



MEMORANDUM

To: Design Review Board
From: Tony Leavitt, Associate Planner
Date: October 27, 2016
File No.: DRV16-02101
Subject: PLAZA 330 4TH STEET PROJECT
CONCEPTUAL DESIGN CONFERENCE

I. MEETING GOALS

At the November 6th Design Review Board (DRB) meeting, the DRB should review the conceptual design for the Plaza 330 4TH Street project. At the meeting, the DRB should determine:

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

II. PREVIOUS MEETING SUMMARY

At the October 3rd DRB Meeting, the applicant presented a conceptual design for a project called Verdant. After deliberation, the DRB requested that the applicant return to a future meeting for an additional Conceptual Design Conference. The DRB was concerned that only one design/massing concept was shown and that concept required a setback variation. They requested that the applicant provide additional conceptual design alternatives. A massing concept that does not require any minor variations was requested as a baseline comparison with the other design concepts. The DRB suggested another massing concept for comparison that would shift the courtyard to a north-south orientation.

Additionally the board provided the following preliminary comments:

- The requested variation to the north setback requires the applicant to demonstrate how it results in superior design. The DRB expressed concern that the magnitude of the variation should correspond to the magnitude of the design improvement.
- Landscaping – show massing with and without vegetation, support for effort to retain significant trees on north side
- Make sure that massing works within allowed building height
- Design development will need to incorporate treatment of blank walls
- Design development will need to address additional modulation along the north, east and south facades
- Address shade/shadow of courtyards

- Include additional information on existing and potential massing around the site to illustrate context.

Based on comments received at the meeting, the applicant has decided to present the board with a new concept that does not require any minor variation requests.

III. **BACKGROUND INFORMATION**

The subject property is located at 330 4TH Street (see Attachment 1). The applicant is proposing to construct a five story LEED Platinum Certified mixed use building that will include one level of below grade parking connected to the applicant's Arete project to the east of the subject property; street level retail, residential amenities and lobby and garage parking; and four levels of residential suites and studios above. The applicant has provided a context analysis for the site and general project information, which includes building massing schemes and alternatives (see Attachment 2).

IV. **SITE**

The subject property (14,321 square feet in size) is currently developed with a two story office building with surface parking. The site is relatively flat with a slight elevation increase from the south property line to the north property line. The property has street frontage along 4th Avenue and 4th Street. 4th Street is designated for a Major Pedestrian Sidewalks. Neither street is a pedestrian oriented street.

The following list summarizes the zoning designation, uses, and allowed heights of properties adjacent to the subject property:

North: PLA 7B, Park 54 Condominiums, 30 feet above ABE

West: PLA 7B, Single story office, 30 feet above ABE

South: CBD 7, Moss Bay Shell Station, 41 feet above ABE

East: CBD 7, Arete Mixed Use Project (developed by applicant), 41 feet above ABE

Additional photographs prepared by the applicant showing the surrounding properties are contained in Attachment 2.

V. **KEY ZONING REGULATIONS**

Zoning regulations for uses in CBD 7 zone are found in the use-zone chart (see Attachment 3). The following regulations are important to point out as they form the basis of any new development on the site.

- A. **Permitted Uses:** Permitted uses in this zone include, but are not limited to retail, restaurants, office, and stacked dwelling units. Office and residential uses may not be located on the ground floor of a structure unless there is a minimum 30 foot (in depth) intervening retail use.

***Staff Comment:** In two of the submitted schemes, the applicant is proposing ground floor retail and lobby spaces. Literal reading of the code would require 30 feet of intervening ground floor retail space is required on the subject property along 4th Street and 4th Avenue. However, it was not the intent of the code to require intervening ground floor retail uses for a property that does not front on a pedestrian-oriented street. Since neither street is designated as a pedestrian-oriented street, an intervening ground floor retail use should therefore not be required. Staff is processing an interpretation that would clarify this code requirement and allow residential uses on the ground floor without an intervening retail use.*

The upper stories will consist of only residential uses. The residential component of the project will consist of a mix of market rate apartment units and residential suites.

- B. Setbacks: A minimum 20' front yard setback is required along 4th Street and 4th Avenue. One-story street level retail shall have a zero foot setback, but any residential use (above the street level or at the street level if no retail is proposed) must be setback 20'. There are no required setbacks for the side or rear property lines.

Staff Comment: A 20' front yard setback is required along 4th Street and 4th Avenue with the exception of one-story retail.

The DRB has the authority to approve a request for minor variations from the required setback yards pursuant to KZC Section 142.37 provided that:

- *The request results in superior design and fulfills the policy basis for the applicable design regulations and design guidelines;*
- *The departure will not have any substantial detrimental effect on nearby properties and the City or the neighborhood.*

The additional design concepts presented by the applicant comply with setbacks and street level use requirements. If a minor variation to the required setback yards will be requested, the applicant should provide information that address the criteria listed above.

- C. Height: CBD 7 allows a maximum height of 41' measured above the average building elevation. Additional height is allowed for peaked roofs and/or parapets. For structures with a peaked roof, the peak may extend five (5) feet above the height limit if the slope of the roof is greater than three (3) feet vertical to 12 feet horizontal and eight (8) feet above the height limit if the slope of the roof is equal or greater than four (4) feet vertical to 12 feet horizontal. Decorative parapets may exceed the height limit by a maximum of four feet, provided that the average height of the parapet around the perimeter of the structure shall not exceed two feet.

Staff Comment: Staff did a preliminary review of the plans and the plans meet the height requirements for the CBD 7 zone. Staff will need to review the project for compliance with the City's height regulations during the Design Response phase.

- D. Lot Coverage: CBD 7 zoning regulations allow 80% lot coverage or 100% if retail is provided with a 0' setback.

- E. Parking: Office uses must provide one parking space for each 350 square feet of gross floor area. Stacked dwelling units 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 the development. 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.

Residential suites must provide either 0.5 or 1 parking stalls per living unit (depending on how parking is managed per code) and 1 stall per on-site employee.

Staff Comment: Staff will evaluate the proposed project for compliance with the City's parking regulations.

- F. Landscaping. Based on the proposed retail use on the subject property and the adjoining multi-family development to the north, a 5'-wide landscape buffer is required along the north property line planted pursuant to standards found in KZC Section 95.42.

Staff Comment: A landscape plan and Tree Retention Plan should be submitted with the Design Response Conference application. Existing significant trees that are located within the required landscape buffer and in the right-of-way and determined to be viable should be retained to the maximum extent possible.

- G. Sidewalks: 4th Street is a designated a major pedestrian sidewalk street. Therefore the sidewalk standards require a minimum 8' wide sidewalk along the entire frontage of the subject property abutting 4th Street. The final sidewalk configuration shall be approved through the design review process.

VI. PEDESTRIAN ORIENTED DESIGN GUIDELINES

In addition to the standard guidelines contained in the *Design Guidelines for Pedestrian-Oriented Business Districts*, the list in Attachment 4 summarizes some of the key guidelines or regulations which apply specifically to the project or project area. The following is a list of key design issues and/or design techniques that should be addressed with this project.

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

See adopted Design Guidelines for Pedestrian-Oriented Business Districts for complete text and explanations.

VII. CONTEXT

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

A. How does the site relate to its surroundings?

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

B. What are the Opportunities and Constraints of the Site and Vicinity given the following topics?

- Streetscape
- Urban Form
- Activities and Uses in the area
- Pedestrian Patterns and Environment
- Character of Adjacent Buildings

- Landscaping/Open Space

VIII. DISCUSSION ISSUES

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

A. Scale

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

B. Pedestrian Access

1. How does the proposed massing and location of structures relate or respond to the pedestrian environment?
2. What are opportunities for pedestrian oriented spaces at the street level (plazas, outdoor dining)?
3. What are the key pedestrian connections?
4. How would the project engage pedestrians?

C. Open Space and Landscaping

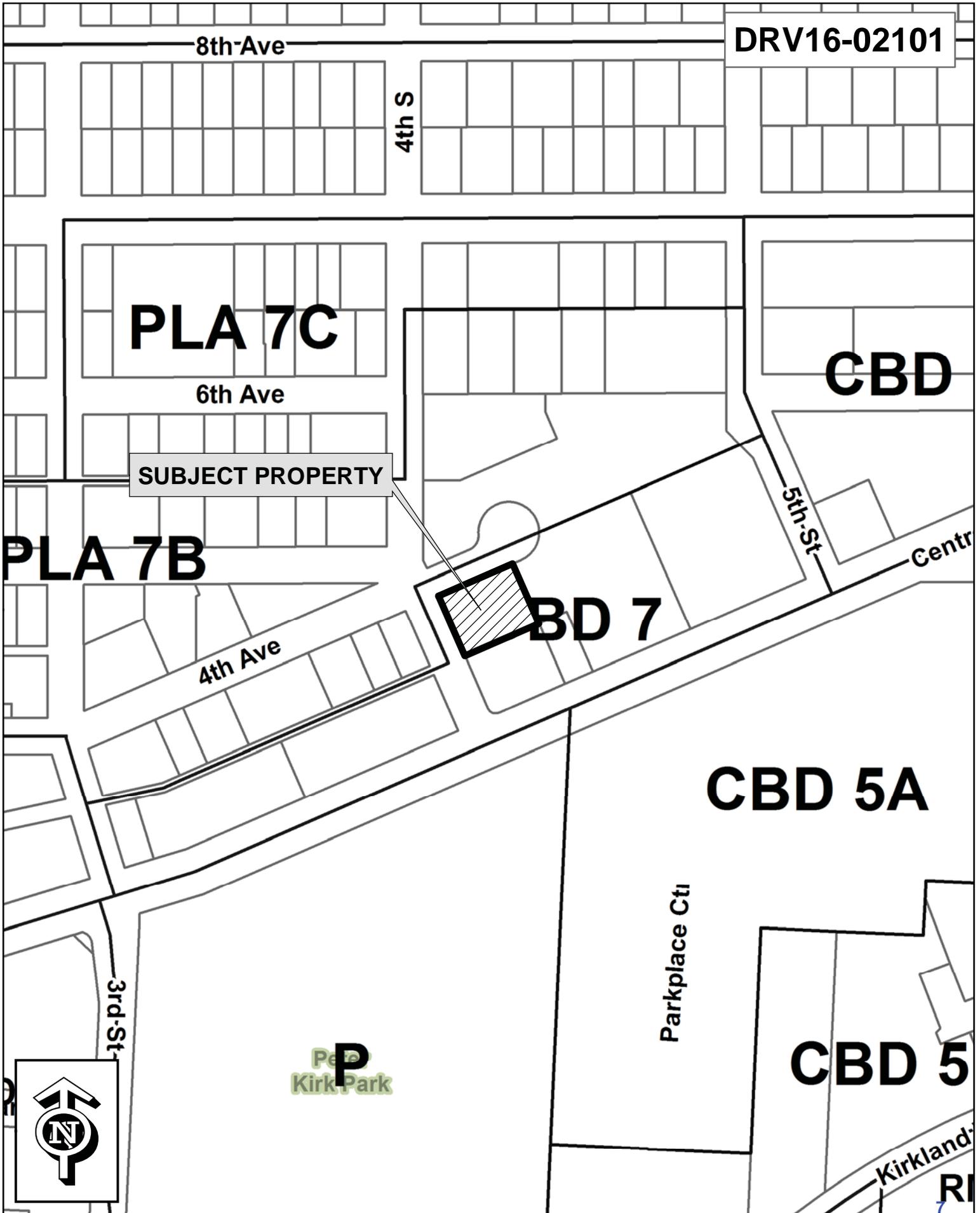
What are opportunities for landscaping and/or open space on the subject property?

IX. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE

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

X. ATTACHMENTS

1. Vicinity Map
- 2.a Applicant's Cover Letter
- 2.b Applicant's Plan Submittal
3. CBD 7 Use Zone Chart
4. Design Guidelines – Special Considerations for Downtown Kirkland



DRV16-02101

PLA 7C

CBD

SUBJECT PROPERTY

PLA 7B

BD 7

CBD 5A

CBD 5

P Kirk Park





Kirkland Sustainable Investments, LLC
450 Central Way, Suite 3000
Kirkland, WA 98033

October 31, 2016

Kirkland Design Review Board
123 5th Avenue; Kirkland, WA 98033

RE: Code Compliant applications for Plaza (330 4th Street)

At the October 3rd CDC meeting, the Board asked for code compliant options, four of which we have provided for review. Working with City of Kirkland staff, we have obtained a clarification of the code for retail and residential mixed use through the Planning Director's clarifying decision. This allows there to be first floor residential on 4th Street and 4th Avenue without retail in front, per Susan's question regarding a residential only possibility. We have shown that option in Scheme Four.

Further, we reviewed our notes for the Board's comments and, to be sure we heard correctly, we had the comments from the meeting fully transcribed.

To fully understand the Board's expectations and past approvals:

- We have carefully reviewed the zoning code requirements.
- We have carefully reviewed the City's design guidelines.
- Reviewed other approvals in the downtown so that we could fully appreciate the design guideline standards established for our site including Park Lane Mixed Use, Capri and Kirkland Urban.

Working with staff, we do believe that the west facing courtyard is the superior location for multiple reasons, but we have shown the south and north facing options at the Board's request. Because of the future development on the Moss Bay Shell Station site, we believe that the south courtyard is not preferred. The north courtyard is a natural, architecturally correct design, but Kirkland's design guidelines have a bias against north facing due to lack of direct sunlight. We did look at an interior atrium court option, and it would meet the code with abundant natural light, but we continue to believe that the west facing courtyard is the superior approach.

The two west facing code based schemes reflect two different use types including:

- Scheme Two is a mixed use concept featuring retail with a wraparound second level plaza, integrating a Stairway to Heaven at the retail entry courtyard and connecting to the

second floor plaza. The residential floors above the street level retail will be set back 20 feet from both 4th Avenue and 4th Street.

- Scheme Four is a residential only design, which provides a 20 foot setback from both 4th Avenue and 4th Street at all levels and would have a wraparound street level plaza.

Our goal for this meeting is to establish the best code based massing approach together with any guidance the Board can provide for other design details. In doing this, we analyzed the specific zoning code in detail, the design guidelines and the prior approvals of Capri and Park Lane Mixed Use to understand the general code compliant requirements.

For all four schemes, the visual cubic volume proposed from ground to the top plate of the upper floor is well below that allowed by code. We have analyzed this because the Board appeared to put particular importance on this factor. Our four schemes provide substantially more cubic feet of visual open air than is required by code. This is also true for the original proposal, it appears that a quick bulk massing of our proposed schemes and prior Board approvals is as follows:

330 4th: 78 - 89% +- of allowed, dependent on chosen scheme

Park Lane Mixed Use: 100% +-

Capri: 111% +- of code based.

Please note that 330 4th Ave has similar code and design restraints as Capri (narrow lot with 20' setbacks on two sides).

After establishing the code compliant massing, we have looked at modulation, articulation concepts and fenestration with close attention to the baseline and believe that our proposed massing drawings meet code compliance. We look for direction from the Board on these matters.

Any blank walls on the south side have the challenge of reflecting the existing gas station together with long term reality that these walls will be visually covered up by new development. We look for Board direction here including using the existing or new landscaping to screen blank facades, which is a code compliant approach per the design guidelines.

Even though the site width is narrower than two average size single family homes in the NorKirk neighborhood (just to the north of the site), it is our intent to stay below a code massing neutral baseline-with our open courtyard concept, but the Board may prefer some siting and spatial setback options such as:

- To move the building floors above the plaza to the north and or west 3 - 5 feet to provide more functional fenestration options beyond what is required by code.
- Extend the street level garage forward in the residential option (to match the retail option) toward the north setback line to allow for a multi-level plaza on the north side and to provide additional parking - always a neighborhood preference in lieu of an extended driveway to the enclosed parking. The garage door would match the style found at Capri.

- Hold the retail back 5 feet from the 4th Street property line to achieve more landscaping at the street level as seen in the Verdant concept.

Further, it would be appreciated if the Board can provide their thoughts regarding key design elements and concepts including but not limited to:

- Establish a clear expectation to customers that the retail courtyard is public based (not an issue for Arete's courtyard). Fundamental pedestrian designs will be integrated, including retail entry coverage, proper signage, ADA access, and other important aspects.
- Discuss expectations for the landscaping for durability, continuity and be LEED Platinum based with plantings that are native, native adaptive, and some flowering choices such as tulips to reflect our City's history. Does the Board have a preference for more evergreen plantings, a generally equal balance, or a preference for deciduous like street trees. We expect to provide purposeful landscape characteristics based on location and integration with people and the environment.
- Color choices will be complimentary to our larger neighbor, Arete', and our residential neighbors to the north, while creating proper contrast on the building to avoid a muting of colors and to separate building mass.
- Integrate three key architectural focus points of base, middle and upper building depending on the mixed use or residential concept chosen.
- Cladding will be used for further articulation, with a preference to a more "soft modern" character with multiple choice concepts available:
 - Brick based like Capri and Park Lane MU
 - Modern materials integrated between stone, metal and wood style and look i.e. a "rustic modern".
 - More artistic featured building with "art on the building" look featured on 4th Street. We had a high level of positive interest and feedback from the Joey Nix and KAC art boards placed on our southern decks during construction at Arete'. This experience guides us to a possible opportunity at this site as well.
 - The options fit the design guidelines for larger architectural features in CBD 7. Imagine a four story art piece on the face of the building.
- Roof forms to support the upper level residential character of the property while creating interest to the viewer.
- Discuss the Stairway to Heaven concept and if the Board believes it is an effective design element as described.
- Discuss the options between the preferred choices of the mixed use vs residential only concepts. What are the plaza and courtyard opportunities for people uses?

- Other concepts and ideas the Board may have.

Thank you for your time and consideration.

Plaza Design Team

1. Robert Pantley (Owner)
2. Dan Nelson, AIA (Architect)
3. William Lippens, AIA (Architect)
4. Tom Balderston (Senior LEED Green Rater)
5. Helen Biersack (LEED Rater)
6. Kathleen Reader, RLA, ASLA (Landscape Architect)
7. Michelle Franklin-Wilson (Master Gardener)
8. Bob Layton (Senior Arborist – Forester)
9. Steve Depew, CDT, LEED AP (Waterproofing Expert)
10. Angela Rozmyn, LEED AP-Homes (Project LEED AP)
11. Hans Christiansen (Design Lead)
12. Sheryl Anderson (Project Engineer)
13. Tyson Cornett (Construction Supervisor)
14. Lisa Baker (Director of Property Management)

PLAZA
330 4TH STREET



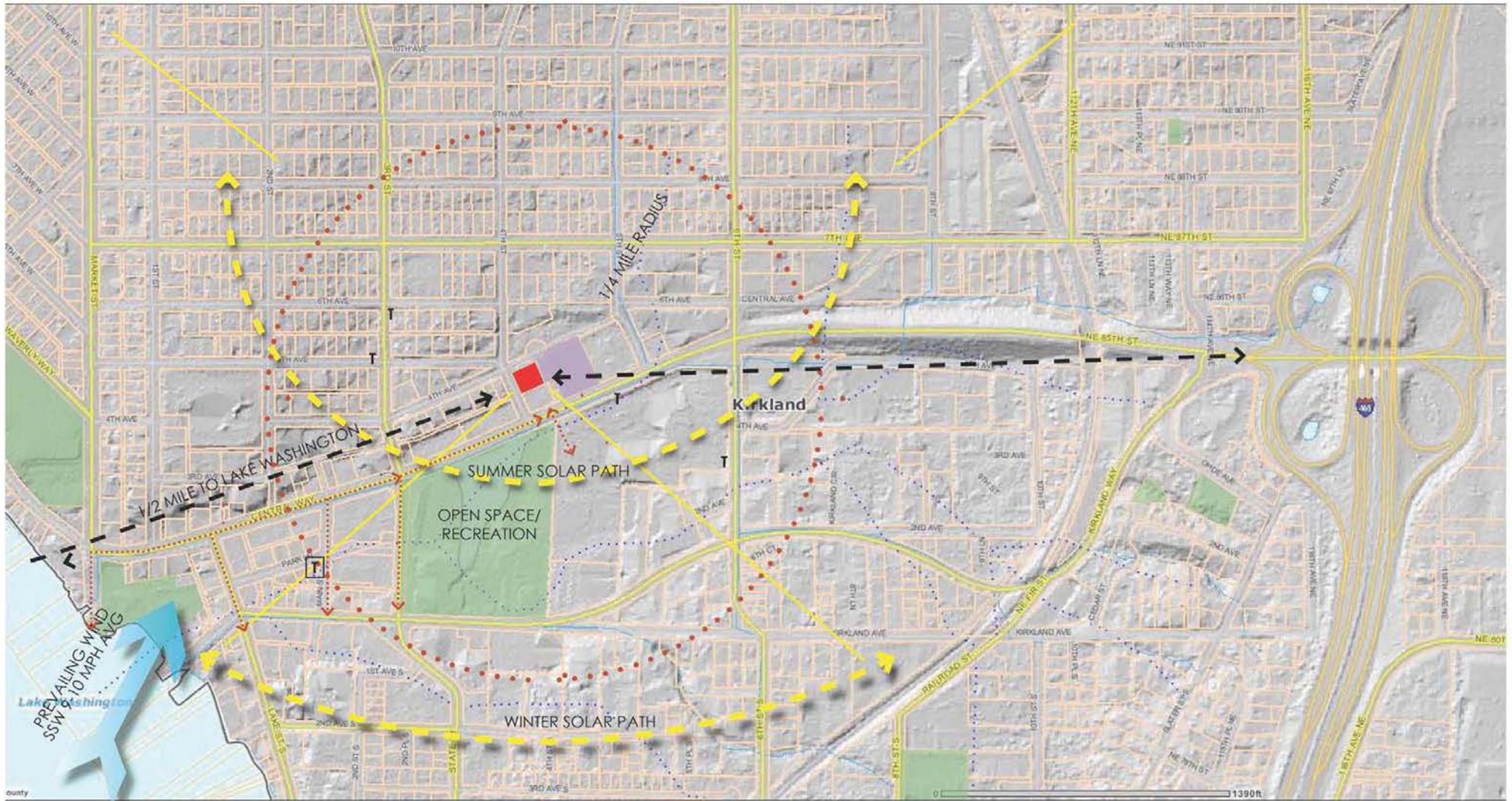
Design Objectives

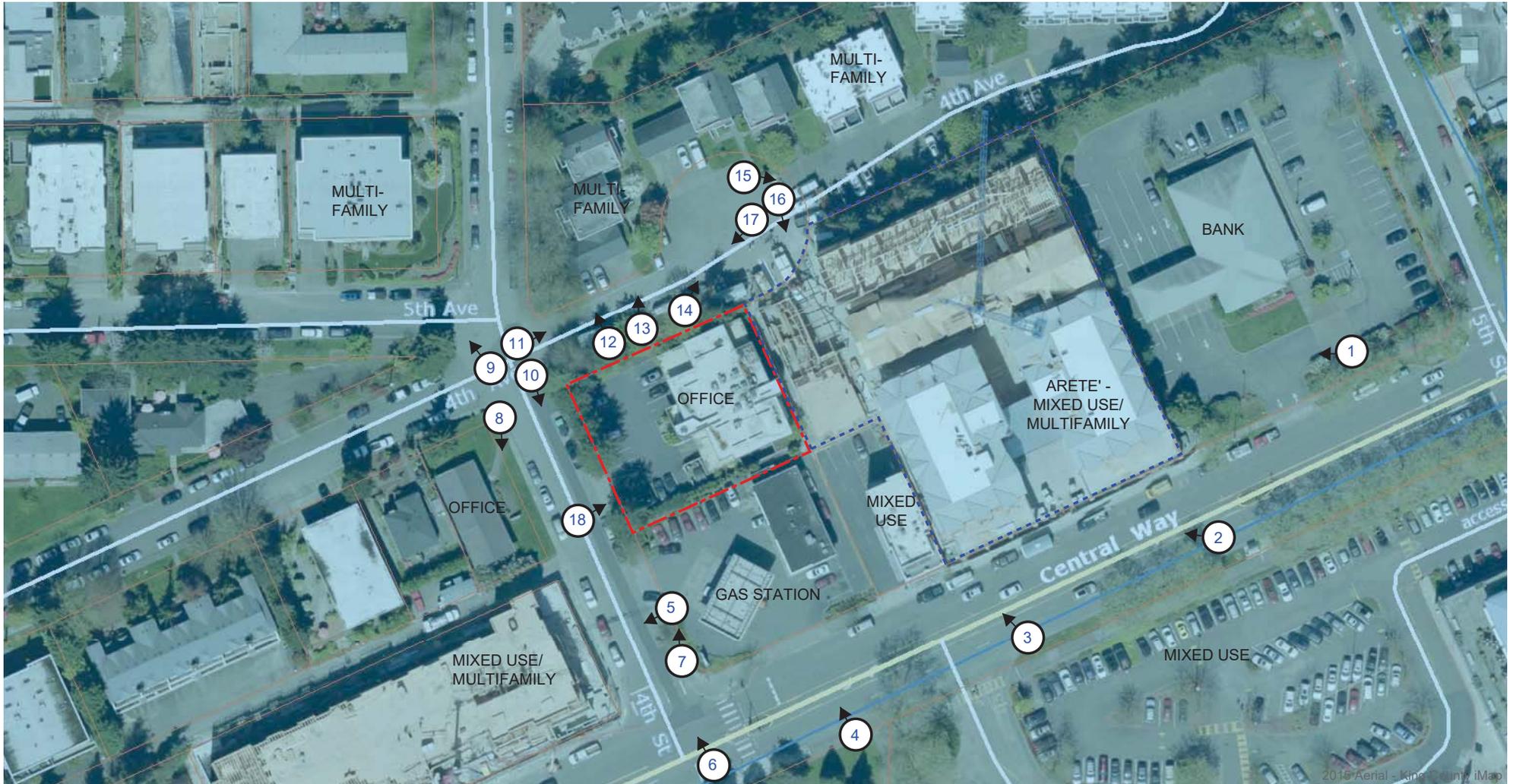
This proposal will create Kirkland's second LEED Platinum Certified, affordable community in Downtown Kirkland. On average, 80% of residents in residential suite communities make 80% or less of the county median income. Having more LEED Platinum Certificates than any other public or private enterprise in Washington State, the project team has a continued passion and commitment to creating communities that are sustainable, affordable, and enjoyable. This proposal will fulfill a continuing need for workforce housing in the downtown core; a need that will be further increased by what will be Kirkland Urban's additional 3000 employees in the downtown.

The proposal's design objective is to create a community that blends with its neighbors; Arete to the East, Park 54 to the North, Capri and the existing office building to the West, and the Moss Bay Shell Station to the South, noting that Kirkland Urban is just a couple blocks away.

The proposal is located at the site of an existing office building with open air at grade parking and below grade parking. Working with the City transportation and engineering staff, this proposal has a unique opportunity to take advantage of the existing infrastructure of Arete', resident parking will be below grade and accessed via the Arete' underground parking garage. A smaller guest and retail parking garage at street level will be accessed via a separate driveway from 4th Avenue.

The housing proposed is a will include a range of unit sizes and configurations comprised primarily of Residential Suites sharing common spaces and amenities, as well as common kitchens and laundry. Studio apartments will comprise the remainder of the housing units provided. Ground floor retail is provided at 4th Street and 4th Avenue frontages.





PLAZA - 330 4th Street
Conceptual Design Conference #2

SITE ANALYSIS October 25, 2016
Aerial Photograph | Site Photography



Bank and east facade of Arete', looking N.W. from bank parking lot.



South facade of Arete', looking N.W. from Central Way.



Nail Salon & Spa, looking N. from Central Way.



Gas Station, looking N. from Central Way (Site in distance beyond).

5



Capri Apartments, looking W. at east facade.

6



4th Street, looking N. from Central Way.

7



Corner of 4th St. & Central, looking N.E. toward site.

8



Offices opposite site on west side of 4th Street. View Looking S.

9



Intersection of 4th St. & 4th Ave., looking toward condominium to N.W.

10



4th Street project frontage. Looking S. from 4th St. & 4th Ave.



4th Avenue, looking E. from 4th Street (north project frontage to right)

12



Park 54, Looking N. across 4th Ave from NW corner of site.

13



Park 54, looking N.E. across 4th Ave from NW corner of site.

14



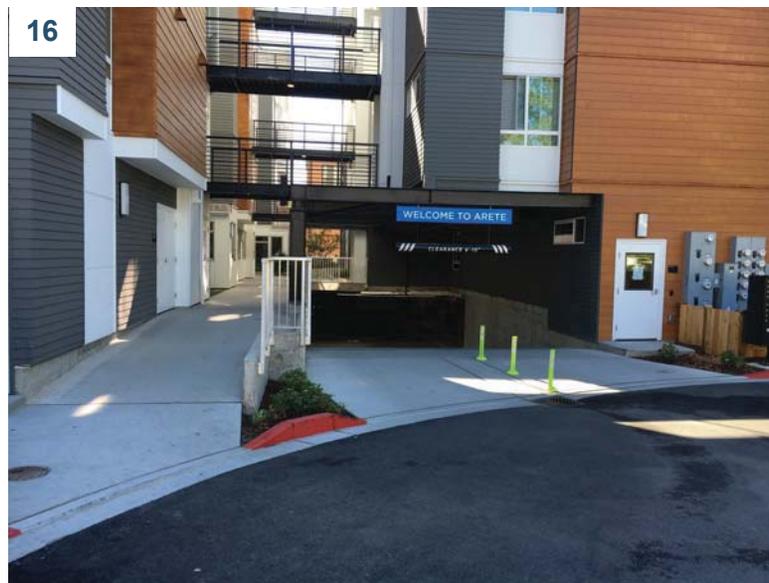
Looking N.E. across 4th Ave cul-de-sac from NE corner of site.

15



NE corner of 4th Ave cul-de-sac, looking S.W. toward Arete'.

16



E end of 4th Ave cul-de-sac, looking S. at Arete' garage entrance.

17



Looking S.W. across 4th Ave cul-de-sac toward project site.

18



Looking east into site from existing driveway on 4th Street. (Arete' in distance beyond existing office building)

Photo Appendix

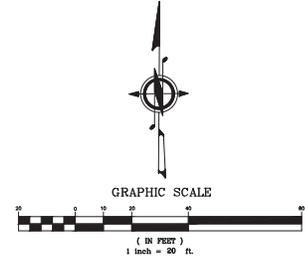
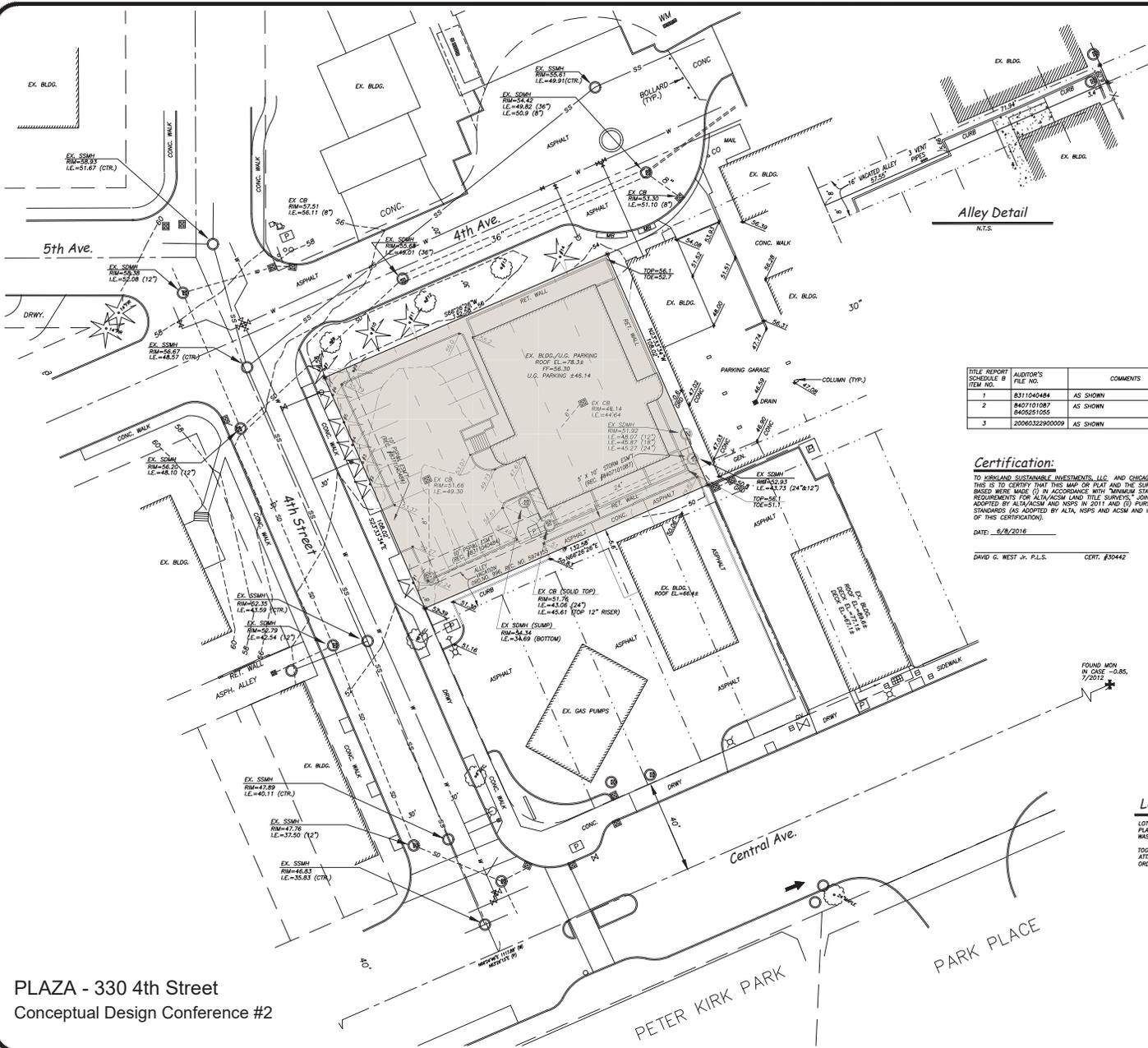


Arete' - LEED Platinum Certified



Sustainable
Enjoyable
Affordable





Basis of Bearing:
NAD 83-97

BASED ON FOUND MONUMENTS AT THE S. 1/4 COR. (COK 19) AND W. MEANDER COR. (COK 20)
SEC. 5, TWP. 25, RGE. 5 E. W.M.

Benchmark
CITY OF KIRKLAND #101

CHISELED SO. ON NW COR. POWER VAULT
S. EDGE SIDEWALK/W SIDE DRIVE TO BLDG #345 KIRKLAND AVE.
ELEV. 48.615
DATUM: NAD 88 (CITY OF KIRKLAND)

TITLE REPORT SCHEDULE B ITEM NO.	AUDITOR'S FILE NO.	COMMENTS
1	8311040484	AS SHOWN
2	8407101087 8405251055	AS SHOWN
3	200603290009	AS SHOWN

Certification:
TO KIRKLAND SUSTAINABLE INVESTMENTS, LLC AND CHICAGO TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS
BASED WERE MADE (1) IN ACCORDANCE WITH MINIMUM STANDARDS DETAIL
REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, MOSTLY ESTABLISHED AND
ADOPTED BY ALTA/ACSM AND NPS IN 2011 AND (2) PURSUANT TO THE ACCURACY
STANDARDS (AS ADOPTED BY ALTA, NPS, AND ACSM) AND IN EFFECT ON THE DATE
DATE: 6/8/2016

DAVID G. WEST JR., P.L.S. CERT. #30442

Legend:

- ⊕ EXISTING MONUMENT
- SET REBAR/CAP I.E. #30442 (OR OTHERWISE NOTED)
- ✕ SET TACK IN LEAD
- (C) CALCULATED DATA
- (P) PLAT DATA
- (M) MEASURED DATA
- ⊕ WATER METER
- ⊕ EX. FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ GAS VALVE
- ⊕ POWER VAULT
- ⊕ UTILITY POLE
- ⊕ UTILITY ANCHOR
- ⊕ TELEPHONE RISER
- ⊕ YARD LIGHT
- ⊕ BLOW OFF
- ⊕ MAIL BOX
- ⊕ JUNCTION BOX
- ⊕ STREET SIGN
- ⊕ EX. CBL. TYPE 1
- ⊕ CATCH BASIN TYPE 2
- ⊕ SAN SWR. MANHOLE
- SS— SAN. SWR. PIPELINE
- SD— STORM DRAIN
- W— WATER PIPELINE
- UP— UNDERGROUND POWER
- OP— OVERHEAD POWER
- G— GAS PIPELINE
- F— FIBER LINE

Legal Description:

LOTS 1 THROUGH 5, INCLUSIVE, BLOCK 96, KIRKLAND TERRACE, ACCORDING TO THE
PLAT THEREOF, RECORDED IN VOLUME 21 OF PLATS, PAGE(S) 42, IN KING COUNTY,
WASHINGTON;
TOGETHER WITH THAT PORTION OF VACATED ALLEY ADJOINING ON THE SOUTH, WHICH
ATTACHED THERETO BY OPERATION OF LAW PURSUANT TO CITY OF KIRKLAND
ORDINANCE NO. 996, RECORDED UNDER RECORDING NUMBER 587455.

PLAZA - 330 4th Street
Conceptual Design Conference #2

Survey Map
October 25, 2016

DATE: 3/23/2016

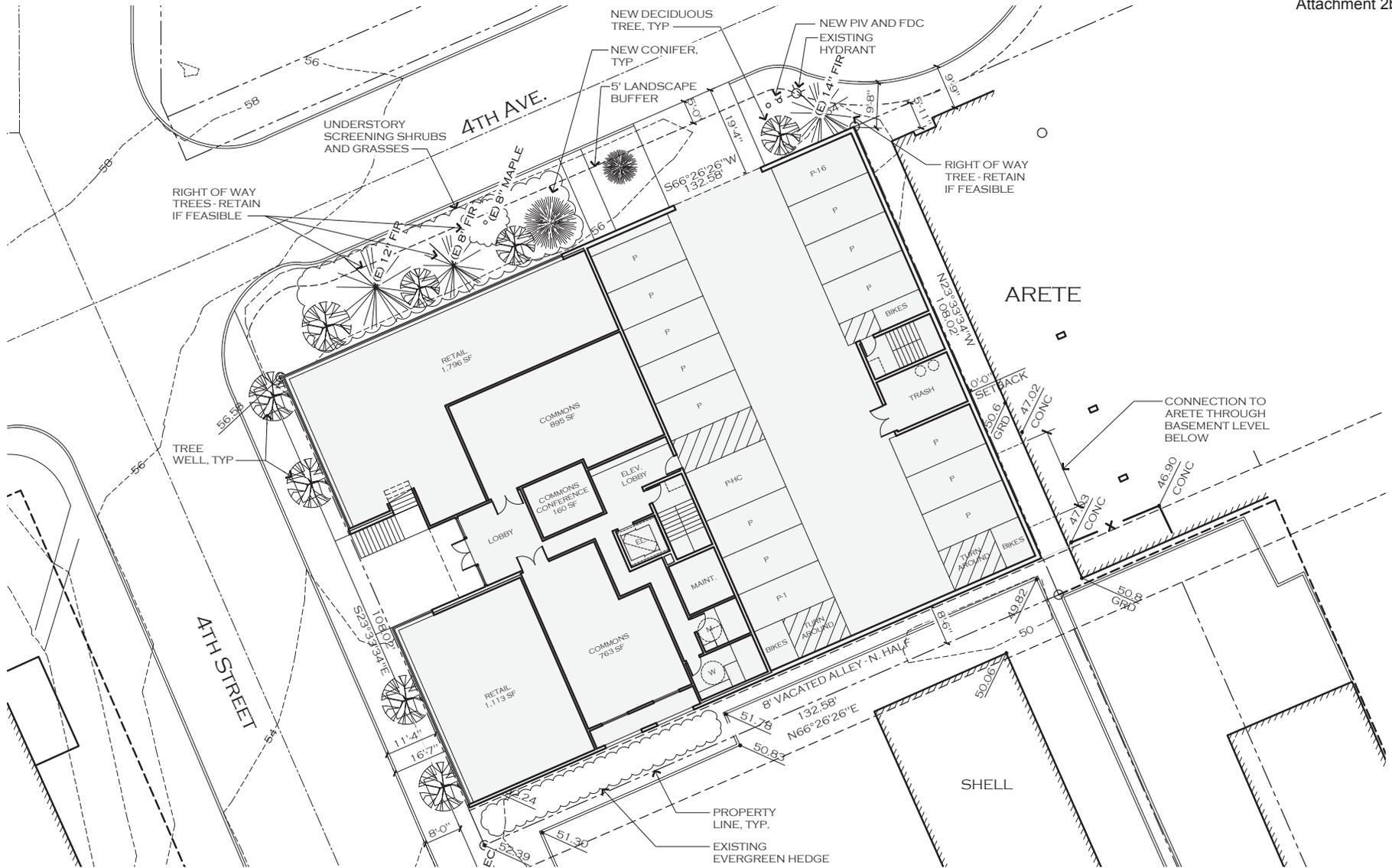
REVISIONS:
DRAW NUMBER:

David WEST & Co.
PROFESSIONAL LAND SURVEYORS
1428 MIDWAY AVE. WEST
BENTONVILLE, AR 72716



"As-Built" Survey
For
Kirkland Sustainable Investments

SHEET 1 OF 1





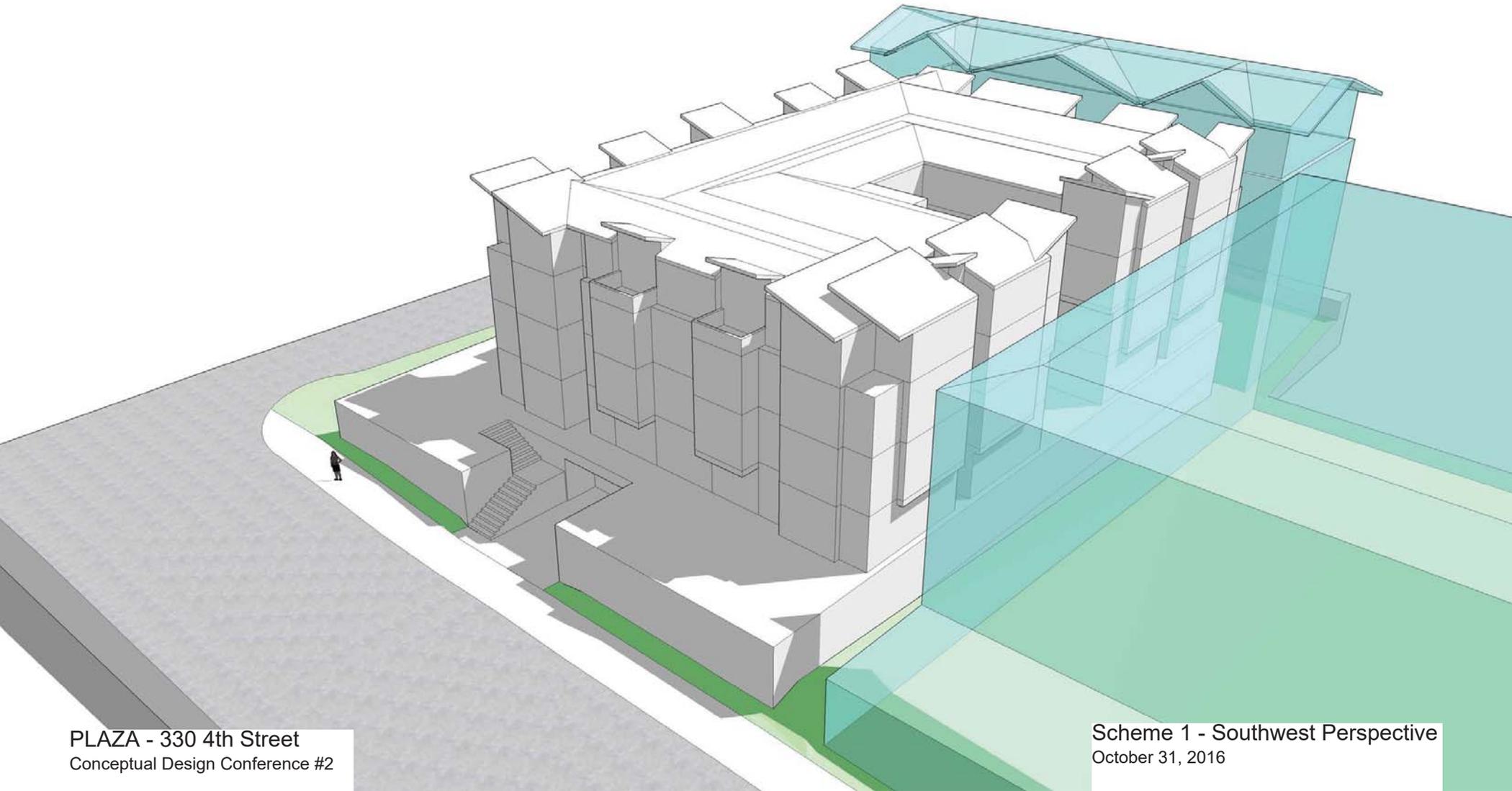
PLAZA - 330 4th Street
Conceptual Design Conference #2

Scheme 1 - West Perspective
October 31, 2016



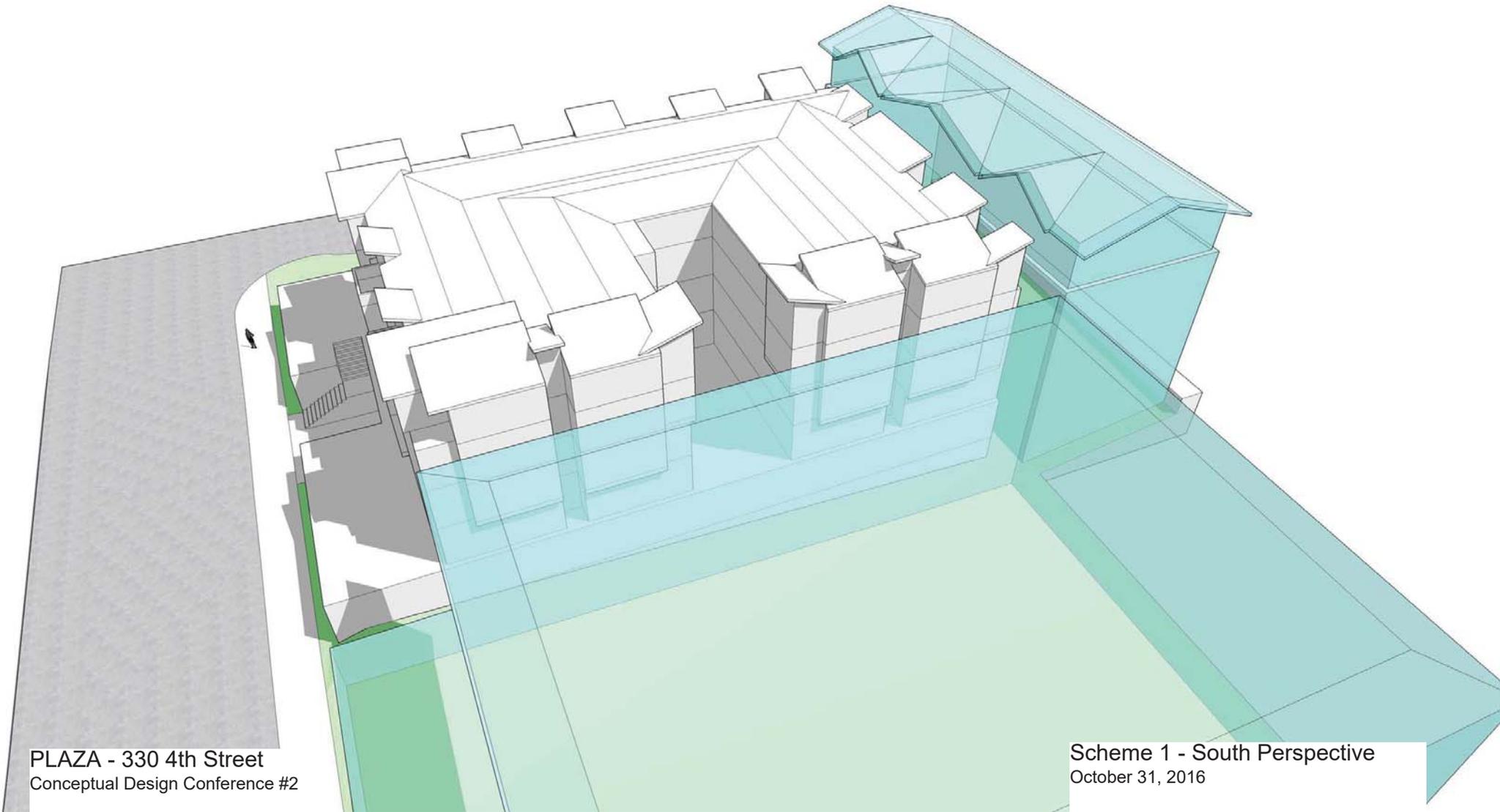
PLAZA - 330 4th Street
Conceptual Design Conference #2

Scheme 1 - Northwest Perspective
October 31, 2016



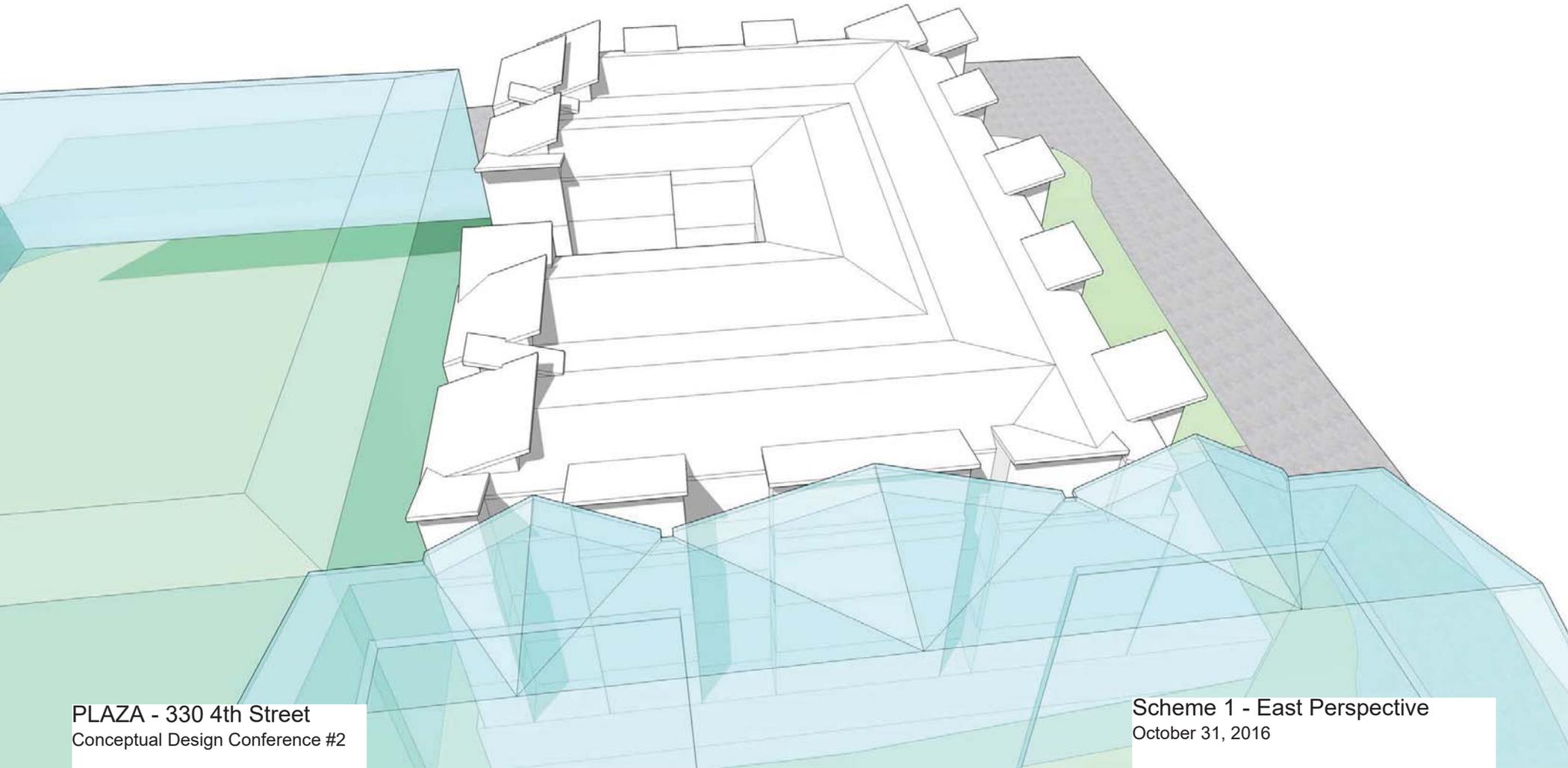
PLAZA - 330 4th Street
Conceptual Design Conference #2

Scheme 1 - Southwest Perspective
October 31, 2016



PLAZA - 330 4th Street
Conceptual Design Conference #2

Scheme 1 - South Perspective
October 31, 2016



PLAZA - 330 4th Street
Conceptual Design Conference #2

Scheme 1 - East Perspective
October 31, 2016



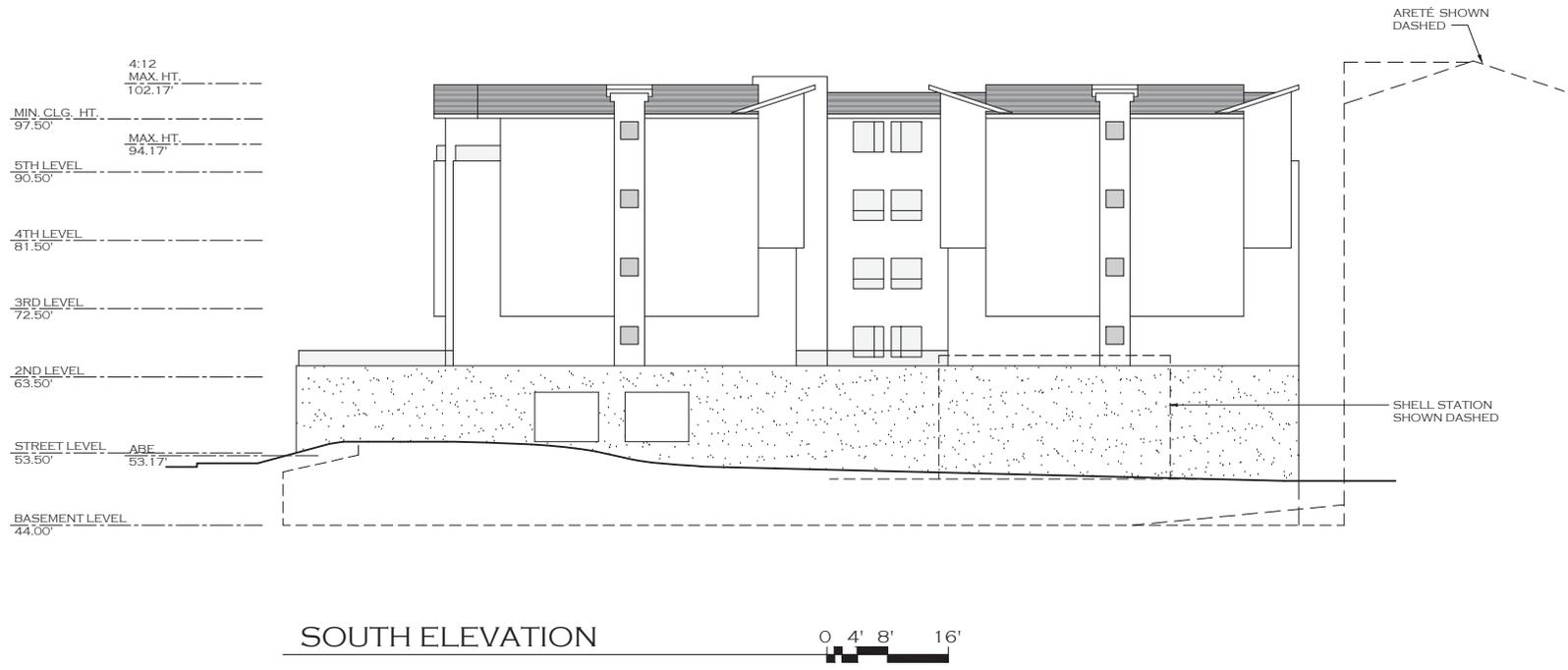
PLAZA - SCHEME 1
10/25/16

 DESIGNS
northwest
ARCHITECTS
Tel 360.629.3441 Fax 360.629.6159
P.O. Box 1270 Stanwood, WA 98292



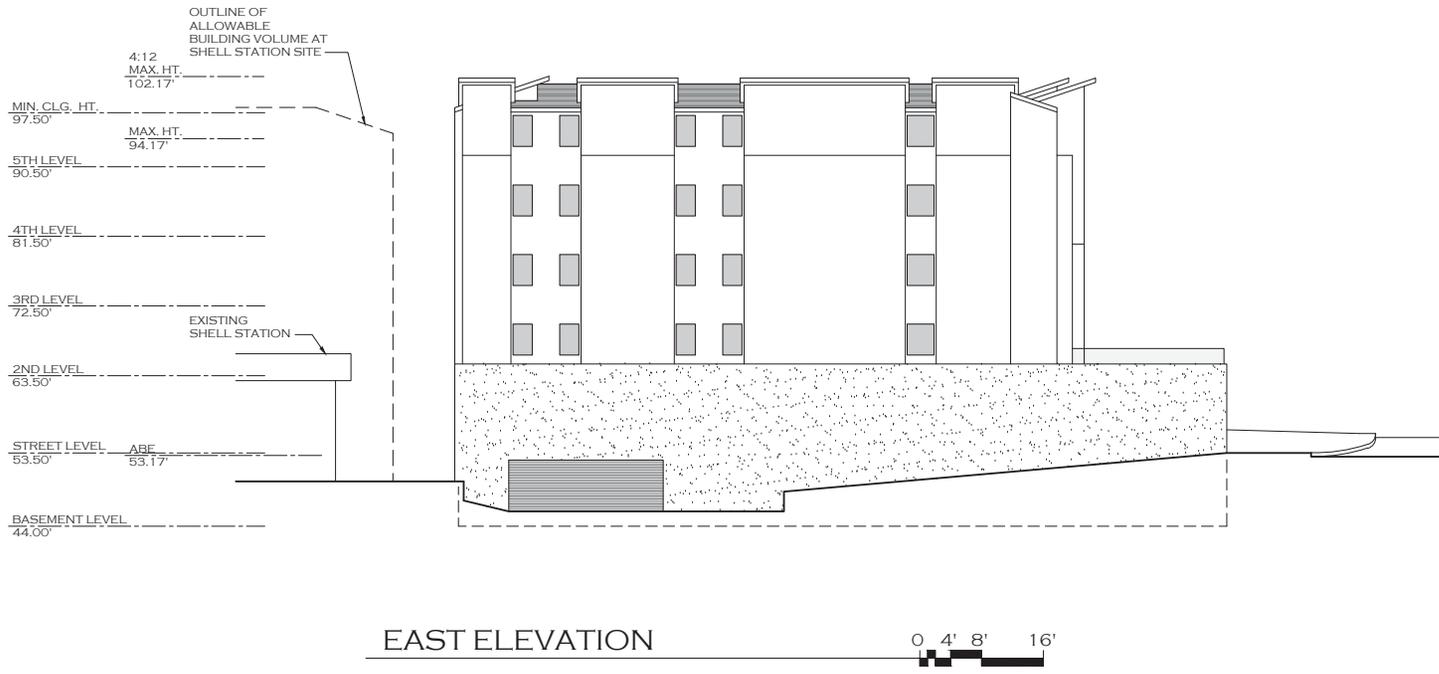
PLAZA - SCHEME 1
10/25/16

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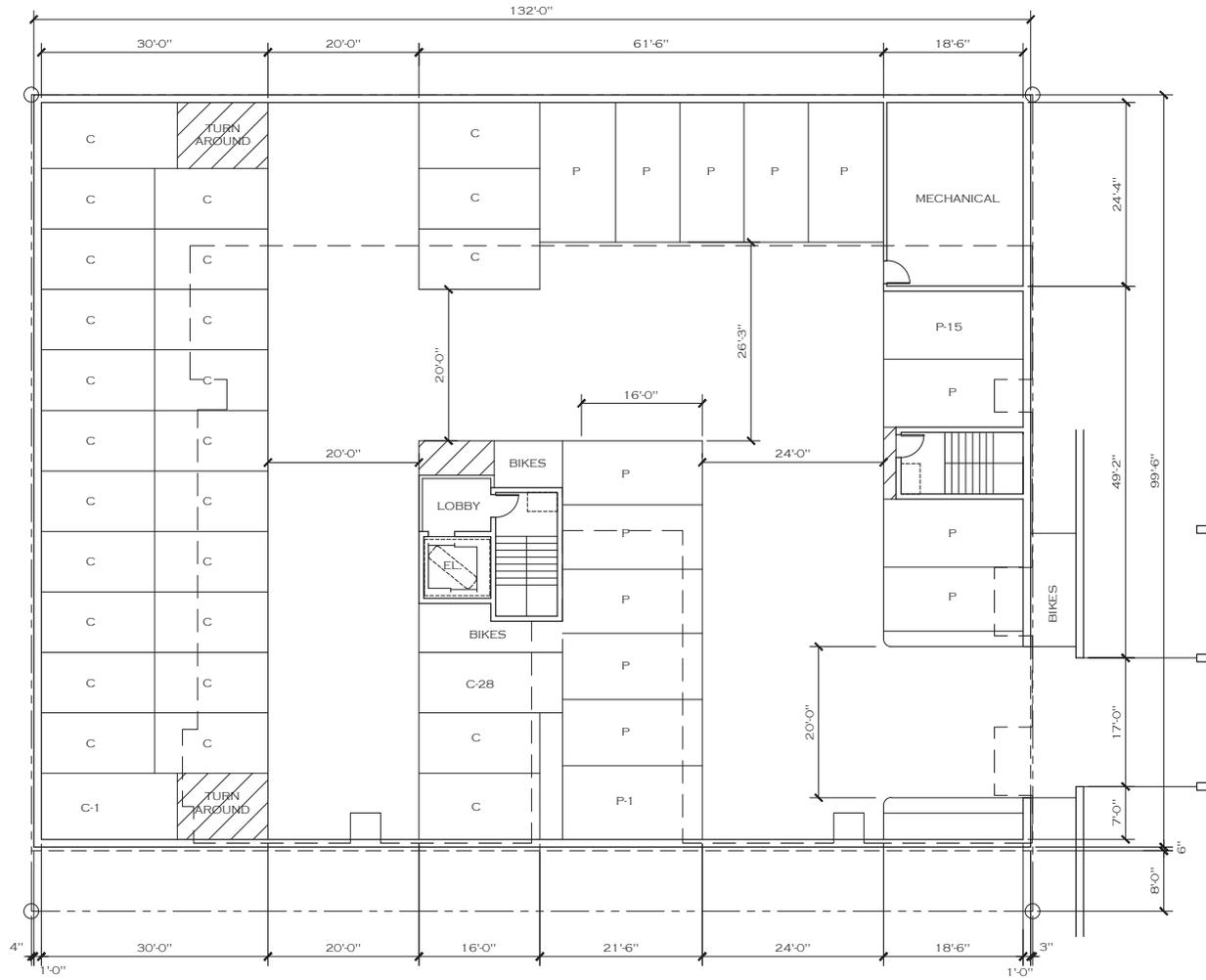
PLAZA - SCHEME 1
10/25/16

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PLAZA - SCHEME 1
10/25/16

DESIGNS
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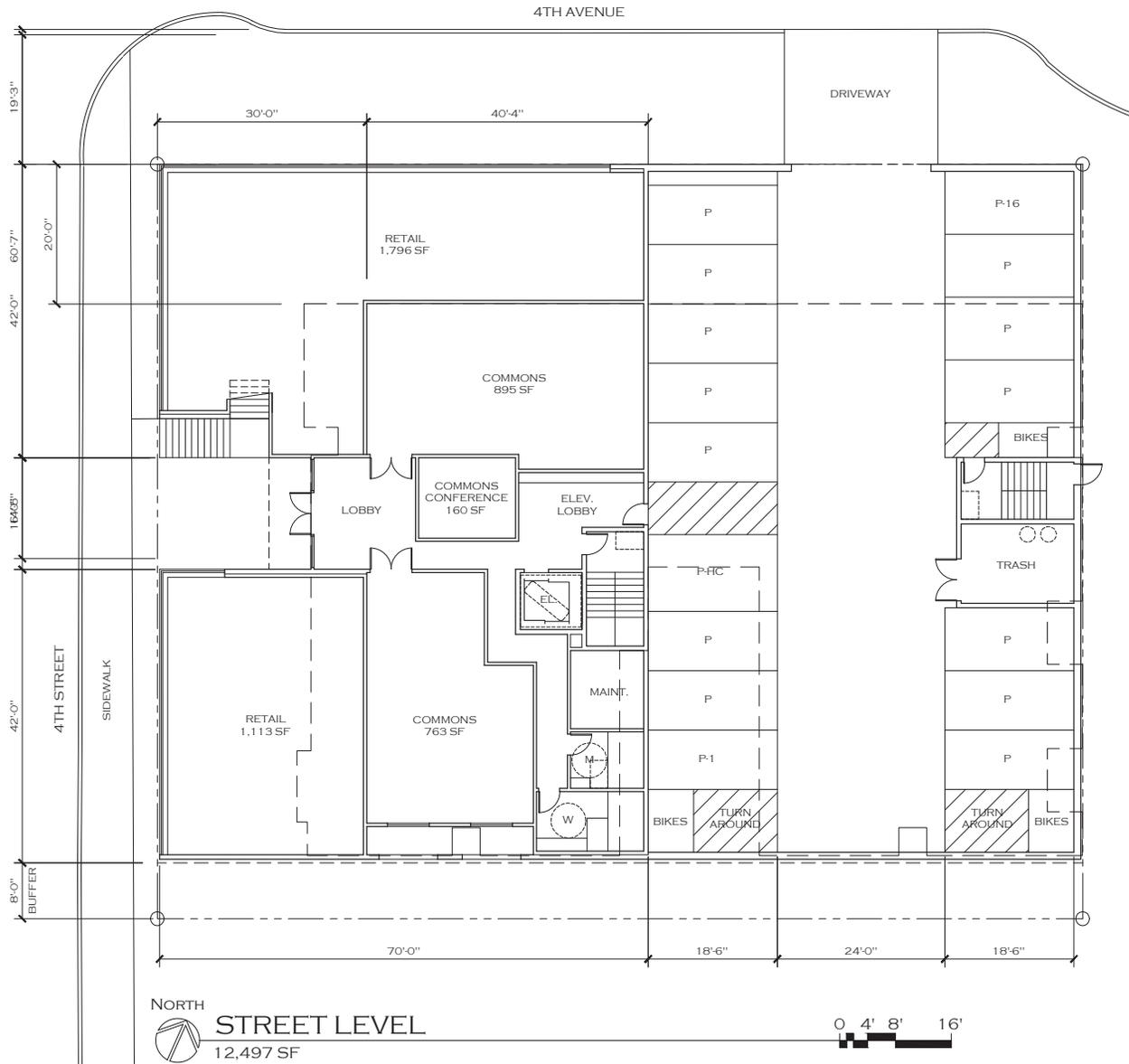


NORTH
 **BASEMENT LEVEL**
 13,134 SF



PLAZA - SCHEME 1
 10/25/16

DESIGNS
 north west
 ARCHITECTS
 Tel 360.629.3441 Fax 360.629.6159
 P.O. Box 1270 Stanwood, WA 98292



PLAZA - SCHEME 1
10/25/16



BUILDING AREAS

BASEMENT LEVEL	13,134 SF
STREET LEVEL	12,497 SF
2ND LEVEL	7,873 SF
3RD LEVEL	8,035 SF
4TH LEVEL	8,007 SF
5TH LEVEL	7,628 SF
TOTAL	57,174 SF

COMMON AREAS

REQUIRED = 20 SF / ECO + 250 SF
= 100 X 20 + 250 =
2,250 SF

PROVIDED	
STREET LEVEL	1,814 SF
2ND LEVEL	309 SF
3RD LEVEL	309 SF
4TH LEVEL	309 SF
5TH LEVEL	309 SF
TOTAL COMMON AREA	3,050 SF

**AIRSPACE VOLUME
GIVEN BACK -
NON-CODE REQUIRED**

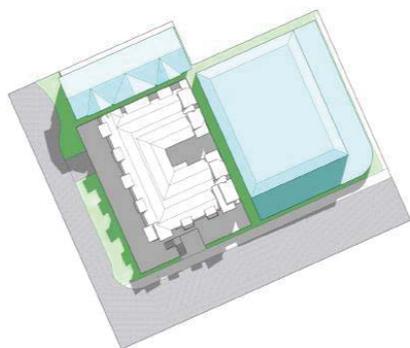
750 SF X 35 FT (4 FL)	26,250 CF
900 SF X 45 FT (5 FL)	40,500 CF
160 SF X 10 FT (1 FL)	1,600 CF
TOTAL AIRSPACE	68,350 SF

NORTH
 **2ND LEVEL** (25 ECO UNITS / 2 STUDIOS)
7,873 SF

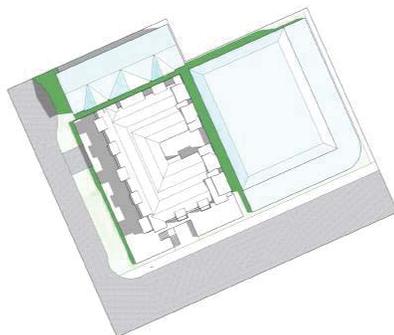


SITE ANALYSIS – ENVELOPE SUN STUDY

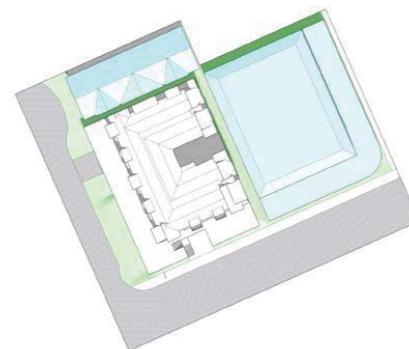
SCHEME 1



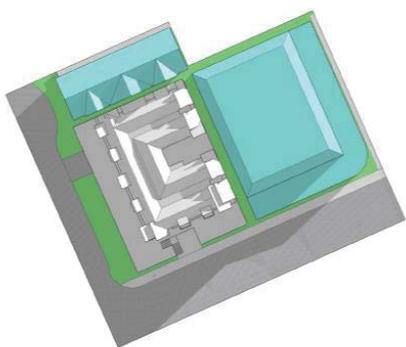
SUMMER SOLSTICE – 9:00AM



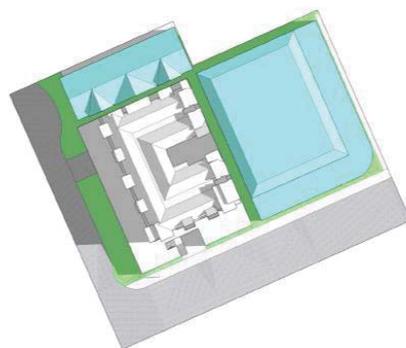
SUMMER SOLSTICE – 12:00PM



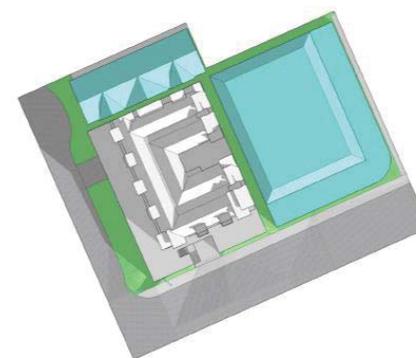
SUMMER SOLSTICE – 3:00PM



WINTER SOLSTICE – 9:00AM

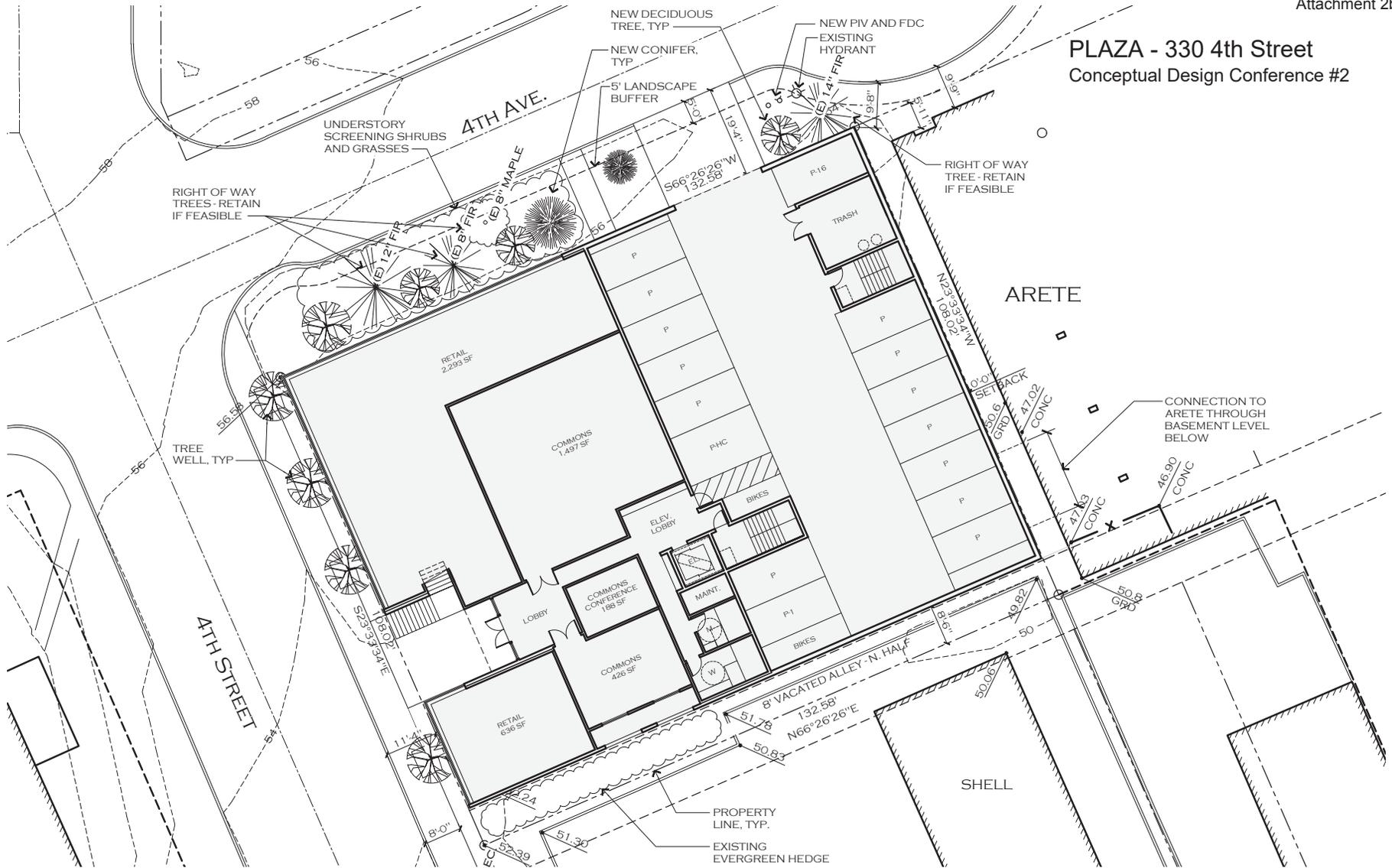


WINTER SOLSTICE – 12:00PM



WINTER SOLSTICE – 3:00PM

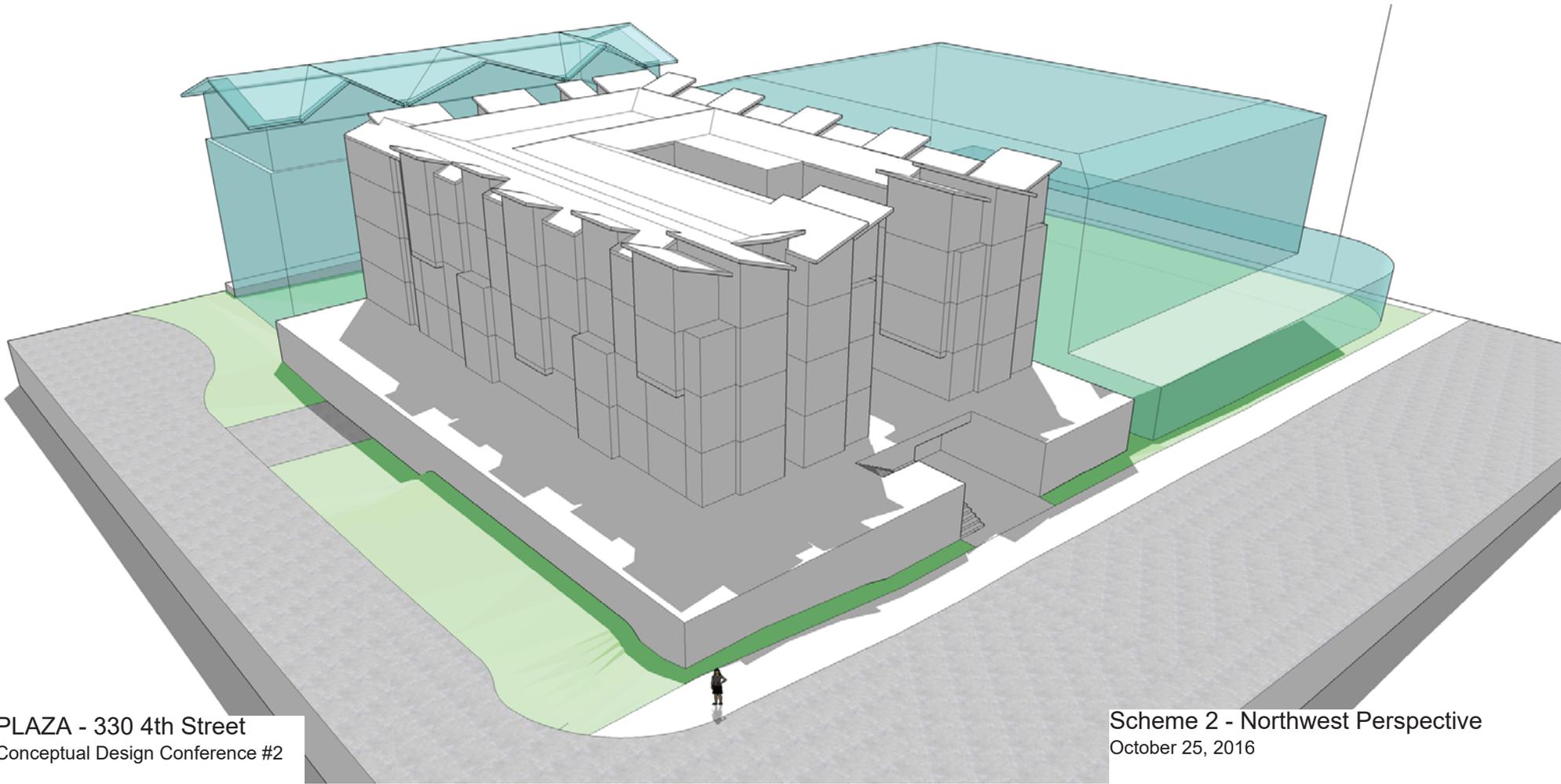
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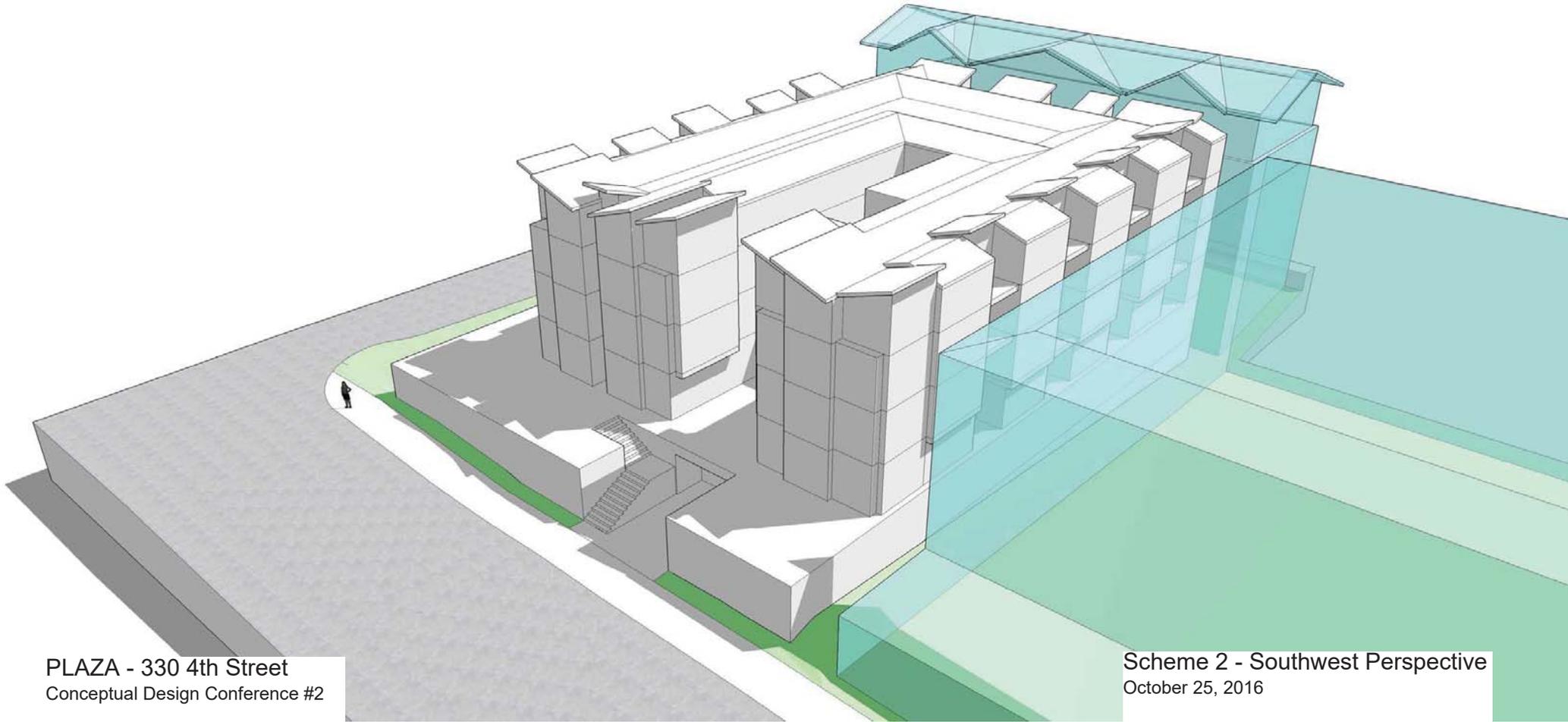
PLAZA - 330 4th Street
Conceptual Design Conference #2

Scheme 2 - West Perspective
October 25, 2016



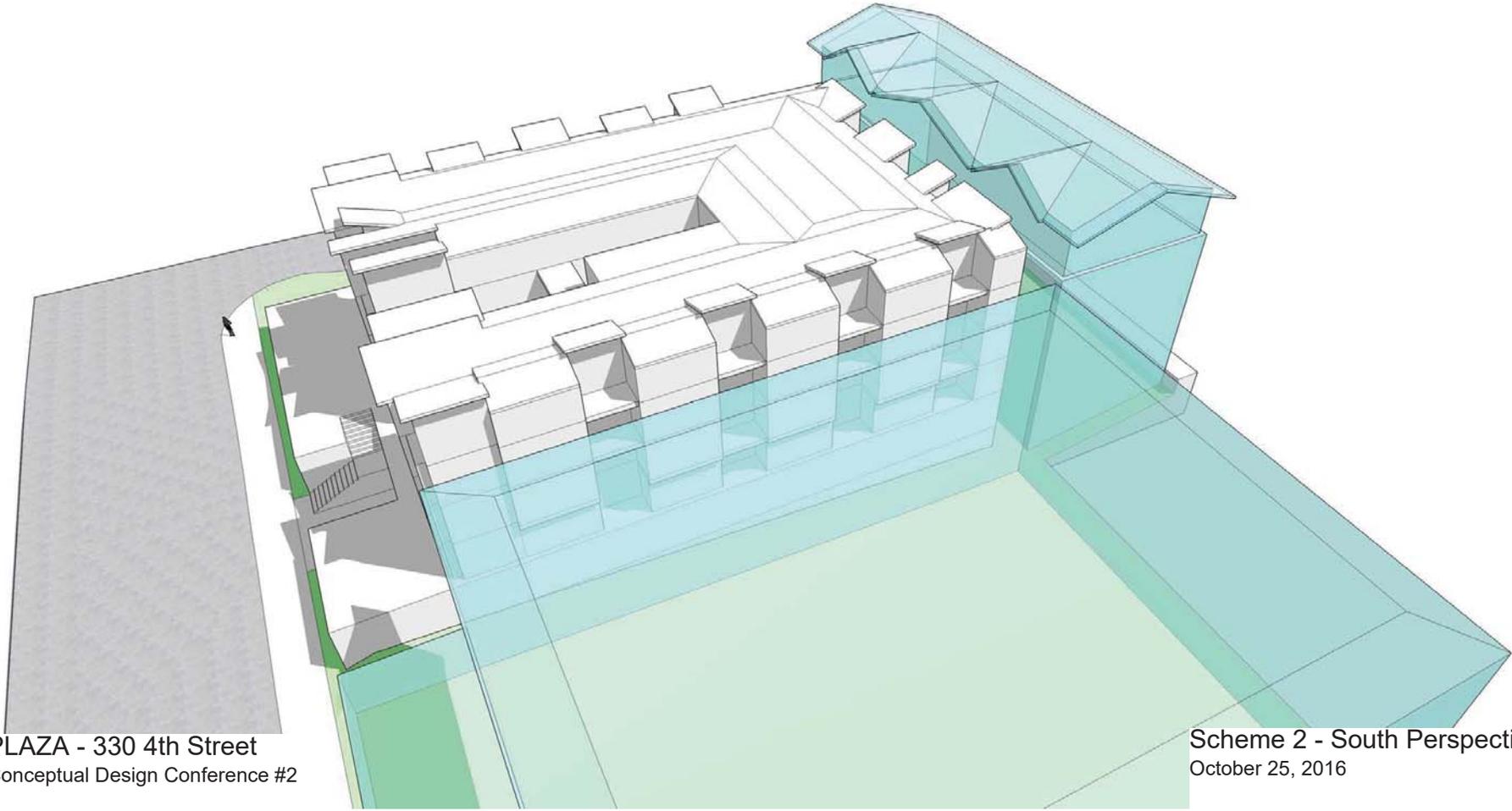
PLAZA - 330 4th Street
Conceptual Design Conference #2

Scheme 2 - Northwest Perspective
October 25, 2016



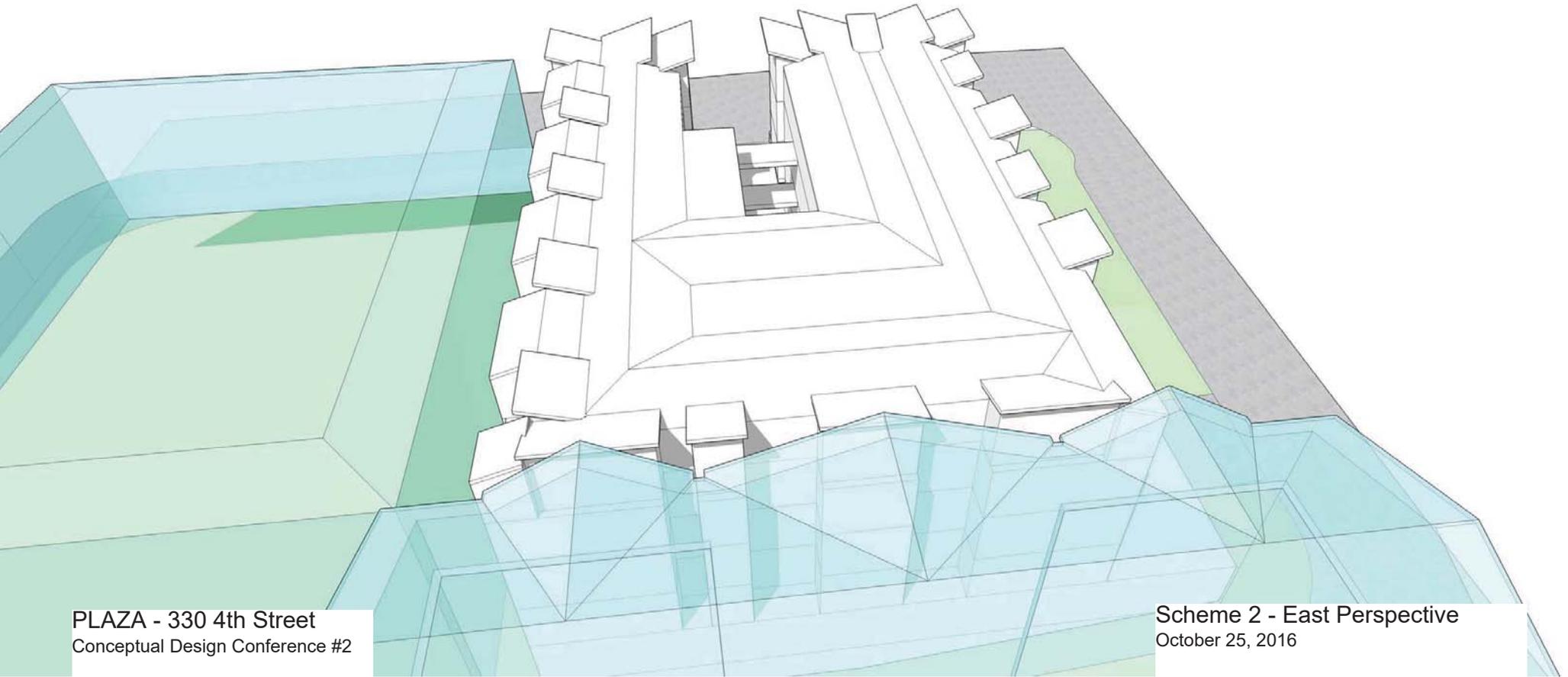
PLAZA - 330 4th Street
Conceptual Design Conference #2

Scheme 2 - Southwest Perspective
October 25, 2016



PLAZA - 330 4th Street
Conceptual Design Conference #2

Scheme 2 - South Perspective
October 25, 2016



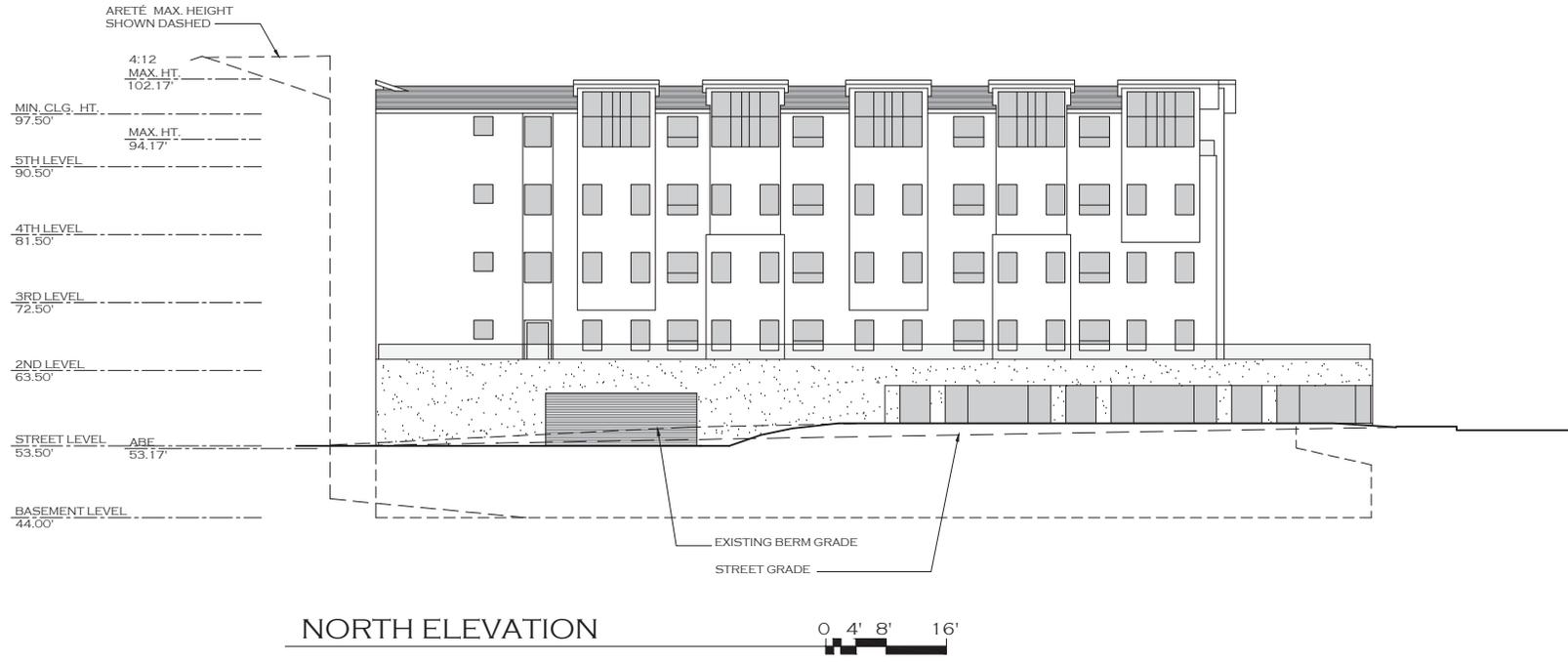
PLAZA - 330 4th Street
Conceptual Design Conference #2

Scheme 2 - East Perspective
October 25, 2016



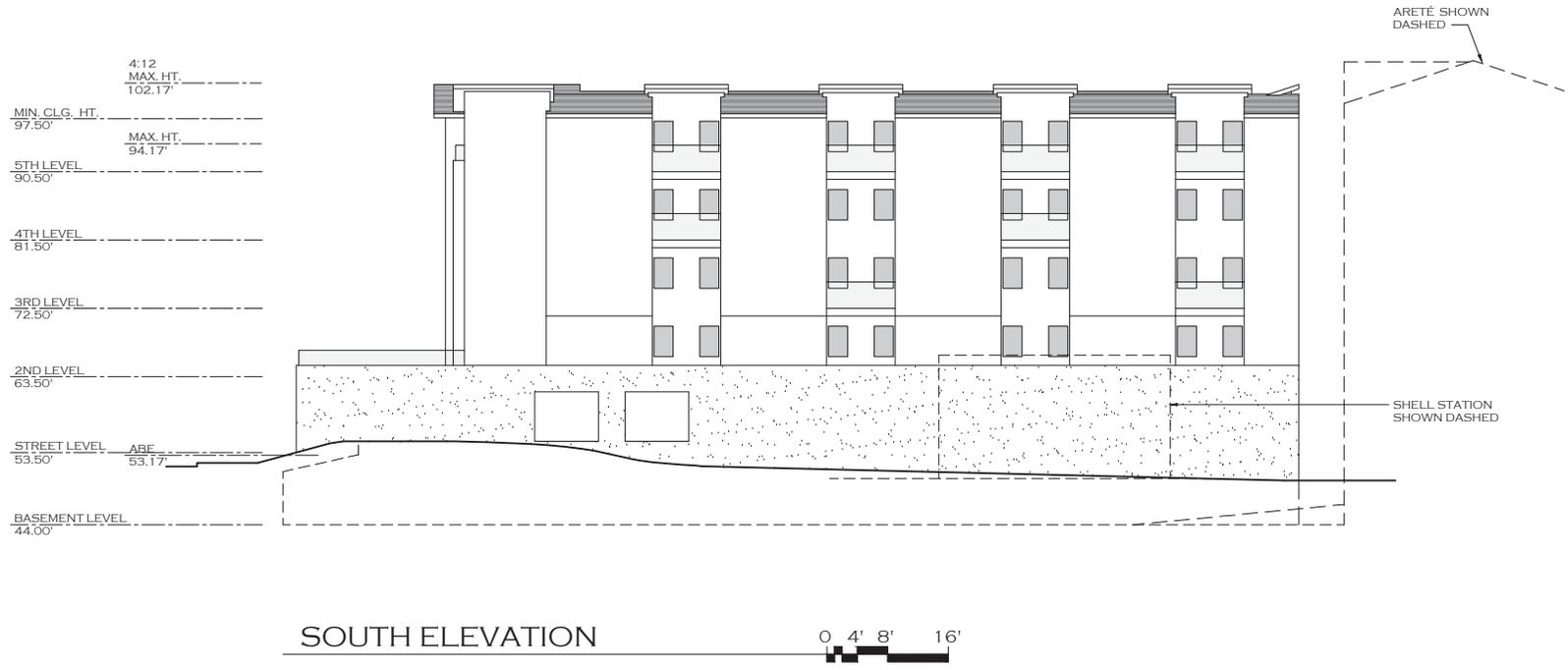
PLAZA - SCHEME 2
10/25/16

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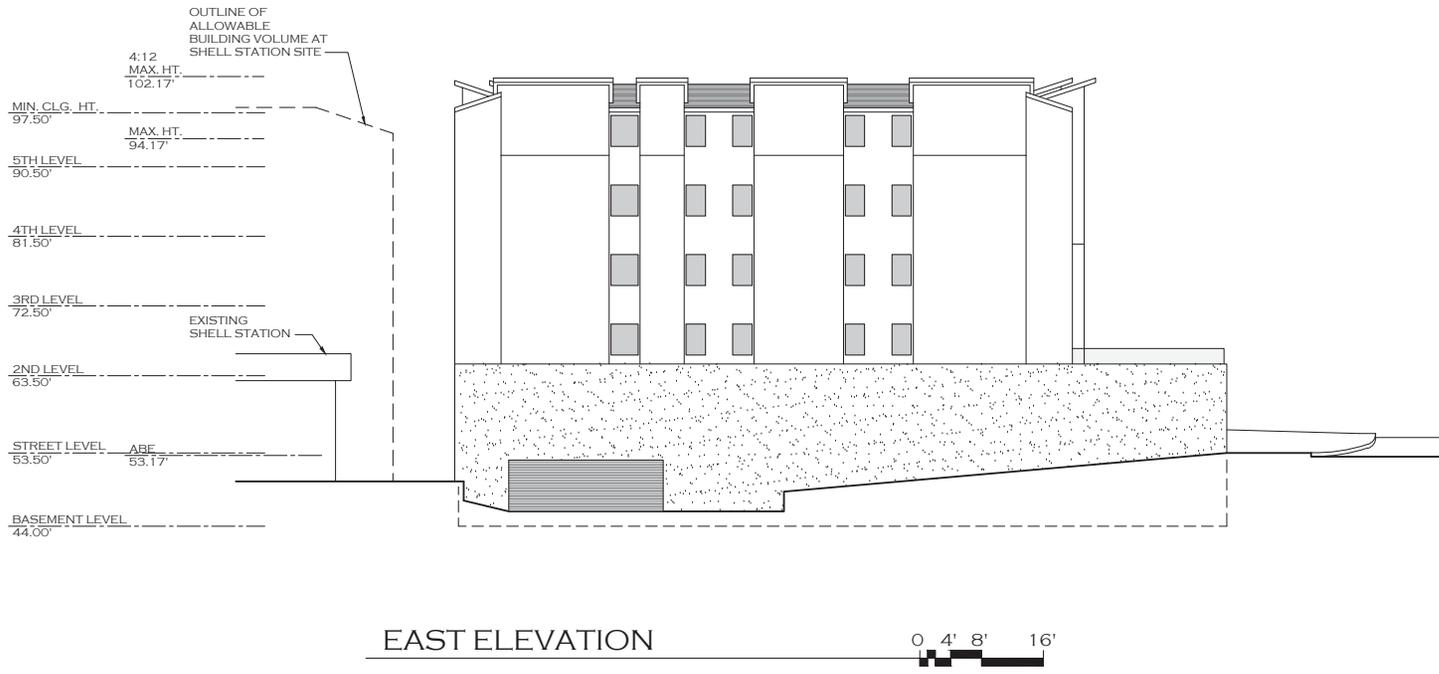
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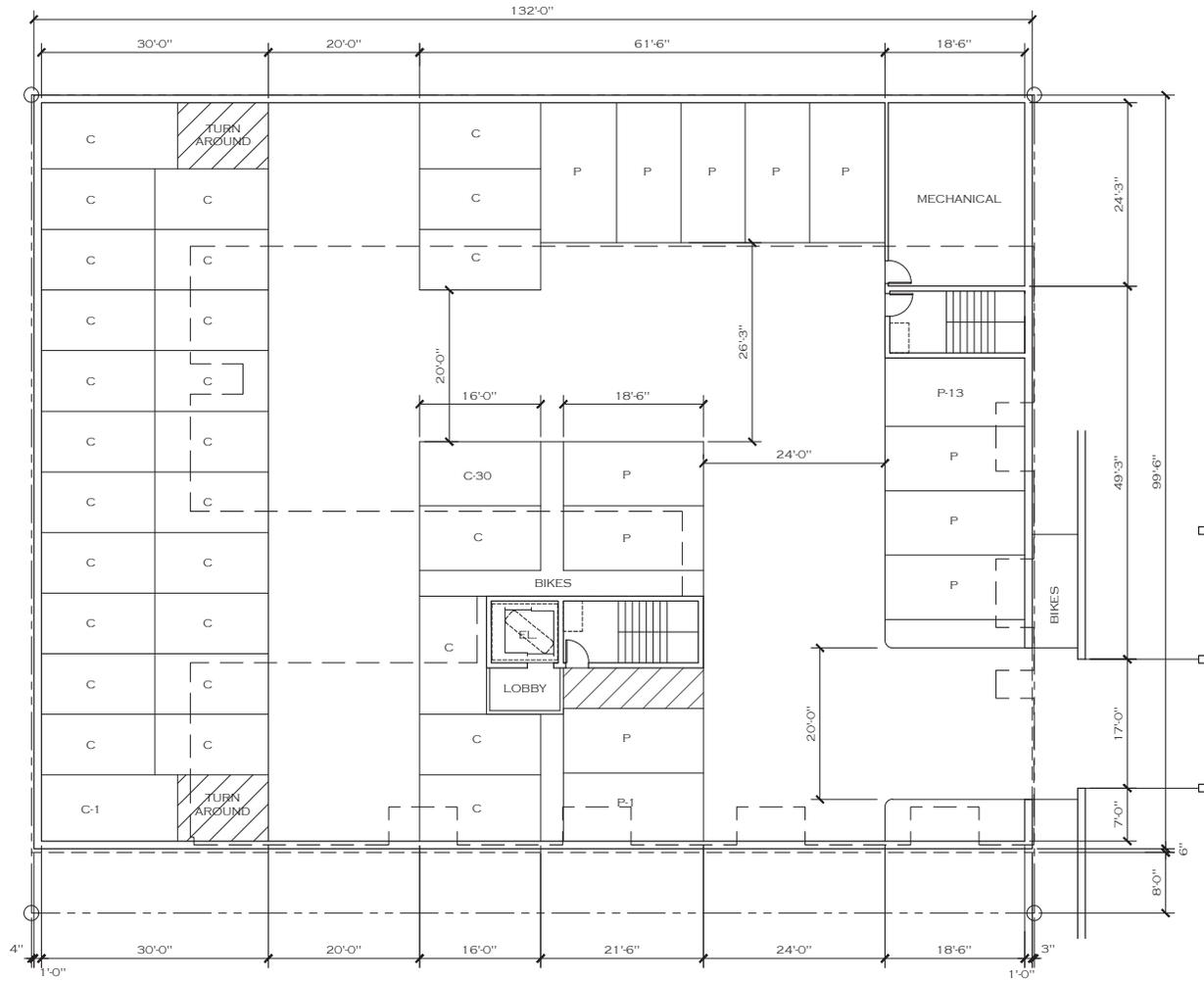
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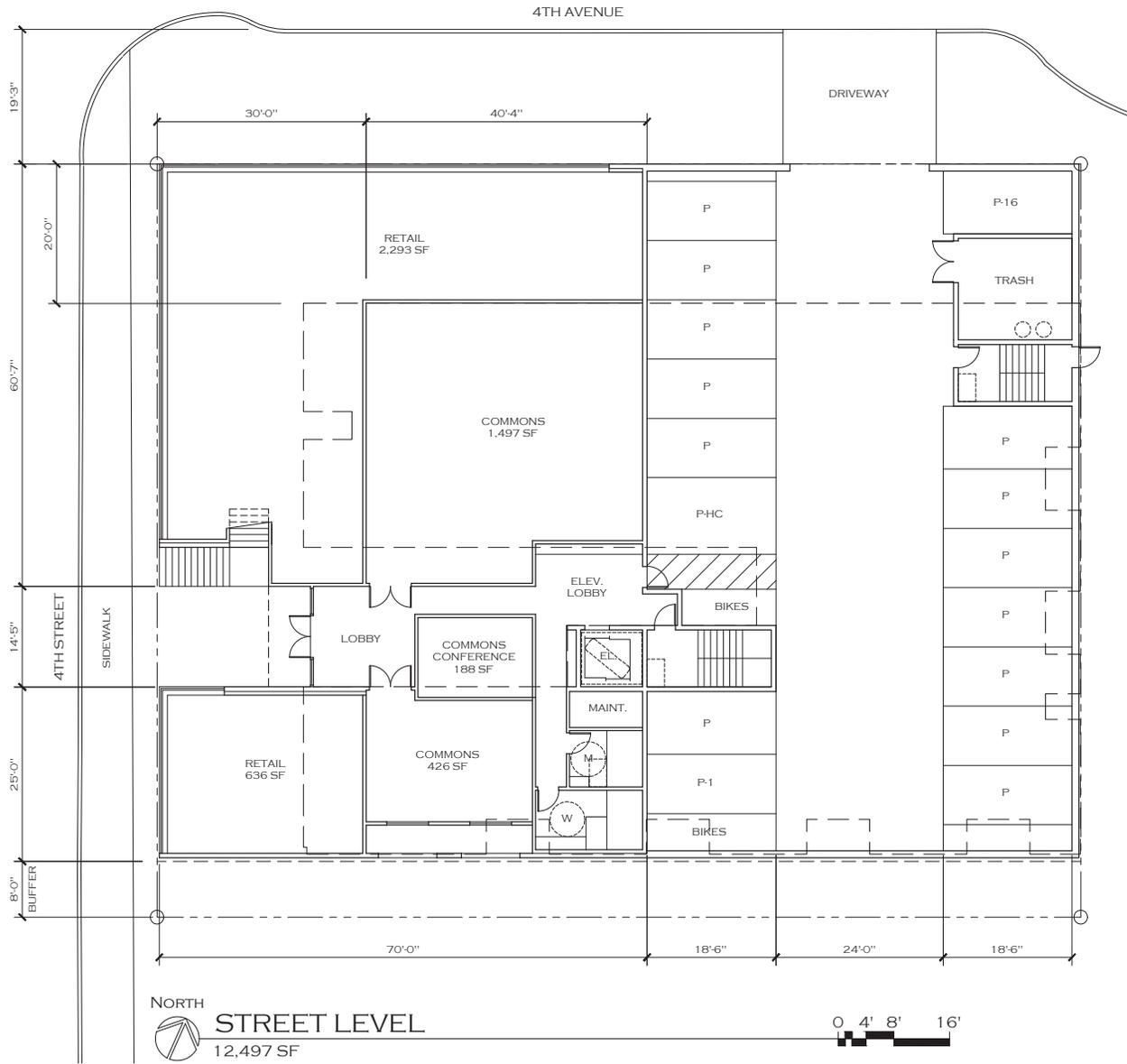


NORTH
 **BASEMENT LEVEL**
 13,134 SF



PLAZA - SCHEME 2
 10/25/16

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PLAZA - SCHEME 2

10/25/16



BUILDING AREAS

BASEMENT LEVEL	13,134 SF
STREET LEVEL	12,497 SF
2ND LEVEL	7,484 SF
3RD LEVEL	7,599 SF
4TH LEVEL	7,571 SF
5TH LEVEL	7,460 SF
TOTAL	55,745 SF

COMMON AREAS

REQUIRED = 20 SF / UNIT + 250 SF
 = 100 X 20 + 250 =
 2,250 SF

PROVIDED	
STREET LEVEL	2,111 SF
2ND LEVEL	123 SF
3RD LEVEL	123 SF
4TH LEVEL	123 SF
5TH LEVEL	123 SF
TOTAL COMMON AREA	2,603 SF

**AIRSPACE VOLUME
GIVEN BACK -
NON-CODE REQUIRED**

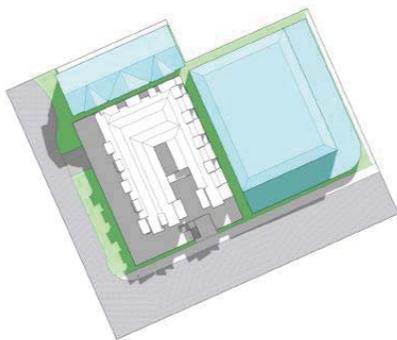
1,081 SF X 35 FT (4 FL)	38,835 CF
900 SF X 45 FT (5 FL)	40,500 CF
160 SF X 10 FT (1 FL)	1,600 CF
TOTAL AIRSPACE	80,935 SF

NORTH
 **2ND LEVEL** (25 ECO UNITS / 2 STUDIOS)
 7,484 SF

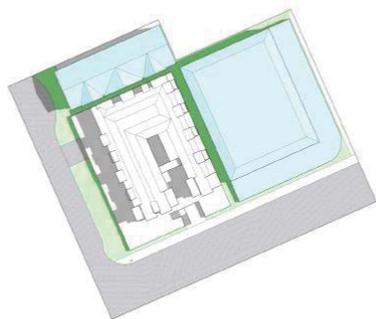


SITE ANALYSIS – ENVELOPE SUN STUDY

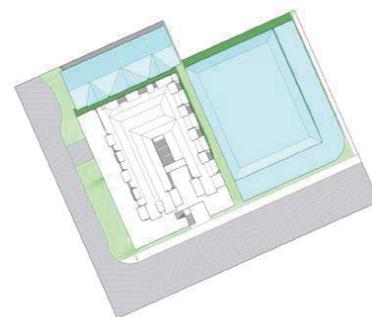
SCHEME 2



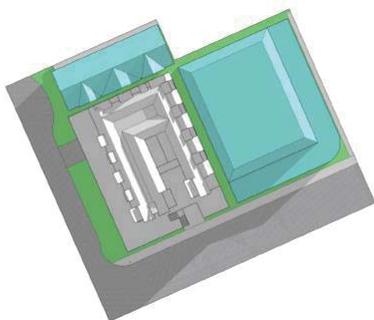
SUMMER SOLSTICE – 9:00AM



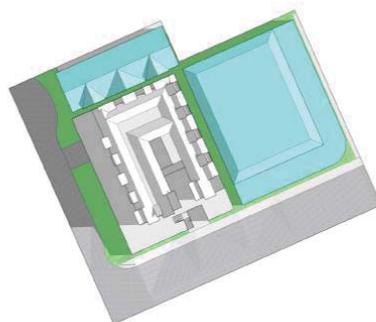
SUMMER SOLSTICE – 12:00PM



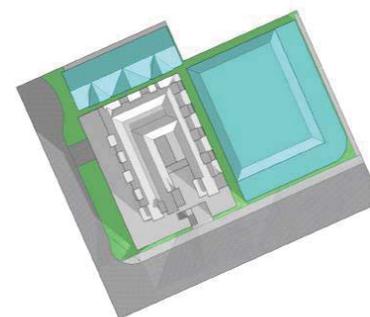
SUMMER SOLSTICE – 3:00PM



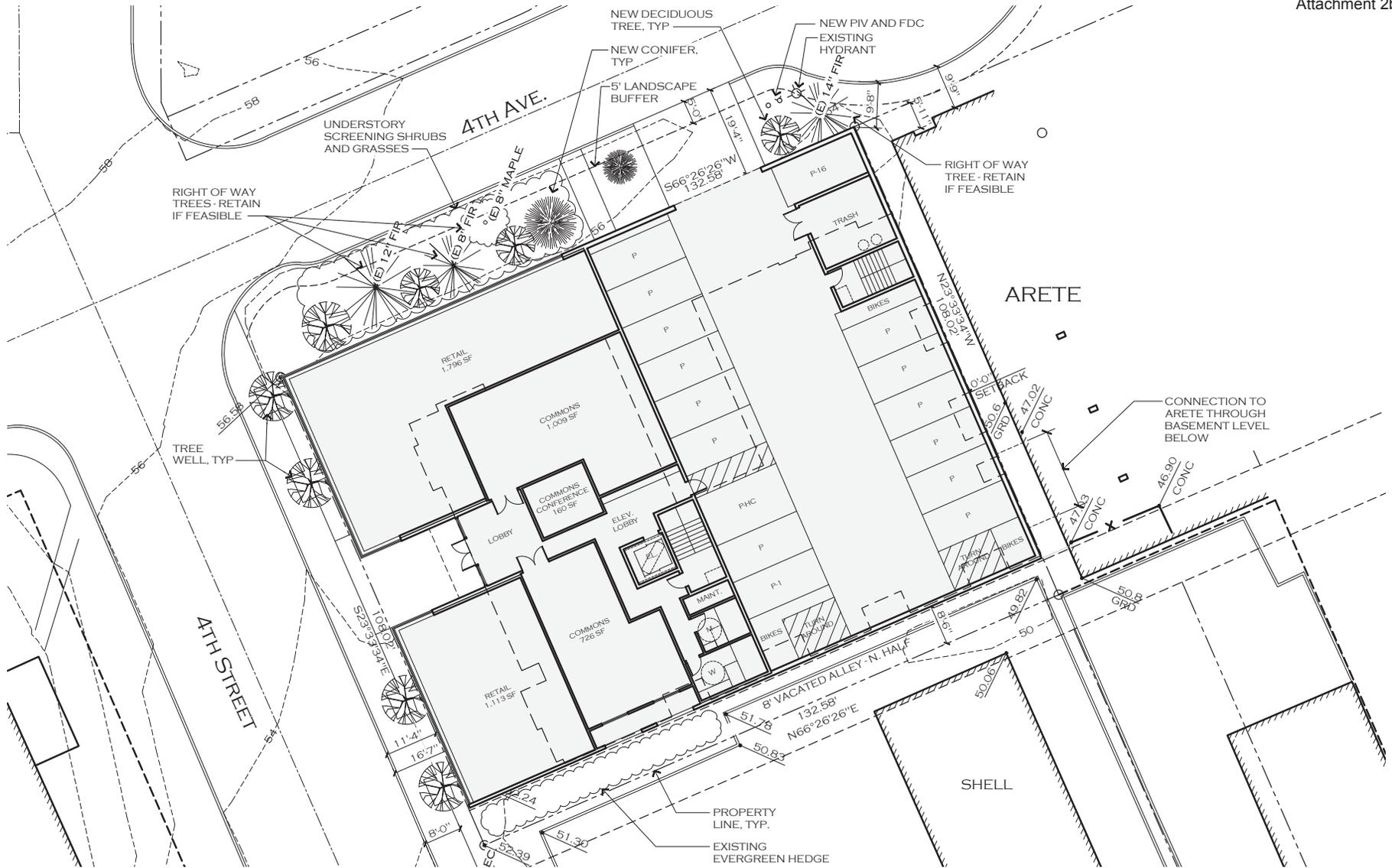
WINTER SOLSTICE – 9:00AM

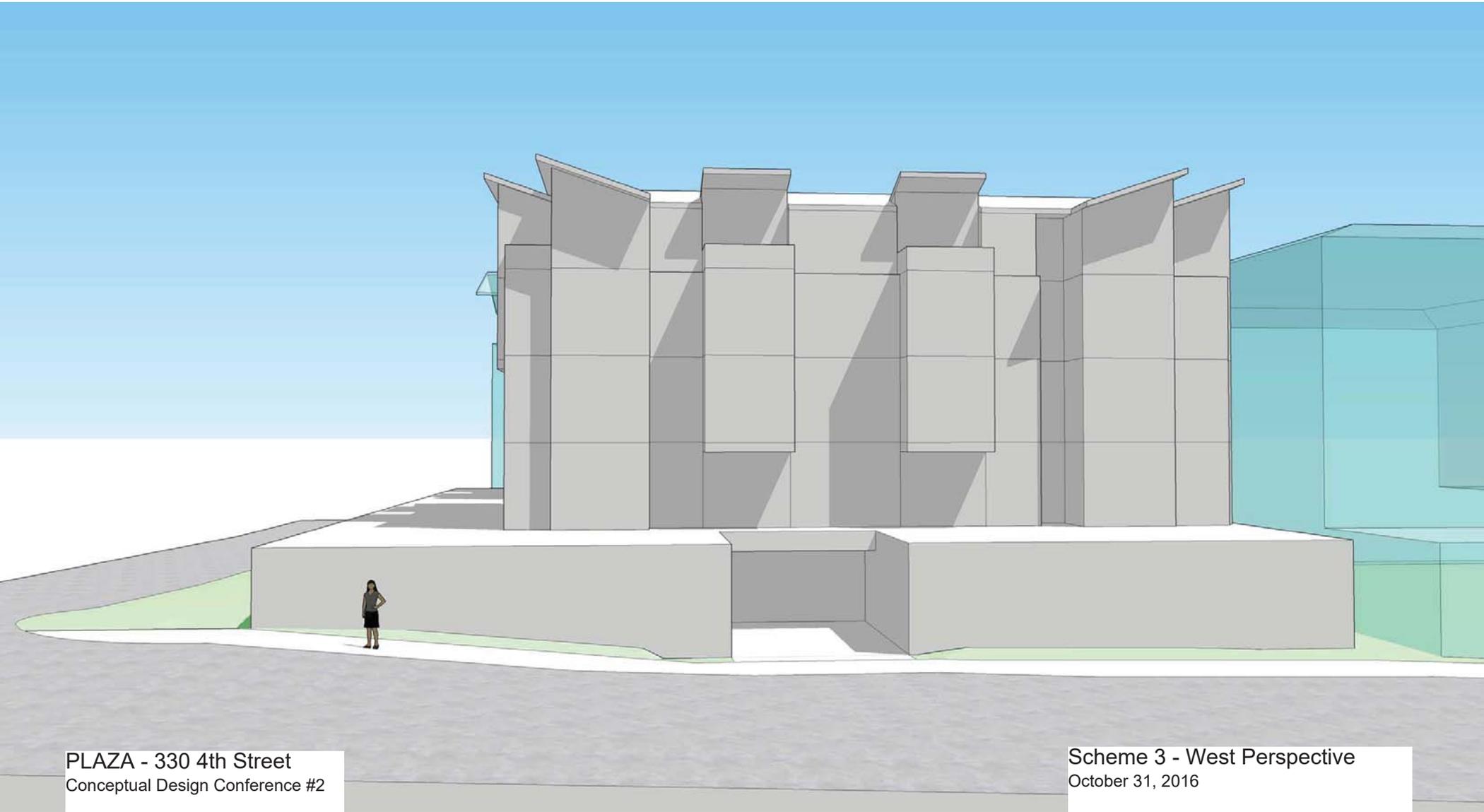


WINTER SOLSTICE – 12:00PM



WINTER SOLSTICE – 3:00PM





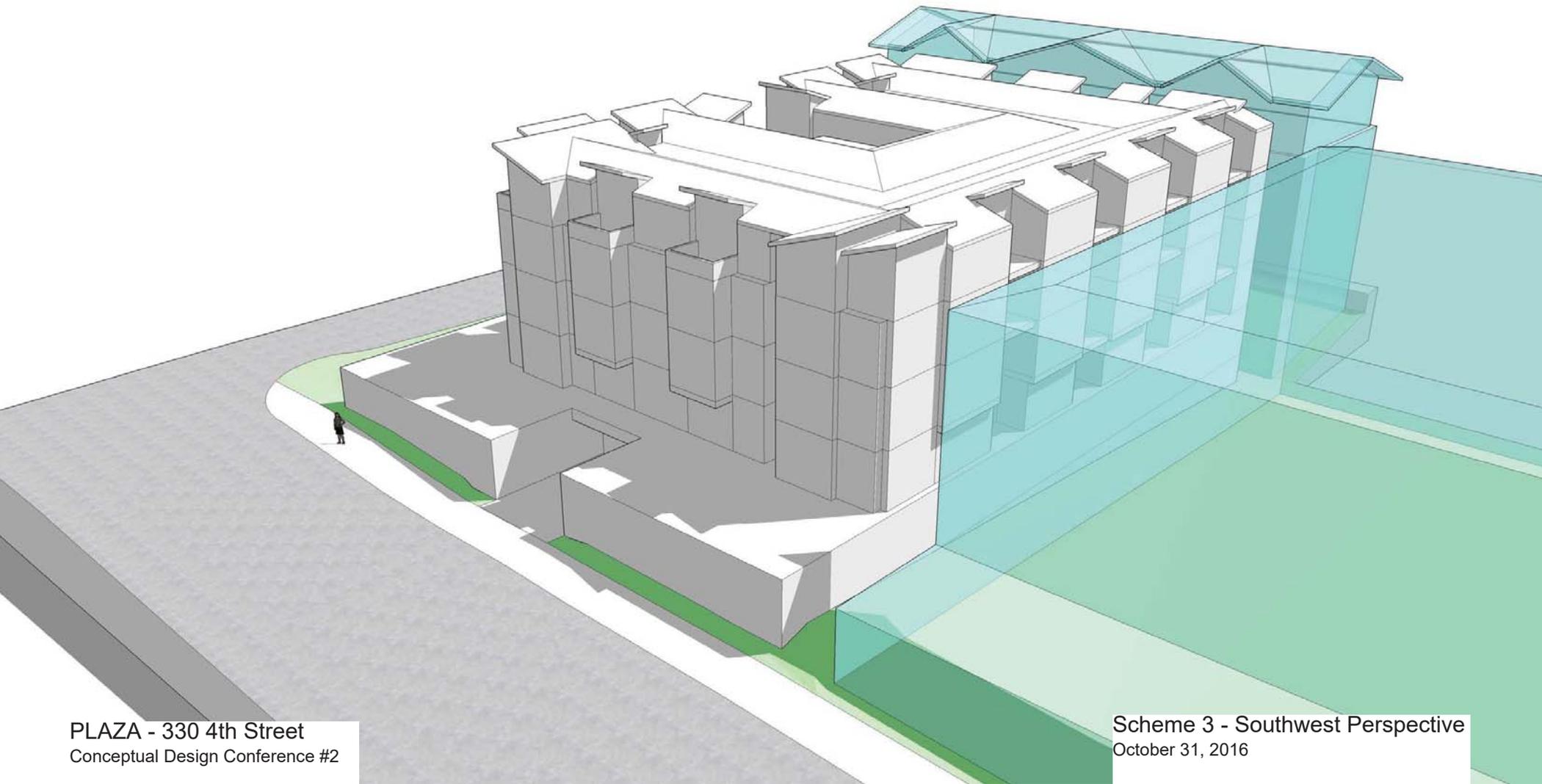
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Conceptual Design Conference #2

Scheme 3 - West Perspective
October 31, 2016



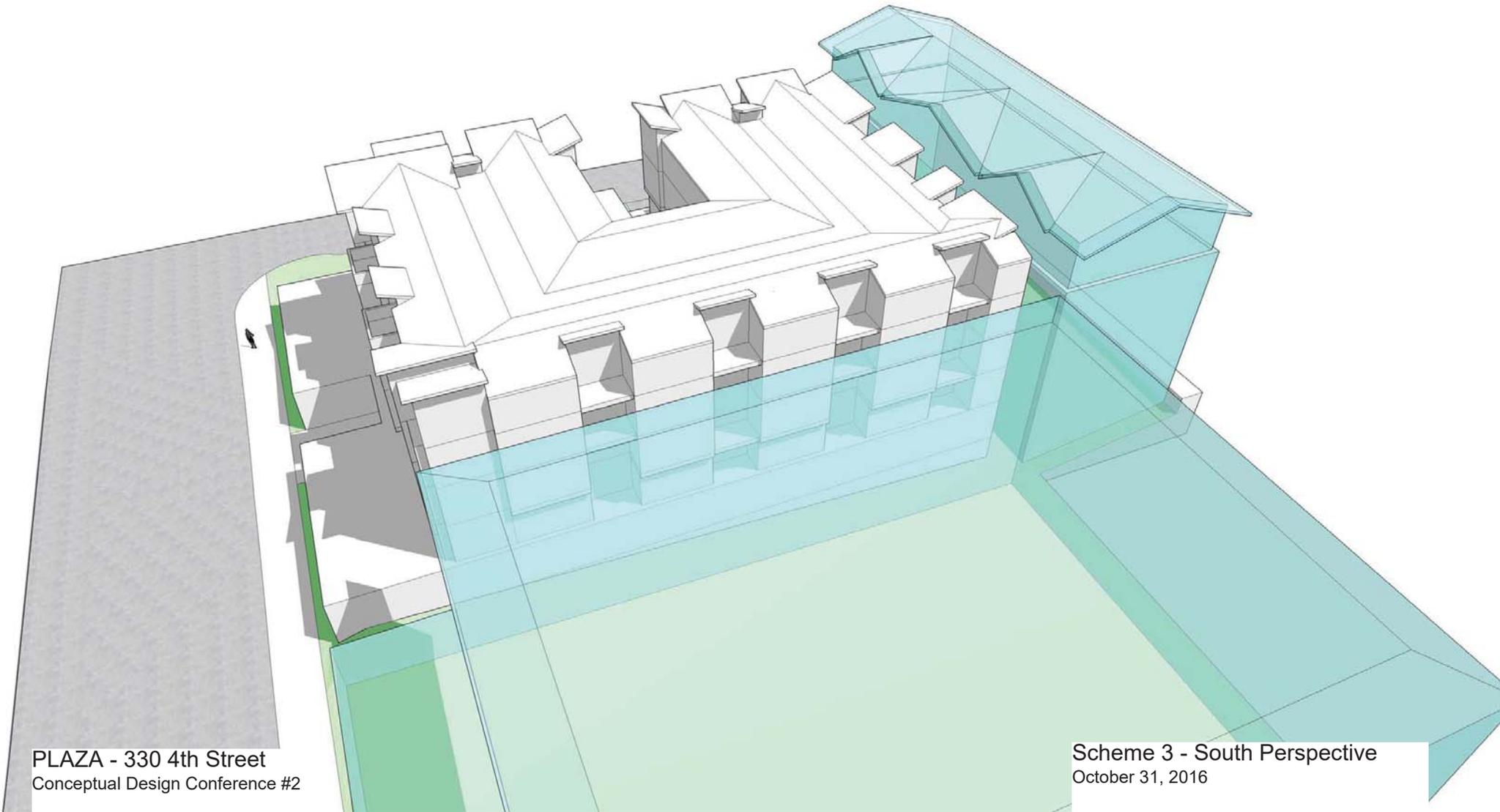
PLAZA - 330 4th Street
Conceptual Design Conference #2

Scheme 3 - Northwest Perspective
October 31, 2016



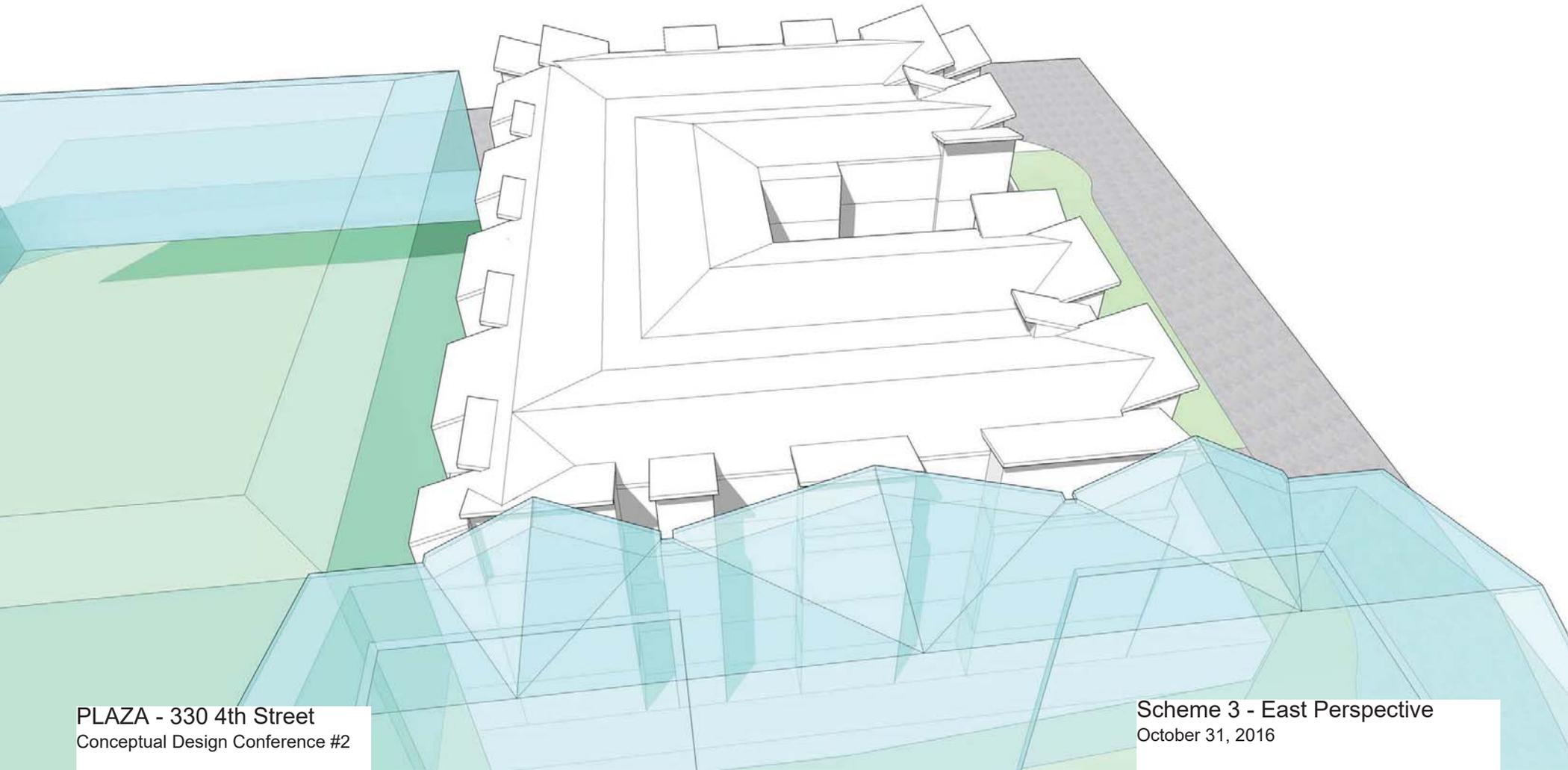
PLAZA - 330 4th Street
Conceptual Design Conference #2

Scheme 3 - Southwest Perspective
October 31, 2016



PLAZA - 330 4th Street
Conceptual Design Conference #2

Scheme 3 - South Perspective
October 31, 2016



PLAZA - 330 4th Street
Conceptual Design Conference #2

Scheme 3 - East Perspective
October 31, 2016



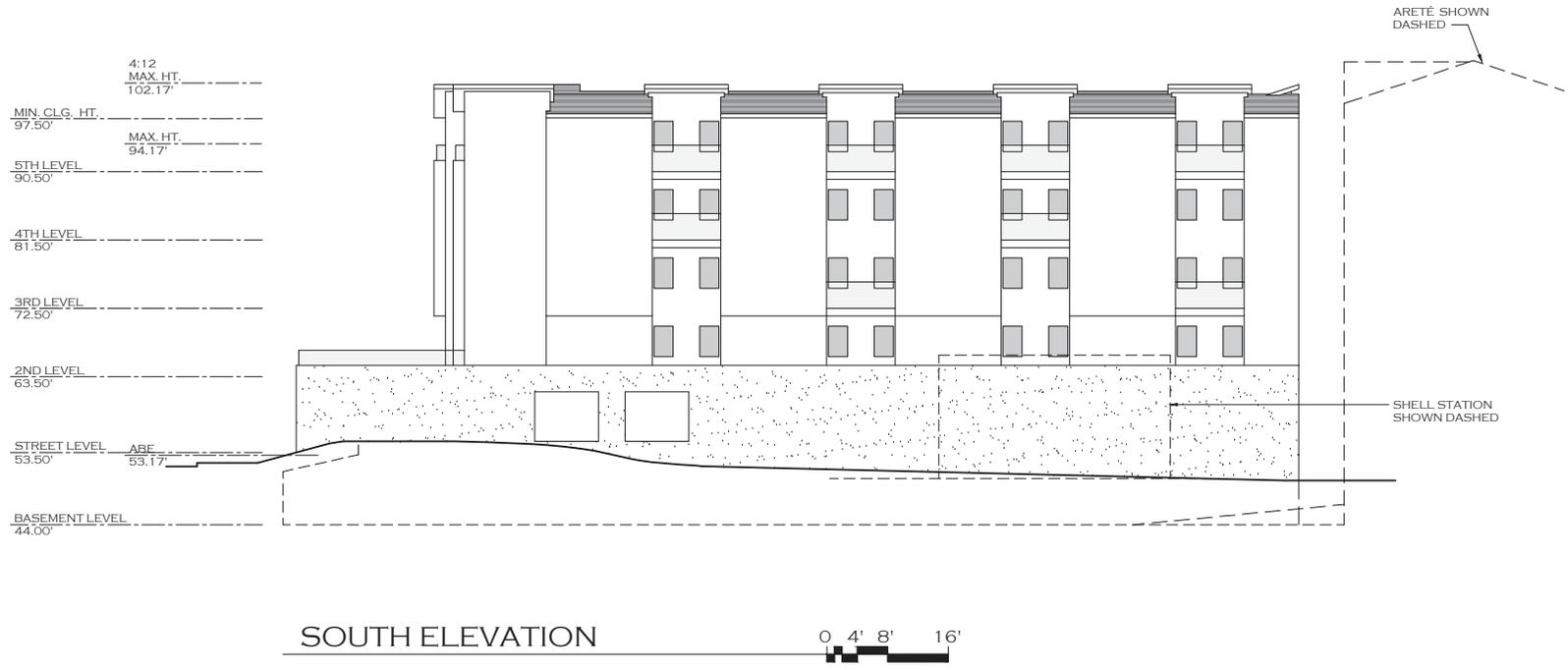
PLAZA - SCHEME 3
10/27/16

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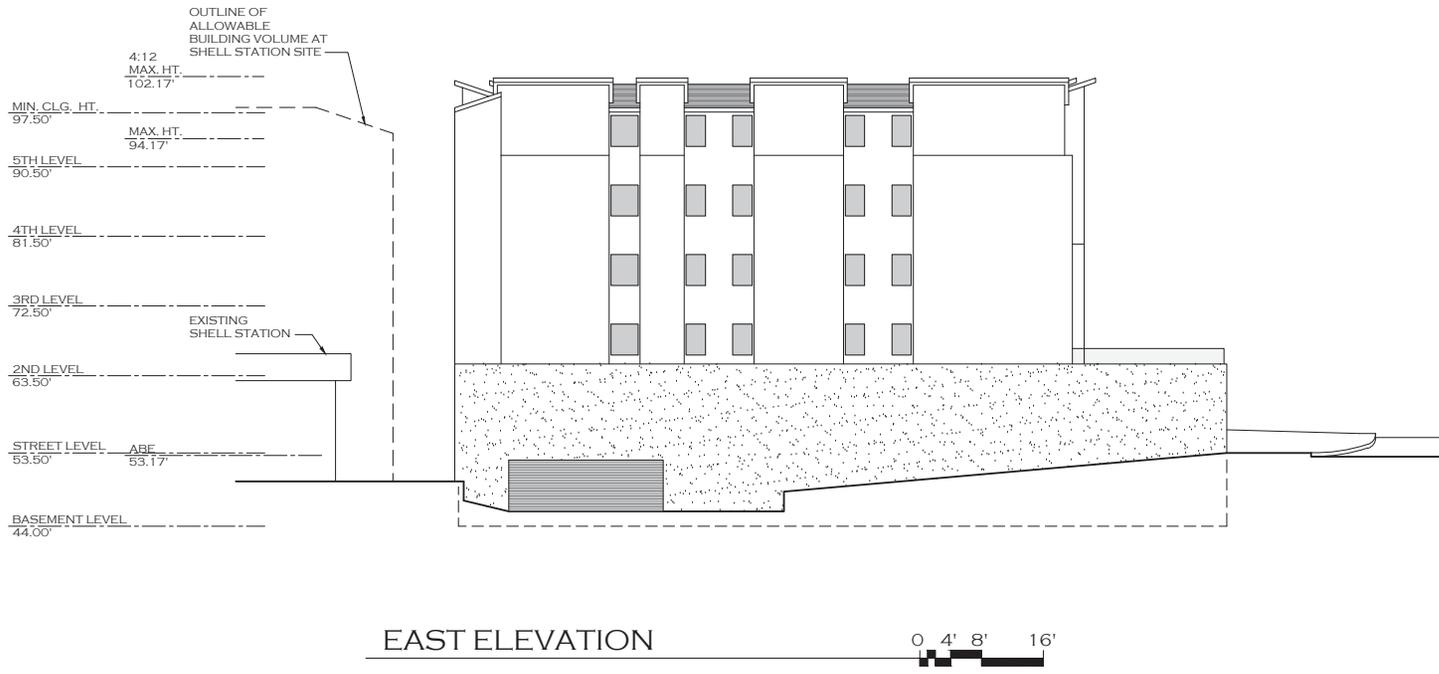
PLAZA - SCHEME 3
10/27/16

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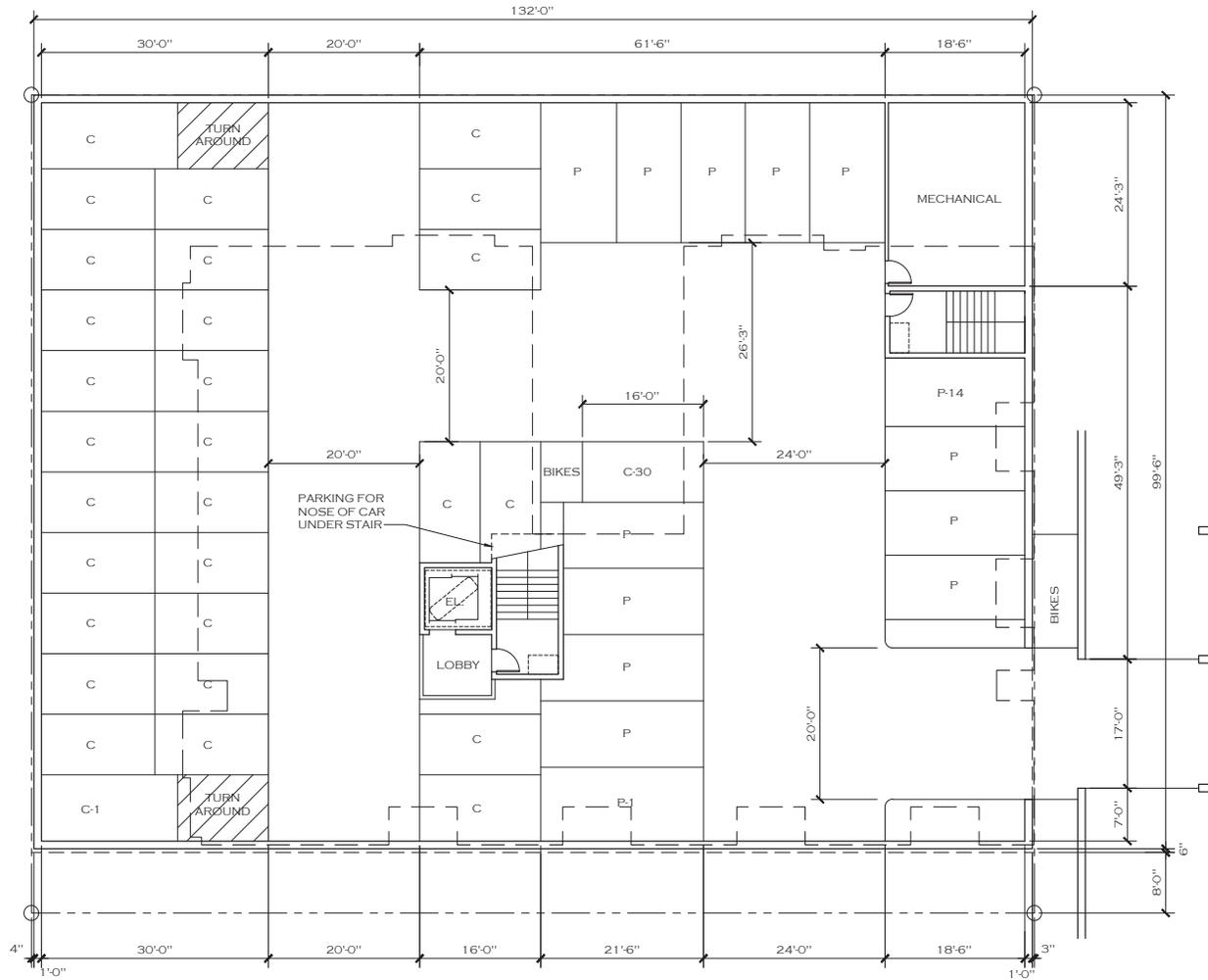


PLAZA - SCHEME 3
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PLAZA - SCHEME 3
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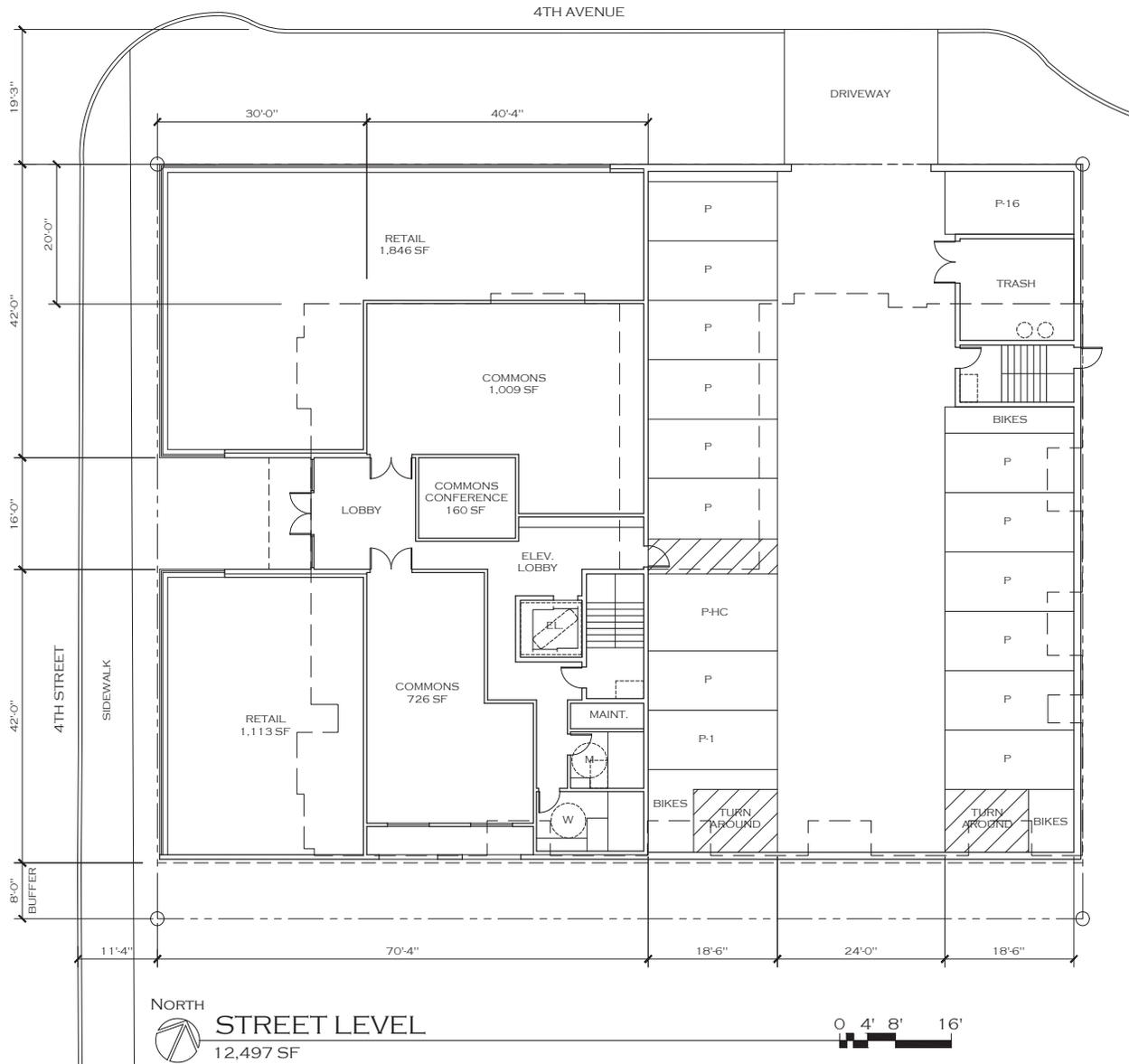


NORTH
 **BASEMENT LEVEL**
 13,134 SF



PLAZA - SCHEME 3
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PLAZA - SCHEME 3

10/27/16



BUILDING AREAS

BASEMENT LEVEL	13,134 SF
STREET LEVEL	12,497 SF
2ND LEVEL	7,744 SF
3RD LEVEL	7,904 SF
4TH LEVEL	7,880 SF
5TH LEVEL	7,531 SF
TOTAL	56,690 SF

COMMON AREAS

REQUIRED = 20 SF / ECO + 250 SF
= 104 X 20 + 250 =
2,330 SF

PROVIDED	
STREET LEVEL	1,895 SF
2ND LEVEL	219 SF
3RD LEVEL	219 SF
4TH LEVEL	219 SF
5TH LEVEL	219 SF
TOTAL COMMON AREA	2,771 SF

**AIRSPACE VOLUME
GIVEN BACK -
NON-CODE REQUIRED**

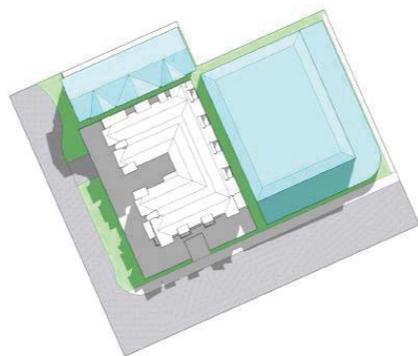
760 SF X 35 FT (4 FL)	26,600 CF
900 SF X 45 FT (5 FL)	40,500 CF
160 SF X 10 FT (1 FL)	1,600 CF
TOTAL AIRSPACE	68,700 SF

NORTH
2ND LEVEL (26 ECO UNITS / 2 STUDIOS)
7,774 SF

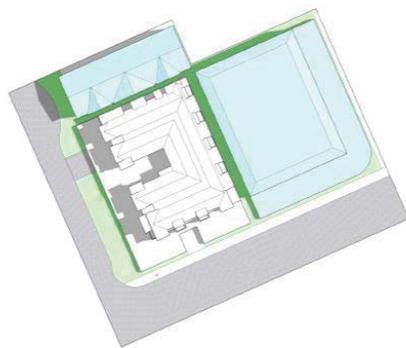


SITE ANALYSIS – ENVELOPE SUN STUDY

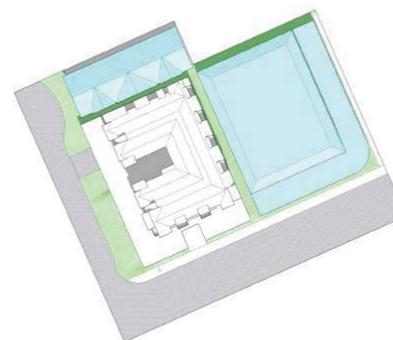
SCHEME 3



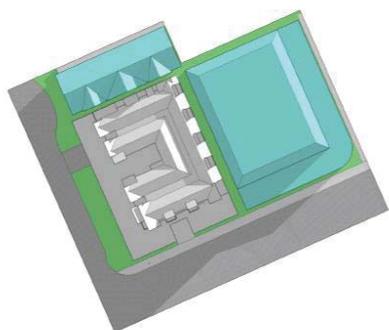
SUMMER SOLSTICE – 9:00AM



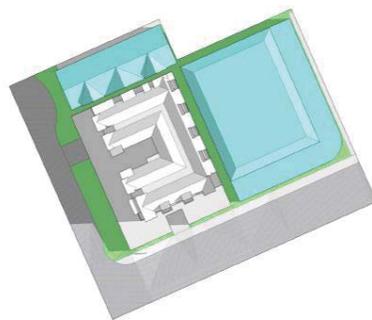
SUMMER SOLSTICE – 12:00PM



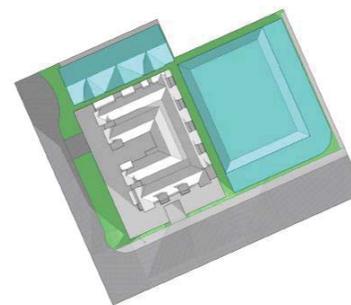
SUMMER SOLSTICE – 3:00PM



WINTER SOLSTICE – 9:00AM



WINTER SOLSTICE – 12:00PM



WINTER SOLSTICE – 3:00PM



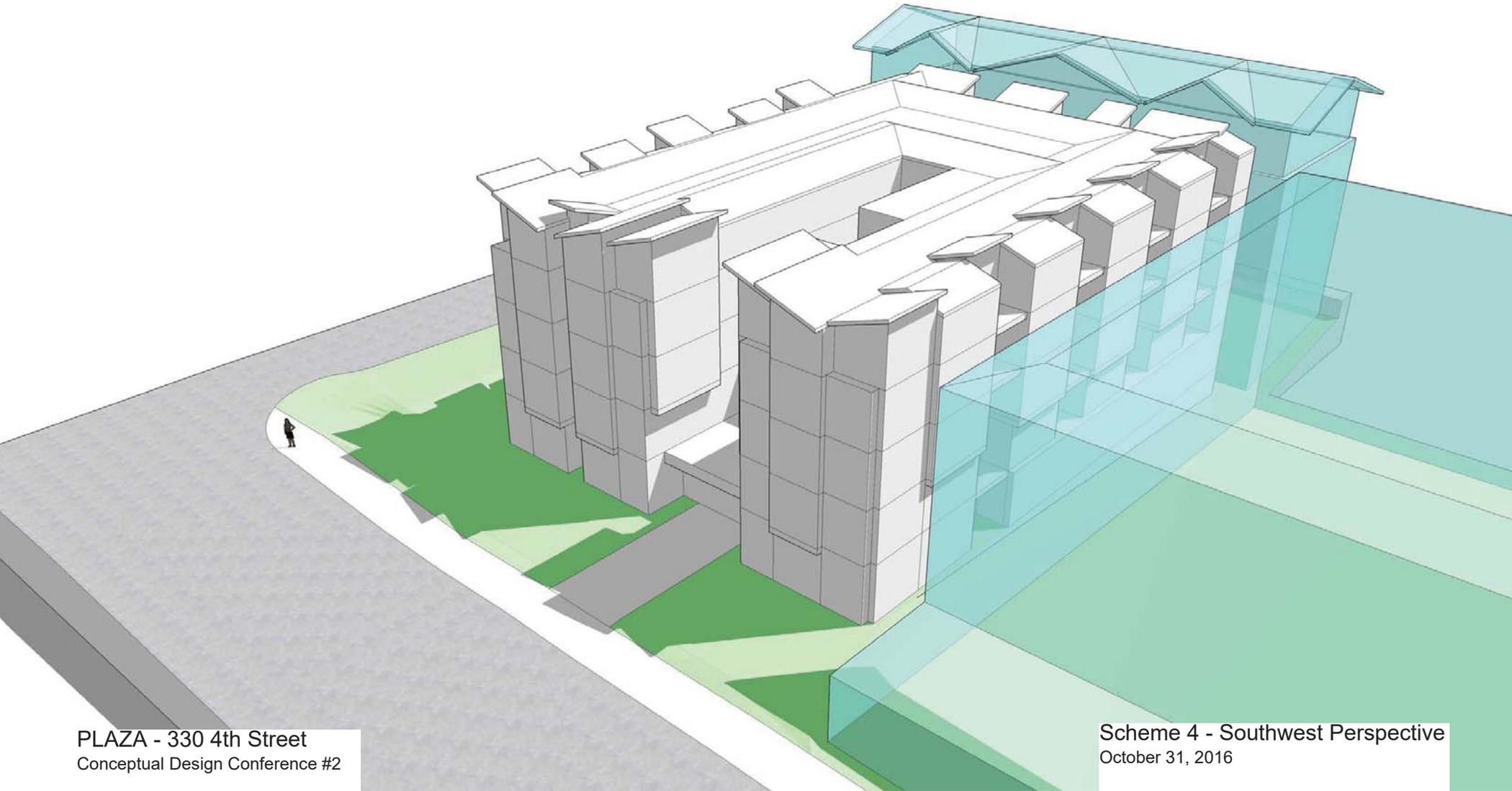
PLAZA - 330 4th Street
Conceptual Design Conference #2

Scheme 4 - West Perspective
October 31, 2016



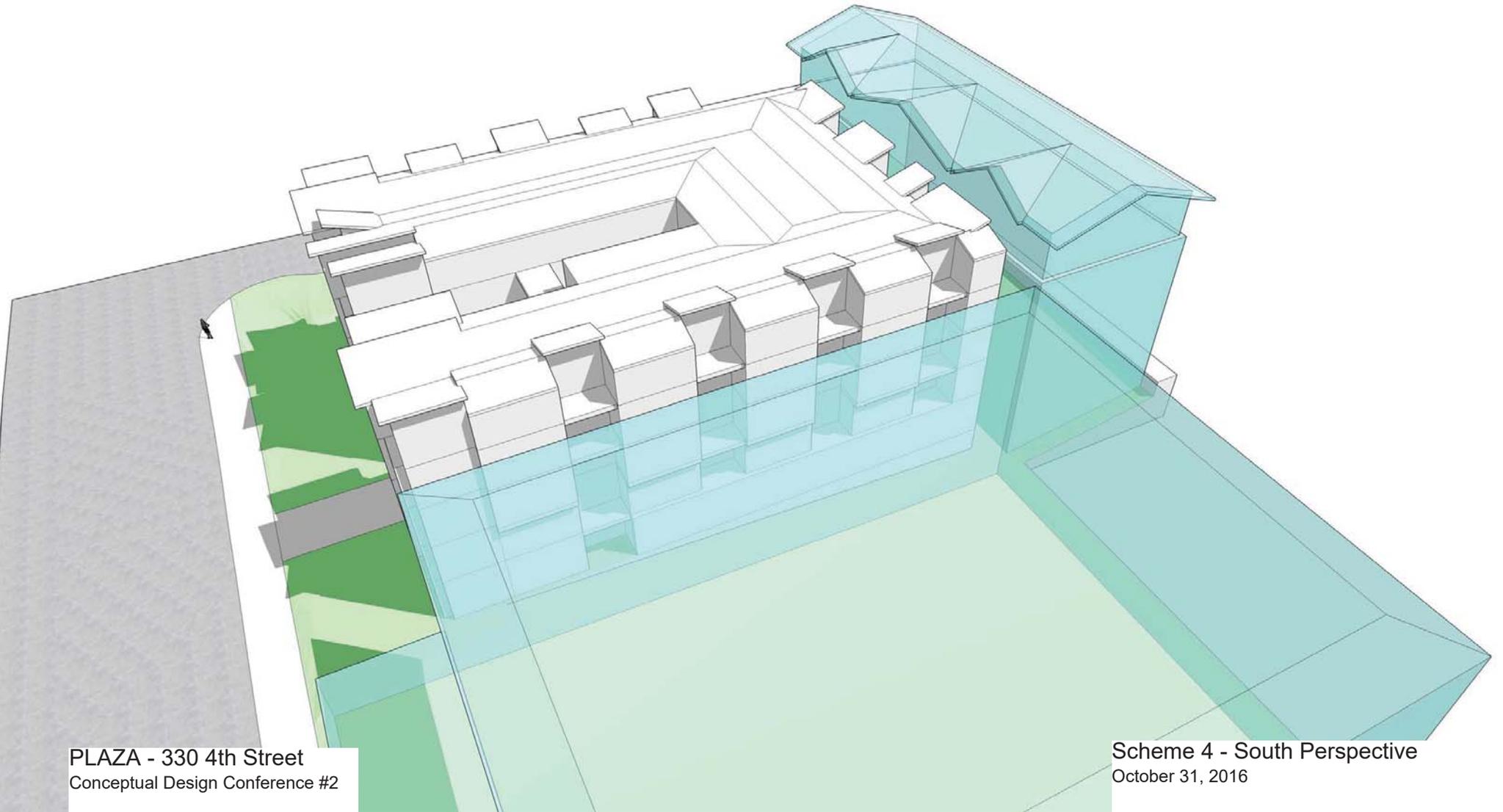
PLAZA - 330 4th Street
Conceptual Design Conference #2

Scheme 4 - Northwest Perspective
October 31, 2016



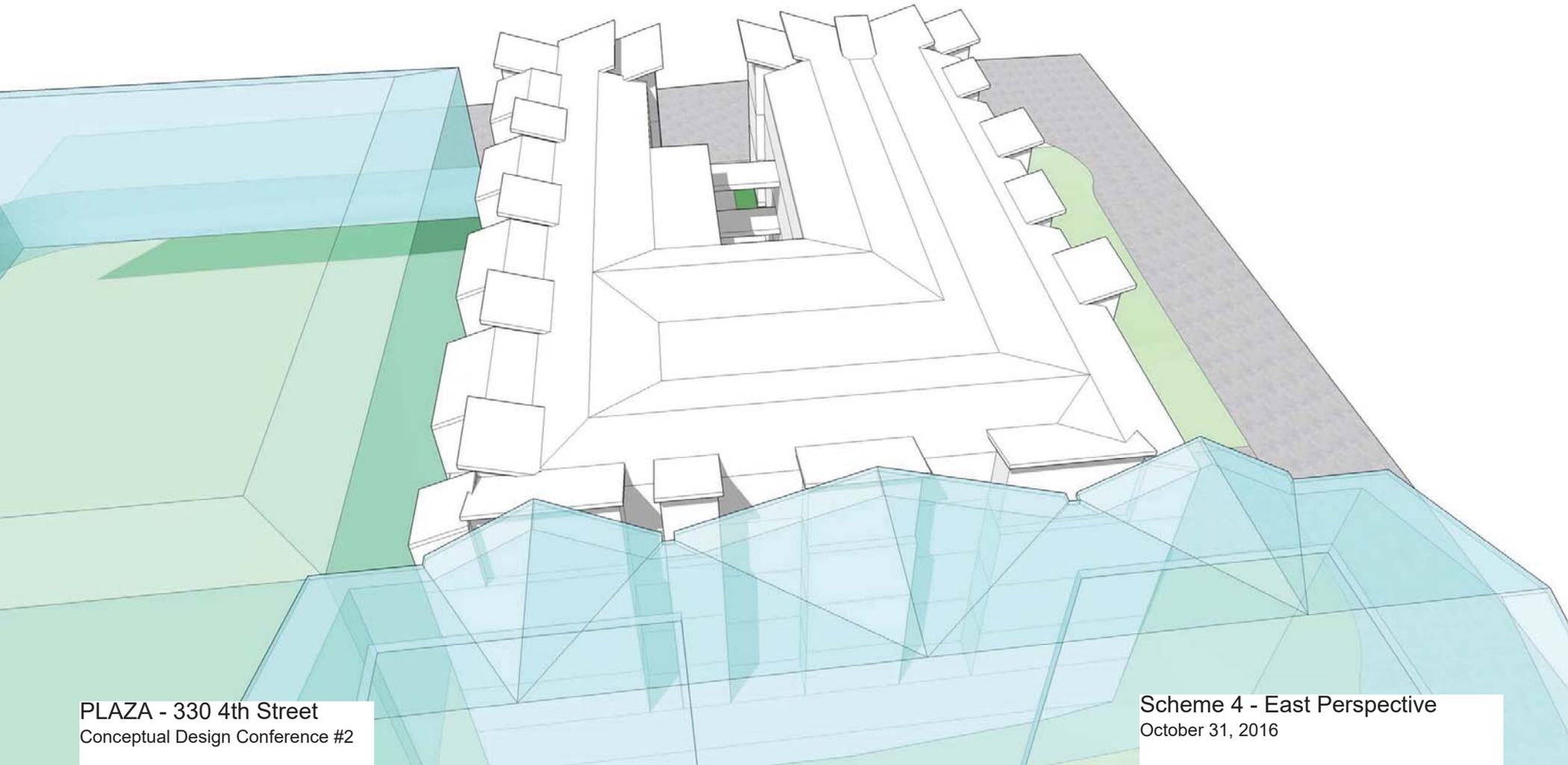
PLAZA - 330 4th Street
Conceptual Design Conference #2

Scheme 4 - Southwest Perspective
October 31, 2016



PLAZA - 330 4th Street
Conceptual Design Conference #2

Scheme 4 - South Perspective
October 31, 2016

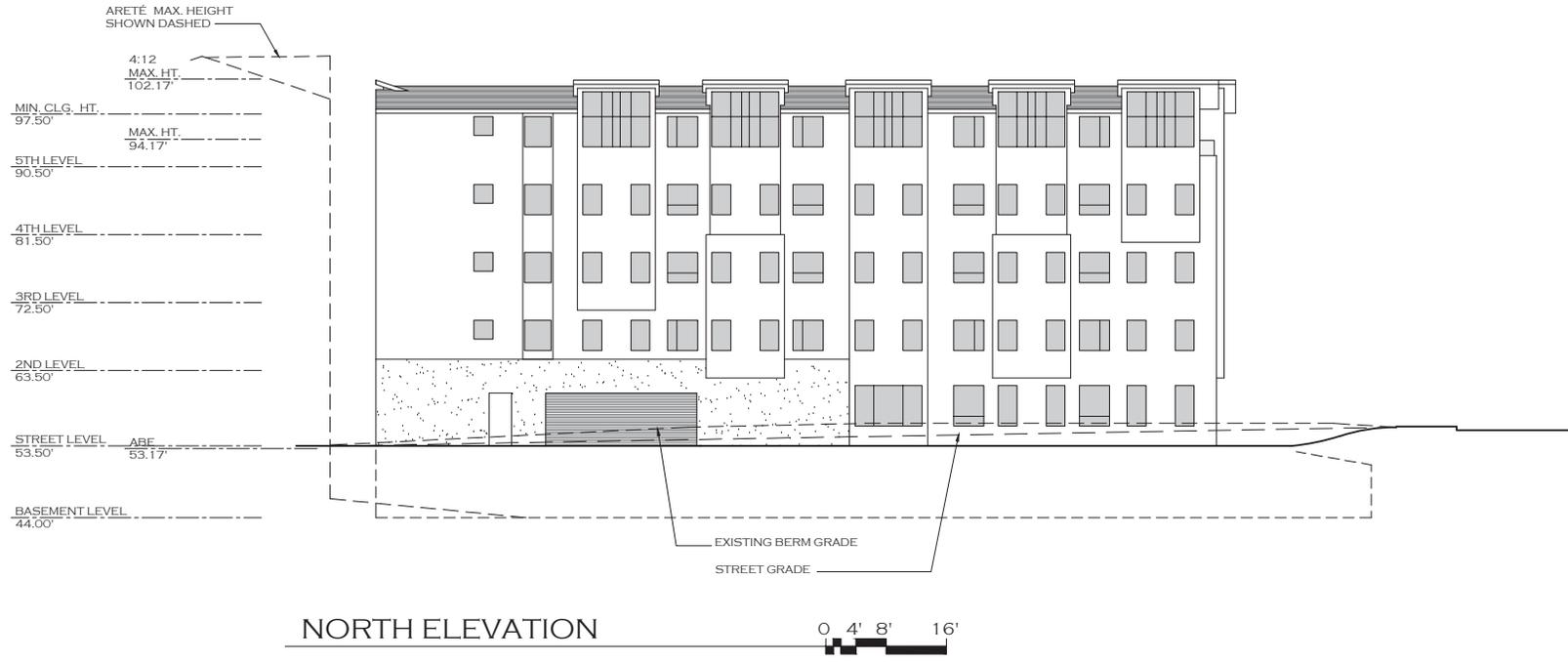


PLAZA - 330 4th Street
Conceptual Design Conference #2

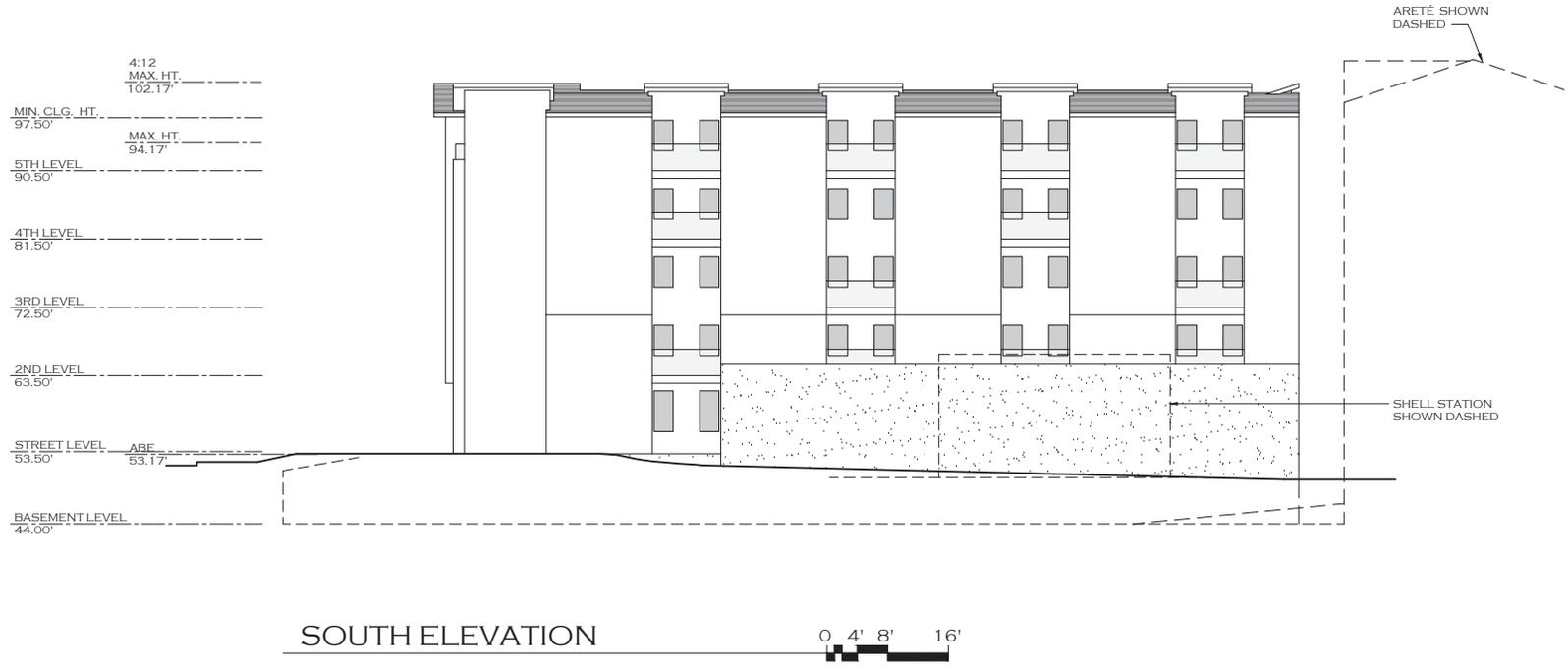
Scheme 4 - East Perspective
October 31, 2016



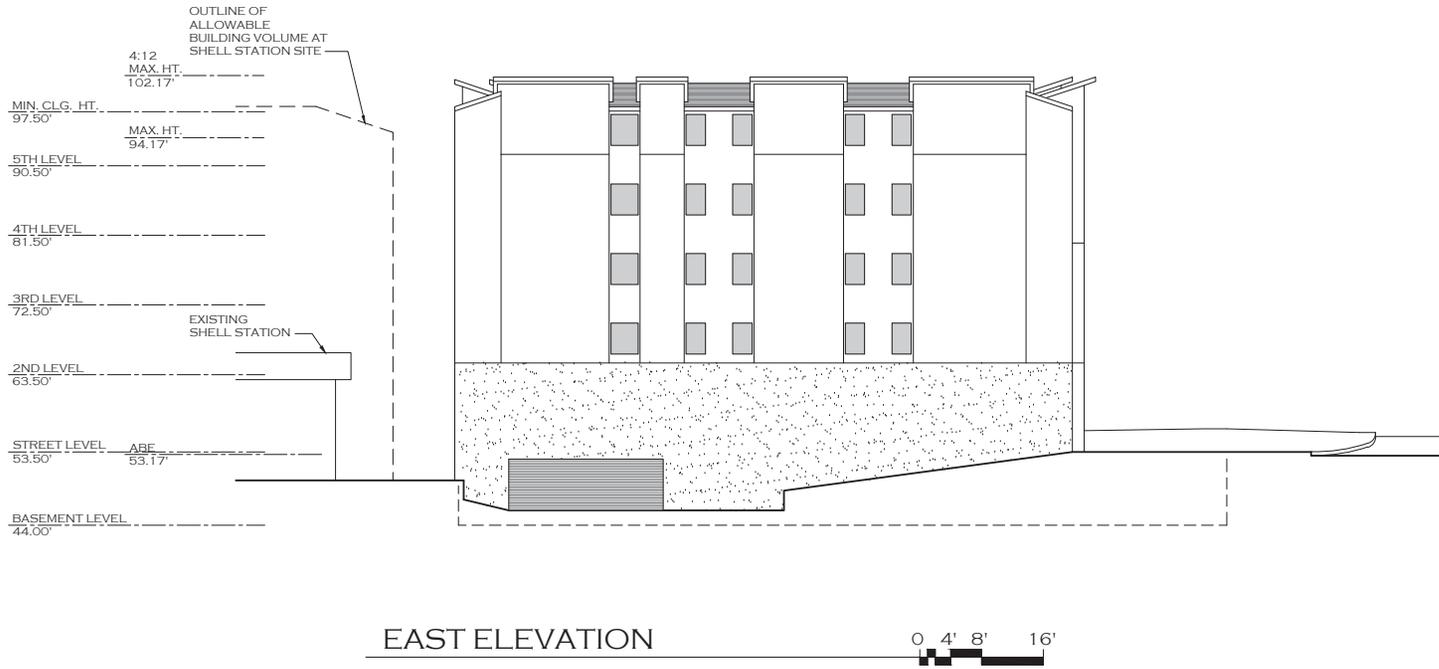
PLAZA - SCHEME 4
10/31/16



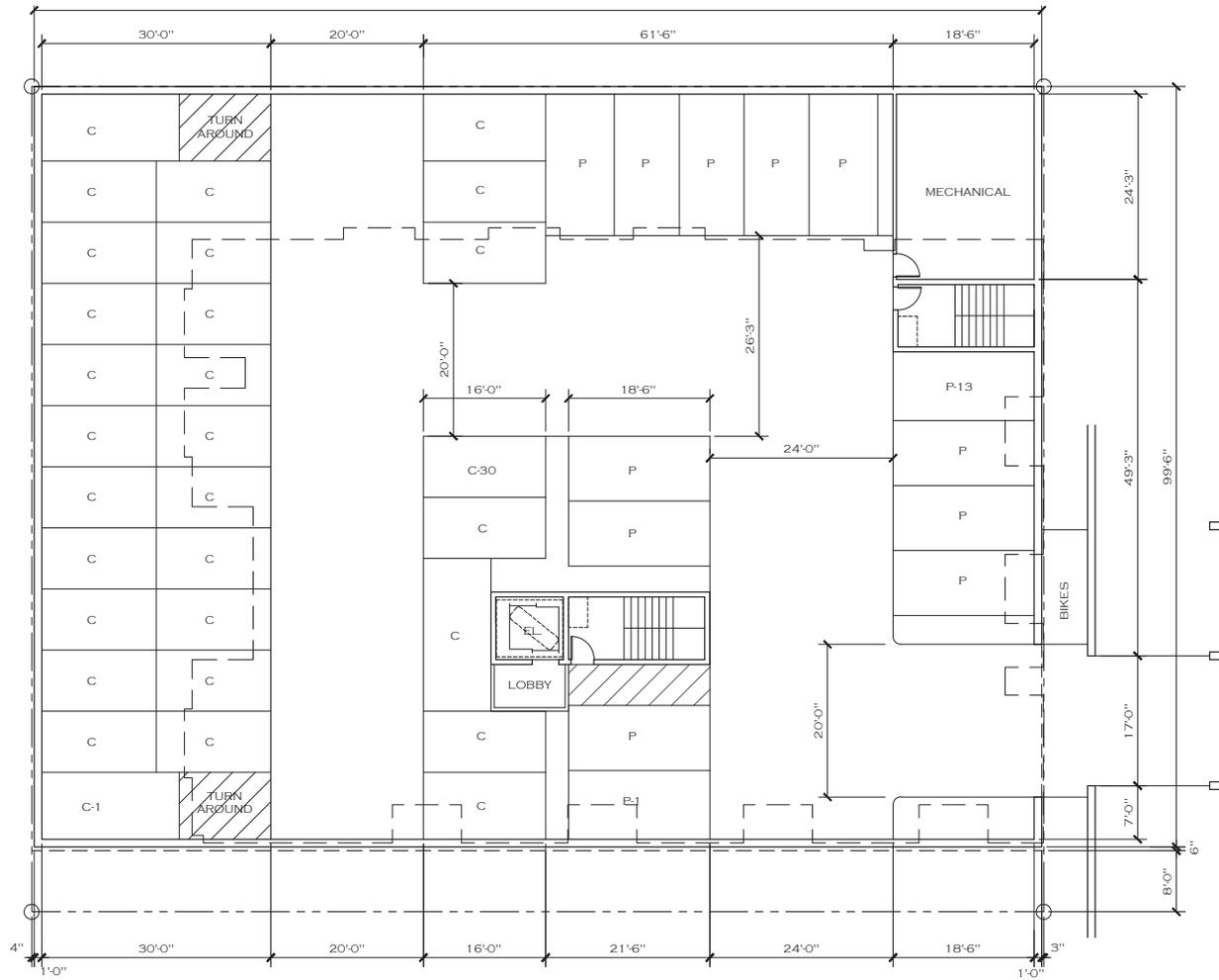
PLAZA - SCHEME 4
10/31/16



PLAZA - SCHEME 4
10/31/16



PLAZA - SCHEME 4
10/31/16

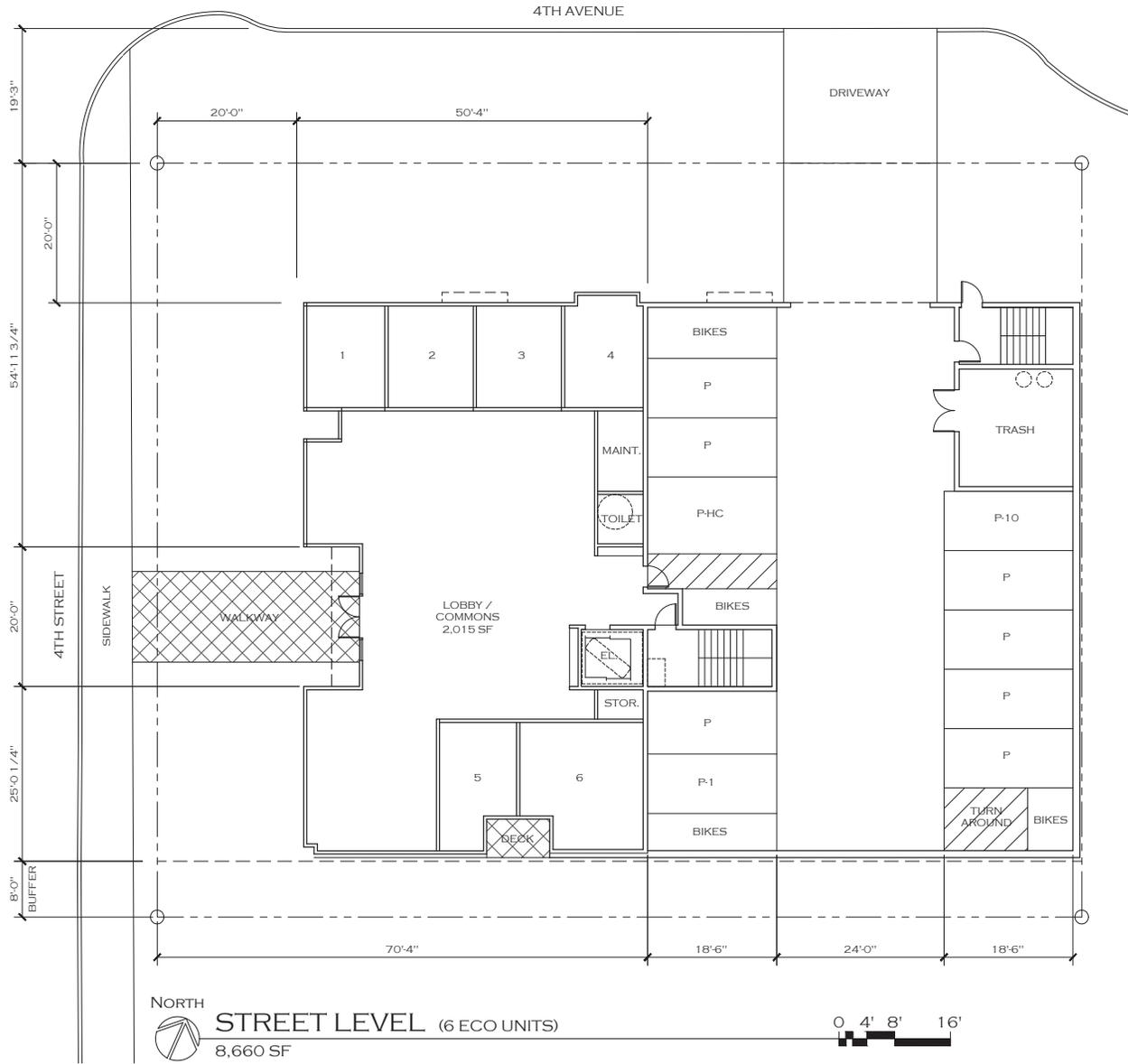


NORTH
 **BASEMENT LEVEL**
 13,134 SF

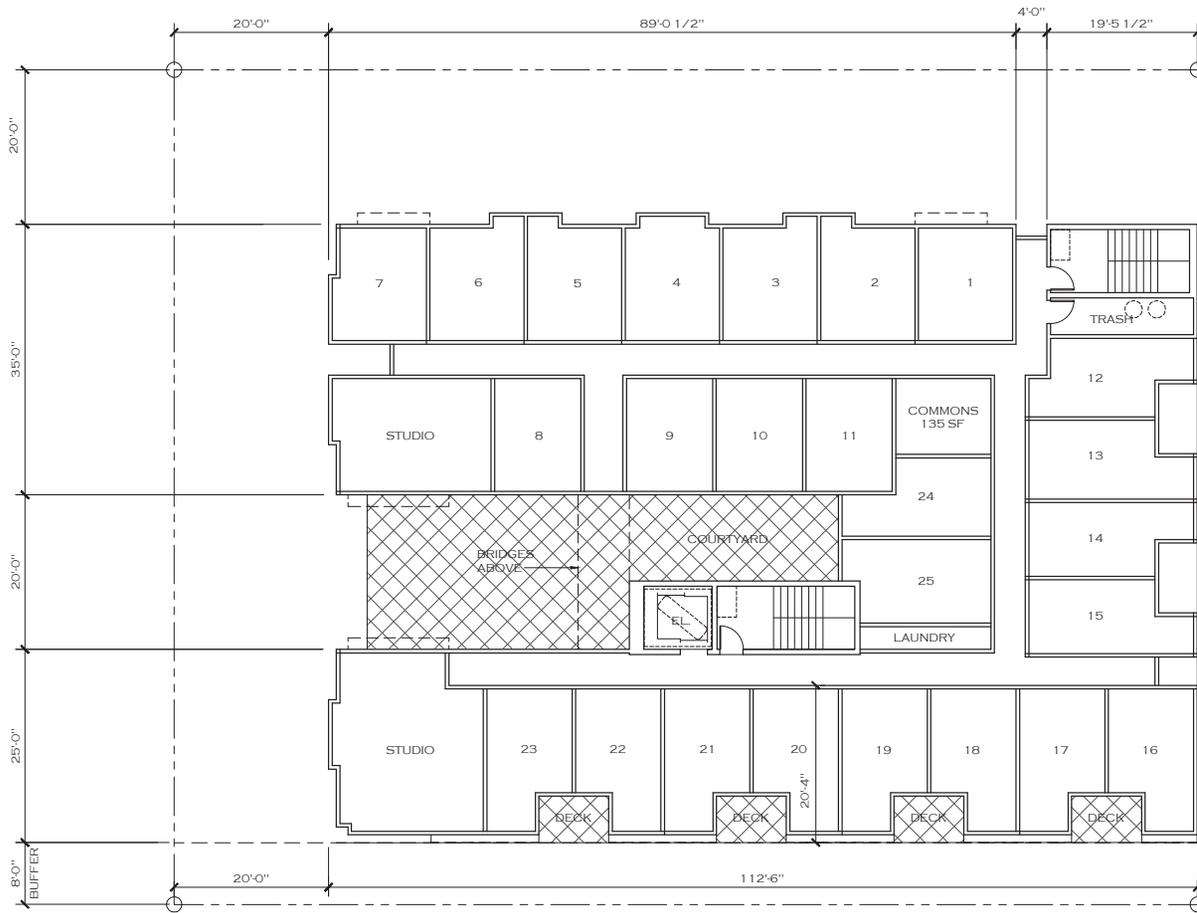


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PLAZA - SCHEME 4
 10/31/16



PLAZA - SCHEME 4
10/31/16



BUILDING AREAS

BASEMENT LEVEL	13,134 SF
STREET LEVEL	8,660 SF
2ND LEVEL	7,496 SF
3RD LEVEL	7,615 SF
4TH LEVEL	7,581 SF
5TH LEVEL	7,460 SF
TOTAL	51,946 SF

COMMON AREAS

REQUIRED = 20 SF / UNIT + 250 SF
= 106 X 20 + 250 =
2,370 SF

PROVIDED	
STREET LEVEL	2,015 SF
2ND LEVEL	135 SF
3RD LEVEL	135 SF
4TH LEVEL	135 SF
5TH LEVEL	135 SF
TOTAL COMMON AREA	2,555 SF

**AIRSPACE VOLUME
GIVEN BACK -
NON-CODE REQUIRED**

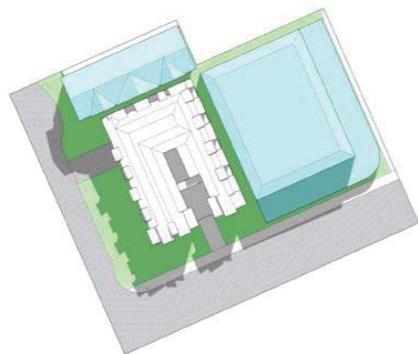
1,081 SF X 35 FT (4 FL)	38,835 CF
900 SF X 45 FT (5 FL)	40,500 CF
160 SF X 10 FT (1 FL)	1,600 CF
257 SF X 10 FT (1 FL)	2,570 CF
TOTAL AIRSPACE	83,505 SF

NORTH
2ND LEVEL (25 ECO UNITS / 2 STUDIOS)
7,496 SF

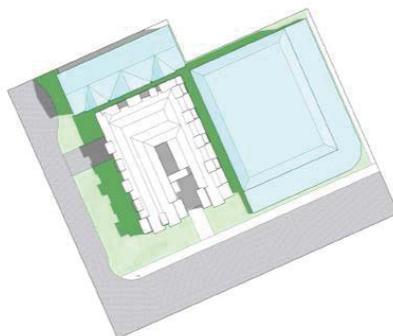


SITE ANALYSIS – ENVELOPE SUN STUDY

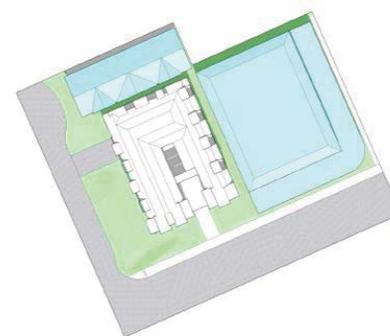
SCHEME 4



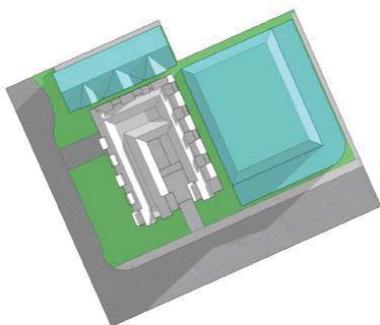
SUMMER SOLSTICE – 9:00AM



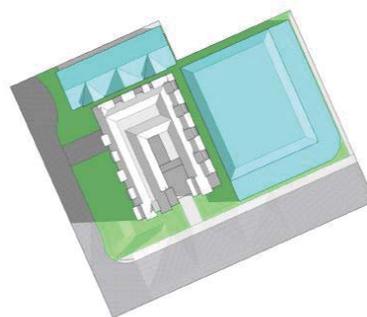
SUMMER SOLSTICE – 12:00PM



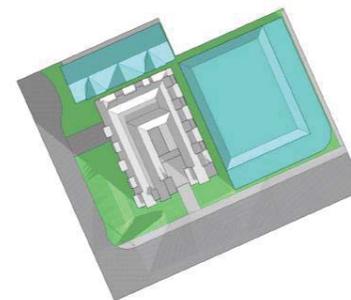
SUMMER SOLSTICE – 3:00PM



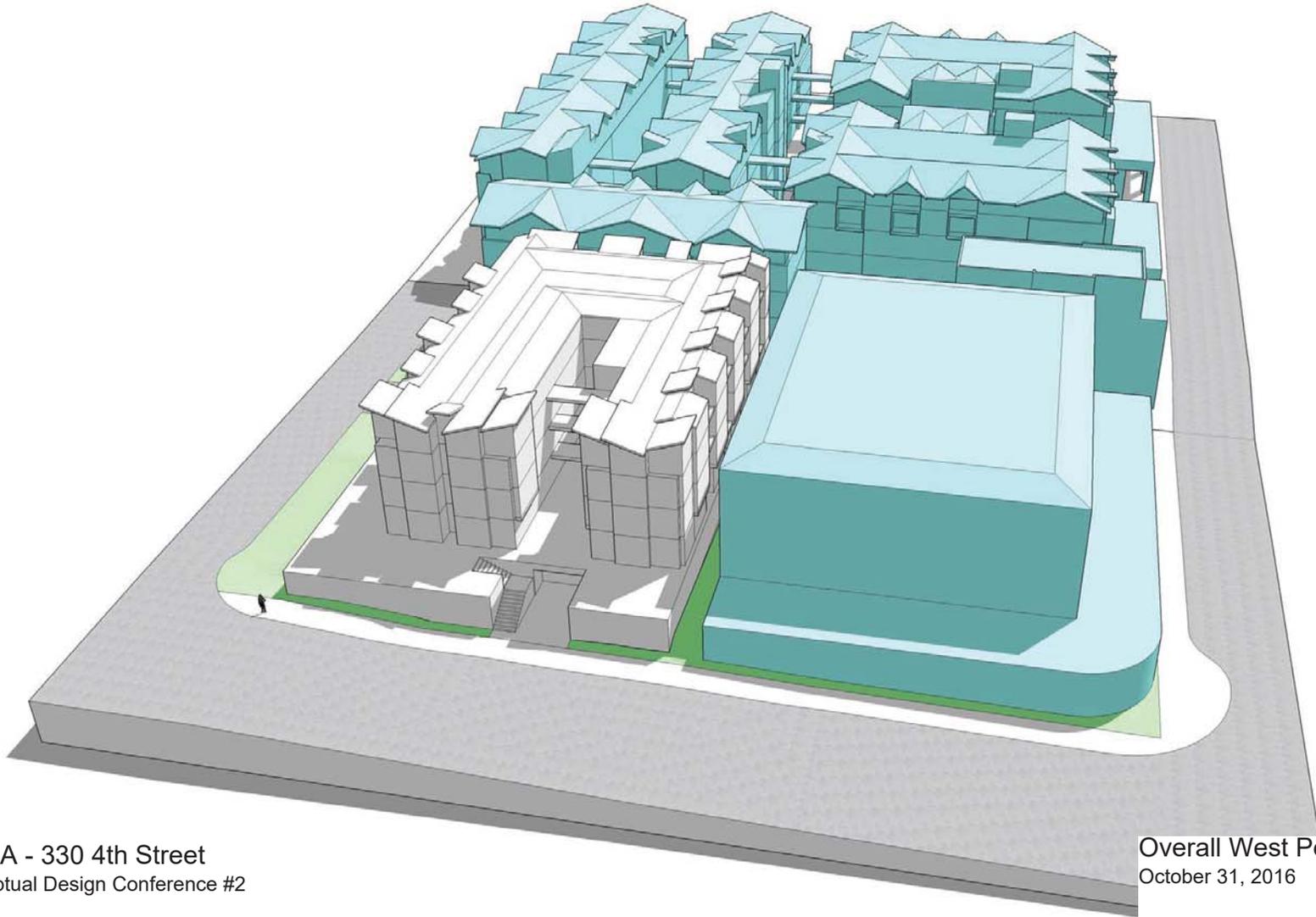
WINTER SOLSTICE – 9:00AM



WINTER SOLSTICE – 12:00PM



WINTER SOLSTICE – 3:00PM



PLAZA - 330 4th Street
Conceptual Design Conference #2

Overall West Perspective
October 31, 2016



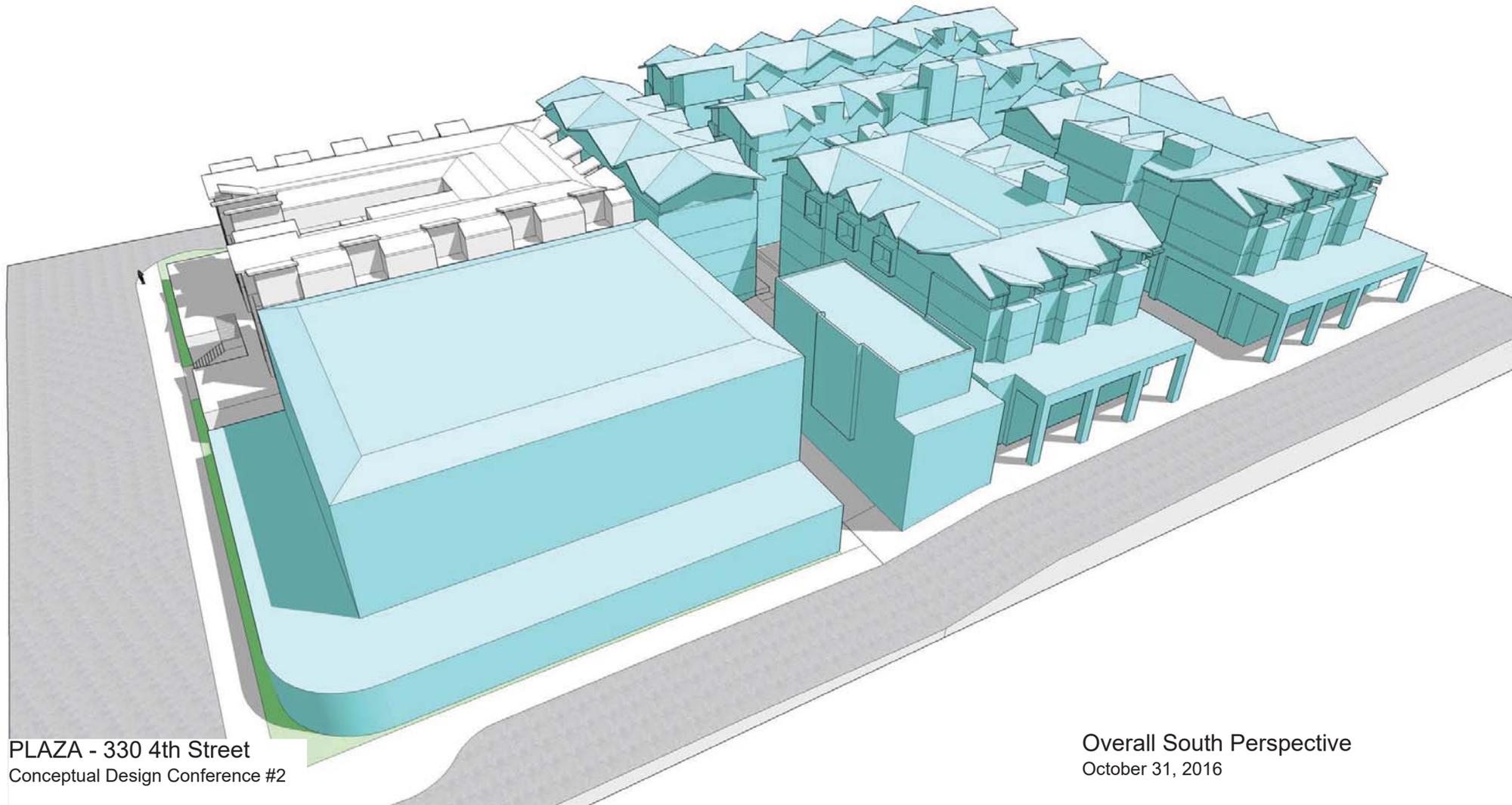
PLAZA - 330 4th Street
Conceptual Design Conference #2

Overall Northwest Perspective
October 31, 2016



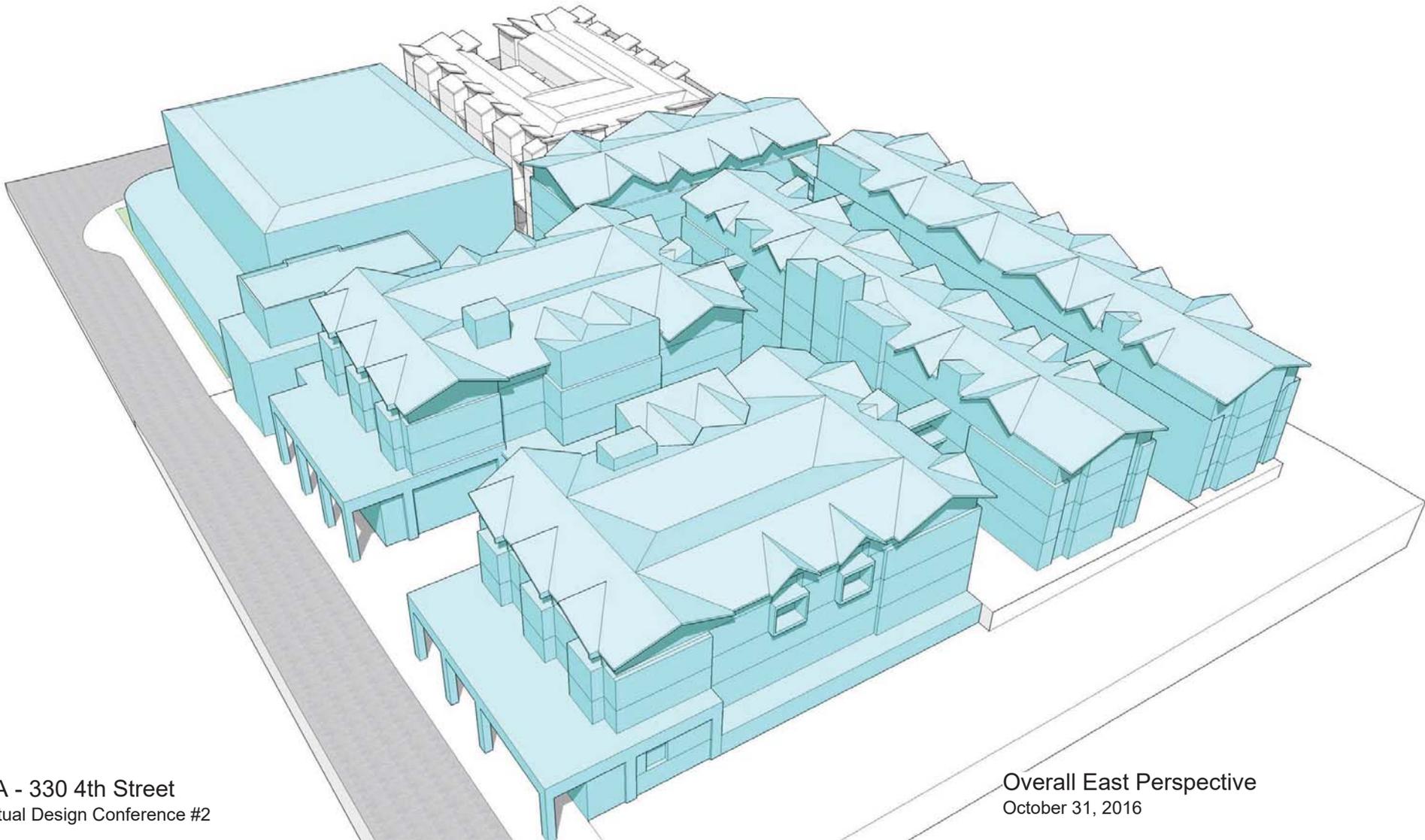
PLAZA - 330 4th Street
Conceptual Design Conference #2

Overall Northeast Perspective
October 31, 2016



PLAZA - 330 4th Street
Conceptual Design Conference #2

Overall South Perspective
October 31, 2016



PLAZA - 330 4th Street
Conceptual Design Conference #2

Overall East Perspective
October 31, 2016

50.44 User Guide – CBD 7 zones.

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

Zone
CBD-7

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](#)

The Kirkland Zoning Code is current through Ordinance 4528, passed September 6, 2016.

Disclaimer: The City Clerk's Office has the official version of the Kirkland Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <http://www.kirklandwa.gov/> (<http://www.kirklandwa.gov/>)

City Telephone: (425) 587-3190

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

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

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 50.47	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.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.	<ol style="list-style-type: none"> May not be more than two vehicle service stations at any intersection. 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. Landscape Category A is required if the subject property is adjacent to Planned Area 7B.
.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.	<ol style="list-style-type: none"> 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. 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. For restaurants with drive-in or drive-through facilities: <ol style="list-style-type: none"> One outdoor waste receptacle shall be provided for every eight parking stalls. 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.
.040	Entertainment, Cultural and/or Recreational Facility			20'	0'	0'	80%	See Spec. Reg. 3.	D See Spec. Reg. 2.		See KZC 105.25.	<ol style="list-style-type: none"> 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. Landscape Category B is required if the subject property is adjacent to Planned Area 7B. 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.
.050	Hotel or Motel										One for each room. See Spec. Reg. 1.	

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.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'	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.	<ol style="list-style-type: none"> Access for drive-through facilities must be approved by the Public Works Department. Ancillary assembly and manufacture of goods on premises may be permitted only if: <ol style="list-style-type: none"> The assembled or manufactured goods are directly related to and dependent upon this use, and are available for purchase and removal from the premises. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 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. Landscape Category B is required if the subject property is adjacent to Planned Area 7B. 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.	<ol style="list-style-type: none"> No parking is required for daycare or school ancillary to the use. Landscape Category C is required if the subject property is adjacent to Planned Area 7B. 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.	

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.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.	<ol style="list-style-type: none"> Ancillary assembly and manufacture of goods on premises may be permitted as part of office use if: <ol style="list-style-type: none"> The ancillary assembled or manufactured goods are subordinate to and dependent upon this office use; and The outward appearance and impacts of this office use with ancillary assembly or manufacturing activities must be no different from other office uses. The following regulations apply to veterinary offices only: <ol style="list-style-type: none"> May only treat small animals on the subject property. Outside runs and other outside facilities for the animals are not permitted. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect signed by an acoustical engineer must be submitted with the D.R. and building permit applications. A veterinary office is not permitted if the subject property contains dwelling units. Landscape Category C is required if the subject property is adjacent to Planned Area 7B. 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. 4.								D	B	See KZC 105.25.	<ol style="list-style-type: none"> A six-foot-high fence is required along all property lines adjacent to outside play areas. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 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. 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.

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.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.	<ol style="list-style-type: none"> 1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. 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: <ol style="list-style-type: none"> 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.										1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	<ol style="list-style-type: none"> 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. This special regulation shall not apply on Fourth Avenue.

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.125	Residential Suites	D.R., Chapter 142 KZC.	None	20'	0'	0'	80%	41' above average building elevation.	D	A	See Spec. Reg. 2.	<ol style="list-style-type: none"> 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. This special regulation shall not apply on Fourth Avenue. 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: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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

Zone
CBD-7

USE ZONE CHART

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.125	Residential Suites (continued)										<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>4. All residential suites and all required parking within a project shall be under common ownership and management.</p> <p>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.</p> <p>6. Developments containing this use shall provide common living area available to all residential suite residents. Common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, storage, stairwells, mailrooms, and hallways shall not be counted as common living area. The minimum amount of common living area for each project shall be 250 square feet plus an additional 20 square feet per living unit.</p>	

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.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.										

Design Guidelines for Pedestrian Oriented Business Districts

In addition to the standard guidelines contained in the *Design Guidelines for Pedestrian-Oriented Business Districts*, the following list summarizes some of the key guidelines or regulations which apply specifically to the project or project area.

Special considerations for Downtown Kirkland

- Most of the business core of Kirkland is already developed with fairly narrow sidewalks. New development should provide sidewalks at the recommended width. Providing wider sidewalks throughout downtown is a long-term endeavor.
- Retail frontages in the Central Business District should have a 15' story height to ensure diverse retail tenants and enhance the pedestrian experience. Where these taller retail stories are required, special attention to storefront detailing is necessary to provide a visual connection between pedestrian and retail activity.
- A strong street tree planting scheme is especially important in downtown because of the variety of scale and architecture encouraged in private development. Major entries into Kirkland, especially along Central Way, Kirkland Avenue, Lake Street, and Market Street, should be unified by a strong street tree program.
- Parking lot location and design is critical on busy entry streets such as Market Street, Central Way, Lake Street, Kirkland Avenue, and in the congested core area where pedestrian activities are emphasized. The *Downtown Plan* calls for limiting the number of vehicle curb cuts.
- Because land is limited in Downtown Kirkland, efficient and compact parking lot configurations are a top priority. Parking lots in the periphery of the core area that accommodate about 100 vehicles (approximately 3/4 to 1 acre) should be articulated with landscaped berms.
- Garages built on Downtown Kirkland's perimeter slopes, near residential areas, or near the waterfront can fit less obtrusively into the landscape when terraced. Treatment of the facade of the parking structure can be just as effective in mitigating the visual impacts of parking garages as pedestrian-oriented businesses, plazas, or landscaped setbacks at the ground level.
- Pedestrian features should be differentiated from vehicular features; thus fenestration detailing, cornices, friezes, and smaller art concepts should be concentrated in Design Districts 1 and 2, while landscaping and larger architectural features should be concentrated in Design Districts 3, 5, 7, and 8.
- Large-scale developments, particularly east of the core area, should stress continuity in streetscape on the lower two floors. Setback facades and varied forms should be used above the second stories.
- The Downtown Plan's mandate for high-quality development should also be reflected in sign design.
- No internally lit plastic-faced or can signs should be permitted.
- All signs in the downtown should be pedestrian-oriented. Master-planned sites such as Parkplace may also include signs oriented to automobile traffic for the whole complex.

