

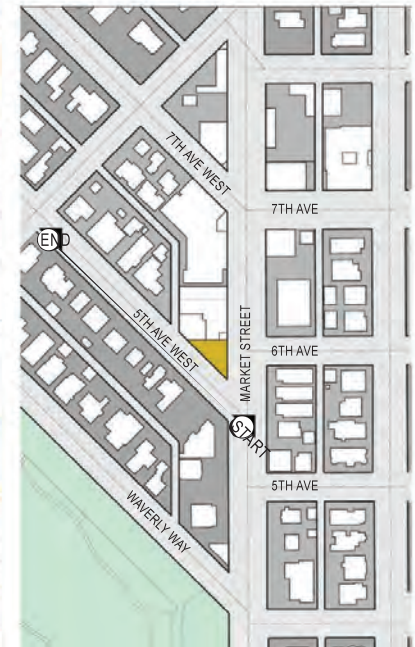


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5th Ave W. STREETSCAPE



① Street view along 5th Avenue West, looking North-East



② Continued street view along 5th Avenue West, looking North-East



③ Street view along 2nd Street West, looking South-West



④ Continued street view along 2nd Street West, looking South-West

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① Street view along Market Street, looking West



② Continued street view along Market Street, looking West



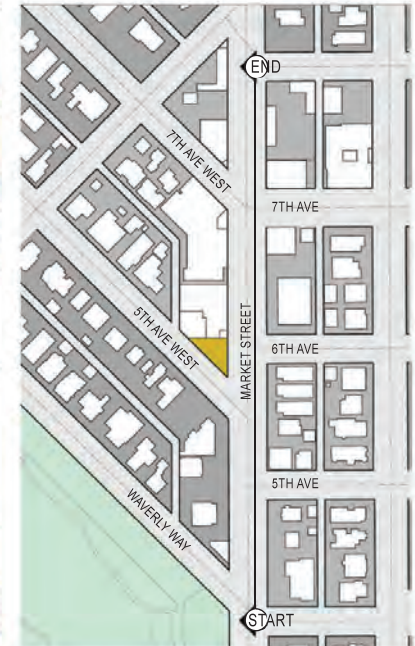
③ Street view along Market Street, looking East



④ Continued street view along Market Street, looking East



MARKET STREET STREETSCAPE



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SITE ANALYSIS

VIEWS: When at the second story of the building, the site offers projected views of Lake Washington to the SouthWest. Glimpses of Mt. Rainier, and even to the Olympic Mountains bordering the Puget Sound can be seen when above the rooftops. There are sights of Downtown Kirkland to the South-East and Juanita Bay to the North, respectively. To the South is the Heritage Park.

SOLAR ACCESS: The western portion of this site has excellent solar access as does the southern portion of the site. The eastern portion of the site is shaded by street trees to give relief to walking pedestrians.

TRAFFIC: Traffic flow is fluid near the site being close and in between two Marinas. Heritage and Marina Park serves as a gateway to the Market Street Corridor which means Market Street can be quite busy with bus, truck, and car traffic. Additionally, due to the proximity of Lake Washington, traffic increases around the site when there are fairs, events, or festivals. Traffic on 5th Avenue West is typically light neighborhood traffic, but can increase during these events.

PARKING: There are a total of 5 stalls existing for parking on the site, 1 of which is unavailable and used for storage, and 3 of which require backing into the public right-of-way. There are plentiful off-street spots available on Market Street and off 5th Avenue West. 4 on-site stalls, including an ADA stall, have been approved as a parking modification from the required 8 stalls, under TRANS20-00557.

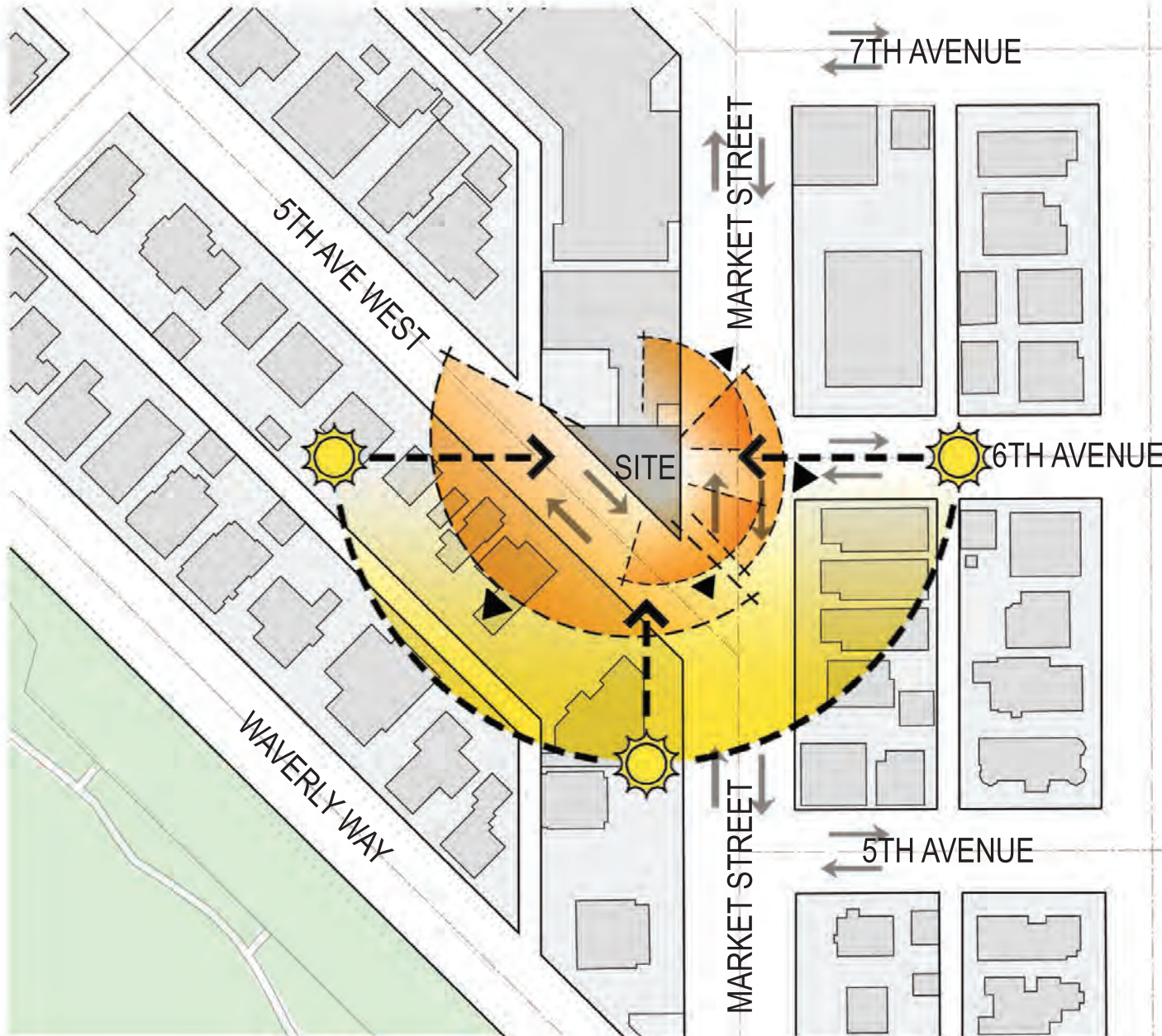
PUBLIC TRANSIT: The area is well served by public transit. Bus routes 250 and 255 connect the site to Juanita, Downtown Kirkland, Bellevue, and I-405.

WALKABILITY: Lake Washington, the Marina Park, and Downtown Kirkland are all within a 1/2 mile or less of the site.

BIKEABILITY: Existing bike lanes run up and down Market Street, connecting the Marina Park and Juanita Bay Shores. The Cross Kirkland Corridor is within a couple miles of the site with 6th Avenue West as an opportunity to be a main collector and recommended greenway.

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1 Pedestrian Approach heading West off Market Street



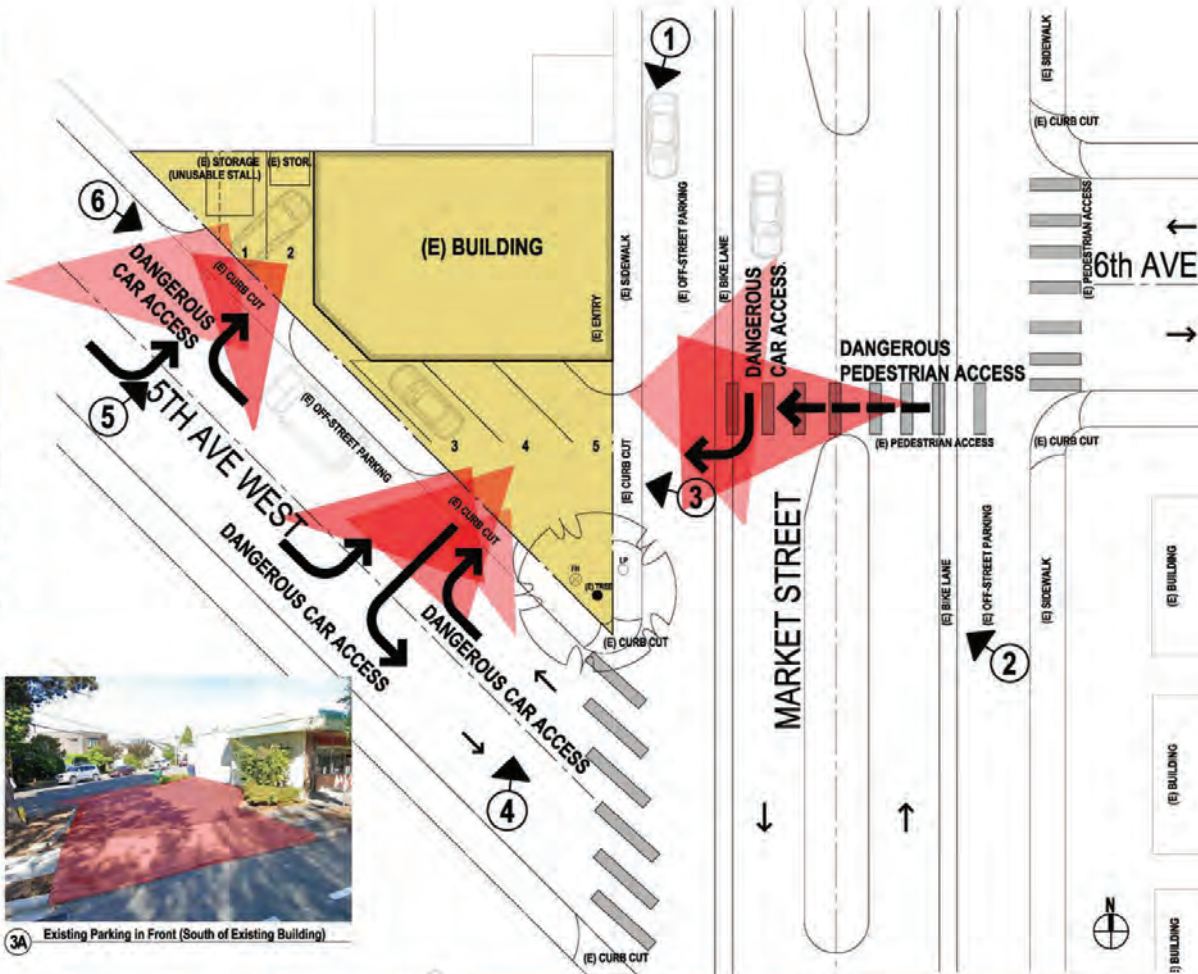
2 Ped. Approach heading North on Market Street



3 Car Approach to Parking off Market Street



4 Pedestrian Approach heading North on 5th Ave W



3A Existing Parking in Front (South of Existing Building)



5 Car Approach to Parking in Rear off 5th Ave W



5A Existing Parking in Rear (West of Existing Building)



6 Pedestrian Approach heading South on 5th Ave W

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EXISTING SITE CONDITIONS

LOCATION: The site is located in the Market Street Corridor. The property is bounded on the East by Market Street, on the SouthWest by 5th Avenue West, on the North by existing commercial buildings, and on the West by a 16 foot wide alley.

EXISTING USES: The one story building is occupied by 2 commercial business, the Eye Contact Lens Center, which is to remain, and a window company, which will be relocated.

TOPOGRAPHY: The site is relatively flat, but existing contours lowers approximately 2-4 feet from north to south along Market Street.

TREES: The site currently has 1 large pine tree on-site at the South corner intersection of Market and 5th Avenue West, and 1 small street tree to the East on Market Street. There is no other prominent vegetation located on-site.



MAXIMUM ZONING ALLOWED

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FLOOR PLAN - FIRST FLOOR

USES: Mixed-Use

COMMERCIAL (1st Floor):

Number of Floors: 1
Square Footage: 1,137 SF (excludes stairs)
Ceiling Height: 13'

RESIDENTIAL (2nd Floor):

Number of Floors: 1 + Roof Deck
2-Bedroom Dwelling Unit: 1
Square Footage: 1578 SF
143 SF (Stairs)
495 SF (Deck)
450 SF (Roof Deck)
Residential Entry: Off Parking

PARKING:

1st Floor (Commercial) - (excludes stairs)
1137 sq.ft. / 200 (medical) = 5.6 stalls (1 ADA stall included)
[per 51.30.030]

2nd Floor (Residential) - (includes stairs)
1578 sq.ft. - 2 bdrm = 2 stalls (Owner occupied / shared)
[per 51.30.070]

Number of Stalls Provided: 4 on-site (Owner-shared)
+ 3 off-site (available off Market St.)

*Approved parking modification TRAN20-00557

HEIGHT:

Building Height: 28'-0" (30' Max. ABE allowed)
Total Floors: 2 + Roof Deck

LOT COVERAGE:

Parking: 1574 SF (Pervious Concrete)
Building Footprint: 1371 SF
or 2209 SF [If calculate to include second story building line]

Lot Size: 3,370 SF
Total Lot Coverage: 1371/3370 = 41% < 80% Max.
or 2209/3370 = 66% < 80% Max.

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FLOOR PLAN - SECOND FLOOR

USES: Mixed-Use

COMMERCIAL (1st Floor):

Number of Floors: 1
Square Footage: 1,137 SF (excludes stairs)
Ceiling Height: 13'

RESIDENTIAL (2nd Floor):

Number of Floors: 1 + Roof Deck
2-Bedroom Dwelling Unit: 1
Square Footage: 1578 SF
143 SF (Stairs)
495 SF (Deck)
450 SF (Roof Deck)
Residential Entry: Off Parking

PARKING:

1st Floor (Commercial) - (excludes stairs)
1137 sq.ft. / 200 (medical) = 5.6 stalls (1 ADA stall included)
[per 51.30.030]

2nd Floor (Residential) - (includes stairs)
1578 sq.ft. - 2 bdrm = 2 stalls (Owner occupied / shared)
[per 51.30.070]

Number of Stalls Provided: 4 on-site + 3 off-site

***Approved parking modification TRAN20-00557**

HEIGHT:

Building Height: 28'-0" (30' Max. ABE allowed)
Total Floors: 2 + Roof Deck

| FLOOR PLAN LEGEND | |
|---|-------------------|
|  | COMMERCIAL SPACE |
|  | RESIDENTIAL SPACE |
|  | STAIRS |
|  | DECK |
|  | PARKING |



PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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FLOOR PLAN - ROOF DECK

USES: Mixed-Use

COMMERCIAL (1st Floor):

Number of Floors: 1
Square Footage: 1,137 SF (excludes stairs)
Ceiling Height: 13'

RESIDENTIAL (2nd Floor):

Number of Floors: 1 + Roof Deck
2-Bedroom Dwelling Unit: 1
Square Footage: 1578 SF
143 SF (Stairs)
495 SF (Deck)
450 SF (Roof Deck)
Residential Entry: Off Parking

PARKING:

1st Floor (Commercial) - (excludes stairs)
1137 sq.ft. / 200 (medical) = 5.6 stalls (1 ADA stall included)
[per 51.30.030]

2nd Floor (Residential) - (includes stairs)
1578 sq.ft. - 2 bdrm = 2 stalls (Owner occupied / shared)
[per 51.30.070]

Number of Stalls Provided: 4 on-site + 3 off-site
*Approved parking modification TRAN20-00557

HEIGHT:

Building Height: 28'-0" (30' Max. ABE allowed)
Total Floors: 2 + Roof Deck



FLOOR PLAN LEGEND

| | |
|--|-------------------|
| | COMMERCIAL SPACE |
| | RESIDENTIAL SPACE |
| | STAIRS |
| | DECK |
| | PARKING |

PROPOSED ROOF DECK FLOOR PLAN
SCALE: 1/8" = 1'-0"



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VIEW SOUTHWEST



VIEW SOUTH



VIEW SOUTHEAST



VIEW SOUTHEAST



VIEW EAST



VIEW NORTHEAST



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OPTION 1 - FULL BLOCK

ADVANTAGES:

-Prominent building as gateway to historic district.

CHALLENGES:

-Heavy feel takes away from neighboring residential context.

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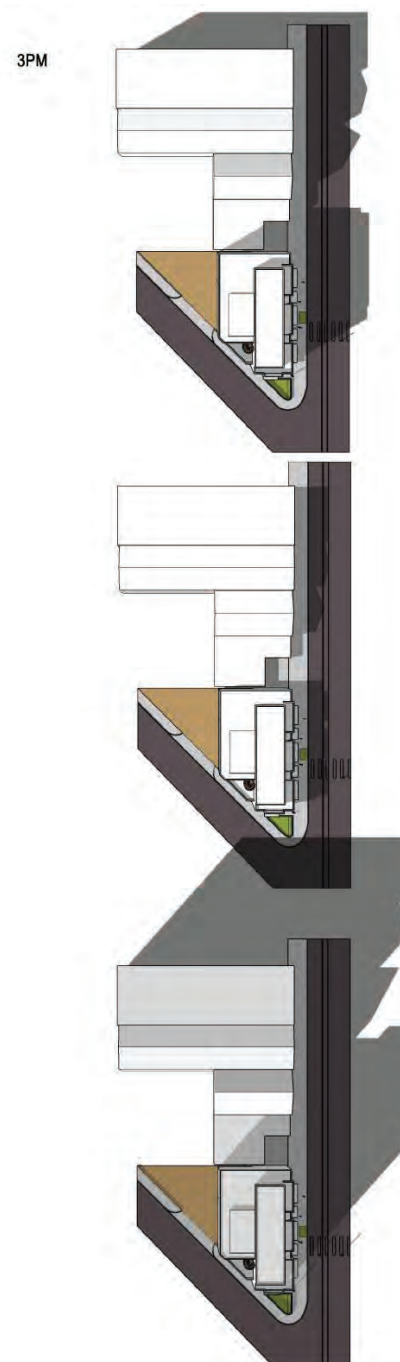
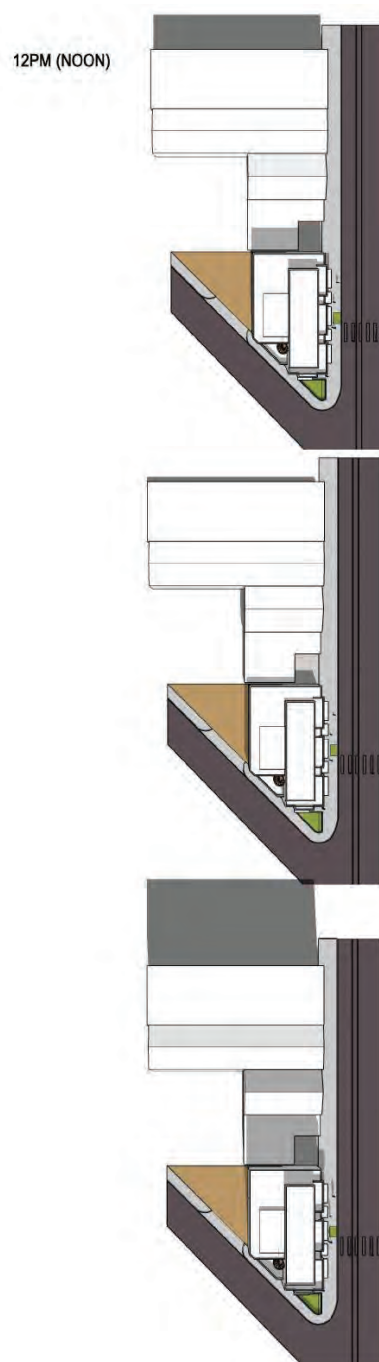
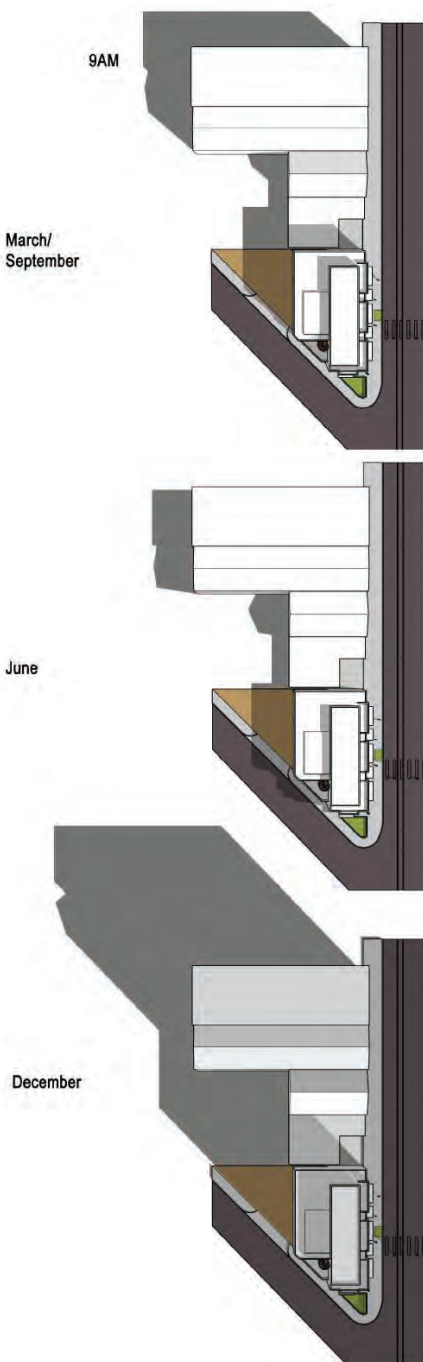
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OPTION 1 - FULL BLOCK SUN DIAGRAMS

Shadow Studies



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VIEW SOUTHWEST



VIEW SOUTH



VIEW SOUTHEAST



VIEW SOUTHEAST



VIEW EAST



VIEW NORTHEAST



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OPTION 2 - TRADITIONAL / RES.

ADVANTAGES:

- Simple traditional façade fits in with historic neighborhood buildings.

CHALLENGES:

- No rooftop access to take advantage of the prominent lake views.
- Difficulty in melding commercial base with residential top.

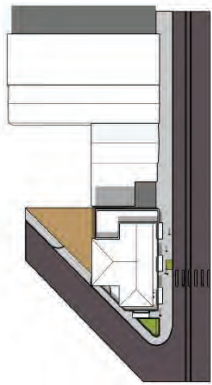
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9AM



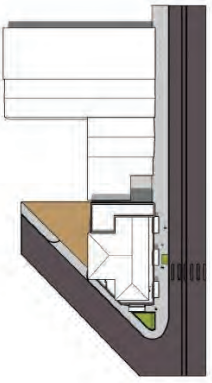
12PM (NOON)



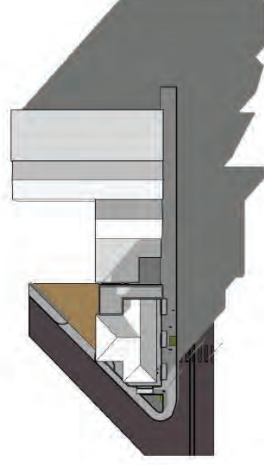
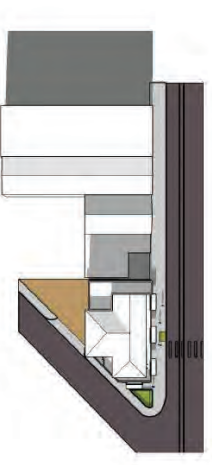
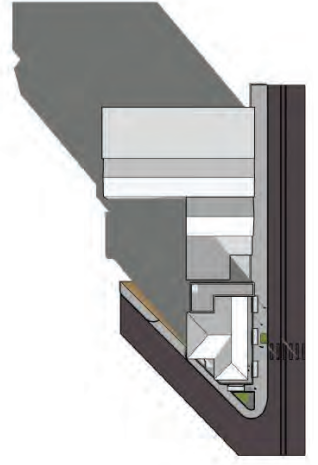
3PM



March/
September



June



December



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OPTION 2 - TRADITIONAL / RES. SUN DIAGRAMS

Shadow Studies

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VIEW SOUTHWEST



VIEW SOUTH



VIEW SOUTHEAST



VIEW SOUTHEAST



VIEW EAST



VIEW NORTHEAST



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OPTION 3 - HISTORIC / MODERN (PREFERRED)

ADVANTAGES:

- Simple, modern façade offers numerous design possibilities for gateway to historic market street corridor.
- Entry location promotes safer pedestrian access to commercial spaces.
- Upper level setback is accentuated yet diminished for residential use.
- Rooftop access to prominent lake views.

CHALLENGES:

- Carefully mesh new modern and old historic building characters of Kirkland Market Street Corridor.

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**OPTION 3 - HISTORIC / MODERN
(PREFERRED)
SUN DIAGRAMS**

Shadow Studies



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OPTION 1 - FULL BLOCK



OPTION 2 - TRADITIONAL



OPTION 3 - MODERN (PREFERRED)



KEY: ■ RESIDENTIAL
■ COMMERCIAL



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COMPARISON OF OPTIONS

OPTION 1 – FULL BLOCK

ADVANTAGES:

-Prominent building as gateway to historic district.

CHALLENGES:

-Heavy feel takes away from neighboring historical context.

OPTION 2 – TRADITIONAL / RESIDENTIAL

ADVANTAGES:

-Simple traditional façade fits in with historic neighborhood buildings.

CHALLENGES:

-No rooftop access to take advantage of the prominent lake views.

-Trying to meld commercial and residential

OPTION 3 – HISTORIC / MODERN (PREFERRED)

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-Simple, modern façade offers numerous design possibilities for gateway to historic market street corridor.

-Entry location promotes safer pedestrian access to commercial spaces.

-Upper level setback is accentuated yet diminished for residential use.

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MAXIMUM ZONING ALLOWED

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