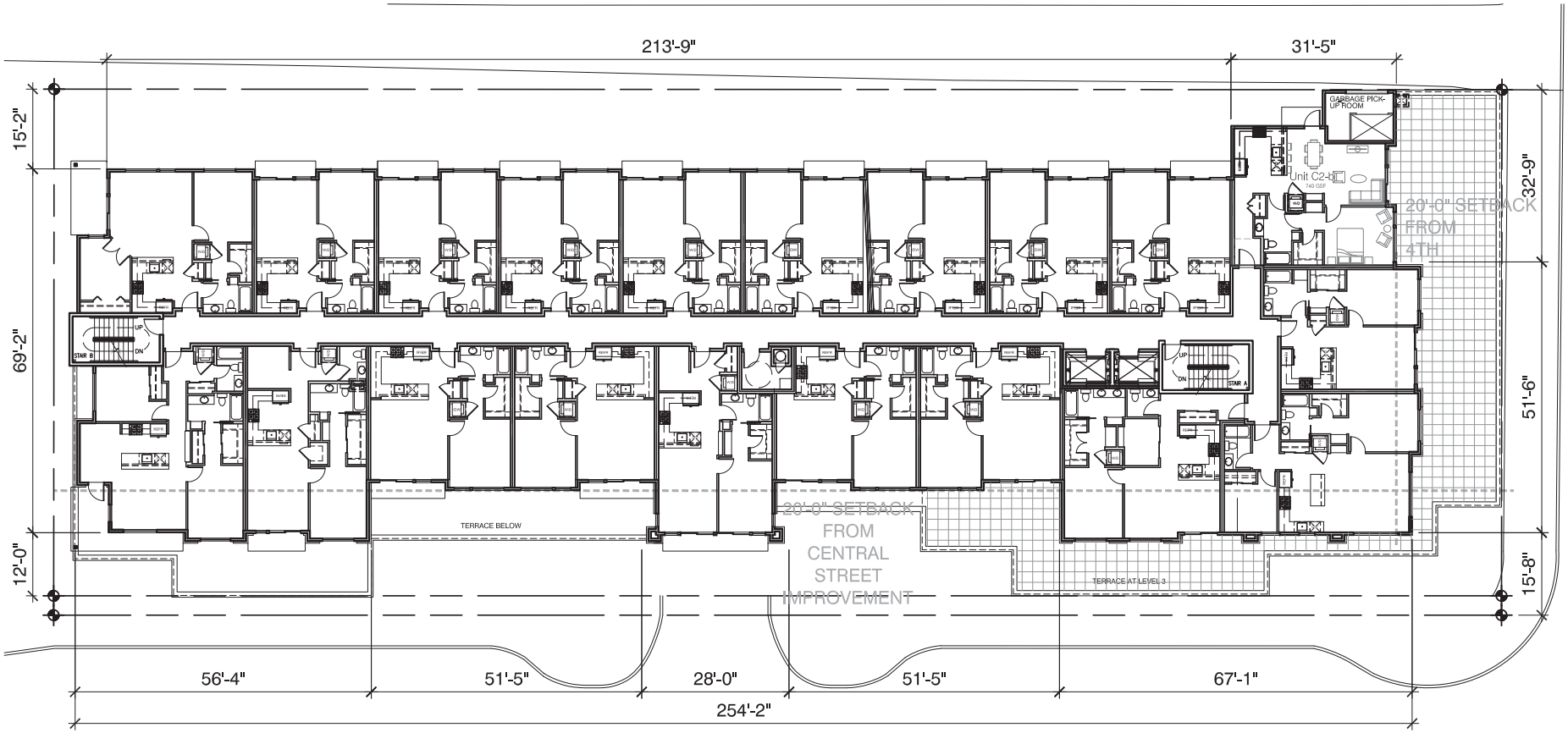
FLOOR PLAN: LEVEL L3



N

Level L3 Scale: 1"=20'

Floor	Parking	Retail	Residence	Total Sq Ft
Level 3	0	0	16,365	16,365
Level 4	0	0	16,365	16,365

FLOOR PLAN: LEVEL L3

DESIGN RESPONSE CONFERENCE- 324 CENTRAL WAY

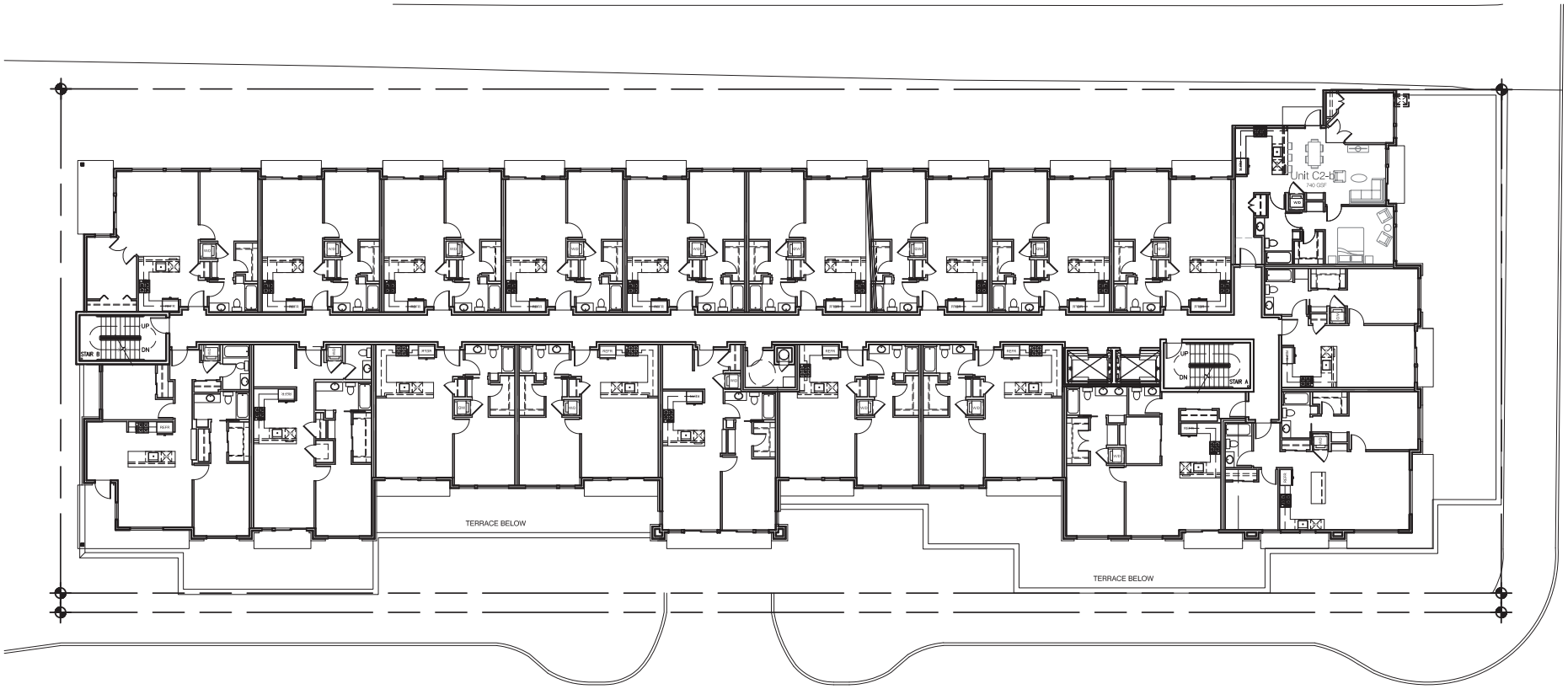
A19

05/20/13

studio MENG STRAZZARA
ARCHITECTURE
PLANNING
CONSULTING
2001 WESTERN AVE, SUITE 200
SEATTLE, WA 98121
tel: 206.587.3797 / fax: 206.587.0588
www.studioms.com

copyright © 2013 05/07/2013 Kirkland_DRB 3 Packet-05-07-13.dwg

FLOOR PLAN: LEVEL L4



N

Level L4 Scale: 1"=20'

Floor	Parking	Retail	Residence	Total Sq Ft
Level 5	0	0	15,665	15,665

FLOOR PLAN: LEVEL L4

DESIGN RESPONSE CONFERENCE- 324 CENTRAL WAY

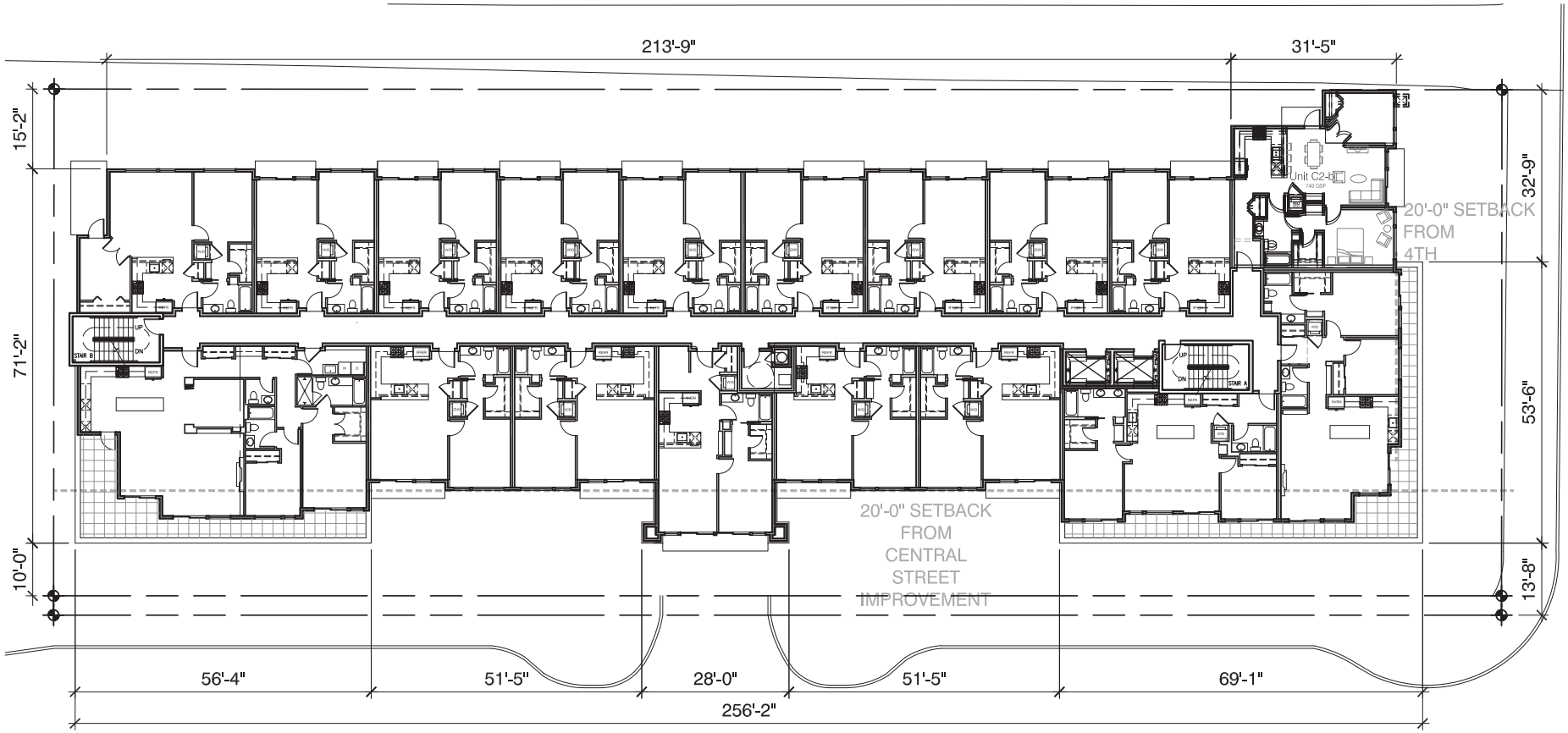
A20

05/20/13

studio MENG STRAZZARA
ARCHITECTURE
PLANNING
CONSULTING
2001 WESTERN AVE, SUITE 200
SEATTLE, WA 98121
tel: 206.587.3797 / fax: 206.587.0588
www.studioms.com

copyright © 2013 05/07/2013 Kirkland_DRB 3 Packet-05-07-13.dwg

FLOOR PLAN: LEVEL L5



N

Level L5 Scale: 1"=20'

Floor	Parking	Retail	Residence	Total Sq Ft
Level 5	0	0	15,665	15,665

FLOOR PLAN: LEVEL L5

DESIGN RESPONSE CONFERENCE- 324 CENTRAL WAY

A21

05/20/13

studio MENG STRAZZARA
ARCHITECTURE
PLANNING
CONSULTING
2001 WESTERN AVE, SUITE 200
SEATTLE, WA 98121
tel: 206.587.3797 / fax: 206.587.0588
www.studioms.com

copyright © 2013 05/07/2013 Kirkland_DRB 3 Packet-05-07-13.dwg

BUILDING ELEVATIONS

3D View South Elevation looking Northeast

3D View South Elevation looking Northwest

South Elevation Scale: 1"=20'

BUILDING ELEVATIONS

DESIGN RESPONSE CONFERENCE- 324 CENTRAL WAY

A22

05/20/13

studio MENG STRAZZARA
ARCHITECTURE
PLANNING
CONSULTING
2001 WESTERN AVE, SUITE 200
SEATTLE, WA 98121
tel: 206.587.3797 / fax: 206.587.0588
www.studioms.com

copyright © 2013

05/07/2013 Kirkland_DRB 3 Packet-05-07-13.dwg

BUILDING ELEVATIONS

3D View East Elevation looking Northwest

3D View East Elevation looking Southwest

East Elevation Scale: 1"=20'

studio MENG STRAZZARA
ARCHITECTURE
PLANNING
CONSULTING
2001 WESTERN AVE, SUITE 200
SEATTLE, WA 98121
tel: 206.587.3797 / fax: 206.587.0588
www.studioms.com

copyright © 2013 05/07/2013 Kirkland_DRB 3 Packet-05-07-13.dwg

BUILDING ELEVATIONS

3D View North Elevation looking Southwest

3D View North Elevation looking Southeast

North Elevation Scale: 1"=20'

BUILDING ELEVATIONS
DESIGN RESPONSE CONFERENCE- 324 CENTRAL WAY

A24
05/20/13

studio MENG STRAZZARA
ARCHITECTURE
PLANNING
CONSULTING
2001 WESTERN AVE, SUITE 200
SEATTLE, WA 98121
tel: 206.587.3797 / fax: 206.587.0588
www.studioms.com

copyright © 2013

05/07/2013 Kirkland_DRB 3 Packet-05-07-13.dwg

BUILDING ELEVATIONS

3D View West Elevation looking Southeast

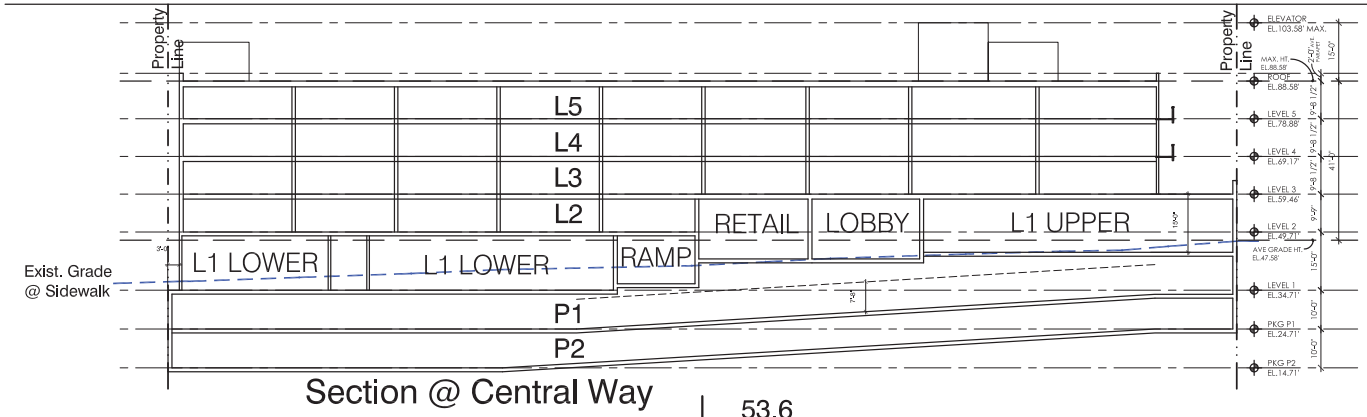
3D View West Elevation looking Northeast

West Elevation Scale: 1"=20'

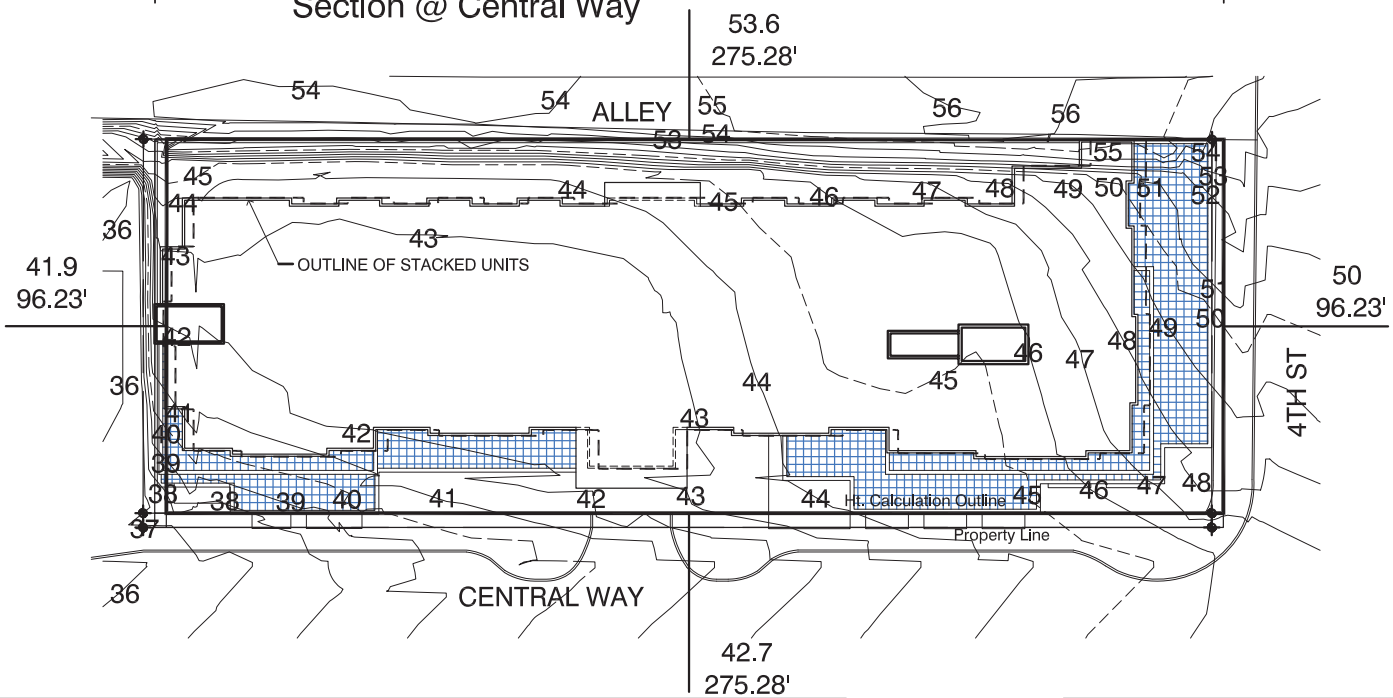
studio MENG STRAZZARA
ARCHITECTURE
PLANNING
CONSULTING
2001 WESTERN AVE, SUITE 200
SEATTLE, WA 98121
tel: 206.587.3797 / fax: 206.587.0588
www.studioms.com

copyright © 2013 05/07/2013 Kirkland_DRB 3 Packet-05-07-13.dwg

BUILDING HEIGHT CALCULATIONS



Section @ Central Way



Lot Coverage Calculation:

SITE AREA:
27,521 SQ FT PER SURVEY

STACKED UNIT AREA FOOTPRINT:
16,184 SQ FT

16,184 IS 59% OF 27,521

LOT COVERAGE OF STACKED UNITS IS 59% OF LOT AREA

Avg. Grade Calculation:

$$\frac{(53.6 \times 275.28) + (50 \times 96.23) + (42.7 \times 275.28) + (41.9 \times 96.23)}{275.28 + 96.23 + 275.28 + 96.23}$$

$$= \frac{14{,}755.01 + 4{,}811.5 + 11{,}754.46 + 4{,}032.04}{743.15}$$

$$= \frac{35{,}353}{743.15}$$

$$= 47.58$$

BUILDING HEIGHT CALCULATIONS
DESIGN RESPONSE CONFERENCE- 324 CENTRAL WAY

A26
05/20/13

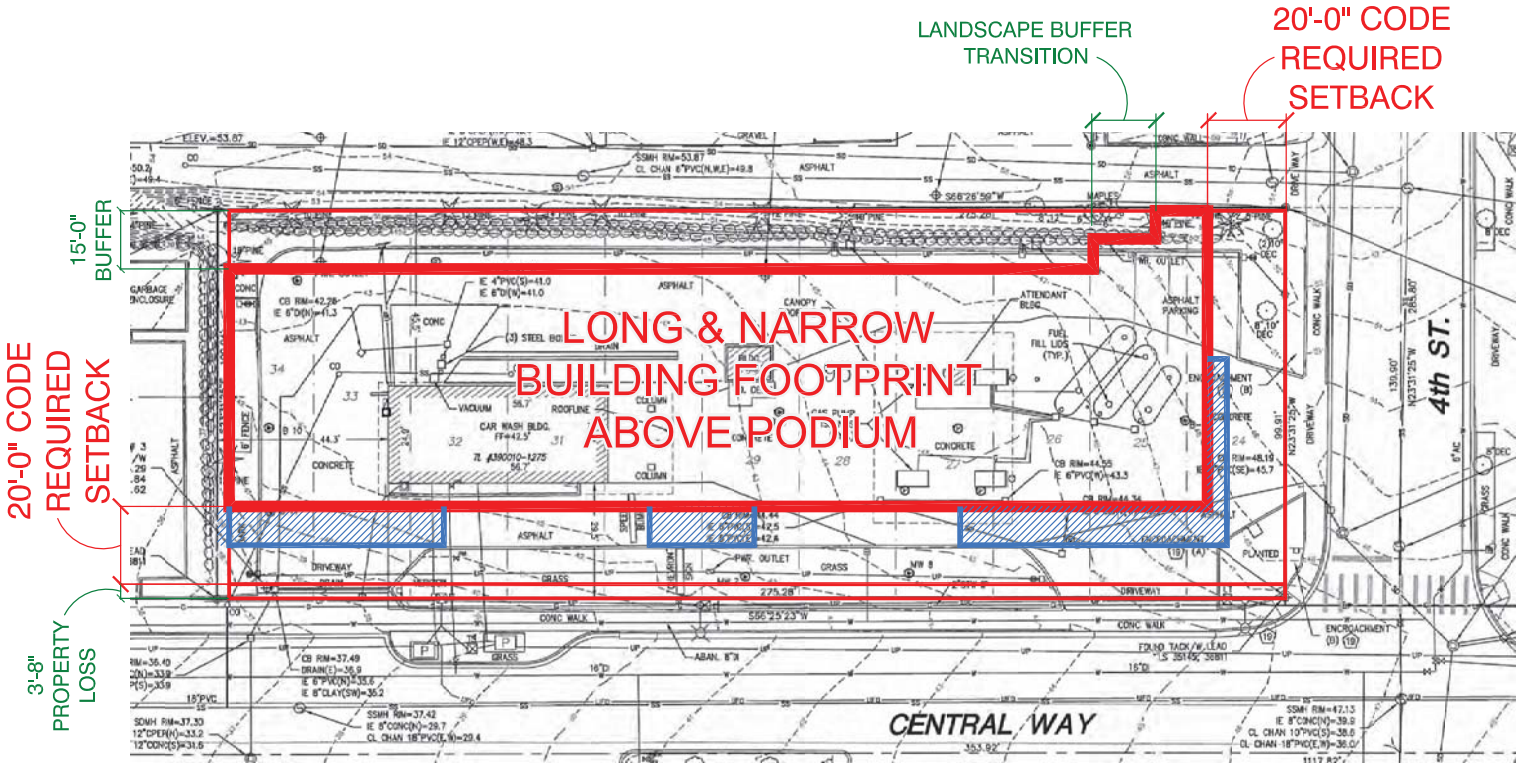
studio MENG STRAZZARA
ARCHITECTURE
PLANNING
CONSULTING
2001 WESTERN AVE, SUITE 200
SEATTLE, WA 98121
tel: 206.587.3797 / fax: 206.587.0588
www.studioms.com

copyright © 2013

05/07/2013 Kirkland_DRB 3 Packet-05-07-13.dwg

DEPARTURE REQUEST

#	Code Requirement	Departure Requested	Explanation for Departure
1	KZC Section 50.47 use zone chart- minimum required front yard setback= 20'-0"	Decrease allowed minimum required front setback from 20'-0" to 10'-0".	Due to Central way street improvement (property loss of 3'-8" along Central way plus 20'-0" required setback by code) on the south side of the property and 15'-0" buffer between commercial and residential zone on the north side of the property, created a long and narrow building footprint. To obtain the balance of the development goal and code requirements,the development team is challenged to create a long single building with a shallow modulated flat elevation. This departure allows greater modulation flexibility and depth, make building frontages more consistent with the scale of surrounding buildings in downtown Kirkland.



DEPARTURE REQUEST

DESIGN RESPONSE CONFERENCE- 324 CENTRAL WAY

A27

05/20/13

studio MENG STRAZZARA
ARCHITECTURE
PLANNING
CONSULTING
2001 WESTERN AVE, SUITE 200
SEATTLE, WA 98121
tel: 206.587.3797 / fax: 206.587.0588
www.studioms.com

copyright © 2013

05/07/2013 Kirkland_DRB 3 Packet-05-07-13.dwg

studio MENG STRAZZARA
ARCHITECTURE
PLANNING
CONSULTING

April 2, 2013
Tony Leavitt
City of Kirkland Planning and Community Development
123 5th Avenue
Kirkland, WA 98033

RE: Departure Request for 324 Central Way, Kirkland WA 98033

Dear Mr. Leavitt

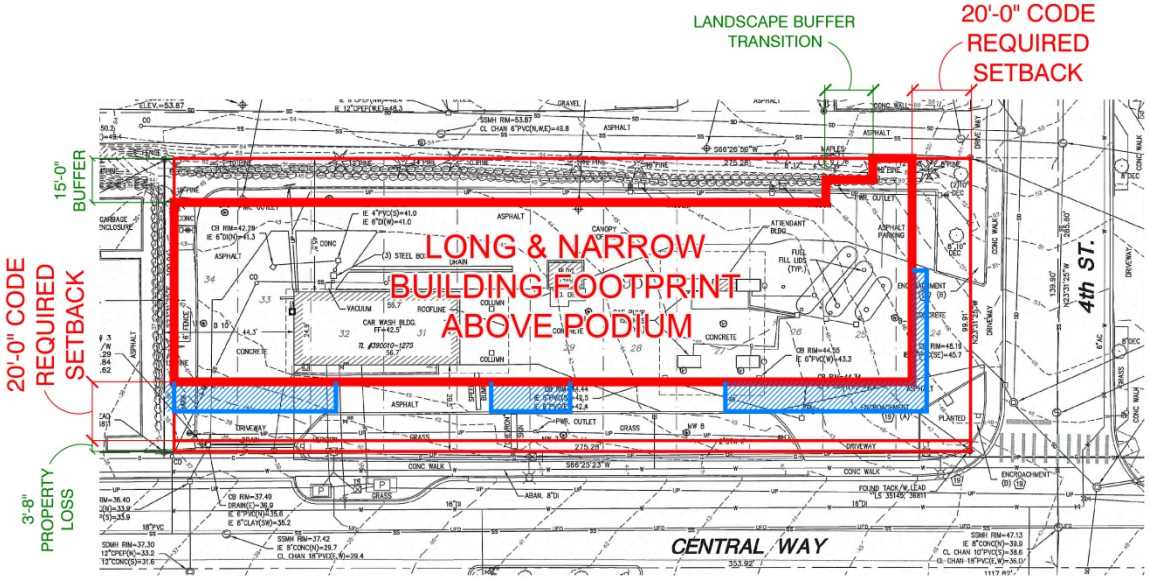
This is our departure request letter for the project site 324 Central Way, Kirkland 98033.

Code Requirement
KZC Section 50.47 use zone chart- minimum front yard setback= 20'-0".

Departure Requested
Decrease required front setback from 20'-0" to 10'-0".

Justification

1.) *Due to Central way street improvement (property loss of 3'-8" along Central way plus 20'-0" required setback by code) on the south side of the property and 15'-0" buffer between commercial and residential zone on the north side of the property, created a long and narrow building foot print.*



2.) *To obtain a balance between the development goals and code requirements, the development team is challenged to address a long single building with shallow modulation and a flat elevation. The code compliant option, due to a long narrow massing, would be out of scale with nearby properties and the surrounding neighborhood. The departure requested option achieves much greater modulation both vertically and horizontally. The resultant building will be much more in keeping with the scale and quality of the surrounding buildings and will clearly achieve a superior design. Ultimately the departure requested option will result in another quality building in downtown Kirkland.*

VS

Code compliant Option (Flat façade- One long & narrow building)	VS	Departure Requested Option (Deeper Modulation- Multi building+ top level setback)

3.) *Total gross square footage gained (departure request gained minus property loss)*

- *150 SF (4,527 SF – 4,377 SF)*

Amount of gross square footage from 3'-8" property loss due to street improvement	*Amount of gross square footage gained from departure request*
• *Total Gross SF loss= 4,377 SF* o *Ground Floor= 1,000 SF* o *2nd Floor=593 SF* o *3rd Floor= 928 SF* o *4th Floor= 928 SF* o *5th Floor= 928 SF*	• *Total Gross SF gained= 4,527 SF* o *Ground Floor= 0 SF* o *2nd Floor= 604 SF* o *3rd Floor= 1,469 SF* o *4th Floor= 1,469 SF* o *5th Floor= 985 SF*

Sincerely,

Tony C Fan, AIA
Project Architect
Cc File

TEL 206 587 3797 FAX 206 587 0588 2001 WESTERN AVE, SUITE 200 SEATTLE, WA, USA 98121 www.studioms.com

studio MENG STRAZZARA
ARCHITECTURE
PLANNING
CONSULTING

May 7, 2013
Tony Leavitt
City of Kirkland Planning and Community Development
123 5th Avenue
Kirkland, WA 98033

RE: Design Response for 324 Central Way, Kirkland WA 98033

Dear Mr. Leavitt

This is our design response letter for the project site located at 324 Central Way, Kirkland 98033. We identified eight (8) design response items from the April 15th design review meeting:

Design Response Item #1: Public Space
The board asked the design team to open up the public space at the southeast corner. The board felt that the proposed public space at the southeast corner is too enclosed and could be mistaken for a private space.

Response:
Please see sheets A1. The design team has eliminated the planters at the southeast corner to open up the public plaza to the sidewalk and facilitate public access to the plaza. The design team also proposes to extend the paving pattern from the plaza into the sidewalk to visually invite the public into the space.

Design Response Item #2: Additional Color
The board felt the proposed material color scheme was too monochromatic. The board suggests the design team incorporate additional color or material to break up the monochromatic color scheme.

Response:
Please see sheets A3. The design team added a new dark bronze accent color to further separate building mass and tie in dark bronze colored details like columns, awnings, railings…etc.

Design Response Item #3: Center Tower Roof Form
The board asked the design team to redesign the proposed center tower roof form and eliminate the angled brackets.

Response:
Please see sheets A4. The design team has eliminated the proposed heavy roof form and supporting brackets. The new proposed roof form follows the thin profile of the metal roof cap. The thin profile allows large roof cantilever without supporting brackets, thus appearing more contemporary and clean. The design team proposes a cut out at the tip of

the cantilevered roof as a decorative element that will allow sunlight and cast interesting shadows.

Design Response Item #4: West Wall
The board asked the design team to provide cladding articulation for the west wall so it does not appears to be a monolithic wall.

Response:
Please see sheets A5. The design team provided real life detail pictures to demonstrate cladding articulations.

Design Response Item #5: Garage Door
The board asked to see the garage door

Response:
Please see sheets A6. The design team provided an actual garage door photograph to show the garage door Continental Properties (developer) has used in one of their most recent projects and intends to incorporate into this project.

Design Response Item #6: Detailed Landscaping Plan

Response:
Please see sheets A9-A14 for detailed landscaping plans.

Design Response Item #7: Back of House Issue- Garbage Collection
The board questioned the feasibility of having the garbage to be picked up from Central.

Response:
The design team proposes to have the garbage collection from the alley.
Please see updated plans and elevations.

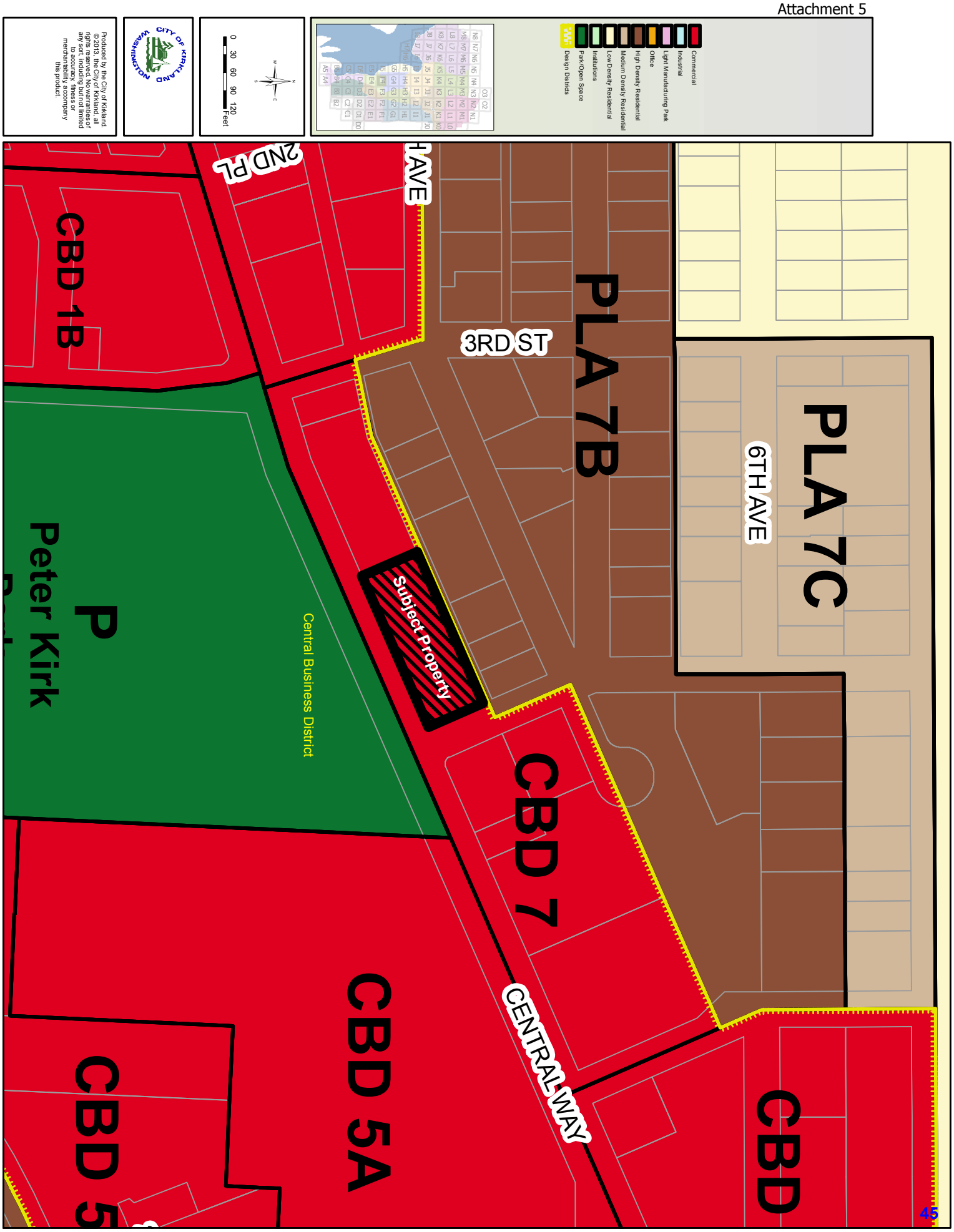
Design Response Item #8: Retail Frontage
The board asked the design team to reduce the width of the proposed residential entrance and relocate the exercise room so as not to be directly adjacent to the right of way.

Response:
The design team reduced the residential entrance to only one retail bay. In addition, the design team relocated the exercise room to allow retail adjacent to the right of way. The plaza next to the residential entry and in front of this new proposed retail has been redesigned. Please see sheet A2.
Please also see updated plans and elevations.

Sincerely,

Tony C Fan, AIA
Project Architect
Cc File

TEL 206 587 3797 FAX 206 587 0588 2001 WESTERN AVE, SUITE 200 SEATTLE, WA, USA 98121 www.studioms.com


Commercial
Industrial
Light Manufacturing Park
Office
High Density Residential
Medium Density Residential
Low Density Residential
Institutions
Park/Open Space
Design Districts
0 30 60 90 120 Feet
CITY OF KIRKLAND WASHINGTON
Produced by the City of Kirkland. ©2013, the City of Kirkland, all rights reserved. No warranties of any sort, including but not limited to accuracy, fitness or merchantability accompany this product.
PLA 7C
6TH AVE
PLA 7B
3RD ST
H AVE
2ND PL
CBD 1B
Subject Property
CBD 7
CENTRAL WAY
Central Business District
CBD 5A
P
Peter Kirk
CBD

CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033
425.587-3225 ~ www.kirklandwa.gov

DEVELOPMENT STANDARDS LIST
DRV12-01513, 324 Central Way

ZONING CODE STANDARDS

92.35 Prohibited Materials In Design Districts. If in a design district the following building materials are prohibited or limited in use: mirrored glass or reflective materials, corrugated fiberglass, chain link fencing, metal siding, concrete block, backlit awnings. Water spigots are required along building facades along sidewalks for cleaning and plant watering. Commercial buildings with more than one tenant shall install a cornerstone or plaque.

95.51.2.a Required Landscaping. All required landscaping shall be maintained throughout the life of the development. The applicant shall submit an agreement to the city to be recorded with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall provide a final as-built landscape plan and an agreement to maintain and replace all landscaping that is required by the City.

95.50 Tree Installation Standards. All supplemental trees to be planted shall conform to the Kirkland Plant List. All installation standards shall conform to Kirkland Zoning Code Section 95.45.

95.52 Prohibited Vegetation. Plants listed as prohibited in the Kirkland Plant List shall not be planted in the City.

100.25 Sign Permits. Separate sign permit(s) are required. In JBD and CBD cabinet signs are prohibited.

105.18 Pedestrian Walkways. All uses, except single family dwelling units and duplex structures, must provide pedestrian walkways designed to minimize walking distances from the building entrance to the right of way and adjacent transit facilities, pedestrian connections to adjacent properties, between primary entrances of all uses on the subject property, through parking lots and parking garages to building entrances. Easements may be required. In design districts through block pathways or other pedestrian improvements may be required. See also Plates 34 in Chapter 180.

105.32 Bicycle Parking. All uses, except single family dwelling units and duplex structures with 6 or more vehicle parking spaces must provide covered bicycle parking within 50 feet of an entrance to the building at a ratio of one bicycle space for each twelve motor vehicle parking spaces. Check with Planner to determine the number of bike racks required and location.

105.18 Entrance Walkways. All uses, except single family dwellings and duplex structures, must provide pedestrian walkways between the principal entrances to all businesses, uses, and/or buildings on the subject property.

105.18 Overhead Weather Protection. All uses, except single family dwellings, multifamily, and industrial uses, must provide overhead weather protection along any portion of the building, which is adjacent to a pedestrian walkway.

105.18.2 Walkway Standards. Pedestrian walkways must be at least 5' wide; must be distinguishable from traffic lanes by pavement texture or elevation; must have adequate lighting for security and safety. Lights must be non-glare and mounted no more than 20' above

the ground.

105.18.2 Overhead Weather Protection Standards. Overhead weather protection must be provided along any portion of the building adjacent to a pedestrian walkway or sidewalk; over the primary exterior entrance to all buildings. May be composed of awnings, marquees, canopies or building overhangs; must cover at least 5′ of the width of the adjacent walkway; and must be at least 8 feet above the ground immediately below it. In design districts, translucent awnings may not be backlit; see section for the percent of property frontage or building facade.

105.65 Compact Parking Stalls. Up to 50% of the number of parking spaces may be designated for compact cars.

105.60.2 Parking Area Driveways. Driveways which are not driving aisles within a parking area shall be a minimum width of 20 feet.

105.60.3 Wheelstops. Parking areas must be constructed so that car wheels are kept at least 2′ from pedestrian and landscape areas.

105.60.4 Parking Lot Walkways. All parking lots which contain more than 25 stalls must include pedestrian walkways through the parking lot to the main building entrance or a central location. Lots with more than 25,000 sq. ft. of paved area must provide pedestrian routes for every 3 aisles to the main entrance.

105.77 Parking Area Curbing. All parking areas and driveways, for uses other than detached dwelling units must be surrounded by a 6″ high vertical concrete curb.

110.52 Sidewalks and Public Improvements in Design Districts. See section, Plate 34 and public works approved plans manual for sidewalk standards and decorative lighting design applicable to design districts.

110.60.5 Street Trees. All trees planted in the right-of-way must be approved as to species by the City. All trees must be two inches in diameter at the time of planting as measured using the standards of the American Association of Nurserymen with a canopy that starts at least six feet above finished grade and does not obstruct any adjoining sidewalks or driving lanes.

115.25 Work Hours. It is a violation of this Code to engage in any development activity or to operate any heavy equipment before 7:00 am. or after 8:00 pm Monday through Friday, or before 9:00 am or after 6:00 pm Saturday. No development activity or use of heavy equipment may occur on Sundays or on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas Day. The applicant will be required to comply with these regulations and any violation of this section will result in enforcement action, unless written permission is obtained from the Planning official.

115.45 Garbage and Recycling Placement and Screening. For uses other than detached dwelling units, duplexes, moorage facilities, parks, and construction sites, all garbage receptacles and dumpsters must be setback from property lines, located outside landscape buffers, and screened from view from the street, adjacent properties and pedestrian walkways or parks by a solid sight-obscuring enclosure.

115.47 Service Bay Locations. All uses, except single family dwellings and multifamily structures, must locate service bays away from pedestrian areas. If not feasible must screen from view.

115.75.2 Fill Material. All materials used as fill must be non-dissolving and non-decomposing. Fill material must not contain organic or inorganic material that would be detrimental to the water quality, or existing habitat, or create any other significant adverse impacts to the environment.

115.90 Calculating Lot Coverage. The total area of all structures and pavement and any other impervious surface on the subject property is limited to a maximum percentage of total lot area. See the Use Zone charts for maximum lot coverage percentages allowed. Section 115.90 lists exceptions to total lot coverage calculations See Section 115.90 for a more detailed explanation of these exceptions.

115.95 Noise Standards. The City of Kirkland adopts by reference the Maximum Environmental Noise Levels established pursuant to the Noise Control Act of 1974, RCW 70.107. See Chapter 173-60 WAC. Any noise, which injures, endangers the comfort, repose, health or safety of persons, or in any way renders persons insecure in life, or in the use of property is a violation of this Code.

115.115 Required Setback Yards. This section establishes what structures, improvements and activities may be within required setback yards as established for each use in each zone.

115.115.3.p HVAC and Similar Equipment: These may be placed no closer than five feet of a side or rear property line, and shall not be located within a required front yard; provided, that HVAC equipment may be located in a storage shed approved pursuant to subsection (3)(m) of this section or a garage approved pursuant to subsection (3)(o)(2) of this section. All HVAC equipment shall be baffled, shielded, enclosed, or placed on the property in a manner that will ensure compliance with the noise provisions of KZC 115.95.

115.120 Rooftop Appurtenance Screening. New or replacement appurtenances on existing buildings shall be surrounded by a solid screening enclosure equal in height to the appurtenance. New construction shall screen rooftop appurtenances by incorporating them in to the roof form.

115.135 Sight Distance at Intersection. Areas around all intersections, including the entrance of driveways onto streets, must be kept clear of sight obstruction as described in this section.

Prior to issuance of a grading or building permit:

95.30(4) Tree Protection Techniques. A description and location of tree protection measures during construction for trees to be retained must be shown on demolition and grading plans.

95.34 Tree Protection. Prior to development activity or initiating tree removal on the site, vegetated areas and individual trees to be preserved shall be protected from potentially damaging activities. Protection measures for trees to be retained shall include (1) placing no construction material or equipment within the protected area of any tree to be retained; (2) providing a visible temporary protective chain link fence at least 6 feet in height around the protected area of retained trees or groups of trees until the Planning Official authorizes their removal; (3) installing visible signs spaced no further apart than 15 feet along the protective fence stating "Tree Protection Area, Entrance Prohibited" with the City code enforcement phone number; (4) prohibiting excavation or compaction of earth or other damaging activities within the barriers unless approved by the Planning Official and supervised by a qualified professional; and (5) ensuring that approved landscaping in a protected zone shall be done with light machinery or by hand.

27.06.030 Park Impact Fees. New residential units are required to pay park impact fees prior to issuance of a building permit. Please see KMC 27.06 for the current rate. Exemptions and/or credits may apply pursuant to KMC 27.06.050 and KMC 27.06.060. If a property contains an existing unit to be removed, a "credit" for that unit shall apply to the first building permit of the subdivision.

Prior to occupancy:

95.51.2.a Required Landscaping. All required landscaping shall be maintained throughout the life of the development. The applicant shall submit an agreement to the city to be recorded with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall provide a final as-built landscape plan and an agreement to maintain and replace all landscaping that is required by the City

DEVELOPMENT STANDARDS

DRV12-01513

BUILDING DEPARTMENT

BUILDING DEPARTMENT CONDITIONS TOM JENSEN (425) 587-3611

1. Prior to issuance of Building, Demolition or Land surface Modification permit applicant must submit a proposed rat baiting program for review and approval. Kirkland Municipal Ordinance 9.04.040
2. Currently, building permits must comply with the 2009 editions of the International Building, Residential and Mechanical Codes and the Uniform Plumbing Code as adopted and amended by the State of Washington and the City of Kirkland. Permit applications received on or after July 1, 2013 will need to comply with the 2012 editions as amended.
3. Currently, structures must comply with the 2009 Washington State Energy Code. Permit applications received on or after July 1, 2013 will need to comply with the 2012 edition.
4. Structures to be designed for seismic design category D, wind speed of 85 miles per hour and exposure B.
5. Plumbing meter and service line shall be sized in accordance with the current UPC.
6. Demolition permit required for removal of existing structures, if applicable.
7. A geotechnical report is required to address this development activity. The report must be prepared by a Washington State licensed Professional Engineer. Recommendations contained within the report shall be incorporated into the design of the subsequent structures.
8. This parcel is comprised of multiple lots (10) and must be consolidated prior to permit issuance. A Lot Consolidation by Restrictive Covenant document will be created by the City for signature by the property owners and sent to King County for recording at the time of permit issuance.

FIRE DEPARTMENT

Contact: Grace Steuart at 425-587-3660; or gsteuart@kirklandwa.gov

ACCESS

The distance around the building from 4th Street to Central Way is approximately 400 feet. Fire access on the alley side is required for at least a distance of approximately 100 feet. Because the building will be fully sprinklered, the access width may be 16 feet within the alley ROW.

FIRE FLOW Available fire flow in the area is approximately 4,100 gpm. Fire flow requirement is based on type of construction and size of building.

HYDRANTS One new hydrant is required to be installed in front of the property. This hydrant and the existing hydrant on the corner of 4th and Central Way shall be equipped with 5” Stortz fittings.

FIRE SPRINKLERS A sprinkler system is required to be installed throughout the building. A separate permit is required from the Fire Department prior to installation. STANDPIPES A standpipe is required. Note: Per the IFC and IBC, standpipes shall be operational when the progress of construction is not more than 35 feet in height above the lowest level of fire department access. The standpipe shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.

FIRE ALARM A fire alarm system is required to be installed throughout the building. A separate permit is required from the Fire Department prior to installation FIRE

EXTINGUISHERS Portable fire extinguishers are required per Section 906 of the IFC and Kirkland Municipal Code 21.20.105. Note: The exception noted in the IFC in which buildings with quick response sprinklers are not required to provide extinguishers was not adopted by Washington State.

KEY BOX A Key box is required (Knox Box).

BUILDING RADIO COVERAGE Building Radio Coverage (800 mHz). All new buildings shall support adequate radio coverage for City emergency services workers, including firefighters and police officers.

PUBLIC WORKS DEPARTMENT

You can review your permit status and conditions at www.kirklandpermits.net

PUBLIC WORKS CONDITIONS

Permit #: DRV12-01513
Project Name: 324 Central Way Mixed Use
Project Address: 324 Central Way
Date: December 18, 2012

Public Works Staff Contacts
Land Use and Pre-Submittal Process:
Rob Jammerman, Development Engineering Manager
Phone: 425-587-3845 Fax: 425-587-3807
E-mail: rjammer@ci.kirkland.wa.us

Building and Land Surface Modification (Grading) Permit Process:
John Burkhalter, Development Engineer Supervisor
Phone: 425-587-3846 Fax: 425-587-3807
E-mail: jburkhalter@ci.kirkland.wa.us

General Conditions:

1. All public improvements associated with this project including street and utility improvements, must meet the City of Kirkland Public Works Pre-Approved Plans and Policies Manual. A Public Works Pre-Approved Plans and Policies manual can be purchased from the Public Works Department, or it may be retrieved from the Public Works Department's page at the City of Kirkland's web site at www.ci.kirkland.wa.us.

2. This project will be subject to Public Works Permit and Connection Fees. At the pre-application stage, the fees can only be estimated. It is the applicant's responsibility to contact the Public Works Department by phone or in person to determine the fees. The fees can also be review the City of Kirkland web site at www.ci.kirkland.wa.us. The applicant should anticipate the following fees:
- o Water and Sewer connection Fees (paid with the issuance of a Building Permit)
- o Side Sewer Inspection Fee (paid with the issuance of a Building Permit)
- o Water Meter Fee (paid with the issuance of a Building Permit)
- o Right-of-way Fee
- o Review and Inspection Fee (for utilities and street improvements).
- o Traffic, Park and School Impact Fee (paid with the issuance of Building Permit). For additional information, see notes below.

3. Prior to submittal of a Building or Zoning Permit, the applicant must apply for a Concurrency Test Notice. Contact Thang Nguyen, Transportation Engineer, at 425-587-3869 for more information.

4. Any existing buildings which are demolished will receive a Traffic Impact Fee credit.

5. All civil engineering plans which are submitted in conjunction with a building, grading, or right-of-way permit must conform to the Public Works Policy titled ENGINEERING PLAN REQUIREMENTS. This policy is contained in the Public Works Pre-Approved Plans and Policies manual.

6. All street improvements and underground utility improvements (storm, sewer, and water) must be designed by a Washington State Licensed Engineer; all drawings shall bear the engineers stamp.

7. All plans submitted in conjunction with a building, grading or right-of-way permit must have elevations which are based on the King County datum only (NAVD 88).

8. A completeness check meeting is required prior to submittal of any Building Permit applications.

9. The required tree plan shall include any significant tree in the public right-of-way along the property frontage.

10. Prior to issuance of any commercial or multifamily Building Permit, the applicant shall provide a plan for garbage storage and pickup. The plan shall be approved by Waste Management and the City.

Sanitary Sewer Conditions:

1. The existing sanitary sewer main within 4th Street and Central Way is adequate in size and no upgrades are required.

2. If the building proposes to use the existing sewer in the alley, it is inadequate in size and shall be removed and replaced with a 8-inch sewer main from 4th Street to the point of connection from this project

Water System Conditions:

1. The existing water main in Central Way is adequate.

2. The Fire Department determines the required minimum fire flow for the project. If 1500 gpm or less is required, then replace the existing 6 inch water main on 4th Street with a new 8 inch water main from Central Way to the alley. If the project requires 1500 -2000 minimum fire flow then replace the 6 inch water main on 4th Street with a new 8 inch water main from Central Way to 4th Ave. If more than 2000 gpm is required, additional water main upgrades may be necessary, but will be determined after the water system fire flow model is studied. An adjacent project to the east may also need to install the same water main upgrades (if the project moves forward) so that project may be able to cost share in these water main improvements.

3. Provide a water service to the new buildings sized per the uniform plumbing code. Mixed-use projects shall have separate water meters for each use, i.e., the retail use shall have a separate water meter from residential use.

Surface Water Conditions:

2009 KCSWDM

1. Provide temporary and permanent storm water control per the 2009 king County Surface Water Design Manual and the Kirkland Addendum. See Policies D-2 and D-3 in the PW Pre-Approved Plans for drainage review information, or contact city of Kirkland Surface Water staff at (425) 587-3800 for help in determining drainage review requirements. This project will require a full drainage review:

☐ Full Drainage Review
☐ A full drainage review is required for any proposed project, new or redevelopment, that will:
☐ Add or replaces 5,000ft2 or more of new impervious surface area,
☐ Propose 7,000ft2 or more of land disturbing activity, or,
☐ Be a redevelopment project on a single or multiple parcel site in which the total of new plus replaced impervious surface area is 5,000ft2 or more and whose valuation of proposed improvements (including interior improvements but excluding required mitigation and frontage improvements) exceeds 50% of the assessed value of the existing site improvements.

2. This project is in a Level 1/Potential Direct Discharge Area, and is required to comply with core drainage requirements in the 2009 King County Surface Water Design Manual.
To qualify for direct discharge, the applicant must demonstrate (at a minimum):

- The conveyance system between the project site and Lake Washington will be comprised of manmade conveyance

elements and will be within public right-of-way or a public or private drainage easement, AND

- The conveyance system will have adequate capacity per Core Requirement #4, Conveyance System, for the entire contributing drainage area, assuming build-out conditions to current zoning for the equivalent area portion and existing conditions for the remaining area; or,
- This project may qualify for an exception to flow control if the target surfaces will generate no more than a 0.1 cfs increase in the existing site conditions 100-year peak flow.
- There is an exception on page 1-69 of the 2009 KCSWDM, that water quality treatment can be reduced from enhanced to basic since they are discharging to Lake WA via a non-fish-bearing conveyance system. They should cite this exception in the TIR.
- The new DOE manual does not require LID in direct discharge areas. Since LID will be difficult on this site with high level of lot coverage, a surface water adjustment can be applied for. This adjustment request should also be included in the Technical Information Report.

3. Evaluate the feasibility and applicability of dispersion, infiltration, and other storm water low impact development facilities on-site (per section 5.2 in the 2009 King County Surface Water Design Manual). If feasible, storm water low impact development facilities are required. See PW Pre-Approved Plan Policy L-1 for more information on this requirement.

4. If a storm water detention system is required, it shall be designed to Level I standards

5. Amended soil per Ecology BMP T5.13 is recommended for all landscaped areas.

6. If a storm water detention system is required, it shall be designed to Level II standards. Historic (forested) conditions shall be used as the pre-developed modeling condition.

7. Provide a level one off-site analysis (based on the King County Surface Water Design Manual, core requirement #2).

8. Provide an erosion control report and plan with Building or Land Surface Modification Permit application. The plan shall be in accordance with the 2009 King County Surface Water Design Manual.

9. Construction drainage control shall be maintained by the developer and will be subject to periodic inspections. During the period from May 1 and September 30, all denuded soils must be covered within 7 days; between October 1 and April 30, all denuded soils must be covered within 12 hours. Additional erosion control measures may be required based on site and weather conditions. Exposed soils shall be stabilized at the end of the workday prior to a weekend, holiday, or predicted rain event.

10. Provide collection and conveyance of right-of-way storm drainage

11. All roof and driveway drainage must be tight-lined to the storm drainage system or utilize low impact development techniques.

12. Provide a plan and profile design for the storm sewer system.

Street and Pedestrian Improvement Conditions:

1. The subject property abuts Central Way, an Arterial type street, 4th Street a Neighborhood Access type street, and the public alley. Zoning Code sections 110.10 and 110.25 require the applicant to make half-street improvements in rights-of-way abutting the subject property. Section 110.30-110.50 establishes that this street must be improved with the following:

Central Way:

A. Dedicate 3.68 feet of right-of-way and a public pedestrian easement to the back of the new sidewalk described below (this measurement is based on information provided by the applicants engineer).
B. Install a 9.5 ft. wide sidewalk, 6 inch wide vertical curb (type A) (curb and sidewalk make up the 10 ft. minimum width required along Central Way), a 7.5 ft. wide parking lane, and a 5 ft. wide bike lane.
C. Within the new sidewalk, provided street trees in 4x6 ft. tree wells with tree grates 30 ft. on-center and standard CBD

street lighting 60 ft. on-center.
D. Restripe Central way to provide two 10 ft. wide westbound lanes and a 10 ft. wide center turn lane. Restripe as necessary on the south side of the street to provide a 6 ft. wide parking lane (min.) and a 10 ft. wide (min) eastbound lane.
E. Install a curb bump-out at the intersection with 4th Street (similar to the one across the intersection in front of Moss Bay Shell).
F. Install storm drainage collection and conveyance.
G. Relocate or lower the existing power vaults in Central way along the property frontage.
H. The parking garage can extend under the said pedestrian easement. The applicant has agreed to set back the upper stories a minimum of 20 ft. from the north edge of the sidewalk easement (which is also the face of the first floor retail).

4th Street:
I. Replace all of the curb and gutter along the project frontage.
J. Install an 8 ft wide sidewalk with street trees in tree grates 30 ft on center.
K. Install CBD standard pedestrian lighting 60 ft. on-center.
L. Install curb bump-out at the intersection with 4th Avenue.
M. Install storm drainage collection and conveyance.

Alley:
N. The Fire Department will be using a portion of the alley for fire access to the building. In order provide minimum widths for Fire Truck (access and staging), the alley must be widened with asphalt paving to at least 16 ft. in width from 4th Street to 80 ft. west. If the alley paving width cannot be constructed within the existing 16 ft. wide alley ROW (due to physical constraints on the north side of the alley), dedicate additional ROW along this project frontage to accommodate the 16 ft. width.
O. Install storm drainage collection and conveyance in the alley per Public Works Standards.

2. A 2-inch asphalt street overlay will be required where three or more utility trench crossings occur within 150 lineal ft. of street length or where utility trenches parallel the street centerline. Grinding of the existing asphalt to blend in the overlay will be required along all match lines.

3. The driveway for this project will be limited to right-in/right-out by signing and possible installation of center turn island or c-curbing. Turning restriction may be lifted if the traffic study can demonstrate that left-in or left-out turning movements will not result in a safety hazard.

4. The dead-end parking stalls must have a turn-around space of 6 ft. min depth.

5. The project will likely trigger a Transportation Management Plan (TMP).

6. It shall be the responsibility of the applicant to relocate any above-ground or below-ground utilities which conflict with the project associated street or utility improvements.

7. New street lights may be required per Puget Power design and Public Works approval. Contact the INTO Light Division at PSE for a lighting analysis. If lighting is necessary, design must be submitted prior to issuance of a grading or building permit.

50.44 User Guide.

The charts in KZC 50.47 contain the basic zoning regulations that apply in the CBD 7 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 50.45

Section 50.45 – 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. Site design must include installation of pedestrian linkages between public sidewalks and building entrances and between walkways on the subject property and existing or planned walkways on abutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan (does not apply to Public Utility, Government Facility or Community Facility and Public Park uses).
3. No setback is required adjacent to Third Street (does not apply to Vehicle Service Station and Public Park uses).
4. See KZC 50.62 for additional building height provisions.

link to Section 50.47 table

This page of the Kirkland Zoning Code is current through Ordinance 4381, passed October 16, 2012.
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.ci.kirkland.wa.us/)
City Telephone: (425) 587-3190
Code Publishing Company (http://www.codepublishing.com/)

Zone CBD-7

USE ZONE CHART

Section 50.47	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: 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)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.010	Vehicle Service Station	D.R., Chapter 142 KZC.	22,500 sq. ft.	20'	15'	15'	80%	41' above average building elevation.	B See Spec. Reg. 3.	E	See KZC 105.25.	1. May not be more than two vehicle service stations at any intersection. 2. Gas pump islands must be set back at least 20 feet from all property lines. Canopies and covers over gas pump islands may not be more 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. 3. Landscape Category A is required if the subject property is adjacent to Planned Area 7B.
				See Spec. Reg. 2.								
.020	Restaurant or Tavern			20'	0'	0'	80% See Spec. Reg. 2.		D See Spec. Reg. 1.		1 per each 125 sq. ft. of gross floor area.	1. Landscape Category B is required if the subject property is adjacent to Planned Area 7B, unless drive-in or drive-through facilities are present in which case Landscape Category A shall apply. 2. The required front yard for this use shall be zero feet for one story at street level. No parking may encroach into the required 20-foot front yard. If this use provides a zero-foot front yard, the lot coverage for the entire property shall be 100 percent. 3. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls. b. Access for drive-through facilities shall be approved by the Public Works Department. Drive-through facilities shall be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.
				See Spec. Reg. 2.								
.040	Entertainment, Cultural and/or Recreational Facility			20'	0'	0'	80% See Spec. Reg. 3.		D See Spec. Reg. 2.		See KZC 105.25.	1. The parking requirement for hotel or motel use does not include parking requirements for ancillary meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis. 2. Landscape Category B is required if the subject property is adjacent to Planned Area 7B. 3. The required front yard for this use shall be zero feet for one story at street level. No parking may encroach into the required 20-foot front yard. If this use provides a zero-foot front yard, the lot coverage for the entire property shall be 100 percent.
				See Spec. Reg. 3.								
.050	Hotel or Motel										One for each room. See Spec. Reg. 1.	

Section 50.47	USE / REGULATIONS	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: 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)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.060	Any Retail Establishment, other than those listed, limited, or prohibited in this zone, selling goods or providing services, including banking and related financial services	D.R., Chapter 142 KZC.	None	20' See Spec. Reg. 5.	0'	0'	80% See Spec. Reg. 5.	41' above average building elevation.	D See Spec. Reg. 4.	E	1 per each 350 sq. ft. of gross floor area.	1. Access for drive-through facilities must be approved by the Public Works Department. 2. Ancillary assembly and manufacture of goods on premises may be permitted only if: a. The assembled or manufactured goods are directly related to and dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 3. The sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers is not permitted. Motorcycle sales, service, or rental is permitted if conducted indoors. 4. Landscape Category B is required if the subject property is adjacent to Planned Area 7B. 5. The required front yard for this use shall be zero feet for one story at street level. No parking may encroach into the required 20-foot front yard. If this use provides a zero-foot front yard, the lot coverage for the entire property shall be 100 percent.
.070	Private Lodge or Club See Spec. Reg. 3.			20'	0'	0'	80%		D See Spec. Reg. 2.	B	See KZC 105.25.	1. No parking is required for daycare or school ancillary to the use. 2. Landscape Category C is required if the subject property is adjacent to Planned Area 7B. 3. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.
.080	Church See Spec. Reg. 3.										One per every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	

Section 50.47	USE / REGULATIONS	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	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)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.090	Office Use See Spec. Reg. 4.	D.R., Chapter 142 KZC.	None	20'	0'	0'	80%	41' above average building elevation.	D See Spec. Reg. 3.	D	1 per each 350 sq. ft. of gross floor area.	1. Ancillary assembly and manufacture of goods on premises may be permitted as part of office use if: a. The ancillary assembled or manufactured goods are subordinate to and dependent upon this office use; and b. The outward appearance and impacts of this office use with ancillary assembly or manufacturing activities must be no different from other office uses. 2. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. 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 D.R. and building permit applications. d. A veterinary office is not permitted if the subject property contains dwelling units. 3. Landscape Category C is required if the subject property is adjacent to Planned Area 7B. 4. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.
.100	School, Day-Care Center, or Mini-School or Day-Care Center See Spec. Reg. 5.								D	B	See KZC 105.25.	1. A six-foot-high fence is required along all property lines adjacent to outside play areas. 2. Structured play areas must be set back from all property lines by at least five feet. 3. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 4. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 5. This use may be located on the Central Way level of a building only if there is an intervening retail storefront between this use and the right-of-way.

Section 50.47	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	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)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.110	Assisted Living Facility See Spec. Reg. 3.	D.R., Chapter 142 KZC.	None	20'	0'	0'	80%	41' above average building elevation.	D	A	1.7 per independent unit. 1 per assisted living unit.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility: a. One parking stall shall be provided for each bed. 3. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.
.120	Stacked or Attached Dwelling Units See Spec. Reg. 1.										See Spec. Reg. 2.	1. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. 2. This use must provide a minimum of one parking stall per bedroom or studio unit and an average of at least 1.3 parking stalls per unit for each development. In addition, guest parking shall be provided at a rate of 0.1 stalls per bedroom or studio unit with a minimum of two guest parking stalls provided per development.

Section 50.47	USE ⇩ / REGULATIONS ⇨	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				
				Front	Side	Rear						
.125	Residential Suites	D.R., Chapter 142 KZC.	None	20'	0'	0'	80%	41' above average building elevation.	D	A	See Spec. Reg. 2.	1. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. 2. For parking managed pursuant to Special Regulation 3, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee. Otherwise parking shall be provided at a rate of one per living unit plus one per on-site employee and modifications to decrease the requirement are prohibited. See KZC 50.60. 3. The required parking shall be 0.5 per living unit where the parking is managed as follows and the property owner agrees to the following in a form approved by the City and recorded with King County: a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars. b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum, the TMP shall include the following requirements: 1) Charge for on-site parking, unbundled from the rent, for tenants who have cars. 2) Bus pass or equivalent alternative transportation mode subsidies for tenants who don't have cars. 3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges. 4) Adequate secured and sheltered bicycle parking to meet anticipated demand. 5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City. 6) At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and detailed report of initial resident parking demand and alternative commute travel. The report format shall be reviewed and approved by the City. REGULATIONS CONTINUED ON NEXT PAGE

Section 50.47	USE / REGULATIONS	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				
				Front	Side	Rear						
.125	Residential Suites (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 7) Following the initial survey, the property owner shall submit a biennial survey of residents prepared and conducted by a licensed transportation engineer or other qualified professional documenting on-site and potential off-site parking utilization and alternative commute travel. The Planning Director may increase or decrease the frequency of the survey based on the documented success of the TMP. 8) Acknowledgement by the property owner that it shall be a violation of this code for the actual parking demand for the project to exceed the available supply of required parking or to fail to comply with the provisions of the TMP or reporting requirements. c. After one year of project occupancy, the Planning Official may allow a decrease in the required number of spaces if the number of spaces proposed is documented by an adequate and thorough parking demand and utilization study of the property. The study shall be prepared by a licensed transportation engineer or other qualified professional, and shall analyze the operational characteristics of the use which justify a parking reduction. The scope of the study shall be proposed by the transportation engineer and approved by the City traffic engineer. The study shall provide at least two days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City traffic engineer. 4. All residential suites and all required parking within a project shall be under common ownership and management. 5. Development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified.
.130	Public Utility, Government Facility, or Community Facility	D.R., Chapter 142 KZC.	None	20'	0'	0'	80%	41' above average building elevation.	D See Spec. Reg. 1.	B	See KZC 105.25.	1. Landscape Category C is required if the subject property is adjacent to Planned Area 7B. 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 nearby uses.
.140	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										