

RESOLUTION R-4882

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING AMENDED DESIGN GUIDELINES FOR PEDESTRIAN ORIENTED BUSINESS DISTRICTS AND AUTHORIZING THE MAYOR TO SIGN.

WHEREAS, the Planning Commission considered the proposed amendments to the Design Guidelines for Pedestrian Oriented Business Districts at their public hearing on March 10 and May 12, 2011, in association with related amendments to the Kirkland Zoning Code; and

WHEREAS, the City Council has determined that it is appropriate to amend the Design Guidelines for Pedestrian Oriented Business Districts as they directly support Ordinance No. 4308 (Central Business District Zoning Amendments) and under KMC 3.30.040 design guidelines bearing the signature of the Mayor and Director of the Department of Planning and Community Development are adopted by reference;

NOW, THEREFORE, be it resolved by the City Council of the City of Kirkland as follows:

Section 1. The amendments to the Design Guidelines for Pedestrian Oriented Business Districts, attached hereto as Exhibit A, are hereby approved.

Section 2. The Mayor is hereby authorized to sign the amended Design Guidelines for Pedestrian Oriented Business Districts.

Passed by majority vote of the Kirkland City Council in open meeting this 7th day of June, 2011.

Signed in authentication thereof this 7th day of June, 2011.


MAYOR

Attest:


City Clerk

Design Guidelines for Pedestrian-Oriented Business Districts - Amendment

“Pedestrian-Friendly” Building Fronts

Special Consideration for Downtown Kirkland - Glazing

Retail 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.

Guideline

Storefronts along pedestrian-oriented streets should be highly transparent with windows of clear vision glass beginning no higher than 2' above grade to at least 10' above grade. Windows should extend across, at a minimum, 75% of the façade length. Continuous window walls should be avoided by providing architectural building treatments, mullions, building modulation, entry doors, and/or columns at appropriate intervals.