

RESOLUTION NO. R- 4112

A RESOLUTION OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING AND LAND USE AND EXPRESSING AN INTENT TO AMEND THE COMPREHENSIVE PLAN ORDINANCE 3481 AS AMENDED.

WHEREAS, the City Council has received from the Kirkland Planning Commission a recommendation to amend certain portions of the Comprehensive Plan for the City, Ordinance 3481 as amended, all as set forth in that certain report and recommendation of the Planning Commission dated September 15, 1997, and bearing Kirkland Department of Planning and Community Development File No. IV-96-56; and

WHEREAS, prior to making said recommendation, the Planning Commission, following notice thereof as required by RCW 35A.63.070, held on March 27, 1997 and August 14, 1997, public hearings on the amendment proposals and considered the comments received at said hearings; and

WHEREAS, the Houghton Community Council held on January 6, 1997 and August 11, 1997, public hearings on the amendment proposals and considered the comments received at said hearings prior to making a recommendation to the Planning Commission and City Council; and

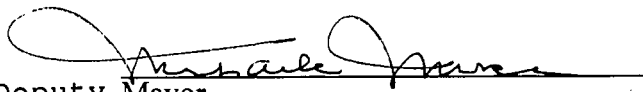
WHEREAS, the Growth Management Act, RCW 36.70A.130, requires the City to review all amendments to the Comprehensive Plan concurrently and no more frequently than once every year.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kirkland as follows:

Section 1. The City Council acknowledges the recommended amendments to the Comprehensive Plan as set forth in Attachment A, and will consider adopting said recommendation by ordinance concurrent with all other amendments included in the City's annual Comprehensive Plan amendments.

PASSED by majority vote in regular open meeting of the Kirkland City Council on the 4th day of November, 1997.

SIGNED IN AUTHENTICATION thereof on the 4th day of November, 1997.


Deputy Mayor

Attest:


City Clerk

WRES96-56.APR/10-29-97/AR:ct

II. VISION/Framework Goals

B. Framework Goals

FG-1 Maintain and enhance Kirkland's unique character.

FG-25 Maintain vibrant residential neighborhoods, with housing for a diversity of income groups, age groups and lifestyles.

Discussion: Maintaining city neighborhoods as desirable places to live is a high priority. Part of the appeal of existing neighborhoods is their diversity, in terms of housing types, size, style, history, maturity and affordability. An essential part of this diversity is maintaining the integrity of existing single-family neighborhoods. Local and regional demographic trends, however, signal changes to the composition of our population. These changes include a ~~growing older~~ an aging population, smaller households and a broader range of household income. At the same time, Kirkland has experienced a trend of rising housing costs, making it increasingly difficult to provide low- and moderate-cost housing. To meet the needs of Kirkland's changing population, we must encourage creative approaches to providing suitable housing by establishing varied and flexible development standards and initiating programs that maintain or create housing to meet specific needs.

FG-36 Promote a healthy economy.

FG-4 Protect and preserve environmentally sensitive areas and prominent natural features.

FG-5 Identify, protect and preserve the City's historic resources and enhance the identity of those areas and neighborhoods in which they exist.

Discussion: Kirkland is fortunate to have a richness and quality based on its long and colorful history. The numerous historic buildings, sites and neighborhoods reflect various stages of the City's development. These resources provide evidence of the community's historical continuity, and contribute to Kirkland's identity. They are important visible reminders of where we have been and they deserve active protection and enhancement.

FG-63 Maintain and enhance Kirkland's strong physical, visual and perceptual linkages to Lake Washington.

Discussion: Kirkland's history, identity and character are strongly associated with its proximity and orientation to Lake Washington. The City is famed for its system of waterfront parks, which provide a broad range of passive and active recreational activities and environmental protection. Complementing the parks is a growing system of waterfront trails, installed as lakefront properties develop or redevelop. West-facing slopes have afforded views of the lake and territory beyond from public spaces within many neighborhoods. The Central Business District strongly emphasizes and benefits from its adjacency to Moss Bay. Maintaining and improving these linkages to the lake is an important part of Kirkland's desired future.

00001

ATTACHMENT A

- FG-72 Foster pedestrian accessibility within and between neighborhoods, public spaces and business districts.**

Discussion: An important part of Kirkland's existing character is its pedestrian accessibility, particularly along the southern waterfront, in the downtown area, and in some of the older neighborhoods near downtown. Improving pedestrian accessibility, however, is a goal throughout the City. An essential component in this regard is the extent and quality of pedestrian pathways. Such pathways can take a variety of forms, ranging from concrete sidewalks to unimproved trails. The need for pedestrian pathways is especially important in and near the most common pedestrian destinations, such as schools, parks, public transportation, and business districts. Also important in fostering pedestrian accessibility are land use patterns, site designs and building designs that encourage and facilitate pedestrian access.

- FG-87 Create a transportation system that allows the mobility of people and goods by providing a variety of transportation options.**
- FG-98 Maintain existing park facilities, while seeking opportunities to expand and enhance the current range and quality of facilities.**
- FG-109 Maintain existing levels of service for important public facilities.**
- FG-11+0 Plan for a fair share of regional growth, consistent with state and regional goals to minimize low-density sprawl and direct growth to urban areas.**
- FG-12+1 Promote active citizen involvement in planning for Kirkland's future.**
- FG-13+2 Establish development regulations which that are fair and predictable.**

****The new historic Framework Goal #5 will be highlighted in the Community Character Element, Land Use Element, Housing Element, Economic Development Element, and Parks and Recreation Element.*

****The Community Character Element will also have Framework Goals 1, 4, 6, and 7 highlighted in the Comprehensive Plan.*

IV. COMMUNITY CHARACTER ELEMENT

A. INTRODUCTION

The character of a community is influenced by a variety of factors, including its citizens, social network, schools, community organizations, history, built environment, and natural resources. Although it is not possible to legislate a strong community, public policy can provide a framework that supports desirable characteristics.

Public services - such as developing and maintaining the transportation network and communication infrastructure, furnishing attractive public spaces, supporting community events, and providing a safe and clean environment - contribute to this framework. Design principles can be used to promote compatible development that reflects community values, respects historical context, and preserves valuable natural resources. Development of affordable housing and provision of social services can support an environment that encourages diversity.

A strong community is also characterized by an active, involved citizenry. By providing support for formal and informal community organizations, the City can help to encourage citizen participation. The establishment of diverse residential, commercial, cultural, and recreational opportunities can also help make people feel at home.

The City's role in providing the framework for a strong community is defined by the Community Character element.

B. THE COMMUNITY CHARACTER CONCEPT

Taken together, the goals and policies of this element broadly define the City's role in contributing to community character. They consider the social and physical environment, look back in time to Kirkland's heritage, and look forward to Kirkland's future. Subsequent elements of the Comprehensive Plan address policies relating to specific components of the physical environment. Parts of the social environment are addressed in the Parks and Recreation Element. These social issues will be addressed further in the Human Services Element, which will be incorporated into the Comprehensive Plan in the future.

The goals of the Community Character Element include:

SUPPORT FOR KIRKLAND'S SENSE OF COMMUNITY: This goal supports the actions necessary to create a strong social fabric which is strengthened by diversity, involved citizens, and strong community organizations.

PROMOTE PRESERVATION AND ENHANCEMENT OF OUR HISTORIC IDENTITY: This goal acknowledges the importance of the City's historic resources and provides a framework which supports their interpretation, protection, and preservation.

ACCOMMODATE CHANGE: This goal looks to the future to ensure that Kirkland's policies are proactive in addressing changing needs of the population.

WORK TO STRENGTHEN KIRKLAND'S BUILT AND NATURAL ENVIRONMENT: This goal acknowledges the role that the physical environment plays in creating a community and provides the framework for supporting the aesthetic quality of the community, individual neighborhoods, and public spaces.

C. COMMUNITY CHARACTER GOALS AND POLICIES

SENSE OF COMMUNITY

A community with a strong social fabric and an environment where diversity is encouraged is one where people know and care for each other and for the community itself. The City's support of organizations which contribute to this social fabric will help provide for the social, cultural, educational, recreational, and economic needs of its citizens. It is also important for city government to be accessible to individual citizens who want to become involved and to be responsive to citizen requests.

Gathering places also help to provide community feeling. The City can build public spaces and also encourage private developers to incorporate them into their projects. Goal CC-1 and the associated policies supply the framework necessary to supply Kirkland's citizens with opportunities to support and be supported by the community as a whole.

Goal CC-1: Enhance Kirkland's strong sense of community.

Policy CC-1.1: Support diversity in our population.

Local and regional demographic trends indicate that Kirkland's population is becoming more diverse. An increased variety in ethnic, cultural, age, and income groups presents both challenges and opportunities, and provides the foundation for an interesting and healthy community. Kirkland should support programs and organizations that provide for all segments of our population.

Policy CC-1.2: Establish partnerships with service providers throughout the community to meet the City's cultural, educational, economic, and social needs.

The City can best provide for the needs of its citizens by working with service providers such as churches, schools, daycare providers, senior-citizen support groups, youth organizations, and groups that provide services to individuals and families having difficulty meeting their basic needs. Sharing information and resources with these providers is the most effective and economical way to meet the needs of Kirkland's citizens. The City should encourage and support these service providers.

Policy CC-1.3: Support formal and informal community organizations.

In today's mobile society, it is important to provide many opportunities for individuals to become a part of the community. Organizations such as neighborhood groups, youth service providers, business associations, social and recreational organizations, and service groups are all part of the Kirkland community. Encouragement and support of these organizations by the City helps citizens become involved in the community. For example, the Parks and Community Services Department provides a variety of recreational programs, including the Senior Center, classes for children at the North Kirkland Community Center, and maintenance of the ballfields.

Policy CC-1.4: Encourage and develop places and events throughout the community where people can gather and interact.

Places where people can gather and interact are an important part of building community. They provide comfortable areas where people can come together. Some, including parks, community centers, streets, and sidewalks, are developed and maintained by the City. Others, such as cafes, shopping districts and plazas, should be encouraged by the City through development regulations. Community events such as celebrations, fairs, and annual festivals also provide a sense of community, history, and continuity. The City should encourage these events.

Policy CC-1.5: Work toward a safe, crime-free community.

Safety is a critical part of a strong community. A community's safety is dependent not only on the Police and Fire Departments, but also on the community itself. The City should support educational and community programs that provide citizens with the information and tools necessary to work toward a safe community and to be prepared in case of an area-wide emergency. In addition, the City should support design standards that promote safety and discourage crime in new development.



Policy CC-1.6: Create a supportive environment for cultural activities.

Cultural activities are more than just amenities; they are also an expression of identity for both the community as a whole and the individuals within. Kirkland has a growing reputation as a center for the arts in the Puget Sound region. The City has a public arts program, which includes donations and loans from private citizens as well as City-owned pieces. These pieces of sculpture and other art objects are displayed around Kirkland and at City Hall. The City can further promote the public arts program by incorporating art into new City facilities.

The Kirkland Performance Center offers exposure to the performing arts, as do community and educational organizations. There are also a number of private galleries and classes offered. These public and private enterprises provide educational tools that can bring people together and foster a sense of community spirit and pride. Where possible, the City should continue to encourage partnerships and provide support to these and similar efforts including those related to youth activities, science, and literature.

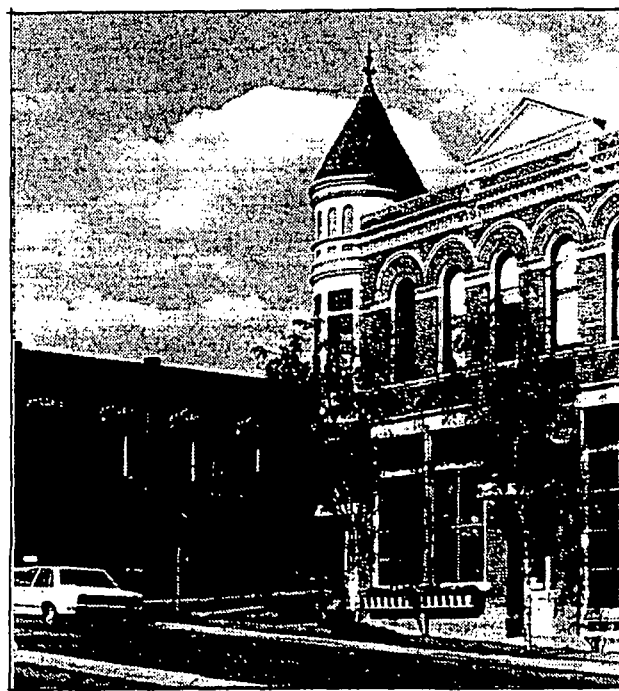
HISTORIC RESOURCES

Historic resources provide a way to connect with the City's past and, as such, provide a sense of continuity and permanence to an increasingly mobile society. Recognition and preservation of historic resources are essential to the long-term maintenance of the City's character. The key is the commitment of the community to the identification, maintenance, renovation, and reuse of

buildings and sites important to our history. These resources may represent architectural styles or development patterns such as small lots typical of specific periods in the past. They may also represent places associated with notable historic persons or important events.

A significant number of the historic resources in Kirkland already have been identified and mapped. Neighborhoods that have been identified as having the most significant concentrations of historic resources are Market/Norkirk/Highlands and Central (Downtown and Perimeter Area). There also are scattered historic properties throughout other neighborhoods.

Historic resources enhance the experience of living in Kirkland. These unique historic and heritage resources of Kirkland should become a key element in the urban design of downtown and older neighborhoods surrounding it, so that they will remain an integral part of the experience of living in Kirkland.



Goal CC-2: Preserve and enhance Kirkland's historic identity.

Policy CC-2.1: Preserve historic resources and community landmarks of recognized significance.

The preservation of resources, that are unique to Kirkland or exemplify past development periods, is important to Kirkland's identity and heritage. The City, the Kirkland Heritage Society, and Kirkland's citizens can utilize a variety of methods to preserve historic resources and community landmarks, including the following, which are listed in order of priority.

- Retain historic buildings by finding a compatible use that requires minimal alteration.
- Design new projects to sensitively incorporate the historic building on its original site, if the proposed development project encompasses an area larger than the site of the historic resource.
- Retain and repair the architectural features that distinguish a building as an historic resource.
- Restore architectural or landscape/streetscape features that have been destroyed.
- Move historic buildings to a location that will provide an environment similar to the original location.

- Provide for rehabilitation of another historic building elsewhere to replace a building that is demolished or has its historic features destroyed.
- Provide a record and interpretation of demolished or relocated structures by photographs, markers and other documentation.

Policy CC-2.2: Identify and prioritize historic properties for protection, enhancement, and recognition.

Although age is an important factor in determining a structure's historical significance (a minimum of 50 years for the National register and 40 years for King County and local registers), other factors, such as the integrity of the building, architecture, location and relationship to notable persons or events of the past, also are important. Appendix I: Historic Resources and Community Landmarks includes historic properties recognized by the City.

The City recognizes its historic resources in the following priority:

1. Properties recognized on the National and State Registers of Historic Places.
2. Properties designated by the City as Community Landmarks.
3. Properties designated by the City as providing historical context.

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

Policy CC-2.3: Provide encouragement, assistance and incentives to private owners for preservation, restoration, redevelopment, reuse, and recognition of significant historic buildings and sites.

There are a number of activities that the City can do to provide encouragement and incentives for the owners of historic buildings and sites, including:

- Establish Zoning and Building Codes that encourage the continued preservation, enhancement, and recognition of significant historic resources.
- Prepare and distribute a catalog of historic resources for use by property owners, developers and the public;
- Develop an interlocal agreement with King County that would make owners of Kirkland's historic properties eligible for County grants and loans;
- Establish a public/private partnership to provide an intervention fund to purchase, relocate, or provide for other necessary emergency actions needed to preserve priority properties;
- Encourage property owners to utilize government incentives available for historic properties,
- Allow compatible uses in historic structures that may assist in their continued economic viability such as bed and breakfasts in larger residential structures.

Policy CC-2.4: Buildings that are recognized as historic resources by the City should be considered when adjacent structures are being rebuilt or remodeled.

Historic resources contribute to the character and quality of Kirkland. New and remodeled buildings should respect the scale and design features of adjacent historic resources.

Policy CC-2.5: Encourage the use of visual and oral records to identify and interpret the history of the City of Kirkland.

This can be done in various ways, including articles in city-wide publications, a museum to preserve and display documents and artifacts, and archives to maintain resources, including oral history and photographs, for the public.

The City's system of historic signage, which includes plaques to interpret significant properties and individual structures, should be expanded. Historic street signs could be hung along with existing street signs and interpretive markers could be placed along public streets and pedestrian-bike paths to explain the City's history.

All these methods can be used to inform Kirkland's citizens about the City's history and to support the preservation of Kirkland's historic identity.

Policy CC-2.6: Support a program and strategy for the Centennial celebration of the City.

The City should provide leadership and example by its own actions and programs. An event such as the 2005 City celebration of its 100th anniversary of incorporation will provide a wonderful opportunity to focus the community's energy and resources on preserving and enhancing its historic resources.

ACCOMMODATING CHANGE

The last 20 years have seen remarkable changes in the way people and businesses interact. The spread of computer technology, new techniques for almost-instant communication, increased density and traffic, and legislative actions relating to growth management are some of the changes Kirkland has witnessed. There also have been changes in the characteristics of Kirkland's citizens, including increased diversity and an aging of the population.

The intent of Goal CC-3 and the following policies is to ensure that the City continues to recognize and respond to future changes in a way that is sensitive to Kirkland's character and the needs of our citizens.

<p>Goal CC-3: Accommodate change within the Kirkland community and the region in a way that maintains Kirkland's livability and beauty.</p>
--

Policy CC 3.1: Identify and monitor specific indicators of quality of life for Kirkland residents.

Quality-of-life indicators provide information that reflects the status of the city. They include, but are not limited to, housing affordability and availability, public health and safety, parks, historic resources, citizen participation, natural resources, pedestrian friendliness, and schools. By measuring public opinion on changes in the levels of these indicators, the city can determine where support and changes are needed. The City should develop a survey to measure these indicators and work towards ways to evaluate and implement its results.

Policy CC-3.2: Ensure that city policies are consistent with, and responsive to, evolving changes in demographics and technology.

As Kirkland's population grows and changes, the needs and interests of its citizens also will change. Examples of these changes include the increase in the senior citizen population with its unique requirements, the increase in ethnic diversity, the increase in density, and the change in economic diversity within Kirkland. It is important for the City to accommodate changes in population demographics and density while maintaining the qualities and special features which make Kirkland unique.

Advances in technology have changed the way Kirkland's citizens live. New communication technology has increased the use of remote office siting and telecommuting. New transportation technology may change transportation patterns both locally and regionally. New construction techniques and materials are resulting in greater efficiency and economy.

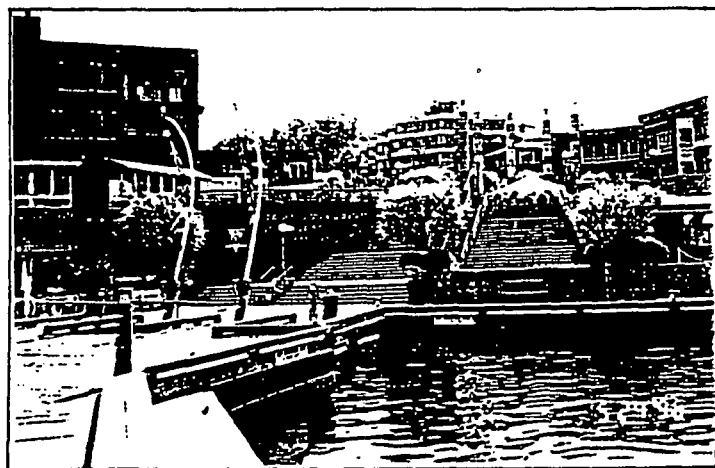
The City's policies and regulations should recognize and work with these changes as they unfold, while maintaining the qualities and features which make Kirkland unique.

BUILT AND NATURAL ENVIRONMENT

Kirkland is fortunate to have a quality that many newer communities lack: a strong identity based on a unique physical setting and development pattern. The Comprehensive Plan recognizes many urban design principles that contribute to Kirkland's identity, such as gateways, views, scenic corridors, historic sites, building scale, man-made and natural landmarks, and pedestrian linkages.

Goal CC-4: Maintain and enhance Kirkland's built and natural environment by strengthening the visual identity of Kirkland and its neighborhoods.

Policy CC-4.1: Enhance City identity by use of urban design principles that recognize the unique characteristics of different types of development, including single-family, multi-family, and various types and sizes of commercial development.



Urban design recognizes that a city's physical setting and man-made patterns collectively form its visual character, its neighborhoods and its business districts. In Kirkland, urban design should protect defining features, respect existing surroundings, and allow for diversity between different parts of the City. The urban design principles outlined in appendices to the Comprehensive Plan and the corresponding Design Regulations in the Zoning Code ensure that new development will enhance Kirkland's sense of place.

Policy CC-4.2: Prohibit gated developments.

Kirkland strives to be an open, welcoming community with inviting neighborhoods and a strong social fabric. These values can be supported by allowing public access throughout the community. Gates that restrict public access and connections through developments have an exclusionary effect and detract from a friendly, open neighborhood image. This policy is not intended to restrict fences with gates around individual single family homes, gated multifamily parking garages, gated multifamily interior courtyards, or similar private spaces.

Policy CC-4.3: Encourage quality designs for institutional and community facilities that reinforce their symbolic importance and create distinctive reference points in the community.

Schools, churches, libraries and other civic buildings serve as meeting places and play an important role in the community. These public and semi-public buildings should display exemplary design with attention to site planning, building scale, landscaping, pedestrian amenities, and building details. They should be compatible with the neighborhood in which they are located, but can also provide a neighborhood landmark. Community structures such as City Hall or the Library should be designed to be landmarks for the City as a whole.

Policy CC-4.4 Allow home occupations that have characteristics appropriate to residential neighborhoods.

Home occupations, or home based businesses, are increasingly common in residential areas due to an increase in telecommuting and the improved technology available. Operating a home based business provides people with the opportunity to better integrate their personal and professional lives. Home based businesses also contribute to a reduction in commuter traffic. It is important, however, to protect the residential character of the neighborhood from their outward impacts. Such impacts as exterior signs, heavy equipment use, excessive deliveries by commercial vehicles, and extreme noise can detract from the residential atmosphere of an area and should not be allowed.

Policy CC-4.5: Protect scenic views and view corridors.

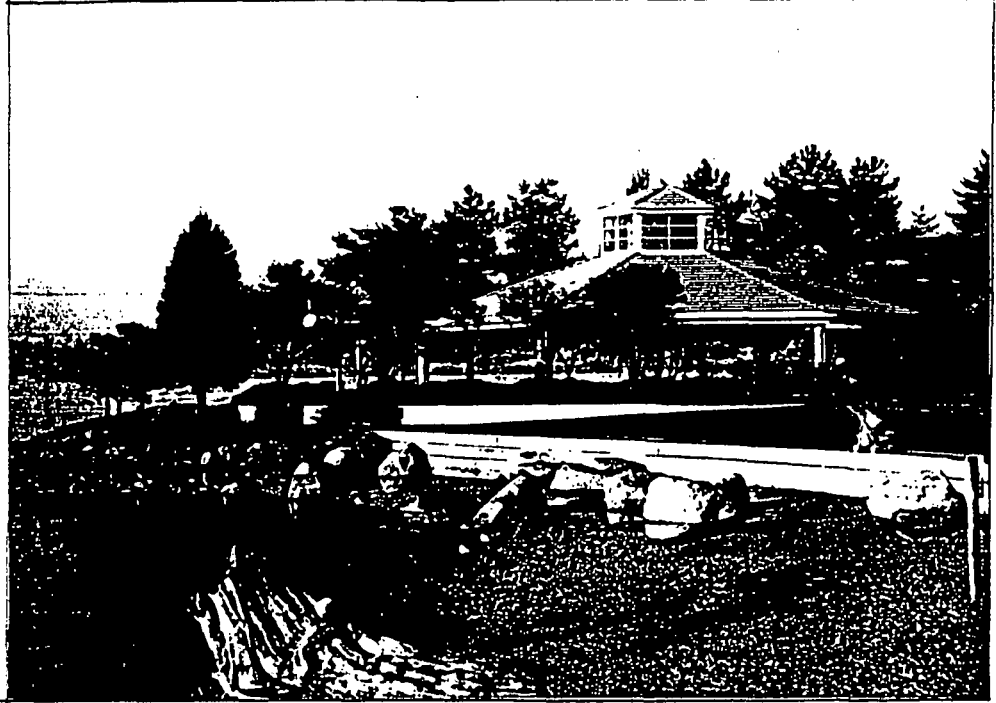
Public views of the City, surrounding hillsides, Lake Washington, Seattle, the Cascades and the Olympics are valuable not only for their beauty but also for the sense of orientation and identity that they provide. Almost every area in Kirkland has streets and other public spaces that allow our citizens and visitors to enjoy such views. View corridors along Lake Washington's shoreline are particularly important and should continue to be enhanced as new development occurs. Public views can be easily lost or impaired and it is almost impossible to create new ones. Preservation, therefore, is critical.

Policy CC-4.6: Preserve natural landforms, vegetation, and scenic areas that contribute to the City's identity and visually define the community, its neighborhoods and districts.

Natural landforms such as hills, ridges and valleys are valuable because they provide topographic variety, visually define districts and neighborhoods while providing open space corridors that visually and physically link them, and give form and identity to the City. Open space and areas of natural vegetation are valuable because they accentuate natural topography, define the edges of districts and neighborhoods, and provide a unifying framework and natural contrast to the City's streets, buildings and structures.

Several neighborhoods contain unique natural features, including significant stands of trees and natural vegetation, unique landforms, wetlands, watersheds, woodlands, and scenic open space. In many cases, development activities, including structures or facilities designed to correct other

environmental problems, may damage these natural amenity areas. Wherever possible, unique natural features should be preserved or rehabilitated. Should areas with unique natural features be incorporated into new development or rehabilitated, great care should be taken to ensure these areas are not damaged or adversely altered. The intent of this Policy is not to prohibit development but to regulate development activities to ensure they maintain the inherent values of the natural landscape.



Policy CC-4.7: Enhance City and neighborhood identity through features that provide a quality image that reflects the City's unique characteristics and vision.

Kirkland and its neighborhoods are special places. Each neighborhood has a distinctive identity which contributes to the community's image. Appropriate transitions are also necessary to distinguish the City from surrounding jurisdictions. Community signs and other gateway treatments such as landscaping are methods of identification that contribute to the visual impressions and understanding of the community. Other identification methods and entranceway treatments can communicate the City's origin and history, economic base, physical form, and relation to the natural setting.

Policy CC-4.8: Provide public information signs that present clear information and a quality image of the City.

Public signs are needed to supply information about public facilities, such as bus and bicycle routes, municipal parking lots and City offices. The primary function of these signs is to present information about the location of public facilities and services in a clear and concise fashion.

Policy CC-4.9: Implement sign regulations that equitably allow adequate visibility in the display of commercial information and protect Kirkland's visual character.

Commercial signs identify businesses and advertise goods and services. Although they may be larger and more visually prominent than public information signs, their placement and design should also respect the community's visual character and identity. By their nature, commercial signs are prominent in the landscape and thus should receive as much design consideration as

other site development components. Signs should be located on the same lot or property as the use, building, or event with which the sign is associated.

Sign regulations should be applied consistently to provide equity and protect the community's visual character and identity. A Master Sign Plan should allow deviations from the standard code requirements, where appropriate, to encourage integration of signs into the framework of the building and the subject property through the use of elements that create visual harmony and a consistent design theme on a site. There also should be special sign restrictions to preserve the unique character of each of the City's commercial districts.

Policy CC-4.10: Maintain and enhance the appearance of streets and other public spaces.

Public spaces perform a variety of functions, and their design and maintenance make an important contribution to the character of the community. They provide places for people to congregate and furnish transitions between neighborhoods. Areas such as Forbes Lake, Totem Lake, and Juanita Bay Park support valuable wildlife. Amenities such as public art, street trees, landscaped median strips, underground utility lines, public street lights, and various types of street furniture, add to the appearance of streets and make them more inviting. The City should continue to maintain and enhance these public areas.



Policy CC-4.11: Support multi-modal transportation options.

Public improvements and site design each play an important role in encouraging the use of alternative transportation modes. A convenient, safe network of pedestrian and bicycle routes provides an alternative to the automobile. Transit facilities that are easily accessible, comfortable and clean encourage more people to ride the bus. Site design that is sensitive to a variety of transportation modes can make it easier for people to walk, ride bikes and use public transit.



R-4112

APPENDIX G

DESIGN PRINCIPLES: PEDESTRIAN-ORIENTED BUSINESS DISTRICTS

INTRODUCTION

This appendix includes a series of Design Principles that are the policy component of the Design Guidelines. The Design Principles are not requirements. They serve as policy statements, provide background information, and present a rationale for the Design Regulations found in the Zoning Code. As such, they will be used, when necessary, to interpret the Design Regulations. They are also intended to assist project developers and their architects by providing examples of the Design Regulations' intent.

To clarify, Design Guidelines have two components:

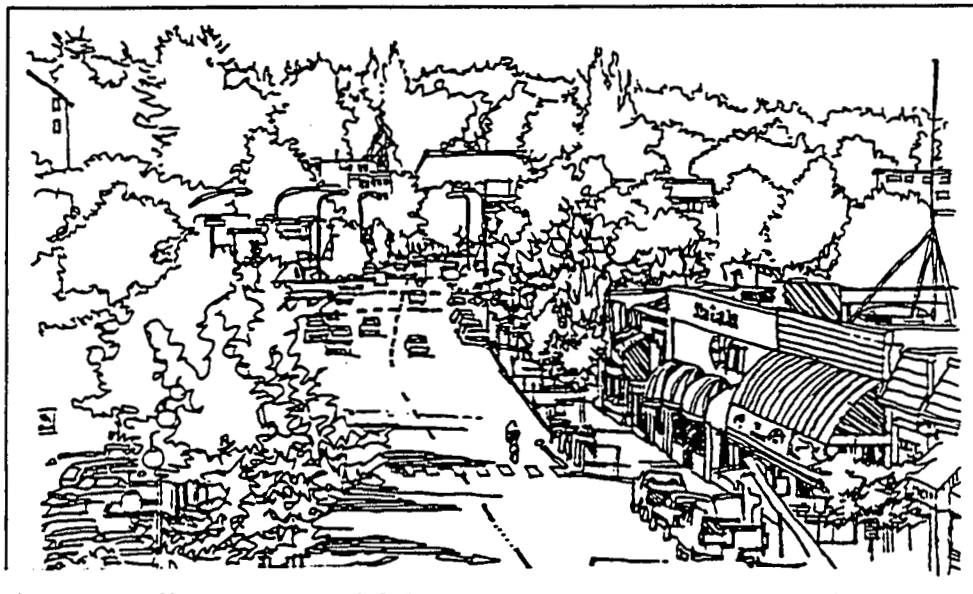
- ◆ Design Principles – adopted in the Comprehensive Plan
- ◆ Design Regulations – adopted in the Zoning Code

Most of the concepts presented in the Design Principles are applicable to any pedestrian-oriented business district. * "Special Considerations" have been added, such as for Downtown Kirkland, to illustrate how unique characteristics of that pedestrian-oriented business district relate to the principle.

The Design Regulations in the Zoning Code are specific to the zone in which the pedestrian-oriented business districts are located.

The Design Guidelines do not set a particular style of architecture or design theme. Rather, they will establish a greater sense of quality, unity, and conformance with Kirkland's physical assets and civic role.

The Design Guidelines will work with improvements to streets and parks and the development of new public facilities to create a dynamic setting for civic activities and private development. It is important to note that these guidelines are not intended to slow or restrict development, but rather to add consistency and predictability to the permit review process.

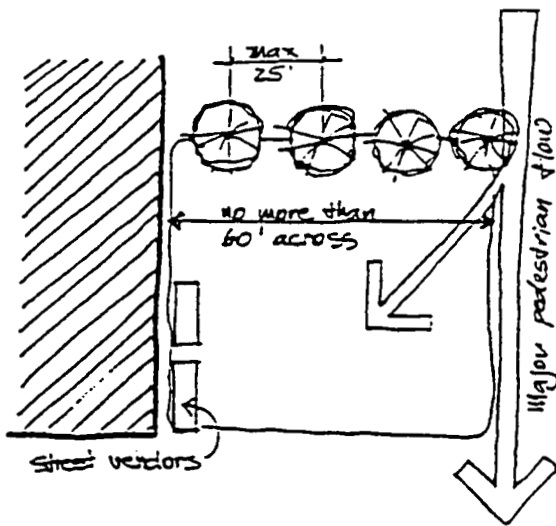


***This appendix also applies to residential development in the Central Business District (CBD) and the Juanita Business District (JBD) and to mixed use development throughout the City.**

00013

APPENDIX G

DESIGN PRINCIPLES: PEDESTRIAN-ORIENTED BUSINESS DISTRICTS R-4112



Principle

Successful pedestrian-oriented plazas are generally located in sunny areas along a well-traveled pedestrian route. Plazas must provide plenty of sitting areas and amenities and give people a sense of enclosure and safety.



Pedestrian Connections

Issue

The ability to walk directly into a commercial center from the public sidewalk or a bus stop is essential to both pedestrian and vehicular safety.

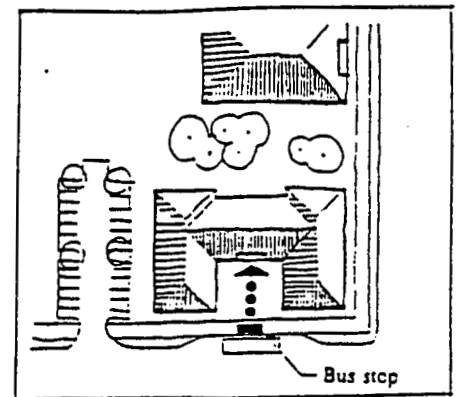
Discussion

Well defined, direct pedestrian connections from the building to the public sidewalk are not always available in commercial centers. The connection between the internal pedestrian system on the site and the public sidewalk is often interrupted by landscaping or an automobile driveway.

Properly located landscaping can be used along with special paving to help define pedestrian links through the site.

Principle

Commercial developments should have well defined, safe pedestrian walkways that minimize distances from the public sidewalk and transit facilities to the internal pedestrian system and building entrances.



00014

APPENDIX G

DESIGN PRINCIPLES: PEDESTRIAN-ORIENTED BUSINESS DISTRICTS 4 1 1 2



Blank Walls

Issue

Blank walls create imposing and dull visual barriers. On the other hand, blank walls are ready "canvases" for art, murals, and landscaping.

Discussion

Blank walls on street fronts. Blank walls on retail frontage deaden the surrounding space and break the retail continuity of the block. Blank walls should be avoided on street front elevations. ~~Blank walls may be a development necessity, however~~ The adverse impact of a blank wall on the pedestrian streetscape can be mitigated through art, landscaping, street vendors, signs, kiosks, bus stops, or seating. Design guidelines in New York, San Francisco, and Bellevue recommend that ground floor retail with pedestrian-oriented displays be the primary uses in commercial districts. This approach is meant to restore and maintain vitality on the street via continuous rows of retail establishments.

Blank walls perpendicular to street fronts. In some cases fire walls require the intrusion of a flat, unadorned surface. These conditions merit landscaping or artistic treatment. Examples of such treatment include installing trellises for vines and plant material, providing landscaped planting beds that screen at least 50 percent of the wall, incorporating decorative tile or masonry, or providing artwork (mural, sculpture, relief) on the wall.

Principle

Blank walls should be avoided near sidewalks, parks, and pedestrian areas. Where unavoidable, blank walls should be treated with landscaping, art, or other architectural treatments.

PUBLIC IMPROVEMENTS AND SITE FEATURES

Introduction

Site features and pedestrian amenities such as lighting, benches, paving, waste receptacles, and other site elements are an important aspect of a pedestrian-oriented business district's character. If these features are design-coordinated and high quality, they can help to unify and upgrade the district's visual character. Development of a master plan for public spaces can provide a coordinated approach to their installation throughout the district.

The principles in this section apply primarily to elements associated with street right-of-ways, public parks, and required *major pedestrian pathways*. Although the standards do not apply to

00015

APPENDIX G

DESIGN PRINCIPLES: PEDESTRIAN-ORIENTED BUSINESS DISTRICTS

R-4112

Lake Street and other pedestrian-oriented streets with narrow sidewalks: Flowering pear trees might be a good option since they have tight narrow shapes, attractive flowers, and dark green foliage. Photinia standards might be another option since they are small and have bright red evergreen foliage.

Special Considerations for Juanita Business District

Street trees in the business district should be upgraded with varieties that will not block views of businesses or the lake.

Some preliminary ideas for a street tree planting plan are:

98th Avenue NE: Limb up existing maples and add flowering pear trees (flowers and good fall color) along the curb.

Juanita Drive: Choose street trees that will screen large buildings but still allow views to the lake (flowering pears for example).

97th Avenue NE/120th Place NE: Plant trees to screen parking lots and service entrances. Possibilities are zelkova (elm-like with good fall color) or flowering pears.

Public Improvements and Site Features

Issue and Discussion

The quality and character of public improvements and site features such as street and park lights, benches, planters, waste receptacles, pavement materials, and public signs are critical components of a city's image. Standards for public improvements and site features, along with a master plan for public spaces, will assist in the development of a coordinated streetscape that will

unify the variety of private development, ~~in the downtown.~~ Successful standards help assure high quality, low maintenance site features, and simplify the purchase and replacement of features for parks and public works departments.

Since public improvement standards have long-term implications for the community, relevant City departments must be involved in their development to make sure all concerns are met. Standards should permit some flexibility and address technical issues such as cost, availability, handicapped accessibility, and durability.



Principle

The Department of Planning and Community Development, along with other City departments, should develop a set of public improvement and site feature standards for use in pedestrian-oriented business districts. The standards can be the same or unique for each district. A master plan for public spaces within a district should be adopted to coordinate placement of the features and otherwise carry out the Comprehensive Plan.

Special Consideration for Downtown Kirkland and the Juanita Business District

The City of Kirkland should work with interested groups to design a public sign system for gateways, pathways, information kiosks, etc., with a signature color palette and identifying logo.

00016

**PARKING LOT
LOCATION AND DESIGN**

Introduction

In pedestrian-oriented business districts, improperly located and poorly designed parking lots can destroy the ambiance and qualities that attract people to the district in the first place. This section contains principles to direct development of parking facilities. ~~Overall, parking facilities to serve downtown should be encouraged.~~ The number of required stalls is specified in the Kirkland Zoning Code. The principles in this section deal with:

- ◆ Parking lot location – Parking in front of buildings is discouraged, and combined lots that serve more than one business or use are encouraged.
- ◆ Parking lot entrances – The number of entries is addressed.
- ◆ Parking lot circulation and pedestrian access – Clear internal vehicular and pedestrian circulation is required, especially in large parking lots.
- ◆ Parking garages – Parking garages provide convenient, less intrusive parking. Yet, garages can themselves be intrusive since they are often large monolithic structures with little refinement, interest, or activity. The guidelines for parking garages are intended to make them fit into the scale and character of pedestrian-oriented districts.
- ◆ Parking Lot Landscaping – Parking lot landscaping should be more extensive if the lot has to be in a location that is visible from a street or public park than if the lot is located at the rear of the site hidden away from streets

and neighboring properties. This provision is made to encourage parking lot development in less visible locations.

On the following pages, urban design principles are presented that outline design information, concepts, and solutions associated with parking lot development. They serve as a conceptual basis for the regulations in the Zoning Code.

Parking Locations and Entrances

Issue

Parking lots can detract from the pedestrian and visual character of a commercial area. The adverse impacts of parking lots can be mitigated through sensitive design, location, and configuration.

Discussion

The ingress and egress of vehicles in parking lots disrupts pedestrian movement and through traffic – especially near intersections. Moreover, busy streets are a safety hazard. Parking lots that are accessed by a single curb cut reduce potential conflict and use land more efficiently. Also, combining the parking lots of individual stores into a large parking network makes it easier for patrons to find convenient parking stalls.

Parking lots should be encouraged in rear or side yards. The parking lot at Wendy's restaurant on Central Way is an example of this configuration.

The City of Seattle limits parking lot access on pedestrian-oriented streets such as Broadway on Capitol Hill.

00017

APPENDIX G

DESIGN PRINCIPLES: PEDESTRIAN-ORIENTED BUSINESS DISTRICTS

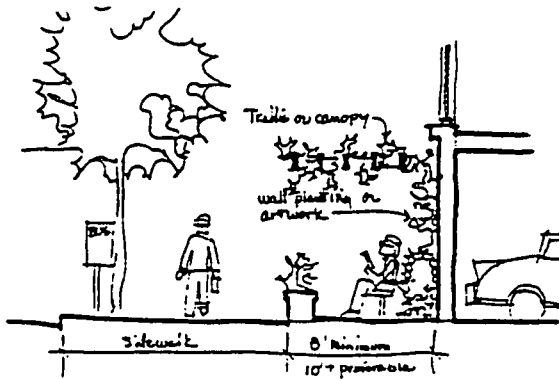
R-4112

Discussion

There are several ways to mitigate the visual impacts of parking garages in the urban environment. A garage in a pedestrian area can contain a pedestrian-oriented retail use in the ground floor area of the garage adjacent to the street. Cafes, newsstands, or other small shops can fit well within the typical parking garage, requiring the space equivalent to only one 20' bay of parking.

Also, parking garages can be set back to provide space for a small landscaped plaza with a seating area. Moreover, the wall of the garage behind the plaza can be used as a canvas for landscaping or artwork. Also, the plaza could be covered with a glass canopy or trellis. The plaza should face south to receive sunlight. A plaza of this type is ideal for bus stops or street vendors.

In non-pedestrian areas, dense landscaping around the perimeter of parking garages can help screen their bulk. Strict standards for minimum landscaping around garages should be developed.



Principle

The intrusive qualities of parking garages must be mitigated. In pedestrian areas, ground-level retail uses or appropriate pedestrian spaces should be required. Also, extensive landscaping should be required near residential areas and in high

visibility locations. On hillsides and near residential areas the stepping back or terracing of upper stories should be considered to reduce scale.

Special Consideration for Downtown Kirkland

Garages built on Downtown Kirkland's perimeter slopes, near residential areas, or near the waterfront can fit less obtrusively into the landscape when terraced. Treatment of the facade of the parking structure can be just as effective in mitigating the visual impacts of parking garages as pedestrian-oriented businesses, plazas, or landscaped setbacks at the ground level.

SCALE

Introduction

When architects talk about a building's "scale," they generally mean the perceived size of the building relative to an individual person or its surroundings. The term "human scale" is used to indicate a building's size relative to a person, but the actual size of a building or room is often not as important as its perceived size. Architects use a variety of design techniques to give a space or structure the desired effect; whether it be to make a room either more intimate or spacious, or a building either more or less imposing. Frank Lloyd Wright, for example, used wide overhangs and horizontal rooflines to make his prairie-style houses appear lower and longer, better fitting into the flat, midwestern landscape. Unless the objective is to produce a grandiose or imposing building, architects generally try to give a building a "good human scale," meaning that the building is of a size and proportion that feels comfortable. For most ~~downtown~~ buildings, the objective is to attract customers and visitors by designing comfortable, inviting buildings.

Commercial

DESIGN PRINCIPLES: PEDESTRIAN-ORIENTED BUSINESS DISTRICTS

Generally, people feel more comfortable in a space where they can clearly understand the size of the building by visual clues or proportions. For example, because we know from experience the size of typical doors, windows, railings, etc., using traditionally-sized elements such as these provides a sense of a building's size. Greek temples that feature columns, but not conventional doors, windows, or other elements, do not give a sense of human scale (although the Greeks subtly modified the properties and siting of their temples to achieve the desired scale). The principles in this section describe a variety of techniques to give a comfortable human scale by providing building elements that help individuals relate to the building.

"Architectural scale" means the size of a building relative to the buildings or elements around it. When the buildings in a neighborhood are about the same size and proportion, we say they are "in scale." It is important that buildings have generally the same architectural scale so that a few buildings do not overpower the others. The exception to this rule is an important civic or cultural building that has a prominent role in the community. For example, nobody accuses a beautiful cathedral in a medieval European town of being "out of scale." Because the Comprehensive Plan encourages a variety of different uses and building heights, such as in Downtown Kirkland, the buildings' sizes will vary widely. To achieve a more harmonious relationship between the buildings and a more consistent character, design techniques should be used to break the volume of large buildings down into smaller units. Several principles ~~and~~ ~~regulations~~ in this section are directed toward achieving a consistent scale within districts.

The following principles illustrate some design techniques to give buildings a "sense of scale." The regulations in the Zoning Code related to scale require that project architects address the issues of human and architectural scale while providing a wide range of options to do so.

Fenestration Patterns

Issue

The size, location, and number of windows in an urban setting creates a sense of interest that relies on a subtle mixture of correct ratios, proportions, and patterns. Excess window glazing on a storefront provides little visual contrast; blank walls are dull and monotonous. The correct window-to-wall ratio and a mix of fenestration patterns can create an enjoyable and cohesive urban character on both pedestrian- and automobile-oriented streets.

Many local contemporary buildings have "ribbon windows" (continuous horizontal bands of glass) or "window walls" (glass over the entire surface). Although effective in many settings, these window types do little to indicate the scale of the building and do not necessarily complement the architecture of small-scaled buildings. Breaking large expanses or strips of glass with mullions or other devices can help to give the building a more identifiable scale.

Discussion

According to an old architectural cliché, windows are a building's eyes. We look to windows for visual clues as to the size and function of the building. If the window areas are divided into units that we associate with small-scale commercial buildings, then we will be better able to judge the building's size relative to our own bodies. Breaking window areas into units of about 35 square feet or less with each window unit separated by a visible mullion or other element at least 6 inches wide would accomplish this goal. Another successful approach is multiple-paned windows with visible mullions separating several smaller panes of glass. But on the ground floor where transparency is vital to pedestrian qualities, this device may be counterproductive.

Patterns of fenestration should vary depending on whether the street is pedestrian- or automobile-

00013

DESIGN PRINCIPLES: PEDESTRIAN-ORIENTED BUSINESS DISTRICTS

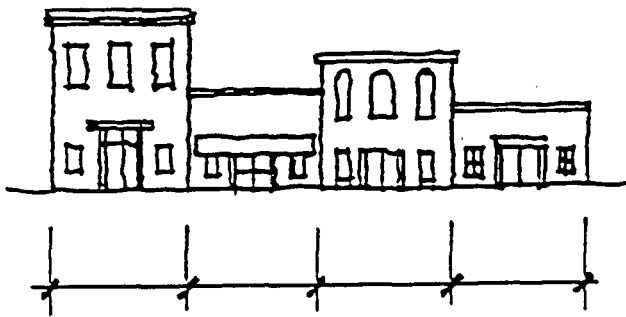
Building Modulation – Vertical

Issue

Vertical building modulation is the vertical articulation or division of an imposing building facade through architectural features, setbacks, or varying rooflines. Vertical modulation adds variety and visual relief to long stretches of development on the streetscape. By altering an elevation vertically, a large building will appear to be more of an aggregation of smaller buildings. Vertical modulation is well-suited for residential development and sites with steep topography.

Discussion

Urban design guidelines should address vertical modulation in order to eliminate monotonous facades. Vertical modulation may take the form of balcony setbacks, varied rooflines, bay windows, protruding structures, or vertical circulation elements – the technique used must be integral to the architecture.



Vertical modulation in urban setting.

Vertical modulation is important primarily in neighborhoods where topography demands a stepping down of structures. The vertical modulation of a large development project in a residential area can make the project appear to be more in scale with the existing neighborhood. Long facades can be vertically modulated to better conform to the layout and development pattern of

single-family houses. The vertical modulation of buildings on steep slopes also provides terraced development rather than one single building block, thereby better reflecting the existing terrain.

Principle

Vertical building modulation should be used to add variety and to make large buildings appear to be an aggregation of smaller buildings.



This building uses both horizontal and vertical modulation to add interest and reduce its visual bulk.

Building Modulation – Horizontal

Issue

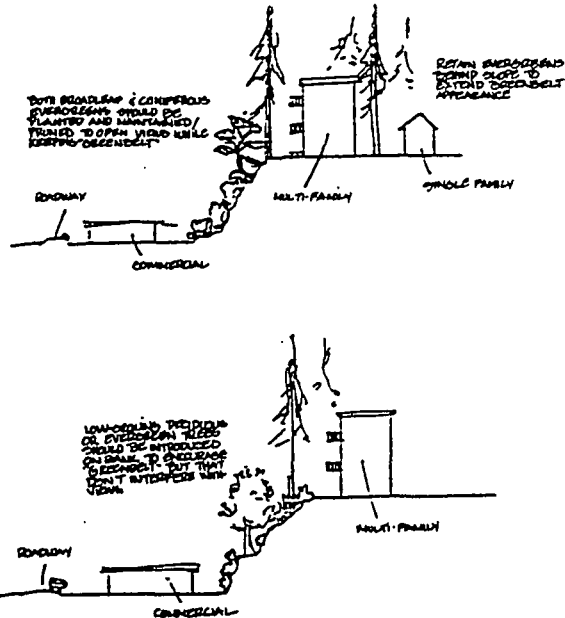
Horizontal building modulation is the horizontal articulation or division of an imposing building facade through setbacks, awnings, balconies, roof decks, eaves, and banding of contrasting materials. Elevations that are modulated with horizontal elements appear less massive than those with sheer, flat surfaces. Horizontal modulation is well suited to downtown areas and automobile-oriented streetscapes where the development of tall building masses is more likely.

Discussion

A lively urban character uses a variety of architectural forms and materials that together create an integrated pattern of development with recurring architectural features. Horizontal awnings, balconies, and roof features should be incorporated into new development provided that their appearance varies through the use of color, materials, size, and location.

APPENDIX G

DESIGN PRINCIPLES: PEDESTRIAN-ORIENTED BUSINESS DISTRICTS



Principles

Vegetation on slopes should be preserved and maintained as a buffer using native vegetation wherever possible.

New multifamily and single-family residential developments on slopes should be required to retain about 30 percent of the site in wooded open space and inventoried significant trees. Tree removal or enhancement can be determined by the use and site design.

Property owners of lowlands should be sensitive to upland uses and enhance hillsides to maintain existing views. Deciduous trees should be restricted to small varieties; coniferous evergreens should be thinned-out or limbed-up to allow for views from adjoining properties.

In developments above view slopes, coniferous evergreens should be incorporated into the site back from the slope to give continuity with the wooded slope. The back sides of commercial lots at the base of hillsides should be planted to screen

upland properties from unsightly views of rooftops.

Special Consideration for Downtown Kirkland

Using and enhancing existing wooded slopes is especially important to Kirkland's natural setting. The hillsides surrounding Downtown Kirkland can provide a "ring of green." As vegetation ascends the slope it provides a "greenbelt" effect. The proper maintenance or enhancement of such slopes need not disrupt view corridors of upland properties.

Special Consideration for Juanita Business District

The views of wooded hillsides surrounding the Juanita Business District are a local asset that can be used to upgrade the area's visual impact.

Height Measurement on Hillsides

Issue

Maintaining views and enhancing natural land forms is important to the design character of ~~Downtown~~ Kirkland. The scale relationships of built forms to their terrain should minimize visual barriers to views and lessen the impact on surrounding neighborhoods. In order to promote responsible design, building height restrictions should permit a development envelope that conforms to the terrain. Terracing, the stepping down of horizontal elements, is an effective way to develop hillsides and maintain views.

Discussion

The visual character of a landscape should be reflected in the buildings. Buildings that do not conform to steep inclines detract from the natural features of the site and should be avoided. In contrast, buildings that use the terrain as an opportunity for variation in the built form easily fit

APPENDIX I: HISTORIC RESOURCES AND COMMUNITY LANDMARKS

R-4112

**LIST A: PROPERTIES RECOGNIZED ON THE NATIONAL AND STATE
REGISTERS OF HISTORIC PLACES**

Building or Site	Address	Architectural Style	Date Built	Person / Event	Neighbor
Loomis House	304 - 8th Ave. W.	Queen Anne	1889	KL&IC	West/Market
Sears Building	701 Market St.	Italianate	1891	Sears, KL&IC	West/Market
Campbell Bldg.	700 Market St.		1891	Brooks	West/Market
Peter Kirk Bldg.	620 Market St.	Romanesque Rev.	1891	Kirk, KL&IC	West/Market
Trueblood Home	127 - 7th St.	Italianate	1889	Trueblood	Norkirk
Kirkland Woman's Club	407 - 1st St.	Vernacular	1925	Founders - 5	Norkirk
Marsh Mansion	6604 Lake WA Blvd.	French Ec. Rev.	1929	Marsh	Lakeview
Kellet/Harris House	526-10th Ave. W.	Queen Anne	1889	Kellet	West/Market

**LIST B: PROPERTIES DESIGNATED BY THE CITY AS COMMUNITY
LANDMARKS**

Building or Site	Address	Architectural Style	Date Built	Person / Event	Neighbor
Rev Newberry House	519 - 1st St.	Vernacular	1909	Rev & Mrs.	Norkirk
Nettleton/Green Funeral	400 State Street	Colonial Revival	1914	Nettleton	Central
Kirkland Cannery	640 - 8th Avenue	Vernacular	1936	WPA Bldg	Norkirk
Landry House	8016-126th Ave NE	Bungalow/Craftsman	1904		S. Rose Hill
Tompkins/Bucklin House	202-5th Ave. W.	Vernacular	1889	Tompkins	West/Market
Burr House	308-8th Ave. W.	Bungalow/Prairie	1920	Burr	West/Market
Sulthoff House (moved)	4120 Lake WA Blvd	Georgian Revival	1903	Hospital	Lakeview
Shumway Mansion (moved)	11410-99th Pl. NE	Craftsman/Shingle	1909	Shumways	Juanita
French House (moved)	4130 Lake WA Blvd	Vernacular	1874	French	Lakeview
Snyder/ Moody House	514-10th Ave. W.	Vernacular	1889	KL&IC	West/Market
McLaughlin Home	400-7th Ave. W.	?	1889	KL&IC	West/Market
American Legion Hall	138-5th Ave.	Vernacular	1931	Am Legion	Norkirk
Larson/Higgins Home	424-8th Ave. W.		1889	KL&IC	West/Market
Hilfer Home	428-10th Ave. W.	Queen Anne	1889	KL&IC	West/Market
Cedamere/Norman House	630-11th Ave. W.	Am. Foursquare	1895		West/Market
Dorr Forbes House (KC)	11829-97th NE	Vernacular	1906	Forbes -both	Juanita
Brooks Building (Retail)	609 Market Street	Vernacular Comm.	1904	Brooks	West/Market
Williams Building	101 Lake Way S.	Vernacular Comm.	1930		Central
Webb Building	89 KirklandWay	Vernacular Comm.	1930		Central
5th Brick Building on Market	720 1/2 Market St.	Vernacular Comm.	1891		West/Market
Shumway Site	525 Lake St. S.				Lakeview
Lake Washington Shipyards	Lake Washington Blvd			Anderson/WW	Lakeview
Lake House	10127 NE 56th St.			Hotel	Lakeview

APPENDIX J: DESIGN PRINCIPLES RESIDENTIAL DEVELOPMENT

I. INTRODUCTION

This appendix includes general design principles for **both single family and multifamily** residential development throughout the City. *Principles for residential development in the Central Business District (CBD) and Juanita Business District (JBD), and for mixed use development throughout the City can be found in Appendix G: Design Principles: Pedestrian-Oriented Business Districts.*

These design principles are policy statements, not regulations. Their main purpose is to provide examples of good design. Not all of these principles will result in design regulations. In the instances where they do, the principles will provide the background information for the design regulations found in the Zoning Code. When necessary, the principles can be used to interpret the design regulations and provide examples of their intent. Zoning Code regulations relating to single family residential development will be limited in order to provide for freedom of design.

The purpose of these design principles is to encourage residential development that creates livable residential communities and reinforces the positive qualities of the City's existing neighborhoods.

II. SITE PLANNING AND RELATIONSHIP TO THE STREET

INTRODUCTION

Good site design creates developments that respond in a positive way to both the conditions of the site and the context of the surrounding neighborhood. The location of structures and their relationship to the street, incorporation of open space within the development, landscaping, preservation of existing vegetation, and the layout of the parking areas are all part of what makes a development successful. These elements also determine if the development will be a positive addition to the neighborhood.

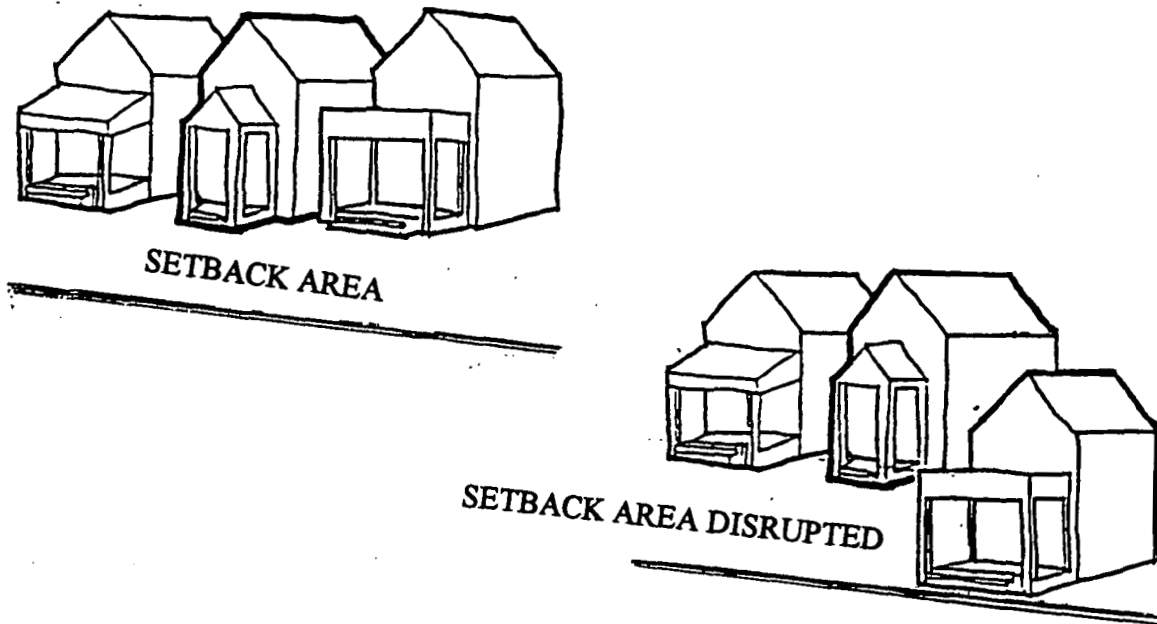
BUILDING SETBACKS

Issue

Building setbacks establish a pattern along the street and provide a semi-private space for residents.

Discussion

The setbacks of residences along the street create a rhythm, which adds to the atmosphere of the streetscape. If the setback area between the right-of-way and the residence is designed properly, it will provide a buffer zone for the residents, while still allowing for social interaction with passersby. If a building is set too close to the right-of-way, it can disrupt this buffer zone.



Principle

New buildings should be setback from the right-of-way to provide semi-private areas for residents and open space along the street.

ENTRIES

Issue

Distinct entryways provide a transition between the street and the inside of the residence.

Discussion

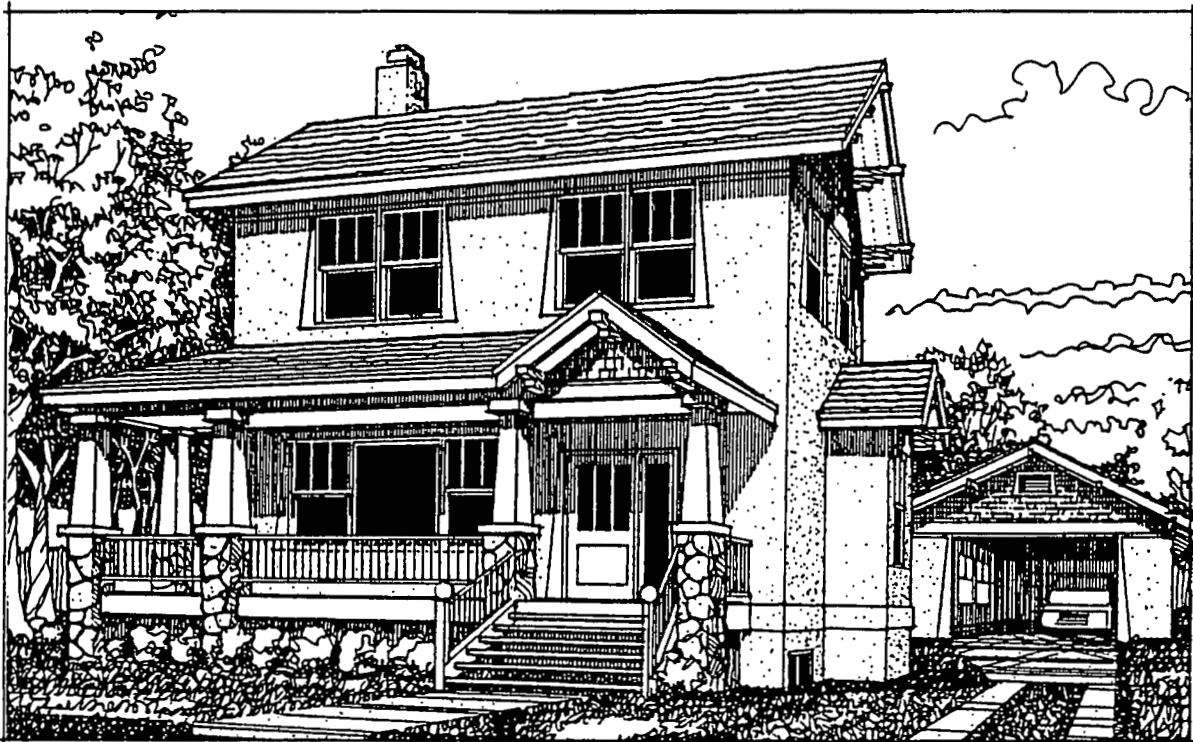
The front yard and entryway act as a visual and physical transition leading to the private area of the residence. This semi-private space provides a welcoming spot for guests, a secure area for those who live there, a visible connection between the neighborhood and the residence, and fosters community interaction.

The entrance to a residence, or some indication of it, should be visible from the street and should not have to compete with the driveway or garage to be noticed. Since the entry area is as much a part of the semi-private space of the yard as of the private area of the house, it should be allowed to intrude into a portion of the front setback yard.

Principles

Entrances should be located on the front facades of residences and should be clearly visible from the street.

Covered entries and porches should be allowed to project into a portion of front setback yards.



PEDESTRIAN CONNECTIONS

Issue

Well defined, direct pedestrian connections from the building to the street are necessary for multi-family residential developments.

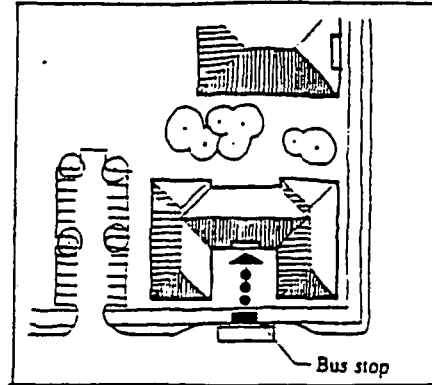
Discussion

The ability to walk into a multi-family residential development from the public sidewalk or a bus stop is essential to both pedestrian and vehicular safety. Direct pedestrian

connections that are defined by the use of paving and landscaping provide an important link between the building and the street.

Principles

Multi-family developments should have well defined, safe pedestrian walkways that minimize distances from the public sidewalk and transit facilities to the internal pedestrian system and building entrances.



BLANK WALLS

Issue

Blank walls detract from the visual character of buildings.

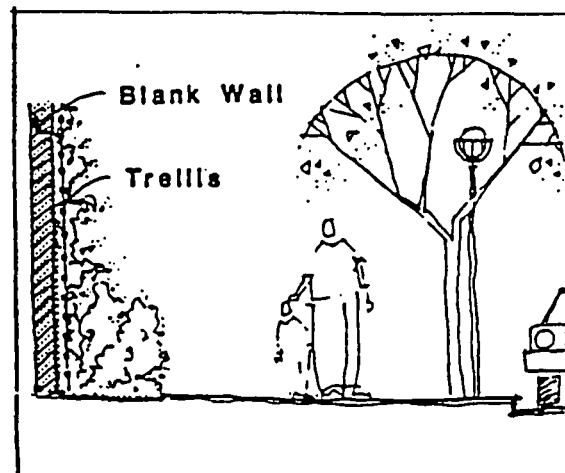
Discussion

Blank walls detract from their surroundings when they occur on the street front elevations of buildings and pedestrian areas. In situations where a blank wall is a development necessity; the adverse impact on streets, parks, and pedestrian areas can be mitigated through landscaping, seating, or architectural treatment.

Examples of such treatment include installing trellises for plants, providing landscaped planting beds to screen the wall, and incorporating decorative tile or masonry into the wall design.

Principles

Blank walls should be avoided near sidewalks, parks, and pedestrian areas. Where unavoidable, blank walls should be enhanced with landscaping or architectural treatments.



INFILL

Issue

Infill development can be designed to protect neighbors' privacy.

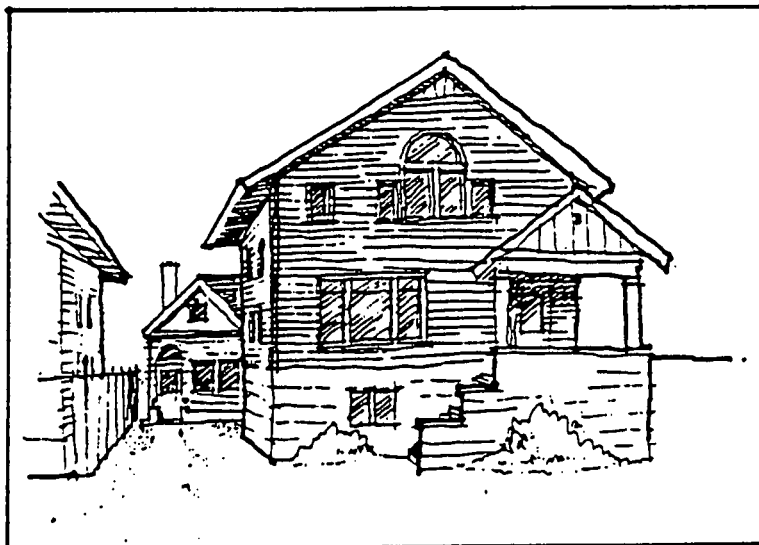
Discussion

Infill development can have adverse effects upon neighboring properties if the location and nature of existing development on adjacent lots is not taken into account. Window location, driveway screening, and siting of new buildings are important design issues when trying to protect the privacy of the users of both outdoor and indoor space on adjacent lots.

Principles

Infill development should be designed to minimize the disruption of privacy for indoor and outdoor activities on adjacent properties.

Rear lot driveways should be screened with a fence or landscaping unless the driveway is shared by the affected development.



ACCESSORY STRUCTURES

Issue

The design and location of accessory structures can impact the character of the site and the neighborhood.

Discussion

Accessory structures can be designed in a way that will be in character with the primary residential structure on the site. The size and location of an accessory structure such as an accessory dwelling unit, detached garage or storage shed, and the location of the entrance to an accessory dwelling unit, all determine the extent the structure will impact the

neighborhood. An accessory dwelling unit in a single family zone should be designed to maintain the single family look of the primary house on the lot.

Principles

The size and design of accessory structures should make them unobtrusive and consistent with the character of the primary structure and the neighborhood.

III. PARKING LOCATION AND DESIGN

INTRODUCTION

Parking is an important part of a residential development. Parking lot location, entrances and circulation, pedestrian safety, landscaping, and parking garage design are all considerations when developing a residential project. Improperly located and poorly designed parking areas can overwhelm the positive aspects of a residential project and make it a detriment to the neighborhood where it is located.

PARKING LOCATIONS, ENTRANCES AND LANDSCAPING

Issue

Parking lots can have negative impacts on the visual character and pedestrian orientation of residential developments.

Discussion

Parking lots are typically unsightly and require vast quantities of space, but the adverse impacts of parking lots can be mitigated through sensitive design. It is best to locate lots to the back or side of buildings. Large parking lots can be broken up into smaller lots to serve residents more conveniently and allow for natural surveillance. When this is not possible, landscaping can be used to break up and screen the parking areas as long as clear lines of sight are maintained to increase safety.

Parking lot entrances disrupt pedestrian movement and through-traffic on the adjoining street. Potential conflict is reduced and land is used more efficiently if parking lots are accessed by a limited number of entrances.

Perimeter landscaping that forms a screen can separate parking lots from adjacent uses or the public rights-of-way. Trees along the edges of and within parking lots can effectively soften an otherwise barren space.

Interior plantings can be consolidated to provide islands of greenery or be planted at regular intervals. Use of drought-tolerant plants can improve the likelihood that the landscaping will survive and remain attractive.

Principles

Locate parking areas to the side, to the rear, or within structures whenever possible. Multiple, scattered, small parking areas that are away from the street are also desirable. When large paved areas are necessary, existing vegetation, topography, or new landscaping should be used to break them up internally and screen them from adjacent properties.

Locate parking areas to allow natural surveillance by maintaining clear lines of sight for those who park there and for occupants of nearby buildings within the development.

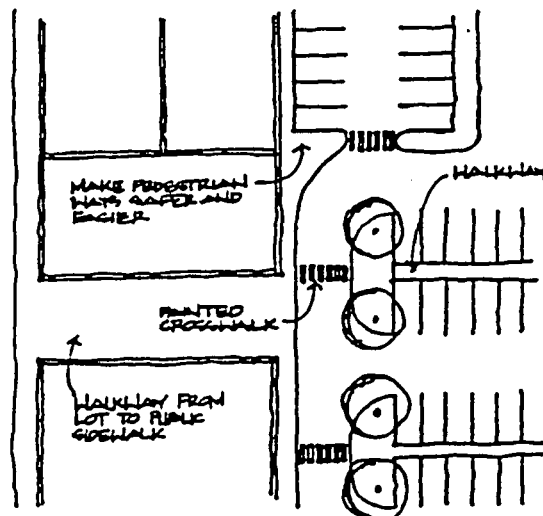
Minimize the number of driveways and encourage combined parking lot entrances.

Integrate parking lots into the surrounding community and the site by creatively using landscaping to reduce their visual impact. Require less landscaping if existing vegetation is preserved or if the lot is hidden from view.

PEDESTRIAN CIRCULATION WITHIN PARKING AREAS

Issue

Safe circulation patterns within parking areas are necessary for pedestrians.



Discussion

Good pedestrian circulation is a critical element of parking lot design. All parking lots need a clear path from the sidewalk to the building entrance. Large lots also require circulation routes from stalls to building entrances. A separate pedestrian area in front of

the main building entrance provides a safe stopping point before entering the building. Where appropriate, pedestrian access to adjacent properties can also be made available.

Principle

Parking lot design should provide clear and well organized routes for pedestrians.



GARAGES AND CARPORTS

Issue

Garages and carports are often unsightly and do not blend with residential development.

Discussion

Single family garages and carports often dominate the streetscape and detract from the pedestrian orientation of the neighborhood. This can also be true of poorly designed parking garages and carports for multifamily developments.

If alleys are used for access, street character is improved by eliminating driveways and street facing garages. The neighborhood becomes more comfortable for pedestrians when sidewalks are uninterrupted by driveways and front yards are free of driveways, garages and parked cars.

Architectural elements and landscaping can help screen carports and the bulk of multifamily parking garages. They can also help provide the appearance of a solid base if an open air garage is on the first floor of the building. If garage entrances are minimized, they will not dominate the street frontage of a building.

Principles

Attached garages should not dominate the building front.

The roof forms and materials used for carports should match the residential structures that they are associated with.

Garages should derive access from alleys, where possible.

Architectural elements and landscaping should be used to break up the bulk of parking garages; visually connect multifamily parking garages to the ground; and to screen multifamily carports.

IV. SCALE

INTRODUCTION

The scale of a building is the perceived size of that building relative to a person or the building's surroundings. The term "human scale" is used to indicate a building's perceived size relative to a person, and the term "architectural scale" refers to the size of the building relative to the buildings or elements around it.

Although the actual size of a building makes a difference, the building's perceived size is also important. There are a variety of design techniques that can be used to give a building a human scale, meaning that the size of the building will be perceived as being of a proportion to which individuals can relate.

When the buildings in a neighborhood are all about the same size and proportion they are said to be in scale with the neighborhood (i.e. architectural scale). Larger buildings can more effectively fit with smaller ones if their form is composed of smaller elements which relate to the surrounding buildings.

The following principles illustrate design techniques to help new development blend into existing neighborhoods. For a more detailed description of building scale see Appendix G: Design Principles: Pedestrian-Oriented Business Districts.

SIZE RELATIONSHIP OF HOUSE TO LOT

R - 4 1 1 2

Issue

Large houses on small lots look out of proportion.

Discussion

Kirkland has an established pattern of house size to lot size. When large residences cover more lot area than is normally seen in this established pattern, they appear incompatible with their neighbors and disrupt the streetscape. In some situations, this can be mitigated by preserving adjacent open space.

Principle

The size of new residences should maintain a reasonable proportion of building to lot size that fits the established pattern of development in Kirkland.

BUILDING MODULATION

Issue

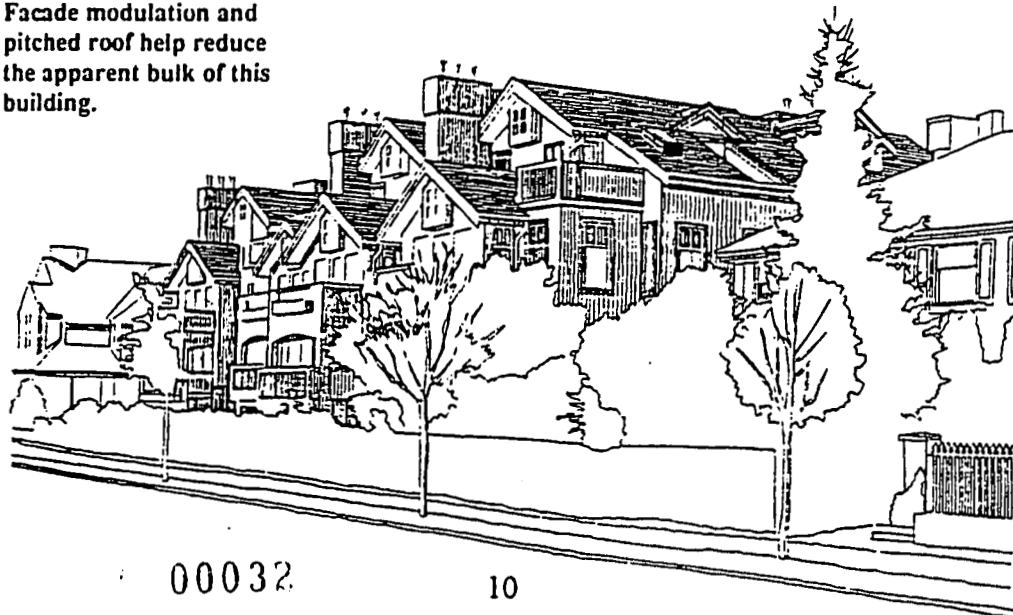
Building modulation can be used to improve human and architectural scale..

Discussion

Vertical building modulation is the vertical division of a building facade through architectural features, terracing, or differing rooflines. By altering an elevation vertically, a larger building will appear to be more of an aggregation of smaller buildings.

Horizontal building modulation is the horizontal division of a building facade through the use of methods such as setbacks, balconies, eaves, and banding of contrasting materials. Elevations that are modulated appear less massive than those with sheer, flat surfaces.

Facade modulation and pitched roof help reduce the apparent bulk of this building.



Principle

Building modulation should be used to reduce the perceived mass and height of buildings.

ROOF FORMS**Issue**

Sloped roofs and flat roofs with parapets or cornice treatments are on many of Kirkland's historic homes and are representative of the City's residential character.

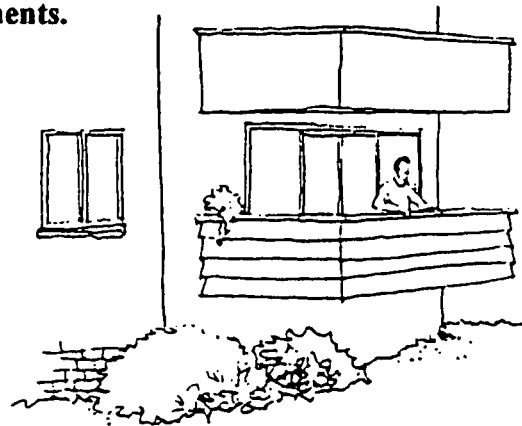
Discussion

Rooflines are a critical element in the image of a structure since they create the visual edge or top of the building. The type of roof style used can affect the buildings individuality, interest, and human scale. Sloped roofs can be a desirable element since they convey a residential image and represent historic Kirkland residences to many people. Flat roofs, with detailing such as cornice or parapet treatments, can also add interest and vertical articulation.

These roof forms can help newer buildings to fit in to existing Kirkland neighborhoods.

Principle

Moderate to steeply pitched roofs should be encouraged. When flat roofs are used, they should include parapets or cornice treatments.

**ARCHITECTURAL ELEMENTS****Issue**

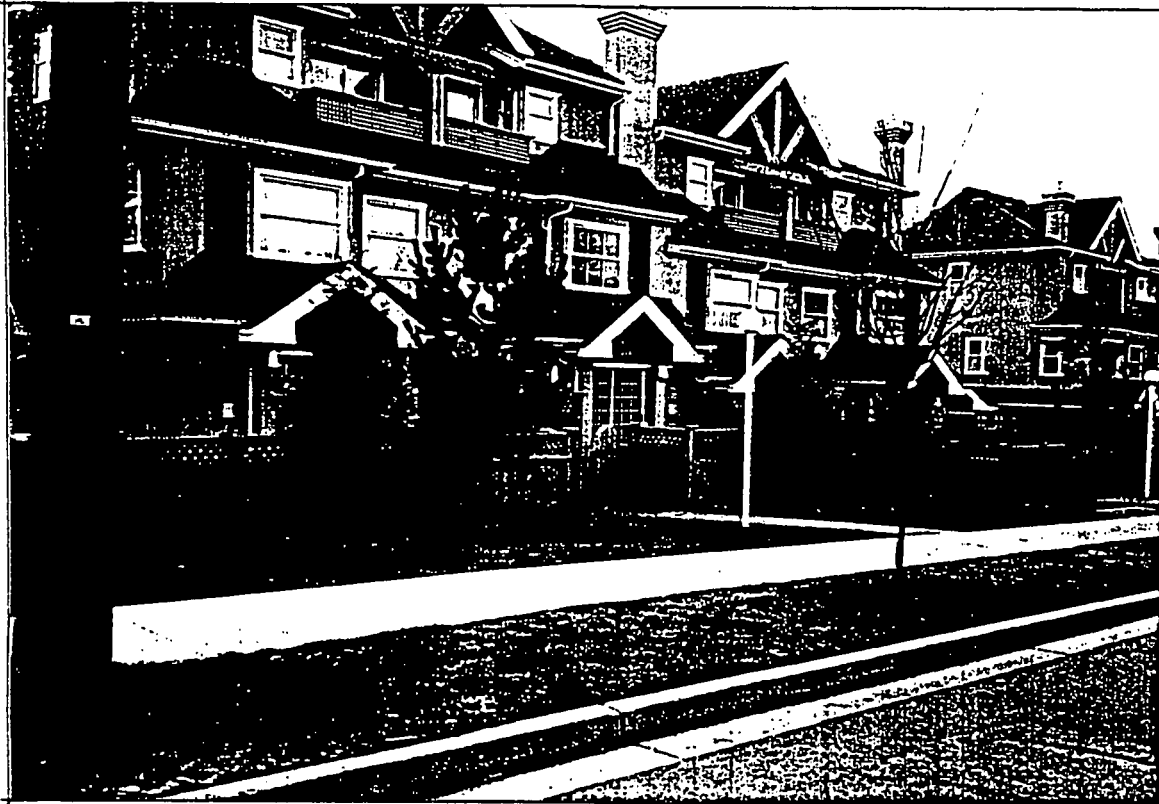
Architectural elements such as balconies and bay windows can help an individual relate to a building by giving it a human scale.

Discussion

Elements in a building facade can create a distinct character, for example, bay windows suggest housing. These special elements can be used to give a building a human scale and enhance its surroundings. Requirements for specific architectural features may be overly

regulatory, but some features that can be reasonably incorporated into residential buildings include balconies, bay windows, roof decks, trellises, cornices and prominent chimneys.

Upper-story architectural elements such as balconies, roof decks, and bay windows also improve the relationship between the upper-story living areas and the street or open space below. This relationship provides a people oriented quality and adds additional security at night.



Principle

The use of architectural building elements such as balconies, roof decks, bay windows, trellises, cornices and prominent chimneys should be encouraged.

WINDOW PATTERNS

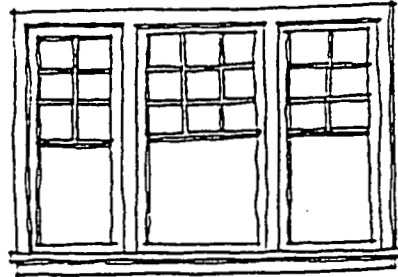
Issue

Large windows detract from the human scale of a building.

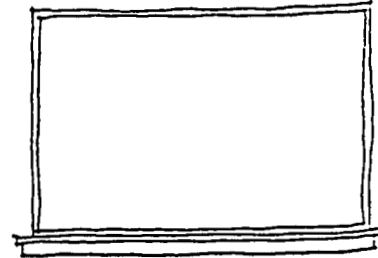
Discussion

The size, location, and number of windows creates interest and can help provide a human scale to large buildings. We look to windows for visual clues as to the size and function of the building. If window areas are divided into units that we can associate with small-

scale residences, then we will be better able to judge the building's size relative to our own bodies. Breaking window areas into units of about 35 square feet or less with each window unit separated by a visible mullion or other element at least 6 inches wide would accomplish this goal. Another successful approach is multiple-paned windows with visible mullions separating several smaller panes of glass.



three window grouping



large picture window

Principle

Large walls of windows should be discouraged and architectural detailing at window jambs, sills, and heads should be emphasized.

V. BUILDING MATERIAL, COLOR AND DETAIL

INTRODUCTION

From a distance, the most noticeable building qualities are the overall form and color of a building. Details, such as texture of materials, quality of finishes, and small decorative elements, become more apparent close-up. Kirkland features a variety of materials and colors, which provide a stimulating streetscape. The following design principles are intended to support this variety.



00035

BUILDING MATERIALS AND COLOR

Issue

Materials and color can add to or detract from a building's exterior appearance, the streetscape, and the community's identity.

Discussion

There are a variety of materials and colors used in Kirkland, which help to bolster a sense of place and community identity. The selection and use of these exterior colors and materials are key ingredients in determining how a building will look. Some materials such as stone, brick, stained or painted wood and tile can give a sense of permanence or provide texture and scale that will help a new building fit better in its surroundings. Other materials such as mirrored glass and cinderblocks can have negative impacts.

Principle

Construct building exteriors from high quality and durable materials that are attractive when viewed from a distance or up close. Materials that suggest permanence, or have texture and pattern, are encouraged.

Natural colors of brick , stone, and tile; and stained or painted wood are desirable.

The materials and colors chosen for new buildings should be compatible with those of existing neighboring buildings.

LIGHTING

Issue

Attractive lighting can be designed to provide security without producing glare on neighboring properties.

Discussion

All building entries and parking areas require lighting for security and to provide an inviting space. However, security lights on building facades or in outdoor areas can be overpowering to neighboring properties unless they are properly located or designed. Well-placed lights with light sources that are hidden by fixtures maintain sufficient lighting levels for security and safety purposes, but do not produce glare.

Principles

Lighting should be adequate to provide security for building entries, parking lots, pedestrian areas and walkways. Light sources should be hidden by fixtures and not produce glare on neighboring properties.

SCREENING OF DUMPSTERS, UTILITIES AND MECHANICAL EQUIPMENT

Issue

Service elements can be screened or located so that they are not visible from the street and adjacent properties.

Discussion

Unightly service elements, such as dumpsters, utility meters and rooftop mechanical equipment can detract from the appearance of residential projects and create hazards for pedestrians, bicyclists and automobiles.

These service elements are best located away from the street front and adjacent properties when possible. When such elements cannot be located away from the street front, they can be situated away from pedestrian paths and screened from view.

Principle

Locate service elements for multifamily residential development so that they are not visible from the street, pedestrian paths, or adjacent properties when possible, or screen them from view.

VI. LANDSCAPE DESIGN AND SITE ELEMENTS

INTRODUCTION

An important aspect of any building is its physical setting. The natural features of a place are key to residents' and visitors' perception. This section lays out principles that serve to merge the design of structures and places with the natural environment. It discusses the concepts behind new landscaping as well as the maintenance and protection of existing natural features.



VISUAL QUALITY OF LANDSCAPES

Issue

There is an important relationship between landscaping, site design and architecture.

Discussion

A well designed site has a strong relationship between natural vegetation, new landscaping and architecture. The plant materials add to a building's richness, while the building points to the architectural qualities of the landscaping. Foliage can soften the hard edges and improve the visual quality of the built environment. It can also be used to screen elements on- or off-site that are not visual assets. Drought-tolerant plants can be used to ensure a natural, long lasting and low maintenance landscape design.

Principles

The placement and amount of landscaping for new and existing developments should compliment the architecture on the site. Large, mature plantings should be used to mitigate the scale of large structures.

When possible, significant natural vegetation should be preserved and incorporated into the site design, and drought-tolerant plants should be used when new landscaping is required.

OPEN SPACE

Issue

Residential projects can be designed to maximize open space.

Discussion

Well organized outdoor spaces are created by the grouping and orientation of buildings and building elements. These outdoor spaces can provide buffering, preservation of natural areas, and active and passive recreation space. They can also provide for important hydrologic functions, and preserve or enhance views.



Principles

Site residential projects to maximize opportunities for creating usable, attractive, well integrated open space.

Site recreational areas to allow for natural observation by the residents of the development.

RETAINING WALLS

Issue

Retaining walls can have a negative impact on adjacent properties.

Discussion

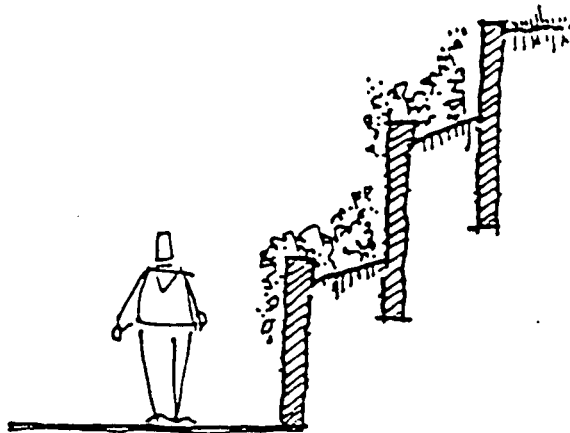
Retaining walls are often necessary when developing a residential site.

The following are examples of techniques that can help reduce the impact of retaining walls on adjacent properties:

- Terracing and landscaping the retaining wall.
- Substituting a stone wall, rockery, modular masonry or other special material in place of a concrete retaining wall.
- Locating hanging plant materials above and climbing plant material below the retaining wall.
- Installing trellises for vines.
- Putting a landscaped planting bed that screens at least half of the wall.

Principles

Avoid retaining walls that extend higher than eye level (about 5') when possible. Where high retaining walls are unavoidable, terrace the wall so that no single run is higher than eye level, and design them to reduce the impact on pedestrians and neighboring properties.



XIV. IMPLEMENTATION STRATEGIES

Table IS-1: IMPLEMENTATION TASKS - COMMUNITY CHARACTER

Projects

~~CC.1. Revise the Community Character Element to:~~

- ~~• Develop policies pertaining to the "Sense of Community" goal;~~
- ~~• Refine policies pertaining to the "Historic Preservation" goal;~~
- ~~• Refine policies pertaining to the "Urban Design" goal.~~

~~CC.2. Develop an historic preservation program~~

~~CC.3. Establish design guidelines for new development, as appropriate.~~

CC.1. Review and update Zoning Code Chapter 100: Signs.

CC.2. Review Zoning Code regulations for protection of existing landscaping and trees.

CC.3. Develop a street tree program for the City that includes:

- A plan for specific trees to be planted in different areas of the City.**
- A tree maintenance program.**
- The use of an arborist when necessary.**

CC.4. Develop a list of quality-of-life indicators.

CC.5. Establish incentives to private owners for preservation, restoration, redevelopment and use of significant historic buildings and sites.

- Consider public improvements for historic districts to help encourage preservation.**

Ongoing

CC.6. Measure public opinion of the quality of life indicators periodically.

CC.7. Consider design principles for new structures that respect the scale, massing and design of existing adjacent buildings and the neighborhood context, when the neighborhood plans are updated.

CC.8. Incorporate historic preservation into neighborhood plans as they are updated including:

- A list of each neighborhood's historic structures and sites.**
- Design principles for areas where historic structures are clustered.**