



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

MEMORANDUM

To: Design Review Board
From: Kyle Cotchett, Associate Planner
Date: 1/23/23
File No.: DRV22-00693
Subject: **601 Market St Project**
DESIGN RESPONSE CONFERENCE

I. MEETING GOALS

At the January 23rd 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 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
- Pedestrian oriented elements
- Plaza design
- Landscaping
- Materials, colors, and details

II. PROPOSAL

The subject property is located at 601 Market St (see Attachment 1). Cassandra Cheatham, with Kilburn Architects, has applied for a Design Response Conference for a new mixed-use development on the subject property (see Attachment 2). The project consists of 1,137 SF of medical office on the first floor and a two-bedroom residential unit on the second floor. Parking will be provided on a surface level parking area on the west side of the property and will be partially covered. Vehicular access is proposed from 5th Avenue West.

III. SITE

The subject property currently contains a medical office use. The site gently slopes from north to south and with a change of 4 feet in elevation. According to the tree plan and survey, there is one significant tree located near the southern tip of the property. The property has street frontage along Market Street and 5th Avenue West. Market Street is

a designated Principal Arterial street type. 5th Avenue West is a designated as a Neighborhood Access street type.

The following list summarizes the zoning designation, uses, and allowed heights of properties adjacent to the subject property (see Attachment 3):

<i>North:</i>	MSC 3	Retail	30 feet above average building elevation
<i>East:</i>	MSC 4	Residential	25 feet above average building elevation if adjoining a low-density residential zone, otherwise, 30 feet above average building elevation
<i>South:</i>	MSC 4	Office	25 feet above average building elevation if adjoining a low-density residential zone, otherwise, 30 feet above average building elevation
<i>West:</i>	RS 7.2	Residential	25 feet above average building elevation

Additional photographs prepared by the applicant that show the surrounding properties are contained in Attachment 2.

IV. CONCEPTUAL DESIGN CONFERENCE

A Conceptual Design Conference was held on May 2nd, 2022. 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.

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. 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 the Market Street Corridor

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.

- Window treatment in the historic district should reflect the trim detailing, size, proportion, location, and number of windows in the existing historic buildings in the district.

B. Compliance with Design Guidelines

1. Scale

a. DRB Discussion

The DRB expressed a preference for massing Option 3 at the Conceptual Design Conference and concluded that the project should move forward by exploring a combination of Option 1 and 3. Other design direction provided by the DRB included:

- Refine the west façade through utilization of a terrace (as shown in Option 1) to better mitigate Market Street noises from the residential space and to take full advantage of the Lake Washington views.
- Refine masonry patterning and material transition between the office and residential uses.
- Refine rooftop appurtenance details on screening, height, and aesthetic.
- Refine massing in a manner that ties into the historic nature and existing buildings along the Market Street Corridor.
- Develop detailed massing of the stairwell.
- Illustrate how the grading of Market Street will impact the buildings elevations.

b. Supporting Design Guidelines

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

- Varied window treatments should be encouraged. Ground floor uses should have large windows that showcase storefront displays to increase pedestrian interest. Architectural detailing at window jambs, sills, and heads should be emphasized.

- Architectural building elements such as arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, and courtyards should be encouraged.
- Vertical building modulation should be used to add variety and to make large buildings appear to be an aggregation of smaller buildings.
- Horizontal building modulation may be used to reduce the perceived mass of a building and to provide continuity at the ground level of large building complexes. Building design should incorporate strong pedestrian-oriented elements at the ground level and distinctive roof treatments.

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). Staff has reviewed the plans and has the following comments regarding the scale of the building and the use of applicable design guidelines:

- The applicant has refined the building massing as directed by the DRB by pursuing the preferred Option 3 but including the western terrace placement of Option 1.
- The applicant has included visual aides to illustrate how the proposal will fit within in the historical context of the Market St corridor with regards to building massing and window treatment.

The DRB should provide input on the following items:

- Has the applicant adequately incorporated the desired elements of Option 1 (west terrace) into the preferred Option 3 massing?
- Do exterior materials effectively create a transition between the office and residential uses?
- Does the proposal successfully reflect the historic context of the Market Street Corridor?

2. Pedestrian-oriented Elements

a. DRB Discussion

The DRB provided the following direction regarding pedestrian-oriented elements:

- Significant details on the proposed “pocket plaza” including information on seating, pavement materials, and landscaping should be provided at the Design Response Conference.
- The “pocket plaza” should be considered for art installation from a local artist.
- Bike parking should be installed on Market Street to support the existing bike lane.

b. Supporting Design Guidelines

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

- All building fronts should have pedestrian-friendly features.

- All building entries should be well lit. Building facades in pedestrian areas should provide lighting to walkways and sidewalks through building-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. Backlit or internally lit translucent awnings should be prohibited.
- Successful pedestrian-oriented plazas are generally located in sunny areas along a well-travelled pedestrian route. Plazas must provide plenty of sitting areas and amenities and give people a sense of enclosure and safety.
- Blank walls should be avoided near sidewalks, parks, the Cross Kirkland Corridor and Eastside Rail Corridor, and pedestrian areas. Where unavoidable, blank walls should be treated with landscaping, art, or other architectural treatments.
- Kirkland should continue its tradition of encouraging public art pieces.

c. Staff Analysis

The applicant has submitted plans that give significant detail on the proposed “pocket plaza” including information on seating, pavement materials, landscaping, and artwork (see Attachment 2, pages 5, 6, and 25).

The applicant has proposed the pocket park to be located on the south corner of the subject property, which will abut both 5th Ave W and Market St. The “pocket plaza” will consist of two raised landscaped areas, seating, permeable paver walkway, and public art. The landscaping is proposed to be a mix of groundcovers, shrubs, and small trees. The applicant has proposed “stone egg” styled seating and to work with Troy Pillows Studio, which is local to the Seattle area, on the public art piece. The exact sculpture has not been designed at this time.

The DRB should provide input on the following items:

- Has the applicant provided adequate information regarding the design of the “pocket plaza”?
- Is more information needed on the design of the public art installation?
- Does the design of the “pocket plaza” successfully create a building front with a pedestrian-friendly feature?

3. Open Space and Landscaping

a. DRB Discussion

This topic was not discussed in detail at the Conceptual Design Conference.

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.

c. Staff Analysis

The applicant has submitted a preliminary landscape plan for the "subject property and abutting right-of-way (see Attachment 2 pages 5 and 6). Landscaping should be placed in areas to help mitigate building massing and enhance the pedestrian experience along the project frontages.

The DRB should provide input on the following items:

- What changes (if any) are needed to the landscape plan?
- Are there other opportunities for landscaping?

4. Building Materials, Color, and Details

a. DRB Discussion

The DRB provided the following direction regarding building materials, colors, and details:

- Building materials can play a role in incorporating the project into the fabric of the historic Market St. Corridor.
- Options and material details should be provided as part of the application materials for the Design Response Conference.

b. Supporting Design Guidelines

- Window treatment in the historic district should reflect the trim detailing, size, proportion, location, and number of windows in the existing historic buildings in the district.

c. Staff Analysis

The subject property is located within the Market Street Historic District (see Attachment 4). The applicant has provided a sheet that addresses the site context and provided photos of the neighboring buildings (see Attachment 2 page 3). Within the historic district, there is a mix of new and old buildings for commercial and residential uses resulting in varied window treatments and building materials.

The applicant has called out certain buildings in their "Identity" sheet (see Attachment 2 page 4), which illustrates where they took inspiration from for their detailing and material usage. The use of brick on the façade comes from the materials used on the Sears, Campbell, and Kirkland Arts Center (Peter Kirk) buildings. The window treatment on the south corner bays and lap siding on the second floor mirrors the new residences on the other side of Market St and the neighboring retail building to the north, respectively. The roofline treatments have likewise been inspired by these buildings. The southern corner features a roofline detail like the new residential buildings, while the middle lap sided section of the second story features a similar plain roofline to the first story of the retail building to the north. The large display windows on the east façade reflect the Kirkland Arts Center.

Attachment 2, page 26 contains color elevation drawings and callouts for the proposed building materials. Prior to the meeting, the applicant submitted a material board of the materials for the DRB to review.

The DRB should provide input on the following items:

- Feedback to the applicant regarding the proposed materials and colors.
- Whether additional or larger samples of materials and colors should be provided at the next Design Response Conference.
- Does the proposal successfully reflect the historic context of the Market Street Corridor in their building material, detail, and window treatment choices?
- Should the applicant provide further cornice treatment on the roofline above the lap sided portions of the second story? Would the structure benefit from using the modern roof eave detail throughout the structure?

C. Minor Variations

a. Applicant Request

For street level office uses, 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) is required. KZC Section 51.28.4.a. allows an applicant to request a minor reduction in depth requirements. The DRB may grant a minor variation 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 (KZC Section 51.28.4.a.).

The applicant has requested the following a minor reduction in the depth:

- An average depth of 20.7 feet, with a minimum depth of 20 feet and a maximum depth of 30 feet.

The applicant's response to the minor reduction in the depth criteria above can be found in Attachment 2, page 9.

b. Staff Analysis

The subject property is triangular with access provided from 5th Avenue West and commercial frontage provided off Market St. In May of 2021, a parking modification for the site was approved for the proposed uses, which reduced the number of required parking stalls from eight (8) to four (4) stalls. Four parking stalls (including a handicap van accessible space) and a turnaround space have been provided. With the lot's triangular configuration, small size (approx. 3,370 sq. ft.), and remaining available buildable area, achieving an average depth of 30' for the street level office use is infeasible. The applicant has successfully designed the ground floor use to achieve the minimum depth of 20 feet and for a portion of the ground floor use the applicant reached 30 feet in depth.

The design of the building's commercial frontage will maximize visual interest as the applicant has designed a strong southern corner to the ground floor office use and employed pedestrian friendly features to the façade along

Market St. The southern corner includes an 8-ft. wide display window and the widest portion of the commercial space that will greet pedestrians and vehicle traffic travelling north as they enter the heart of the Market Street corridor. The façade along Market St. employs the use of a series of large 7' tall windows and awnings that extend 4.5 feet over the sidewalk.

VI. KEY ZONING REGULATIONS

The applicant's proposal is also subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, Fire and Building Code, and Public Works Standards. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 3, Development Standards, is provided to familiarize the applicant with some of these additional development regulations. These regulations and standards are not under the review authority of the DRB and will be reviewed for compliance as part of the building permit review for the project.

Development of the subject property is subject to the regulations for the MSC 3 Zone (see Attachment 5). The applicant must demonstrate compliance with these regulations, and staff will review, as part of any building permit.

Below are some of the key zoning standards that apply to the development followed by staff comment in italics.

A. Permitted Uses:

- Permitted uses in this zone include, but are not limited to office, retail, restaurant, and stacked dwelling units (residential).
- All development that includes dwelling units shall adhere to the following commercial frontage requirements:
 - i. The street level floor of all buildings 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).
 - ii. The commercial floor shall be a minimum of 13 feet in height.

Staff Comment: The applicant is proposing a street level medical office use with residential use above. The street level use satisfies the height requirements in this zone. For more information on the depth requirement minor reduction request, please refer to Section V.C.

B. MSC 3, General Regulation 5: Surface parking areas shall not be located between the street and 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 above general regulation is intended to avoid parking areas from dominating the building frontage of structures as they relate to Market Street. The applicant has proposed surface level parking accessed from 5th Ave W. For purposes of this general regulation, the proposed surface level parking is provided behind the building as it relates to Market St. Therefore, the proposal is in compliance with General Regulation 5.

- C. Height: The MSC 3 allows a maximum height of 30 feet measured above average building elevation for office and stacked dwelling unit uses.

Staff Comment: The applicant has submitted a height calculation which has been reviewed by staff and complies as proposed. The applicant must demonstrate compliance with the City's height requirements as part of any building permit.

- D. Lot Coverage: The MSC 3 zoning regulations allows 80% lot coverage for office and residential uses.

Staff Comment: The applicant has submitted a lot coverage calculation that has been reviewed by staff and complies as proposed.

- 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.
- Medical Office: 1 stall per each 200 square feet of gross floor area

Staff Comment: The applicant has applied and received approval for a parking modification for the project under file no. TRAN20-00557. The modification approved a reduction in the number of required parking stalls from 8 to 4 stalls. The applicant has submitted plans for the parking area that have been reviewed by staff and complies with the modification approval as proposed. The applicant will be required to submit plans consistent with the approved parking modification as part of any building permit.

- F. Landscaping & Tree Retention. Based on the proposed uses on the subject property and the adjoining residential uses to the west, a 15-foot-wide land use buffer is required along the western property line planted pursuant to standards found in KZC Section 95.42.

The applicant may request a modification of the requirements of the buffering standards in KZC 95.42. Pursuant to KZC 95.46, the Planning Official may approve a modification if:

- The owner of the adjoining property agrees to this in writing; and
- The existing topography or other characteristics of the subject property or the adjoining property, or the distance of development from the neighboring property decreases or eliminates the need for buffering; or
- The modification will be more beneficial to the adjoining property than the required buffer by causing less impairment of view or sunlight; or

- The Planning Official determines that it is reasonable to anticipate that the adjoining property will be redeveloped in the foreseeable future to a use that would require no, or a less intensive, buffer; or
- The location of pre-existing improvements on the adjoining site eliminates the need or benefit of the required landscape buffer.

Staff Comment: The applicant has submitted a landscaping plan as part of their proposal. The applicant has requested a modification to the land use buffer requirements (see Attachment 2 page 10). The applicant's modification request has undergone preliminary review by staff.

The applicant cites the existing triangular shape of the subject property as the characteristic that decreasing the need for buffering. The portion of the property that adjoins the residential use requiring the 15-foot land use buffer is the area that provides vehicular access and parking to the site. When access and land use buffers overlap locationally, City Staff typically allows for vehicular access to break up the land use buffer requirements. Access to the subject property is required to come from 5th Ave W, and therefore the land use buffer requirements are primarily located in the northwest corner of the property where parking is located. This area of the property is across the street and approximately 60 ft away from the residential uses to the west. The applicant has proposed to screen the parking area through the utilization of a 6 ft screening fence that will include climbing vines. Staff anticipates approval upon submittal of building permit.

- G. Sidewalks. Market St is a designated Principal Arterial type street. 5th Ave W is a designated Neighborhood Access type street. Therefore, the sidewalk standards require a minimum 8' wide sidewalk along the entire frontage of the subject property abutting 5th Ave W. The final sidewalk configuration should be approved through the design review process.

Staff Comment: The preliminary plans submitted by the applicant illustrates compliance with the sidewalk width and location standards. The applicant is required to demonstrate compliance with the City's right-of-way requirements with any development.

VII. PUBLIC COMMENT

Attachment 6 includes all public comment received as of the date of this staff report.

VIII. SUBSEQUENT MODIFICATIONS

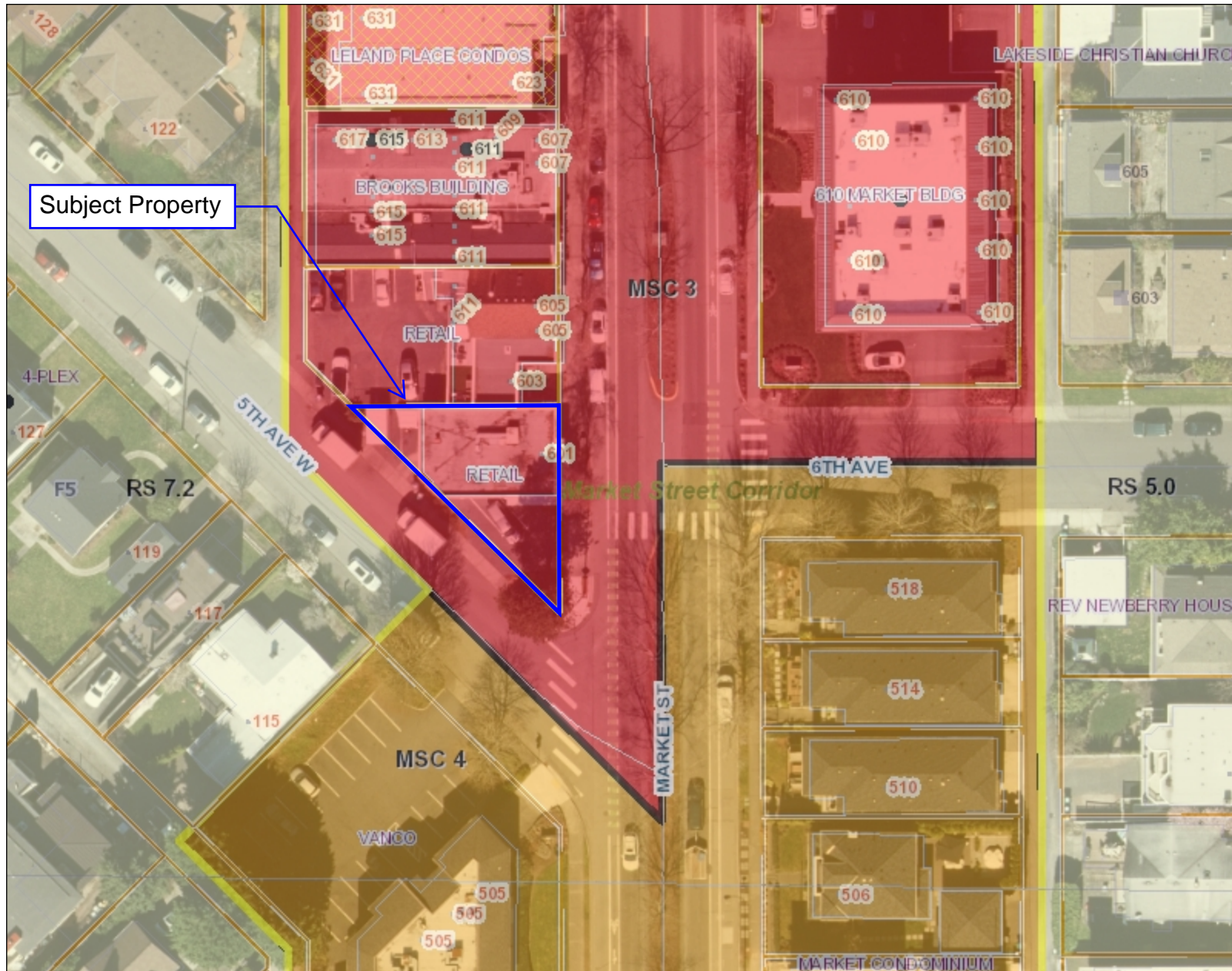
Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

IX. ATTACHMENTS

1. Vicinity Map
2. Proposed Plans dated December 16th, 2022
3. Development Standards
4. Figure MS 3 – Market Street Corridor Urban Design Features
5. MSC 3 Zoning Regulations
6. Public Comment Received



601 Market St Vicinity Map



Legend

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

1: 700



Notes

116.7 0 58.33 116.7 Feet

NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

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601 Market Street



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- 9 - AVERAGE BUILDING DEPTH
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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.

COVER SHEET

DESIGN REVIEW RESPONSE

PROJECT ADDRESS: 601 MARKET STREET KIRKLAND, WA
ID: DRV22-00693 DATE: DECEMBER 16, 2022 PAGE: 0

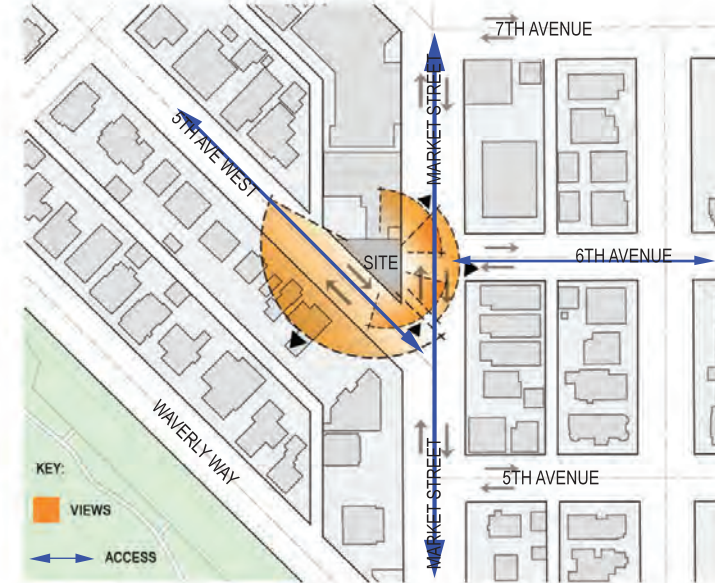
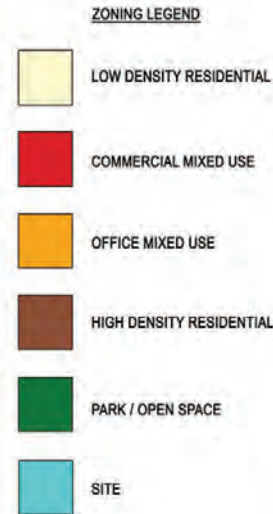
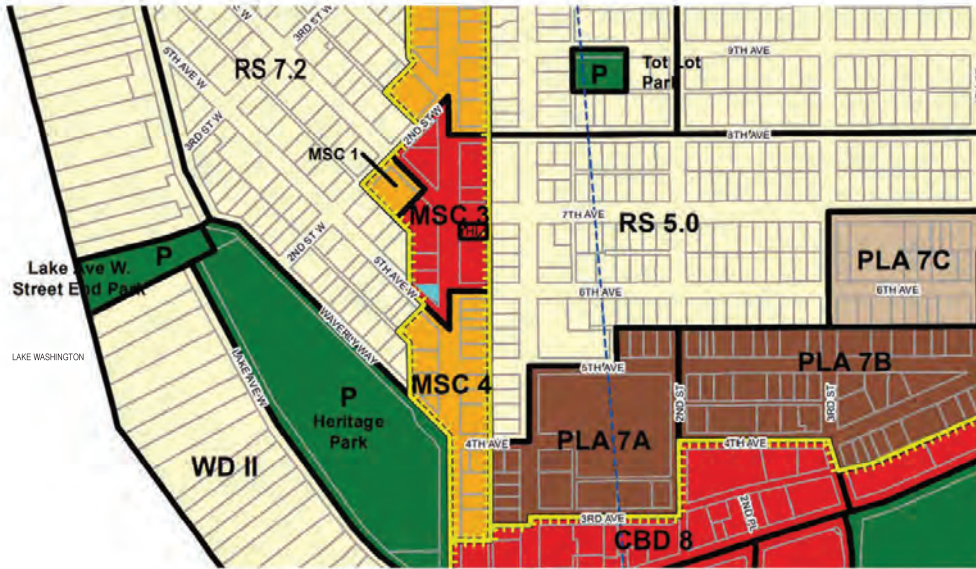


WALKABILITY KEY:
1 - HERITAGE HALL/ PARK
2 - MARINA PARK
3 - DOWNTOWN KIRKLAND
4 - ANTHONY'S HOMEPORT
5 - PETER KIRK PARK
- MARKET STREET CORRIDOR

VICINITY MAP

DESIGN REVIEW RESPONSE

PROJECT ADDRESS: 601 MARKET STREET KIRKLAND, WA
ID: DRV21-00721 DATE: SEPTEMBER 16, 2022 PAGE: 1



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: MSC 3
[KZC 51.30]

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: 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: None
[KZC 51.30]

SETBACKS: [KCZ - 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.

C



VICINITY MAP

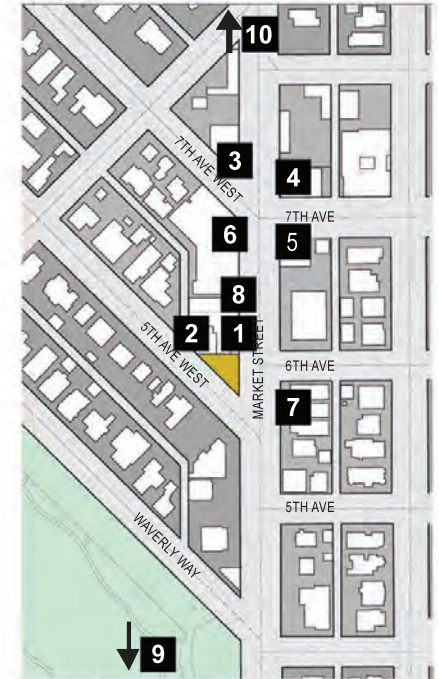
PROJECT DATA

DESIGN REVIEW RESPONSE

PROJECT ADDRESS: 601 MARKET STREET KIRKLAND, WA
ID: DRV21-00721 DATE: SEPTEMBER 16, 2022 PAGE: 2



SITE KEY



- KEY INDEX:**
- 1 - ADJACENT PROPERTY - MARKET ST VIEW (FRONT)
 - 2 - ADJACENT PROPERTY - 5TH AVE VIEW (REAR)
 - 3 - HISTORICAL - SEARS BUILDING
 - 4 - HISTORICAL - MIXED USE
 - 5 - HISTORICAL - KIRKLAND ART CENTER
 - 6 - NEW - COMMERCIAL
 - 7 - NEW - RESIDENTIAL (ACROSS STREET FROM SITE)
 - 8 - HISTORICAL - BROOKS BUILDING
 - 9 - HISTORICAL - HERITAGE HALL
 - 10 - NEW - COMMERCIAL (DIBBLE ENGINEERS)

SITE CONTEXT DESIGN REVIEW RESPONSE

PROJECT ADDRESS: 601 MARKET STREET KIRKLAND, WA
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GATEWAY



1



2



ADJACENT INFLUENCES:

- 1 - RESIDENTIAL SETBACK, WINDOW LITES, LAP SIDING
- 2 - 3:12 ROOF w/ WOOD EAVE, LARGE BAY WINDOWS
- 3 - BELLYBAND/TRIM LINES
- 4 - HISTORICAL FULL BLOCK
- 5 - LARGE STOREFRONTS



3



4



5

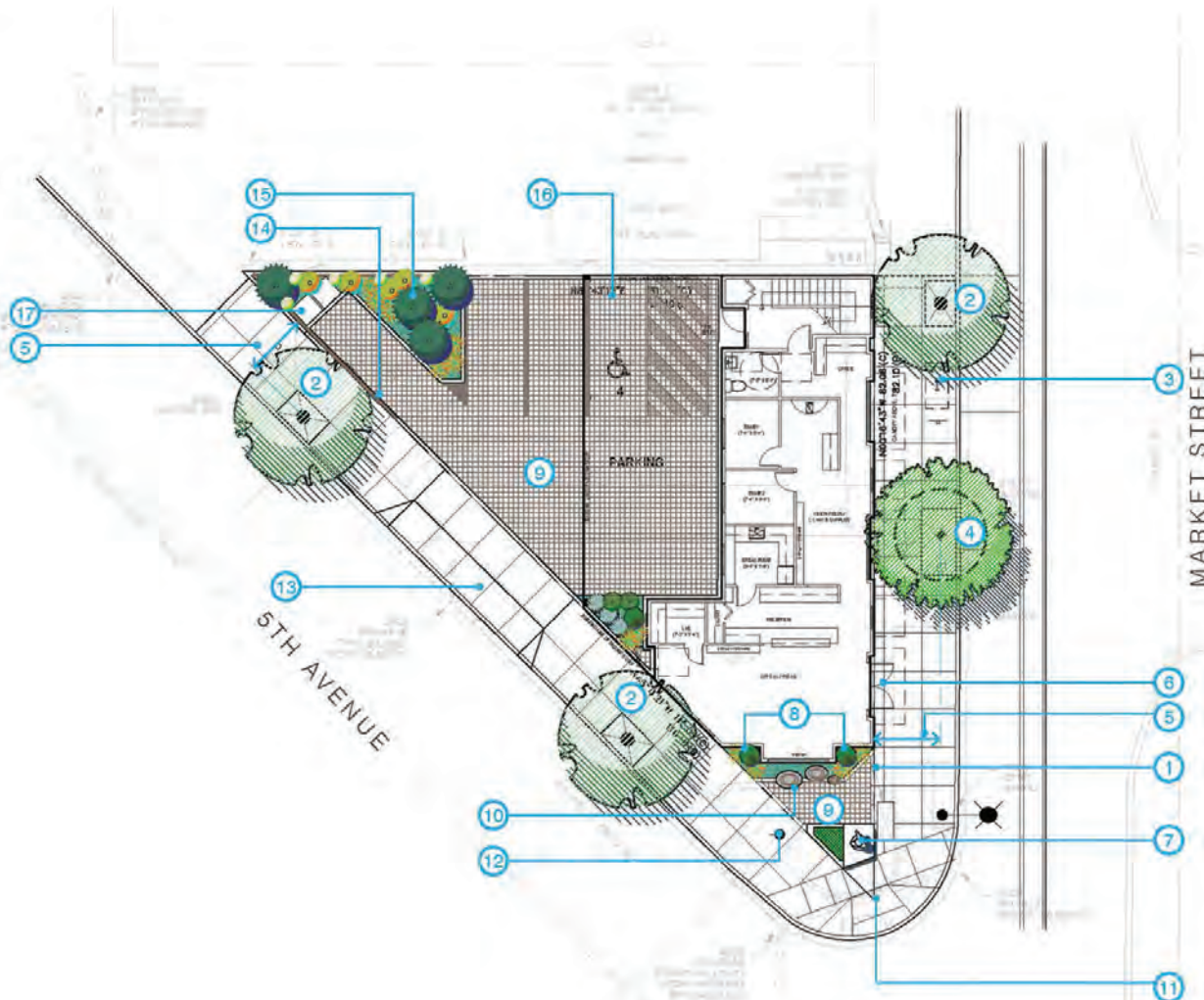
HISTORY-COMMUNITY-CONNECTION

IDENTITY

DESIGN REVIEW RESPONSE

PROJECT ADDRESS: 601 MARKET STREET KIRKLAND, WA
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601 Market Street - LANDSCAPE PLAN



NUMBERED NOTES

- 1 Property Line
- 2 New Street tree in 4x6 grate (Allee Elm)
- 3 Bike Rack
- 4 Existing Birch Tree to remain
- 5 8' Sidewalk, Min.
- 6 Retail Entrance
- 7 Sculpture
- 8 Vertical Accent Planting
- 9 Permeable Pavers
- 10 Sculptural 'Perch' Seating
- 11 Improved curb cut with 4' landing
- 12 Existing Hydrant
- 13 Vehicular Entrance
- 14 Screenwall with climbing vines
- 15 Buffer planting
- 16 Accessible Parking (Under Bldg Overhang)
- 17 Garbage + Recycling



communita atelier

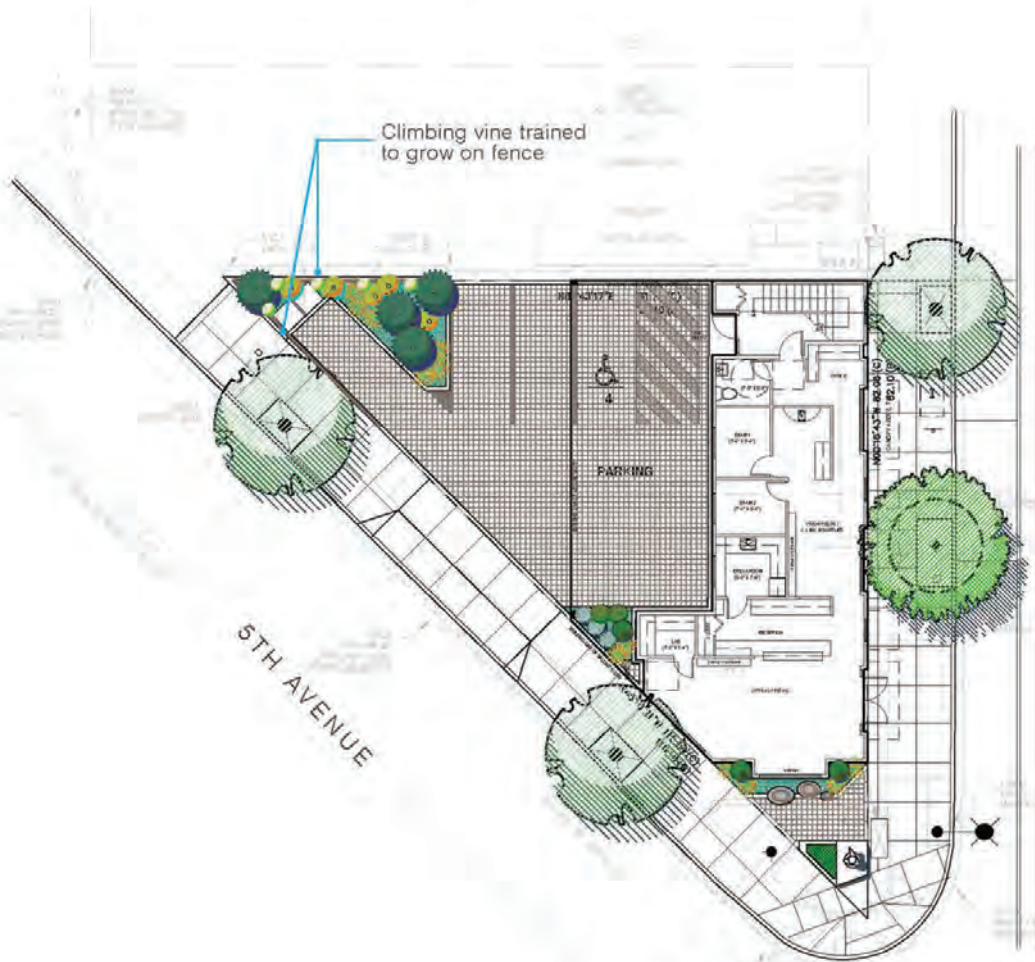
LANDSCAPE PLAN

DESIGN REVIEW RESPONSE

PROJECT ADDRESS: 601 MARKET STREET KIRKLAND, WA
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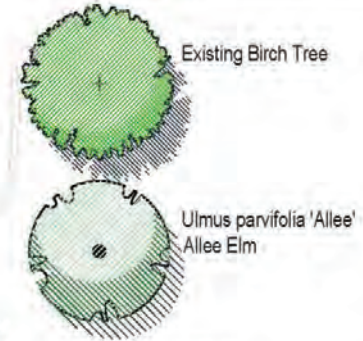
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601 Market Street - PLANTING PLAN



PLANT SCHEDULE

STREET TREES:



ON-SITE PLANTING:

-  Cupressus sempervirens 'Compacta' Dwarf Italian Cypress
-  Myrica californica Pacific Wax Myrtle
-  Hydrangea quercifolia Oakleaf Hydrangea
-  Anamanthe lessoniana Pheasant Tail Grass
-  Pittosporum tobira 'Wheeler's Dwarf' Wheeler's Dwarf Japanese Pittosporum
-  Hebe pinguifolia 'Sutherlandii' Sutherland Hebe
-  Fragaria chiloensis Sand Strawberry
-  Planting Mix:
 - Euphorbia amygdaloides var. 'Robbiae' Robb's Euphorbia
 - Geranium 'Ann Folkard' Ann Folkard Trailing Geranium
-  Vine:
 - Lonicera japonica 'Halliana' Hall's Japanese Honeysuckle



PLANTING PLAN

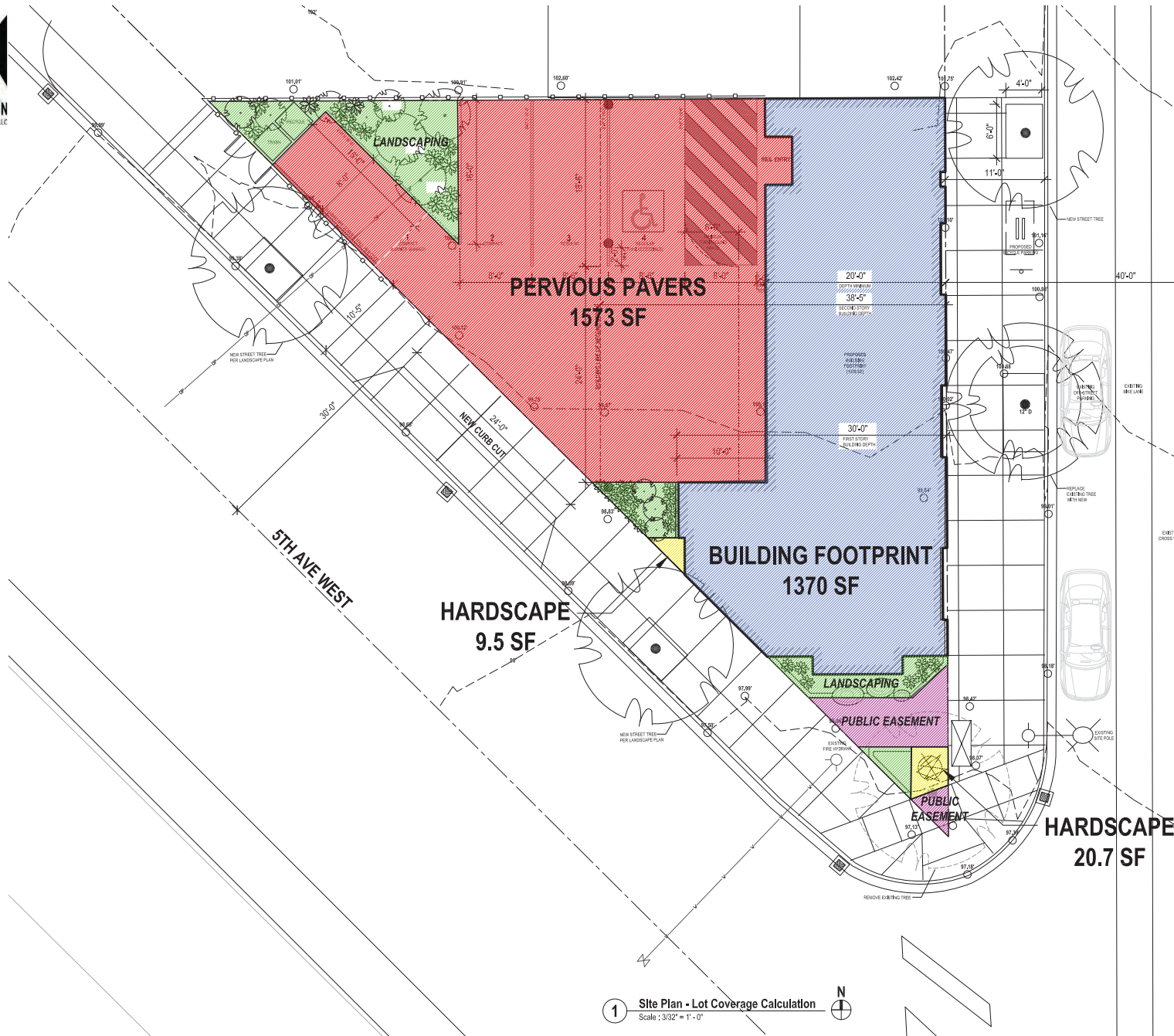
DESIGN REVIEW RESPONSE

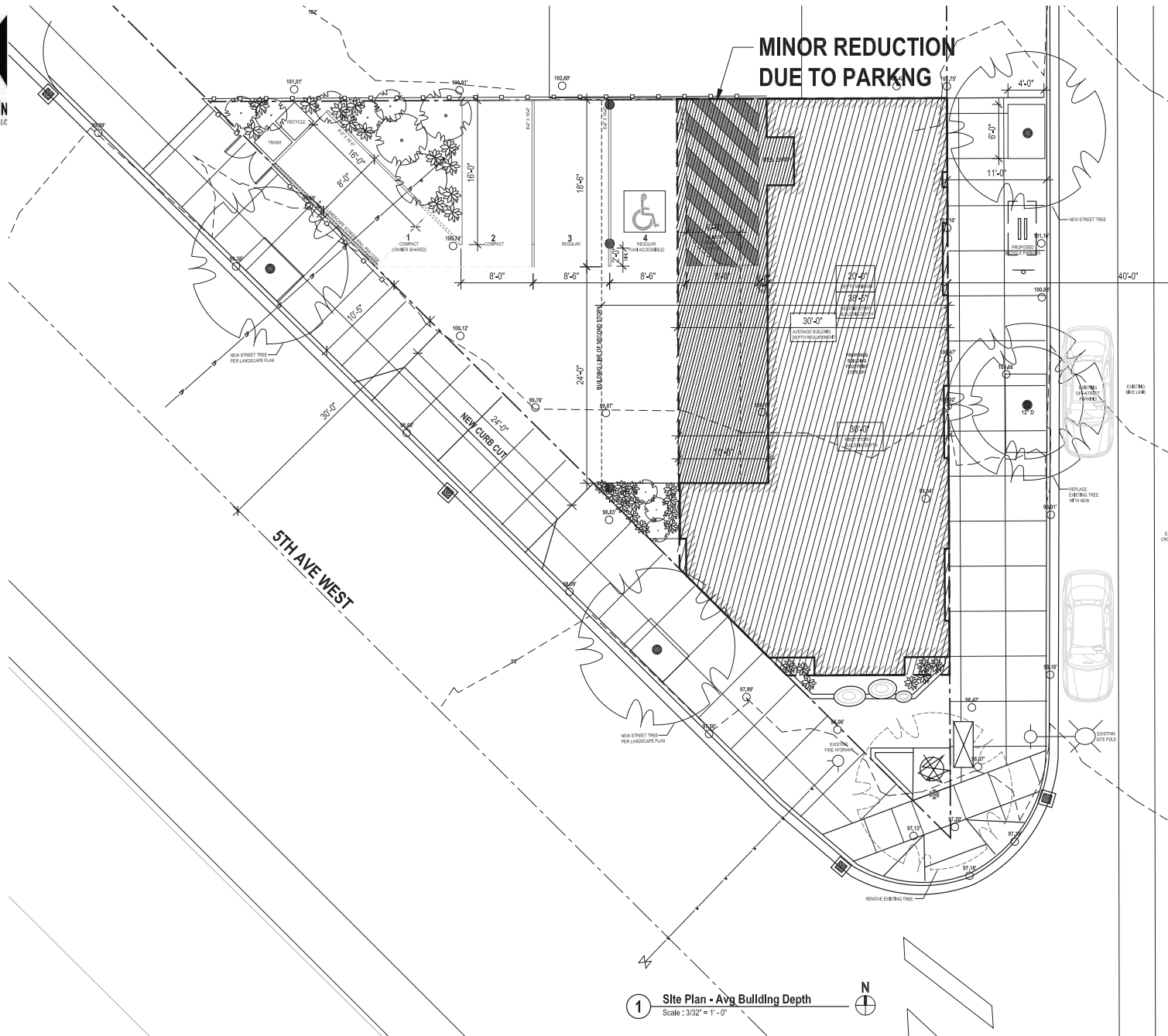
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AVERAGE BUILDING DEPTH DESIGN REVIEW RESPONSE

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