



CITY OF KIRKLAND
Planning and Building Department
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MEMORANDUM

To: Design Review Board
From: Tony Leavitt, Associate Planner
Date: August 10, 2015
File No.: DRV15-01556
Subject: TOTEM LAKE TOD
CONCEPTUAL DESIGN CONFERENCE

I. MEETING GOALS

At the August 17th Design Review Board (DRB) meeting, the DRB should review the concept design for the Totem Lake TOD 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. BACKGROUND INFORMATION

The subject property is located at 11811 and 11821 NE 128th Street (see Attachment 1). The applicant is proposing to construct a new residential project that would consist of a ground floor leasing office, amenity and lobby space, and 5 floors of market rate (approx. 230 units) and senior housing (approx. 120 units) above. Parking is proposed within a basement parking structure. The applicant has provided a program description and general project information which includes three building massing options (see Attachment 2). **The applicant's preferred building massing option is shown as Massing Option 3.**

III. SITE

The subject property (two parcels totaling 82,772 square feet in size) currently contains one and two story commercial structures with surface parking. The site drops in elevation approximately 10 feet from the north property line (along NE 128th Street) to the south property line. The property has street frontage along NE 128th Street and Totem Lake Boulevard. Both of these streets are designated for Major Pedestrian Sidewalks.

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

- North, South, and East: TL1A, Various Office Developments, Up to 160 feet
- West: Interstate 405

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

IV. KEY ZONING REGULATIONS

Zoning regulations for uses in TL1A 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 office, retail and stacked dwelling units. Retail uses are only allowed as accessory uses.

Staff Comment: The applicant is only proposing residential uses as part of the project.

- B. Height: TL1A allows a maximum height of 160 feet measured above the average building elevation for the property. Any structure that exceeds 30 feet in height is required to meet the following requirements:

- Development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and
- Provides for at least 10 percent of the units as affordable housing units, as defined in Chapter 5 KZC.

In addition, KZC Section 55.07.2 requires that all ground floor uses have a minimum height of 13 feet.

Rooftop appurtenances may exceed the applicable height limitation by a maximum of four (4) feet if the area of all appurtenances and screening does not exceed 10 percent of the total area of the building footprint

*Staff Comment: The applicant will need submit height calculations with the Design Response Conference application. Staff will review the project for compliance with **the City's height regulations during the Design Response phase**. Additionally, the applicant will need to ensure compliance with the pedestrian-oriented element and affordable housing requirements.*

- C. Parking: Ordinance 4487, recently passed by the City Council, requires the following parking standards for stacked dwelling units:

- 1.2 stalls per studio unit
- 1.3 stalls per 1 bedroom unit
- 1.6 stalls per 2 bedroom unit
- 1.8 stalls per 3 or more bedroom unit
- Guest Parking: A minimum 10% of the total number of required parking spaces shall be provided for guest parking and located in a common area accessible by guests. If the required number of guest parking spaces results in a fraction, the applicant shall provide the number of spaces equal to the next higher whole number.

*Staff Comment: Staff has not yet evaluated the proposed project for compliance with **the City's parking regulations**. This will be completed as part of the Design Response Conference review process.*

- D. Sidewalks: NE 128th Street and Totem Lake Boulevard are designated to contain major pedestrian sidewalks. KZC Section 110.52.3 requires a minimum 8 foot wide

sidewalk and adequate lighting. Additionally, Totem Lake Boulevard is part of the neighborhood circulator and is subject to the requirements of KZC Section 110.52.4.

Staff Comment: The final sidewalk configuration will need to be reviewed by Public Works and approved as part of the Design Response Conference decision.

- E. Pedestrian Connection: KZC Section 55.07.6 requires that the project install a pedestrian connection between the TL2 zone and NE 128th Street.

Staff Comments: The applicant is proposing a north/south pedestrian connection along the east property line that would be the first of two segments that would connect NE 128th Street to the TL2 zone. The second segment would be located on an intervening property to the south that would need to be redeveloped to complete the connection between the two areas. The final alignment and design of the walkway will be completed as part of the Design Response Conference review process.

V. 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.

VI. 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

VII. 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 including a preferred option (Option 3) 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

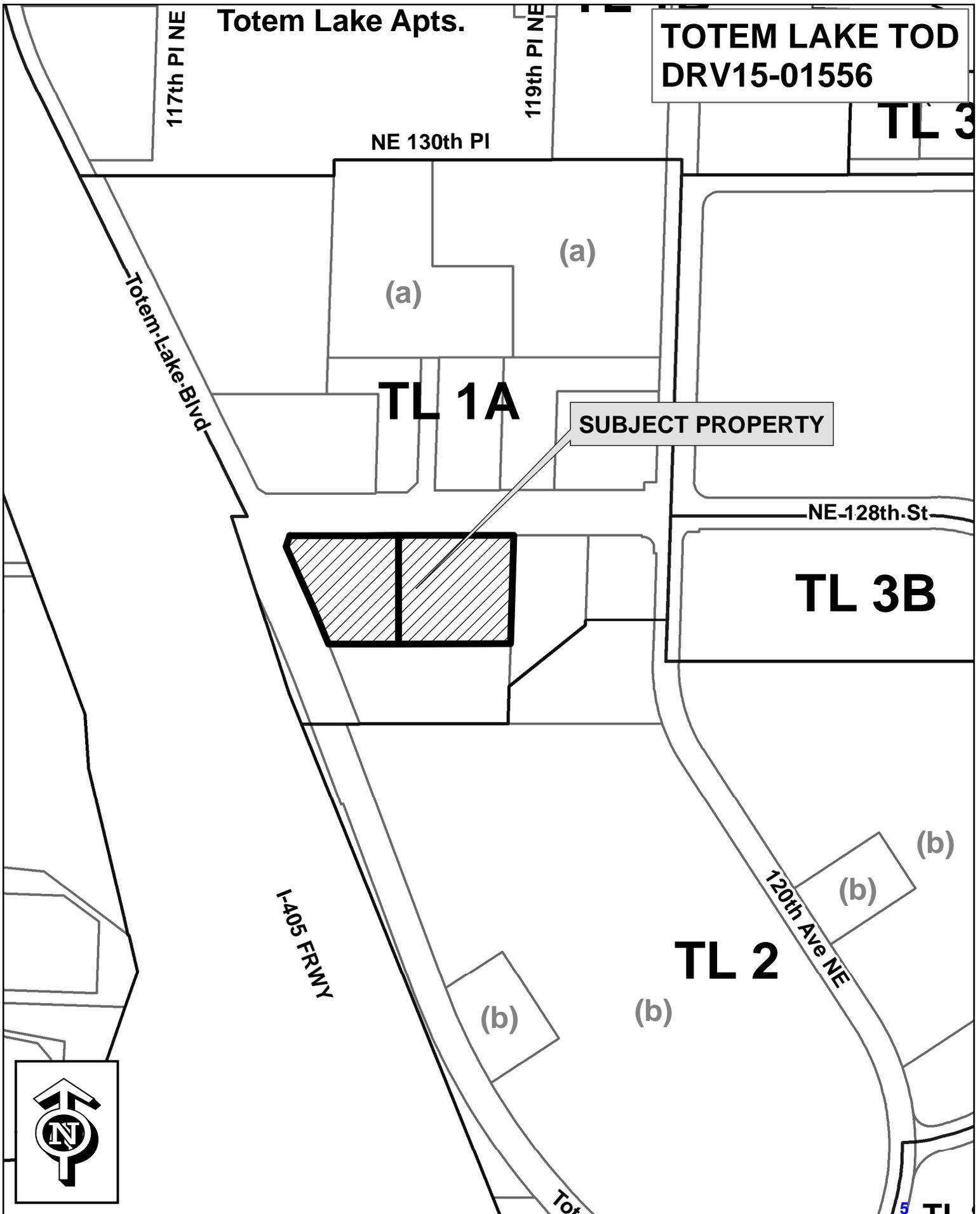
What are opportunities for landscaping and/or open space on the subject property?

VIII. 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.

IX. ATTACHMENTS

1. Vicinity Map
2. CDC Plan Submittal
3. TL 1A Use Zone Chart
4. Design Guidelines – Special Considerations for Totem Center





THE WOLFF COMPANY
Since 1949

TOTEM LAKE TOD

11811 & 11821 NE 128TH ST

CONCEPTUAL DESIGN CONFERENCE

PRE15-01053 | 08.17.2015 | 15-024



WEBER THOMPSON

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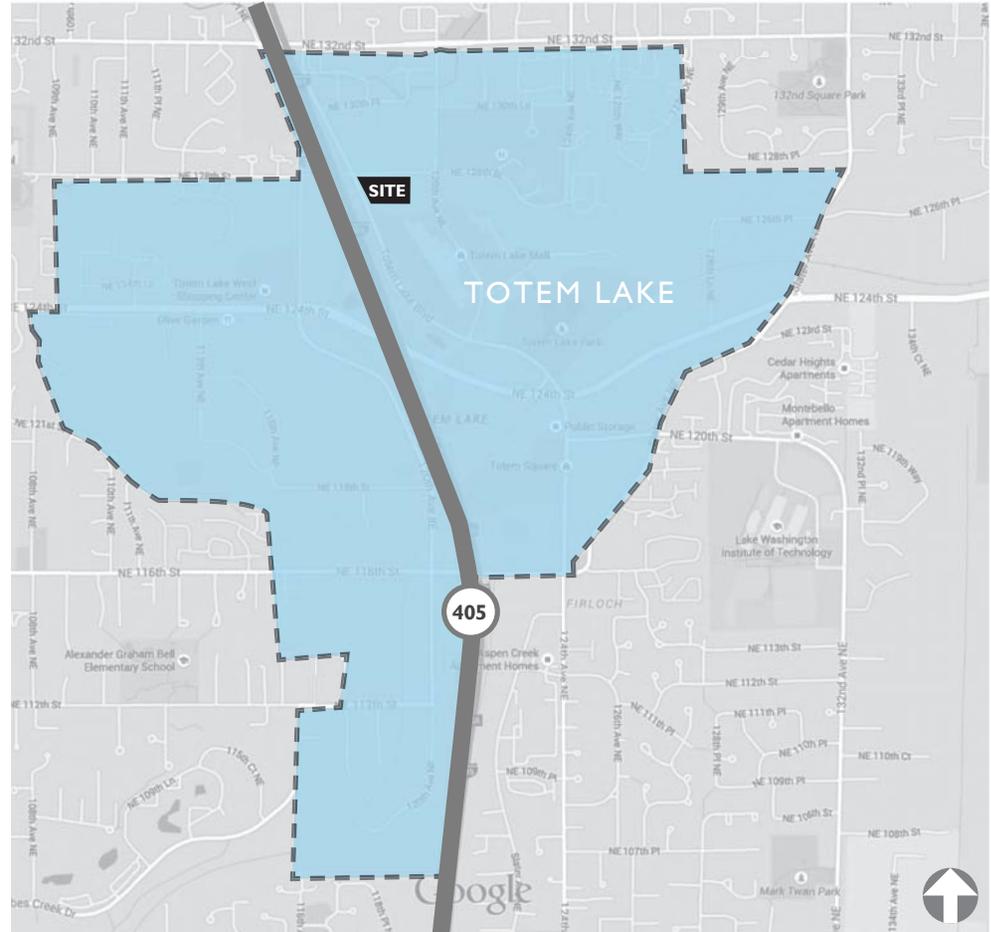
DEVELOPMENT OBJECTIVES

DEVELOPMENT NARRATIVE

The site is located in the Totem Lake neighborhood of Kirkland and is comprised of two parcels abutting the intersection of Totem Lake Boulevard NE and NE 128th Street. The project looks to develop a mix of high density, market rate and senior residences that respond to the established medical office neighborhood near Evergreen Hospital, the strong multi-modal transit connections provided by the Totem Lake Transit Center and the future redevelopment of the Totem Lake Mall and surrounding Totem Center district.

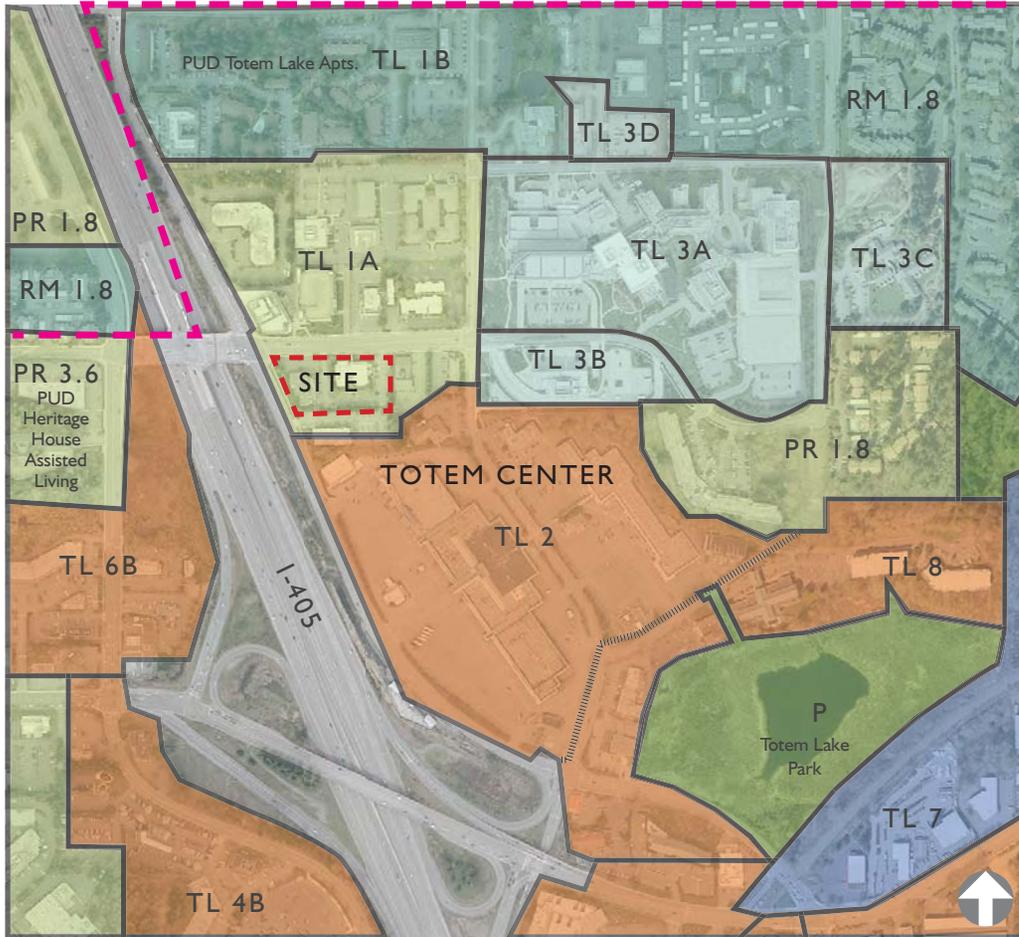
DEVELOPMENT OBJECTIVES – 11811 & 11821 NE 128TH ST

RESIDENTIAL USES	<p>SENIOR RESIDENCES (INDEPENDENT LIVING, 55+) Approx. 120 residential units, in a mix of studio, open 1-bedroom, 1-bedroom and 2-bedroom units.</p> <p>MARKET RATE RESIDENCES Approx. 230 residential units, in a mix of studio, open 1-bedroom, 1-bedroom and 2-bedroom units.</p>
USE DISTRIBUTION BY FLOOR	<p>BASEMENT Parking to be utilized by both buildings.</p> <p>GROUND LEVEL Residential entries, leasing offices and residential amenity spaces.</p> <p>LEVELS 2-6 Residential units, residential amenity space.</p>
DEVELOPMENT SUMMARY	65' height, 350 residential units, 400 below grade parking stalls
CONSTRUCTION TYPES	1 story of above grade Type IA construction. 5 stories of Type VA construction over a 3-hour rated horizontal assembly.
OVERALL PROJECT TOTALS	
RESIDENTIAL UNITS	350 residential units
PARKING SPACES	400 parking stalls



REGIONAL VIEW

ZONING



 TOTEM LAKE BOUNDARY

4

WEBER THOMPSON



TOTEM LAKE TOD

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PARCEL NUMBER(S)
2826059220, 2826059221

ADDRESS
11811 & 11821 NE 128th Street
Kirkland, WA 98034

SITE AREA
82,771 SF (1.90 acres)
[37,246 SF (0.85 acres) + 45,525 SF (1.05 acres)]
KING COUNTY ASSESSORS

ZONING
TLI-A, Totem Center

DESIGN GUIDELINES
Totem Lake Neighborhood Design Guidelines, Guidelines for Pedestrian-Oriented Business Districts

ALLOWABLE BLDG HEIGHT
30'-0" to 160'-0" max above average grade plane, below 65'-0" to be exempt from FAR reqs. Heights over 30' and up to 80' are required to (1) provide a min. of 10% affordable units and (2) provide public improvements in the form of either dedication/improvements of new streets or provide pedestrian-oriented elements that exceed KZC 92.15 (i.e. ped walkways, public plazas, etc.) 13'-0" floor height required at first floor.

Per the Pre-Design Conference with COK, average building height allowed to be measured from NE 128th St. ROW

MAX LOT COVERAGE
85%, may be increased if dedications required or open space with superior landscaping provided.
55.09.040

LANDSCAPE CATEGORY
C
55.09.040

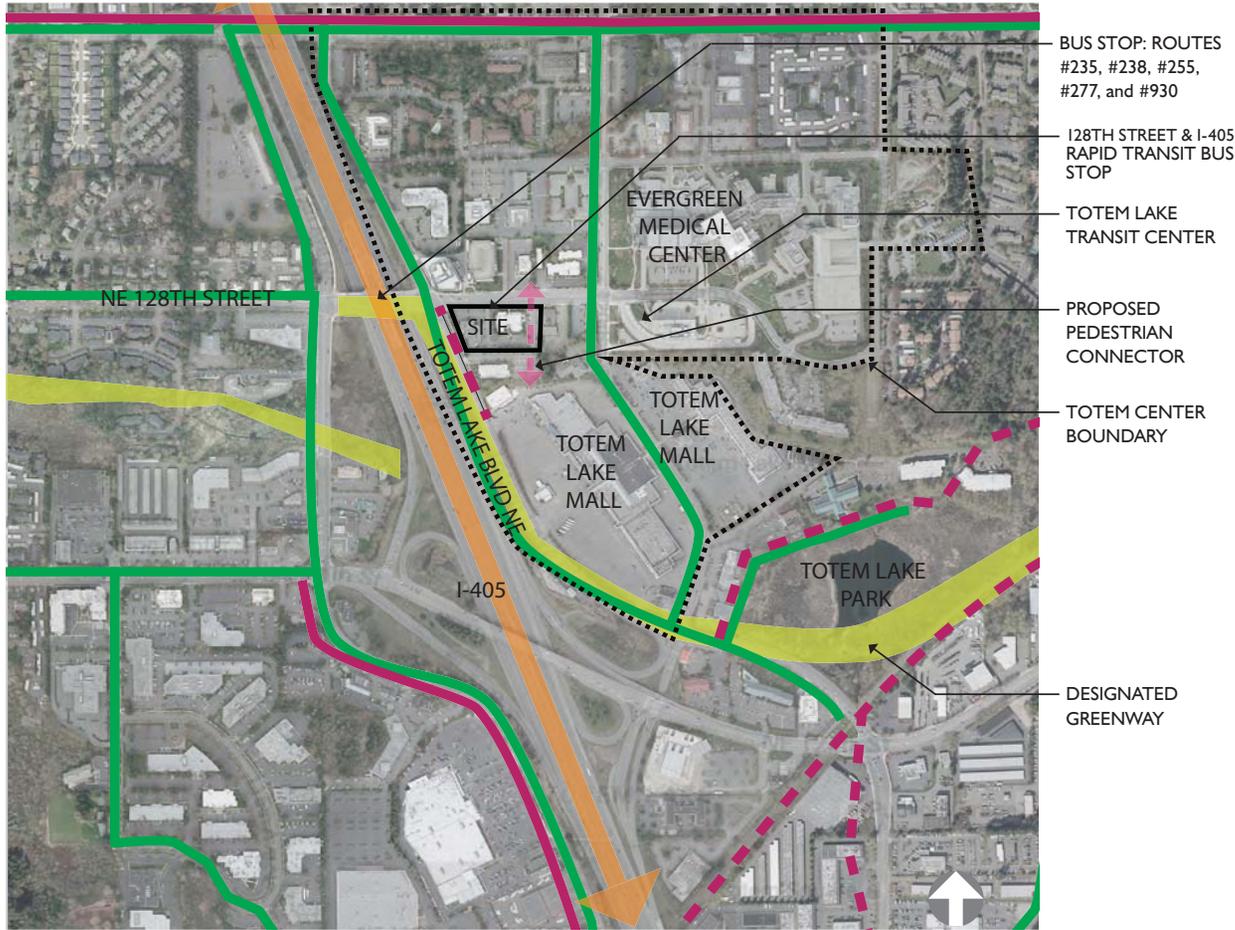
SETBACKS
Front: 10', Rear: 0', Side: 0'
55.09.040

PEDESTRIAN ORIENTED FACADES (NE 128th Street)
Must include primary building entrance. 75% of facade between 2' and 7' must be transparent. 75% of facade must have weather protection with at least 5' in depth.
92.10.2

CORNER LOT SITES
For development at street corner sites, the applicant must incorporate one (1) or more of the following site treatments:

- 1) Locate and orient the building towards the street corner (within 10 feet of corner property line). To qualify for this option, the building must have direct pedestrian access from the street corner.
- 2) Provide an architectural feature that adds identity or demarcation of the area. Such an architectural element may have a sign incorporated into it (as long as such sign does not identify an individual business or businesses)
- 3) Provide a "pedestrian-oriented space" at the corner leading directly to a building entry or entries (see KZC 92.15 and Figure 92.10.D).
- 4) Install substantial landscaping (at least 30-foot by 30-foot or 900 square feet of ground surface area with trees, shrubs, and/or ground cover).
92.10.6

ACCESS, CONNECTIONS, TRANSIT



The neighborhood and proposed development are located within the Totem Center Boundary, and are well served by many existing modes of transportation as well as existing and proposed pedestrian and bike routes. The proposed development will benefit from the site's adjacency to medical offices to the North, East, and South, and close proximity to the Evergreen Health Medical Center and Totem Lake Mall, each within one block of the site.

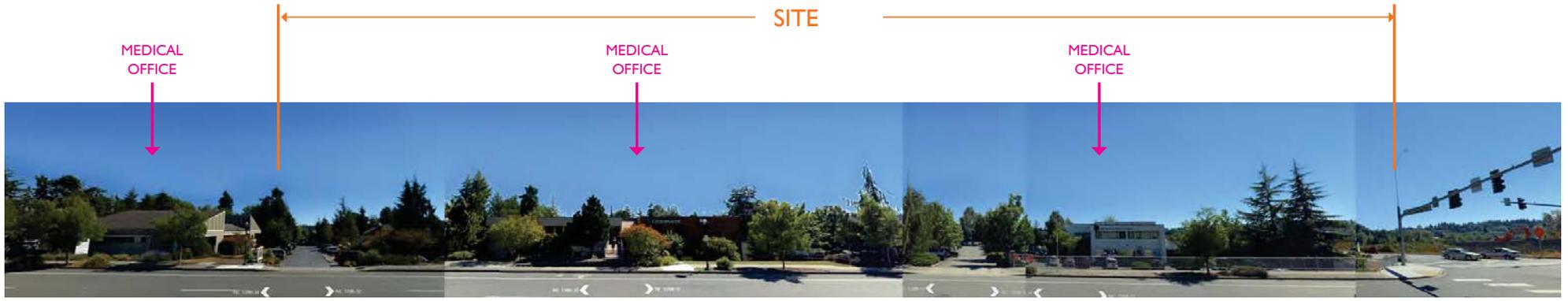
One block to the East of the site on NE 128th Street is the Totem Lake Transit Center, diagonally across Totem Lake Blvd is the NE 128th Street and I-405 Rapid Transit Bus Stop, and immediately in front of the site on NE 128th is a bus stop serving routes #235, #238, #255, #277, and #930. I-405 entry ramps are accessed one half block west on NE 128th Street. The site is bound by Totem Lake Blvd NE to the west, which is both a designated greenway and a pedestrian path. Existing bike routes are located a few blocks to the north on NE 132nd St, and future bike routes surrounding Totem Lake Park are only a few blocks to the south.

Though the site already benefits from prime proximity to the transit routes and alternative transit paths noted above, the project will provide opportunities to enhance these connections even further. The project proposes to create a mid-block pedestrian path that will allow connection from NE 128th St directly to Totem Lake Mall once the adjacent site to the south (zoned TL2) is redeveloped. The project will contribute to lane widening and the addition of a new bike lane on Totem Lake Blvd as part of the project's Right of Way Improvements. The project will also work to create a more pedestrian friendly experience on NE 128th St and Totem Lake Blvd through the building's design of its street facing facades.

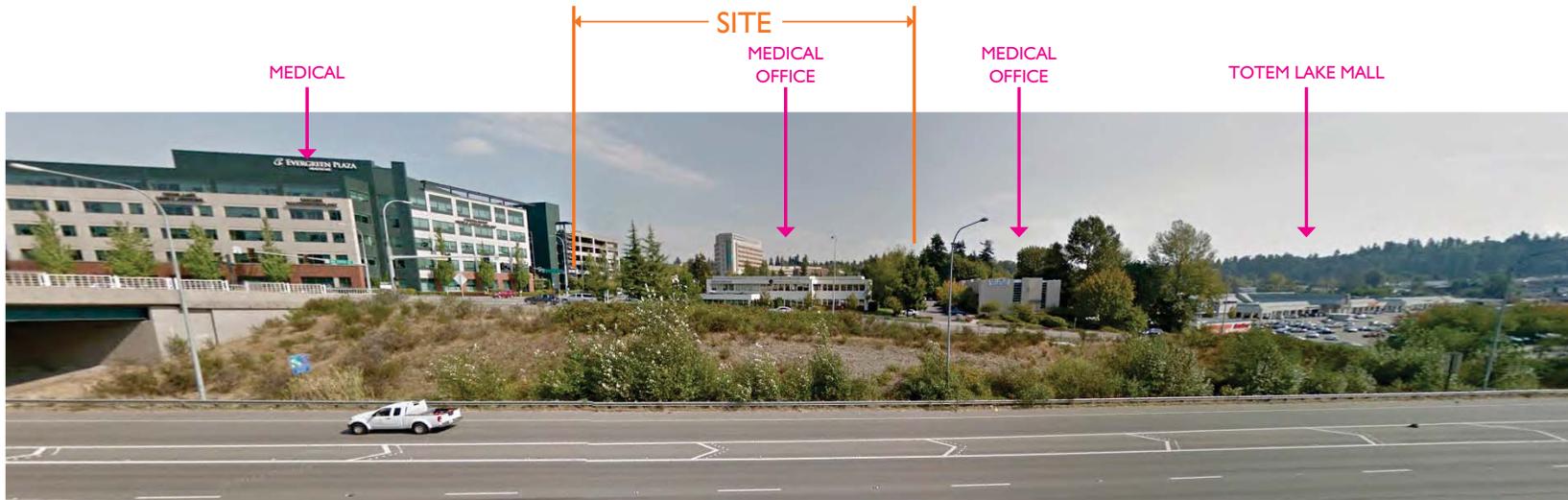
- EXISTING PEDESTRIAN SYSTEM
- EXISTING BIKE PATH
- - - PROPOSED BIKE PATH

Note: All mapping data references City of Kirkland Comprehensive Plan printed September 2011.

SITE PHOTOS

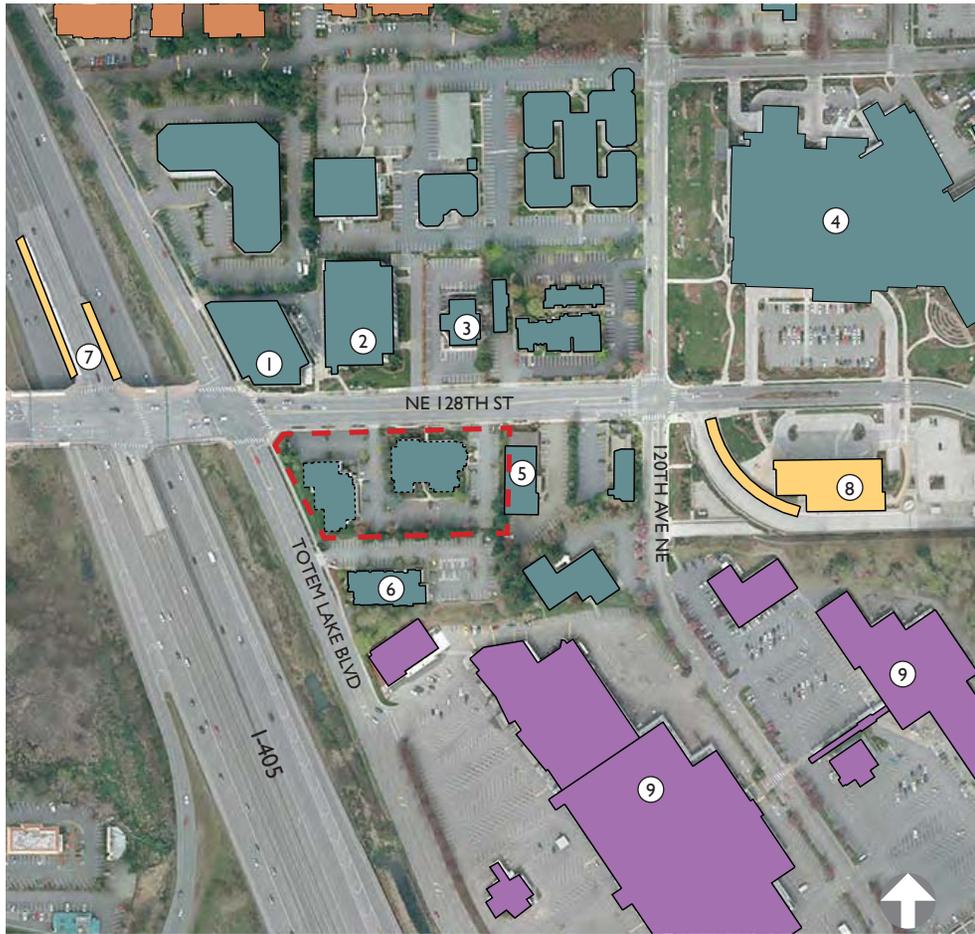


NE 128TH ST – LOOKING SOUTH



TOTEM LAKE BLVD – LOOKING EAST

NEIGHBORHOOD CONTEXT & SCALE



- MEDICAL
- RETAIL
- TRANSIT
- RESIDENTIAL



① VIRGINIA MASON KIRKLAND MEDICAL CENTER



② VIRGINIA MASON MEDICAL CENTER - PARKING GARAGE



③ MEDICAL BUILDING - 11830 NE 128TH ST



④ EVERGREEN HEALTH MEDICAL CENTER



⑤ MEDICAL BUILDING - 11919 NE 128TH ST



⑥ MEDICAL BUILDING - 12750 TOTEM LAKE BLVD NE



⑦ 128TH ST & I-405 BUS STOP

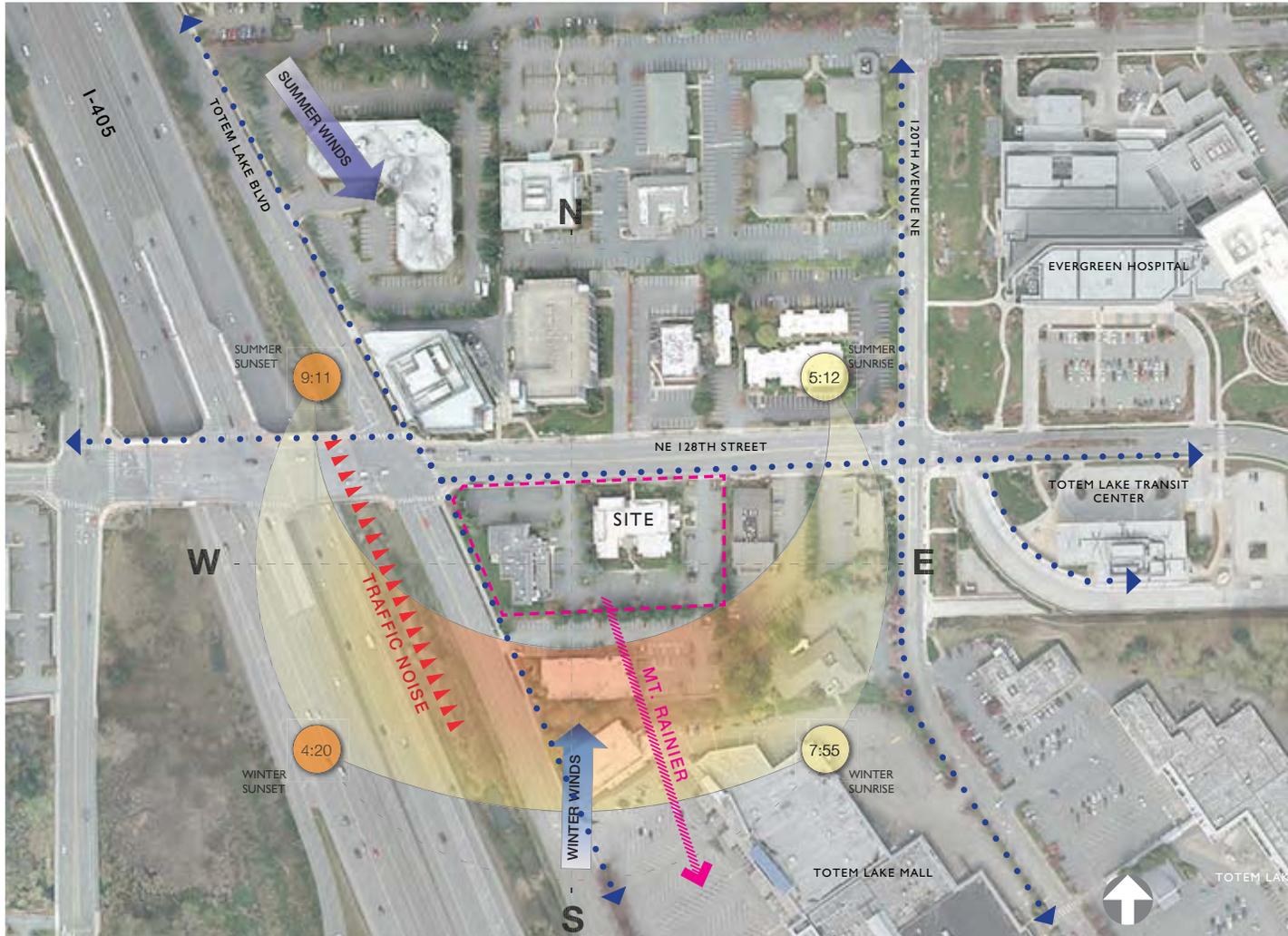


⑧ TOTEM LAKE TRANSIT CENTER



⑨ TOTEM LAKE MALL CENTER

PATTERNS & OPPORTUNITIES



The two primary contextual cues that the site must respond to are the adjacency to a large scale, mass transit interstate highway and the human scale pedestrian network of existing and proposed pathways. The interstate provides an opportunity for visibility of the project and the need for noise and solar mitigation. The frontage along NE 128th Street is an opportunity to strengthen the pedestrian connection and experience from the surrounding medical office buildings and transit center to the transit connections at I-405 and the residential communities to the west. There are also opportunities to create urban pedestrian pathways through the site to adjacent properties and eventually Totem Lake Mall.

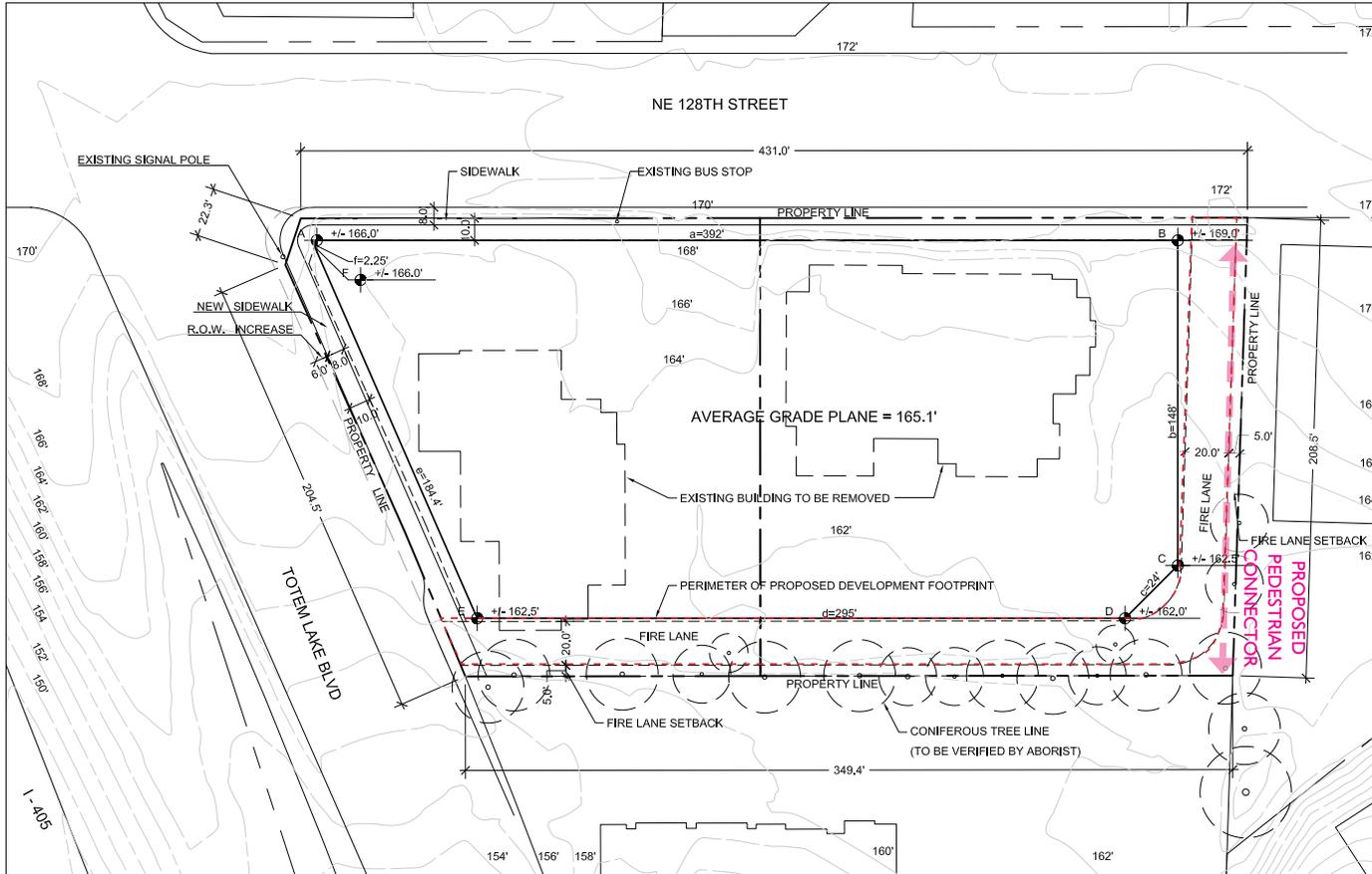
The site has great solar access on the south and west property lines however an established row of evergreen trees along the south property line may shade areas and screen some views.

Significant noise sources within the vicinity include Interstate 405 directly west of the site and occasional commuter and bus traffic from the Totem Lake Transit Center.

Views are limited to the territorial views of the hills and neighborhoods surrounding Totem Center although on clear days Mt. Rainier may be seen on the horizon to the south.

Prevailing winds come out of the south in the winter months and northwest in the summer months.

SITE DESCRIPTION



SCALE: 1" = 40'=0"

SITE DESCRIPTION:

The 82,772 SF site is composed of two parcels located SE of the intersection of Totem Lake Blvd. NE and NE 128th St. in Kirkland, WA. The site is currently developed as 1 and 2 story commercial structures with surface parking.

The topography slopes down to the south approximately 10'. There are a number of existing trees on the site, most notable a line of coniferous trees along the southern edge of the parcels. To the north of the site across NE 128th Street are two 6-story buildings with 13' + rooftop appurtenances. To the east of the site on the adjacent property is a two story structure. To the south of the site on the adjacent property is a three story structure. To the west of the site across Totem Lake Blvd is Interstate 405

The site is considered a corner lot, and will be subject to 10' setbacks off both NE 128th Street and Totem Lake Blvd. For purposes of zoning development, NE 128th Street is considered the "front" of the site. A 20' wide lane will be required for fire access along the south and east property lines. The paved surface of the lane shall be set back at least 5' from the adjacent properties to the south and east, and shall maintain a vertical clearance of 13.5'. As part of the required right of way improvements, an 8' wide sidewalk will be required on both NE 128th Street and Totem Lake Blvd, and Totem Lake Blvd will also be widened by 6' to provide wider automobile lanes as well as a bicycle lane.

MASSING OPTION I

INTERSECTION SCHEME



OPPORTUNITIES

- Intersecting courtyards provide views through the site and shared access to building residents.
- Building massing emphasizes the angular street intersection and strengthens street edge along NE 128th Street.
- Pedestrian connector for future connection to Totem Lake Mall is provided at mid-block and takes advantage of landscape buffer at east property line.

CHALLENGES

- Senior residents will spend more time on the site than the market rate residents and will be impacted by significant freeway noise and western solar heat gain.
- At grade load/unload opportunities for the senior residents are limited along Totem Lake Blvd and NE 128th St.
- Creating a public plaza along NE 128th Street between the two buildings that engages the public sidewalk but also serves as a private gateway for the residents.
- Narrow courtyard at market rate building has many units facing each other creating privacy conflicts for residents.



VIEW FROM THE NORTH



SW CORNER VIEW

MASSING OPTION 2

NESTED SCHEME



VIEW FROM THE NORTH



SW CORNER VIEW

OPPORTUNITIES

- The market rate building shields the senior residences from the noise from the freeway and the heat gain from the west.
- Loading and unloading for senior residents can be located along NE 128th St or at the firelane to the east.
- Building massing emphasizes the angular street intersection and strengthens street edge along NE 128th Street.
- Pedestrian connector for future connection to Totem Lake Mall is provided at mid-block and takes advantage of landscape buffer at east property line.

CHALLENGES

- A departure would be needed to allow the senior building to encroach into the front setback in order to create a viable separation at the courtyard between the two buildings.
- The market rate building has a significant length along the southern property line and blocks southern views and light for the senior building. Privacy impacted with many units looking directly into other units from across the courtyard.
- Creating a public plaza along NE 128th Street between the two buildings that engages the sidewalk but also serves as a private gateway for the residents.



TOTEM LAKE TOD

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MASSING OPTION 3 (PREFERRED)

INTERLOCKING SCHEME



VIEW FROM THE NORTH



SW CORNER VIEW

OPPORTUNITIES

- The market rate building shields the senior residences from the noise from the freeway and the heat gain from the west.
- Loading and unloading for senior residents can be located along NE 128th St or at the firelane to the east.
- A variety of internal courtyards and view opportunities enhance the quality of light and experience of both buildings.
- Pedestrian connector for future connection to Totem Lake Mall is provided at mid-block and takes advantage of landscape buffer at east property line.

- Mid-property location of building separation ideal for creating a pause for pedestrians traveling along NE 128th Street. This creates an ideal zone for building entry and retail opportunities.

CHALLENGES

- Creating a public plaza between the two residential components that engages the public sidewalk but serves as a private gateway for the residents.

MASSING SUMMARY



MASSING OPTION 1: INTERSECTION



MASSING OPTION 2: NESTED



MASSING OPTION 3: INTERLOCKING (PREFERRED)

All three massing options support a strong street frontage and internal courtyard place-making opportunities. The strong corner at the intersection of NE 128th St and Totem Lake Blvd NE provides for an opportunity to complete the urban fabric and better define the entrance to the neighborhood from the west. All massing options support a mid-block pedestrian connector along the east property line which will establish future access to the Totem Lake Mall retail district.

In addition to these key design elements, massing option 3 provides the most variety of internal courtyard experiences, preserves southern views for both buildings, and uses the placement of the buildings to provide relief from noise and western solar exposure to the residents of the senior housing component. Option 3 also allows for the ideal access points for building entry, possible retail access and senior resident loading and unloading.

The development team feels that option 3 is the preferred massing option and will lend itself to serve as an excellent starting point as we move forward and begin to develop and refine architectural articulation of the building, the pedestrian level experiences and public spaces.

Chapter 55 – TOTEM LAKE (TL) ZONES Amended Ord. 4487

55.05 User Guide – TL 1A zone. Amended Ord. 4487

The charts in KZC 55.09 contain the basic zoning regulations that apply in the TL 1A zone of the city. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 55.07



Section 55.07 – GENERAL REGULATIONS

1. Refer to Chapter 1 KZC to determine what other provision of this Code may apply to the subject property.
2. All ground floor uses shall be a minimum of 13 feet in height. This regulation does not apply to parking garages or property with no frontage on NE 128th Street.
3. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
 - a. 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.
 - b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.
4. The minimum required front yard is 10 feet, unless otherwise prescribed in the use zone chart. Ground floor canopies and similar entry features may encroach into the front yard, provided the total horizontal dimension of such elements may not exceed 25 percent of the length of the structure. No parking, other than underground parking, may encroach into the required 10-foot front yard.
5. The ability to accommodate new development in the TL 1A zone is dependent upon the construction of two new streets: 119th Avenue NE, between NE 128th Street and NE 130th Place, and NE 130th Place, between 120th Avenue NE and Totem Lake Boulevard NE, as shown on Plate 34A. Consistent with and to the extent authorized by applicable statutes and court decisions, new development on properties across which these streets in whole or in part extend shall contribute to the creation of the streets as follows:
 - a. With all new development, the portions of these streets crossing the subject property shall be dedicated as public right-of-way consistent with Plate 34A; and
 - b. With all new development exceeding 30 feet in height, the streets shall be improved consistent with Plate 34A.Minor deviations in the location and width of the streets may be approved by the Public Works Director if the deviations will not negatively affect the functioning of the streets.
6. Properties located between TL 2 and NE 128th Street may be required to provide a pedestrian connection between TL 2 and NE 128th Street.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 55.09	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)									
				Front	Side	Rear							
.010	Office Use	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 5.	30' to 160' above average building elevation. See Spec. Reg. 4.	B	D	See Chapter 105 KZC	<ol style="list-style-type: none"> 1. The minimum floor area ratio (FAR) for development on the subject property is 1.0, or 100 percent of lot size. 2. The maximum floor area ratio (FAR) for development over 65 feet in height on the subject property is 2.0, or 200 percent of lot size, except as provided in Special Regulation 3 below. When combined with residential use, the maximum FAR for this use is determined as follows: (% office use x 2) + (% residential use x 3) = FAR of each use allowed on the subject property. Maximum FAR is determined based on parcel size, prior to any road dedication required pursuant to General Regulation 5 for this zone. 3. On parcels where road dedication is required pursuant to General Regulation 5, the maximum floor area ratio (FAR) for development over 65 feet in height may be increased by an additional 0.2 FAR for each 10 percent or portion thereof of the subject property required to be dedicated. Where this use is combined with residential use, the maximum FAR for the residential use may be increased by an additional 0.3 of residential use for each 10 percent or portion thereof of the subject property required to be dedicated. 4. Building height may be increased as follows: <ol style="list-style-type: none"> a. Building height may exceed 30 feet above average building elevation if one of the following public improvements is provided: <ol style="list-style-type: none"> 1) Dedication and improvement of new streets pursuant to General Regulation 5; or 2) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains. b. Building height may be increased up to 160 feet above average building elevation; provided, that: <ol style="list-style-type: none"> 1) Development on the subject property complies with 4(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 	
REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE													

Section 55.09

Zone
TL 1A

USE ZONE CHART

Section 55.09		USE ↓ REGULATIONS ↑		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
				Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
					Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage				
			Front	Side	Rear								
.010	Office Use (continued)										<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor.</p> <p>4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties.</p> <p>5. Increases in lot coverage may be considered if:</p> <p>a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property; and/or</p> <p>b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.</p> <p>6. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:</p> <p>a. The assembled or manufactured goods are subordinate to and are dependent upon this use.</p> <p>b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses.</p> <p>7. The following regulations apply to veterinary offices only:</p> <p>a. May only treat small animals on the subject property.</p> <p>b. Outside runs and other outside facilities for the animals are not permitted.</p> <p>c. Site must be designed so noise from this use is not audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application.</p> <p>d. A veterinary office is not permitted if the subject property contains dwelling units.</p>		

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 55.09	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)		
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure	
				Front	Side	Rear							
.020	Restaurant or Tavern	D.R., Chapter 142 KZC	Same as primary use. See Spec. Reg. 1.									1 per each 100 sq. ft. of gross floor area.	1. This use is only permitted as an accessory use to another permitted use within this zone. It may not be located in a separate structure from the primary use.
.030	Any Retail Establishment, other than those specifically listed in this zone, selling goods and providing services including banking and other financial services		1 per each 300 sq. ft. of gross floor area.	1. This use is only permitted as an accessory use to another permitted use within this zone. It may not be located in a separate structure from the primary use. 2. The location of drive-through facilities may not compromise pedestrian movement. 3. The following uses and activities are prohibited: a. The sale, service, and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers; provided, that motorcycle sales, service, or rental is permitted if conducted indoors; b. Retail establishments providing storage services unless accessory to another permitted use; c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses; d. Outdoor storage of bulk commodities, except in the following circumstances: 1) If the square footage of the storage area is less than 10 percent of the retail structure, 2) If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers.									
.040	Attached or Stacked Dwelling Units or Residential Suites		None	10'	0'	0'	85% See Spec. Reg. 6.	30' to 160' above average building elevation. See Spec. Reg. 5.	C	A	See KZC 105.25.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Residential development must provide a minimum density of 50 dwelling units per gross acre. 3. The maximum floor area ratio (FAR) for development over 65 feet in height on the subject property is 3.0, or 300 percent of lot size, except as provided in Special Regulation 4 below. When combined with office use, the maximum FAR for this use is determined as follows: (% office use x 2) + (% residential use x 3) = FAR of each use allowed on the subject property. Maximum FAR is determined based on parcel size, prior to any road dedication required pursuant to General Regulation 5 for this zone. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE	

Section 55.09

Zone
TL 1A

USE ZONE CHART

Section 55.09		USE ↓ REGULATIONS →		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
				Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
					Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage				
			Front	Side	Rear								
.040	Attached or Stacked Dwelling Units or Residential Suites (continued)										<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>4. On parcels where road dedication is required pursuant to General Regulation 5, the maximum floor area ratio (FAR) for development over 65 feet in height may be increased by an additional 0.30 FAR for each 10 percent or portion thereof of the subject property required to be dedicated. Where this use is combined with office use, the maximum FAR for the office use may be increased by an additional 0.2 of office use for each 10 percent or portion thereof of the subject property required to be dedicated.</p> <p>5. Building height may be increased as follows:</p> <p>a. Building height may exceed 30 feet above average building elevation, if:</p> <ol style="list-style-type: none"> 1) One of the following public improvements is provided: <ol style="list-style-type: none"> a) Dedication and improvement of new streets pursuant to General Regulation 5; or b) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. <p>b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations:</p> <ol style="list-style-type: none"> 1) Development on the subject property complies with 5(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. <p>REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE</p>		

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.09	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.040	Attached or Stacked Dwelling Units or Residential Suites (continued)										<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties.</p> <p>6. Increases in lot coverage may be considered if:</p> <p>a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property, and/or</p> <p>b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.</p> <p>7. Residential suites 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>8. Developments containing residential suites 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>	
.050	Church	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' average building elevation. See Spec. Reg. 3.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.	<p>1. May include accessory living facilities for staff persons.</p> <p>2. No parking is required for day-care or school ancillary to this use.</p> <p>3. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.</p>

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Zone
TL 1A

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 55.09	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)									
				Front	Side	Rear							
.060	School, Day-Care Center or Mini School or Mini-Day-Care	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' above average building elevation. See Spec. Reg. 4.	D	B	See KZC 105.25. See Spec. Reg. 3.	<ol style="list-style-type: none"> 1. A six-foot high fence is required along property lines adjacent to outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. 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. 4. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies. 	

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Section 55.09

Zone
TL 1A

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 55.09	USE ↓ REGULATIONS ↓	Required Review Process	MINIMUMS			MAXIMUMS		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)									
				Front	Side	Rear							
.070	Assisted Living Facility	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 5.	30' to 160' above average building elevation. See Spec. Reg. 4.	B	A	See KZC 105.25.	<ol style="list-style-type: none"> 1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. The maximum floor area ratio (FAR) for development over 65 feet in height on the subject property is 3.0, or 300 percent of lot size, except as provided in Special Regulation 3 below. Maximum FAR is determined based on parcel size, prior to any road dedication required pursuant to General Regulation 5 for this zone. 3. On parcels where road dedication is required pursuant to General Regulation 5, the maximum floor area ratio (FAR) for development over 65 feet in height may be increased by an additional 0.30 FAR for each 10 percent or portion thereof, of the subject property required to be dedicated. 4. Building height may be increased as follows: <ol style="list-style-type: none"> a. Building height may exceed 30 feet above average building elevation, if: <ol style="list-style-type: none"> 1) One of the following public improvements is provided: <ol style="list-style-type: none"> a) Dedication and improvement of new streets pursuant to General Regulation 5; or b) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: <ol style="list-style-type: none"> 1) Development on the subject property complies with 4(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 	
REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE													

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.09	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.070	Assisted Living Facility (continued)										3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 5. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.	
.080	Convalescent Center or Nursing Home	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 4.	30' to 160' above average building elevation. See Spec. Reg. 3.	C	B	1 for each bed.	1. The maximum floor area ratio (FAR) for development over 65 feet in height on the subject property is 3.0, or 300 percent of lot size, except as provided in Special Regulation 2 below. Maximum FAR is determined based on parcel size, prior to any road dedication required pursuant to General Regulation 5 for this zone. 2. On parcels where road dedication is required pursuant to General Regulation 5, the maximum floor area ratio (FAR) for development over 65 feet in height may be increased by an additional 0.30 FAR for each 10 percent or portion thereof of the subject property required to be dedicated. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.09

Zone
TL 1A

USE ZONE CHART

Section 55.09		USE ↓ REGULATIONS →		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
				Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
					Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage				
				Front	Side	Rear							
.080		Convalescent Center or Nursing Home (continued)									3. Building height may be increased as follows: <ul style="list-style-type: none"> a. Building height may exceed 30 feet above average building elevation, if one of the following public improvements is provided: <ul style="list-style-type: none"> 1) Dedication and improvement of new streets pursuant to General Regulation 5; or 2) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: <ul style="list-style-type: none"> 1) Development of the subject property complies with 3(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 4. Increases in lot coverage may be considered if: <ul style="list-style-type: none"> a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property, and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. 		

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.09	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.090	Public Utility	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' above average building elevation. See Spec. Reg. 1.	A	B	See KZC 105.25.	1. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.
.100	Government Facility or Community Facility							C See Spec. Reg. 2.				1. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies. 2. Landscape category A or B may be required depending on the type of use on the subject property and the impacts associated with this use.
.110	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 Totem Center (TL1)

- Public spaces, such as landscaped and/or furnished plazas and courtyards should be incorporated into the development, and be visible and accessible from either a public sidewalk or pedestrian connection.
- Open spaces are especially important in TL 1, where the built environment may be dense. Well-designed open spaces in front of and between buildings, visually linked with the open spaces of adjacent developments, will help to provide relief for the pedestrian.
- Within TL 1, buildings should be set back at least ten feet from the sidewalk. Landscaping and entry features should be located within this setback yard, allowing the sidewalk to be somewhat narrower than on a pedestrian oriented street.
- Street trees within this area should be selected to achieve the varying objectives of the district. Some preliminary ideas for a street tree planting plan are: Totem Lake Boulevard: South of NE 128th Street, trees should be planted that balance the goals of creating a **"greenway" along the boulevard**, providing a safe and inviting pedestrian experience and enabling visibility **of the site's businesses** to the freeway traveler. Smaller trees planted at frequent intervals anchored by larger, **"boulevard" trees at primary site entrances** would achieve these objectives. As an alternative or additional component, groupings of trees planted behind a meandering sidewalk may also be effective.
- A prominent entry to the district exists at the intersection of NE 128th Street and Totem Lake Boulevard, where vehicles and pedestrians arrive from the crossing over I-405. Entry features provided in this area should contribute to the identity associated with the Totem Center district.
- Throughout Totem Center, parking areas located between the street and the building should be discouraged. This is particularly critical in TL 2, where buildings should front on 120th Avenue NE to foster the desired pedestrian-oriented environment.
- Screening and landscaping should be required where parking is adjacent to sidewalks in order to improve visual qualities and reduce clutter.
- The development densities planned for Totem Center may result in the need for large parking structures to support them. Careful design of the structures will be important to retain a visually attractive environment.
- The location of parking structures along pedestrian-oriented streets or pedestrian pathways should be discouraged. Where parking structures cannot be located underground and must be provided on the ground floor, an intervening use is desirable to retain the visual interest along the street. If parking areas are located in a separate structure from the primary use, the structure must be set back from the street, and screened with substantial landscaping.
- Balconies provide private open space, and help to minimize the vertical mass of structures. Residential building facades visible from streets and public spaces should provide balconies of a sufficient depth to appear integrated with the building and not **"tacked on"**.

- **An important goal in the Totem Lake Neighborhood Plan is to establish a “greenway”** extending in an east/west direction across the neighborhood. Portions of the greenway follow Totem Lake Boulevard, along the western boundary of TL 2. Properties abutting the designated greenbelt should be landscaped with materials that complement the natural areas of the greenway where possible.
- Within TL 1, special landscaping elements such as gateways, arches, fountains and sculptures should be incorporated, in order to create a lively streetscape and provide visual interest along the street edge. Where possible, existing mature landscaping should be retained and incorporated into new development to soften the impact of increased site coverage and preserve the green character of the area.