



CITY OF KIRKLAND
Planning and Community Development Department
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www.kirklandwa.gov

MEMORANDUM

To: Design Review Board
From: Angela Ruggeri, Senior Planner
Date: March 9, 2015
File No.: DRV14-02047
Subject: POTALA VILLAGE
CONCEPTUAL DESIGN CONFERENCE

I. MEETING GOALS

At the March 16, 2015 Design Review Board (DRB) meeting, the DRB should review the concept design for the Potala Village project. At the meeting, the DRB should determine:

- A. How the design guidelines affect or pertain to the proposed development.
- B. Determine which guidelines apply to the proposed development.
- C. Determine what other application materials are needed for the Design Response Conference.

II. BACKGROUND

The subject property is located at 1006 Lake Street South, which is currently a vacant lot (see Attachment 1, Page 3). The applicant is proposing to construct a new mixed-use project that would consist of approximately 5,228 square feet of ground floor retail space and approximately 59 market rate residential units. Structured parking is proposed. The applicant has provided general project and program information; including three building massing options which can be found in Attachment 1. **The applicant's preferred building massing option is Massing Scheme 3 (see Attachment 1, pages 14 - 17).**

The site is a corner property with street frontage along Lake Street South to the west and 10th Avenue South to the north. Lake Street South is a designated *Pedestrian-Oriented Street*. The site slopes generally from the northeast (approx. elevation 54') down to the west (approx. elevation 32') over a distance of about 200'. The steepest portion of the property is at the northeast corner.

The following list summarizes the zoning designations, existing uses, and allowed heights of properties adjacent to the subject property (see Attachment 2):

- North:* **RM 3.6:** 4-plex & apartments. Maximum height is 30' above Average Building Elevation (ABE)/25' above ABE on the east side where adjoining a single family zone.
- East:* **RM 3.6:** Park Bay Condos and a single family home. Maximum height is 30' above ABE.
- South:* **RM 3.6:** Pleasant Bay Condos. Maximum height is 30' above ABE.

West. **WD 1: Settler's Landing Park, Waterford East Condos and single family homes. Maximum height for single family homes is 30' above ABE. Maximum height for multifamily is 30' above ABE, but may be increased to 35' above ABE if certain criteria are met.**

Additional photographs prepared by the applicant that show the surrounding properties are contained in Attachment 1, pages 5-7).

A portion of the site falls within the shoreline jurisdiction. The applicant has already received a Shoreline Development Permit for this project.

III. KEY ZONING REGULATIONS

Zoning regulations for uses in the BN are found in the use-zone chart (see Attachment 1, pages 18-25). A project was previously designed and reviewed under the prior zoning which allowed for additional units on the site and had various other differences from current zoning. A Supplemental Environmental Impact Statement (SEIS) was completed in July of 2012 that reviewed the previous project.

For this application, the first two massing options presented by the applicant relate to the SEIS alternatives for the previous project. The third (applicant preferred) option is designed with the new zoning in mind.

The following regulations are important to point out as they form the basis of any new development on the site.

- A. Permitted Uses: Permitted uses in this zone include, but are not limited to retail, restaurants, office, and stacked dwelling units.

Zoning Code General Regulation 4 for the BN zone also states:

The following commercial frontage requirements shall apply to all development that includes dwelling units or assisted living uses:

- a. The street level floor of all buildings shall be limited to one or more of the following uses: Retail; Restaurant or Tavern; Entertainment, Cultural and/or Recreational Facility; or Office. These uses shall be oriented toward fronting arterial and collector streets and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street).

The Design Review Board (or Planning Director if not subject to D.R.) may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest. The Design Review Board (or Planning Director if not subject to D.R.) may modify the frontage requirement where the property abuts residential zones in order to create a more effective transition between uses.

- b. The commercial floor shall be a minimum of 13 feet in height. In the BN zone, the height of the structure may exceed the maximum height of structure by three feet for a three-story building with the required 13-foot commercial floor.
- c. Other uses allowed in this zone and parking shall not be located on the street level floor unless an intervening commercial frontage is provided between the street and those other uses or parking subject to the standards above. Lobbies for residential or assisted living uses may be allowed within the commercial frontage

provided they do not exceed 20 percent of the building's linear commercial frontage along the street.

Staff Comment: The applicant is proposing ground floor retail along Lake Street South and along a portion of 10th Avenue South.

Vehicular access to the parking garage is proposed on 10th Street South for Preferred Option 3. Vehicular access to the parking garage is proposed on Lake Street South for Options 1 and 2. The parking for the project is proposed within the structure and is not visible from Lake Street South (see Attachment 1 for three proposals). Retail parking is proposed at the ground level behind the Lake Street South retail frontage. The proposal is consistent with the permitted uses for the BN zone.

- B. Setbacks: There is no required setback from the front property line. Side and rear yards are a minimum of 10 feet.

Staff Comment: All three options meet required yards dimensions.

- C. Height: BN zoning allows a maximum height of **30' above ABE**. As noted above, the the following portion of General Regulation 4 also applies.

b. The commercial floor shall be a minimum of 13 feet in height. In the BN zone, the height of the structure may exceed the maximum height of structure by three feet for a three-story building with the required 13-foot commercial floor.

Staff Comment: Pursuant to General Regulation 4 of the BN zone, the maximum structure height is 33' under the conditions noted. The DRB has received numerous emails from a citizen who is challenging the 3' allowance given in the Zoning Code. Staff is researching the concerns raised in these emails and will advise the applicant and DRB if there are issues with the proposed height illustrated in Attachment 1.

- D. Lot Coverage: BN zoning regulations allow a maximum of 80% lot coverage.
- E. Parking: Retail and office uses must provide one parking space for each 300 square feet of gross floor area. Stacked dwelling units must provide a minimum of 1.7 parking stalls per unit and guest parking stalls in excess of required parking, up to .5 stalls per unit, may also be required.
- F. Landscaping. Based on the proposed uses on the subject property and the adjoining multi-family/single family development to the east, north and south, a 10'-wide landscape buffer is required along the east, north and south property lines planted pursuant to standards found in KZC Section 95.42.

Staff Comment: A landscape plan and Tree Retention Plan prepared by a certified arborist are required to be submitted with the Design Response Conference application.

Sidewalks. Lake Street South is a designated Pedestrian Oriented Street. **Therefore the sidewalk standards require a minimum 10' wide sidewalk along the** entire frontage of the subject property abutting Lake Street South. The project will be required to confirm with the Public Works Department required frontage improvements and the required improvements will be indicated on the Design Response application.

IV. PEDESTRIAN ORIENTED DESIGN GUIDELINES

In addition to the standard guidelines contained in the *Design Guidelines for Pedestrian-Oriented Business Districts*, the list in Attachment 3 summarizes some of the key

guidelines or regulations which apply specifically to the project or project area. The following is a list of key design issues and/or design techniques that should be addressed with this project.

- Pedestrian-friendly building fronts
- Pedestrian-oriented space and plazas
- Blank wall treatment
- Parking location and entrances
- Vertical and horizontal definition
- Architectural scale
- Horizontal modulation
- Human scale
- Building material, color, and detail

See adopted Design Guidelines for Pedestrian-Oriented Business Districts for complete text and explanations.

V. CONTEXT

The context or setting in which the proposed development will be located is important in determining the appropriate design regulations that would apply. The following are several questions that are geared towards identifying the physical environment around and on the subject property. These questions will help supplement the discussion on the key design guidelines appropriate for the proposed project.

A. How does the site relate to its surroundings?

The applicant and Design Review Board should discuss the physical and built environment on and around the subject property. Topics include height of neighboring structures, topography, and landscaping.

B. What are the opportunities and constraints of the site and vicinity given the following topics?

- Streetscape
- Urban Form
- Activities and Uses in the area
- Pedestrian Patterns and Environment
- Character of Adjacent Buildings
- Landscaping/Open Space

VI. DISCUSSION ISSUES

The role of the DRB at the Conceptual Design Conference is to help determine how the design guidelines found in the Pedestrian-Oriented Design Guidelines apply to the proposed development. The following sections and questions below are representative of the City's design guidelines. These questions are to be used as a tool to help identify how design guidelines would apply to the proposed project.

A. Scale

1. What are the key public views of the project?

2. Identify appropriate mitigation techniques for building massing of the proposed building. Possible techniques include vertical and horizontal modulation, corner treatment, and roof forms. The applicant has provided several massing schemes including a preferred Massing Scheme 3 for the DRB's review and comment (see Attachment 1).

B. Pedestrian Access

1. How do the proposed massing and location of structures relate or respond to the pedestrian environment?
2. What are opportunities for pedestrian oriented spaces at the street level (plazas, outdoor dining)?
3. What are the key pedestrian connections?
4. How would the project engage pedestrians?

C. Open Space and Landscaping

What are opportunities for landscaping and/or open space on the subject property?

VII. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE

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

VIII. ATTACHMENTS

1. Applicant's Proposal
2. Zoning/Topography Map
3. Design Guidelines – Special Considerations for Neighborhood Business Districts



dargey development kirkland potala village

(original submitted on) FEBRUARY 2, 2015
(revised copy submitted on) FEBRUARY 26, 2015

CONCEPTUAL DESIGN CONFERENCE
CITY OF KIRKLAND PROJECT # TBD



caron

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PROJECT OVERVIEW

PACKAGE CONTENTS

- PROJECT OVERVIEW / DEVELOPMENT OBJECTIVES
- URBAN CONTEXT & ANALYSIS
- SITE CONTEXT ANALYSIS
- OPTIONS COMPARISON
- OPTION 1 - EIS
- OPTION 2 - L SHAPE
- OPTION 3 - U SHAPE (PREFERRED)
- ZONING ANALYSIS
- SHADOW STUDY

PROJECT CONTACTS

- OWNER DARGEY DEVELOPMENT
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PROJECT INFORMATION

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- PARCEL # 9354900220
9354900240
0825059233

vision statement

Path Potala Village is a new, visionary concept of modern living that will support the development of Lake Washington waterfront in the City of Kirkland. The project serves as a community catalyst by creating an integrated pedestrian plaza with inviting design features along Lake Washington Boulevard. Path Potala Village will build a serene and vibrant environment for residents, neighbors and retailers alike.

project goals

The vision of the Potala Village project is to create community-centered, neighborhood retail with generous pedestrian plaza, while providing high-end quality housing. Located about half a mile south of downtown Kirkland, the site consists of approximately 54,509 square feet (1.21 acres). The project is bounded by Lake Street South to the West, and 10th Avenue South to the North, the site slopes up eastward from Lake Street (away from Lake Washington) up to 14 feet along the South boundary and 22 feet along the North boundary at the rear of the property. The terrain lends the project a unique opportunity to blend with the natural contour of the land and to minimize visual impacts to the existing neighboring residential developments.

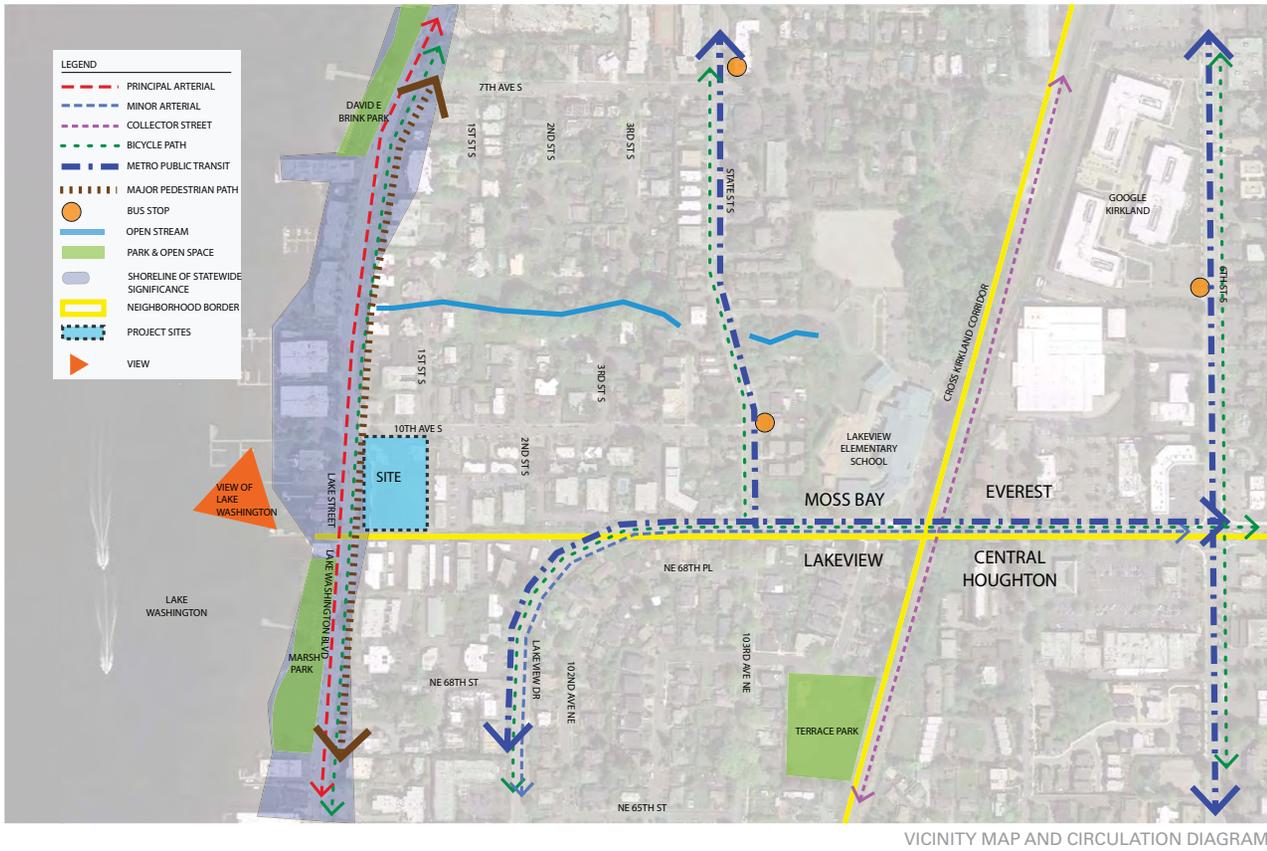
The Preferred Option is a 3 story building above grade that will consist of a mixed use development containing approximately 5,228 square of retail use on the ground floor, and 59 residential units on the 2nd and 3rd floors. It will have adequate, at grade parking for both retail clients, residents, as well as their guests. The development would be contained in a single building with a total area of 112,062 gross square feet. The retail spaces will be located at both (the north and the south) front corners of the building, with a central plaza dividing the two. The parking will be accessed from 10th Ave S, meeting City of Kirkland Public Works' criteria. This central open plaza concept will be easily accessible for all visitors; and it may also provide outdoor functions for the retail tenants.

The Preferred Option will be setback approximately 25' from Lake Street's curb and 11' from west bound property line, to create a spacious street frontage for pedestrians. The Preferred Option will extend into the Shoreline Buffer, as it is permitted by concurrent and approved Shoreline Permit. This design option supports the open feel on Lake Street. The ground plane was conceived with a desire for openness and transparency, allowing a generous public view through the site. The modulation of the building creates a structure that will be physically and visually less massive in appearance. When the project is completed, the Potala Village development will become an attractive and welcoming place that will enhance the desired pedestrian-friendly retail nature that the Kirkland waterfront district calls for, and thus can be embraced by its neighbors and citizens as a positive addition.

development objectives

1. RETAIL USES:
 - Approx. 5,228 sf of Commercial Retail space, with Services and Parking access on street level
2. RESIDENTIAL USES:
 - Approx. 59 market rate residential units, (a mix of 1 Bedroom, 2 Bedroom, and 3 Bedrooms units)
 - Residential Lobby on street level
3. DEVELOPMENT GOALS
 - Indoor amenity space on street level
 - 31'-6" above average grade (33'-0" permitted), 59 residential units, 131 parking stalls (at-grade and above grade)
 - Parking will be utilized by residents, retailers and guests
4. CONSTRUCTION TYPE
 - One level of concrete podium (Type I) and two levels of wood frame construction (Type V)

urban context and analysis



VICINITY MAP AND CIRCULATION DIAGRAM

SITE DESCRIPTION AND OPPORTUNITIES

This site is located about half a mile south of downtown Kirkland. With Lake Washington to the west, this is an opportunity to integrate a mixed-use environment into the neighborhood, creating a pedestrian destination for Kirkland's beach front community.

The site is currently vacant. The south bound easement has matured landscaping installed by adjacent property owners, providing access to their on-grade parking lots. The immediate neighboring properties are RM (Multifamily Residential) and WD (Waterfront District).

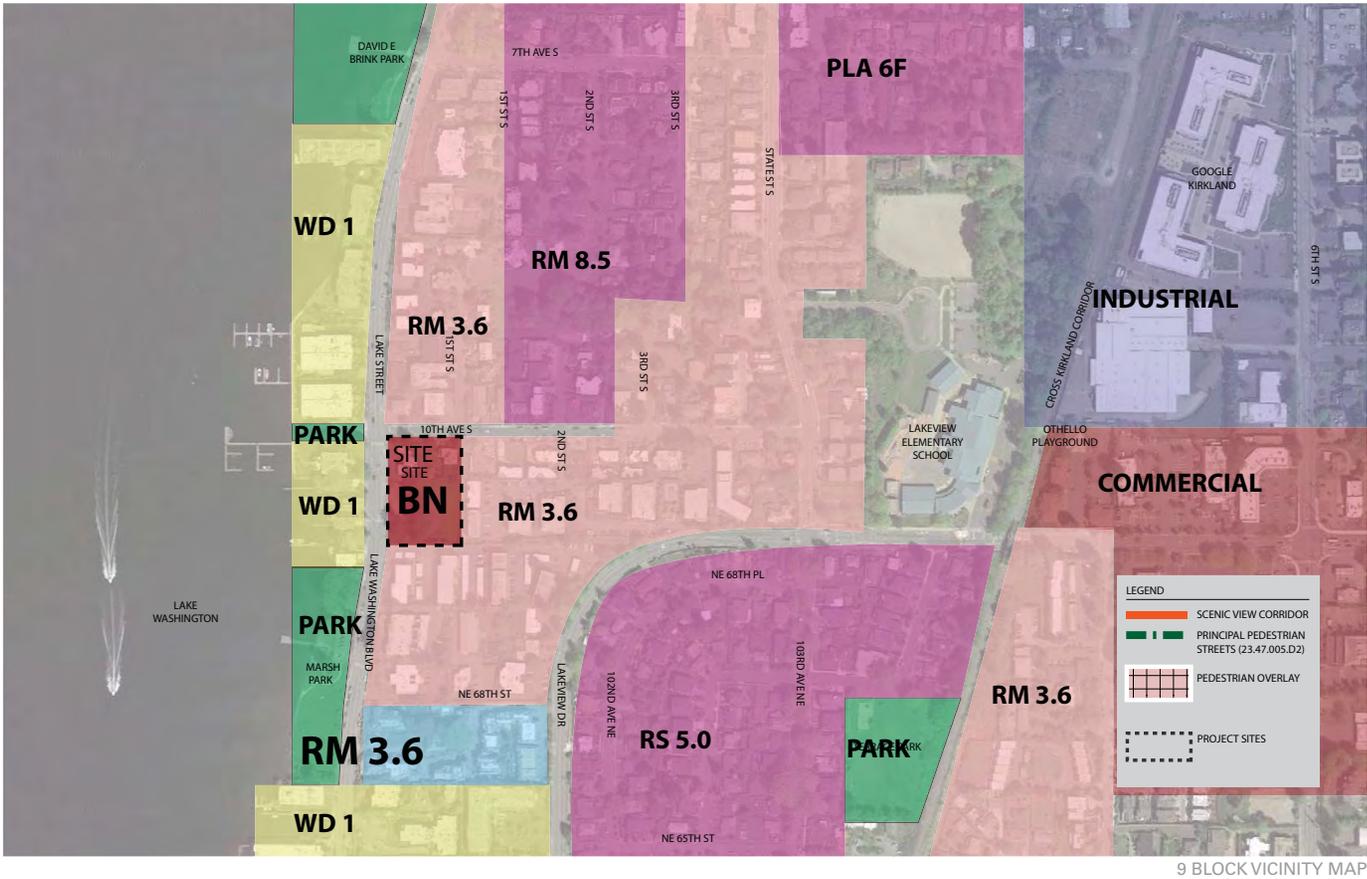
Lake Street South is a 'principal arterial' that becomes Lake Washington Boulevard at the site's southwest corner. It connects downtown Kirkland to Evergreen Point Bridge (520), providing Moss Bay community and adjacent communities immediate vehicular access, at the same time it has view of the Seattle Skyline across Lake Washington.

10th Ave South is a neighborhood street; it connects State St. South to Lake Street South/waterfront.

This Mixed Use Development will support the growth of the City of Kirkland and will serve as a buffer and transitional node for the quieter community east of Lake Washington, from the busy Lake Street South. The new retail development along with the vibrant and generous plazas on Lake Street will improve and support the existing pedestrian experience along Lake Washington.

SITE CONTEXT ANALYSIS

zoning overlay



zoning synopsis

TOTAL SITE AREA:	54,509 SF
ZONE:	Business Neighborhood ("BN")
ZONE AREA:	54,509 SF
PERMITTED USE:	Retail & Residential Uses
MAX. ALLOWABLE	
HEIGHT LIMIT:	30'-0" above ABE ("average base elevation"). Additional 3' permitted for 3-story building.
SETBACKS:	0'-0" Front; 10'-0" Side & Rear
LOT COVERAGE:	80%
LANDSCAPE:	Category B

neighborhood context photos



PHOTO KEY PLAN



SITE CONTEXT ANALYSIS

neighborhood context photos



PHOTO KEY PLAN

①



②



③



④



⑤



⑥



PHOTO KEY PLAN

MASSING OPTION COMPARISON

option 1: EIS

Option 1 is the result of maintaining the building boundary and height limits in the general range of the design parameters reviewed in Environmental Impact Statement (EIS). It is a 4 story building with one level of below grade parking.

PROS:

- Stepping down the massing
- Code compliant, code maximum allowed

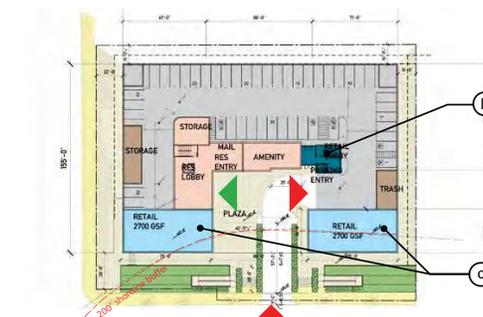
CONS:

- Maximum development
- Mid-block plaza too narrow
- Plaza is sloped down for retail access

- This option is code compliant

PROJECT GOALS:

- Provide upper-level setbacks
- Provide parking entry hidden from view/ Lake Street South
- Provide retail per new BN zoning (min. 13'-0" height with average depth 30'-0")



Ground Level Plan

Site Access

- ▶ parking entry
- ▶ residential entry

option 2 : L shape

By creating an L shape, option 2 provides an upper level view deck for the residents. This option follows the building boundary on the ground level and height limits in the general range of the design parameters reviewed in Environmental Impact Statement (EIS). It is a 4-story building with one level of below grade parking.

PROS:

- Code compliant, code maximum allowed.
- Stepping down the massing at Southwest corner, create openness

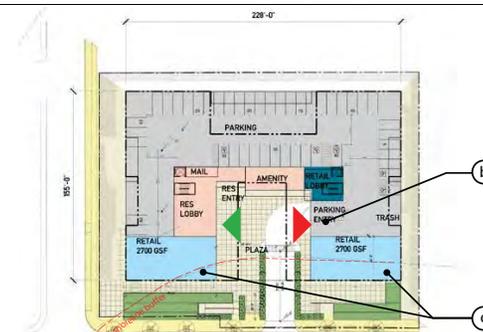
CONS:

- Maximum height allowed.
- More open space provided
- Mid-block plaza is too narrow
- Plaza is sloped down for access to retail

- This option is code compliant
- Departures: None

PROJECT GOALS:

- Provide upper level setbacks.
- Provide Parking Entry hidden from view/ Lake Street South.
- Provide retail per new BN zoning (min. 13'-0" height with average depth 30'-0")
- Provide Viewing Deck for Residents.



Ground Level Plan

Site Access

- ▶ parking entry
- ▶ residential entry

option 3 : (preferred) U shape

This option takes advantage of the site slope by nesting the building into the hill side. Additionally this option respects the existing Shoreline Permit prescription while providing a larger at grade plaza. The overall footprint lays within the general range of the design parameters reviewed in Environmental Impact Statement (EIS). The site density is maximized with minimal footprint and the project scope is reduced, with 3 stories above grade.

PROS:

- One building story less
- Mid-block plaza is largest
- Larger view access across site
- Smaller building footprint and massing
- Plaza is flat, not sloped toward retail

CONS:

- Asymmetrical retail spaces

- This option is code compliant
- Departures: None

PROJECT GOALS:

- Provide a larger public plaza
- Provide Parking Entry hidden from view/ Lake Street South - new parking entry is located off 10th Ave S
- Provide retail per new BN zoning, with 19'-0" high storefronts and average depth 30'-0"
- Improve pedestrian experience with easy and visible plaza access

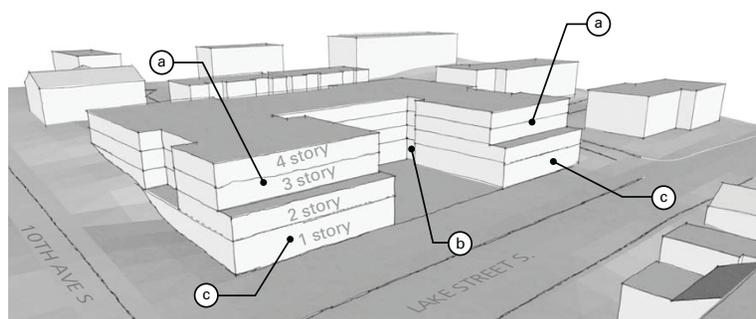


Ground Level Plan

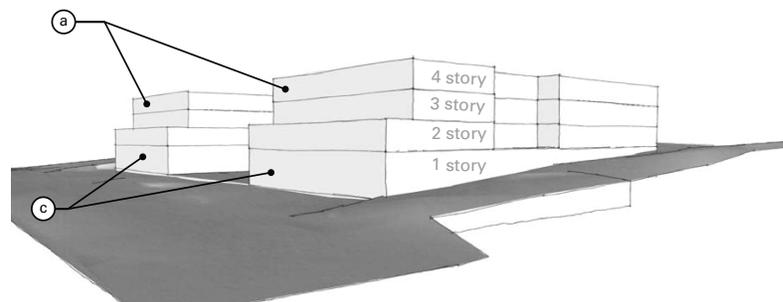
Site Access

- ▶ parking entry
- ▶ residential entry

MASSING OPTION COMPARISON

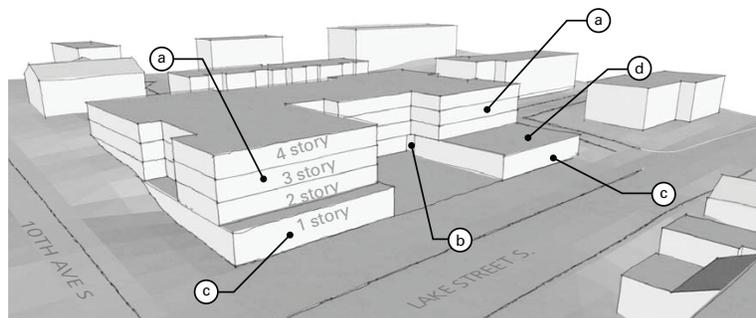


VIEW 1 - AERIAL LOOKING NORTHWEST

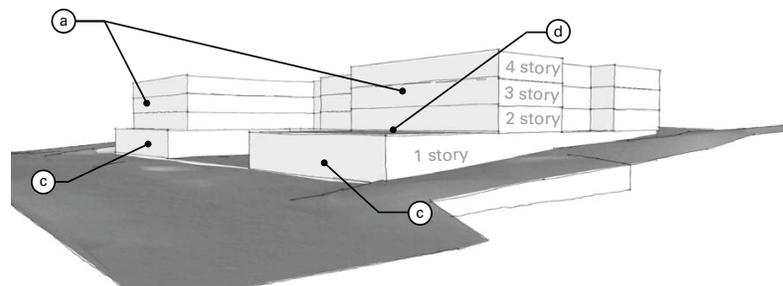


VIEW 2 - PERSPECTIVE LOOKING SOUTHWEST

OPTION 1

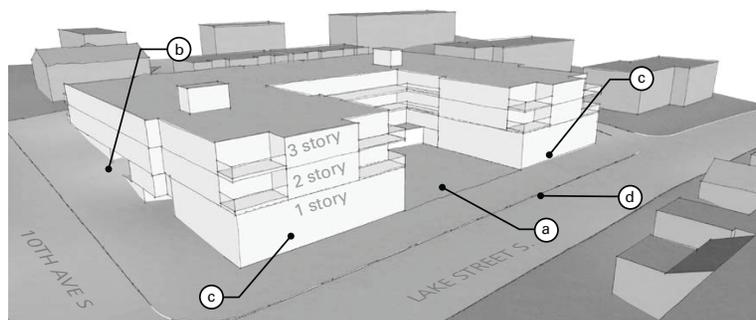


VIEW 1 - AERIAL LOOKING NORTHWEST

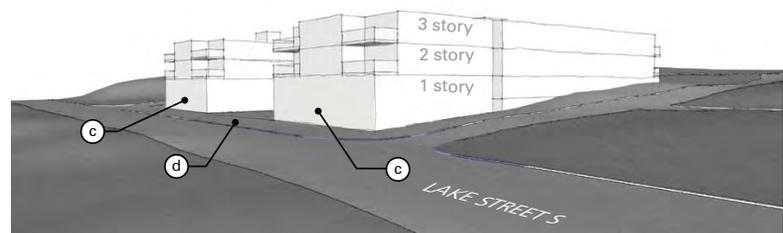


VIEW 2 - PERSPECTIVE LOOKING SOUTHWEST

OPTION 2



VIEW 1 - AERIAL LOOKING NORTHWEST



VIEW 2 - PERSPECTIVE LOOKING SOUTHWEST

OPTION 3 (PREFERRED)

MASSING OPTIONS

option 1: EIS

Option 1 is the result of maintaining the building boundary and height limits in the general range of the design parameters reviewed in Environmental Impact Statement (EIS). It is a 4 story building with one level of below grade parking.

- This option is code compliant
- Departures: None

PROJECT GOALS:

- Provide upper-level setbacks
- Provide parking entry hidden from view/Lake Street South
- Provide retail per new BN zoning (min. 13'-0" height with average depth 30'-0")

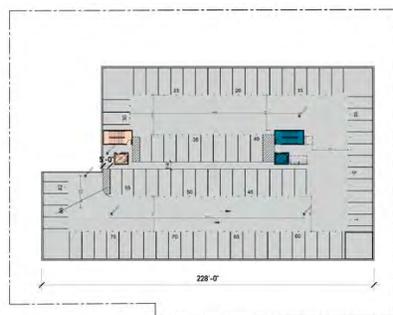
PROS:

- Stepping down the massing
- Code compliant, code maximum allowed

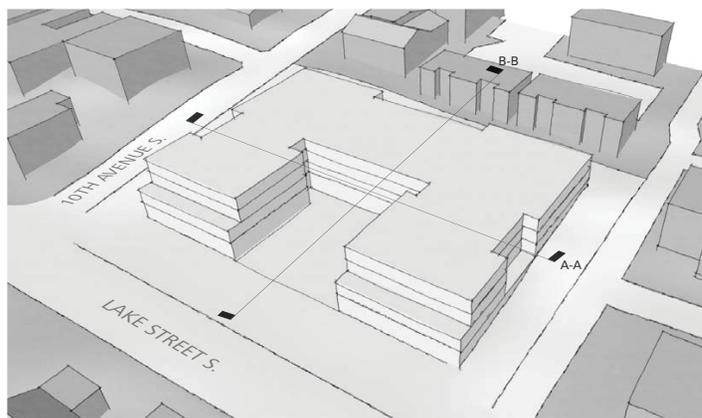
CONS:

- Maximum development
- Mid-block plaza too narrow
- Plaza is sloped down for retail access

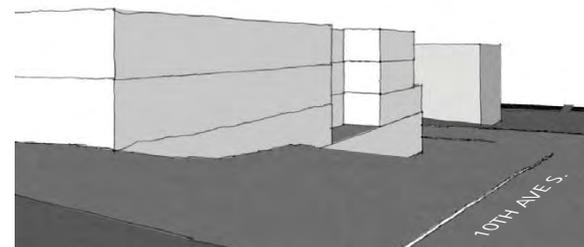
- Enclosed Parking
- Service
- Plaza
- Sidewalk
- Landscape
- Residential
- Residential Lobby
- Retail
- Retail Lobby
- Amenity



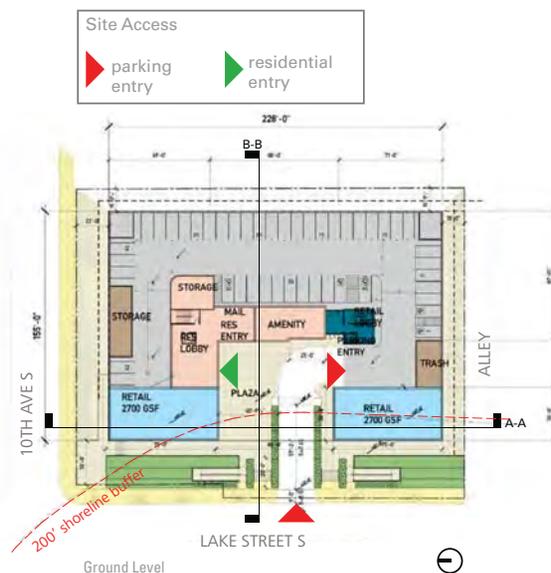
Parking Level



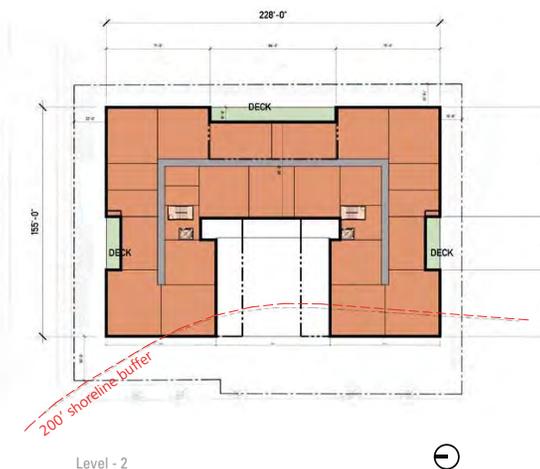
View 1 - Aerial View



View 2 - Looking South from 10th Ave S

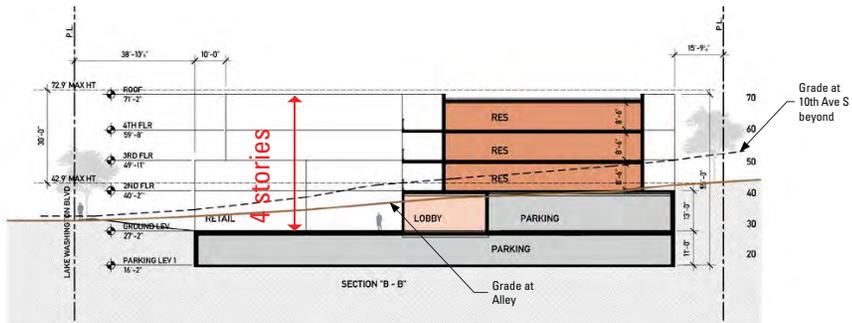


Ground Level

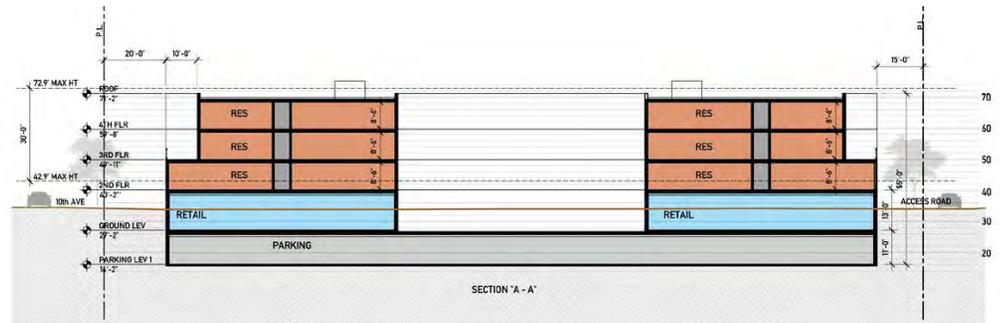


Level - 2

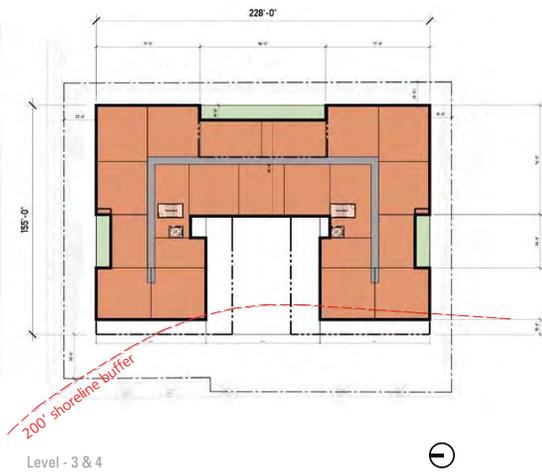
option 1: EIS



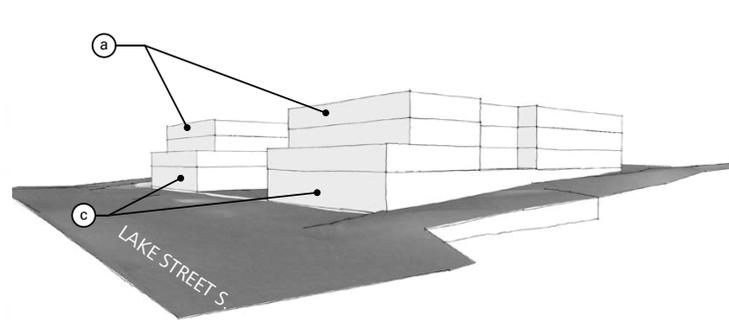
SECTION B-B: EAST-WEST



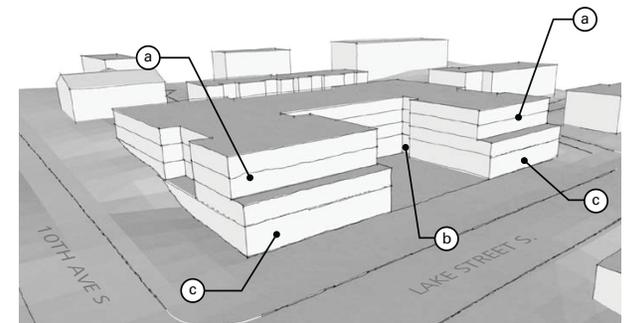
SECTION A-A: NORTH-SOUTH



Level - 3 & 4



View 3 - Looking North from Lake Street



View 4 - Aerial View looking Southeast

MASSING OPTIONS

option 2 : L shape

By creating an L shape, option 2 provides an upper level view deck for the residents. This option follows the building boundary on the ground level and height limits in the general range of the design parameters reviewed in Environmental Impact Statement (EIS). It is a 4-story building with one level of below grade parking.

- This option is code compliant
- Departures: None

PROJECT GOALS:

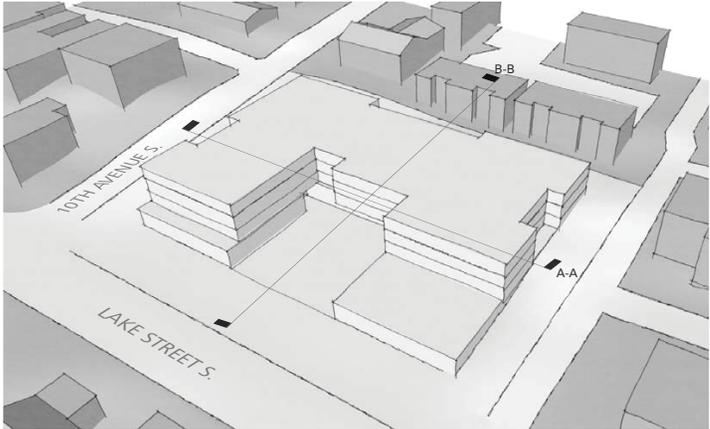
- Provide upper level setbacks.
- Provide Parking Entry hidden from view/Lake Street South.
- Provide retail per new BN zoning (min. 13'-0" height with average depth 30'-0")
- Provide Viewing Deck for Residents.

PROS:

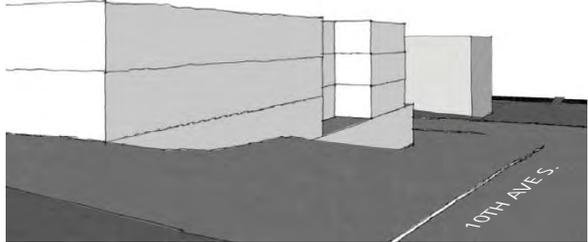
- Code compliant, code maximum allowed.
- Stepping down the massing at Southwest corner, create openness
- More open space for residents.

CONS:

- Maximum height allowed.
- Mid-block plaza is too narrow
- Plaza is sloped down for access to retail



View 1 - Aerial View

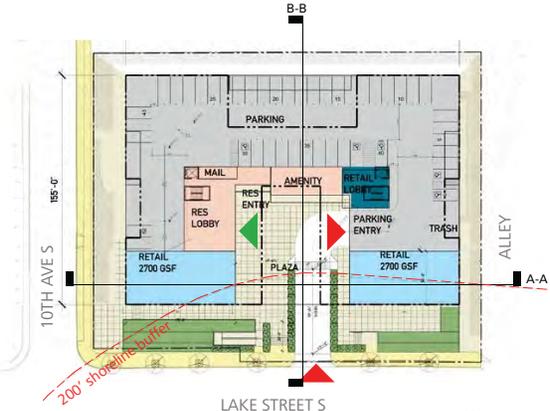


View 2 - Looking South from 10th Ave S

- Enclosed Parking
- Service
- Plaza
- Sidewalk
- Landscape
- Residential
- Residential Lobby
- Retail
- Retail Lobby
- Amenity



Parking Level

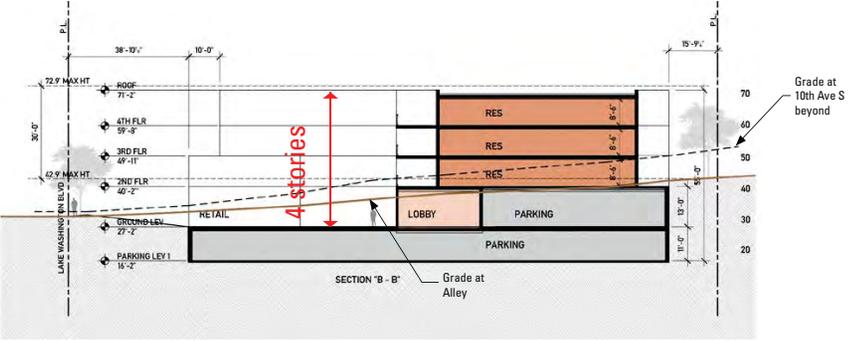


Ground Level

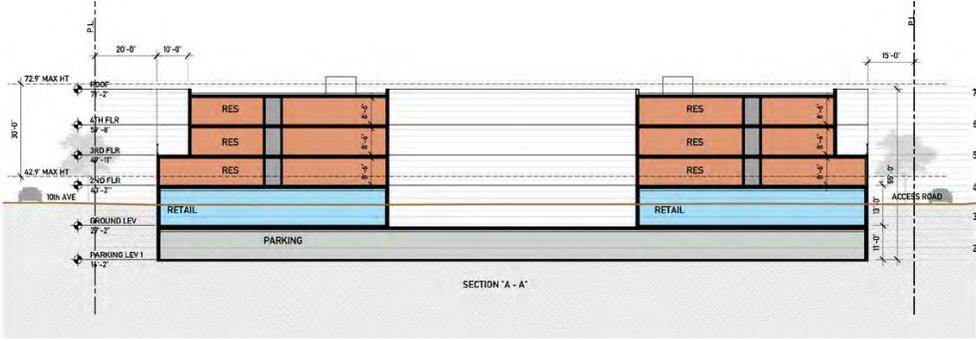


Level - 2

option 2 : L shape



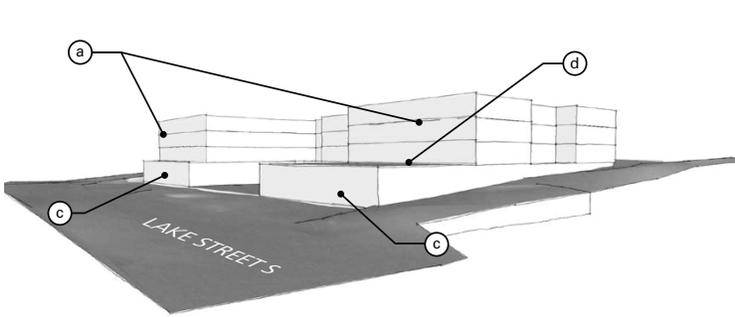
SECTION B-B: EAST-WEST



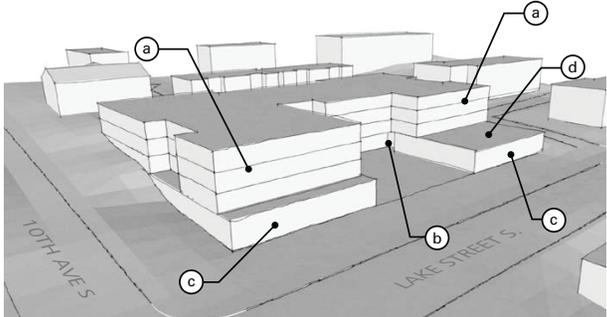
SECTION A-A: NORTH-SOUTH



Level - 3 & 4



View 3 - Looking North from Lake Street



View 4 - Aerial View looking Southeast

MASSING OPTIONS

option 3 : (preferred) U shape

This option takes advantage of the site slope by nesting the building into the hill side. Additionally this option respects the existing Shoreline Buffer while providing a larger at grade plaza. The overall footprint lays within the general range of the design parameters reviewed in Environmental Impact Statement (EIS). The site density is maximized with minimal footprint and the project scope is reduced, with 3 stories above grade.

- This option is code compliant
- Departures: None

PROJECT GOALS:

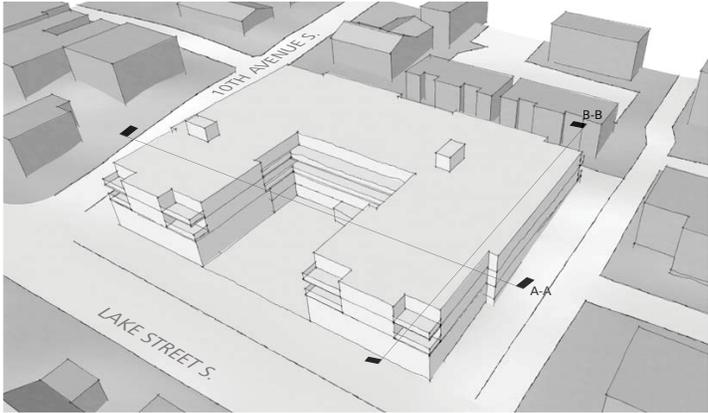
- Provide a larger public plaza
- Provide Parking Entry hidden from view/Lake Street South - new parking entry is located off 10th Ave S
- Provide retail per new BN zoning, with 19'-0" high storefronts and average depth 30'-0"
- Improve pedestrian experience with easy and visible plaza access

PROS:

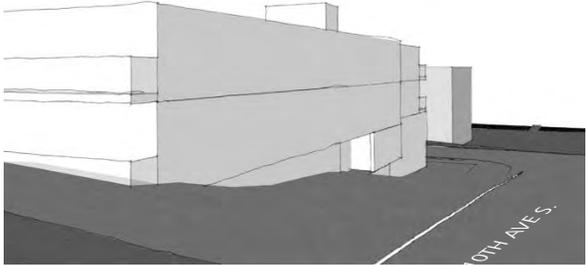
- One building story less
- Mid-block plaza is largest
- Larger view access across site
- Smaller building footprint and massing
- Plaza is flat, not sloped toward retail
- Parking Access not on Lake Street South

CONS:

- Asymmetrical retail spaces



View 1 - Aerial View



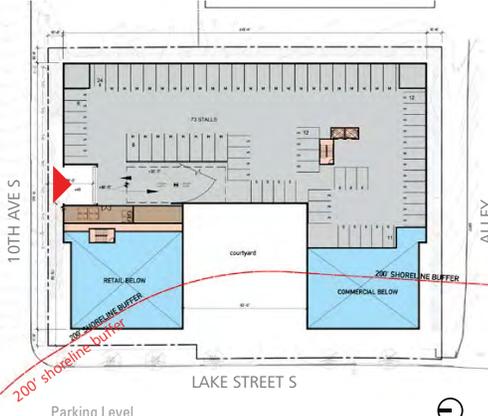
View 2 - Looking South from 10th Ave S



- Enclosed Parking
- Service
- Plaza
- Sidewalk
- Landscape
- Residential
- Residential Lobby
- Retail
- Retail Lobby
- Amenity



Level 1

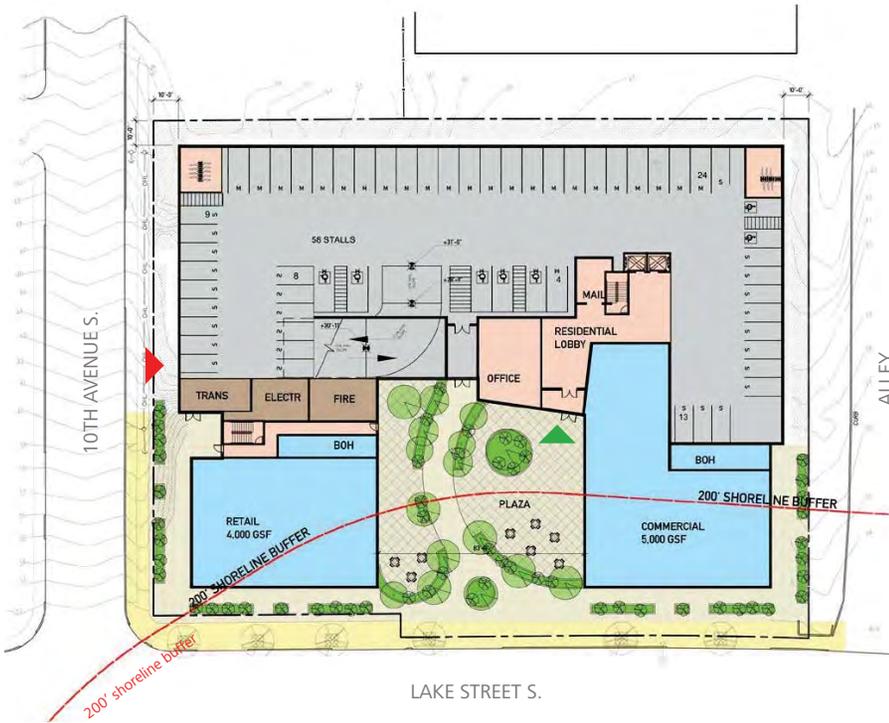


Parking Level

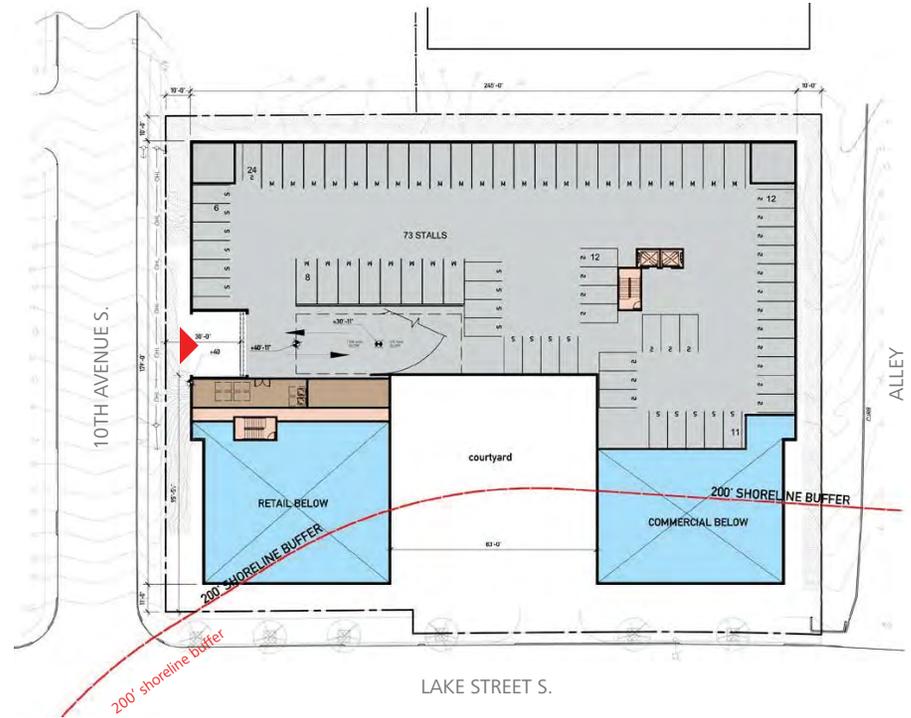
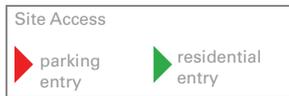


Level 2

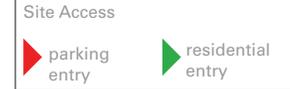
PREFERRED OPTION FLOOR PLANS



LEVEL 1 PLAN



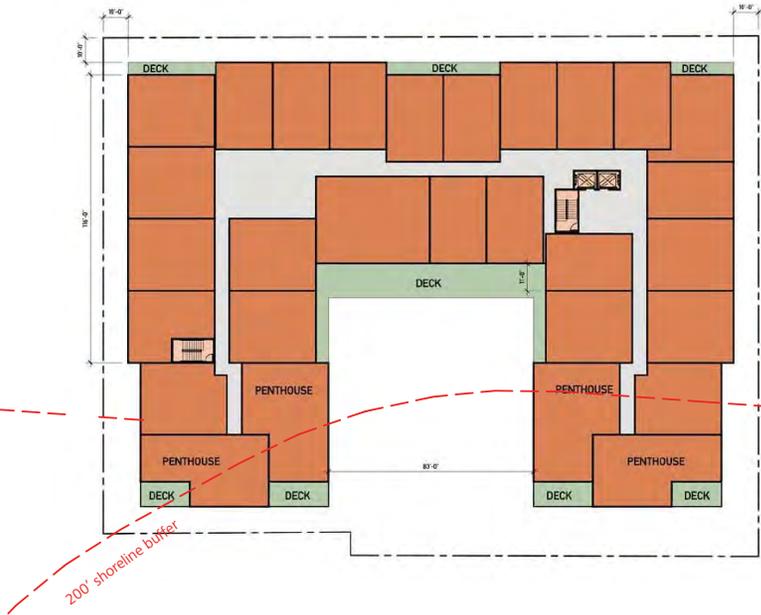
PARKING LEVEL PLAN



PREFERRED OPTION FLOOR PLANS



LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN



- Enclosed Parking
- Service
- Plaza
- Sidewalk
- Landscape
- Residential
- Residential Lobby
- Retail
- Retail Lobby
- Amenity

10/17/2014

Kirkland Codes and Laws

CHAPTER 40 – NEIGHBORHOOD BUSINESS (BN) AND NEIGHBORHOOD BUSINESS A (BNA) ZONES

40.05 User Guide.

The charts in KZC [40.10](#) contain the basic zoning regulations that apply in each of the BN and BNA 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.

Section 40.08

Zone
BN, BNA

Section 40.08 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter KZC to determine what other provisions of this code may apply to the subject property.
2. For structures located within 30 feet of a parcel in a low density zone (or a low density use in PLA 17), KZC [115.136](#) establishes additional limitations on structure size.
3. Some development standards or design regulations may be modified as part of the design review process. See Chapters [92](#) and [142](#) KZC for requirements.
4. The following commercial frontage requirements shall apply to all development that includes dwelling units or assisted living uses:
 - a. The street level floor of all buildings shall be limited to one or more of the following uses: Retail; Restaurant or Tavern; Entertainment, Cultural and/or Recreational Facility; or Office. These uses shall be oriented toward fronting arterial and collector streets and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street).

The Design Review Board (or Planning Director if not subject to D.R.) may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest. The Design Review Board (or Planning Director if not subject to D.R.) may modify the frontage requirement where the property abuts residential zones in order to create a more effective transition between uses.
 - b. The commercial floor shall be a minimum of 13 feet in height. In the BN zone, the height of the structure may exceed the maximum height of structure by three feet for a three-story building with the required 13-foot commercial floor.
 - c. Other uses allowed in this zone and parking shall not be located on the street level floor unless an intervening commercial frontage is provided between the street and those other uses or parking subject to the standards above. Lobbies for residential or assisted living uses may be allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along the street.
5. May also be regulated under the Shoreline Master Program; refer to Chapter [83](#) KZC.
6. Surface parking areas shall not be located between the street and building unless no feasible alternative exists. Parking areas located to the side of the building are allowed; provided, that the parking area and vehicular access occupies less than 30 percent of the property frontage and design techniques adequately minimize the visibility of the parking.
7. Where Landscape Category B is specified, the width of the required landscape strip shall be 10 feet for properties within the Moss Bay neighborhood and 20 feet for properties within the South Rose Hill neighborhood. All other provisions of Chapter [95](#) KZC shall apply.
8. In the BNA zone, developments may elect to provide affordable housing units as defined in Chapter [5](#) KZC subject to the voluntary use provisions of Chapter [112](#) KZC.

[link to Section 40.10 table](#)

The Kirkland Zoning Code is current through Ordinance 4450, passed September 2, 2014.
Disclaimer: The City Clerk's Office has the official version of the Kirkland Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <http://www.kirklandwa.gov/> (<http://www.kirklandwa.gov/>)
City Telephone: (425) 887-3100
Code Publishing Company (<http://www.codepublishing.com/>)
eLibrary (<http://www.codepublishing.com/eLibrary.html>)

Section 40.10

Zone
BN, BNA

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 40.10	USE REGULATIONS	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Retail Establishment selling groceries and related items	D.R., Chapter 142 KZC	None	BN zone: 0'	10' on each side	10'	80%	If adjoining a low density zone other than RSX or RSA, then 25' above average building elevation. Otherwise, for BN zone, 30' above average building elevation and for BNA zone, 35' above average building elevation. See Gen. Reg. 4.b.	B See Gen. Reg. 7.	D	1 per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> The gross floor area for this use may not exceed 10,000 square feet. Exceptions: <ol style="list-style-type: none"> Retail establishments selling groceries and related items in the BNA zone are not subject to this limit. In the BN zone, the limit shall be 4,000 square feet. Uses with drive-in and drive-through facilities are prohibited in the BN zone. In the BNA zone, 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. A delicatessen, bakery, or other similar use may include, as part of this use, accessory seating if: <ol style="list-style-type: none"> The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of this use; and It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.
.020	Retail Establishment selling drugs, books, flowers, liquor, hardware supplies, garden supplies or works of art			BNA zone: 10'								
.030	Retail Variety or Department Store											
.040	Retail Establishment providing banking and related financial services											
.050	Retail Establishment providing laundry, dry cleaning, barber, beauty or shoe repair services											
.055	Entertainment, Cultural and/or Recreational Facility See Spec. Reg. 5.											
.060	Restaurant or Tavern	See KZC 105.25.	1 per each 100 sq. ft. of gross floor area.	<ol style="list-style-type: none"> Gross floor area for this use may not exceed 10,000 square feet, except in the BN zone the limit shall be 4,000 square feet. Uses with drive-in and drive-through facilities are prohibited in the BN zone. In the BNA zone, 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. Ancillary assembly and manufactured goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> 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. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. For restaurants with drive-in or drive-through facilities, one outdoor waste receptacle shall be provided for every eight parking stalls. Entertainment, cultural and/or recreational facilities are only allowed in BNA zone. 								

(Revised 4/14)

Kirkland Zoning Code
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Section 40.10



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 40.10	USE REGULATIONS	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.070	Private Lodge or Club	D.R., Chapter 142 KZC	None	BN zone: 20'	10' on each side	10'	80%	If adjoining a low density zone other than RSX or RSA, then 25' above average building elevation.	B See Gen. Reg. 7.	B	1 per each 300 sq. ft. of gross floor area.	
.080	Vehicle Service Station See Spec. Reg. 4.		22,500 sq. ft.	40'	15' on each side. See Spec. Reg. 3.	15'		Otherwise, for BN zone, 30' above average building elevation and for BNA zone, 35' above average building elevation. See Gen. Reg. 4.b.	A	D	See KZC 105.25.	<ol style="list-style-type: none"> Hours of operation may be limited to reduce impact on residential areas. May not be more than two vehicle service stations at any intersection. 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. This use not allowed in the BN zone.

(Revised 2/13)

Kirkland Zoning Code
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Section 40.10



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 40.10	USE REGULATIONS	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.090	Office Use See Spec. Reg. 4.	D.R., Chapter 142 KZC	None	BN zone: 0' BNA zone: 10'	10' on each side	10'	80%	If adjoining a low density zone other than RSX or RSA, then 25' above average building elevation. Otherwise, for BN zone, 30' above average building elevation and for BNA zone, 35' above average building elevation. See Gen. Reg. 4.b.	B See Gen. Reg. 7.	D	If a medical, dental or veterinary office, then one per each 200 sq. ft. of gross floor area. Otherwise one per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> The following regulations apply to veterinary offices only: <ol style="list-style-type: none"> May only treat small animals on the subject property. Outside runs and other outside facilities for the animals are not permitted. 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. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> The ancillary assembled or manufactured goods are subordinate to and dependent on this use. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses. 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. For properties located within the Moss Bay neighborhood, this use not allowed above the street level floor of any structure.

(Revised 2/13)

Kirkland Zoning Code
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Section 40.10



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 40.10	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.100	Attached or Stacked Dwelling Unit. See Spec. Regs. 1 and 4.	D.R., Chapter 142 KZC	None See Spec. Reg. 3.	Same as the regulations for the ground floor use.					A	1.7 per unit.	<ol style="list-style-type: none"> This use is only allowed on the street level floor subject to the provisions of General Regulation 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. The minimum amount of lot area per dwelling unit is as follows: <ol style="list-style-type: none"> In the BN zone, 900 square feet. In the BNA zone: <ol style="list-style-type: none"> North of NE 140th Street, 1,800 sq. ft. South of NE 124th Street, 2,400 sq. ft. In the BNA zone, the gross floor area of this use shall not exceed 50 percent of the total gross floor area on the subject property. 	
.110	Church		BN zone: 20' BNA zone: 10'	10' on each side	10'	80%	If adjoining a low density zone other than RSX or RSA, then 25' above average building elevation. Otherwise, for BN zone, 30' above average building elevation and for BNA zone, 35' above average building elevation. See Gen. Reg. 4.b.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See also Special Reg. 2.	<ol style="list-style-type: none"> May include accessory living facilities for staff persons. No parking is required for day-care or school ancillary to this use. 	

(Revised 9/13)

Kirkland Zoning Code
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Section 40.10

Zone
BN, BNA

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 40.10	USE REGULATIONS	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.120	School or Day-Care Center	D.R., Chapter 142 KZC	None	BN zone: 0' BNA zone: 10'	10' on each side	10'	80	If adjoining a low density zone other than RSX or RSA, then 25' above average building elevation. Otherwise, for BN zone, 30' above average building elevation and for BNA zone, 35' above average building elevation. See Spec. Reg. 6. See Gen. Reg. 4.b.	B See Gen. Reg. 7.	B	See KZC 105.25.	<ol style="list-style-type: none"> A six-foot-high fence is required only along the property lines adjacent to the outside play areas. Hours of operation may be limited to reduce impacts on nearby residential uses. 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. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. May include accessory living facilities for staff persons. For school use, structure height may be increased, up to 35 feet, if: <ol style="list-style-type: none"> The school can accommodate 200 or more students; and The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. The increased height will not result in a structure that is incompatible with surrounding uses or improvements. <i>This special regulation is not effective within the disapproval jurisdiction of the Houghton Community Council.</i>

(Revised 9/13)

Kirkland Zoning Code
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Section 40.10



USE ZONE CHART

Section 40.10		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					Height of Structure
USE	REGULATIONS		Front	Side	Rear							
.130	Mini-School or Mini-Day-Care	D.R., Chapter 142 KZC	None	BN zone: 0' BNA zone: 10'	10' on each side	10'	80%	If adjoining a low density zone other than RSX and RSA, then 25' average building elevation. Otherwise, for BN zone, 30' above average building elevation and for BNA zone, 35' above average building elevation. See Gen. Reg. 4.b.	B See Gen. Reg. 7.	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. 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. 4. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 5. May include accessory living facilities for staff persons.
.140	Assisted Living Facility See Spec. Regs. 3, 4 and 5.			Same as the regulations for the ground floor use.					A		1.7 per independent unit. 1 per assisted living unit.	<ol style="list-style-type: none"> 1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 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. 3. This use is only allowed on the street level floor subject to the provisions of General Regulation 4. 4. In the BNA zone, the gross floor area of this use shall not exceed 50 percent of the total gross floor area on the subject property. 5. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. 6. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.

(Revised 9/13)

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Section 40.10

Zone
BN, BNA

USE ZONE CHART

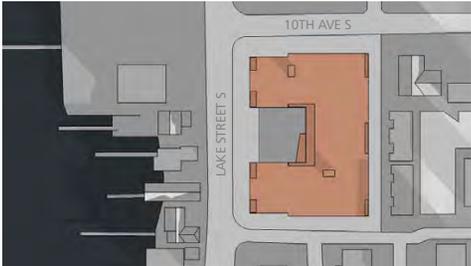
DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 40.10	USE ↓ REGULATIONS →	Required Review Process	Lot Size	MINIMUMS			Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)								
				Front	Side	Rear						
.150	Convalescent Center or Nursing Home	D.R., Chapter 142 KZC	None	BN zone: 20'	10' on each side	10'	80%	If adjoining a low density zone other than RSX or RSA, then 25' average building elevation.	B See Gen. Reg. 7.	B	1 for each bed.	
.160	Public Utility	Process IIA, Chapter 150 KZC		BNA zone: 10'	20' each side	20'		Otherwise, for BN zone, 30' above average building elevation and for BNA zone, 35' above average building elevation.	A		See KZC 105.25.	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. 2. One pedestal sign with a readerboard having electronic programming is allowed at a fire station only if: a. It is a pedestal sign (see Plate 12) having a maximum of 40 square feet of sign area per sign face; b. The electronic readerboard is no more than 50 percent of the sign area; c. Moving graphics and text or video are not part of the sign; d. The electronic readerboard does not change text and/or images at a rate less than one every seven seconds and shall be readily legible given the text size and the speed limit of the adjacent right-of-way; e. The electronic readerboard displays messages regarding public service announcements or City events only; f. The intensity of the display shall not produce glare that extends to adjacent properties and the signs shall be equipped with a device which automatically dims the intensity of the lights during hours of darkness; g. The electronic readerboard is turned off between 10:00 p.m. and 6:00 a.m. except during emergencies; h. It is located to have the least impact on surrounding residential properties. If it is determined that the electronic readerboard constitutes a traffic hazard for any reason, the Planning Director may impose additional conditions.
.170	Government Facility Community Facility	D.R., Chapter 142 KZC			10' on each side	10'		See Gen. Reg. 4.b.	C See Spec. Reg. 1			
.180	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

(Revised 9/13)

Kirkland Zoning Code
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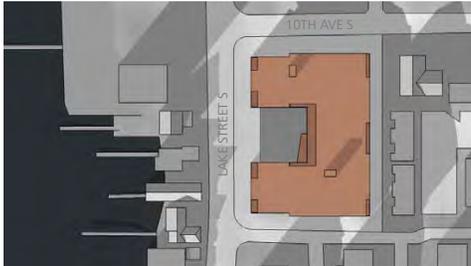
preferred option shadow studies



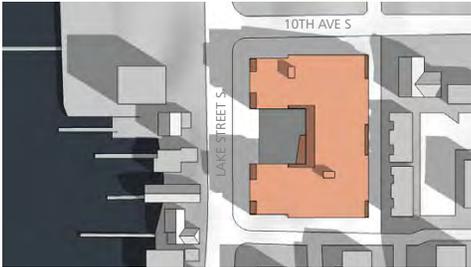
DEC 9AM



DEC NOON



DEC 3PM



MARCH 9AM



MARCH NOON



MARCH 3PM



JUNE 9AM



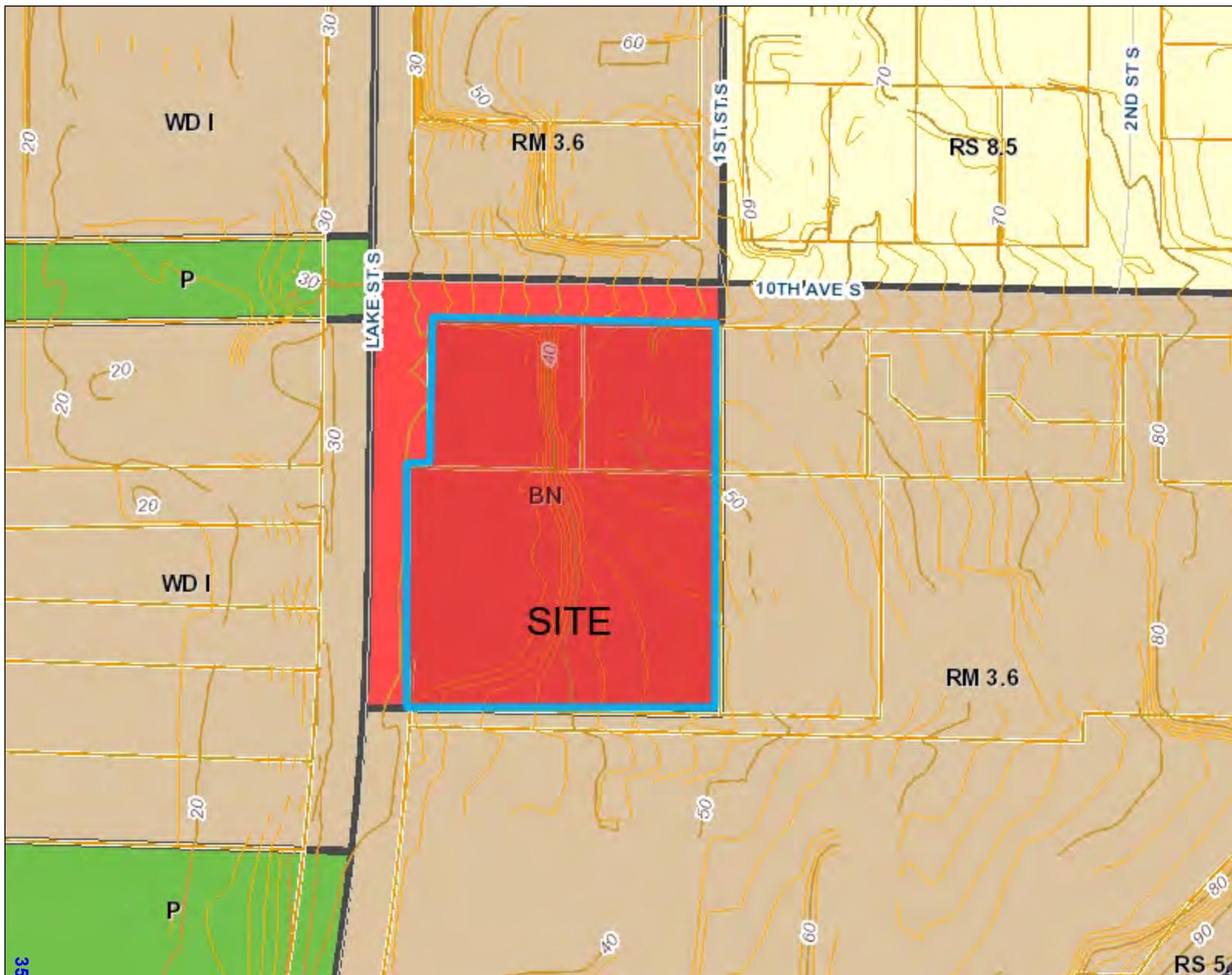
JUNE NOON



JUNE 3PM



Zoning



Legend

- Contours 10 Feet
- Contours 2 Feet
- Streets
- Parcels
- City Zoning**
- Commercial
- Industrial
- Transit Oriented Development
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space

1: 1,215



Notes

0.0 0 0.02 0.0 Miles

NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

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DESIGN GUIDELINES FOR PEDESTRIAN ORIENTED BUSINESS DISTRICTS

Purpose of the Design Guidelines for Neighborhood Business Districts

The Comprehensive Plan establishes a hierarchy of commercial districts, with regional goods and services at the upper end and neighborhoods goods and services at the lower end.

Kirkland's Neighborhood Business Districts (BN, BNA, and MSC2) are important in providing neighborhood goods and services. Given the more localized draw for residents to meet their everyday needs, an emphasis on convenient and attractive pedestrian connections and vehicular access is important.

In addition, because these districts are surrounded by the residential land uses they serve, the design character and context of new development is critical to ensure that it integrates into the neighborhood.

The design guidelines are intended to further the following design objectives that are stated in the Plan:

- Establish development standards that promote attractive commercial areas and reflect the distinctive role of each area.
- Encourage and develop places and events throughout the community where people can gather and interact.
- Moss Bay neighborhood: Ensure that building design is compatible with the neighborhood in size, scale, and character.

Building Modulation – “Pedestrian-Friendly” Building Fronts Special Consideration for Neighborhood Business Districts

Issue

To create a focal point for the community and engage pedestrians, buildings are encouraged to be oriented to pedestrian-oriented streets in these zones. However, commercial space that is above or below the grade of the sidewalk can compromise the desired pedestrian orientation.

Guideline

Commercial space should generally be at grade with the adjoining sidewalk. Where this is not feasible, the building should be setback from the sidewalk far enough to allow a comfortable grade transition with generous pedestrian-oriented open space.

Building Modulation – Vertical Special Consideration for Neighborhood Business Districts

Issue

Because these districts are typically integrated into residential areas, the design should reflect the scale of the neighborhood by avoiding long facades without visual relief.

Guideline

Facades over 120 feet in length should incorporate vertical definition including substantial modulation of the exterior wall carried through all floors above the ground floor combined with changes in color and material.

Building Modulation – Horizontal
Special Consideration for Neighborhood Business Districts

Issue

Where buildings are close to the street in these neighborhood areas, vertical building massing can negatively affect human scale at the street level. Upper story step backs provide a way to reduce building massing. An upper story building step back is the horizontal distance between a building façade and the building façade of the floor below.

Guideline

Above the ground floor, buildings should utilize upper story step backs to create receding building forms as building height increases. Rather than a rigid stair step approach, varied step back depths and heights should be used to create well-modulated facades and usable decks and balconies overlooking the street.