



1



2



3



4



Photo Legend



5



6



7



8





SCHEME 1

Placing the veterinary and the professional office in a two-story building located behind the existing veterinary building on the east side of the property.

- Doesn't place the building on the front property line.
- Requires parking to be placed between the building and ROW.
- Does not provide pedestrian weather protection at ROW.
- Construction around existing hospital not practical, and significantly impacts practice operations.
- Building built out to the property lines still doesn't provide adequate / usable footprint.
- Zero setback property line development greatly limits access to natural light for building occupants, and limited articulation of structural facades.
- Places commercial uses closer to multi-family uses.



SCHEME 2

Placing the veterinary and the professional office in a two-story building located in front of the existing structure on the southwest corner of the property.

- Allows building to be placed on ROW, and provides opportunities for weather protected pedestrian way.
- Restriction of development depth between the existing building and the ROW creates less flexible space, and reduces opportunities to break up the façade of the building aesthetically.
- Significant impact on the human scale of the pedestrian way.
- Construction would significantly impact client physical and visual access to the hospital.
- Construction would impact all existing utilities to the existing hospital.
- Creates parking, and patient safety concerns while under construction.
- Parking available to support the building, while located behind the structure, is reduced by 27%. Efficient utilization of the site is reduced accordingly.
- Creates biggest visual obstruction of the available view corridor.
- Creates a significant visual impact to the adjacent south office building.



SCHEME 3

Placing the veterinary and the professional office in a two-story building and to locate it on the northwest corner of the property.

- All on-site parking can be placed to the side of the structure rather than in front of it.
- Building can be placed on the R.O.W. which provides opportunities for weather protected pedestrian way.
- Depth and width of available building pad affords greatest opportunity for the design of flexible space, and the most opportunity to articulate the building façade along the pedestrian R.O.W.
- Provides minimum interruption of the current hospital practice and no disruption to utilities serving the hospital.
- Preserves the greatest width of view corridor.
- Creates the least visual impact to the adjoining properties.

Color Legend

- Existing Buildings
- Existing Veterinary Clinic
- Proposed Veterinary Clinic/Office



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Siting Analysis
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A7



MAXIMUM ZONING ENVELOPE

(26' maximum building height)



MAXIMUM ZONING ENVELOPE

(with 30% view corridor and 13' height increase)



MAXIMUM ZONING ENVELOPE

(with 48% view corridor and 13' height increase)



VIEW ANGLES

(based on 48% view corridor)



VIEW ANGLES

(based on 48% view corridor)

Color Legend

- Existing Buildings
- Zoning Envelope
- View Angle



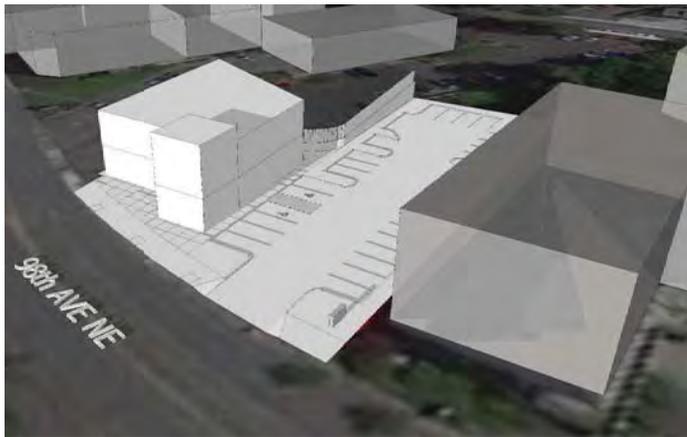
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View Corridor
 Conceptual Design Conference

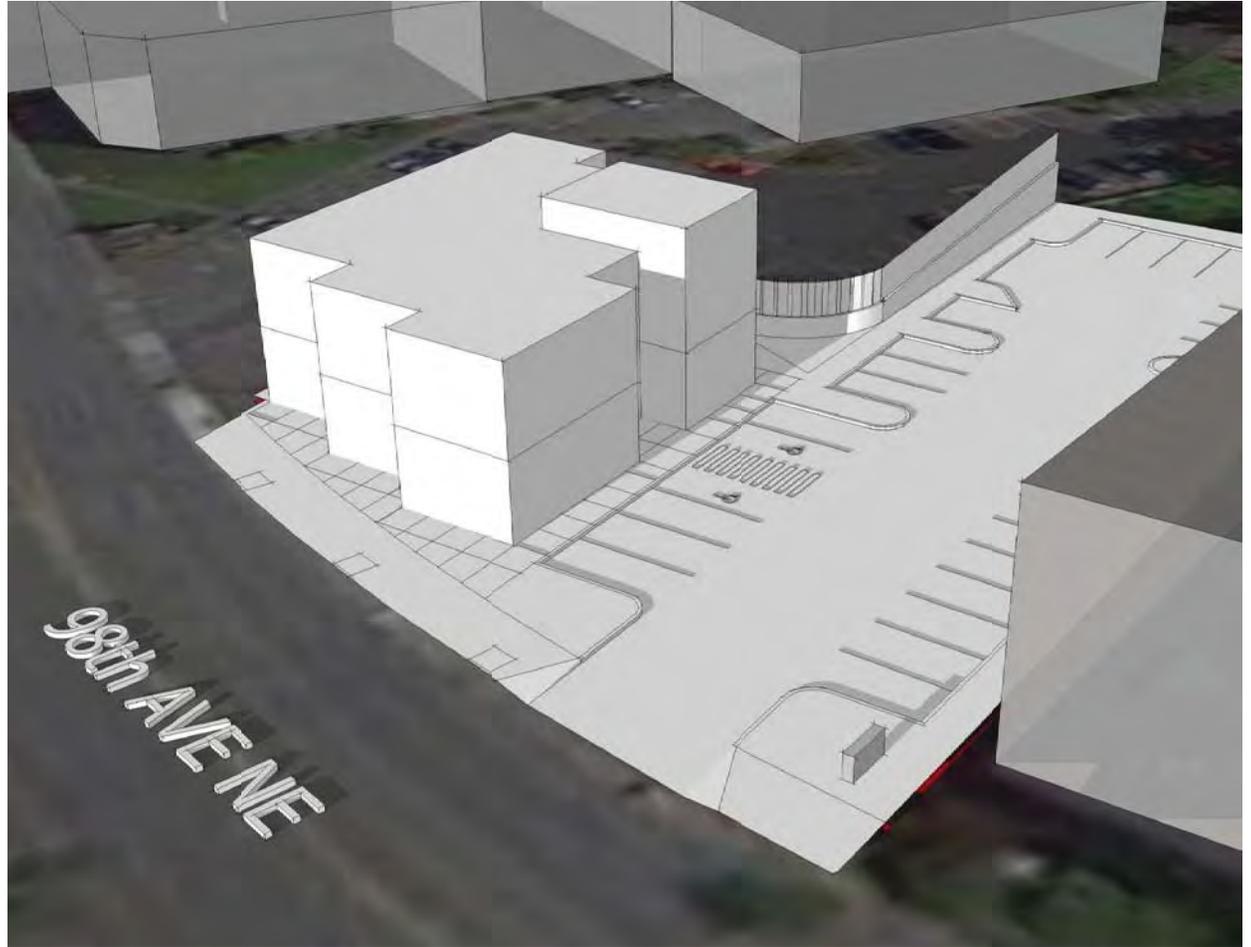
A8



MASSING 1



MASSING 2



MASSING 3



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Massing Study
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A9



Juanita Bay Veterinary Hospital / Architectural Werks, Inc.

Est. 1957

- 1) 99th Ave NE - North of Racquet Clubs new Olympic Swim Pool Addition



Juanita Bay Veterinary Hospital / Architectural Werks, Inc.

Est. 1957

2) 99th Ave NE - Near NE Corner of Racquet Clubs new Olympic Swim pool



Juanita Bay Veterinary Hospital / Architectural Werks, Inc.

Est. 1957

3a) 99th Ave NE - Acrossed street near C.L. of Racquet Clubs new Olympic



Juanita Bay Veterinary Hospital / Architectural Werks, Inc.

Est. 1957

3b) West side of 99th Ave NE - Near C.L. of Racquet Club



Juanita Bay Veterinary Hospital / Architectural Werks, Inc.

Est. 1957

4) East side of 99th Ave NE - Near C.L. of Racquet Clubs new Olympic Swim pool



Juanita Bay Veterinary Hospital / Architectural Werks, Inc.

Est. 1957

5) West side 99th Ave NE - Near SE corner of Racquet Club



Juanita Bay Veterinary Hospital / Architectural Werks, Inc.

Est. 1957

6) East side of 99th Ave NE - Across street from NE Corner of the Racquet Club



Juanita Bay Veterinary Hospital / Architectural Werks, Inc.

Est. 1957

7) East side of 99th Ave NE - From condo drive aisle near SE Corner of the Racquet Club

52.14 User Guide.

The charts in KZC [52.17](#) contain the basic zoning regulations that apply in the JBD 2 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 52.15

Zone
JBD-2

Section 52.15 – 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. Must provide a public pedestrian access easement if the Planning Official determines that it will furnish a pedestrian connection or part of a connection between 98th Avenue NE and 100th Avenue NE. Pathway improvements will also be required if the easement will be used immediately. No more than two complete connections shall be required.
3. The maximum height of structures on the subject property may be increased by up to 13 feet if a view corridor is maintained across 30 percent of the average parcel width for the portion of the building above 26 feet. The corridor will be located to provide the widest view corridor given development on adjacent properties to the north and south.
4. See Chapters [100](#) and [162](#) KZC for information about nonconforming signs. KZC [162.35](#) describes when nonconforming signs must be brought into conformance or removed (does not apply to Public Parks uses).
5. May also be regulated under the Shoreline Master Program; refer to Chapter 83 KZC.

[link to Section 52.17 table](#)

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

Section 52.17	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						
.080	Office Use	D.R., Chapter 142 KZC.	None	0'	0'	0'	80%	26' above average building elevation.	D	D	If a Medical, Dental or Veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. 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. A veterinary office is not permitted if the subject property contains dwelling units. 2. 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; and The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
.090	Attached or Stacked Dwelling Unit See Spec. Reg. 1.								A	1.7 per unit.	1. For properties abutting 98th Avenue NE, this use may be located on the street level floor of a building only if there is an intervening retail storefront or office between this use and the abutting 98th Avenue NE right-of-way. 2. The development must be designed to limit potential impacts from surrounding commercial uses on residents of the subject property. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.	
.100	Church								B	1 per every four people based on maximum occupancy load of any area of worship. See Special Reg. 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to the use.	
.110	Hotel or Motel								E	1 per each room. See Spec. Reg. 2.	1. May include ancillary meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirements for these ancillary uses shall be determined on a case-by-case basis.	
.120	Private Lodge or Club								B	1 per each 300 sq. ft. of gross floor area.		