



CITY OF KIRKLAND
Planning and Building Department
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MEMORANDUM

To: Design Review Board
From: Scott Guter, Planner
Date: December 8, 2016
File No.: DRV16-02789
Subject: **EASTSIDE PREPARATORY SCHOOL EXPANSION – FINE ARTS BUILDING CONCEPTUAL DESIGN CONFERENCE**

I. MEETING GOALS

At the December 19, 2016 Design Review Board (DRB) meeting, the DRB should review the concept design for the Eastside Prep Fine Arts Building. At the meeting, the DRB should determine:

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

II. BACKGROUND INFORMATION

The subject property is located at 10607 & 10613 NE 38th Place and 10608 & 10610 NE 37th Court within the Linbrook Office Park (see Attachment 1). The Linbrook final PUD (file PF-81-6) and final subdivision (file SF-81-7) were approved by the City Council on May 4, 1981 to allow for 24 office buildings and a bank. This combination of zoning approvals allowed for the creation of a zero-lot line office park development with the parking and driving areas placed in a common area tract. In 2011, the subject property was included as part of a neighborhood plan update which resulted in the current Yarrow Bay Business Districts (YBD) zones. The new YBC zoning regulations now allows for zero-foot setbacks making the previous PUD obsolete for the Linbrook Office Park.

In 2006, Building 15-24 and their associated parcels were purchased by Eastside Preparatory School (see Attachment 2). In the years following, Eastside Prep has expanded within the existing buildings. On September 15, 2014, the DRB voted to approve a new 29,000 sq. ft. science building and gymnasium Lots 19-20. With the current proposal, the applicant proposing to demolish two existing two-story buildings occupying Lots 15-18 and construct a new 60' tall building. The new building would include a theatre, music room, classrooms, administrative offices, and below-grade parking.

The applicant has provided a program description and general project information which includes three building massing options (see Attachment 3). The applicant's preferred building massing option is shown as Alternative 3.

III. SITE

The Linbrook Office Park is in the YBD 3 zone and currently contains 22 single-story buildings and one 3-story building (Eastside Prep science building and gymnasium) with 395 associated surface parking stalls. The subject property sits approximately six to eight feet lower than NE 38th Street where adjoining NE 38th Street and gradually tapers off to the southwest. As mentioned previously, Eastside Prep owns and occupies Buildings 15 – 24 which are located in the southeast portion of the office park.

The following list summarizes the zoning designation, uses, and allowed heights of properties adjacent to the subject property (see Attachment 4):

North:	YBD 2 – 55’ maximum height. Yarrow Bay office complex.
NE/East:	YBD 1 – 65’ maximum height. Metro Park and Ride (Partially in the City of Bellevue).
Southeast:	Office Building (City of Bellevue jurisdiction)
South:	YBC 3 – 60’ maximum height. La Quinta Hotel.
Southwest:	YBD 3 – 60’ maximum height. Office building and restaurants.
West:	YBD 2 – 55’ maximum height. Lake Washington Boulevard. Office buildings.

In addition, a large number of mature deciduous and several evergreen trees line NE 38th Street. A lawn area occupies an area between NE 38th Street and the parking lot. The parking lot contains associated minimal landscaping interior to the lot and perimeter landscaping along the south and southwest property lines.

In the northwestern portion of the lot is Cochran Springs Creek which runs east to west.

Additional photographs prepared by the applicant that show the surrounding properties and site context in the area of the proposed building are contained in Attachment 3.

IV. KEY ZONING REGULATIONS

Zoning regulations for uses in the YBD 3 zone are found in the use-zone chart (see Attachment 5). The following regulations are important to point out as they form the basis of any new development on the site.

- A. Permitted Uses: In addition to a school use, other allowed uses in this zone include retail, restaurants, office, and stacked dwelling units.
- B. Setbacks: A minimum 20’ front yard setback is required. There are no required setbacks for side or rear property lines.
- C. Height: The YBD 3 zone allows a maximum height of 60’ as measured above the average building elevation. In addition, General Regulation 2 for the YBD 3 zone (KZC Section 56.18.2) allows the following height exceptions:
 - Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapets around the perimeter of the structure shall not exceed two feet.
 - For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.

Staff Comment: The applicant should submit height calculations with the Design Response Conference application. Staff will review the project for compliance with the City’s height regulations during the Design Response phase.

- D. Lot Coverage: YBD 3 zoning regulations allow 80% lot coverage.

Staff Comment: The applicant should submit lot coverage information with the Design Response Conference application. Lot coverage information needs to include the entire Linbrook campus. Staff will review the project for compliance with the lot coverage requirements during the Design Response phase.

- E. **Parking:** Parking for school uses is established on a case-by-case basis based on the actual parking demand on existing uses similar to the proposed use. The number of required parking spaces (123 parking stalls) was previously established with the SEPA and building permit review in 2014.

Staff Comment: The proposed expansion triggers review of parking. The applicant will be submitting parking information as required by the City Transportation Engineer. Staff will evaluate the proposed project for compliance with the City's parking regulations.

- F. **Tree Retention Plan:** A tree retention plan is required in order to retain as many viable trees as possible given the proposed development.

Staff Comment: A landscape plan and Tree Retention Plan should be submitted with the Design Response Conference application. Existing significant trees determined to be viable should be retained to the maximum extent possible.

V. PEDESTRIAN ORIENTED DESIGN GUIDELINES

The design guidelines applicable to the subject property are contained in the *Design Guidelines for Pedestrian-Oriented Business Districts* and can be found online at this web address:

<http://www.kirklandwa.gov/Assets/Planning/Planning+PDFs/YBD+Design+Guidelines.pdf>

The following is a list of key design issues and/or design techniques that should be addressed with this project.

- Pedestrian-oriented space and plazas
- Blank wall treatment
- Vertical and horizontal definition
- Architectural scale
- Horizontal modulation
- Change in roofline
- Human scale
- Building material, color, and detail

VI. CONTEXT

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

A. How does the site relate to its surroundings?

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

VII. DISCUSSION ISSUES

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

A. Scale

1. What are the key vantages of the project?
2. Identify appropriate mitigation techniques for building massing of the proposed buildings. Possible techniques include vertical and horizontal modulation, corner treatment, and roof forms. The applicant has provided several massing schemes including a preferred option (Alternative 3) for the DRB's review and comment (see Attachment 3).

B. Pedestrian Access

1. How does 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?

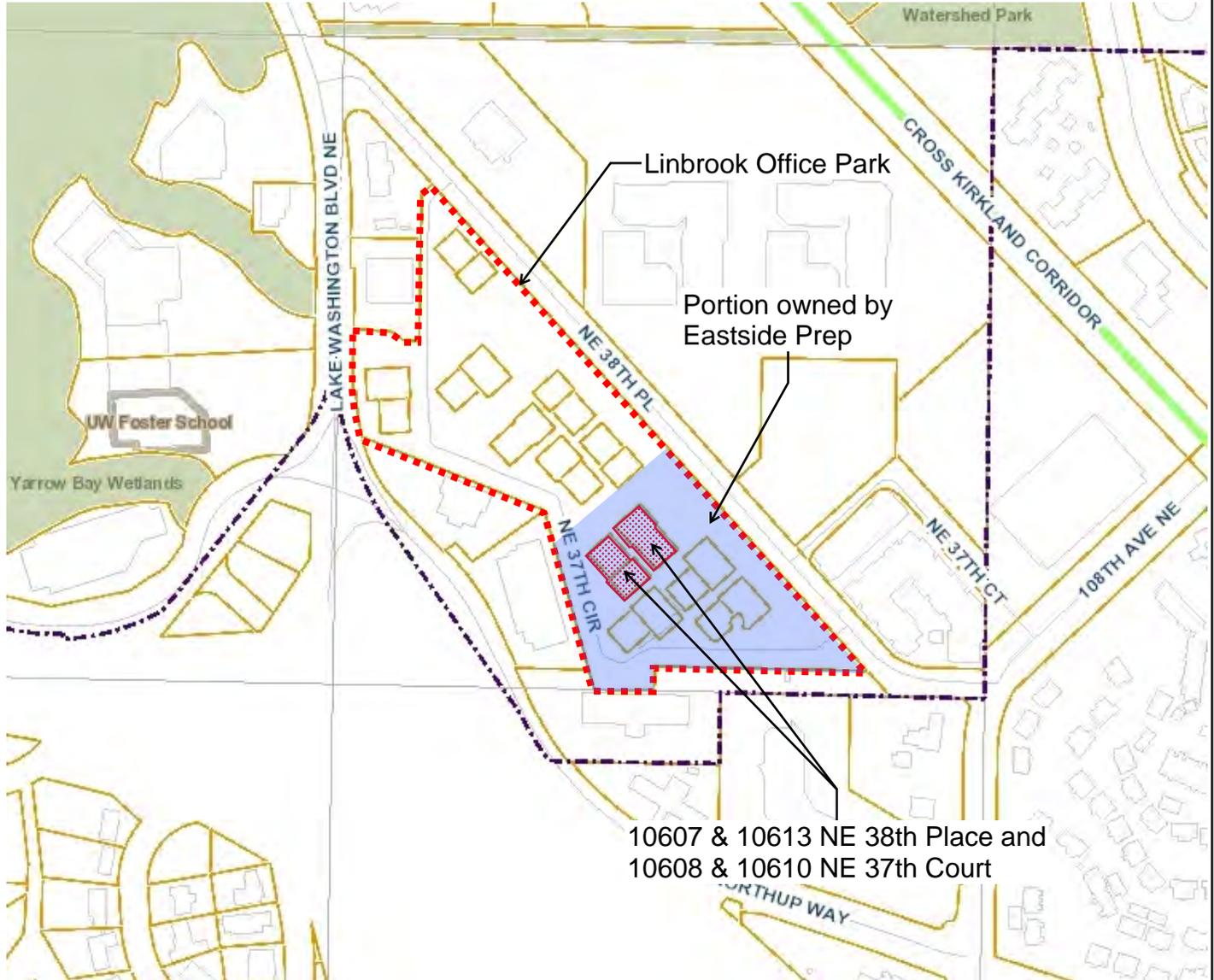
VIII. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE

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

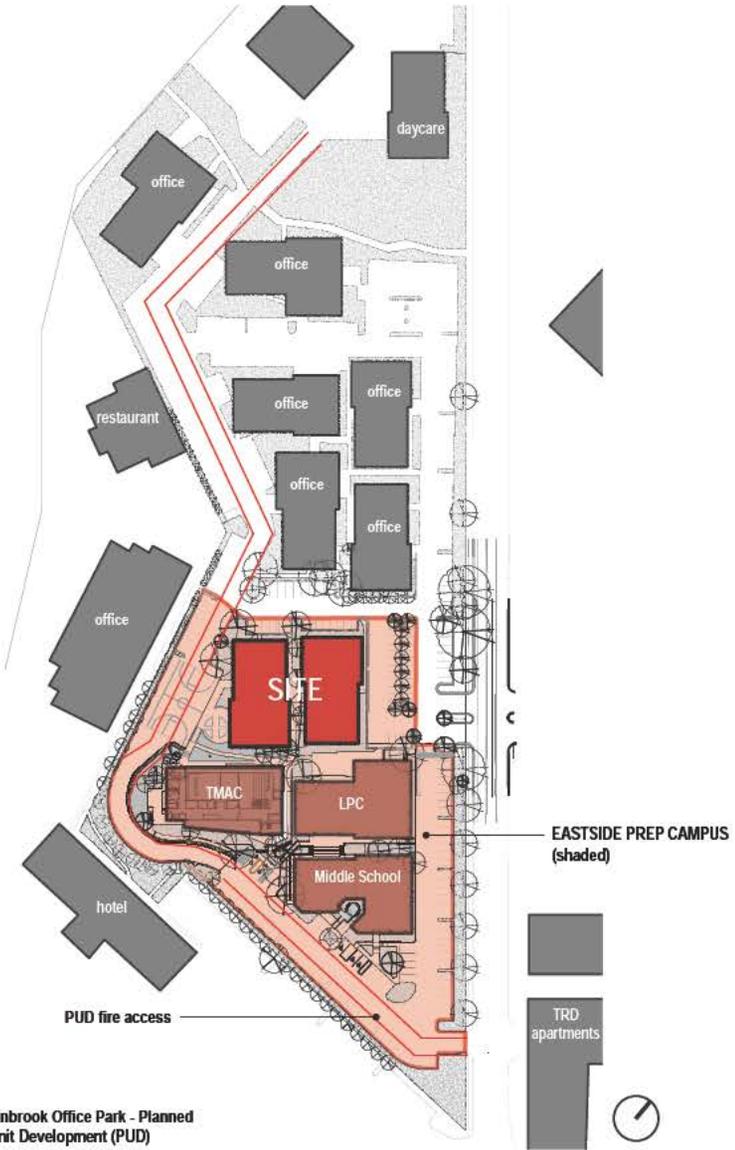
IX. ATTACHMENTS

1. Vicinity Map
2. Site Plan
3. Applicant's Proposal
4. Zoning Map
5. YBD 3 Use Zone Chart

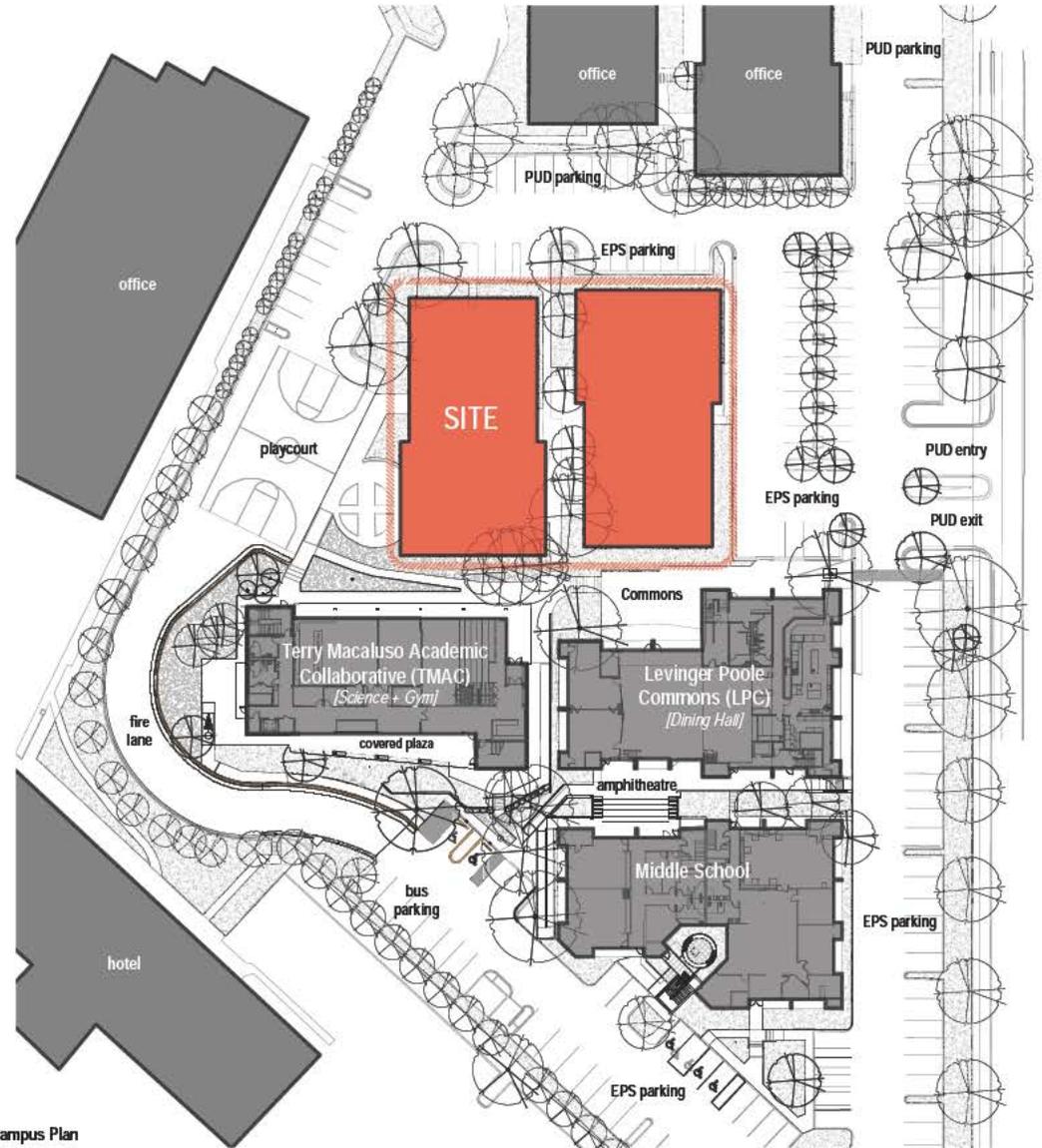
VICINITY MAP



SITE ANALYSIS

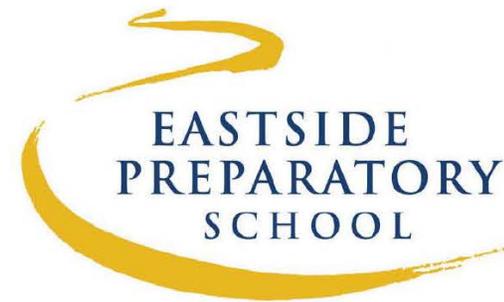


Linbrook Office Park - Planned Unit Development (PUD)



Eastside Prep Campus Plan

EASTSIDE PREPARATORY SCHOOL
TALI HALL PROJECT



City of Kirkland Design Review:
Conceptual Design Conference
November 2016

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PROJECT DESCRIPTION

EASTSIDE PREPARATORY SCHOOL - TALI HALL

City of Kirkland Design Review: Conceptual Design Conference
November 2016

The proposed project (Tali Hall) is a new education and performing arts building for Eastside Preparatory School.

The building will include a theatre, music room, classrooms and administrative offices. It will also include below-grade parking. The educational facility intends to stimulate the student's curiosity and provide opportunities to explore, create, imagine, and invent.

Zoning Summary:

Address	10613 NE 37th Place Kirkland, WA 98033 (Buildings 15, 16, 17 & 18)
Site Area	~34,000 SF
Zoning	YBD 3 - Commercial
Height	60 feet

DEVELOPMENT OBJECTIVES

Academics: High-Quality Learning Environment

Project provides a unique educational environment with collaborative and creative learning spaces. Eastside Preparatory School maintains a school culture that focuses on the student's experience; students are the most successful when they feel known, accepted, and challenged by their community of peers and faculty.

- Commons/Atrium: provides circulation, learning, entertainment and faculty spaces completely integrated. Spaces allow for independent student project teams to collaborate in multiple configurations.
- Theater: New adaptable theatre space provides a venue for social and learning opportunities, such as concerts, plays, movies, social functions and school community meetings.
- Music: special purpose classrooms that provide music study to support the performing arts curriculum.
- Arts: new fine arts facilities including digital arts to support the fine arts curriculum

Organization: Creative integration of a mixed-program

Project combines complementary programs together into a cohesive and integrated building. The project will provide the school with a variety of improved spaces, including a much needed dedicated theatre on campus. Currently the theatre is shared with the Cafeteria. Designs are challenged by the narrow and restricted footprints of the existing building parcels.

- The shared-use of dining and the Fine Arts is less than ideal.
- The Theatre provides for expansion of the dining hall together with this new dedicated space for performance and assembly.
 - The Theatre creates a venue for classes, dance, yoga, music, theatre and countless social gathering functions.

Campus: Invigorate Pedestrian Character on Campus

Improve quality and functionality of pedestrian-oriented school campus and establish precedent for future development.

The school campus includes five buildings. Existing walkways connecting buildings are utilitarian, as the campus was designed as a business park with unrelated users. The plaza outside the recently renovated Student Commons and the new TMAC science and gym facility begins to establish the campus hub, and the design for the new project strives to connect, support, and strengthen this central pedestrian core and heart of the school campus.

- This design will help connect and improve the pedestrian connections and ADA accessibility.
- The project intends to create an exterior amphitheater and gathering plaza that links the LPC Commons plaza to the new building, to the recently completed TMAC and the playcourt to the west – the main outdoor play space for the students.
- The project will create desirable exterior spaces that offer varied places for students to hang, sit, study, relax, learn, eat, and more.



VICINITY MAP

Vicinity Context

The Eastside Preparatory School campus is comprised of five separate buildings within the Linbrook PUD, which is central to the Yarrow Bay Business District and at the south edge of the Lakeview Neighborhood. This area is located just southeast of Yarrow Bay, at the southern end of the Kirkland City limits, and just north of the Bellevue City limits.

Topography

The subject property and the campus originally had a gentle sloping topography. However, when the campus was constructed, the approach was to grade flat areas for buildings. This results in a series of retaining walls and berms between buildings.

Creating more gracious and ADA-accessible pedestrian connections between buildings is a long-term goal for the campus, and will be considered with this project.



LEGEND

- Eastside Prep Campus
- Project Site
- Contour Lines



AERIAL PHOTOGRAPH - VICINITY CONTEXT

URBAN CONTEXT ANALYSIS

Uses

The project site is currently occupied by two, 2-story buildings that are part of the original suburban office park complex. Eastside Preparatory School, the client for this project, recently completed a new science and gym building to the south of this project site that is a 4-story (56 feet high) structure. There are numerous original buildings within the Linbrook PUD to the north and the EPS middle school to the southeast.

The greater Lakeview neighborhood includes a blend of commercial and residential uses. Buildings in the vicinity vary in scale and size, including single-family residential and multi-family residential subdivisions, hotel, office, low-rise commercial, and a larger four-story

-  Eastside Prep Campus
-  Project Site
-  1 South Kirkland Park-and-Ride
-  2 Kirkland Crossing Apartments
-  3 Yarrow Wood Condominiums
-  4 Yarrow Bay Village
-  5 Yarrow Bay Office Park
-  6 Village Park Condominiums
-  7 Village Office Park
-  8 Future Daycare
-  9 Linbrook PUD Offices
-  10 Burgermaster Restaurant
-  11 Big Fish Grill Restaurant
-  12 La Quinta Inn
-  13 Chestnut Montessori
-  14 Cedar Crest Academy
-  15 Trail System



FIGURE-GROUND AND VICINITY USE DIAGRAM



ZONING ANALYSIS

mixed-use / park-n-ride project.

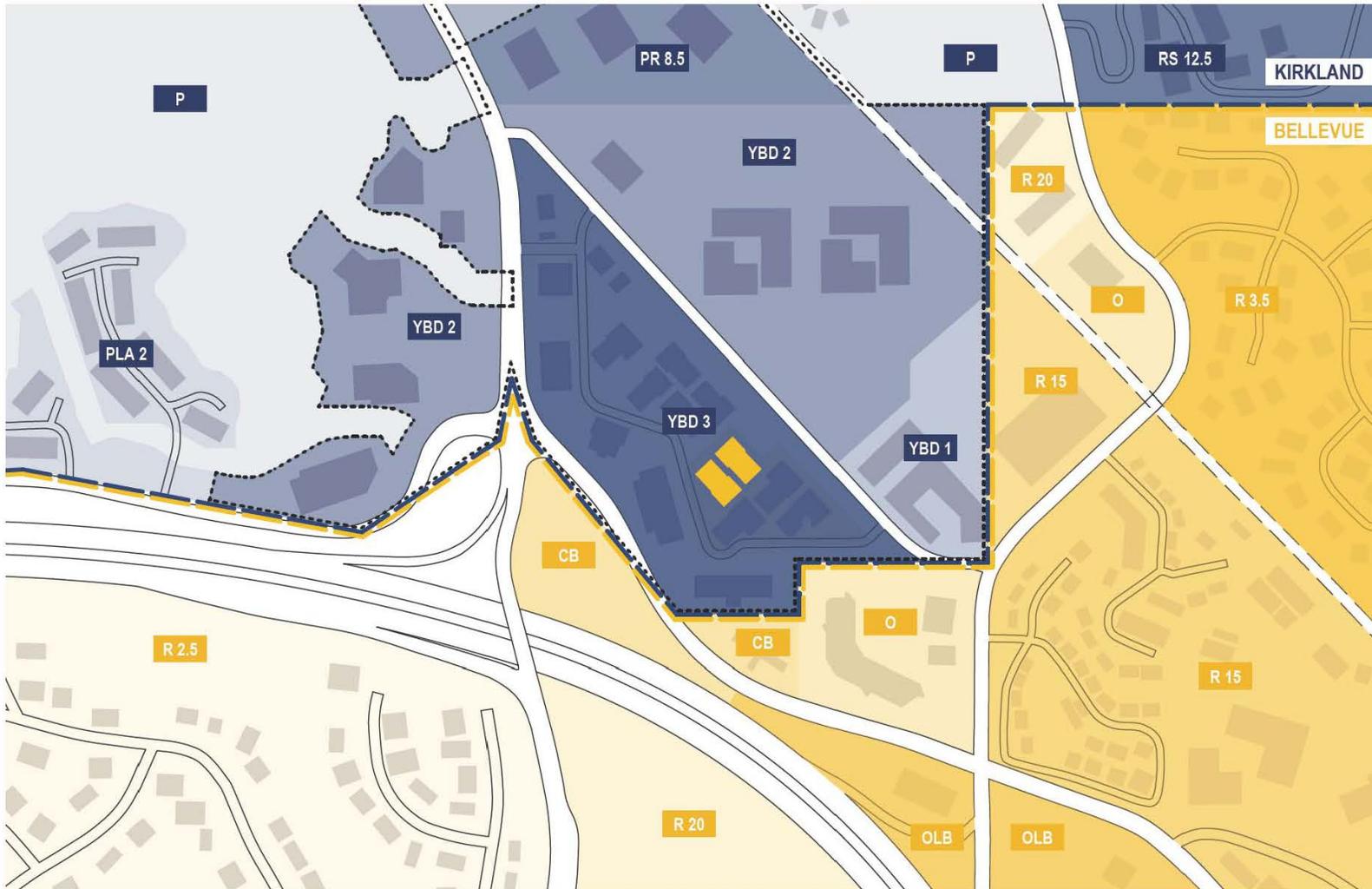
Zoning

The subject property is within the YBD 3 area of the Yarrow Bay Business District. As part of Kirkland's Lakeview Neighborhood plan, the vision for the Yarrow Bay Business District is to transform the large suburban style office park development into a more integrated, mixed-use residential and commercial district with quality architecture, site design, and identity for

Height Limit	60 feet
Setbacks	None
Lot Coverage	80%
Parking (req'd)	To be determined by traffic study / director

ZONING LEGEND

- Project Site
- Kirkland Zoning**
- P Park / Open Space
- PLA 2 Medium Density Residential
- PR 8.5 Office
- RS 12.5 Low Density Residential
- YBD 1 Transit Oriented Development
- YBD 2 Commercial
- YBD 3 Commercial
- Yarrow Bay Business District
- Bellevue Zoning**
- R 2.5 Single Family Residential
- R 3.5 Single Family Residential
- R 15 Multi-Family Residential
- R 20 Multi-Family Residential
- CB Commercial
- OLB Office
- O Office



ZONING ANALYSIS DIAGRAM

ENVIRONMENTAL ANALYSIS

the district.

Solar Access

The project site and EPS campus are located at the southern end of the PUD. The project site is on the northern edge of the campus. It has access to sun exposure throughout the day, in all seasons, with a bit of shadowing from the new science and gym building (the TMAC) to the south of the project site.

Vegetation

The general vicinity has an extensive tree canopy in undeveloped areas, including the Yarrow Bay Wetlands and Watershed Park along Lake Washington. Developed areas have generally taken care to provide trees and green space.

Wind

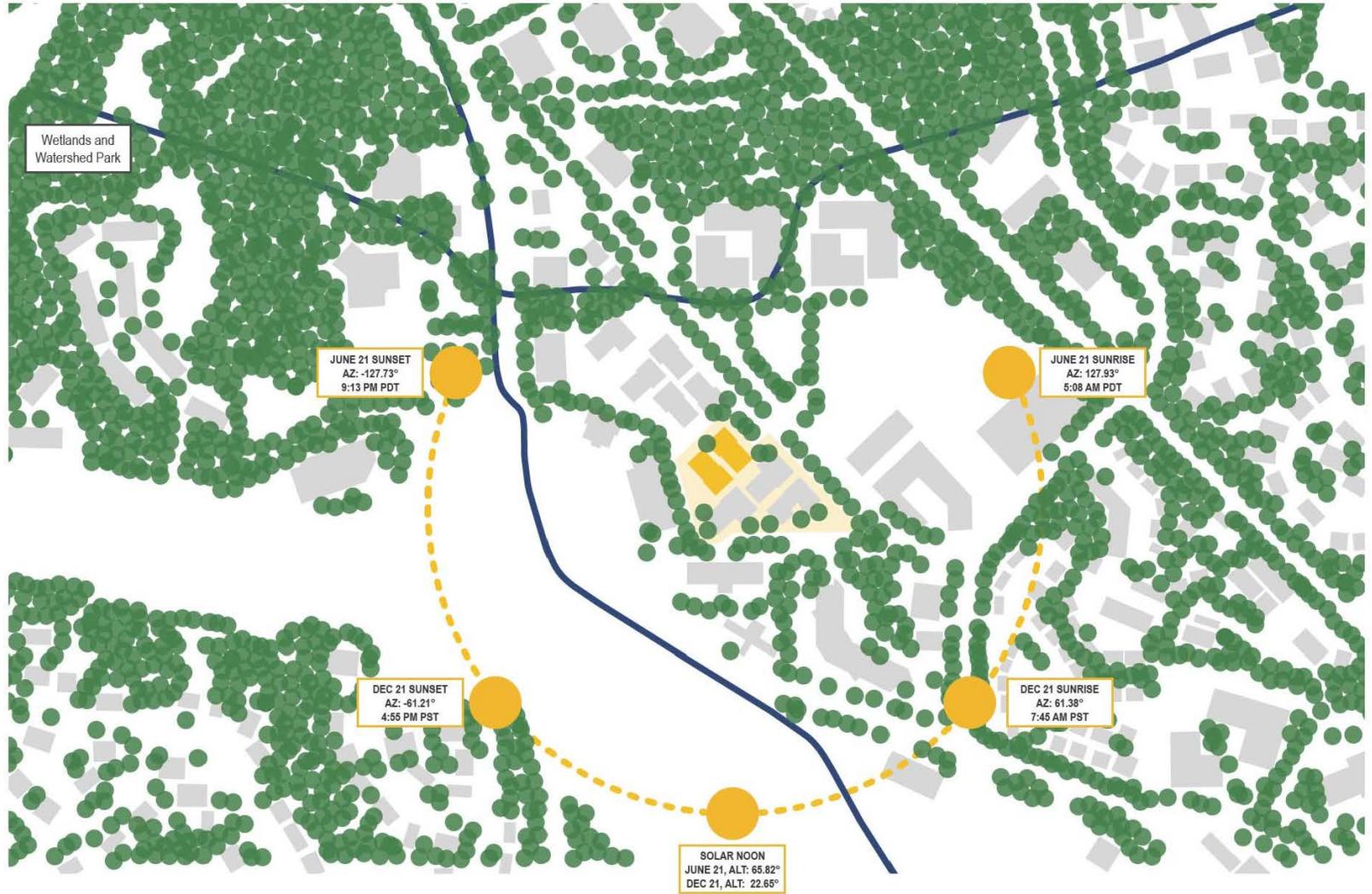
The prevailing winds during summer months are from the South, and the prevailing winds during winter months are from the northwest.

Water

Nearby ravines within the tree canopy support local streams which lead to the Watershed Drainage Basin, adjacent to the southern end of Yarrow Bay.

ENVIRONMENT LEGEND

- Project Site
- Tree Canopy / Green Space
- Stream
- Sun
- Sun Path



ENVIRONMENTAL ANALYSIS DIAGRAM

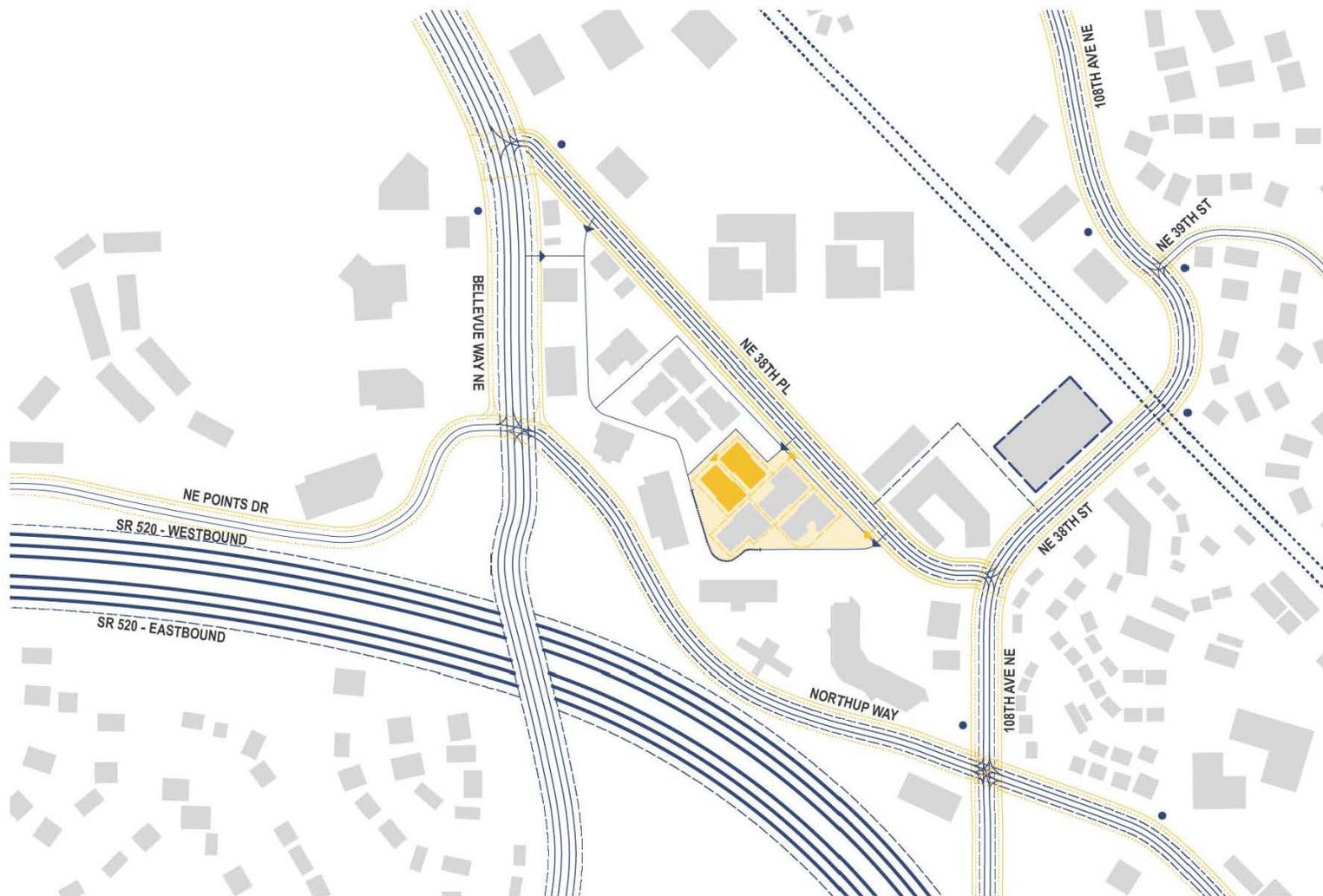


ACCESS ANALYSIS

Transportation
The Lakeview neighborhood is supported by a diversifying transportation system. While the foundation of the transportation system on the Eastside was primarily for the automobile, the metro system expanded with the nearby the South Kirkland Park & Ride and the adjacent Transit Oriented Development. Pedestrian and bicycle connections are integrated within the transportation system, and there are plans for access and safety expansion as part of the SR520 tolling project.

The primary vehicular, pedestrian and bicycle access points to the project site's campus are from NE 38th Place, which is accessed from Lake Washington Boulevard and NE 108th.

Pedestrian pathways exist within the campus and connect directly to the public sidewalk along NE 38th Place, including a newly installed stair by the main entry to the PUD.



TRANSPORTATION LEGEND

- Project Site
- Pedestrian-Oriented Campus Interior
- Pedestrian Access Point
- Vehicular Access Point
- State Highway
- Arterial / Collector Street
- Fire Access Only
- Neighborhood Street (in PUD)
- South Kirkland Transit Center
- Metro Route
- Metro Bus Stop
- Trail System
- Dedicated Bike Lane
- Bicycle-Friendly Street
- Existing Sidewalk
- Campus Walkway



ACCESS ANALYSIS DIAGRAM

SITE / CAMPUS CONTEXT

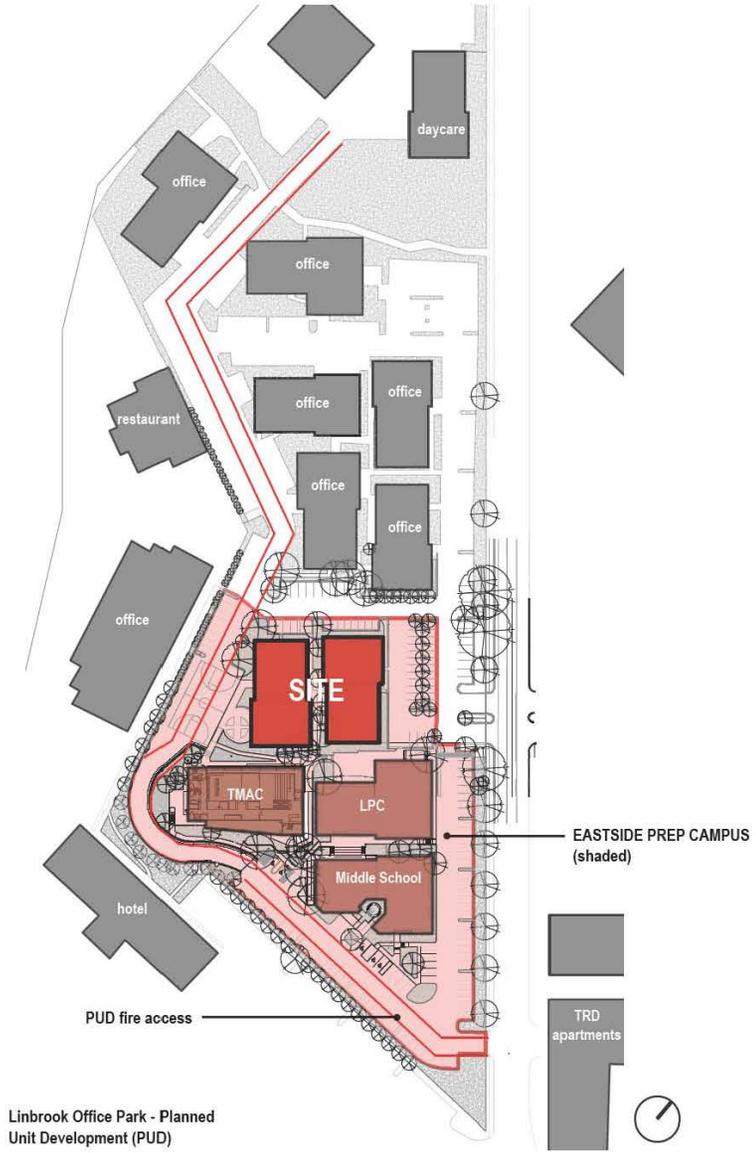


- 1 View of TMAC and project site from the Commons looking west
- 2 Space between TMAC and Project Site, looking east towards Commons
- 3 View of project site from NE 38th Street
- 4 View of space between LPC Commons and project site
- 5 Space between Student Commons building and Project Site, looking west from parking lot

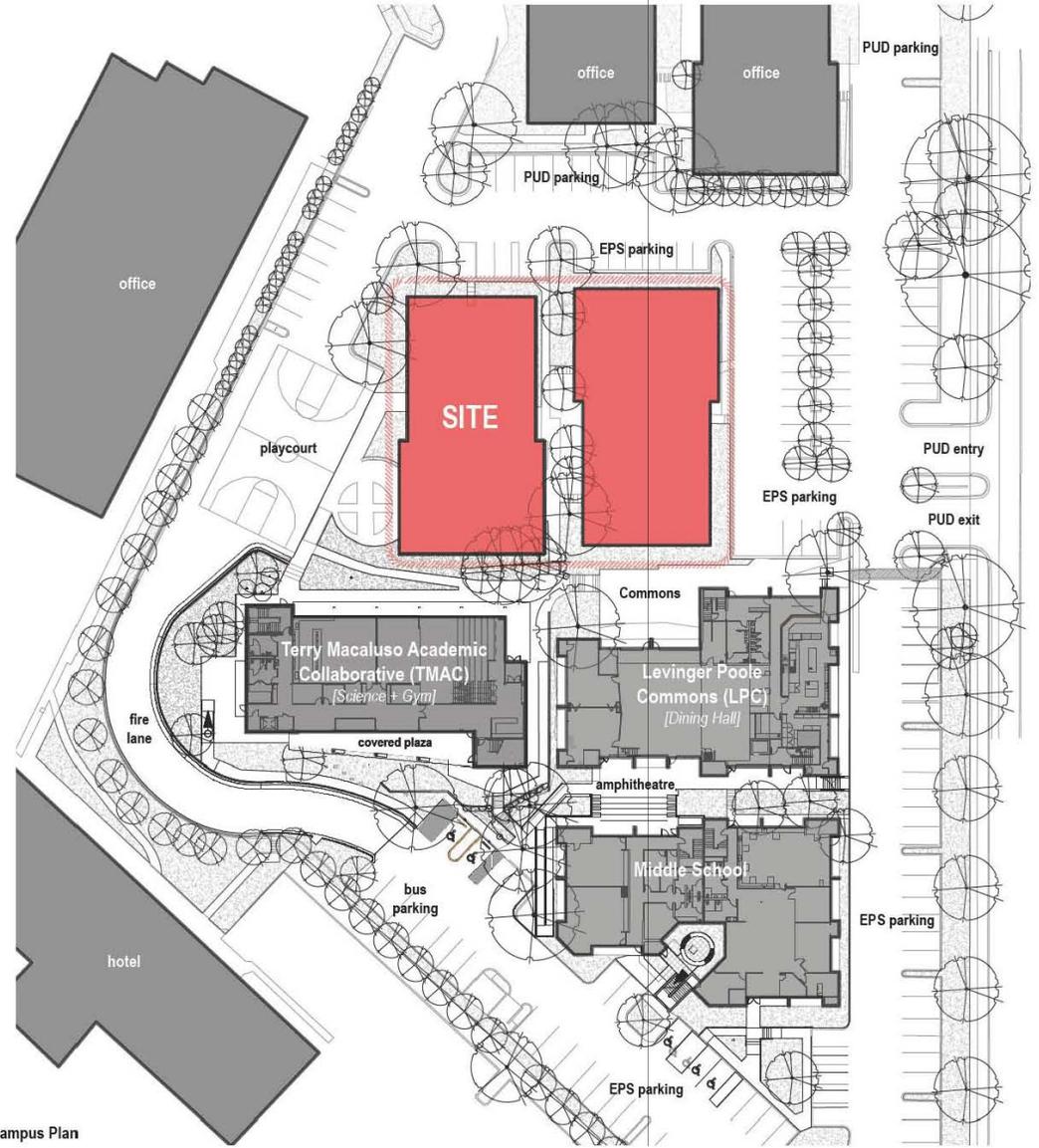


- 1 Existing space between parcels
- 2 View of TMAC facade looking from playcourt
- 3 Birdseye of Campus
- 4 Parking lot and site from NE 38th Place
- 5 View of project site from NE parking lot
- 6 View of existing project site from North

SITE ANALYSIS



Linbrook Office Park - Planned Unit Development (PUD)



Eastside Prep Campus Plan

SITE ANALYSIS

Looking at the more immediate campus context, the project provides the school with an opportunity to evolve its campus into a more pedestrian-friendly experience better suited to its current and future needs, add green needs, and improve connectivity and accessibility between its facilities and exterior spaces.

KEY ELEMENTS:

Limited footprint: The Project will be located on two distinct parcels with proposed interconnecting access and circulation at ground level and upper stories (e.g. stairs, elevators, corridors, bridges).

Grade change: With nearly 10 feet of grade change from the Commons plaza down to the playcourt to the west, this project will seek to create a fluid, integrated, accessible pedestrian experience. This student-activated "street" will stitch together the main campus entry, the new arts and education facility, the Commons (currently the heart of the campus), the recently-completed TMAC and the active outdoor play space to the west.

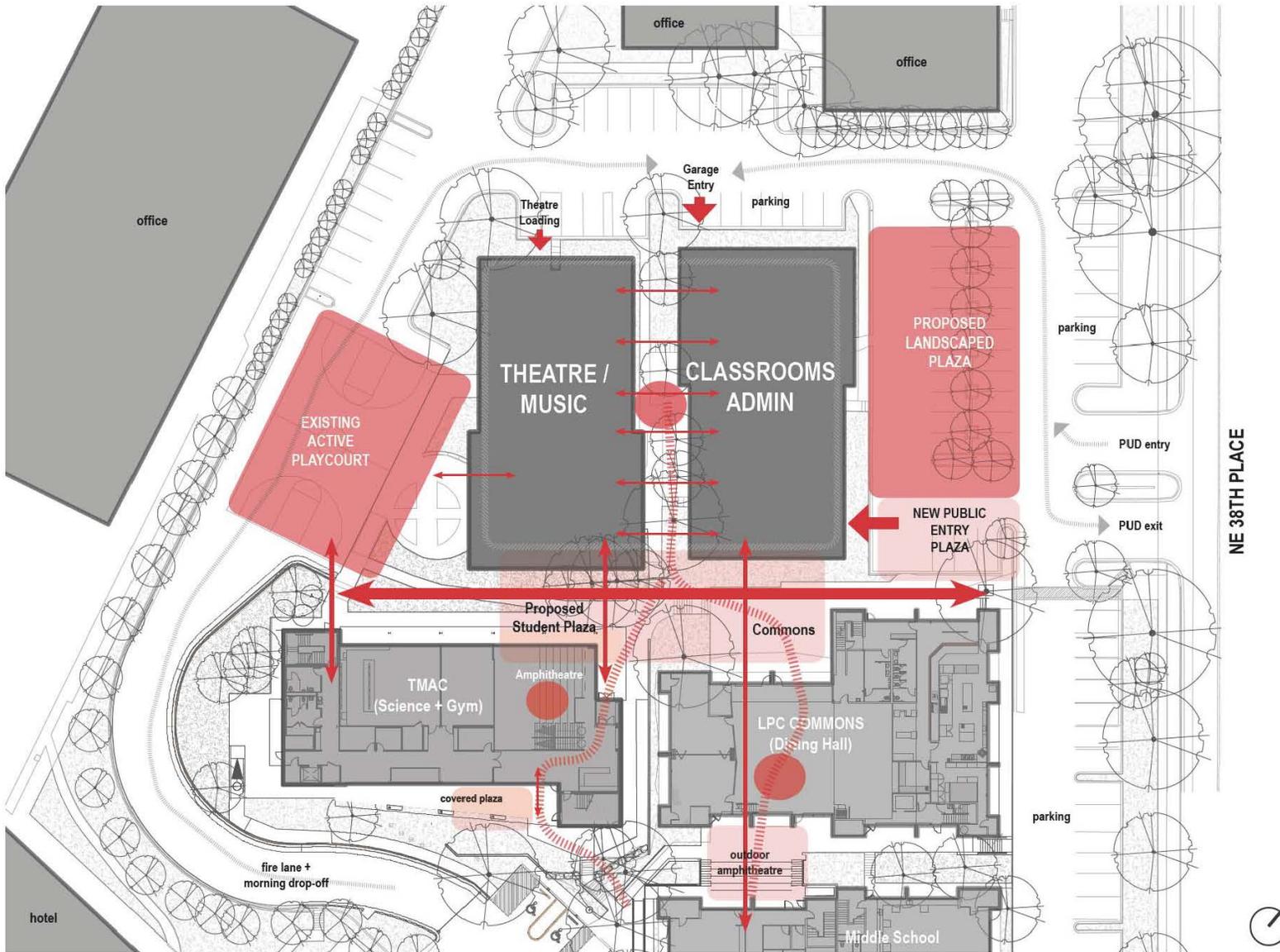
With this newly defined exterior space, the project has the potential to create a dynamic environment that fosters students interaction, improves cohesiveness of the campus community, and encourages collaboration.

Vehicle access: The vehicular access to the campus is shared with the businesses to the north and needs to be maintained.

Vehicles will be kept to the perimeter of the campus while maintaining the fire access lane, that is used only for morning drop-off and in the event of an emergency. Entry to the new below-grade parking lot will be to the north, away from student pedestrian movement throughout the day.

Landscaped Plaza: A new landscaped plaza is proposed between the new building and NE 38th Place. This would reduce the surface parking at the public face of the school and seeks to create an improved street appeal and sense of place.

With a new proposed landscaped plaza between the new building and NE 38th, the school aims to improve the pedestrian experience for the students and provide additional consolidated green space.



ALTERNATIVE 1 - FORMAL DEVELOPMENT

Description

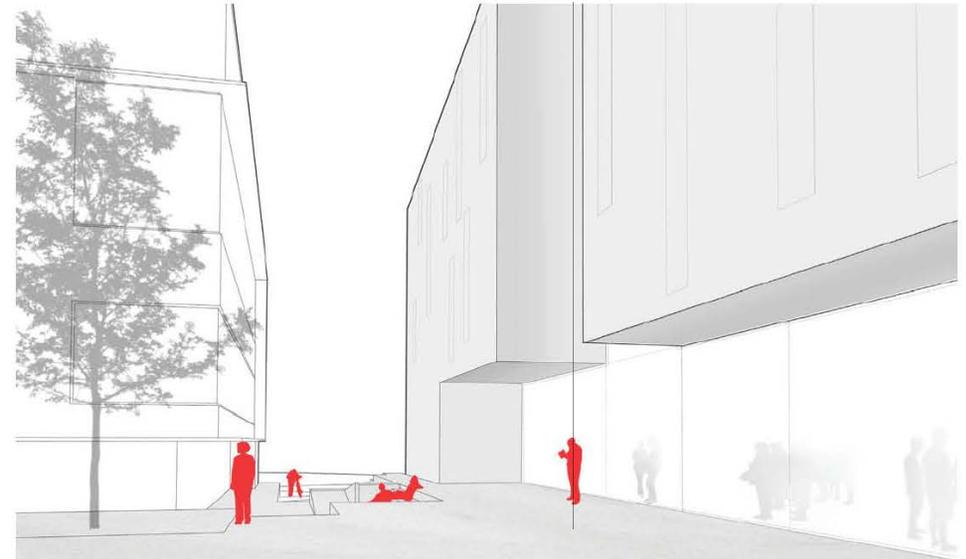
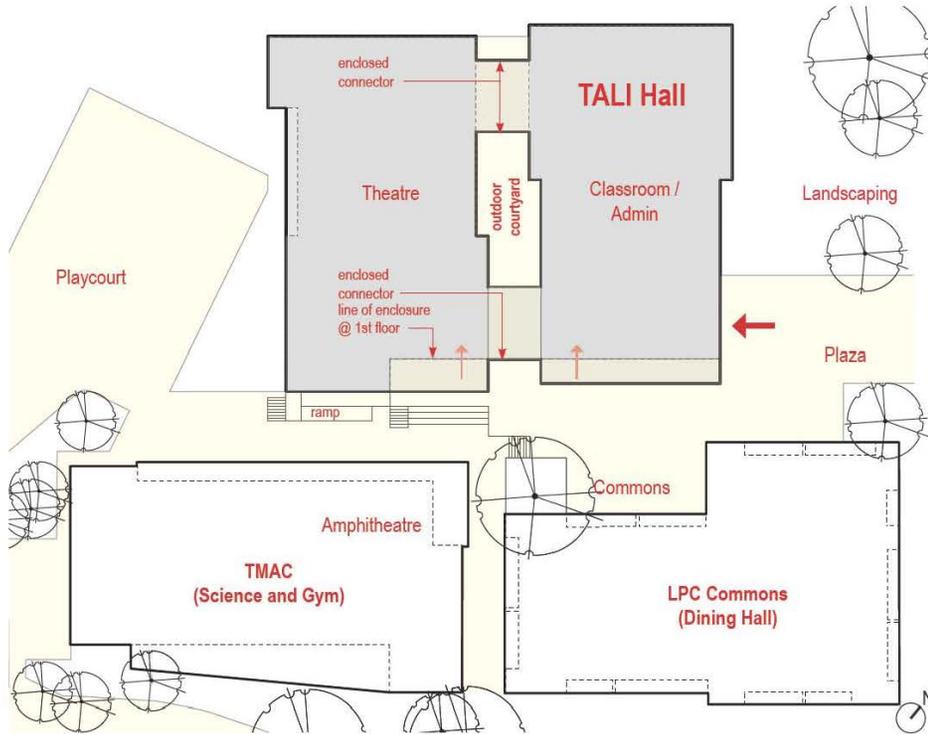
Alternative 1 configures the proposed building as two wings separated by an exterior courtyard and linked to one another by enclosed connectors. The massing is a direct extrusion of the parcels, maximizing the allowable envelope in order to accommodate the proposed building program. Administrative uses and classrooms occupy the east wing, which is more proximate to the "front door" of the campus, and the theater occupies the west wing. The north connector links the stage with back-of house theater support spaces, and the south connector allows the theater wing to share core elements such as elevator, stairs and restrooms. The elevated mass at the south side of the theater houses the music program, which requires higher ceilings. A roof terrace occupies the remainder of the space above the theater. To create a covered building entry, the ground level along the south elevation is recessed. The building connects to the existing campus pathway to the south and fronts the Commons, at the heart of campus.

Advantages

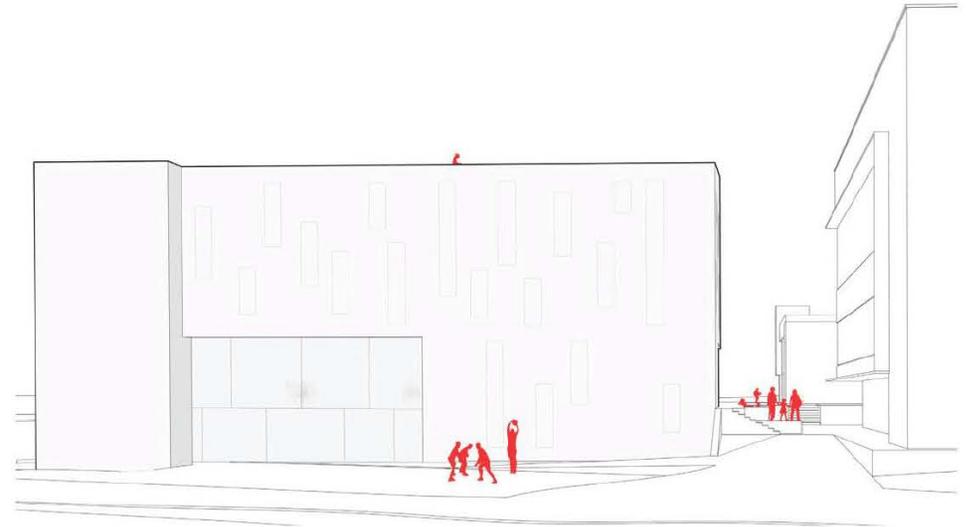
- Builds on the existing building configuration and campus walkway network

Challenges

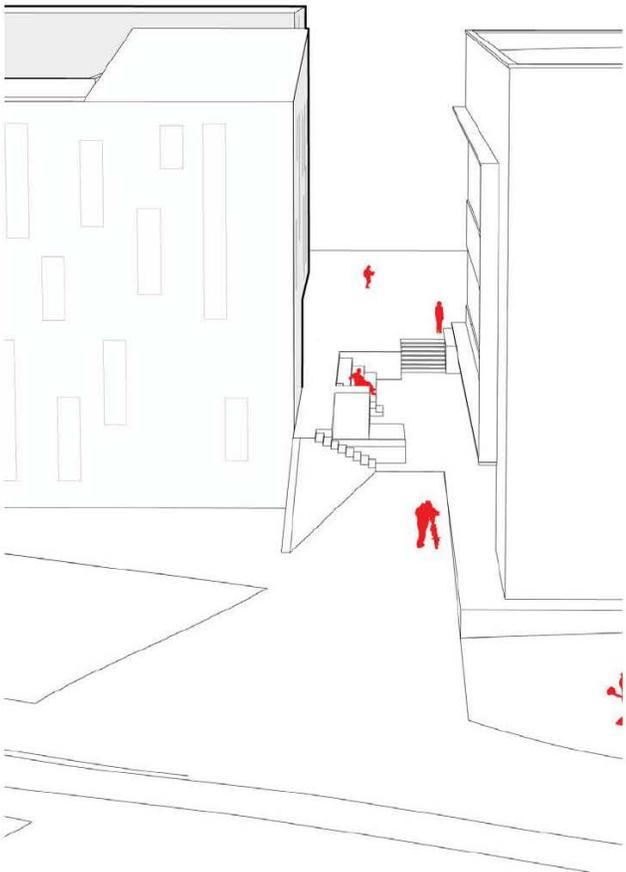
- Direct extrusion of parcels leads to undifferentiated and uninteresting architecture.
- Exterior courtyard results in tight fit of program in interior spaces with few opportunities to carve mass
- In order to accommodate program, the mass must extend fully to the south parcel boundary, crowding the recently completed TMAC building
- Courtyard isolates the two wings from one another, restricting the functionality for the school.
- Courtyard likely to be underutilized as it is disconnected from the campus pathway by connector element.
- Location of music rooms separates roof terrace from heart of campus and creates a high edge relative to the Student Plaza.



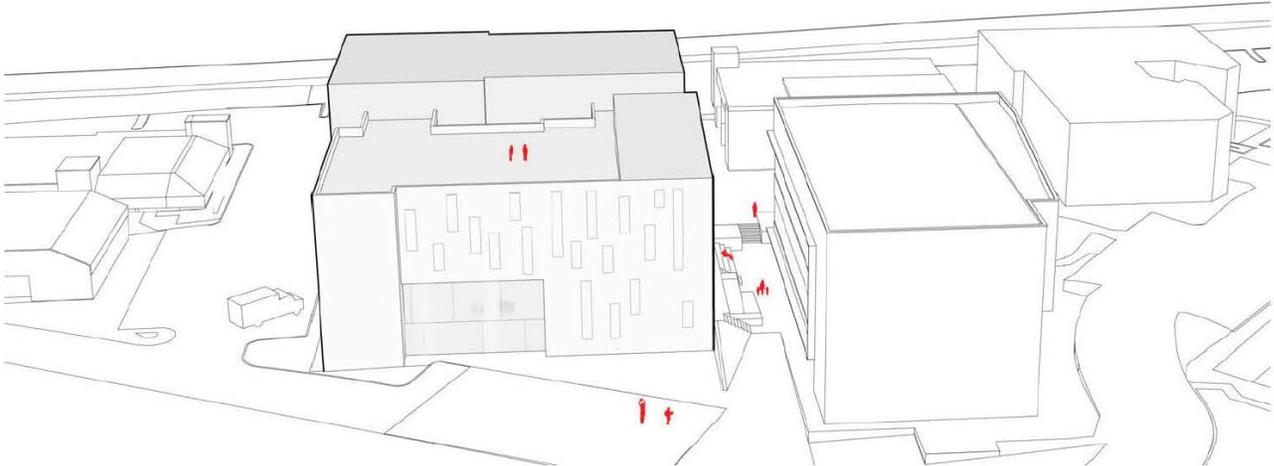
View from Commons looking west



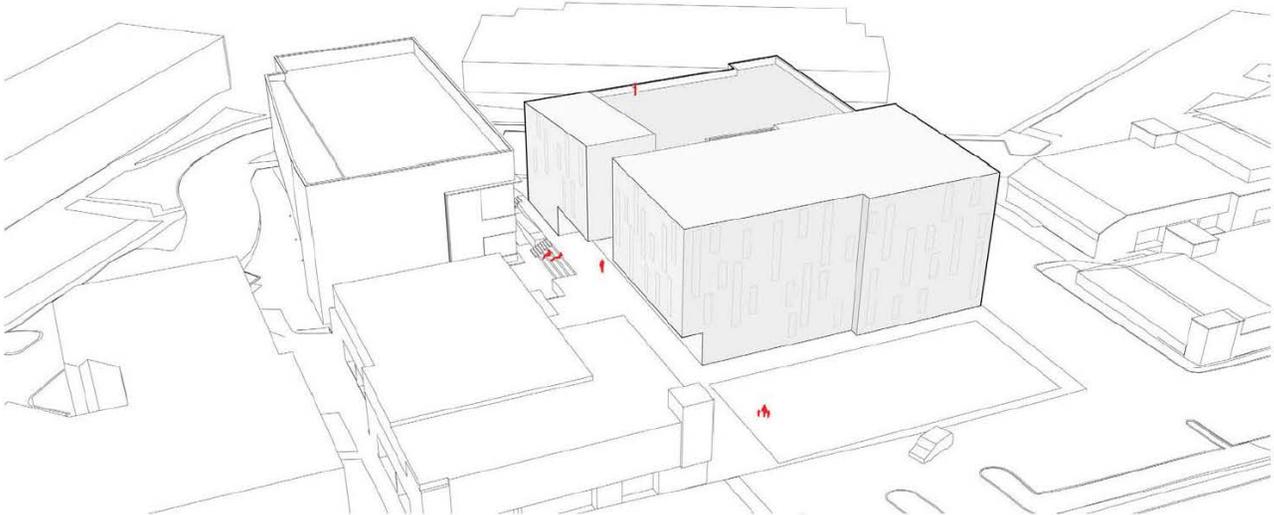
View from Playcourt looking east with TMAC to the right



View of the Student Plaza utilizing full parcel footprint



Birdseye view from west



Birdseye view from the East

ALTERNATIVE 2 - FORMAL DEVELOPMENT

Description

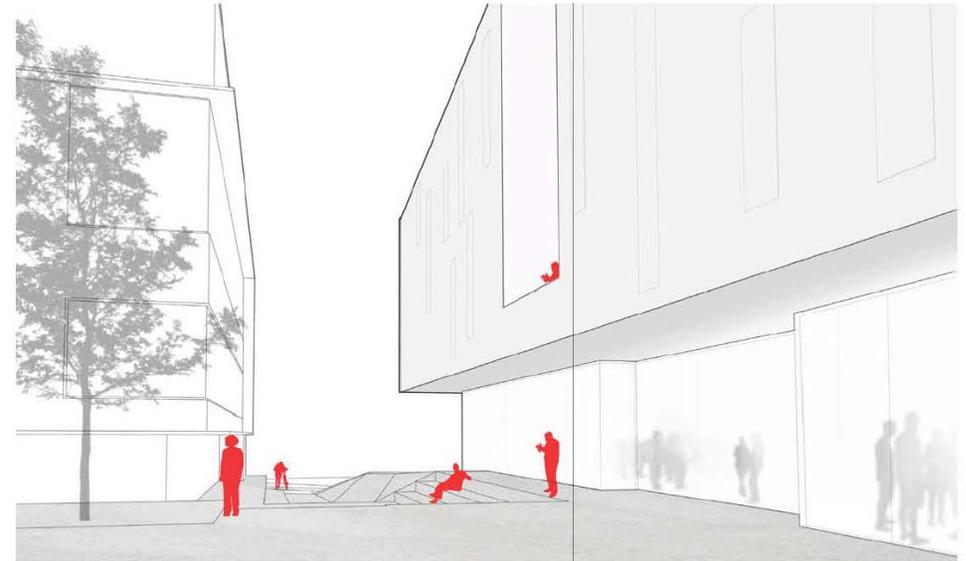
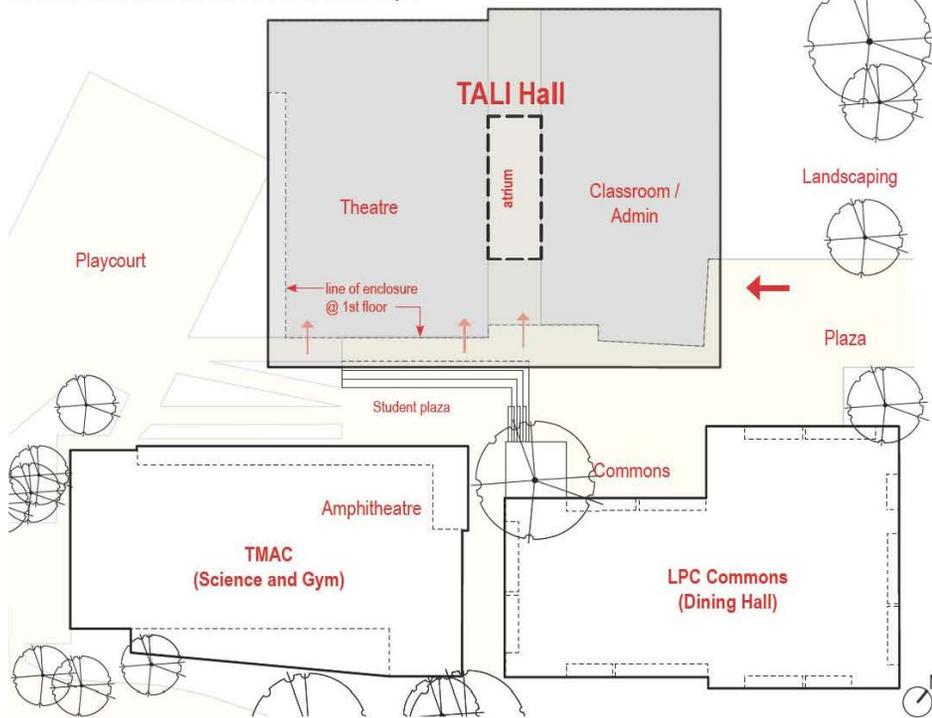
Alternative 2 reconfigures the mass as a singular volume, and organizes the program around a central sky-lit atrium space. The atrium space serves as a better connector between the program elements than an exterior courtyard and results in a more efficient and dynamic arrangement of interior spaces. The added efficiency allows the building footprint to tighten up from the south, pulling back from the TMAC. More extensive recessing at the pedestrian level provides rain protection and an articulated building base programmed with uses that will activate the Commons and a new Student Plaza. Within the building, programmatic elements are similarly arranged to Alternative 1 with the theater space occupying the western half and administrative offices and classrooms located to the east of the atrium. Music rooms are housed at the upper level above the theater and situated along the south side with a roof terrace located to the north. The atrium is visually and physically accessible from the campus pathway, drawing activity into the building and providing a covered gathering space that links the existing Commons to the new theater.

Advantages

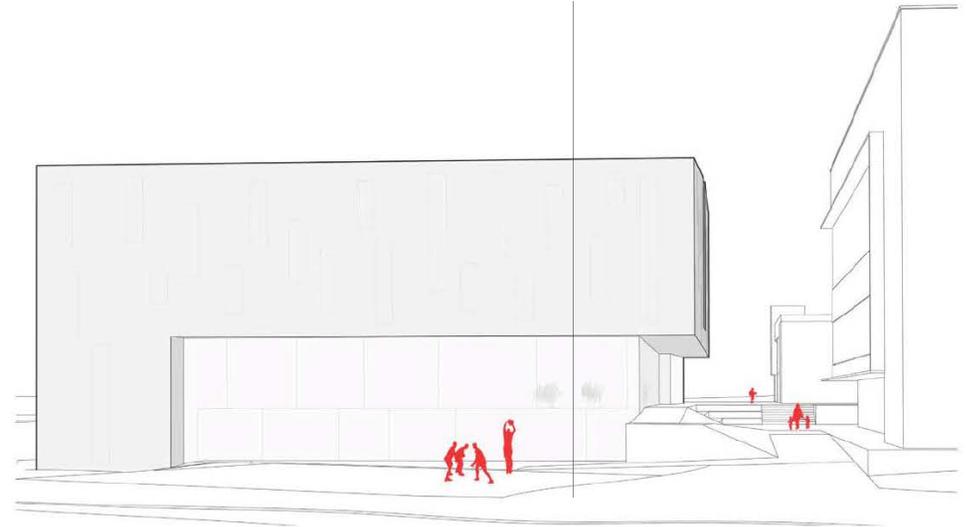
- Responds to and activates campus walkway network
- Creates a dynamic Student Plaza with accessible movement between playcourt, TMAC, LPC Dining Hall and the new building
- Efficient and dynamic programmatic organization around atrium space
- More unified massing presents a cohesive identity for the building
- Greater articulation of base addresses pedestrian environment and reduces apparent mass
- Increased space between new building and TMAC

Challenges

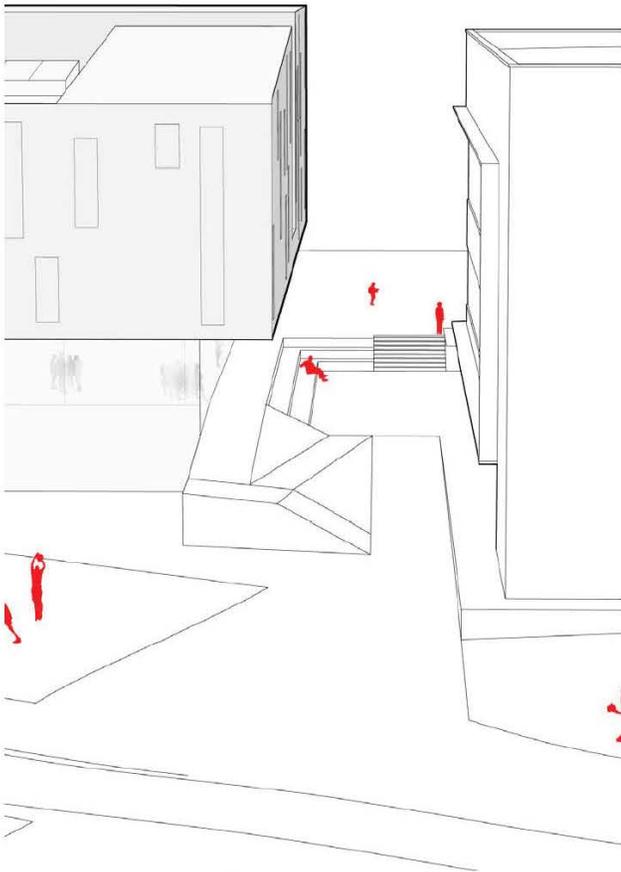
- Location of music rooms separates roof terrace from heart of campus and creates a high edge relative to the Student Plaza.
- Location of internal stair at end of atrium adds bulk to north façade.



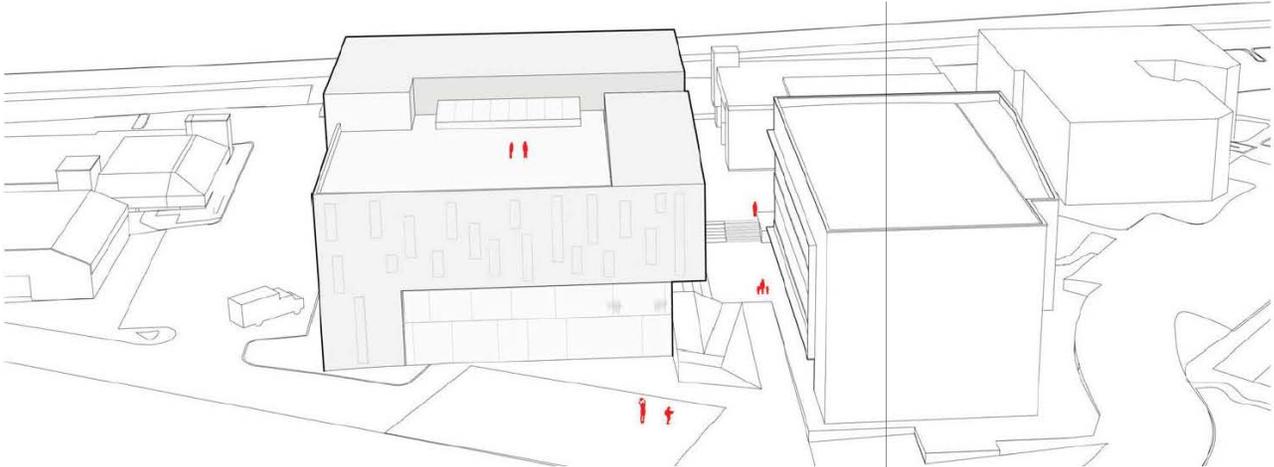
View from Commons looking west



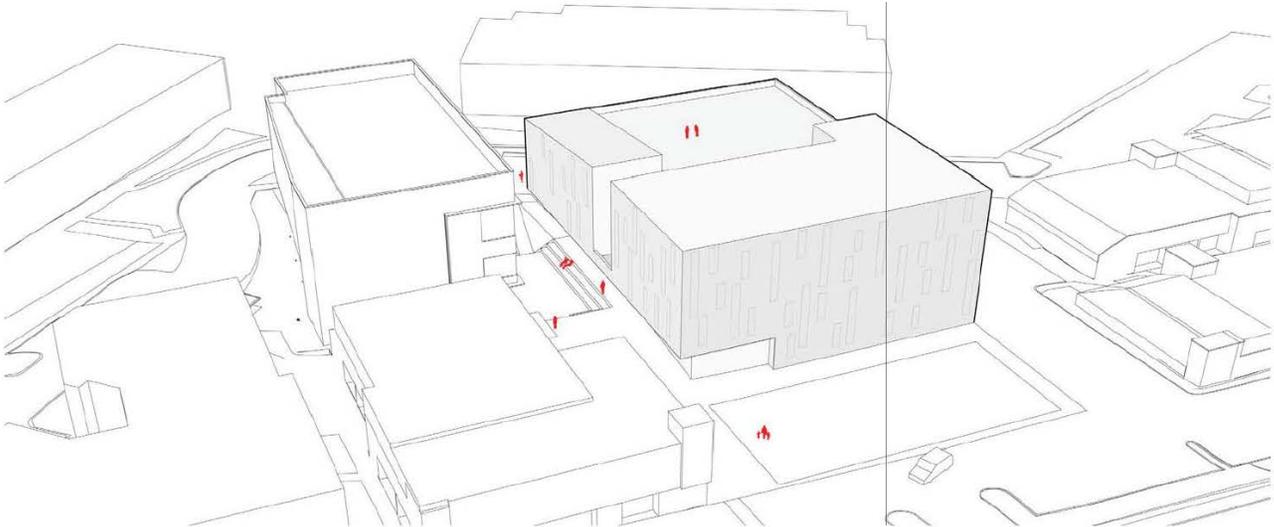
View from Playcourt looking east with TMAC to the right



View of the Student Plaza with pulled by south facade and recessed plaza level



Birdseye view from west



Birdseye view from the East

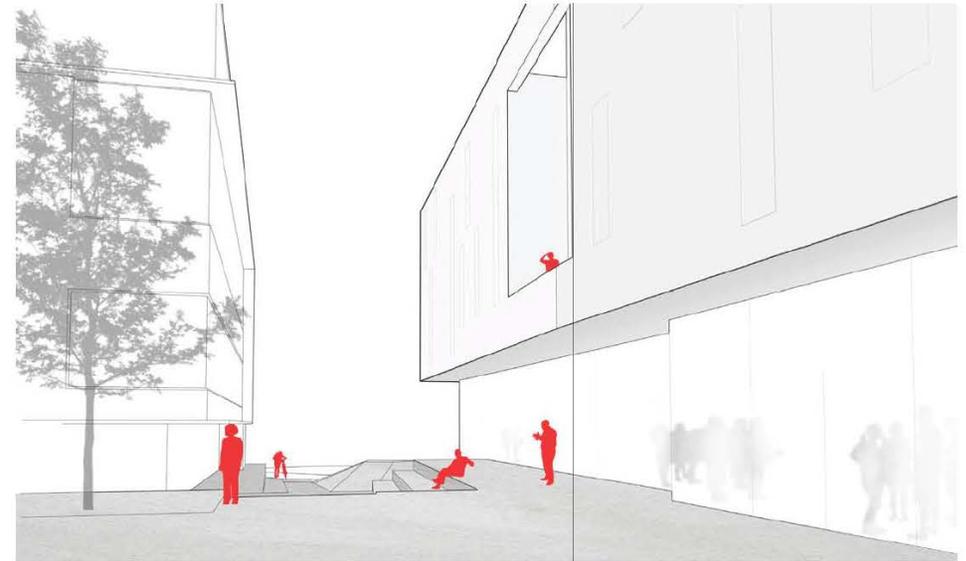
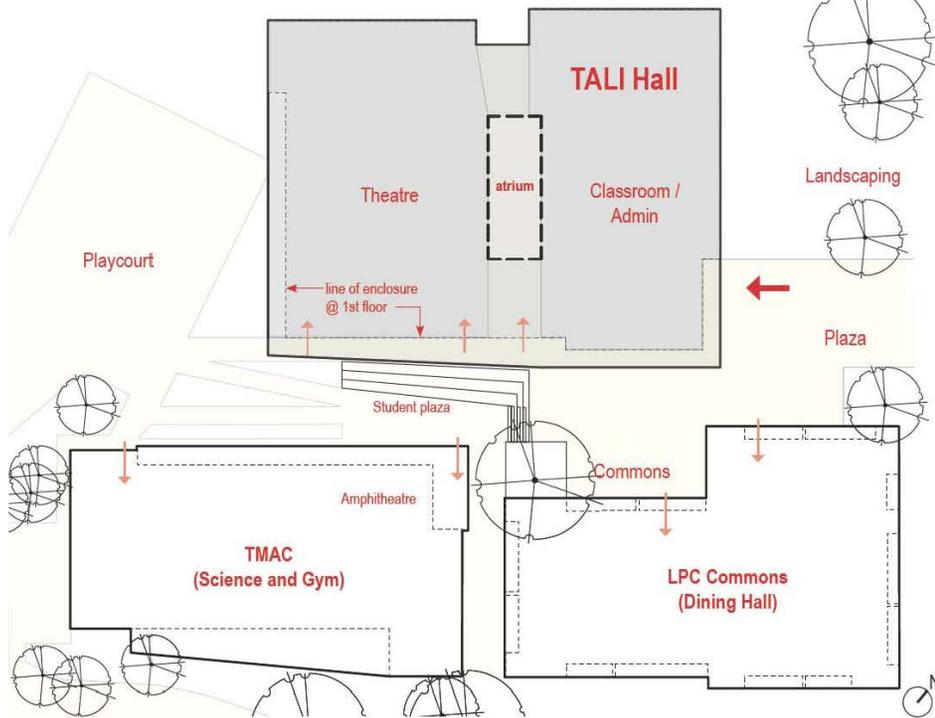
ALTERNATIVE 3 - FORMAL DEVELOPMENT

Description

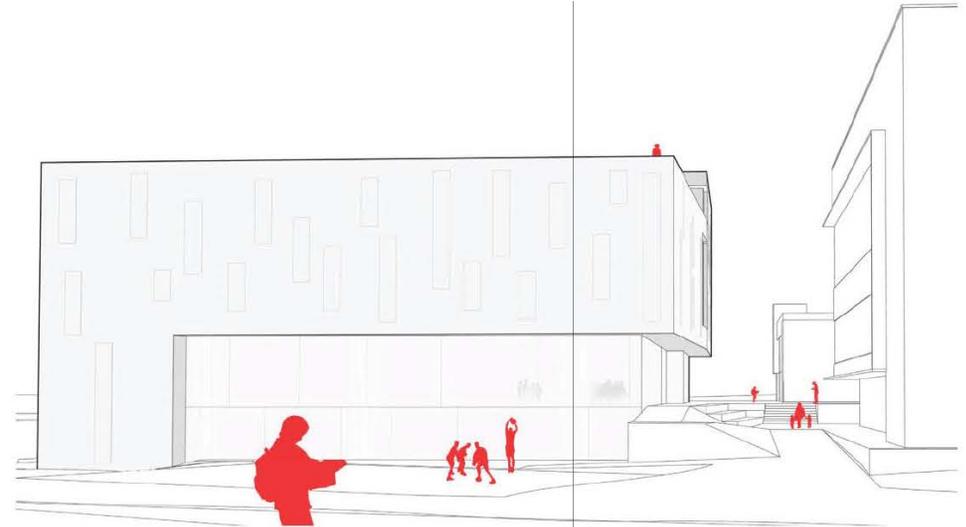
As with Alternative 2, Alternative 3 proposes a singular volume with program organized around a central sky-lit atrium space that results. In this scheme, the south façade is inflected, opening up toward the playcourt. This increases the space between the TMAC and the new facility, creating a more gracious Student Plaza. The higher volume of the music program is relocated to the north where it functions better due to proximity to the stage. This modification allows the adjacent roof terrace (now to the south, rather than to the north) to connect more directly with the rest of campus and results in reduced massing along the Student Plaza. Where Alternative 2 located a stair at the north end of the atrium, Alternative 3 embeds this stair in the program east of the atrium. This reduces the mass along the north façade and allows a notched articulation that expresses the atrium space within. Along the south elevation, a continuous, recessed, weather-protected pedestrian zone engages the existing campus pathway with glazing and doors that visually and physically link inside and out, providing an active extension from the existing Commons to the new theater.

Advantages

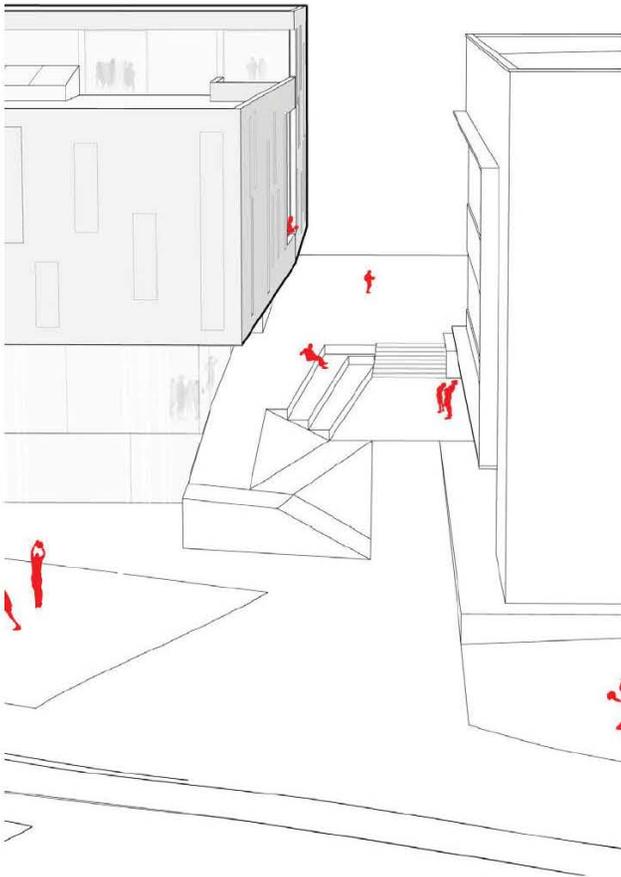
- Responds to and activates campus walkway network
- Creates a dynamic Student Plaza with accessible movement between playcourt, TMAC, LPC Dining Hall and the new building
- Efficient and dynamic programmatic organization around atrium space
- More unified massing presents a cohesive identity for the building
- Greater articulation of base addresses pedestrian environment and reduces apparent mass
- Inflection of south façade further improves “breathing room” between new building and TMAC
- South edge of building mass is reduced, improving scale relative to Student Plaza
- Provides roof terrace with better connection to heart of campus and better solar exposure
- Atrium expressed at north façade, providing modulation



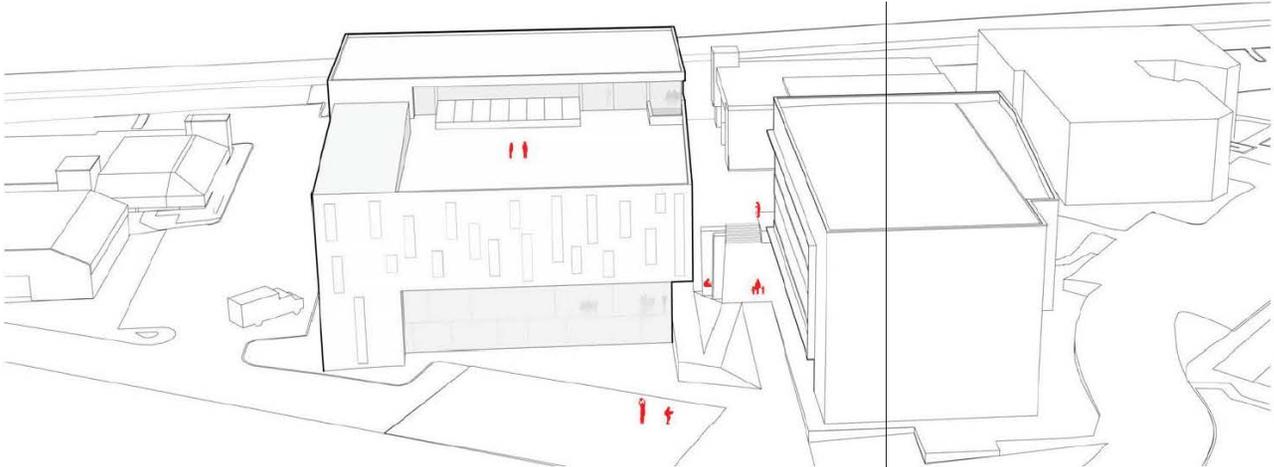
View from Commons looking west



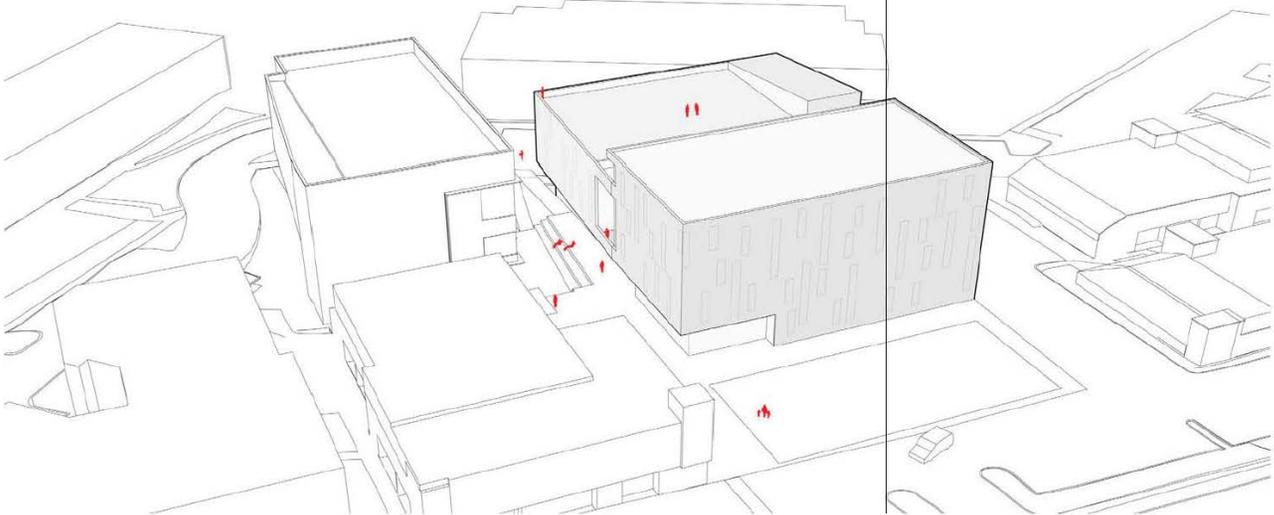
View from Playcourt looking east with TMAC to the right



View of the Student Plaza with shorter, inflected facade and recessed main floor



Birdseye view from west



Birdseye view from the East

ZONING MAP



56.15 User Guide – YBD 2 and YBD 3 zones.

The charts in KZC [56.20](#) contain the basic zoning regulations that apply in each YBD 2 and YBD 3 zone 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 56.18


Zone
YBD 2
YBD 3

Section 56.18 – GENERAL REGULATIONS

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

1. Refer to Chapter [1](#) KZC to determine what other provisions of this code may apply to the subject property.
2. In addition to the height exceptions established by KZC [115.60](#), the following exceptions to height regulations in the YBD 2 and YBD 3 zones are allowed:
 - a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapets around the perimeter of the structure shall not exceed two feet.
 - b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.
3. A City entry or gateway feature shall be designed and installed on the subject property adjacent to Lake Washington Boulevard between the southern City limit line and NE 38th Place pursuant to the standards in KZC [110.60](#). The specific location and design of the gateway shall be evaluated with the Design Review Process.
4. Driveways onto Lake Washington Boulevard, NE 38th Place and Northup Way shall be limited to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible (does not apply to Public Park uses). The Public Works Official shall approve the number, location and design of all driveways.
5. The minimum ground floor story height shall be 13 feet for retail establishments selling goods or services including banking and financial services, restaurant and tavern, or office.
6. The upper story setback for all floors above the second story within 40 feet of the property line abutting NE 38th Place shall average 15 feet. For the purpose of this regulation, the term "setback" shall refer to the horizontal distance between the property line and any exterior wall abutting the street prior to any potential right-of-way dedication. The required upper story setbacks for all floors above the second story shall be calculated as Total Upper Story Setback Area, as shown on Plate [35](#).
7. Developments in parts of this zone may be limited by Chapter [83](#) or [90](#) KZC, regarding development near streams, lakes, and wetlands.
8. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC [115.24](#).

[link to Section 56.20 table](#)

The Kirkland Zoning Code is current through Ordinance 4532, passed October 4, 2016.

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) 587-3190

Code Publishing Company (<http://www.codepublishing.com/>)

eLibrary (<http://www.codepublishing.com/elibrary.html>)

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 56.20	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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Vehicle Service Station	D.R., Chapter 142 KZC	2,250 sq. ft.	40'	15' on each side. See also Spec. Reg. 3.	15'	80%	In YBD 2, 55' above average building elevation. In YBD 3, 60' above average building elevation.	A	E	See KZC 105.25.	<ol style="list-style-type: none"> The following uses and activities are prohibited: <ol style="list-style-type: none"> The outdoor storage, sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers. There may not be more than two vehicle service stations at any intersection. This use is only allowed if the subject property abuts Lake Washington Boulevard or Northup Way. 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	Restaurant or Tavern	D.R., Chapter 142 KZC	None	0' adjacent to NE 38th Place and Northup Way. Otherwise, 20'.	0'	0'	80%	In YBD 2, 55' above average building elevation. In YBD 3, 60' above average building elevation.	C	E	1 per each 100 sq. ft. of gross floor area.	<ol style="list-style-type: none"> The following uses and activities are prohibited: <ol style="list-style-type: none"> Drive-in or drive-through facilities. The gross floor area of individual retail establishments may not exceed 15,000 square feet except within a mixed use development in which the floor area of other uses exceeds the floor area of retail establishments.
.030	Office Use		0' adjacent to NE 38th Place and Northup Way. Otherwise, 20'.	0'	0'	D			If medical, dental or veterinary office, then one 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"> 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. 	

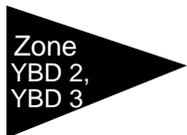
Section 56.20

Zone
YBD 2,
YBD 3

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 56.20	USE ↓ REGULATIONS →	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 YARD (See Ch. 115)			Lot Coverage	Height of Structure					
				Front	Side	Rear							
.040	Hotel or Motel	D.R., Chapter 142 KZC	None	0' adjacent to NE 38th Place and Northup Way. Otherwise, 20'.	0'	0'	80%	In YBD 2, 55' above average building elevation.	C	E	1 per each room. See also Spec. Reg. 2. 1 per each 300 sq. ft. of gross floor area.	1. May include ancillary meeting and convention facilities. 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.	
.050	A Retail Establishment other than those specifically listed, limited, or prohibited in the zone, selling goods, or providing services including banking and related financial services											In YBD 3, 60' above average building elevation.	1. The following uses and activities are prohibited: a. The outdoor storage, sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers. b. Vehicle repair. c. Retail establishment providing storage services. d. Storage and operation of heavy equipment, except delivery vehicles associated with retail uses. e. Storage of parts unless conducted entirely within an enclosed structure. f. Drive-in or drive-through facilities. 2. The gross floor area of individual retail establishments may not exceed 15,000 square feet except within a mixed use development in which the floor area of other uses exceeds the floor area of retail establishments. 3. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: a. The seating and associated circulation area do not exceed more than 10 percent of the gross floor area of the use; and b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.
.060	Stacked Dwelling Units											D	A

(Revised 9/15)



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 56.20	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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.070	Assisted Living Facility, Convalescent Center or Nursing Home	D.R., Chapter 142 KZC	None	0' adjacent to NE 38th Place and Northup Way. Otherwise, 20'.	0'	0'	80%	In YBD 2, 55' above average building elevation. In YBD 3, 60' above average building elevation.	A	Independent unit: 1.7 per unit. Assisted living unit: 1 per unit. Convalescent center or nursing home: 1 per each bed.	<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. 	
.080	Private Lodge or Club								B			1 per each 300 sq. ft. of gross floor area
.090	Hospital Facility								B	See KZC 105.25.		
.100	Public Utility								A			
.110	Church								C	1 for every 4 people based on maximum occupant load of any area of worship. See Spec. Reg. 2.		<ol style="list-style-type: none"> 1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to the use.

Section 56.20

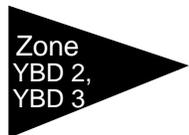


USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 56.20	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		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)
			Lot Size	REQUIRED YARD (See Ch. 115)									
				Front	Side	Rear							
.120	School or Day-Care Center	D.R., Chapter 142 KZC	None	0' adjacent to NE 38th Place and Northup Way. Otherwise, 20'.	0'	0'	80%	In YBD 2, 55' above average building elevation. In YBD 3, 60' above average building elevation.	D	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. 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. 3. May include accessory living facilities for staff persons. 4. Electrical signs shall be permitted at junior high/middle schools and high schools. One pedestal sign with a readerboard having electronic programming is allowed per site only if: <ol style="list-style-type: none"> a. It is a pedestal sign (see Plate 12) having a maximum 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 school 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.; h. The school is located on a collector or arterial street. The City shall review and approve the location of the sign on the site. The sign shall be located to have the least impact on surrounding residential properties. If it is determined that a proposed electronic readerboard would constitute a traffic hazard the Planning Director may impose restrictions or deny the readerboard. 	
.130	Mini-School or Mini-Day-Care								E				

(Revised 9/13)



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 56.20	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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.140	Government Facility Community Facility	D.R., Chapter 142 KZC	None	0' adjacent to NE 38th Place and Northup Way. Otherwise, 20'.	0'	0'	80%	In YBD 2, 55' above average building elevation. In YBD 3, 60' above average building elevation.	C See Spec. Reg. 1.	B	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.
.150	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										