



**MEMORANDUM**

**Date:** April 20, 2010  
**To:** Central Houghton Advisory Group  
**From:** Angela Ruggeri, AICP, Senior Planner  
Dorian Collins, AICP, Senior Planner  
**Subject:** CENTRAL HOUGHTON ADVISORY GROUP –APRIL 27, MEETING  
COMMERCIAL LAND USE, File ZON09-00016

**I. MEETING AGENDA – APRIL 27, 2010**

The meeting of the Advisory Group on April 27<sup>th</sup> will focus on the topic of commercial land use within the Central Houghton neighborhood (see enclosed agenda). The meeting will begin at 7:00 in the Peter Kirk Room at City Hall. Please bring your notebooks.

This memo provides background information to help you prepare for the discussion on commercial land use, including an overview of the existing neighborhood plan text related to commercial use, and zoning provisions that govern development in the neighborhood’s commercial area.

**II. COMMERCIAL LAND USE BACKGROUND**

Please review the following goals and policies in the Comprehensive Plan prior to the meeting:

- ◆ City-wide Land Use Chapter (see [Land Use Chapter](#))
  - Goal LU-2: “Promote a compact land use pattern in Kirkland . . . ”
  - Goal LU-5: “Provide for a hierarchy of commercial development areas serving neighborhood, community and/or regional needs”.
  - Policy LU-5.2: “Maintain and strengthen existing commercial areas by focusing economic development within them and establishing development guidelines.”
  - Fig LU-2 on page VI-15 identifies the commercial area in Central Houghton as a Neighborhood Center, which is defined on page VI-14 of the Comprehensive Plan.
  - Policy LU-5.8: “Promote development within the Bridle Trails, Houghton and Juanita Neighborhood Centers that becomes part of the neighborhood in the way it looks and in the functions it serves.”
- ◆ Existing Central Houghton Neighborhood Plan in your notebook:
  - Page XV.B-6: Commercial land use is discussed under “Economic Activities”.
  - Figure CH-3: Houghton center area is identified as an “Activity Node”, as a “Minor Landmark” and as “Downtown Houghton”. A territorial view toward the west down NE 68<sup>th</sup> Street is identified.

- ◆ Results from visioning “dot exercise” where comments from the advisory group related to the vision for the neighborhood are ranked. Attachment 2 highlights those statements from the neighborhood related to commercial land use.

Please review also the provisions in the Kirkland Zoning Code for the BC (Business Commercial) zone. The Houghton shopping center and area directly east are zoned “BC”. Attachment 3 contains the regulations for this zone.

### **III. HOUGHTON CENTER PRESENTATION**

The meeting will begin with a presentation from Tom Markl with the Nelson Legacy Group. Mr. Markl is also the CEO of the Nelson Real Estate Management LLC which is responsible for the planning, development and operation of properties owned by the Nelson family. The Houghton Center is one of the properties he is responsible for, which has been owned by the Nelson family for many years. Since the Houghton Center is the main retail area located within the Central Houghton neighborhood, it will be helpful for the advisory group to have an understanding of the activities underway at the site, as well as how the future plans for the property may fit within the Comprehensive Plan vision for the area.

Mr. Markl will describe the current plans for the remodeled grocery store, improvements to the pedestrian areas in front of the store and the new broad stairway to be installed which will connect to the atrium level and lower west end of the Center. Mr. Markl will also describe the longer term vision the family has for the property. Attachment 4 contains additional information and photographs of the current redevelopment occurring at the site. Following Mr. Markl’s presentation, the advisory group will discuss commercial land use within the Central Houghton neighborhood.

The land use map for the neighborhood was distributed to group members in the first packet (and is also included as Attachment 5 to this memo). Areas planned for commercial use are limited to the properties east and west of 108<sup>th</sup> Avenue NE, south of NE 68<sup>th</sup> Street, and are shown in red on the land use map. This area lies within the larger commercial corridor that is bisected by both NE 68<sup>th</sup> Street and the neighborhood boundaries of Central Houghton and Everest.

### **IV. COMMERCIAL AREAS DISCUSSION**

#### Direction from Land Use Chapter of Comprehensive Plan

The City’s Comprehensive Plan provides goals and policies aimed at managing and shaping growth in ways that reflect community values. The Land Use Chapter of the plan provides general direction for growth and development city-wide, acknowledging the balance required in incorporating these values while accommodating necessary growth and achieving a complete community.

The goals and policies from the Land Use Chapter cited in Section II of this memo address the larger framework within which the policies for Central Houghton operate. For example, the Land Use Chapter attempts to “promote commercial land use patterns that support alternative transportation modes and locate housing in commercial areas where appropriate” (page VI-13), and describes a hierarchy of commercial development areas where varying uses and development intensities are promoted to best support the stated objectives (such as support for a multimodal transportation system, conservation of resources and efficient use of land to accommodate population and employment targets).

The Houghton commercial area (both north and south of NE 68<sup>th</sup> Street) is identified as a Neighborhood Center, defined as:

*"A Neighborhood Center is an area of commercial activity dispensing commodities primarily to the neighborhood. A supermarket may be a major tenant; other stores may include a drug store, variety, hardware, barber, beauty shop, laundry, dry cleaning, and other local retail enterprises. These centers provide facilities to serve the everyday needs of the neighborhood. Residential uses may be located on upper stories of commercial buildings in the center".*

The Houghton commercial area is also cited in Policy LU-5.8 (see Section II above). The text supporting this policy notes that these neighborhood commercial centers not only provide services to surrounding neighborhoods so residents can shop to close to home, but that they also may serve as a community focal point. The text states that these centers should *"provide goods and services needed by the local residents, enhance physical connections to the surrounding neighborhoods, foster good will and provide an opportunity for people to mingle and converse"*.

#### Existing Central Houghton Chapter of Comprehensive Plan

The Advisory Group's input on commercial land use will replace the existing text on this topic in the neighborhood plan. The existing neighborhood plan's Economic Activities section provided a vision for the Houghton shopping area which limited the area to its present boundaries. The text states:

*The Houghton shopping area is the primary retail commercial center for the neighborhood (see Figure CH-1). It contains several convenience stores along both sides of NE 68th Street as well as a bank and a state liquor store. Additional commitments of land for commercial use are not necessary. Most of the existing businesses in this shopping center serve primarily neighborhood needs (namely, supermarket and drug store). Future development or redevelopment of this commercial land should continue to meet these localized needs. Large office structures or new commercial facilities serving more than neighborhood needs should not be permitted in this area. The intensity of present community commercial zoning should be reduced to encourage continuation of the neighborhood-type business. No other economic activities should be permitted in the Central Houghton Neighborhood.*

The zoning regulations that govern development in the commercial area are included in Attachment 3. The area is zoned BC, or Community Business. This zone allows a wide range of uses, including retail, restaurant, office use, multifamily dwelling units, etc. While there is a maximum height limit of 30' listed for each use, there is a provision in the general regulations (first page) that allows structure height to be increased where development does not block designated local or territorial views or specific provisions of the Comprehensive Plan.

## Issues for Discussion

### ◆ *Vision*

- Results of the visioning exercise (Attachment 2) indicate that advisory group members would like to see "a common area for the community to gather, promoting joint activities between assets".

In order to encourage or require that private development include community or open space, additional development capacity, such as additional building height or density generally must be provided. What trade-offs would be acceptable to encourage public amenities in the shopping center?

**Does the advisory group support a policy that would support development incentives in exchange for amenities (space, facilities, etc.) for the community?**

### ◆ *Land Uses*

- Results of the visioning exercise also indicate that advisory group members support local-serving businesses, and that the commercial activities should remain in existing commercial areas.

**Does the advisory group support a policy related to the types of businesses that should be encouraged within the commercial area? Should a policy be included that would discourage expansion of the boundaries of the commercial area?**

- Existing text in the Land Use Chapter of the Comprehensive Plan defines neighborhood centers. The text notes that residential land uses are appropriate on upper stories of structures within these commercial areas.

**Does the advisory group support a policy related to the presence or siting of residential uses within the commercial area?**

### ◆ *Height and bulk*

- Existing text for the Houghton commercial area does not address building height. Zoning in place in the area provides an opportunity for increased structure height where the increase does not conflict with specific provisions of the Comprehensive Plan. Attachment 6 provides topographic information for the Houghton shopping center site, and indicates the presence of a grade change of approximately 30 feet from east to west across the site.

**Should the neighborhood plan provide direction for areas where additional structure height may be appropriate?**

## **V. DIRECTION FROM MEETING OF APRIL 13, 2010**

At the meeting on April 13<sup>th</sup>, advisory group members discussed residential land use. The meeting notes for that discussion have already been distributed. Based on the discussion at that time, direction for future policy development to represent the positions of the advisory group members can be summarized as follows:

- ◆ Support for maintaining the existing boundaries of areas designated for single family development.
- ◆ Likely support for the concept of small lot single-family provisions within Central Houghton.
- ◆ Support for maintaining planned densities in multifamily areas, with consideration of an approach to preserve existing affordable housing that remains at higher densities.
- ◆ Support for exploring the concept of Floor Area Ratios to regulate housing size and bulk in the Central Houghton neighborhood.

### **Attachments:**

1. April 27 Agenda
2. Results of "Dot" exercise with commercial topics highlighted
3. Zoning Regulations – BC Zone
4. Houghton Shopping Center – Development Information
5. Central Houghton Land Use Map
6. Houghton Shopping Center - Topography



**April 27, 2010  
7:00-9:00  
Peter Kirk Room  
Kirkland City Hall**

**Commercial Land Use**

- 7:00 p.m. Review of Agenda  
Review of meeting ground rules and approach for future meetings
- 7:15 p.m. Presentation by Tom Markl – Houghton Market  
Nelson Legacy Group
- 7:45 p.m. Discussion
- 8:45 p.m. Review of policy direction on residential land use from April 13<sup>th</sup> meeting
- 9:00 p.m. Meeting Adjourned

Next Meeting May 25<sup>th</sup> 6:30 p.m.: Topics: Transportation, BNSF multi-use trail, changes to 520



## Results of Visioning “Dot” Exercise February 23, 2010

### 10 dots

- **Neighborhood oriented businesses that are attractive, economically healthy and in already existing areas (footprint).**

### 9 dots

- Maintain inclusively diverse residential (economically, age, housing type) to promote a full range of lifestyles.

### 7 dots

- **We want retail resources in our neighborhood that provide opportunities for local neighborhood-friendly businesses and residents.**

### 6 dots

- **A common area for the community to gather at Houghton Center (like Crossroads) promoting joint activities between assets.**
- Continued integration & cooperation with institutions to ensure their use/development is parallel/similar to the rest of the neighborhood.

### 5 dots

- No high intensity development at South Kirkland Park & Ride without supporting services.
- Traffic on 108<sup>th</sup> has to be managed as a minor arterial.
- Trail as a backbone for safe non-motorized transportation and recreation.

### 4 dots

- A community which encourages an active lifestyle and is safe for walking and bicycling.
- A community which supports and values schools.
- Maintain and enhance current parks (native park stewardship) to continue to provide diversity (recreation types, ages using, etc.).

### 3 dots

- Maintain open spaces and increase public-owned sites for open use when opportunities become available.

2 dots

- Enhance and preserve lake and mountain views, the eco system (natural environment), and the tree canopy.
- Most of our public spaces are in natural and underdeveloped states.
- Policy should include community involvement – proactive planning/public involvement, integration with community.
- Attractive for pedestrians and bicyclists (non-motorized).
- Enhance and promote rail to trail and connect to neighborhood.

1 dot

- Preserve natural topography and environment (views, lake, streams).
- Reduce noise.
- Enhance and develop trails.
- We like what we have while carefully managing growth and density.
- Support a full range of life styles – family oriented.
- Maintain existing (majority low density) zoning that allows for a variety of income and age levels.

## Chapter 45 – COMMUNITY BUSINESS (BC) ZONES

### 45.05 User Guide.

The charts in KZC 45.10 contain the basic zoning regulations that apply in each of the BC zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

|   |   |
|---|---|
|  | <p><b>45.08 – GENERAL REGULATIONS</b></p> <p>The following regulations apply to all uses in this zone unless otherwise noted:</p>   |
|   | <p>1. Refer to Chapter 1 KZC to determine what other provisions of this Code may apply to the subject property.</p>   |
|   | <p>2. If any portion of a structure is adjoining a low density zone, then either:</p> <ul style="list-style-type: none"> <li>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.</li> </ul> <p>See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details.</p> |
|   | <p>3. The required front yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation (does not apply to Public Park uses).</p>   |
|   | <p>4. Except if adjoining a low density zone, structure height may be increased above 30 feet in height through a Process IIA, Chapter 150 KZC, if:</p> <ul style="list-style-type: none"> <li>a. It will not block local or territorial views designated in the Comprehensive Plan; and</li> <li>b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</li> </ul> <p>(Does not apply to Public Park uses).</p>                                    |
|   | <p>5. At least 75 percent of the total gross floor area located on the ground floor of all structures on the subject property must contain retail establishments, restaurants, taverns, hotels or motels, or offices. These uses shall be oriented to an adjacent arterial, a major pedestrian sidewalk, a through block pedestrian pathway or an internal pathway.</p>   |

[link to Section 45.10 table](#)

Section 45.10



USE ZONE CHART

| DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS |  |                             |                |                              |                  |      |              |   |                                 |                             |   |   |
|---|--|-----------------------------|----------------|------------------------------|------------------|------|--------------|---|---------------------------------|-----------------------------|---|---|
| Section 45.10   | USE<br>↓<br>REGULATIONS<br>→   | 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  | Vehicle Service Station  | Process I, Chapter 145 KZC. | 22,500 sq. ft. | 40'                          | 15' on each side | 15'  | 80%          | If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. | A                               | E                           | See KZC 105.25.                             | 1. May not be more than two vehicle service stations at any intersection.<br>2. Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.                        |
| .020  | A Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair. See Spec. Reg. 2. | None                        | None           | 20'                          | 0'               | 0'   |              |   |                                 |                             |   | 1. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in Chapter 105 KZC. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.<br>2. Vehicle and boat rental are allowed as part of this use.   |
| .030  | Restaurant or Tavern   |                             |                |                              |                  |      |              |   | B                               |                             | 1 per each 100 sq. ft. of gross floor area. | 1. For restaurants with drive-in or drive-through facilities:<br>a. One outdoor waste receptacle shall be provided for every eight parking stalls.<br>b. Access for drive-through facilities shall be approved by the Public Works Department. Drive-through facilities shall be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.<br>c. Landscape Category A shall apply. |
| .050  | A Retail Establishment providing storage services. see also spec. Reg. 1.                                      |                             |                |                              |                  |      |              |   | A                               |                             | See KZC 105.25.                             | 1. May include accessory living facilities for resident security manager.   |

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| DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS |   |                         |          |                              |      |          |              |   |                             |                                       |  |   |
|---|---|-------------------------|----------|------------------------------|------|----------|--------------|---|-----------------------------|---------------------------------------|--|---|
| Section 45.10   | USE<br>↓<br>REGULATIONS<br>↑  | 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     |              |   |                             |                                       |  |   |
| .060  | Any Retail Establishment other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services | None                    | None     | 20'                          | 0'   | 0'       | 80%          | If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. | B                           | E                                     | 1 per each 300 sq. ft. of gross floor area.  | <ol style="list-style-type: none"> <li>Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:                             <ol style="list-style-type: none"> <li>The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises.</li> <li>The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.</li> </ol> </li> <li>Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.</li> <li>A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if:                             <ol style="list-style-type: none"> <li>The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and</li> <li>It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded:</li> </ol> </li> </ol> |
| .070  | Office Use  |                         |          |                              |      |          |              |   | C                           | D                                     | If a medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area. | <ol style="list-style-type: none"> <li>The following regulations apply to veterinary offices only:                             <ol style="list-style-type: none"> <li>May only treat small animals on the subject property.</li> <li>Outside runs and other outside facilities for the animals are not permitted.</li> <li>Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.</li> </ol> </li> <li>Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:                             <ol style="list-style-type: none"> <li>The ancillary assembled or manufactured goods are subordinate to and dependent on this use.</li> <li>The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</li> </ol> </li> </ol>  |

Section 45.10



USE ZONE CHART

| DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS |   |                         |          |   |      |      |              |   |                                 |                             |  |  |
|---|---|-------------------------|----------|---|------|------|--------------|---|---------------------------------|-----------------------------|--|--|
| Section 45.10   | USE<br>↓<br>REGULATIONS<br>↑  | Required Review Process | Lot Size | MINIMUMS  |      |      | MAXIMUMS     |   | Landscape Category (See Ch. 95) | Sign Category (See Ch. 100) | Required Parking Spaces (See Ch. 105)  | Special Regulations (See also General Regulations)   |
|   |   |                         |          | REQUIRED YARDS (See Ch. 115)  |      |      | Lot Coverage | Height of Structure   |                                 |                             |  |  |
|   |   |                         |          | Front   | Side | Rear |              |   |                                 |                             |  |  |
| .080  | Hotel or Motel  | None                    | None     | 20'   | 0'   | 0'   | 80%          | If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. | B                               | E                           | 1 per each room. See also Spec. Reg. 2.  | 1. May include ancillary meeting and convention facilities.<br>2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.  |
| .090  | A Retail Establishment providing entertainment, recreational or cultural activities |                         |          |   |      |      |              |   |                                 |                             | 1 per every 4 fixed seats.   |  |
| .100  | Private Lodge or Club   |                         |          |   |      |      |              |   | C                               | B                           | 1 per each 300 sq. ft. of gross floor area.  |  |
| .110  | Stacked Dwelling Unit. See Special Regulation 1.                                    |                         |          | Same as the regulations for the ground floor use. See Spec. Reg. 1. |      |      |              |   |                                 | A                           | 1.7 per unit.  | 1. This use, with the exception of a lobby, may not be located on the ground floor of a structure.<br>2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. |
| .120  | Church  |                         |          | 20'   | 0'   | 0'   | 80%          | If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. | C                               | B                           | 1 for every four people based on maximum occupancy load of any area of worship. See also Special Reg. 2. | 1. May include accessory living facilities for staff persons.<br>2. No parking is required for day-care or school ancillary to this use.   |

Section 45.10

Zone  
BC

USE ZONE CHART

| DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS |                              |                         |          |                              |      |          |              |   |                             |                                       |  |   |
|---|------------------------------|-------------------------|----------|------------------------------|------|----------|--------------|---|-----------------------------|---------------------------------------|--|---|
| Section 45.10   | USE<br>↓<br>REGULATIONS<br>↑ | 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  | School or Day-Care Center    | None                    | None     | 20'                          | 0'   | 0'       | 80%          | If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. | D                           | B                                     | See KZC 105.25.                                    | <ol style="list-style-type: none"> <li>1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas.</li> <li>2. Hours of operation may be limited to reduce impacts on nearby residential uses.</li> <li>3. Structured play areas must be setback from all property lines as follows:                             <ol style="list-style-type: none"> <li>a. 20 feet if this use can accommodate 50 or more students or children.</li> <li>b. 10 feet if this use can accommodate 13 to 49 students or children.</li> </ol> </li> <li>4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses.</li> <li>5. May include accessory living facilities for staff persons.</li> <li>6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.</li> <li>7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</li> </ol> |
| .140  | Mini-School or Mini-Day-Care |                         |          |                              |      |          |              |   |                             |                                       |  | <ol style="list-style-type: none"> <li>1. A six-foot-high fence is required along the property lines adjacent to the outside play areas.</li> <li>2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li> <li>3. Structured play areas must be setback from all property lines by five feet.</li> <li>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.</li> <li>5. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.</li> <li>6. May include accessory living facilities for staff persons.</li> <li>7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</li> </ol>   |

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|---|---|---|----------|---|------|----------|--------------|---|---|--|--|--|
| Section 45.10   | USE<br>↓<br>REGULATIONS<br>↑              | 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     |              |   |   |  |  |  |
| .150  | Assisted Living Facility                  | None  | None     | Same as the regulations for the ground floor use. See Spec. Reg. 4. |      |          |              |   | A                                       | 1.7 per independent unit.<br>1 per assisted living unit. | 1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.<br>2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.<br>3. This use may not be located on the ground floor of a structure.<br>4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. |  |
| .160  | Convalescent Center or Nursing Home       | None  | None     | 20'   | 0'   | 0'       | 80%          | If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. | C<br><br>A<br><br>C<br>See Spec. Reg. 1 | B  | 1 for each bed.  | 1. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.<br>1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. |
| .170  | Public Utility                            |   |          |   |      |          |              |   |   |  | See KZC 105.25.  |  |
| .180  | Government Facility<br>Community Facility |   |          |   |      |          |              |   |   |  |  |  |
| .190  | Public Park                               | Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process. |          |   |      |          |              |   |   |  |  |  |

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| Section 45.10 |             | 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 |                                 |                             |                                       |  |
| Front         | Side        | Rear  |          |                              |  |          |              |                                 |                             |                                       |  |
| .190          | Public Park | Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process. |          |                              |  |          |              |                                 |                             |                                       |  |



# Growing with the Houghton Community Since the Early 1960's



## Houghton Shopping Center



Houghton Center has been a part of the Houghton community for over four decades. As a committed member of the community, Nelson Legacy Group is pleased to announce that a new look is coming to Houghton Center. The entire Center will receive an updated appearance including new storefronts, new metal canopies and awnings, and an updated facade. In addition, the front of the atrium will be opened to the parking lot by leveling the sidewalk in front of the market and installing a broad stairway, which will connect to the atrium level and the lower west end of the Center. The roof will be removed from the atrium creating a brighter, open, more inviting plaza area.

A new Metropolitan Market store will occupy two levels of the shopping center. It will replace the Houghton Market and the store area directly below the market.

The Nelson Legacy Group and their architect, The Driftmier Architects, P.S., submitted drawings in early July to the City of Kirkland to obtain a building permit for the planned remodel. Construction will begin in mid- September. The exterior work will continue through the winter and be completed by late March, 2010. Construction of the interior of Metropolitan Markets will begin in October and be ready for a Grand Opening in the spring of 2010. The remaining tenants will continue to be open throughout construction.

The Nelson Legacy Group looks forward to Houghton Center growing with the community for many years to come.



- **Total Square Footage of Houghton Center:** 55,370 SF
- **Remaining Tenants:** U Frame It, Houghton Dry Cleaners, WA State Liquor Store, Curves for Women, Tracy Nails, Bartell Drugs, Academic Link, Quiznos and Manon Engineering, Inc.
- **New Tenant:** Metropolitan Markets
- **Construction Start Date:** September 2009

 The Driftmier Architects, P.S.

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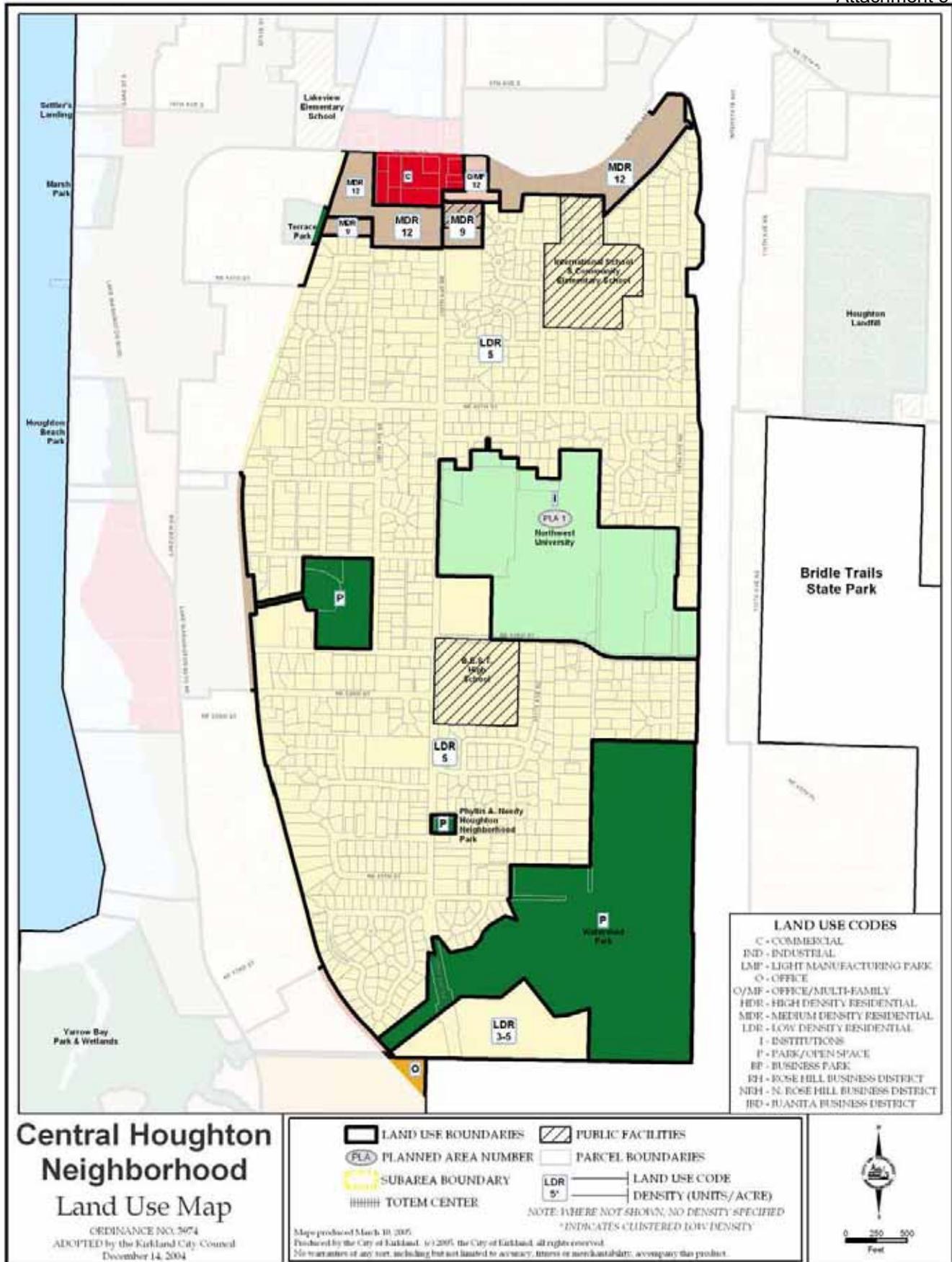


Figure CH-1: Central Houghton Land Use





