

## ENVIRONMENTAL ANALYSIS

### Solar Access

The project site is located at the southern end of the campus. It has access to sun exposure throughout the day, in all seasons, as the distance between the site and the La Quinta Hotel to the south is significant.

### Vegetation

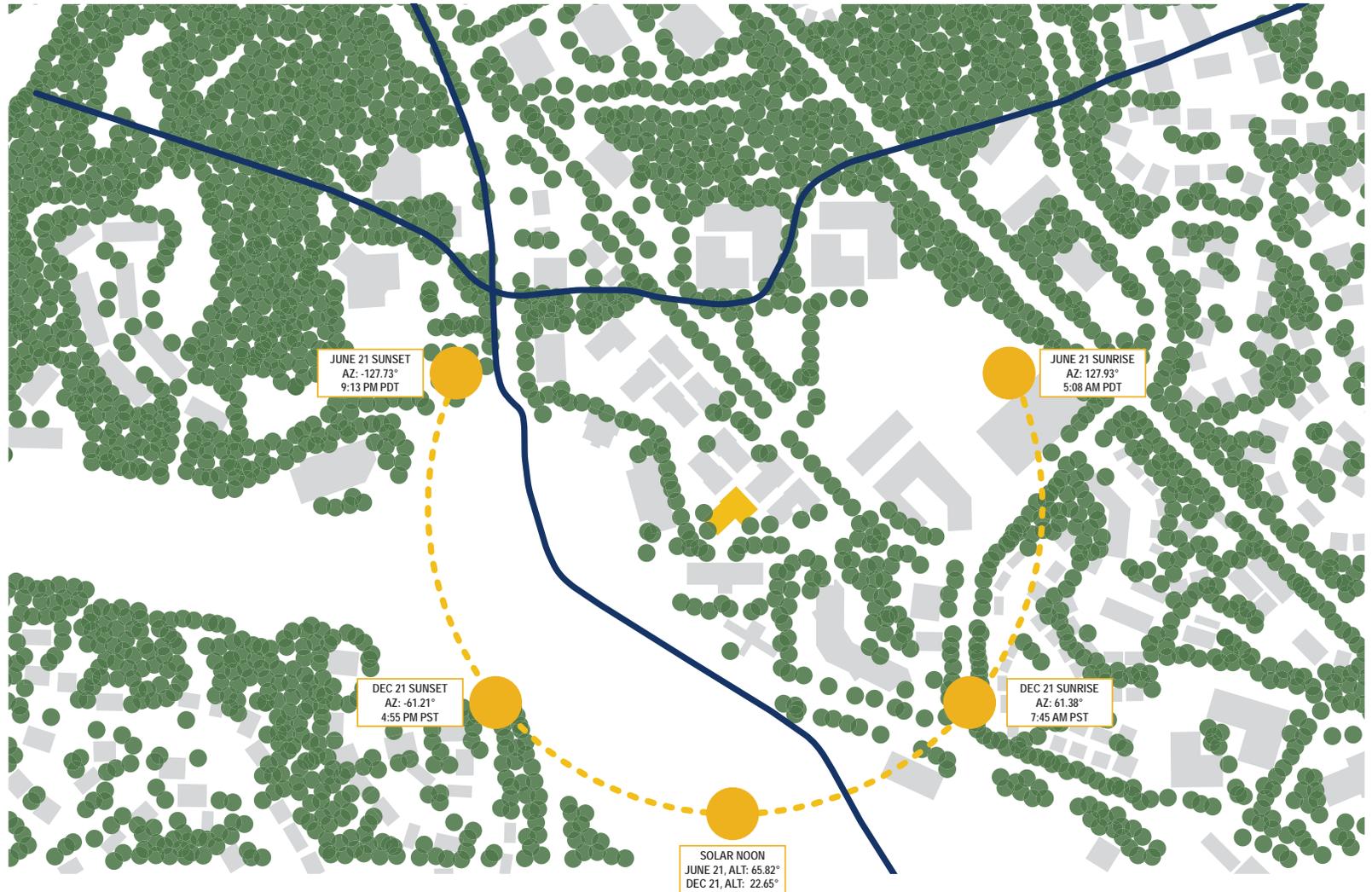
The general vicinity has an extensive tree canopy in undeveloped areas, including the Yarrow Bay Wetlands and Watershed Park. Developed areas have generally taken care to provide trees and green space.

### 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



*Transportation*

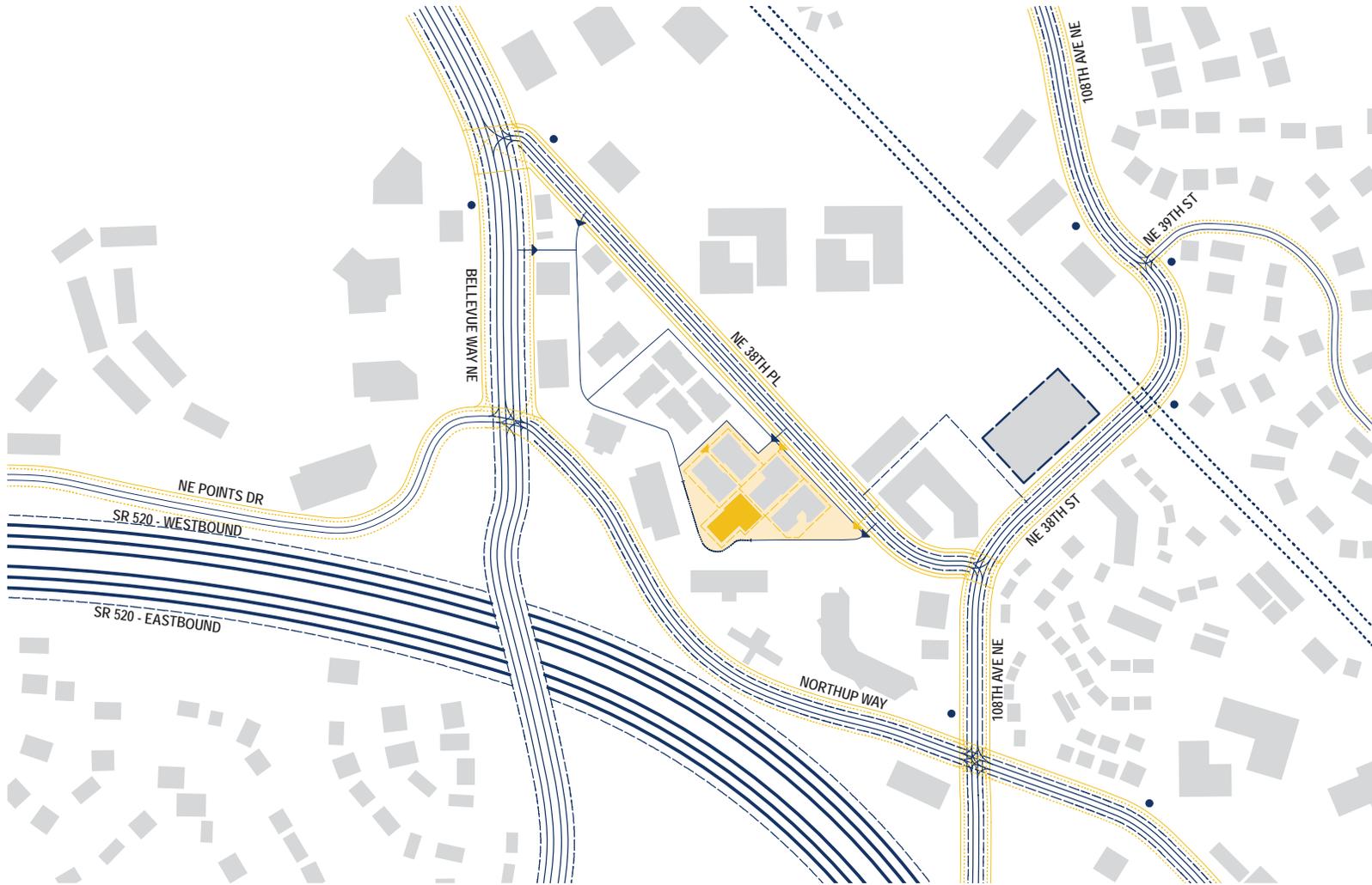
The Lakeview neighborhood is supported by a diversifying transportation system. While the foundation of the transportation system on the Eastside was primarily for the automobile, the metro system is expanding near the South Kirkland Park & Ride and the new Transit Oriented Development. Pedestrian and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

The primary vehicular 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.

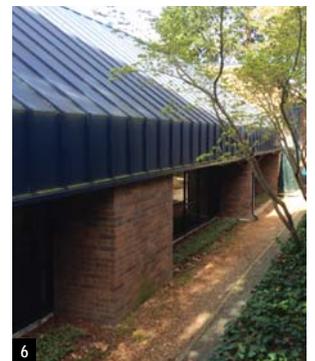
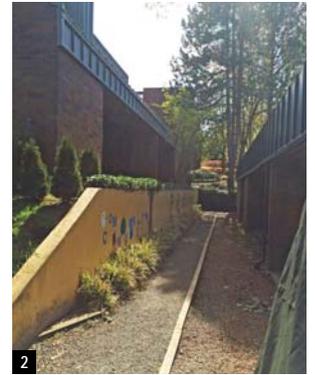
**TRANSPORTATION LEGEND**

- Project Site
- Pedestrian-Oriented Campus Interior
- Pedestrian Access Point
- Vehicular Access Point
- State Highway
- Arterial / Collector Street
- Fire Access Only
- Neighborhood Street
- South Kirkland Transit Center
- Metro Route
- Metro Bus Stop
- Future Eastside Rail Corridor
- Dedicated Bike Lane
- Bicycle-Friendly Street
- Existing Sidewalk
- Campus Walkway

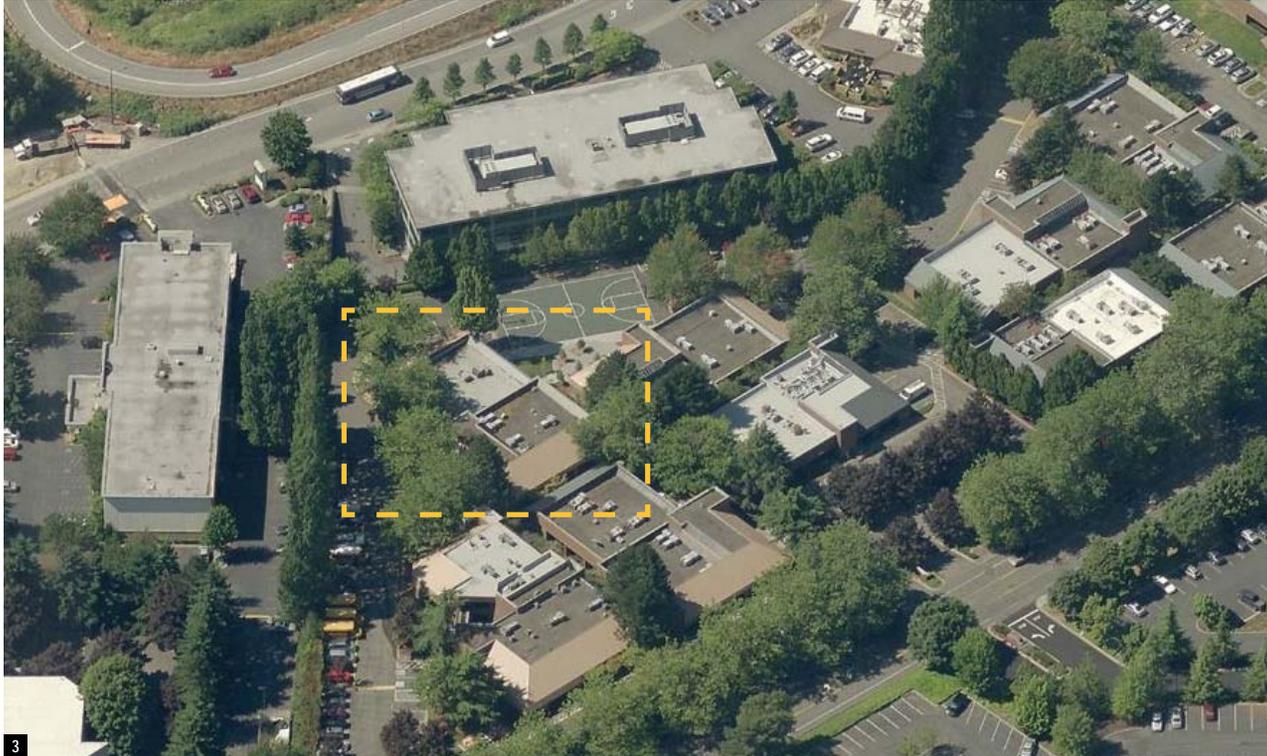


ACCESS ANALYSIS DIAGRAM

SITE / CAMPUS CONTEXT



- 1 Building 15/16, northwest of project site, looking southwest
- 2 Space between Student Commons building and Project Site, looking southeast
- 3 Student Commons
- 4 Administration Building
- 5 Student Commons from Building 16
- 6 Space between Student Commons building and Project Site, looking northwest

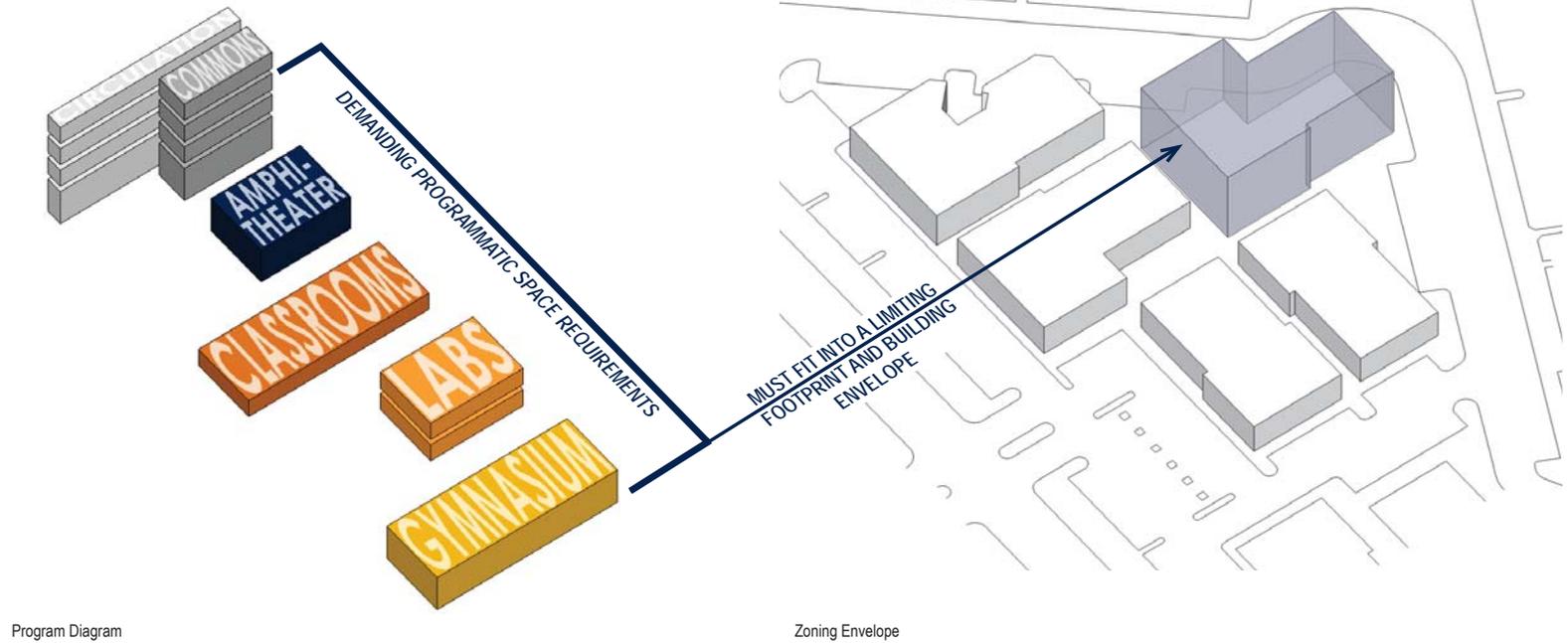


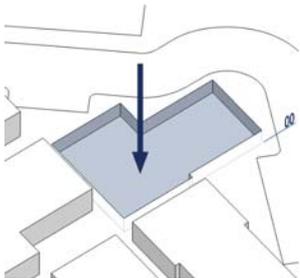
- 1 Hotel looking SW from site
- 2 View towards project site from play court
- 3 Birdseye of Campus
- 4 Student Commons
- 5 View of project site from SE parking lot
- 6 View towards play court and office building looking NW from project site

## PROGRAM ORGANIZATION

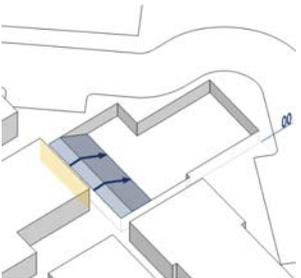
The program for this new science and gym facility includes science labs, fabrication studios, classrooms, teacher offices, open areas for independent student projects, a multi-purpose amphitheater, a high school gym and fitness center. With the school constrained by the site and unable to expand its campus, the program for this project is substantial relative to the footprint and zoning envelope of the building it will replace. In fact, it is greater than the above-ground zoning volume.

With this in mind, the design team has worked to thoughtfully distribute the program within the allowable envelope, so that it both responds to the campus and its solar orientation, creates a dynamic pedestrian environment, and creates a facility that provides an enlivened environment for learning inside and out.

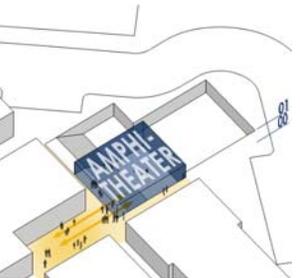




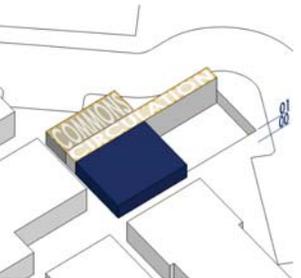
**01 Excavation**  
 Program requires the utilization of a basement level in the new building.



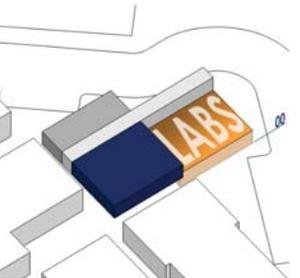
**02 Constructability**  
 Reduce the excavation along the northeast, and slope into the basement. Eliminate shoring requirement for construction.



**03 Amphitheater**  
 The amphitheater should be located at the north corner of the new building. It also functions as building entry and an active public space. Connects to existing plaza and enhances the pedestrian intersection as the heart of campus.

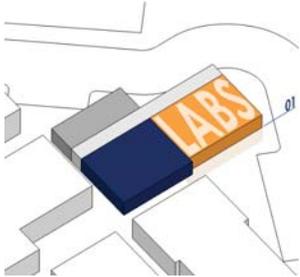


**04 Commons and Circulation**  
 The commons is an interactive social and learning space. There should be a commons at each level and it can function together with building circulation.



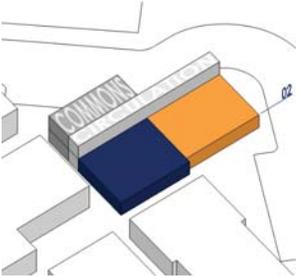
**05 "Dark" Laboratories**  
 Basement space is best utilized for lab spaces that do not require significant amount of natural light. Faculty office space is integrated.

Learning Activities:  
 Makers Lab - CNC, 3D printing  
 Physics Lab  
 Media Lab - Green screen, Video Production



**06 Science Laboratories**  
 Science labs occur on the first level, and stack with the labs below. Placement of the science labs on the first level make access convenient for daily class schedules. Faculty office space is integrated.

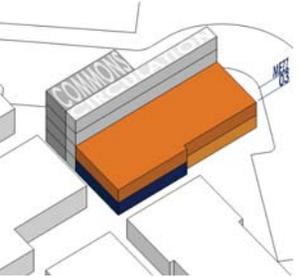
Learning Activities:  
 Biology Lab  
 Chemistry Lab



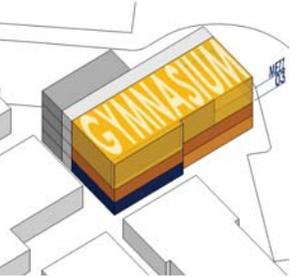
**07 Commons and Circulation**  
 The commons is an interactive social and learning space. There should be a commons at each level and it can function together with building circulation.



**08 Classrooms**  
 The second level is dedicated to classrooms. Placement of the classrooms on the second level make access convenient for daily class schedules. Faculty office space is integrated.

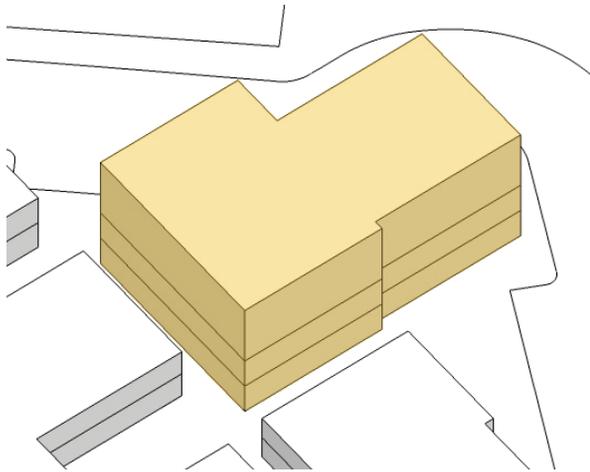


**09 Commons and Circulation**  
 The commons is an interactive social and learning space. There should be a commons at each level and it can function together with building circulation.

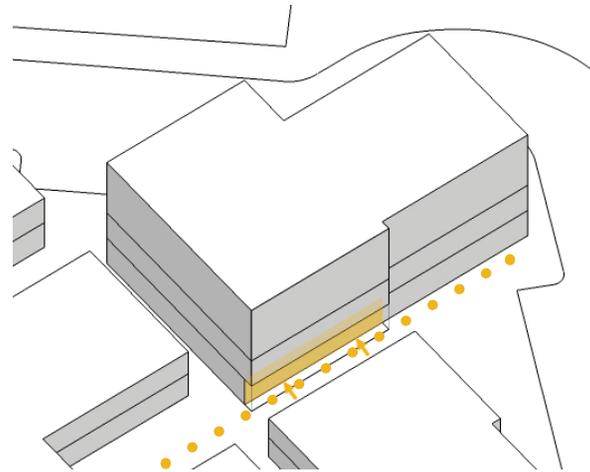


**10 Gymnasium and Fitness**  
 The gymnasium is located in the north corner of the building, on the upper level. This is the only feasible location for the gymnasium:  
 - Gym dimensional requirements determine the location within the building footprint.  
 - Structural efficiency is created by preventing excessive loads over the clear span, if the classrooms and labs were above the gym  
 - Frequency of activity in the gym is less than the demand for classrooms and labs

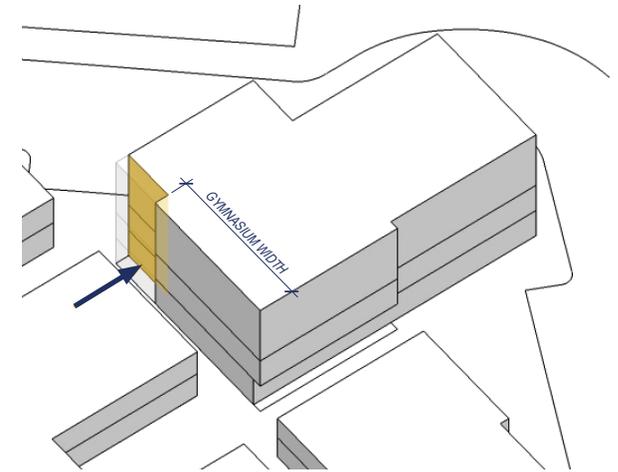
## ALTERNATIVE 1 - FORMAL DEVELOPMENT



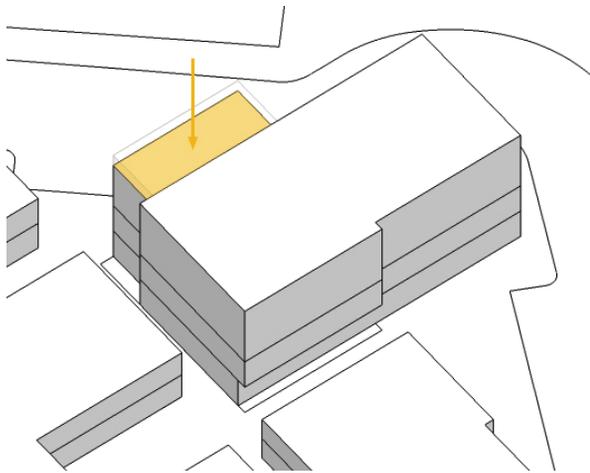
**01 Zoning Envelope**  
Massing begins with the volume of the zoning envelope. Modifications respond directly to the limitations of the project program and the campus site characteristics.



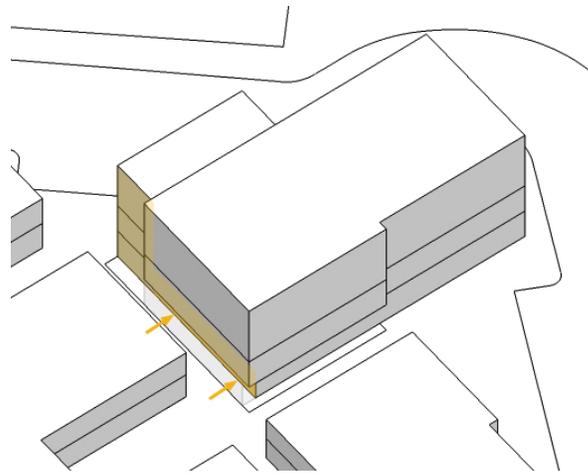
**02 Campus Walkway**  
Massing steps back at ground level to create a generous walkway for the pedestrian-oriented campus interior.



**03 Step back Commons**  
Beyond the required width of the gymnasium, the building steps back within the Commons and Circulation.



**04 Commons Height**  
The Commons area does not have the same height requirement as the gymnasium and is therefore lowered.



**05 Building Entry**  
The ground level along the northeast elevation steps back to the Commons plane and creates a covered entry to the building.

## ALTERNATIVE 1 - OVERVIEW

### Description

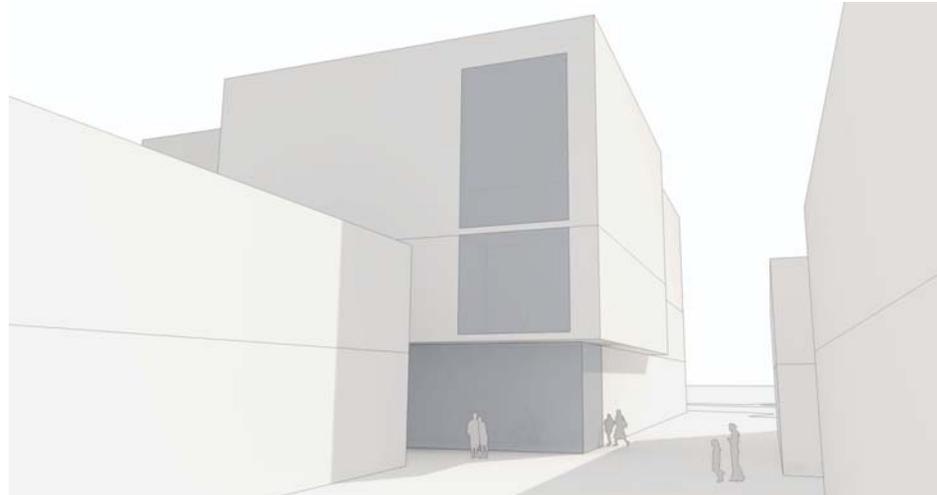
Alternative 1 makes reductions to the building volume with the zoning envelope as a starting point. The modifications are based solely on site parameters and programmatic limitations. It connects to the existing campus pathway along the northwest elevation and links to the Student Commons plaza, at the heart of campus. To create a covered building entry, the ground level along the northeast elevation is recessed.

### Advantages

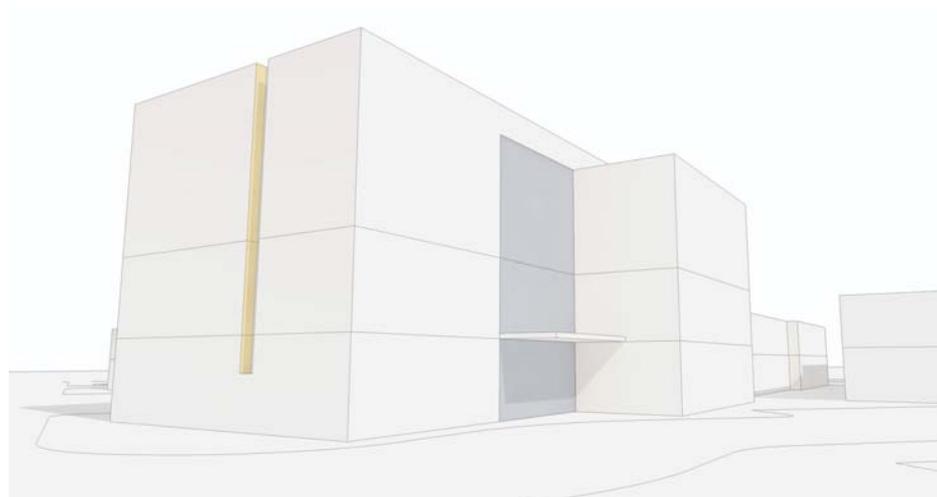
- Responds to campus walkway network
- Provides greater width at a portion of the gymnasium, although the space of limited utility.

### Challenges

- Fire separation requirement creates blank wall at North building corner, facing northwest
- Separation of commons and circulation creates bulky building at southeast
- Southeast portion of building massing does not provide ideal functionality for the gym and mezzanine.

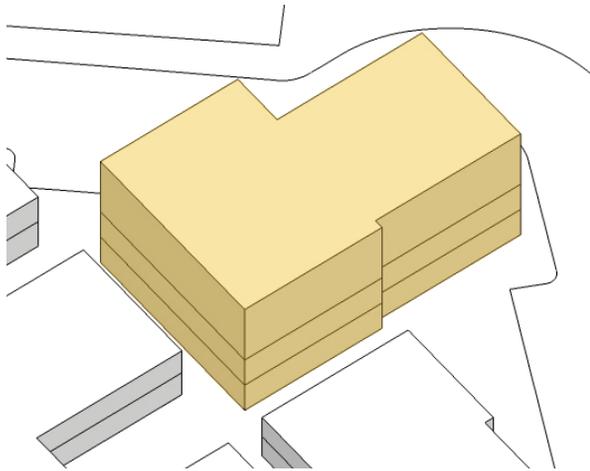


Alternative 01 Perspective View 01



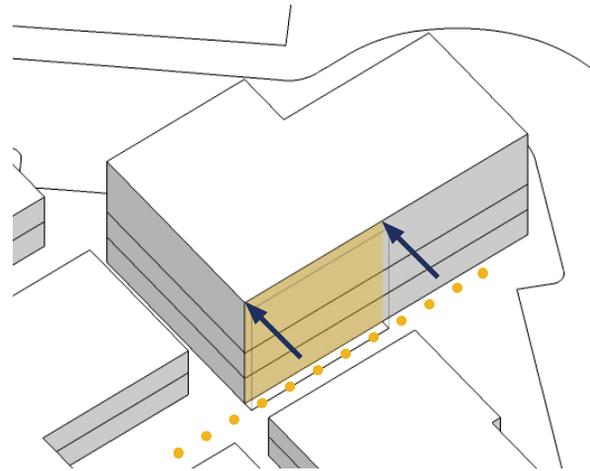
Alternative 01 Perspective View 02

## ALTERNATIVE 2 - FORMAL DEVELOPMENT



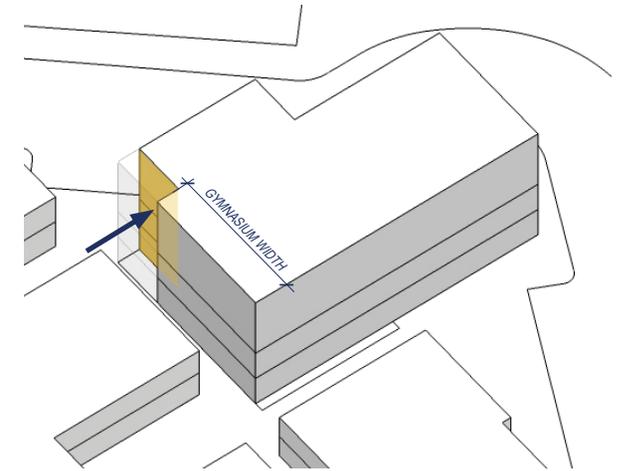
### 01 Zoning Envelope

Massing begins with the volume of the zoning envelope. Modifications respond directly to the limitations of the project program and the campus site characteristics.



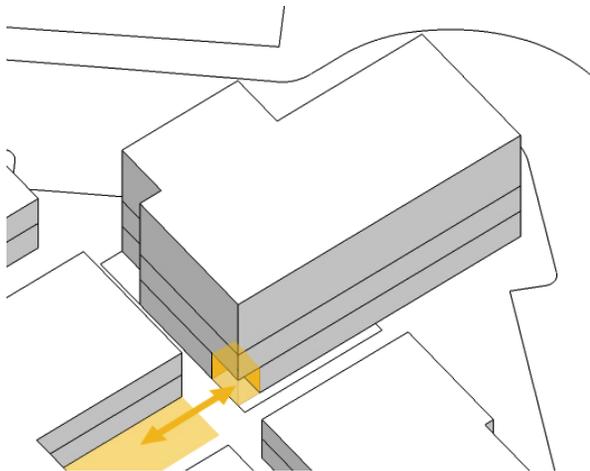
### 02 Campus Walkway

Massing steps back to create a generous walkway for the pedestrian-oriented campus interior. The step back also responds to fire separation code requirements, creating a distance from the adjacent building which will limit blank wall in the shaded area.



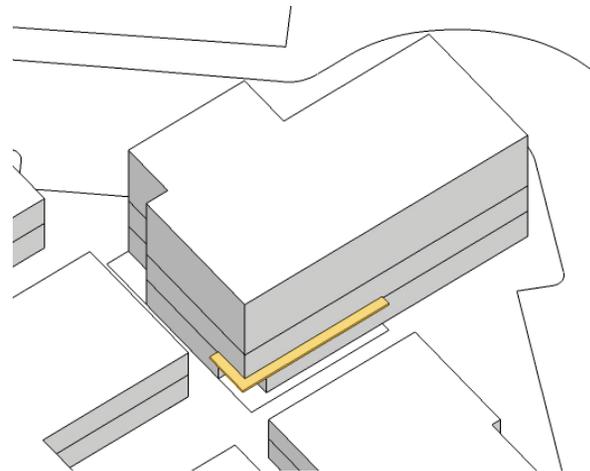
### 03 Step back Commons

Beyond the required width of the gymnasium, the building steps back within the Commons and Circulation.



### 04 Building Entry

Recess primary entrance at north building corner to create direct connection to existing Student Commons building and central plaza.



### 05 Covered Entry

Provide an awning element to create weather protection for the building entry.

## ALTERNATIVE 2 - OVERVIEW

### Description

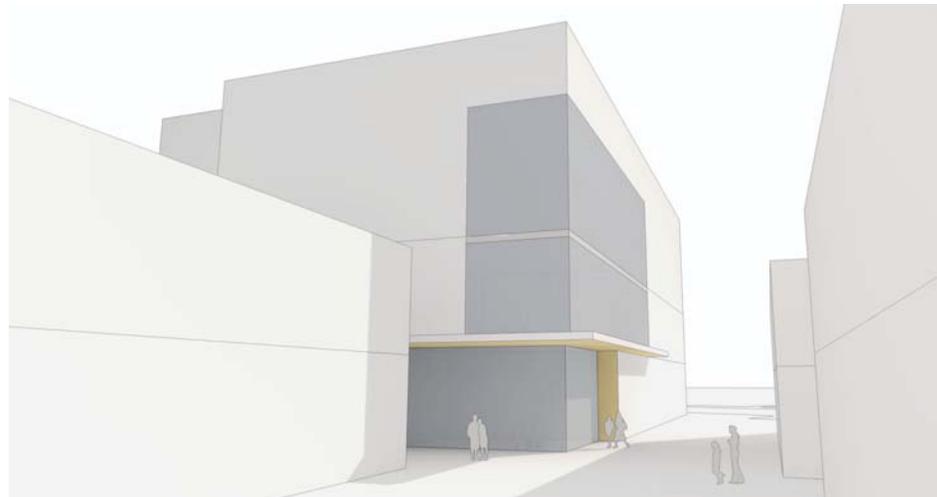
Alternative 2 also makes reductions to the building volume with the zoning envelope as a starting point. The modifications are based on site parameters and programmatic limitations. It connects to the existing campus pathway along the northwest elevation and links to the Student Commons plaza, at the heart of campus. An awning element defines the building entry at the north corner of the building and creates more weather protection at the entry.

### Advantages

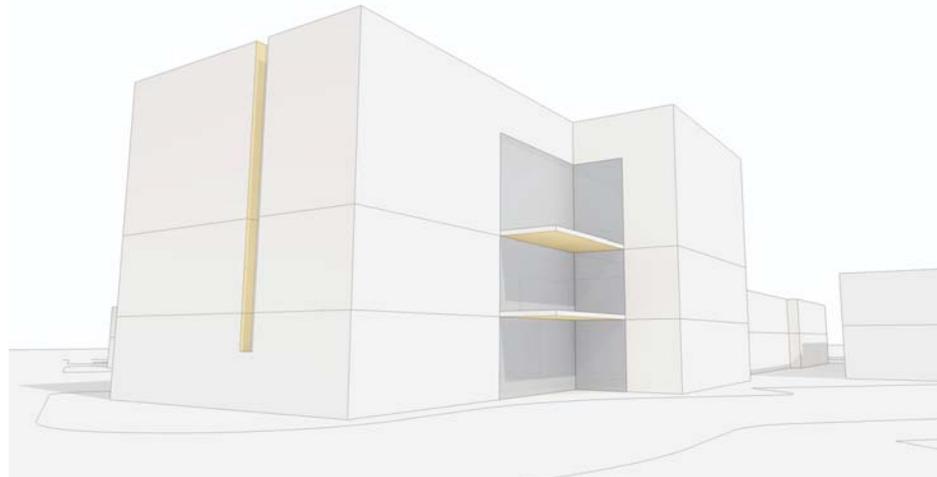
- Responds to campus walkway network
- Fire separation issue is alleviated and allows greater glazing at the NE corner of the building
- Efficient construction with undifferentiated roof heights.

### Challenges

- Southeast portion of building massing does not provide ideal functionality for the gym and mezzanine.
- The height, bulk and scale of building as seen from the southeast is less differentiated.
- Continuous parapet results in less differentiation in the massing.

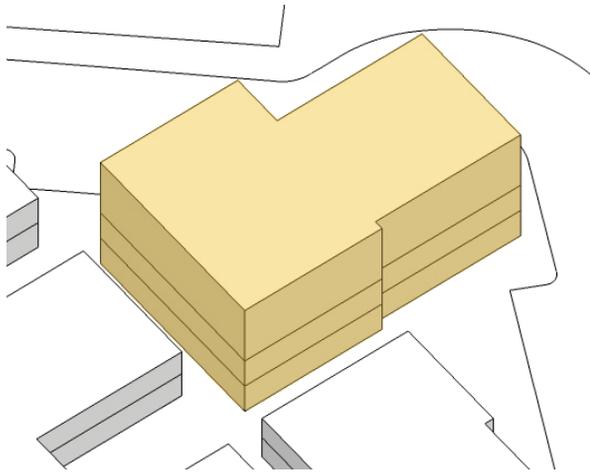


Alternative 02 Perspective View 01



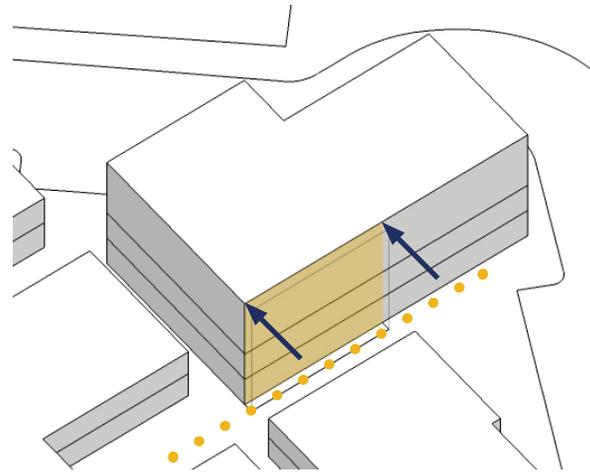
Alternative 02 Perspective View 02

ALTERNATIVE 3 - FORMAL DEVELOPMENT



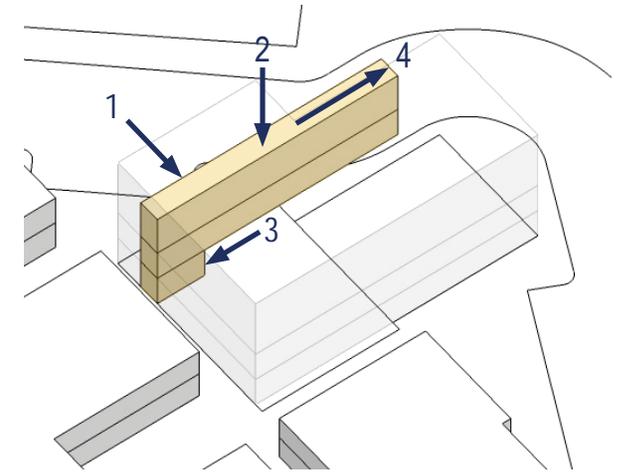
**01 Zoning Envelope**

Massing begins with the volume of the zoning envelope. Modifications respond directly to the limitations of the project program and the campus site characteristics.



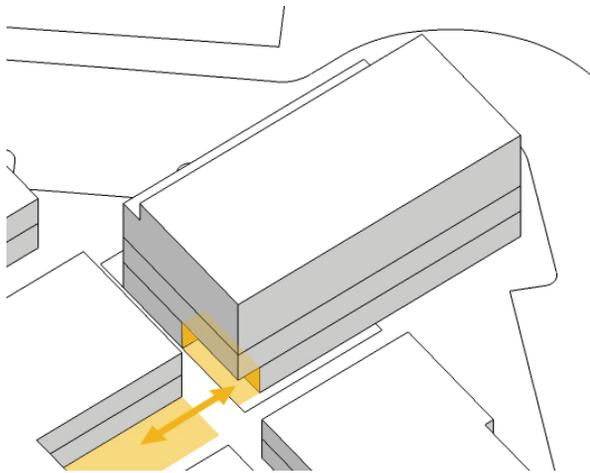
**02 Campus Walkway**

Massing steps back to create a generous walkway for the pedestrian-oriented campus interior. The step back also responds to fire separation code requirements, creating a distance from the adjacent building which will limit blank wall in the shaded area.



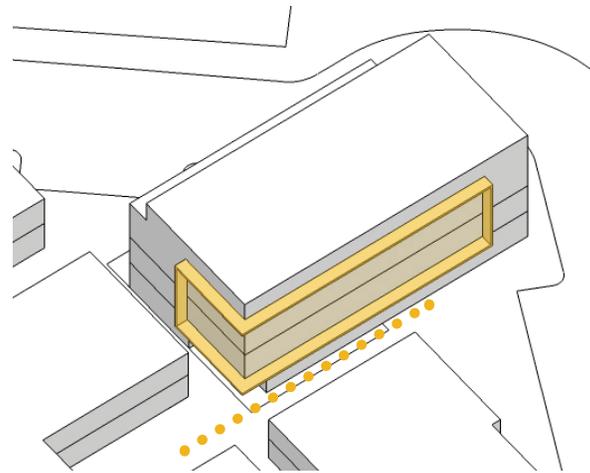
**03 Reduced Circulation/Commons**

- 1 Reduce area requirement for Commons.
- 2 Lower height of Circulation/Commons bar.
- 3 Restrict footprint to vertical circulation and create exterior terrace at ground level.
- 4 Extend length of Commons at classrooms, gymnasium, and mezzanine.



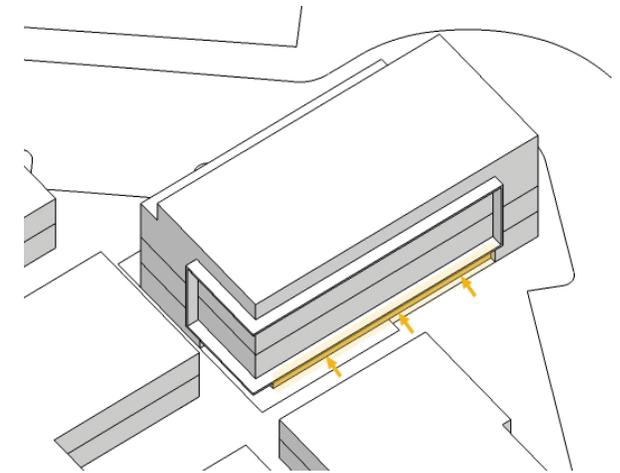
**04 Building Entry**

Recess primary entrance at north building corner to create direct connection to existing Student Commons building and central plaza.



**05 Covered Walkway/Building Scale**

Provide a continuous awning element to create weather protection for the walkway. Awning element visually reduces the perceived height of the building and divides the facade into separate sections.



**06 Recessed Ground Level**

Ground level steps back to create a wider covered pedestrian walkway along the building facade within the campus interior.

### ALTERNATIVE 3 - OVERVIEW

#### Description

Alternative 3 also makes reductions to the building volume with the zoning envelope as a starting point. The modifications are based on site parameters, programmatic limitations, utilization of basement space, and creative integration of program. It connects to the existing campus pathway along the northwest elevation and links to the Student Commons plaza, at the heart of campus. A secondary plaza is incorporated and physically connects between interior and exterior of the new building. A continuous awning element defines the weather protected building entry and walkway, and also visually reduces the vertical scale of the building.

#### Advantages

- Responds to and enlivens campus walkway network
- Integration of commons and circulation reduces bulk at southeast and creates additional social and learning opportunities for the students
- Continuous awning element increases pedestrian weather protection for students
- Continuous awning element visually reduces the vertical scale of the building
- Southeast façade is reduced in height, bulk and scale, provides covered entry and outdoor plaza, as well as sun protection.
- Increased transparency along pathway from commons provides improved daylight for classrooms and gym.

#### Challenges

- Potentially less structurally efficient along southeast façade
- Potential added costs of construction in the construction inefficiency.



Alternative 03 Perspective View 01



Alternative 03 Perspective View 02





# ZONING MAP



## Legend

- City Limits
- Grid
- Cross Kirkland Corridor
- Regional Rail Corridor
- Streets
- Parcels
- Lakes
- Parks
- Schools
- Overlay Zones**
- (EQ)
- (HL)
- (HP)
- Planned Unit Development
- City Zoning**
- Commercial
- Industrial
- Transit Oriented Development
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space

1: 7,294



0.2 0 0.12 0.2 Miles

NAD\_1983\_StatePlane\_Washington\_North\_FIPS\_4601\_Feet

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## Notes



**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.

<p><b>Section 56.18</b></p> 	<p>Section 56.18 – GENERAL REGULATIONS</p> <p>The following regulations apply to all uses in this zone unless otherwise noted:</p> <ol style="list-style-type: none"> <li>1. Refer to Chapter <a href="#">1</a> KZC to determine what other provisions of this code may apply to the subject property.</li> <li>2. In addition to the height exceptions established by KZC <a href="#">115.60</a>, the following exceptions to height regulations in the YBD 2 and YBD 3 zones are allowed:             <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol> </li> <li>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 <a href="#">110.60</a>. The specific location and design of the gateway shall be evaluated with the Design Review Process.</li> <li>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.</li> <li>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.</li> <li>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 <a href="#">35</a>.</li> <li>7. Developments in parts of this zone may be limited by Chapter <a href="#">83</a> or <a href="#">90</a> KZC, regarding development near streams, lakes, and wetlands.</li> <li>8. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC <a href="#">115.24</a>.</li> </ol>
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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							
.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"> <li>The following uses and activities are prohibited:                             <ol style="list-style-type: none"> <li>The outdoor storage, sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers.</li> </ol> </li> <li>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.</li> <li>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.</li> </ol>	
.020	Restaurant or Tavern	D.R., Chapter 142 KZC	None	0' adjacent to NE 38th Place and Northup Way.	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"> <li>The following uses and activities are prohibited:                             <ol style="list-style-type: none"> <li>Drive-in or drive-through facilities.</li> </ol> </li> <li>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.</li> </ol>	
.030	Office Use			Otherwise, 20'.	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.					E	See KZC 105.25.	<ol style="list-style-type: none"> <li>The following regulations apply to veterinary offices only:                             <ol style="list-style-type: none"> <li>May only treat small animals on the subject property.</li> <li>Outside runs and other outside facilities for the animals are not permitted.</li> <li>Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.</li> </ol> </li> <li>Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:                             <ol style="list-style-type: none"> <li>The ancillary assembled or manufactured goods are subordinate to and dependent on this use.</li> <li>The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</li> </ol> </li> </ol>

Section 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	1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.070	Assisted Living Facility, Convalescent Center or Nursing Home											C		Independent unit: 1.7 per unit. Assisted living unit: 1 per unit. Convalescent center or nursing home: 1 per each bed.	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.

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FILE NO: DRVT14-00876  
YBD3 ZONING CHART  
ATTACHMENT 5

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							
.080	Private Lodge or Club	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	B	1 per each 300 sq. ft. of gross floor area	1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to the use.	
.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.		

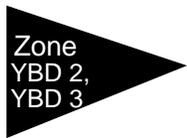
Section 56.20

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	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						
.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"> <li>A six-foot-high fence is required along the property lines adjacent to the outside play areas.</li> <li>An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.</li> <li>May include accessory living facilities for staff persons.</li> <li>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"> <li>It is a pedestal sign (see Plate 12) having a maximum 40 square feet of sign area per sign face;</li> <li>The electronic readerboard is no more than 50 percent of the sign area;</li> <li>Moving graphics and text or video are not part of the sign;</li> <li>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;</li> <li>The electronic readerboard displays messages regarding public service announcements or school events only;</li> <li>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;</li> <li>The electronic readerboard is turned off between 10:00 p.m. and 6:00 a.m.;</li> <li>The school is located on a collector or arterial street. The City shall review and approve the location of the sign on the 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.</li> </ol> </li> </ol>
.130	Mini-School or Mini-Day-Care								E			



USE ZONE CHART

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

Section 56.20	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 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.										