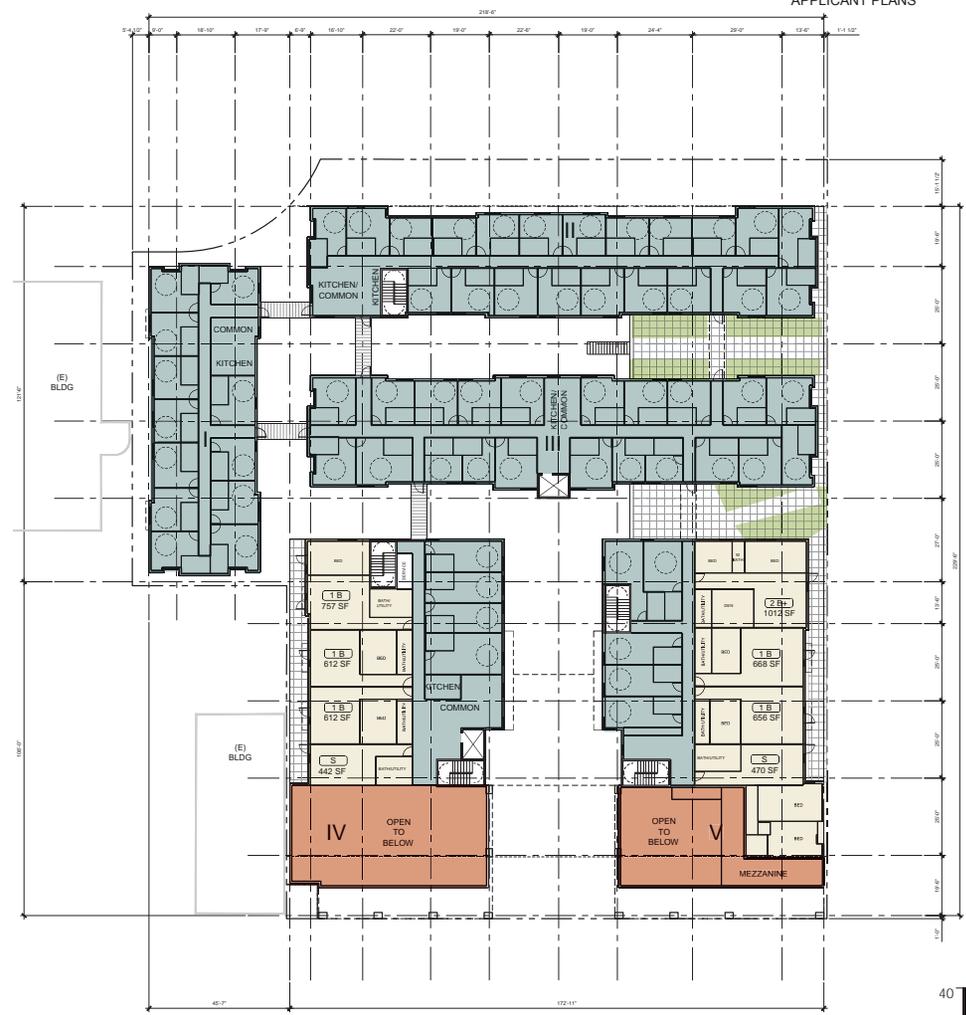


STREET LEVEL

RETAIL/COMMERCIAL
 MULTIFAMILY APARTMENTS
 LIVE | WORK MINI-SUITES



UPPER LEVEL 2

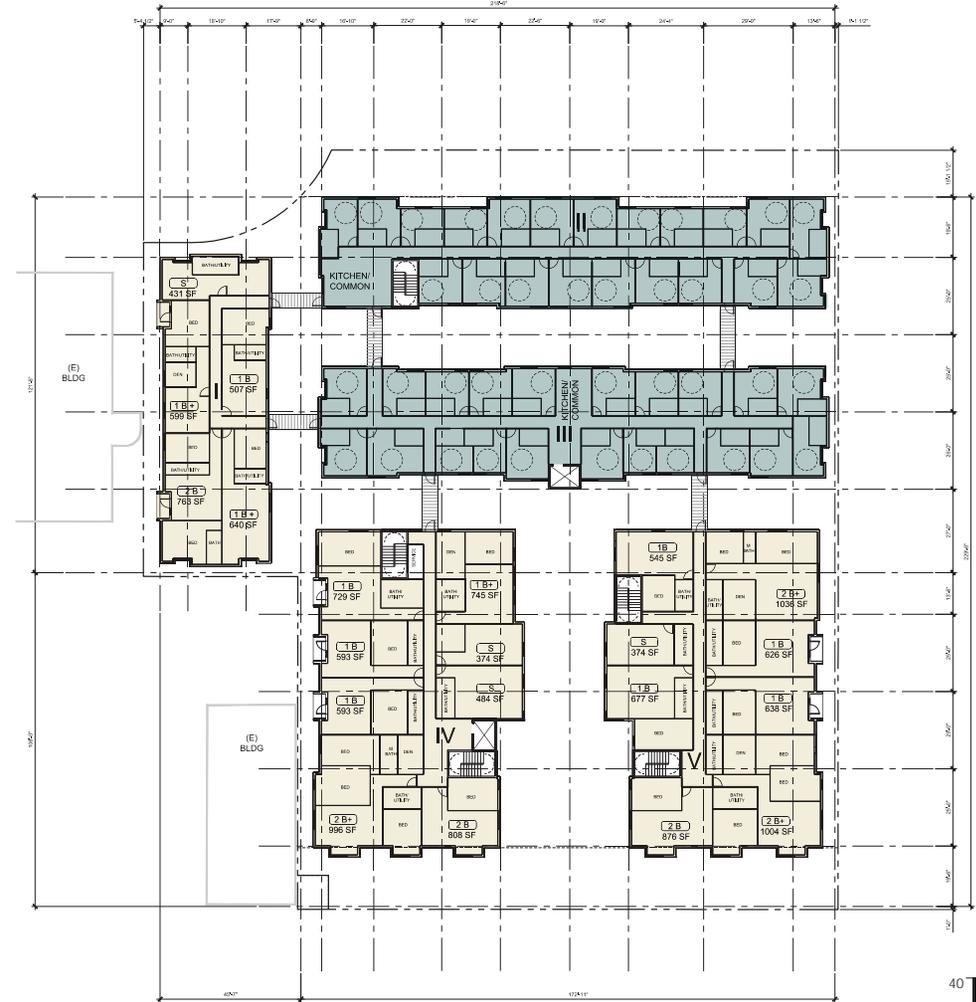


KIRKLAND LIVE | WORK ART COMMUNITY
 450 CENTRAL WAY

CONCEPT DEVELOPMENT
 COURTYARD SCHEME | MIXED USE

APRIL 05, 2013

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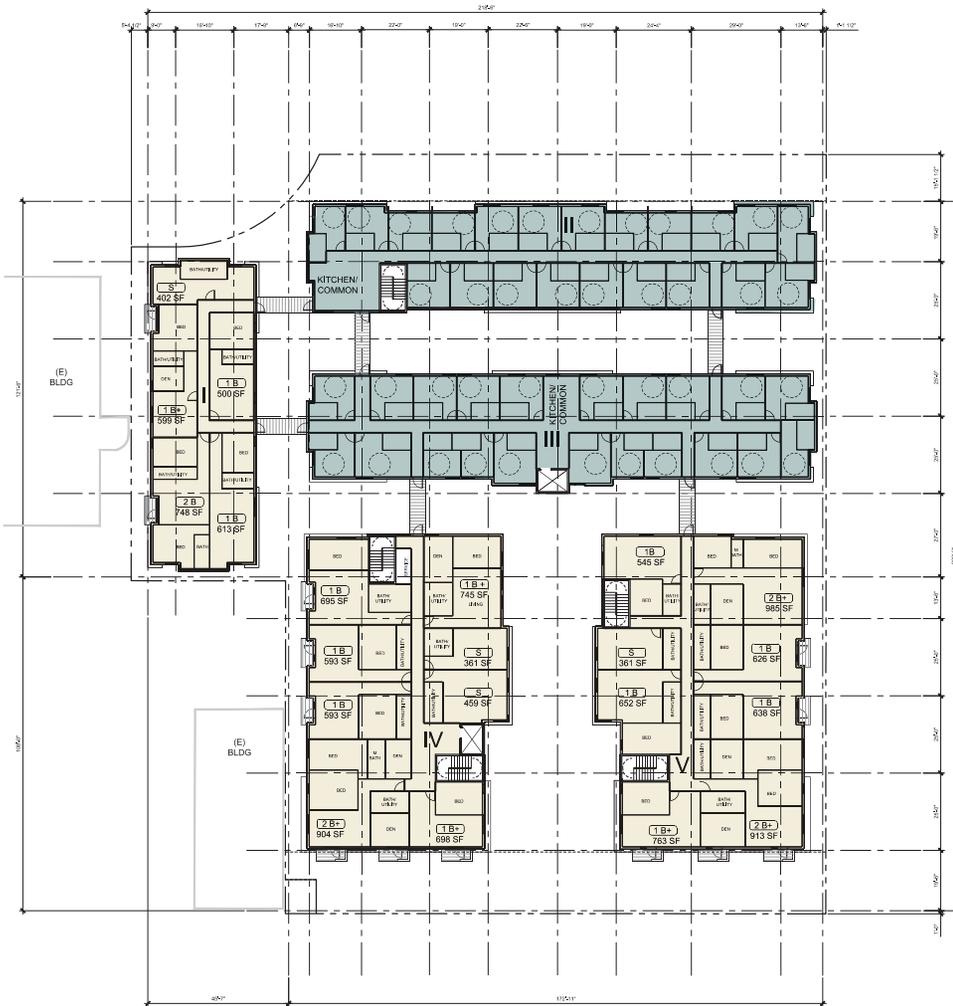


Janette
 architecture
 planning
 design

KIRKLAND LIVE | WORK ART COMMUNITY
 450 CENTRAL WAY

CONCEPT DEVELOPMENT
 COURTYARD SCHEME | MIXED USE

APRIL 05, 2013



UPPER LEVEL 5

RETAIL/COMMERCIAL
 MULTIFAMILY APARTMENTS
 LIVE | WORK MINI-SUITES

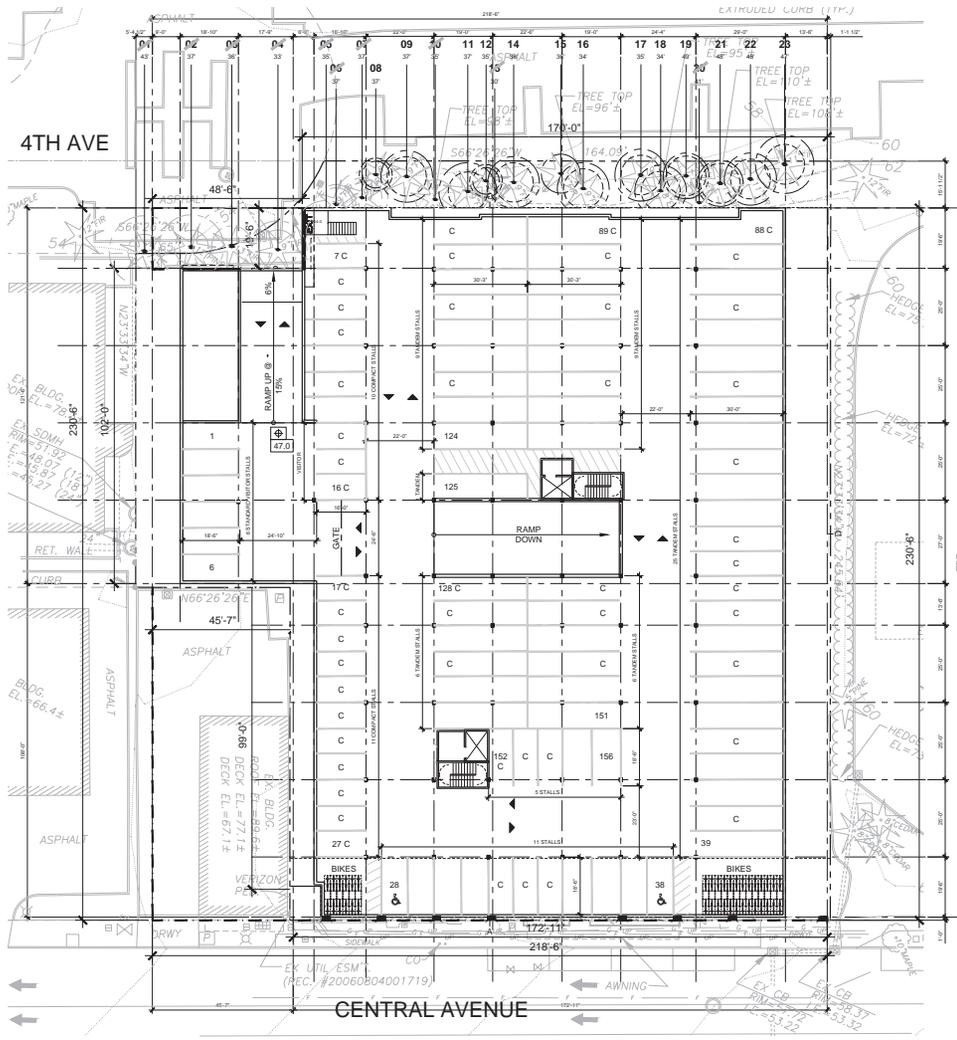


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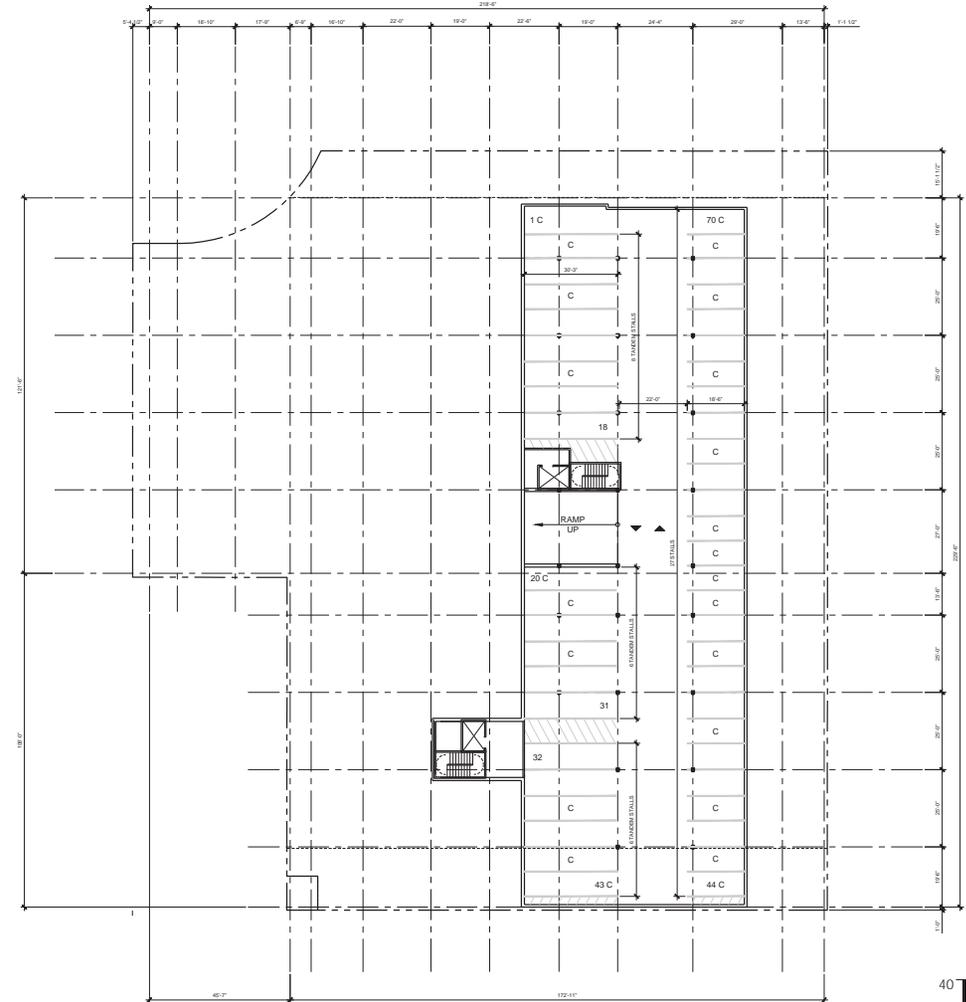
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APRIL 05, 2013





PARKING P1- BELOW GRADE



PARKING P2- BELOW GRADE



Janette
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 450 CENTRAL WAY

CONCEPT DEVELOPMENT
 COURTYARD SCHEME | MIXED USE

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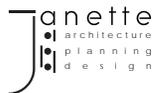
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SECTION BB PHASE 01



SOUTH ELEVATION PHASE 01



KIRKLAND LIVE | WORK ART COMMUNITY
 450 CENTRAL WAY

CONCEPT DEVELOPMENT
 SECTION | ELEVATION

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SECTION AA PHASE 01



EAST ELEVATION PHASE 01



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 450 CENTRAL WAY

CONCEPT DEVELOPMENT
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SECTION CC PHASE 01



NORTH ELEVATION PHASE 01



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 450 CENTRAL WAY

CONCEPT DEVELOPMENT
 ELEVATION

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WEST ELEVATION PHASE 01



KIRKLAND LIVE | WORK ART COMMUNITY
 450 CENTRAL WAY

CONCEPT DEVELOPMENT
 ELEVATION

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KIRKLAND LIVE | WORK ART COMMUNITY
 450 CENTRAL WAY

CONCEPT DEVELOPMENT
 SECTION | ELEVATION

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SECTION AA



EAST ELEVATION



KIRKLAND LIVE | WORK ART COMMUNITY
 450 CENTRAL WAY

CONCEPT DEVELOPMENT
 SECTION | ELEVATION

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NORTH ELEVATION | LINE WORK



NORTH ELEVATION

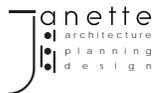


KIRKLAND LIVE | WORK ART COMMUNITY
 450 CENTRAL WAY

CONCEPT DEVELOPMENT
 ELEVATION

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KIRKLAND LIVE | WORK ART COMMUNITY
 450 CENTRAL WAY

CONCEPT DEVELOPMENT
 ELEVATION

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KIRKLAND LIVE | WORK ART COMMUNITY
450 CENTRAL WAY

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STREET VIEW FROM CENTRAL



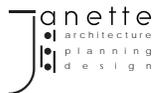
RETAIL COLONADE



COURTYARD VIEW



CONNECTING BRIDGES



KIRKLAND LIVE | WORK ART COMMUNITY
450 CENTRAL WAY

CONCEPT DEVELOPMENT
PERSPECTIVES

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AERIAL VIEW FROM NORTH EAST



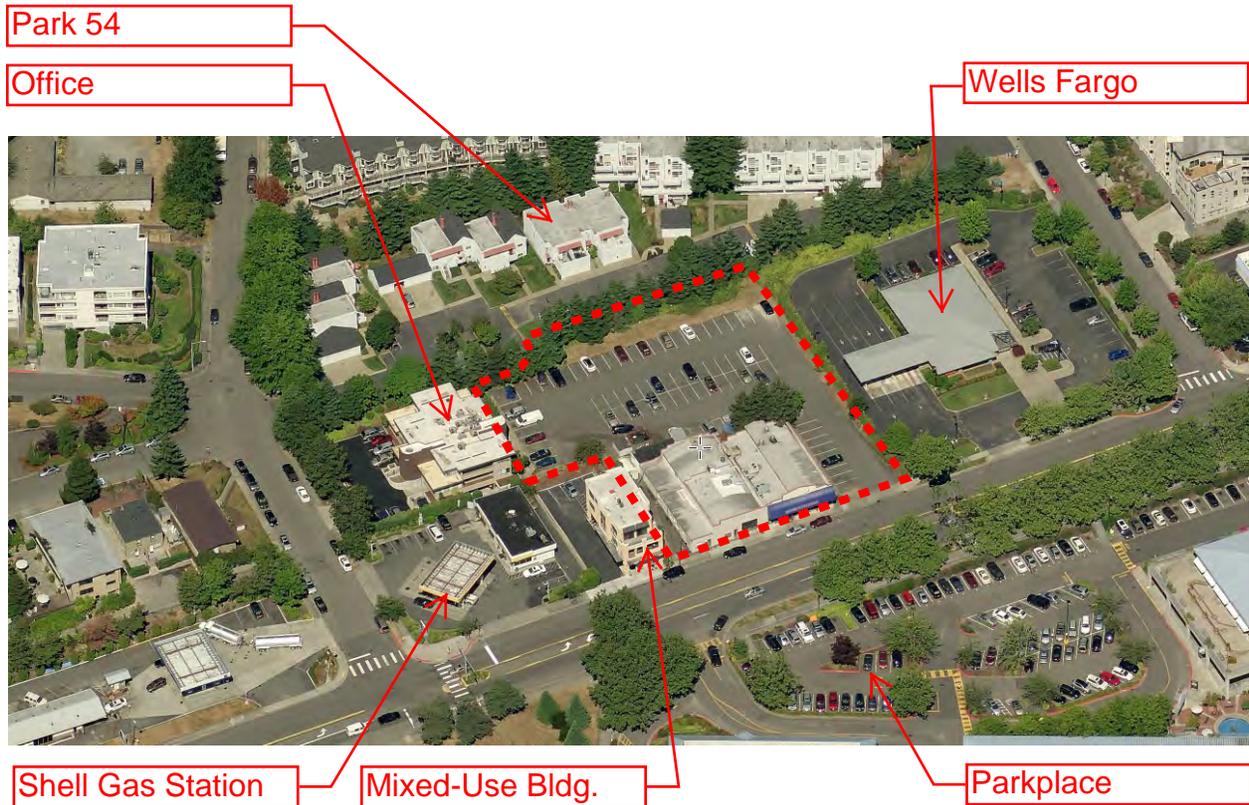
KIRKLAND LIVE | WORK ART COMMUNITY
450 CENTRAL WAY

CONCEPT DEVELOPMENT
PERSPECTIVES

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AERIAL



Zoning designation, uses, and allowed heights of properties adjacent to the subject property:
North: PLA 7B. Park 54 Condominiums. Maximum height is 30'.
East: CBD 7. Wells Fargo Bank. Maximum height is 41'.
South: CBD 5A. Kirkland Parkplace. Maximum height is 60' to 115'.
West: CBD 7. Office Building, small mixed-use building, and Moss Bay Shell gas station. Maximum height is 41'.



DEVELOPMENT STANDARDS

DRV12-01340

BUILDING DEPARTMENT

BUILDING DEPARTMENT CONDITIONS

Angela Haupt (425) 587-3610

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 C.
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.

FIRE DEPARTMENT

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

ACCESS

Fire department access roads shall be provided for every building when any portion of an exterior wall of the first story is located more than 150 feet from fire apparatus access.

HYDRANTS

Additional hydrants will be required.

SPRINKLERS/STANDPIPE

A sprinkler system with standpipe outlets is required to be installed throughout the building.

FIRE ALARM

A fire alarm system is required to be installed throughout the building.

BUILDING RADIO COVERAGE

All new buildings shall support adequate radio coverage for City emergency services workers, including but not limited to firefighters and police officers.

FIRE EXTINGUISHERS

Portable fire extinguishers are required.

PUBLIC WORKS DEPARTMENT

PUBLIC WORKS CONDITIONS -DRAFT

Permit #: DRV 12-01340

Project Name: 452 Central Way Mixed Use

Project Address: 452 Central Way

Date: March 22, 2013

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

or

Building and Land Surface Modification (Grading) Permit Process:

Philip Vartanian, Development Engineer
Phone: 425-587-3856 Fax: 425-587-3807
E-mail: pvartanian@kirklandwa.gov

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. 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 reviewed on 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. The project has passed concurrency.
4. Building Permits associated with this proposed project will be subject to the traffic, park, and school impact fees per Chapter 27 of the Kirkland Municipal Code. The impact fees shall be paid prior to issuance of the Building Permit(s).
5. The existing building that will be demolished will receive a Traffic Impact Fee credit. This credit will be applied to the first Building Permit that is applied for within the project. The credit amount will be based on the most currently adopted fee schedule in place at the time of Building Permit submittal.
6. 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.
7. 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.
8. 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).

9. A completeness check meeting is required prior to submittal of any Building Permit applications.
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 conform to Policy G-9 in the Public Works Pre-approved Plans and be approved by Waste Management and the City.

Sanitary Sewer Conditions:

1. The existing 18-inch sewer main in Central Way and the 8-inch sewer main in 4th Avenue along the front of the property are both adequate to serve the lots project. The Central Way sewer is approximately 10.4 ft. deep and the 4th Ave sewer is approximately 8 ft. deep.
2. Provide a 6-inch minimum side sewer stub to the project. If building plumbing outlet is 8-inch diameter then side sewer shall also be 8-inch.

Water System Conditions:

1. There is an existing 16-inch diameter water main in Central Way and the 6-inch diameter water main in 4th Avenue. Although more information about the project is needed, the Fire Department has indicated that at least 1500 GPM of fire flow will need to be provided. The 6-inch main in 4th Ave can only provide approximately 1300 GPM of fire flow and will need to be increased in size to at least an 8-inch diameter water main. If the project moves forward and the type of construction is verified, the Public Works Department will have the water system analyzed by our Water Modeling Consultant to determine the exact size and length of required water main replacement. The project may be required to replace the water main in 4th Street between Central Way and 4th Avenue with an 8-inch main.
2. Provide a water service to the building sized per the Uniform Plumbing Code.
3. In mixed-use projects each use shall have a separate water meter, i.e., the retail use shall have a separate water meter from residential use.

Surface Water Conditions:

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. Summarized below are the levels of drainage review based on site and project characteristics:

- 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

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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.

3. Because this project site is one acre or greater, the following conditions apply:

- Amended soil requirements (per Ecology BMP T5.13) must be used in all landscaped areas.
- If the project meets minimum criteria for water quality treatment (5,000ft² pollution generating impervious surface area), the enhanced level of treatment is required if the project is multi-family residential, commercial, or industrial. Enhanced treatment targets the removal of metals such as copper and zinc.
- The applicant is responsible to apply for a Construction Stormwater General Permit from Washington State Department of Ecology. Provide the City with a copy of the Notice of Intent for the permit. Permit Information can be found at the following website: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>
 - o Among other requirements, this permit requires the applicant to prepare a Storm Water Pollution Prevention Plan (SWPPP) and identify a Certified Erosion and Sediment Control Lead (CESCL) prior to the start of construction. The CESCL shall attend the City of Kirkland PW Dept. pre-construction meeting with a completed SWPPP.
- Turbidity monitoring by the developer/contractor is required if a project contains a lake, stream, or wetland.
- A Stormwater Pollution Prevention and Spill (SWPPS) Plan must be kept on site during all phases of construction and shall address construction-related pollution generating activities. Follow the guidelines in the 2009 King County Surface Water Design Manual for plan preparation.

- 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.

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

5. 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.

6. 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.

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

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

Street and Pedestrian Improvement Conditions:

1. The subject property abuts Central Way (an Arterial type street) and 4th Ave (a Neighborhood Access type street). 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. Provide two west bound lanes, a 5 ft. bike lane, and a 7.5 ft. parking lane.
- B. At the north edge of the new parking lane, install a 6-inch vertical curb, a 9.5 ft. wide sidewalk, street trees in 4x6 ft. tree wells with tree grates 30 ft. on-center, and standard CBD pedestrian lighting 60 ft. on-center.
- C. Dedicate right-of-way as need to the back of the new curb and grant a 9.5 ft. wide (minimum) public pedestrian

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easement to encompass the new public sidewalk.

D. The proposed loading zoning/ plaza has been reviewed, but not yet approved. More detail is needed to determine how this feature will be constructed

E. Install storm drainage collection and conveyance.

F. 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 Ave:

A. The existing width of 4th Ave does not meet minimum standards for this proposed project therefore, remove the existing curb on the south side of the street and widen the street to 28 ft. in width from the existing curb on the north side of the street.

B. Behind the new curb from 4th Street to the east end of the existing cul-de-sac right-of-way, install a 4.5 ft. wide landscape strip with street trees 30 ft., on-center and a 5 ft. wide sidewalk (landscape strip can be eliminated around perimeter of cul-de-sac.

C. From the east end of the said sidewalk extension install a 5 ft. wide public pedestrian sidewalk that shall run along the entire north property line to the east property line. The path shall be encompassed in a 10 ft. wide pedestrian easement. The intent of this pathway is to allow for a future pedestrian connection to 5th Ave.

D. To allow for the cul-de-sac to function as a public turn-around area and Fire Department turn-around, the existing parking in the middle of the cul-de-sac shall be removed and repaved. The widened portion of 4th Ave mentioned above will accommodate on-street parking so the loss of the 4 stalls in the cul-de-sac can be replaced with the on-street parking.

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 primary access for the multi-family units shall be from 4th Ave. Access from Central Way will be allowed for the commercial use.

4. For Multi-family projects, the garage access serving more than 1 unit shall be at least 24 ft. wide.

5. All street and driveway intersections shall not have any visual obstructions within the sight distance triangle. See Public Works Pre-approved Policy R.13 for the sight distance criteria and specifications.

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. Underground all new and existing on-site utility lines and overhead transmission lines.

8. 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.

PLANNING DEVELOPMENT STANDARDS LIST

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.

105.10.2 Pavement Setbacks. The paved surface in an access easement or tract shall be set back at least 5 feet from any adjacent property which does not receive access from that easement or tract. An access easement or tract that has a paved area greater than 10 feet in width must be screened from any adjacent property that does not receive access from it. Screening standards are outlined in this section.

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.

105.19 Public Pedestrian Walkways. The height of solid (blocking visibility) fences along pedestrian pathways that are not directly adjacent a public or private street right-of-way shall be limited to 42 inches unless otherwise approved by the Planning or Public Works Directors. All new building structures shall be setback a minimum of five feet from any pedestrian access right-of-way, tract, or easement that is not directly adjacent a public or private street right-of-way. If in a design district, see section and Plate 34 for through block pathways standards.

105.58 Parking Lot Locations in Design Districts. See section for standards unique to each district.

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.

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.

115.40 Fence Location. Fences over 6 feet in height may not be located in a required setback yard. A detached dwelling unit abutting a neighborhood access or collector street may not have a fence over 3.5 feet in height within the required front yard. No fence may be placed within a high waterline setback yard or within any portion of a north or south property line yard, which is coincident with the high waterline setback yard.

A detached dwelling unit may not have a fence over 3.5 feet in height within 3 feet of the property line abutting a principal or minor arterial except where the abutting arterial contains an improved landscape strip between the street and sidewalk. The area between the fence and property line shall be planted with vegetation and maintained by the property owner.

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.

115.115.3.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.

115.115.d Driveway Setbacks. Parking areas and driveways for uses other than detached dwelling units, attached and stacked dwelling units in residential zones, or schools and day-cares with more than 12 students, may be located within required setback yards, but, except for the portion of any driveway which connects with an adjacent street, not closer than 5 feet to any property line.

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

95.51.2.b Tree Maintenance. For detached dwelling units, the applicant shall submit a 5-year tree maintenance agreement to the Planning Department to maintain all pre-existing trees designated for preservation and any supplemental trees required to be planted.

