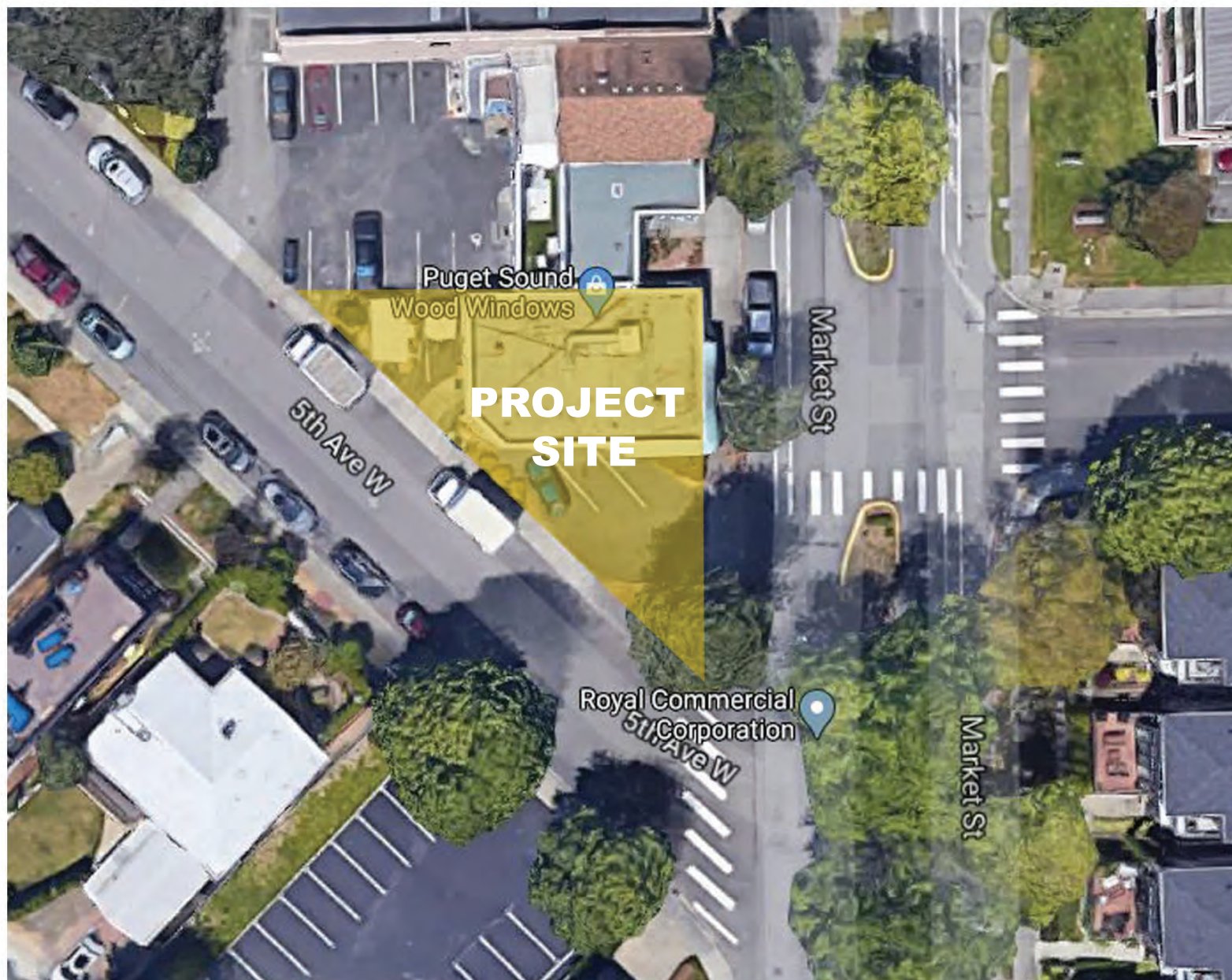


Notes

110.8 0 55.41 110.8 Feet

NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

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COVER SHEET

SHEET INDEX:

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OBJECTIVE: The objective of the 601 Market project is to create an exceptional urban housing unit and a viable commercial space in an elegant mixed-use building that integrates superbly into the neighborhood fabric and is considerate of its location and neighborhood, the Market Street Historical District.

OPPORTUNITIES: The site is situated within the Market Street Corridor, a neighborhood containing a variety of interesting structures, streets, and activities. The neighborhood has a distinct character, but does not necessarily have a unified image. The diversity of spaces and edifices offer the designer many contextual elements in which to respond.

CHALLENGES: The fact that the Market Street Historical District and the 601 Market Street project share the same neighborhood presents many challenges to the proposed project including a building code required building depth minimum of 20 feet and a historical district nearby with a distinct historic character that cannot be overlooked. Another challenge is the irregular site itself, bordering two roads and has residential adjacencies.

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VICINITY MAP

The site is on the Market Street Corridor which is a main arterial road that connects South to Downtown Kirkland and runs North up to Juanita Bay. In close vicinity is Heritage Hall/Park which became a gateway and historical landmark for Kirkland along with Marina Park, and walkable access to Downtown Kirkland. Besides the commercial buildings North of the site directly along Market Street, it is primarily a residential neighborhood along the West, East, and South of the site. The surrounding context gives the site an opportunity to provide an identity by creating a network of **history, community, and connection.**



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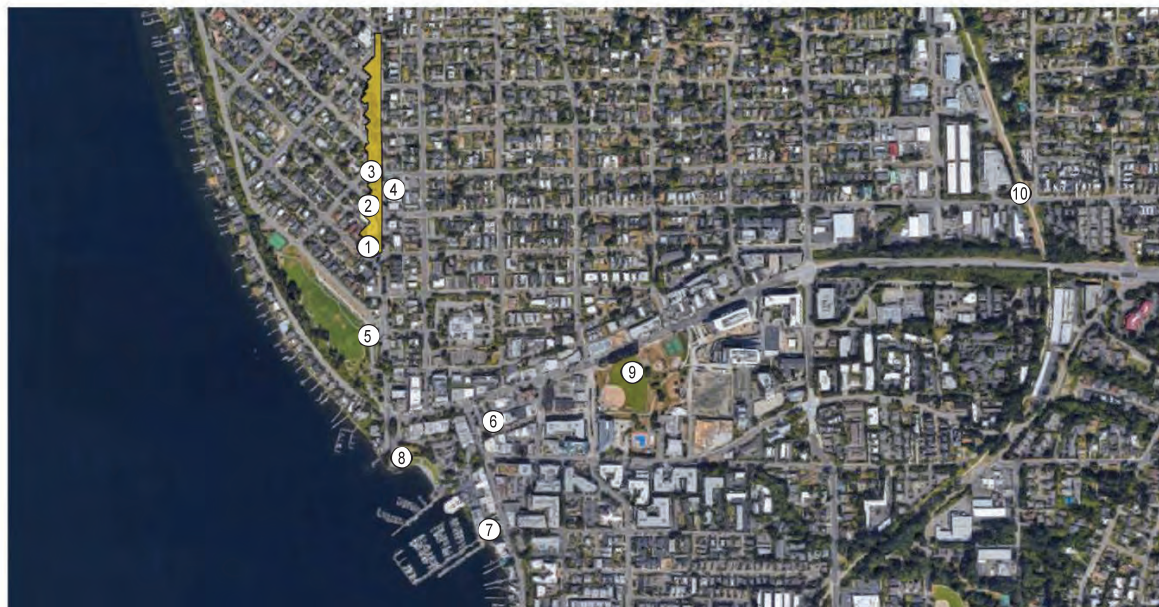
① Site



② Brooks Building



③ Sear's Building



④ Kirkland Arts Center



⑤ Heritage Hall/Park



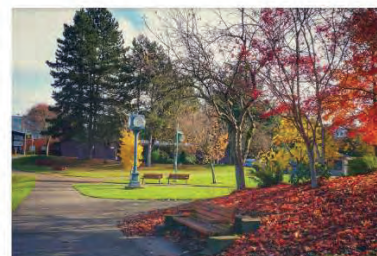
⑥ Downtown Kirkland



⑦ Anthony's Home Port



⑧ Marina Park Pavilion



⑨ Peter Kirk Park



⑩ Cross Kirkland Corridor

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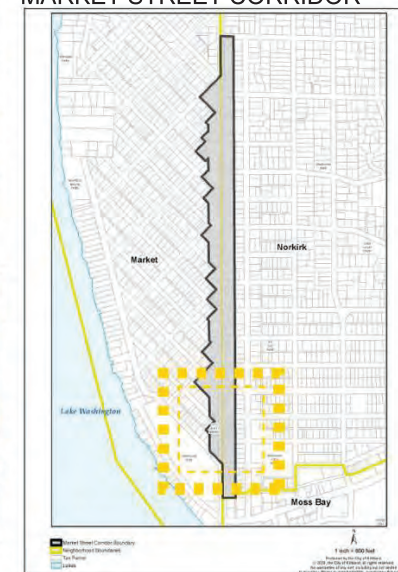
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SURROUNDING LANDMARKS

DESCRIPTION: Community landmarks within and adjacent to the Market Street Corridor, Market Street Historic District, and nearby Downtown Kirkland neighborhood.

MARKET STREET CORRIDOR



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MARKET STREET HISTORICAL DISTRICT

HISTORICAL DISTRICT: Most of Kirkland's development history started in the early 1900's. The challenge to the site is to preserve Kirkland's historical character and identity but also improve upon the modern development of today by providing a gateway to the Market Street Corridor and the Market Street Historical District.



Downtown Kirkland



Heritage Park and Marina Park Pavilion

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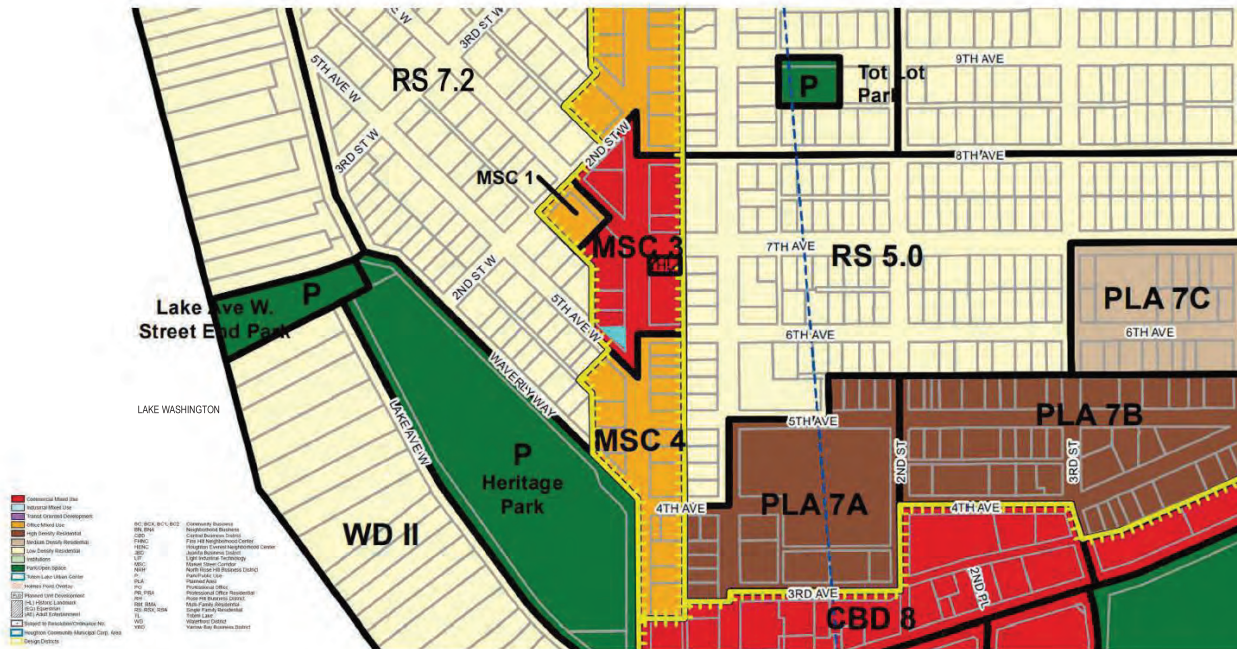
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ZONING CODE SUMMARY

DESCRIPTION: Site zoning and overlay designation.

ZONING LEGEND

- LOW DENSITY RESIDENTIAL
- COMMERCIAL MIXED USE
- OFFICE MIXED USE
- HIGH DENSITY RESIDENTIAL
- PARK / OPEN SPACE
- SITE



SITE LOCATION:	601 Market Street (Kirkland)
SITE AREA:	82.1' x 82.1' x 116.1' = 3,370 square feet (0.08 Acres)
SITE ZONING: [KZC 51.30]	MSC 3 Market Street Corridor 3
NEIGHBORHOOD:	Market Street Corridor and Market Street Historical District
NEIGHBORHOOD GUIDELINES:	Market Street Corridor / Market Street Historical District
PEDESTRIAN ORIENTED:	Yes
MAXIMUM LOT COVERAGE:	80% of Lot Area
BUILDING HEIGHT: [KZC 51.30.030 - Gen. Reg. 4.b]	30 feet above average building elevation. The commercial floor shall be a minimum of 13 feet in height. The height of the structure may exceed the maximum height of structure by three feet for a three-story building with the required 13-foot commercial floor.
LOT SIZE: [KZC 51.30]	None

SETBACKS: [KZC - CH 115]
PERMITTED USES: [KZC 51.30]
COMMERCIAL FRONTAGE REQ's:
PRINCIPAL ARTERIAL:
PARKING: [KZC 51.30.030 - Ch. 105]
LANDSCAPING CATEGORY: [KZC 51.30 - Ch. 95]

Front: 0'-0"
Rear: 0'-0"
Side: 0'-0"
Retail establishments, Offices, Hotels/Motels, Private Club or Lodge, Stacked Dwelling Units, Day Cares, Nursing Home or Assisted Living Facility, Restaurant or Tavern.
The street level floor shall be limited to one or more of the following uses: Retail, Restaurant or Tavern, Hotel or Motel, Entertainment, Cultural and/or Recreational Facility, or Office. These uses shall be oriented toward Market Street and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street).
Market Street
1 space per each 200 sq. ft. of gross floor area (medical) Surface parking areas shall not be located between the street and building unless no feasible alternative exists. Parking areas location to the side of the building are allowed provided that the parking area and vehicular access occupies less than 30 percent of the property frontage and design techniques adequately minimize the visibility of the parking.

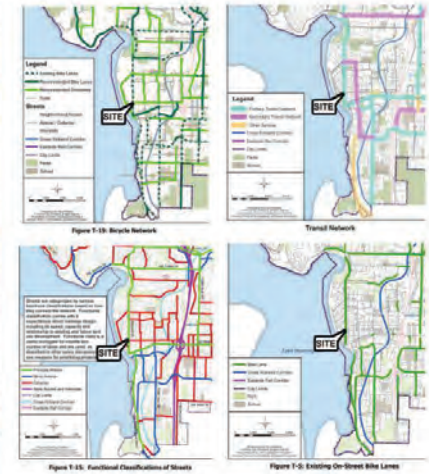
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MARKET STREET CORRIDOR TRANSPORTABILITY

TRANSPORTATION & ACCESSIBILITY: The site is located on a primary arterial road, Market Street. It is also surrounded by collector roads that give access to Lake Washington, Downtown Kirkland, and the Cross Kirkland Corridor. The site can be accessed by walking, biking, bus, or car. Market street has an existing bike lane. The site is a pedestrian-friendly and business oriented district.



KEY:



VEHICLE ACCESS



PEDESTRIAN ACCESS



MARKET STREET HISTORICAL DISTRICT



TRANSIT NETWORK



CORRIDOR GATEWAY



MARKET STREET CORRIDOR



BIKE PATH

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