



MEMORANDUM

To: Design Review Board

From: Aoife Blake, Associate Planner

Date: June 25, 2020

File No.: DRV20-00335

Subject: **WEBB BUILDING
CONCEPTUAL DESIGN CONFERENCE**

I. MEETING GOALS

At the July 6, 2020 Design Review Board (DRB) meeting, the DRB should review the concept design for the Webb 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 89 Kirkland Avenue (see Attachment 1). The applicant is proposing improvements to an existing 1930's building including a new storefront, a deck along the west façade and a rooftop deck. The Webb Building is listed as a historic building in the City's Comprehensive Plan (see Attachment 2) and any renovations to existing facades of a historic structure requires Design Review Board approval per KZC 142.15. Given its designation as a historic structure and location within the shoreline jurisdiction, the City is also required to conduct a State Environmental Policy Act (SEPA) and Substantial Development Permit (Planning Director Decision) review, which will involve noticing and a public comment period.

The applicant has provided a program description and general project information. Since the project is a remodel of an existing building, the typically requested building massing options are not essential. However, to meet the intent of a conceptual design conference, the applicant has provided three conceptual 'building massing options' as it relates primarily to the north façade and the proposed deck(s) and rooftop appurtenances (see Attachment 3). The applicant's preferred 'building massing option' is shown as Massing Option 1.

III. SITE

The subject property (containing 2,886 square feet) contains a 2-story historic commercial building, known as the Webb Building, currently used as a restaurant on the ground floor with an outdoor seating area at street level. The upper floor is vacant and hasn't been occupied recently. The site elevation is flat. The property has street frontage along Kirkland Ave, which is designated as a minor arterial and a major pedestrian sidewalk.

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

North: CBD 2, commercial use, 28 feet above the midpoint of the abutting right-of-way

South & East: CBD 2, commercial & residential uses, 28 feet a above the midpoint of the abutting right-of-way

West: CBD 2, residential use, 41' above the midpoint of the abutting right-of-way

Additional photographs prepared by the applicant that show the surrounding properties are contained in Attachment 3.

IV. KEY ZONING REGULATIONS

Zoning regulations for uses in the CBD 2 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, restaurant and office. Attachment 4 contains a complete list of allowed uses.

Staff Comment: The applicant is proposing restaurant and office uses.

- B. Height: The CBD 2 zone allows a maximum height of 28 feet as measured above the midpoint from the abutting right-of-way.

KZC section 50.62 allows decorative parapets to 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.

A code amendment to allow rooftop amenities is near completion. This may permit rooftop appurtenances (such as stairs and elevator overruns) to exceed current appurtenance height limits allowed in KZC 115.120 so that rooftops can be accessed and utilized as amenity space.

Staff Comment: The applicant will need to submit height calculations for the building and for the proposed rooftop appurtenances with the Design Response Conference application. Staff will review the project for compliance with the City's height regulations and with the applicable rooftop appurtenances regulations during the Design Response phase.

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 spaces
- Blank wall treatment
- Vertical and horizontal definition
- Architectural scale
- 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, rooftop amenities, and historical context.

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
- Character of Adjacent Buildings

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. The building is not large. It is an existing 2-story building, approximately 46' x 59' along the north and west frontages respectively. Is building massing a concern? If so, identify appropriate mitigation techniques for building massing, including consideration of the proposed deck and rooftop structures. Possible techniques include vertical and horizontal modulation and corner treatment. The applicant has provided several massing schemes including a preferred option (Option 1) for the DRB's review and comment (see Attachment 3).
3. Discuss the appropriate scale for the new building features (e.g. windows, doors, etc.).
4. Identify any blank walls and how they should be mitigated.

B. Historic Context

1. What building features should be taken into consideration with the proposed renovations to the building's facade?
2. Identify any building and deck detailing, materials, and/or colors that should be encouraged.

C. Pedestrian Access

1. How does the location of structures relate or respond to the pedestrian environment?
2. What are opportunities for pedestrian-oriented spaces at the street level (e.g. outdoor dining)?
3. How would the project engage pedestrians?

D. Signs

What are opportunities for signage on the subject property?

VIII. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE

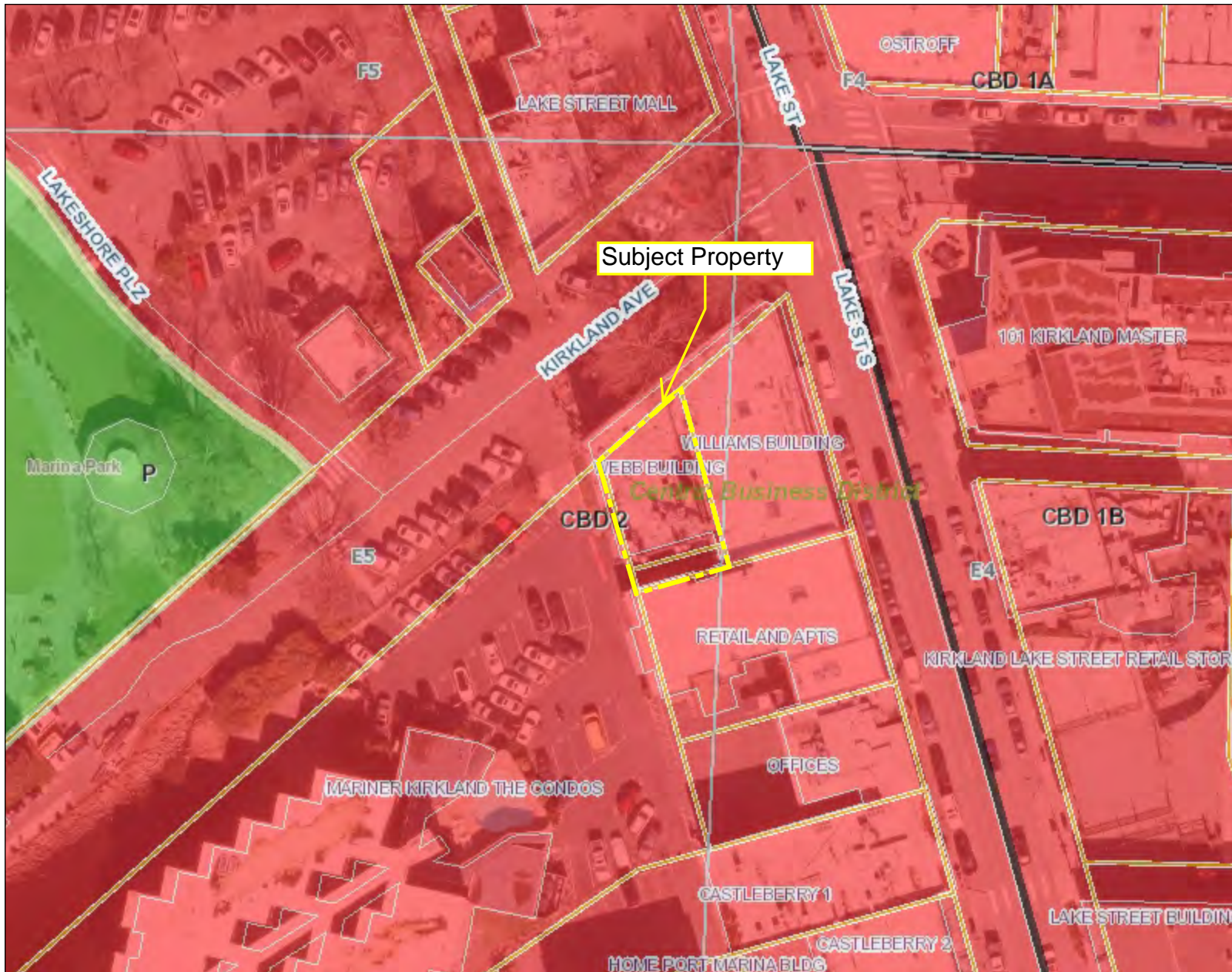
The Design Review Board shall determine what models, drawings, perspectives, 3-D SketchUp model, or other application materials the applicant will need to submit with the design review application.

IX. ATTACHMENTS

1. Vicinity Map
2. List B from Table CC-1 Designated Historic Buildings, Structures, Sites and Objects, City of Kirkland Comprehensive Plan
3. CDC Plan Submittal
4. CBD 2 Use Zone Chart
5. Design Guidelines – Special Considerations for Downtown Kirkland



City of Kirkland GIS



Legend

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

1: 794



Notes

132.3 0 66.15 132.3 Feet

NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

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List B: Historic Buildings, Structures, Sites and Objects Designated by the City of Kirkland

Building or Site	Address	Architectural Style	Date Built	Person/Event	Neighborhood
Newberry House	519 1st St.	Vernacular	1909	Newberry	Norkirk
Nettleton/Green Funeral (Moved)	408 State St. S.	Colonial Revival	1914	Nettleton	Moss Bay
Kirkland Cannery	640 8th Ave.	Vernacular	1935	WPA Bldg	Norkirk
Landry House	8016 126th Ave. NE	Bungalow	1904		South R
Tompkins/Bucklin House	202 5th Ave. W.	Vernacular	1889	Tompkins	Market
Burr House	508 8th Ave. W.	Bungalow/Prairie	1920	Burr	Market
Orton House (moved from 6436 Lake Washington Blvd.)	4120 Lake Wash. Blvd.	Georgian Revival	1903	Hospital	Lakeview
Shumway Mansion (moved)	11410 100th Ave. NE	Craftsman/Shingle	1909	Shumways	Juanita
French House (moved from 10129 NE 63rd)	4130 Lake Wash. Blvd.	Vernacular	1874	French	Lakeview
Snyder/Moody House	514 10th Ave. W.	Vernacular	1889	KL&IC	Market
McLaughlin House	400 7th Ave. W.	Site only – Structure demolished May 2014	1889	KL&IC	Market
First Baptist Church/American Legion Hall	138 5th Ave.	Site only – Structure demolished	1891/1934	Am Legion	Norkirk
Larson/Higgins House	424 8th Ave. W.		1889	KL&IC	Market
Hitter House	428 10th Ave. W.	Queen Anne	1889	KL&IC	Market
Cedarmere/Norman House	630 11th Ave. W.	Am Foursquare	1895		Market
Dorr Forbes House	11829 97th Ave. NE	Vernacular	1906	Forbes	Juanita
Brooks Building	609 Market St.	Vernacular Comm	1904	Brooks	Market
Williams Building	101 Lake St. S.	Vernacular Comm	1930		Moss Bay
Webb Building	89 Kirkland Ave.	Vernacular Comm	1930		Moss Bay
5th Brick Building	720 1/2 Market St.	Vernacular Comm	1891		Norkirk

Shumway Site	510 – 528 Lake St. S.	Site only		Shumways	Lakeview
Lake WA Shipyards Site	Lake Wash. Blvd./Carillon Point	Site only		Anderson/WW	Lakeview
Lake House Site	10127 NE 59th St.	Site only		Hotel	Lakeview
*First Church of Christ Scientist (moved) a.k.a. Heritage Hall	203 Market St.	Neoclassical	1923	Best example of this style	Market
¥Malm House	12656 100th Ave. NE	Tudor Revival	1929		North Ju
Sessions Funeral Home	302 1st St.	Classic Vernacular	1923		Norkirk
Houghton Church Bell (Object)	105 5th Ave. (Kirkland Congregational Church)	Pioneer/Religion	1881	Mrs. William S. Houghton	Norkirk
Captain Anderson Clock (Object)	NW corner of Lake St. and Kirkland Ave.	Transportation/Ferries	c. 1935	Captain Anderson	Moss Ba
Archway from Kirkland Junior High	109 Waverly Way (Heritage Park)	Collegiate Gothic	1932	WPA	Market
Langdon House and Homestead	10836 NE 116th St. (McAuliffe Park)	Residential Vernacular	1887	Harry Langdon	Juanita
Ostberg Barn	10836 NE 116th St. (McAuliffe Park)	Barn	1905	Agriculture	Juanita
Johnson Residence	10814 NE 116th St. (McAuliffe Park)	Vernacular influenced by Tudor Revival	1928	Agriculture	Juanita
Carillon Woods Park	NW corner of NE 53rd St. and 106th Avenue NE	Utility/water source for Yarrow Bay and site	1888	King Co. Water District #1	Central Houghto
¥346 10th Ave. Residence	346 10th Ave.	Bungalow	1921		Norkirk
¥307 9th Ave. Residence	307 9th Ave.	Craftsman	1918		Norkirk

Footnotes:

* The City of Kirkland Landmark Commission has formally designated these buildings, structures, sites and objects as Landmarks pursuant to KMC Title 28.

¥ The City of Kirkland has formally designated these buildings, structures, sites and objects as Historic Landmarks pursuant to Chapter 75 KZC.

Note: KL&IC is the Kirkland Land and Improvement Company.

The City recognizes its historic resources in the following priority:

1. Buildings, structures, sites and objects listed on the National and State Registers of Historic Places.
2. Buildings, structures, sites and objects recognized by the Kirkland Landmark Commission.
3. Buildings, structures, sites and objects designated by the City as Historic Landmarks.
4. Buildings, structures, sites and objects designated by the City as Historic Community Landmarks.
5. Buildings, structures, sites and objects designated by the City as an historic resource, providing historical context.

The City should periodically update the lists of historic resources through a systematic process of designation.

Webb Building

89 Kirkland Avenue

Conceptual Design Conference

Project Description:

The Webb building is located at 89 Kirkland Avenue in the downtown Kirkland Central Business District and close to the Kirkland Marina. The building was built in 1930 and the primary use over the years has been a restaurant on the main floor with the basement used as support space and the upper floor use was residential but has been vacant for at least 30 years.

The Webb Building project is proposing to update the building to the current International Building Code including a complete structural seismic retrofit, new interior stairways and an elevator, a fire sprinkler system, and to meet all ADA requirements. In addition, we are also planning to upgrade all mechanical, electrical, and plumbing systems throughout the building and all existing and new door and window fenestrations will be installed to meet the current Washington state energy code. A majority of the work will occur within the existing footprint of the building except for a proposed new deck on the west side and although we are not planning to add any new square feet we are planning floor plan changes at each floor level including the rooftop and changes to all 3 exterior building facades- north, west, and south elevations.

Proposed Floor Plan Changes:**Lower Floor Plan (Accessory Space for main floor Restaurant)**

- Support space for main floor restaurant
- New stairway leading from new main floor entry corridor
- New ADA compliant restrooms
- New elevator
- New electrical Room
- New sprinkler riser room
- New exterior ramp leading to service entry on the west elevation

Main Floor Plan (Restaurant)

- New ADA entry at the northeast corner of the building
- New stairway leading to the upper floor level and to the lower floor level
- New elevator
- New outdoor deck on the west side of the building

Upper Floor Plan (Business or Residential)

- New stairway leading to the new main floor exit located at the northeast corner of the building.
- New stairway leading to the roof top deck
- New elevator
- New outdoor deck on the west side of the building

Rooftop Deck (Less than 49 people so one exit required)

- New stairway leading to exit at main floor and at street level
- New elevator
- Seating for less than 49 people so only one exit is required
- New roof top mechanical equipment and duct terminations within 6' high screen walls

Exterior Façade Changes:**North Elevation – Kirkland Avenue Elevation**

Our intent is to maintain the character of the north brick veneer façade of the building. The brick is unreinforced, so we are required to place steel bracing on the back side of the wall to seismically brace the wall. The original building had a central door leading to a stairway leading to the upper floor and that stairway was removed probably 30 years ago when the upper floor ceased being used. We are designing a new entry to the building at the northeast corner with a stair leading to the upper floor and to the lower floor from this stairway.

As part of our design and relocation of the stairway we are proposing to modify the storefront portion of the north facade to open more to the outdoor patio and to the street and to create more of a sense of entry on the northeast corner of the building. Our intent is to meet the Kirkland design guidelines for pedestrian-oriented improvements which includes the desire for the façade to have the following:

- Primary building entry facing the street with enhanced pedestrian access, including handicapped access.
- Transparent window area along 75% of the ground floor façade between 2' and 7' from the floor line of the facade.
- A canopy of awning providing weather protection at least 5' wide along at least 75% of the façade.

West Elevation – View facing Lake Washington

The current west elevation is oriented toward views of Lake Washington. The existing wall consists of a painted unreinforced hollow clay tile sitting on a full height concrete lower floor wall. The hollow clay wall has small window openings randomly placed throughout the facade. As part of our seismic reinforcement for the building we are proposing bracing the wall with a series of steel columns and beams on the inside of the building and reconstruct the exterior wall with wood framing in a way that we can achieve bigger window openings between the steel columns and beams. This would require the removal of all the cracked, brittle, and unreinforced hollow clay tile which is extremely difficult to connect to the seismic bracing of this wall. Another reason for removing the hollow clay tile is that the pattern and profile of the material is no longer available and matching the product would be almost impossible.

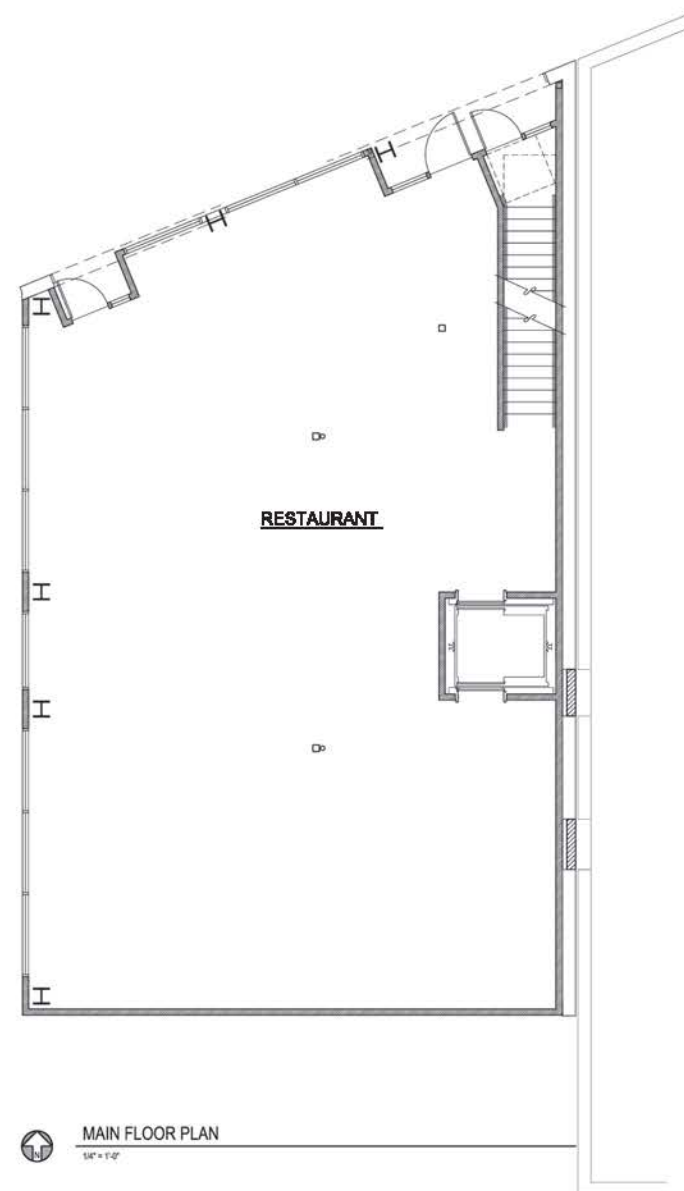
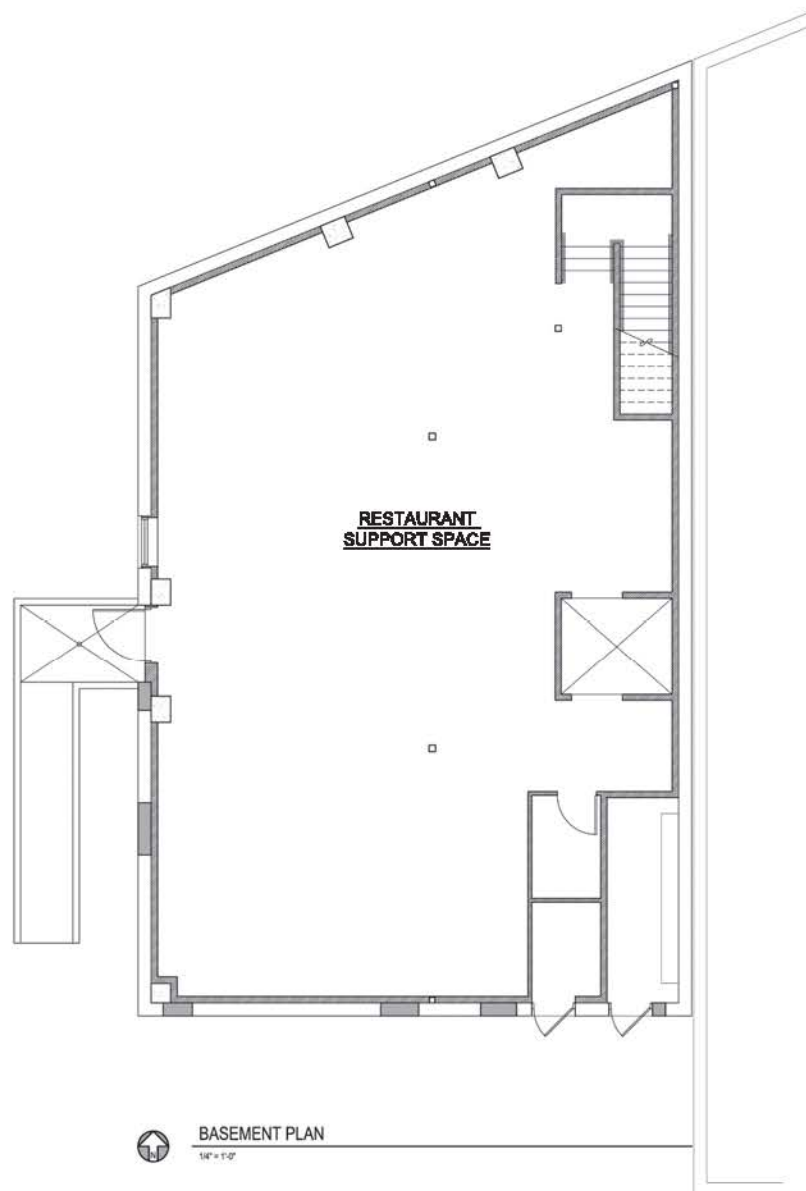
The shoreline site and building design standards describes certain features that should be incorporated into the design of buildings to allow for the ability to enjoy the physical and aesthetic qualities of the shoreline which include:

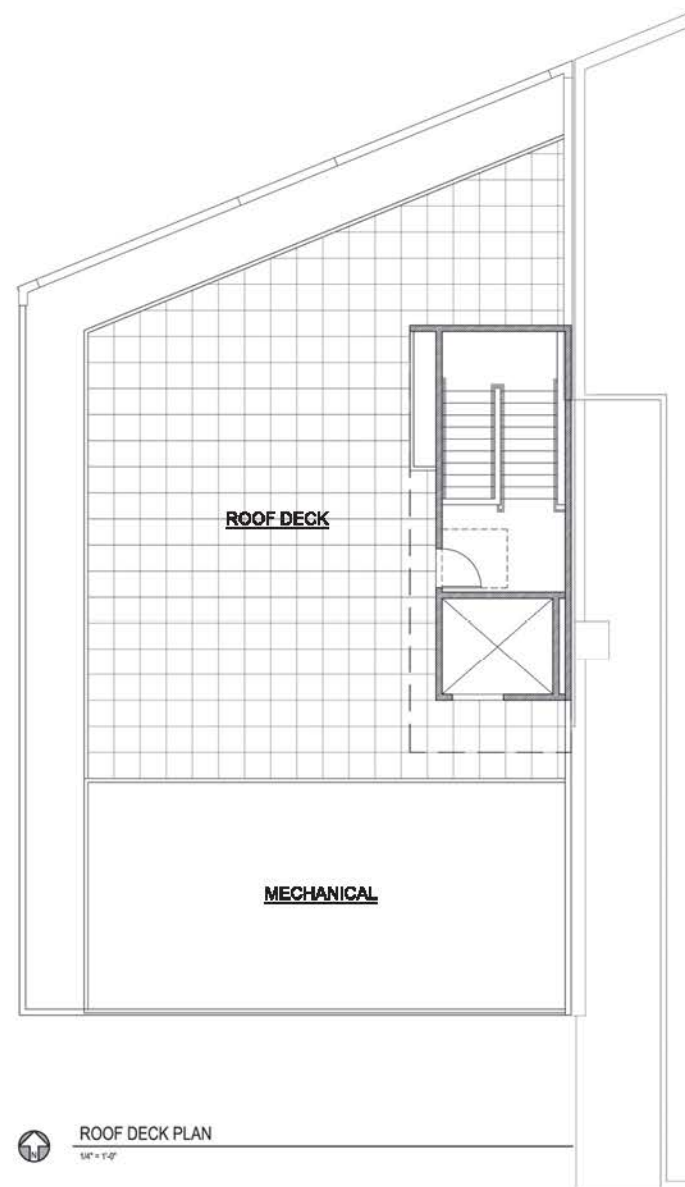
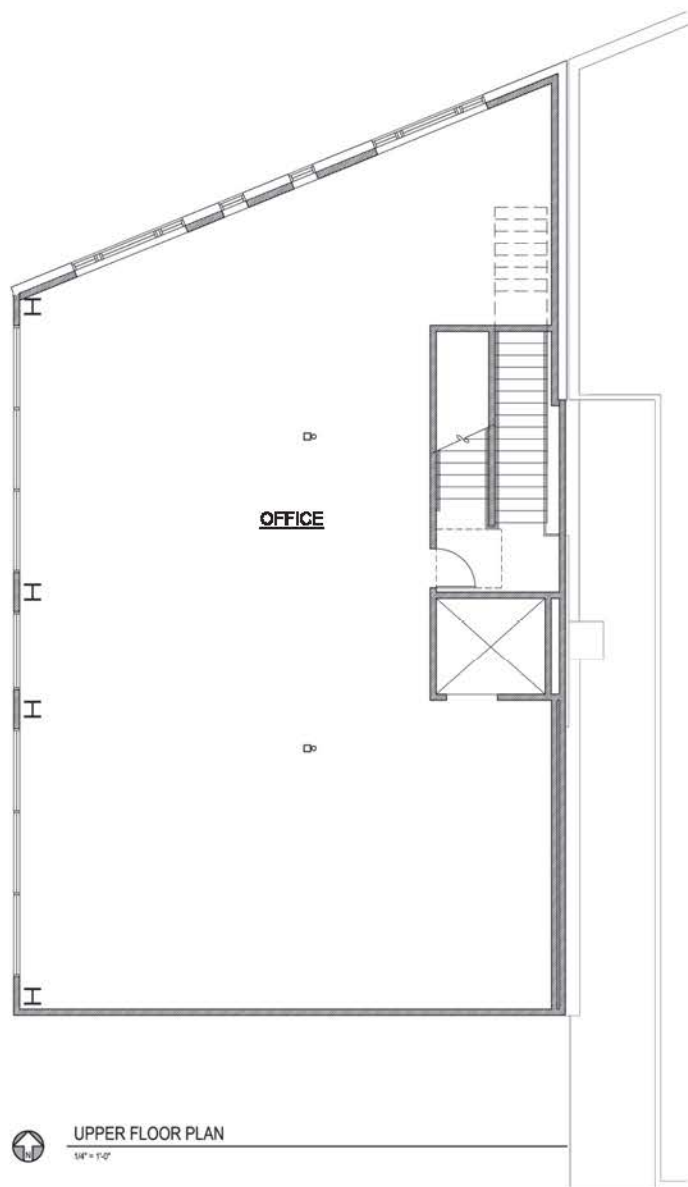
- Buildings designed with windows that orient to the shoreline.
- Buildings are designed to incorporate outdoor areas such as decks, patios, or viewing platforms that orient toward the shoreline.
- Building shall not incorporate materials that are reflective or mirrored.

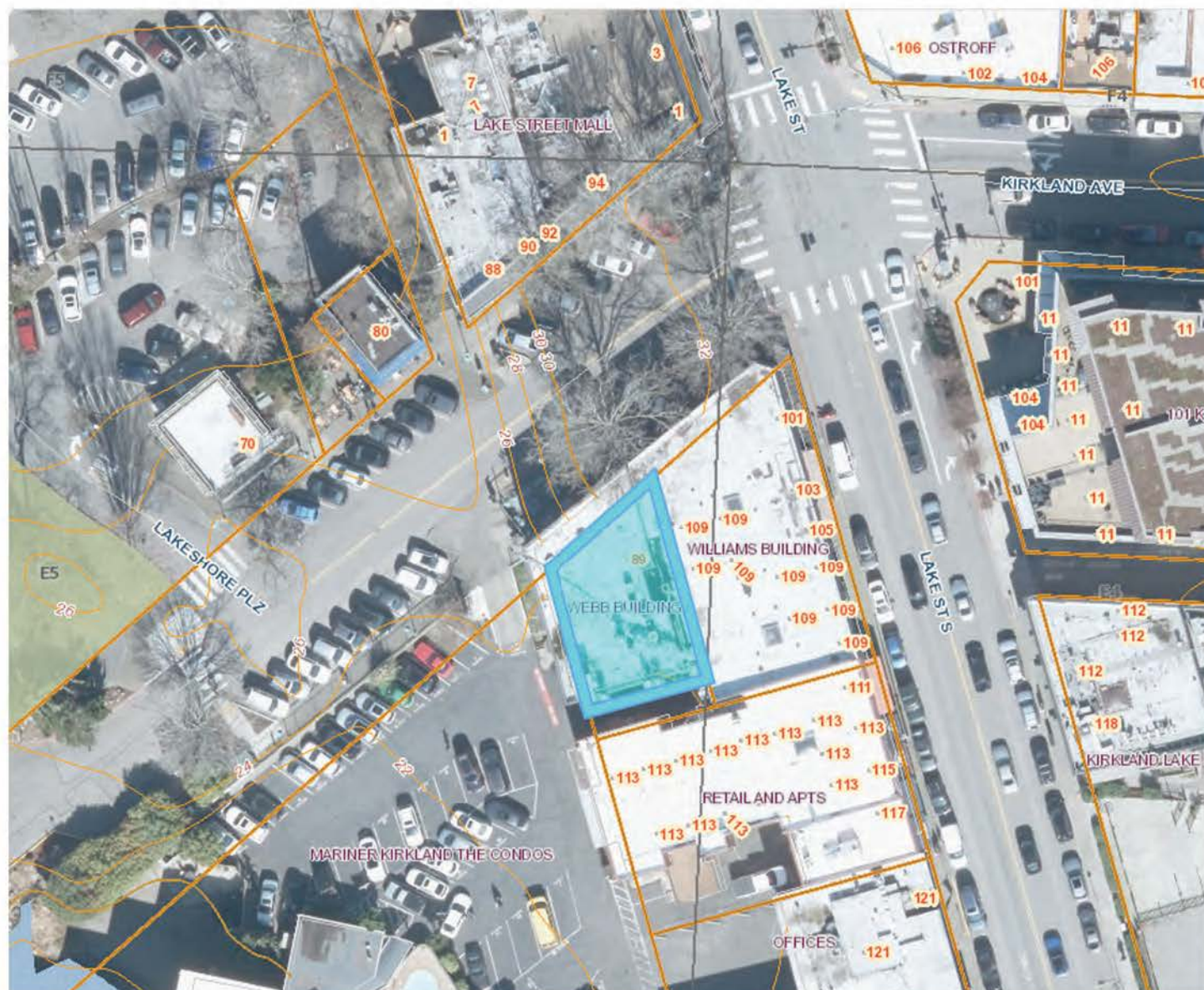
South Elevation – facing 10' wide alley

The existing south elevation is located only 10' from the Williams building to the south and directly adjacent to the Williams building to the east. The façade has centrally located exterior doorways for each of the floor levels that have been abandoned and the main floor duct work for kitchen equipment is mounted on the exterior façade extending above the roof parapet for exhaust. This wall consists of same unreinforced hollow clay tile resting on a concrete wall at the lower level. We will need to seismically brace this wall as well.

Our proposal will rebuild the south wall from the top of the lower level concrete wall up to the roof parapet with wood framing. All the mechanical ducts currently attached to the wall are very visible and will be removed as the new mechanical system will provide interior chases for duct work to the roof and the new hoods will be located within the rooftop screen walls. The only openings in this south wall will be two doorways leading to new electrical and sprinkler riser rooms.



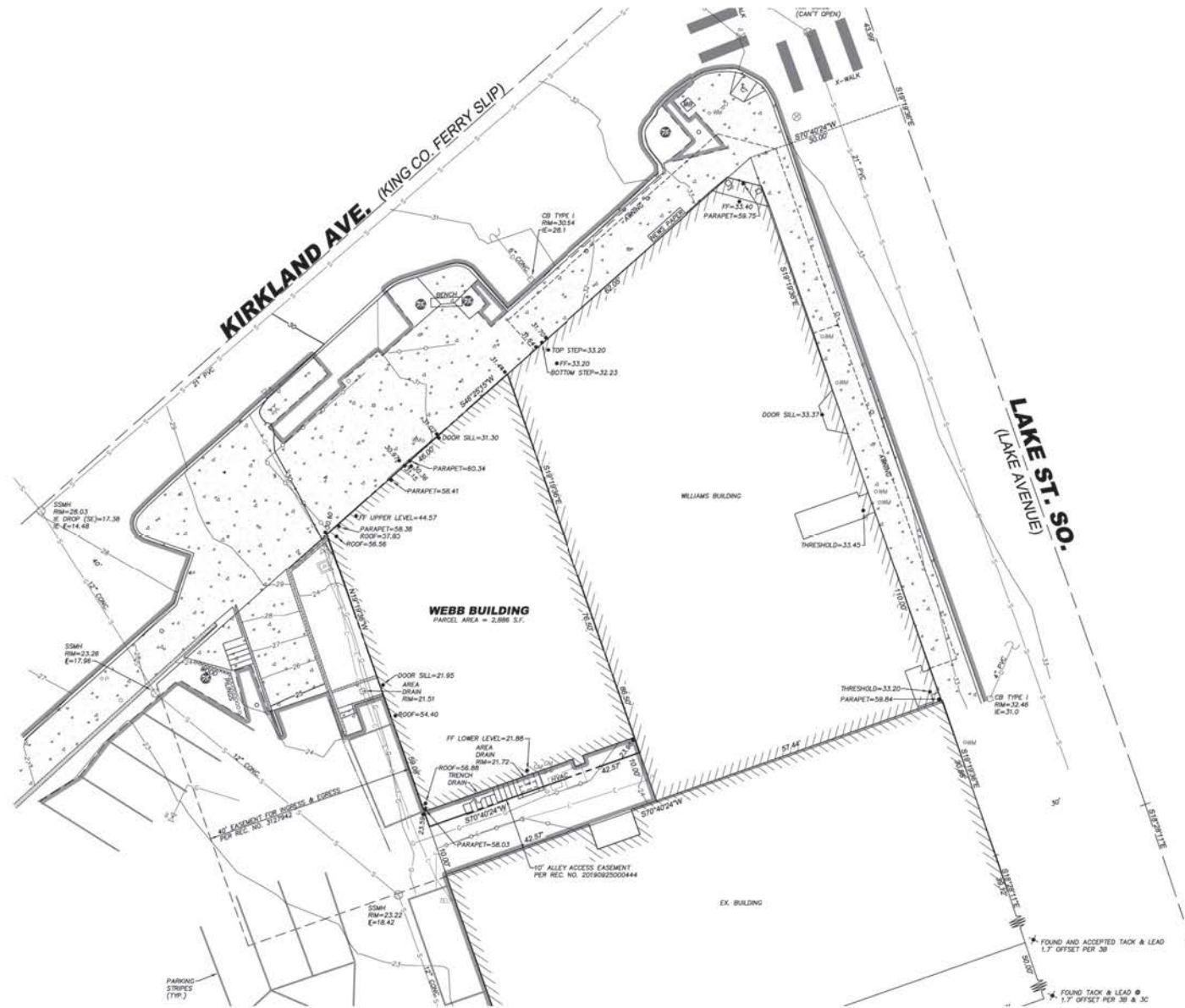




Webb Building
Conceptual Design Conference

Site Plan

CHESMORE | BUCK
architecture





Webb Building
Conceptual Design Conference

Site Context 1









NORTH ELEVATION



NORTHWEST PERSPECTIVE



WEST ELEVATION



MAX. ZONING ENVELOPE



Proposed improvements:

- Rebuild west facade to provide more window opening towards lake views.
- Build new west deck for egress and restaurant patio seating.
- Open up north facade to provide new storefront and pedestrian weather protection canopy.
- Maintain existing temporary sidewalk cafe seating.
- Provide stair and elevator access to new rooftop deck.
- Provide screened rooftop mechanical area.





Proposed improvements:

- Rebuild west fascade to provide more window opening towards lake views.
- Build new 2-story west deck. Upper deck for office use, lower deck for egress and restaurant patio seating.
- Open up north fascade to provide new storefront and pedestrian weather protection canopy.
- Maintain existing temporary sidewalk cafe seating.
- Provide stair and elevator access to new rooftop deck.
- Provide screened rooftop mechanical area.





Proposed improvements:

- Rebuild west facade to provide more window opening towards lake views.
- Open up north facade to provide new storefront and pedestrian weather protection canopy.
- Maintain existing temporary sidewalk cafe seating.
- Provide stair and elevator access to new rooftop deck.
- Provide screened rooftop mechanical area.



Section 50.17	<div>USE</div> <div>↓</div> <div>REGULATIONS</div> <div>↑</div>	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	A Retail Establishment, other than those specifically listed, limited, or prohibited in this zone, selling goods or providing services, including banking and related financial services	D.R., Chapter 142 KZC.	None	0'	0'	0'	100%	28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	D	E	One per each 350 sq. ft. of gross floor area. See KZC 50.60.	<div>1. The following provisions, which supersede any conflicting provisions of this chapter, apply only if the subject property is within 200 feet of or includes a portion of Lake Washington:<div>a. Chapter 83 KZC contains regulations regarding shoreline setbacks and public pedestrian walkways.</div>b. No structure, other than moorage structures, may be waterward of the ordinary high water mark. For regulation regarding moorages, see the moorage listings in this zone and Chapter 83 KZC.</div> <div>2. The following uses are not permitted in this zone:<div>a. Vehicle service stations.</div>b. The sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers; provided, that motorcycle sales, service, or rental is permitted if conducted indoors.</div> c. Drive-in facilities and drive-through facilities. <div>3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:<div>a. The assembled or manufactured goods are directly related to and dependent upon this use, and are available for purchase and removal from the premises.</div>b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.</div> <div>4. The parking requirement for hotel or motel use does not include parking requirements for ancillary meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis.</div>
.020	Entertainment, Cultural and/or Recreational Facility										See KZC 50.60 and 105.25.	
.030	Hotel or Motel										One for each room. See Spec. Reg. 4 and KZC 50.60.	
.040	Restaurant or Tavern										One per each 125 sq. ft. of gross floor area. See KZC 50.60.	

Section 50.17

Zone
CBD-2

USE ZONE CHART

Section 50.17	<div>USE</div> <div>↓</div> <div>REGULATIONS</div> <div>↓</div>	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
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			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.050	School, Day-Care Center, or Mini School or Day-Care Center	D.R., Chapter 142 KZC.	None	0'	0'	0'	100%	28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	D	E	See KZC 50.60 and 105.25.	<div>1. The following provisions, which supersede any conflicting provisions of this chapter, apply only if the subject property is within 200 feet of or includes a portion of Lake Washington:<div>a. Chapter 83 KZC contains regulations regarding shoreline setbacks and public pedestrian walkways.</div>b. No structure, other than moorage structures, may be waterward of the ordinary high water mark. For regulations regarding moorages, see the moorage listings in this zone and Chapter 83 KZC.</div> <div>2. A six-foot-high fence is required along all property lines adjacent to outside play areas.</div> <div>3. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</div> <div>4. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.</div>

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			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.060	Assisted Living Facility See Spec. Reg. 4.	D.R., Chapter 142 KZC.	None	0'	0'	0'	100%	28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	D	A	1.7 per independent unit. 1 per assisted living unit. See KZC 50.60.	<div>1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.</div> <div>2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility:<div>a. One parking stall shall be provided for each bed.</div></div> <div>3. The following provisions, which supersede any conflicting provisions of this chapter, apply only if the subject property is within 200 feet of or includes a portion of Lake Washington:<div>a. Chapter 83 KZC contains regulations regarding shoreline setbacks and public pedestrian walkways.</div><div>b. No structure, other than moorage structures, may be waterward of the ordinary high water mark. For regulations regarding moorages, see the moorage listings in this zone and Chapter 83 KZC.</div></div> <div>4. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.</div>

Section 50.17

Zone
CBD-2

USE ZONE CHART

Section 50.17	<div>USE ↓ REGULATIONS ↓</div>	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
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			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
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.070	Private Club or Lodge	D.R., Chapter 142 KZC.	None	0'	0'	0'	100%	28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	D	B	See KZC 50.60 and 105.25.	<div>1. The following provisions, which supersede any conflicting provisions of this chapter, apply only if the subject property is within 200 feet of or includes a portion of Lake Washington:<div>a. Chapter 83 KZC contains regulations regarding shoreline setbacks and public pedestrian walkways.</div>b. No structure, other than moorage structures, may be waterward of the ordinary high water mark. For regulations regarding moorages, see the moorage listings in this zone and Chapter 83 KZC.</div> <div>2. Ancillary assembly and manufacture of goods on premises may be permitted as part of an office use if:<div>a. The ancillary assembled or manufactured goods are subordinate to and dependent on this office use; and</div>b. The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses.</div> <div>3. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. This special regulation shall not apply to properties located south of Second Avenue South.</div> <div>4. Veterinary offices are not permitted in this zone.</div>
.080	Office Use See Spec. Reg. 3.									D	One per 350 sq. ft. of gross floor area. See KZC 50.60.	

Section 50.17	<div>USE</div> <div>REGULATIONS</div>	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.090	Stacked or Attached Dwelling Units	D.R., Chapter 142 KZC. Also see Chapter 83 KZC.	None	0'	0'	0'	100%	28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	D	A	See KZC 50.60.	<div>1. The following provisions, which supersede any conflicting provisions of this chapter, apply only if the subject property is within 200 feet of or includes a portion of Lake Washington:<div>a. Chapter 83 KZC contains regulations regarding shoreline setbacks and public pedestrian walkways.</div>b. No structure, other than moorage structures, may be waterward of the ordinary high water mark. For regulations regarding moorages, see the moorage listings in this zone and Chapter 83 KZC.</div> <div>2. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.</div>
.095	Residential Suites										See Spec. Reg. 3.	<div>1. The following provisions, which supersede any conflicting provisions of this chapter, apply only if the subject property is within 200 feet of or includes a portion of Lake Washington:<div>a. Chapter 83 KZC contains regulations regarding shoreline setbacks and public pedestrian walkways.</div>b. No structure, other than moorage structures, may be waterward of the ordinary high water mark. For regulations regarding moorages, see the moorage listings in this zone and Chapter 83 KZC.</div> <div>2. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.</div> <div>3. For parking managed pursuant to Special Regulation 4, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee. Otherwise parking shall be provided at a rate of one per living unit plus one per on-site employee and modifications to decrease the requirement are prohibited. See KZC 50.60.</div>
REGULATIONS CONTINUED ON NEXT PAGE												

REGULATIONS CONTINUED ON NEXT PAGE

Section 50.17

Zone
CBD-2

USE ZONE CHART

Section 50.17	USE ↓ REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.095	Residential Suites (continued)										REGULATIONS CONTINUED FROM PREVIOUS PAGE 4. The required parking shall be 0.5 per living unit where the parking is managed as follows and the property owner agrees to the following in a form approved by the City and recorded with King County: a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars. b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum, the TMP shall include the following requirements: 1) Charge for on-site parking, unbundled from the rent, for tenants who have cars. 2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars. 3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges. 4) Adequate secured and sheltered bicycle parking to meet anticipated demand. 5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City. 6) At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and detailed report of initial resident parking demand and alternative commute travel. The report format shall be reviewed and approved by the City. 7) Following the initial survey, the property owner shall submit a biennial survey of residents prepared and conducted by a licensed transportation engineer or other qualified professional documenting on-site and potential off-site parking utilization and alternative commute travel. The Planning Director may increase or decrease the frequency of the survey based on the documented success of the TMP. 8) Acknowledgement by the property owner that it shall be a violation of this code for the actual parking demand for the project to exceed the available supply of required parking or to fail to comply with the provisions of the TMP or reporting requirements. REGULATIONS CONTINUED ON NEXT PAGE	

Section 50.17	USE ↓ ↑ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.095	Residential Suites (continued)									REGULATIONS CONTINUED FROM PREVIOUS PAGE		
		c. After one year of project occupancy, the Planning Official may allow a decrease in the required number of spaces if the number of spaces proposed is documented by an adequate and thorough parking demand and utilization study of the property. The study shall be prepared by a licensed transportation engineer or other qualified professional, and shall analyze the operational characteristics of the use which justify a parking reduction. The scope of the study shall be proposed by the transportation engineer and approved by the City traffic engineer. The study shall provide at least two days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City traffic engineer.										
		5. All residential suites and all required parking within a project shall be under common ownership and management.										
		6. Development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified.										
		7. Developments containing this use shall provide common living area available to all residential suite residents. Common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, storage, stairwells, mailrooms, and hallways shall not be counted as common living area. The minimum amount of common living area for each project shall be 250 square feet plus an additional 20 square feet per living unit.										
.100	Public Access Pier, Boardwalk, or Public Access Facility	D.R., Chapter 142 KZC. Also see Chapter 83 KZC.	None	Landward of the ordinary high water mark 0' 0' 0'			–	See Chapter 83 KZC.	See Chapter 83 KZC.	See Chapter 83 KZC.	See KZC 105.25.	1. Refer to Chapter 83 KZC for additional regulations.
.110	Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit			Landward of the ordinary high water mark 0' 0' 0'							None	
.115	Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units			0'	0'	0'						

Section 50.17

Zone
CBD-2

USE ZONE CHART

Section 50.17	<div>USE</div> <div>REGULATIONS</div>	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.120	Marina	D.R., Chapter 142 KZC. Also see Chapter 83 KZC.	None	0'	0'	0'	100%	Landward of the ordinary high water mark, 28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	See Spec. Reg. 3.	B	See KZC 50.60 and 105.25.	1. Refer to Chapter 83 KZC for additional regulations. 2. The following accessory components are allowed if approved through Process IIB, Chapter 152 KZC: a. Gas and oil sale for boats, if: 1) Storage tanks are underground and on dry land; and 2) The use has facilities to contain and clean up oil and gas spills. b. An overwater shed, which is no more than 50 square feet and not more than 10 feet high as measured from the deck, accessory to oil and gas sale for boats. c. Boat and motor sales and leasing. d. Boat or motor repair and service if: 1) This activity is conducted on dry land and either totally within a building or totally sight screened from the adjoining property and the right-of-way; and 2) All dry land motor testing is conducted within a building. e. Meeting and special events rooms. 3. The City may require the applicant to install a buffer between the subject property and adjoining property. The City will use the requirements of Chapter 95 KZC as a guide for requiring a buffer.
.122	Tour Boat								See Spec. Reg. 2.			1. Refer to Chapter 83 KZC for additional regulations. 2. The City may require the applicant to install a buffer between the subject property and adjoining property. The City will use the requirements of Chapter 95 KZC as a guide for requiring a buffer.
.124	Passenger Only Ferry Terminal											
.126	Water Taxi											
.128	Boat Launch (motorized boats)											

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		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.130	Public Utility	D.R., Chapter 142 KZC.	None	0'	0'	0'	100%	28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	D	B	See KZC 50.60 and 105.25.	1. May be permitted only if locating this use in the immediate area of subject property is necessary to permit efficient service to the area or the City as a whole. 2. No structures, other than moorage structures, may be waterward at the ordinary high water mark. For regulations regarding moorages, see the moorage listings in this zone and Chapter 83 KZC.
.140	Government Facility											
.150	Community Facility											
.160	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process. May also be regulated under the Shoreline Master Program; refer to Chapter 83 KZC.										

Design Guidelines for Pedestrian Oriented Business Districts

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 or regulation which apply specifically to the project or project area.

Special Consideration for Downtown Kirkland

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.

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.

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.

Street Corners: Special attention should be paid to both the design and detailing of new buildings on corner sites in the pedestrian oriented design districts. Existing buildings could incorporate some of these elements (human-scale and visual punctuation) through the use of such elements as awnings and well-designed signs at the corner.

Downtown Kirkland has several "T" intersections, and the building located at the terminus of the street view corridor presents a high-visibility opportunity for special architectural treatment.

The corner of Central Way and Third Street marks a prominent gateway to the core area as well as the Downtown Transit Center and deserves special design emphasis.

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. Master-planned sites such as Parkplace may also include signs oriented to automobile traffic for the whole complex.