



## MEMORANDUM

To: Design Review Board  
From: Tony Leavitt, Associate Planner  
Date: September 23, 2016  
File No.: DRV16-02101  
Subject: VERDANT MIXED USE PROJECT  
CONCEPTUAL DESIGN CONFERENCE

### I. MEETING GOALS

At the October 3<sup>rd</sup> Design Review Board (DRB) meeting, the DRB should review the conceptual design for the Verdant Mixed Use 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 330 4<sup>th</sup> 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 office, 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 three building massing progressions and a preferred option (see Attachment 2).

### III. SITE

The subject property (14,321 square feet in size) is currently development 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 4<sup>th</sup> Avenue and 4<sup>th</sup> Street. 4<sup>th</sup> 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.

#### IV. 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 an intervening retail use. Residential suites are also allowed in CBD 7 as another type of residential use. Residential suites are defined as:

KZC Section 5.10.778 - A structure containing single room living units with a minimum floor area of 120 square feet and maximum floor area of 350 square feet offered on a monthly basis or longer where residents share bathroom and/or kitchen facilities. **"Residential Suites" does not include dwelling units, assisted living facility, bed and breakfast house, convalescent center, nursing home, facility housing individuals who are incarcerated as the result of a conviction or other court order, or secure community transition facility.** For purposes of zones where minimum density or affordable housing is required, each living unit shall equate to one dwelling unit.

*Staff Comment: The applicant is proposing ground floor office and lobby spaces. Literal reading of the code would require that intervening ground floor retail space is required on the subject property along 4<sup>th</sup> Street and 4<sup>th</sup> Avenue. However, it was not the intent of the code to require ground floor retail uses for 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.*

*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 4<sup>th</sup> Street and 4<sup>th</sup> Avenue. One-story street level retail shall have a zero foot setback. There are no required setbacks for the side or rear property lines.

*Staff Comment: A 20' front yard setback is required along Central Way with the exception of one-story retail. In addition, a 20' front yard setback is also required along the portion of the north property line adjacent to 4<sup>th</sup> Avenue.*

*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.*

*As part of the Design Response Conference, the applicant should specify if a minor variation to the required setback yards is being requested. If so, 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. In addition, KZC Section 50.62.2 requires that the minimum ground floor height is 15' for retail, restaurant, and other ground floor uses.

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:* The applicant should submit average building elevation 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.

- D. **Lot Coverage:** CBD 7 zoning regulations allow 80% lot coverage.
- 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 has not yet evaluated the proposed project for compliance with the City's parking regulations.

- F. **Landscaping.** Based on the proposed office 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 determined to be viable should be retained to the maximum extent possible.

- G. **Sidewalks:** 4<sup>th</sup> 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 4<sup>th</sup> Street. The final sidewalk configuration shall be approved through the design 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 **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?

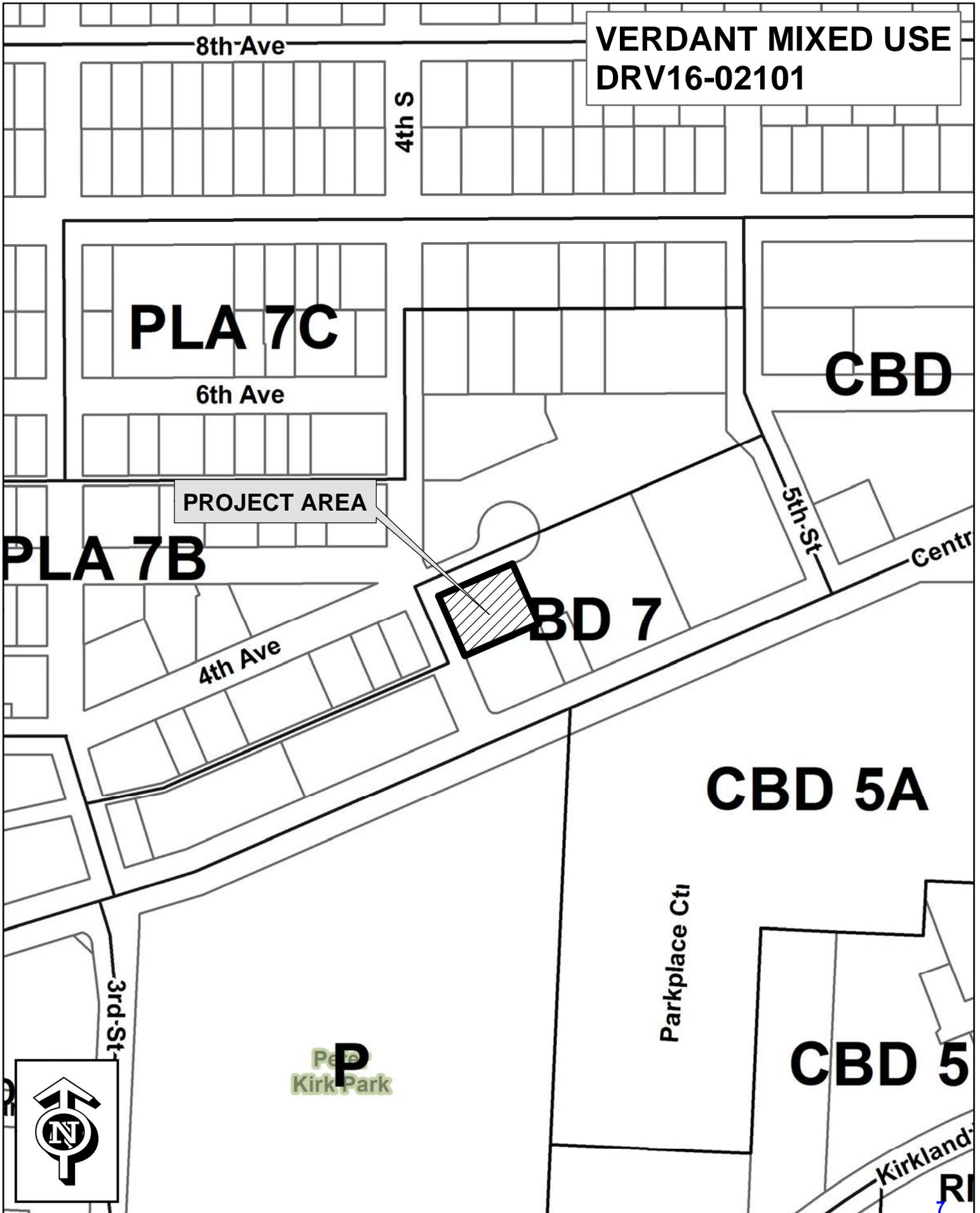
VIII. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE

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. **Applicant's** Plan Submittal
3. CBD 7 Use Zone Chart
4. Design Guidelines – Special Considerations for Downtown Kirkland





**VERDANT MIXED USE  
DRV16-02101**

**PLA 7C**

**CBD**

PROJECT AREA

**PLA 7B**

**BD 7**

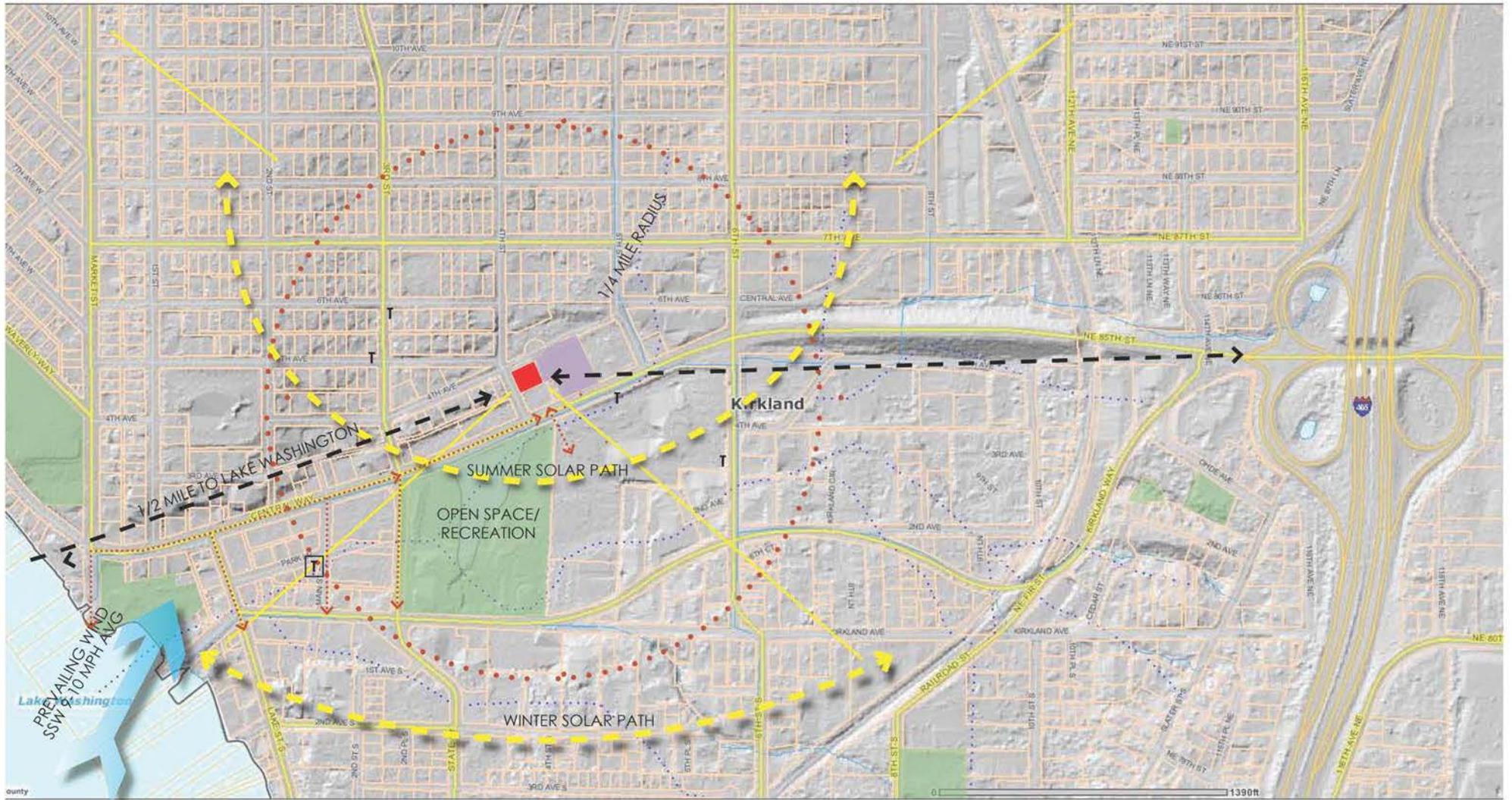
**CBD 5A**

**CBD 5**



**P**  
Kirk Park



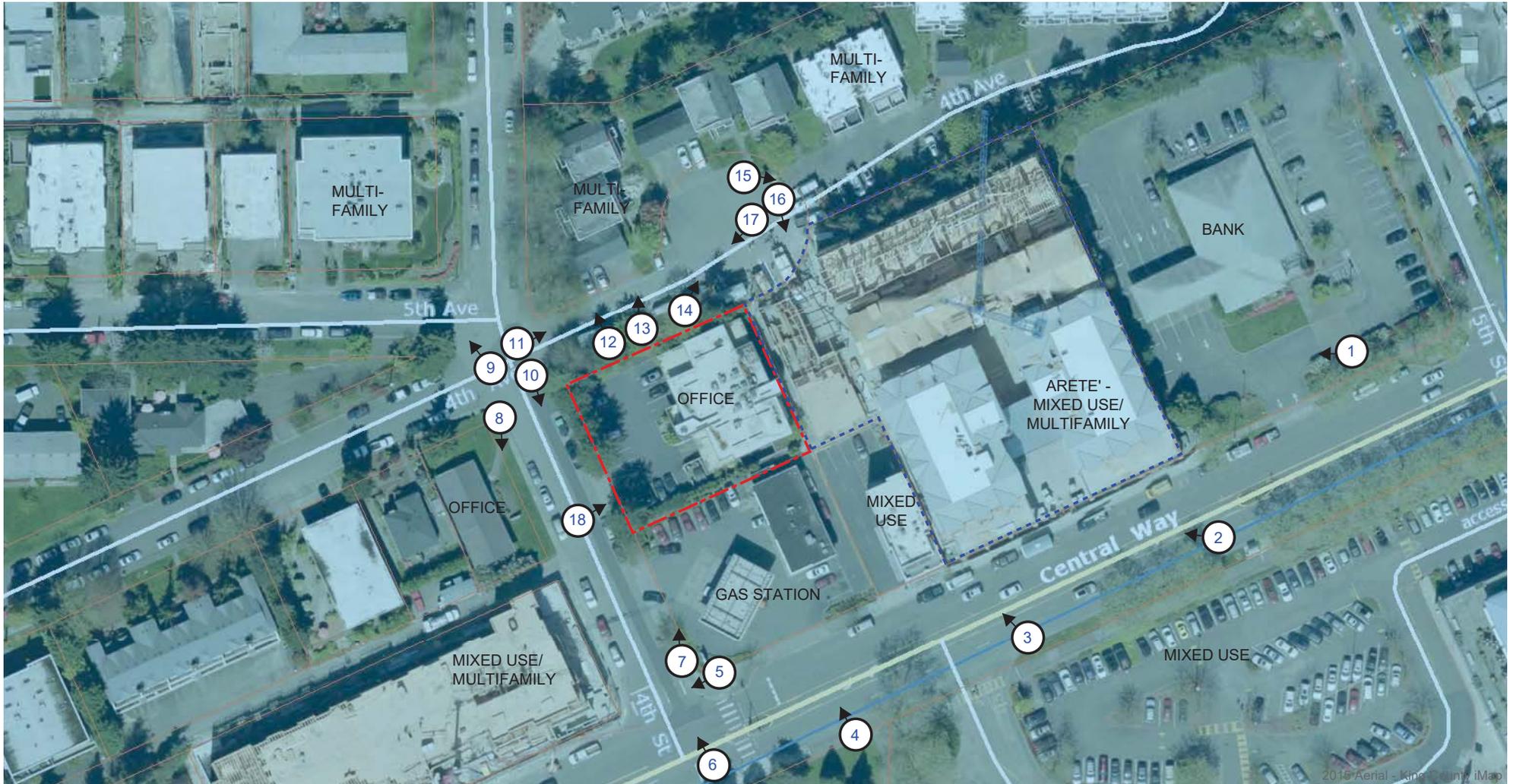


VERDANT  
8/19/16

SITE ANALYSIS  
VICINITY & ENVIRONMENT

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

DRV16-02101  
Attachment 2



VERDANT - 330 4th Street  
Conceptual Design Conference

SITE ANALYSIS September 21, 2016  
Aerial Photograph | Site Photography

1



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

2



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

3



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

4



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

5



Capri Apartments, looking W. on Central Way north sidewalk.

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.

# VERDANT - 330 4th Street

Conceptual Design Conference

# SITE ANALYSIS

September 21, 2016

Aerial Photograph | Site Photography

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.

11



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.

# VERDANT - 330 4th Street

Conceptual Design Conference

# SITE ANALYSIS

September 21, 2016

Aerial Photograph | Site Photography

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.

# VERDANT - 330 4th Street

Conceptual Design Conference

# SITE ANALYSIS

September 21, 2016

Aerial Photograph | Site Photography



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



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



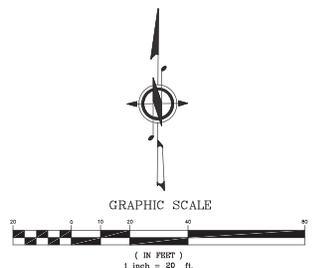
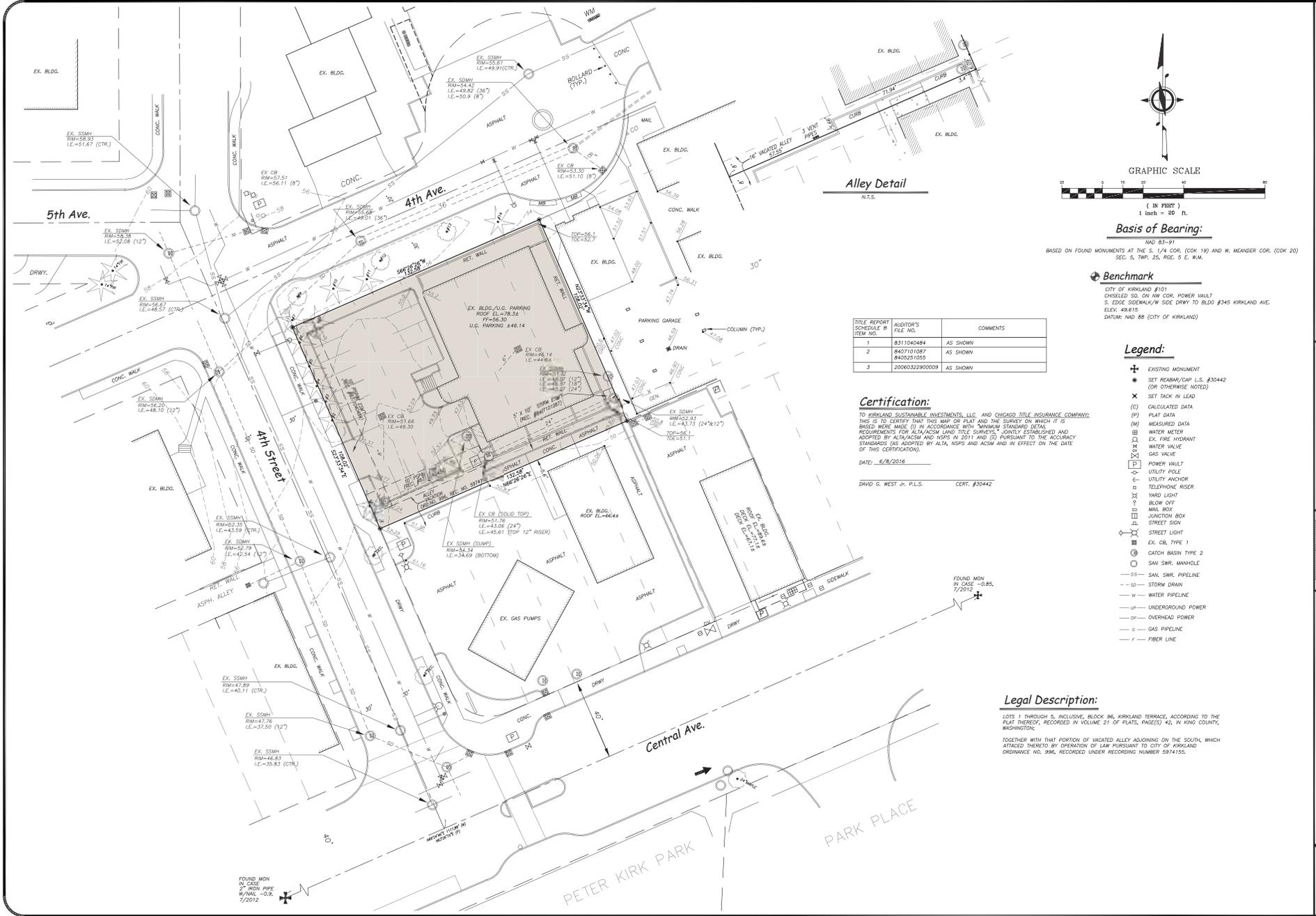
VERDANT - 330 4th Street

Conceptual Design Conference

SITE ANALYSIS

September 21, 2016

Aerial Photograph | Site Photography



**Basis of Bearing:**

NAD 83-91  
 BASED ON FOUND MONUMENTS AT THE S. 1/4 COR. (COK 19) AND W. MEANDER COR. (COK 20)  
 SEC. 5, TWP. 26, RGE. 5 E. WAK.

**Benchmark**

CITY OF KIRKLAND #101  
 CHISELED 50, ON NW COR. POWER VAULT  
 S. EDGE SIDEWALK/W SIDE DRYW TO BLDG #345 KIRKLAND AVE.  
 ELEV. 49.615  
 DATUM: NAD 88 (CITY OF KIRKLAND)

| TITLE REPORT SCHEDULE B ITEM NO. | AUDITOR'S FILE NO. | COMMENTS |
|----------------------------------|--------------------|----------|
| 1                                | 8311040484         | AS SHOWN |
| 2                                | 8407101087         | AS SHOWN |
| 3                                | 20060322900009     | 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, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/ACSM AND NSPS IN 2011 AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION).

DATE: 6/8/2016  
 DAVID G. WEST JR., P.L.S. CERT. #30442

**Legend:**

- ⊕ EXISTING MONUMENT
- ⊕ SET REBAR/CAP I.S. #30442 (OR OTHERWISE NOTED)
- ✕ SET TACK IN LEAD
- (M) 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 BOX
- ⊕ STREET LIGHT
- ⊕ EX. CIR. TYPE 1
- ⊕ CATCH BASIN TYPE 2
- ⊕ SAN SWR. MANHOLE
- SS— SAN. SWR. PIPELINE
- SD— STORM DRAIN
- W— WATER PIPELINE
- U— UNDERGROUND POWER
- OP— OVERHEAD POWER
- G— GAS PIPELINE
- F— FIBER LINE

**Legal Description:**

LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 96, KIRKLAND TERRACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 51 OF PLATS, PAGES 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 5974155.

DATE: 3/25/2016

JOB NUMBER: 1476/ACSM/16W/509-430-0282/509-470-1004

PROFESSIONAL LAND SURVEYOR

DAVID G. WEST JR. P.L.S.

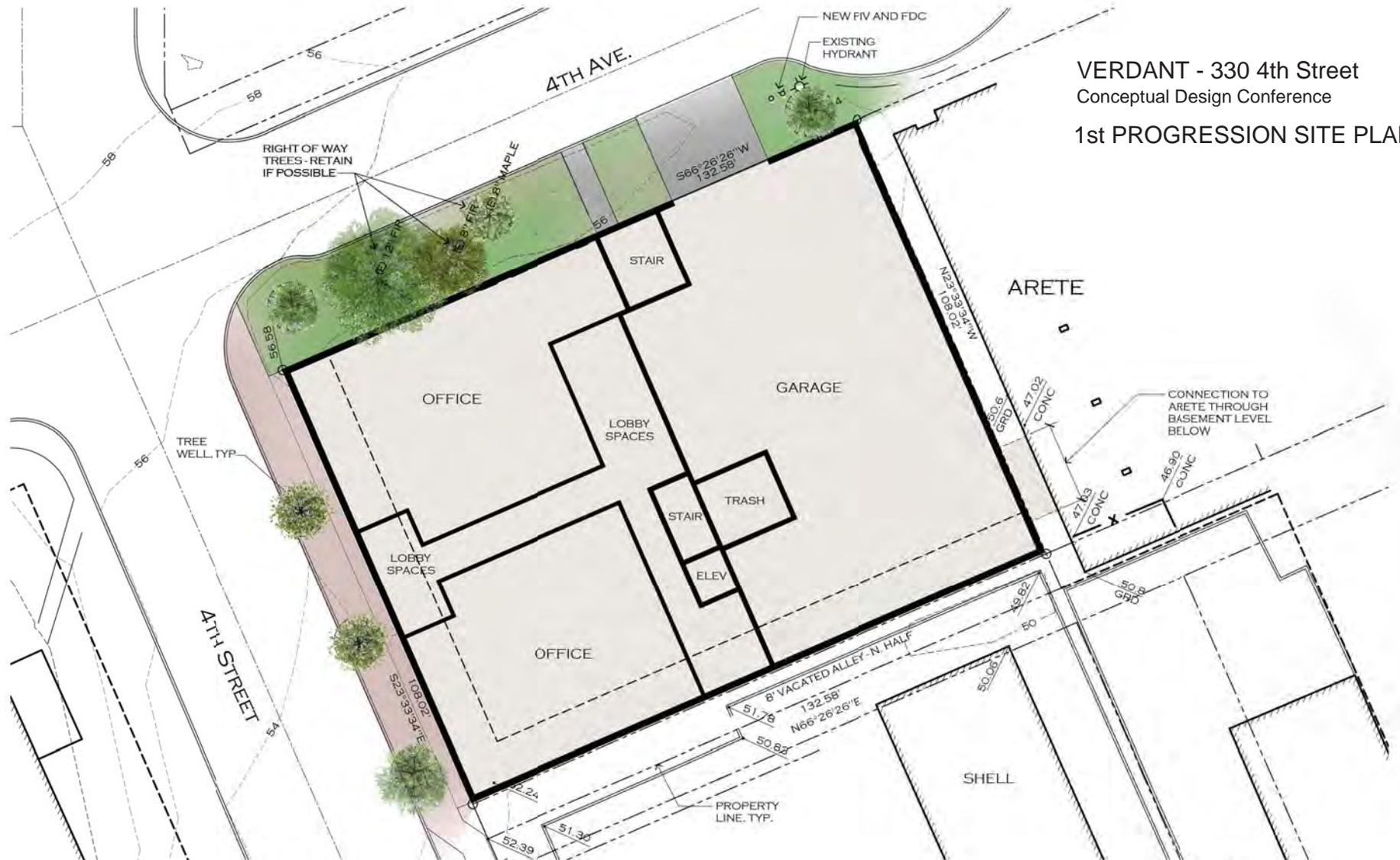
1476/ACSM/16W/509-430-0282/509-470-1004

STATE OF WASHINGTON

"As-Built Survey For Kirkland Sustainable Investments"

1 OF 1

VERDANT - 330 4th Street  
 Conceptual Design Conference  
 1st PROGRESSION SITE PLAN



VERDANT  
 8/19/16

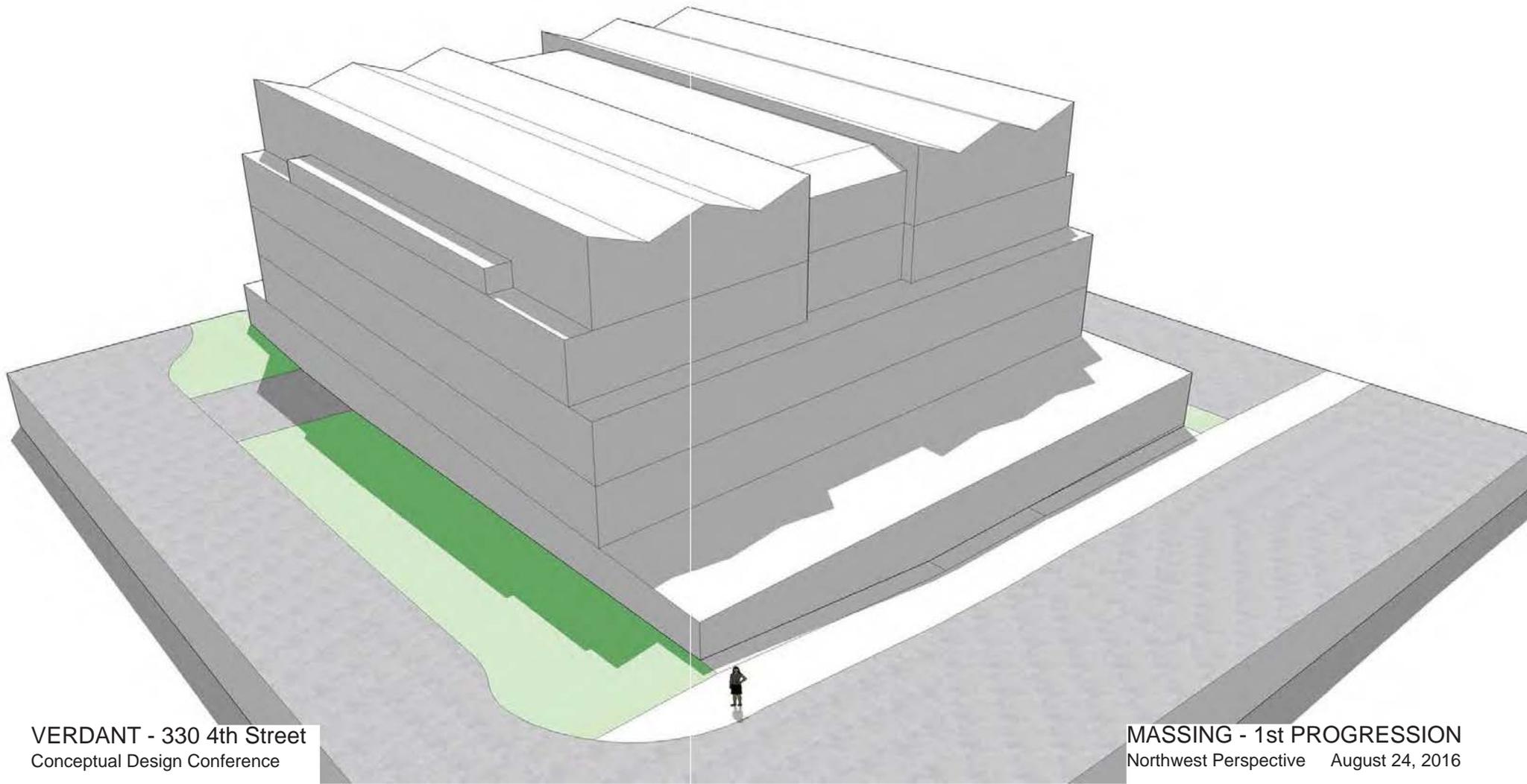
DESIGNS  
 northwest  
 ARCHITECTS  
 Tel 360.629.3341 Fax 360.629.6159  
 P.O. Box 1270 Stanwood, WA 98292

VERDANT - 330 4th Street  
 Conceptual Design Conference  
 PREFERRED SITE PLAN



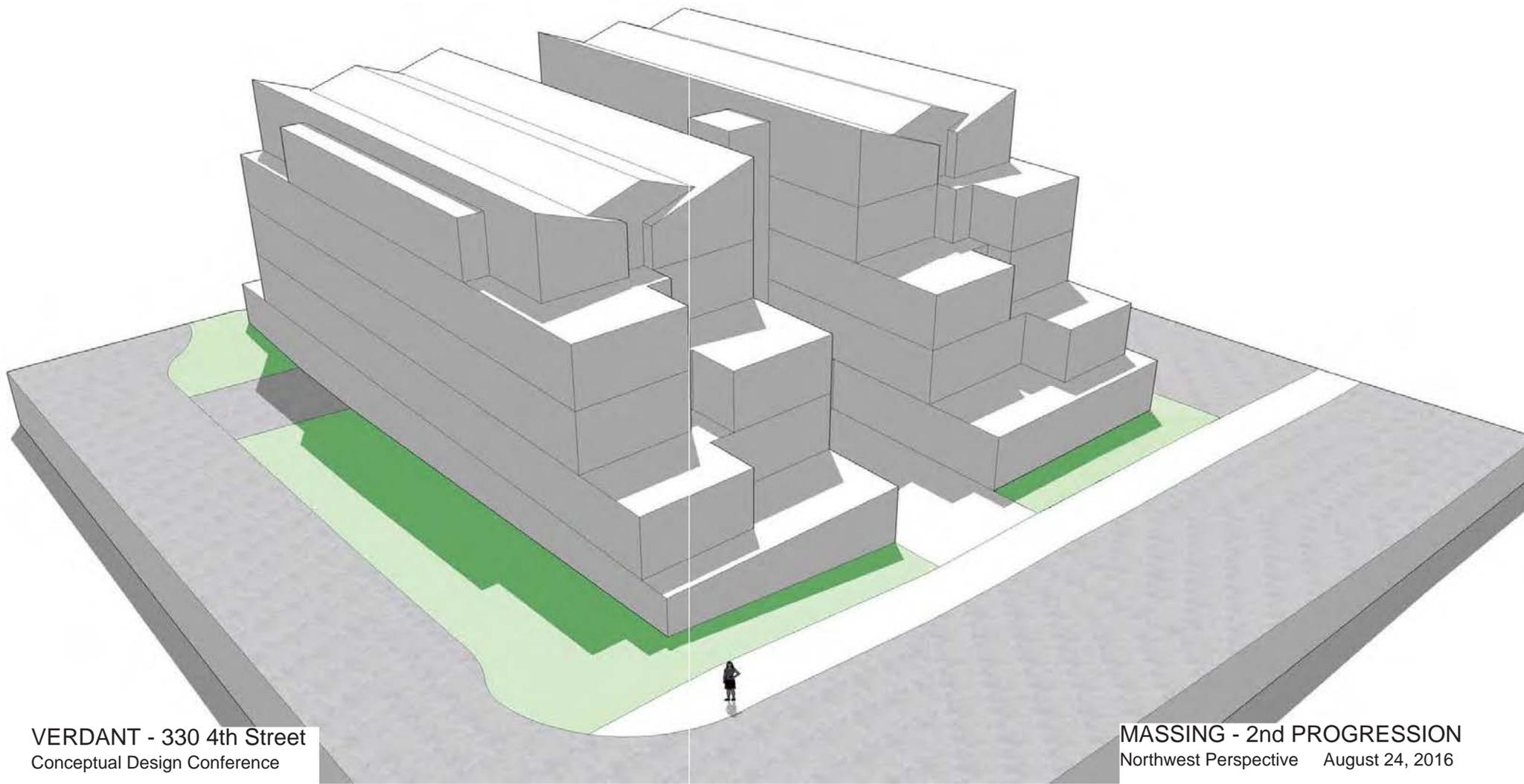
VERDANT  
 9/17/16

DESIGNS  
 northwest  
 ARCHITECTS  
 Tel: 360.293.1441 Fax: 360.293.6199  
 P.O. Box 1276 Snohomish, WA 98292



VERDANT - 330 4th Street  
Conceptual Design Conference

MASSING - 1st PROGRESSION  
Northwest Perspective August 24, 2016



VERDANT - 330 4th Street  
Conceptual Design Conference

MASSING - 2nd PROGRESSION  
Northwest Perspective August 24, 2016



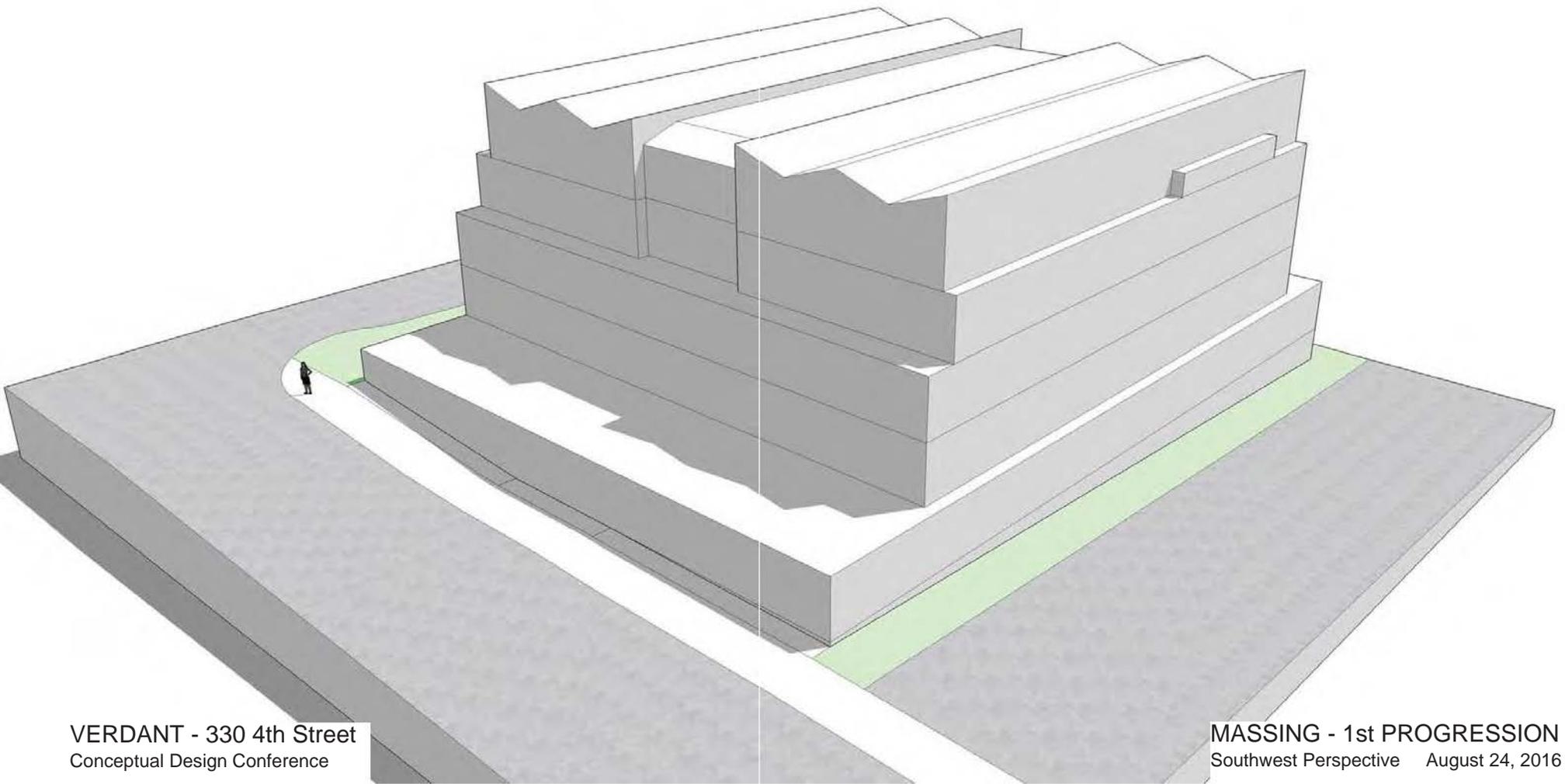
VERDANT - 330 4th Street  
Conceptual Design Conference

MASSING - 3rd PROGRESSION  
Northwest Perspective August 24, 2016



VERDANT - 330 4th Street  
Conceptual Design Conference

MASSING - PREFERRED  
Northwest Perspective August 24, 2016



VERDANT - 330 4th Street  
Conceptual Design Conference

MASSING - 1st PROGRESSION  
Southwest Perspective August 24, 2016



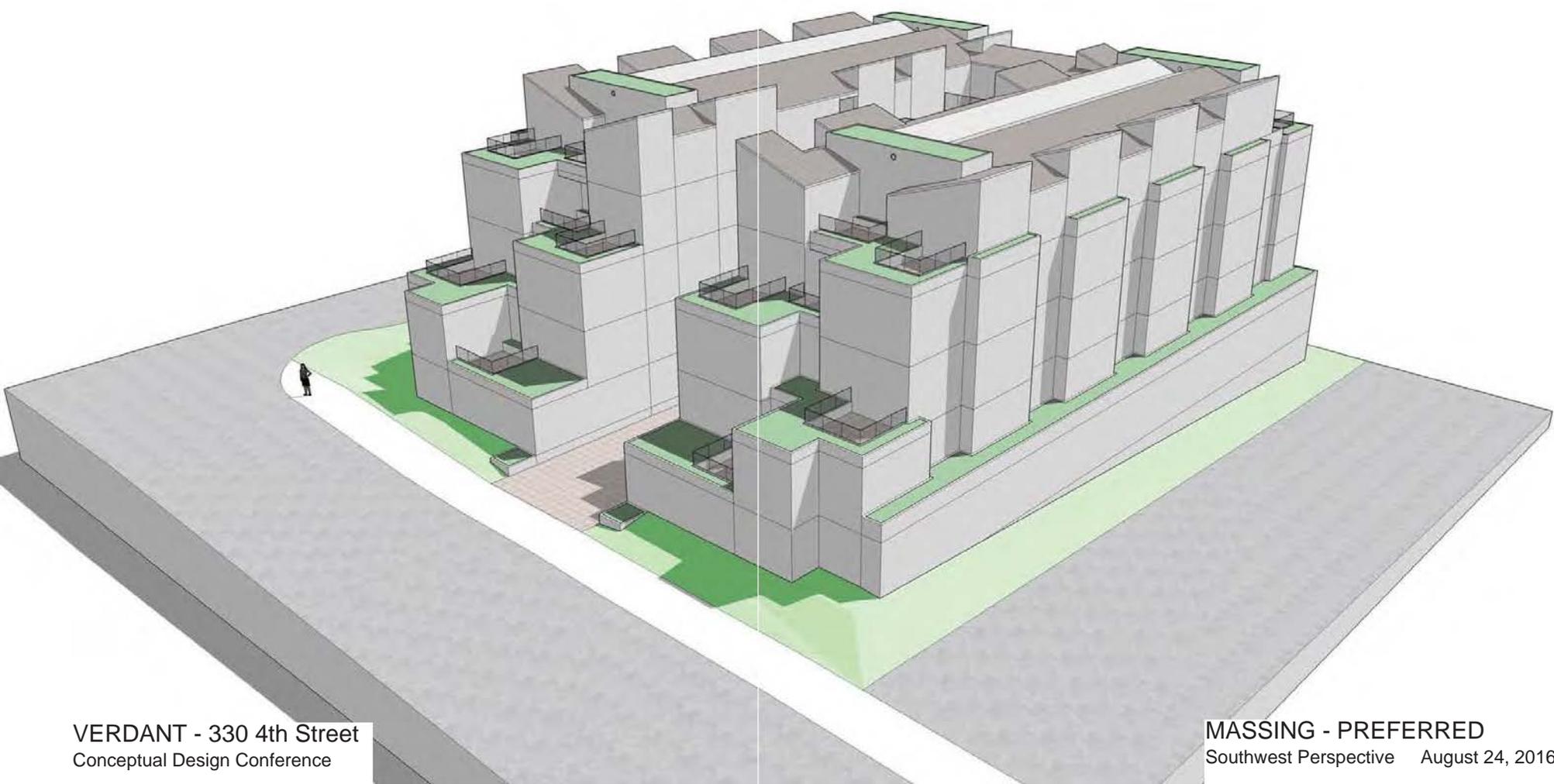
VERDANT - 330 4th Street  
Conceptual Design Conference

MASSING - 2nd PROGRESSION  
Southwest Perspective August 24, 2016



VERDANT - 330 4th Street  
Conceptual Design Conference

MASSING - 3rd PROGRESSION  
Southwest Perspective August 24, 2016



VERDANT - 330 4th Street  
Conceptual Design Conference

MASSING - PREFERRED  
Southwest Perspective August 24, 2016

|                |          |         |
|----------------|----------|---------|
|                | 4:12     |         |
|                | MAX. HT. | 102.17' |
| MIN. CLG. HT.  |          |         |
| 96.50'         | MAX. HT. | 94.17'  |
| 5TH LEVEL      |          |         |
| 89.50'         |          |         |
| 4TH LEVEL      |          |         |
| 80.50'         |          |         |
| 3RD LEVEL      |          |         |
| 71.50'         |          |         |
| 2ND LEVEL      |          |         |
| 62.50'         |          |         |
| STREET LEVEL   | ABE      | 53.17'  |
| 53.50'         |          |         |
| BASEMENT LEVEL |          |         |
| 44.00'         |          |         |



EAST ELEVATION 0 4' 8' 16'

VERDANT  
9/17/16

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



VERDANT  
9/17/16

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

4:12  
 MAX. HT.  
 102.17'  
 MIN. CLG. HT.  
 96.5'  
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 3RD LEVEL  
 71.50'  
 2ND LEVEL  
 62.50'  
 STREET LEVEL  
 53.50'  
 ABE  
 53.17'  
 BASEMENT LEVEL  
 44.00'



SOUTH ELEVATION



**VERDANT**  
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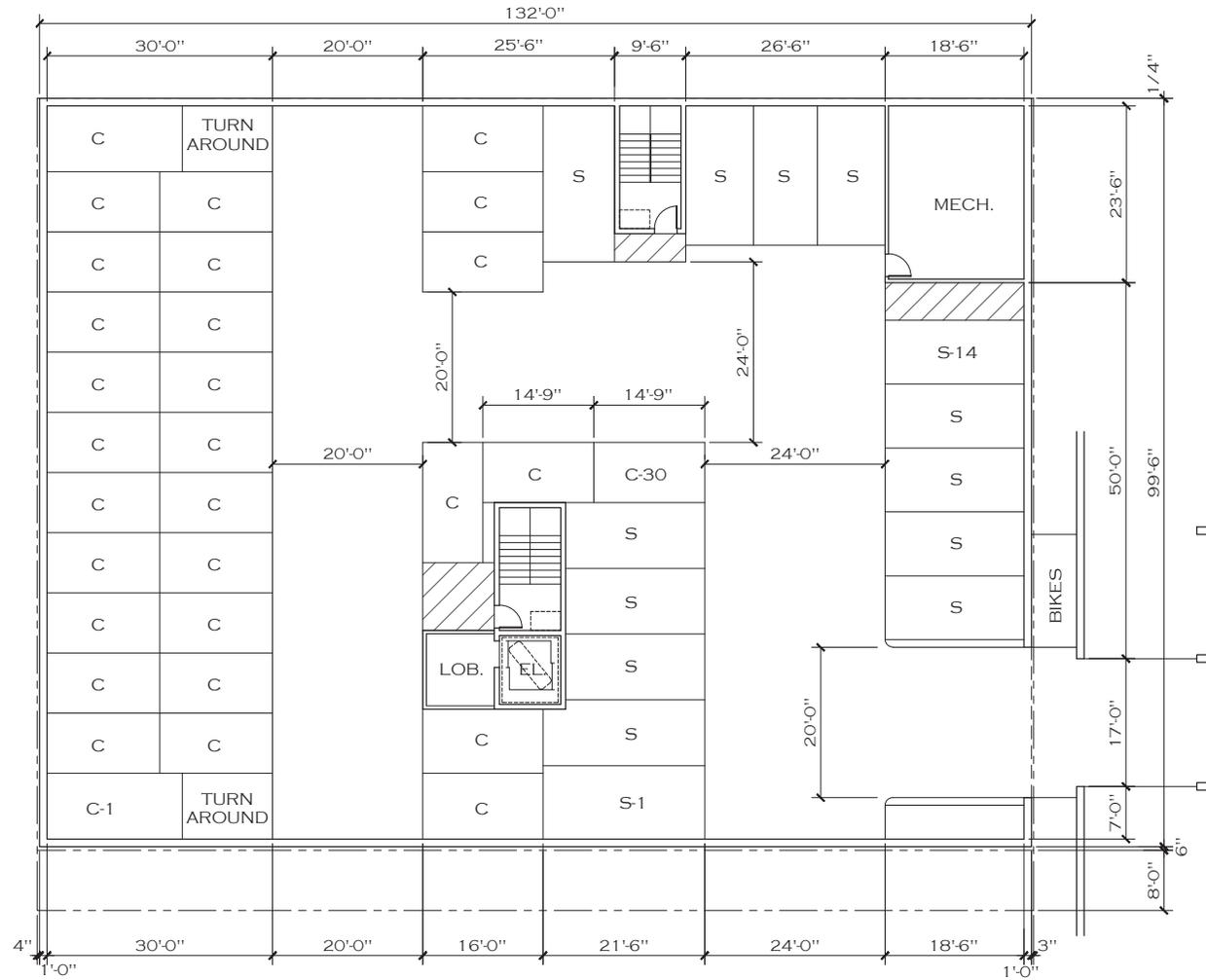


WEST ELEVATION



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DESIGNS  
northwest  
ARCHITECTS  
Tel 360.629.3441 Fax 360.629.6189  
P.O. Box 1270 Stanwood, WA 98296



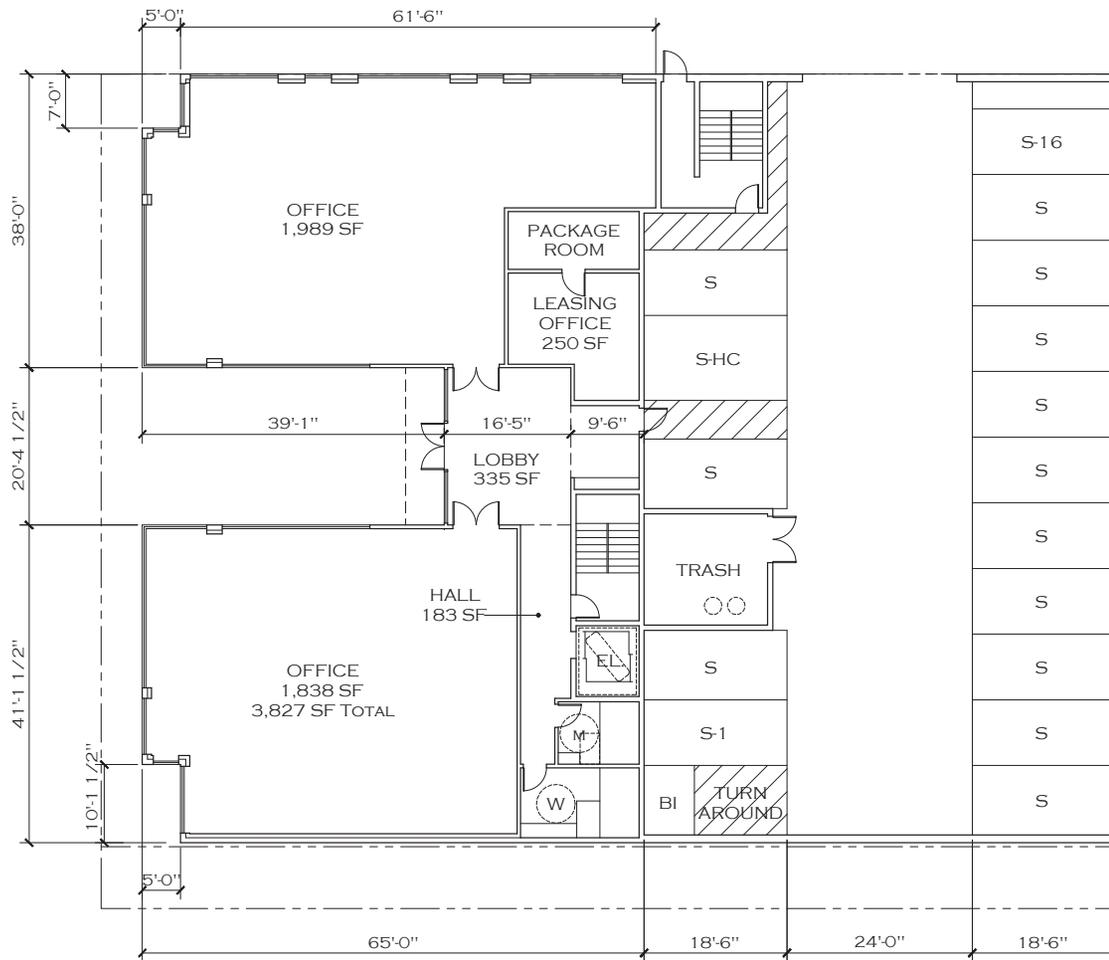
NORTH  
 **BASEMENT LEVEL**  
 13,134 SF



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

**VERDANT**

8/19/16



NORTH  

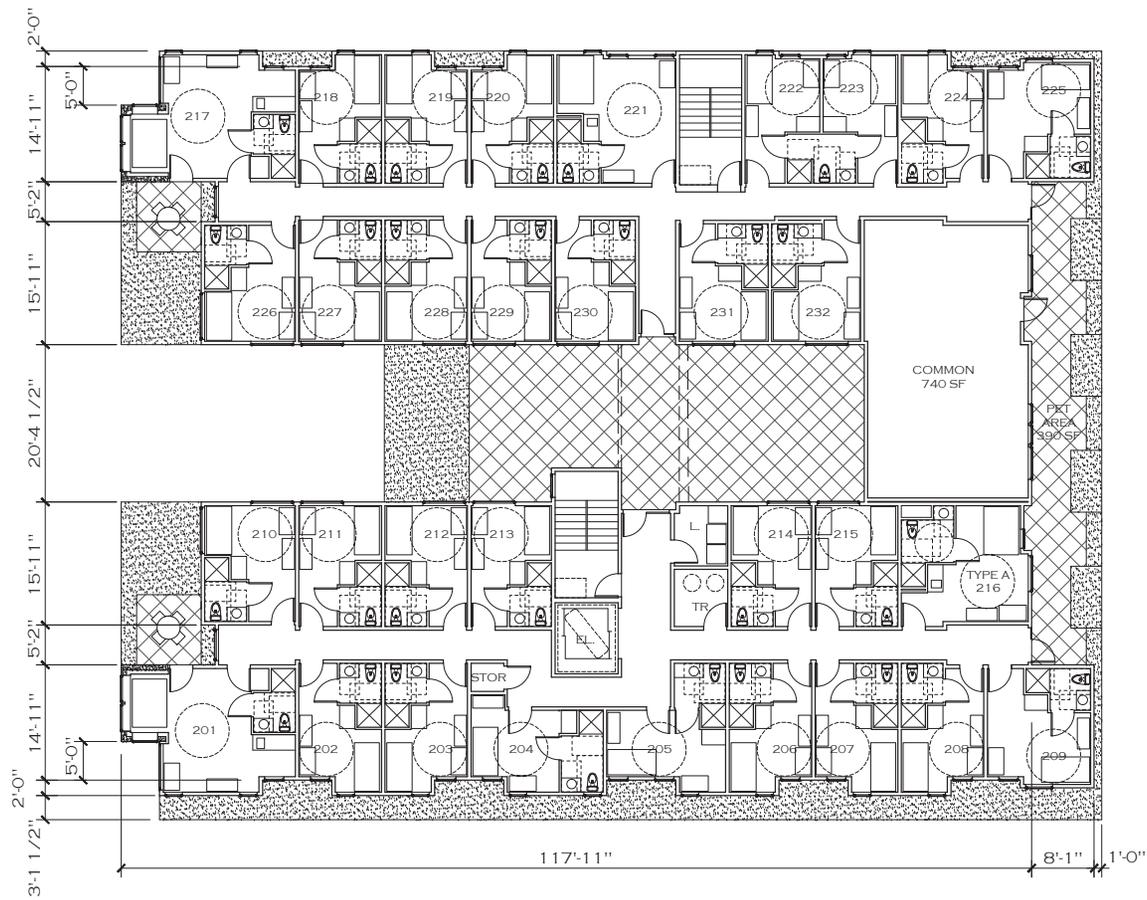
**STREET LEVEL**  
 11,755 SF



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 northwest  
 ARCHITECTS  
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**2ND LEVEL** (32 ECO UNITS)  
8,998 SF



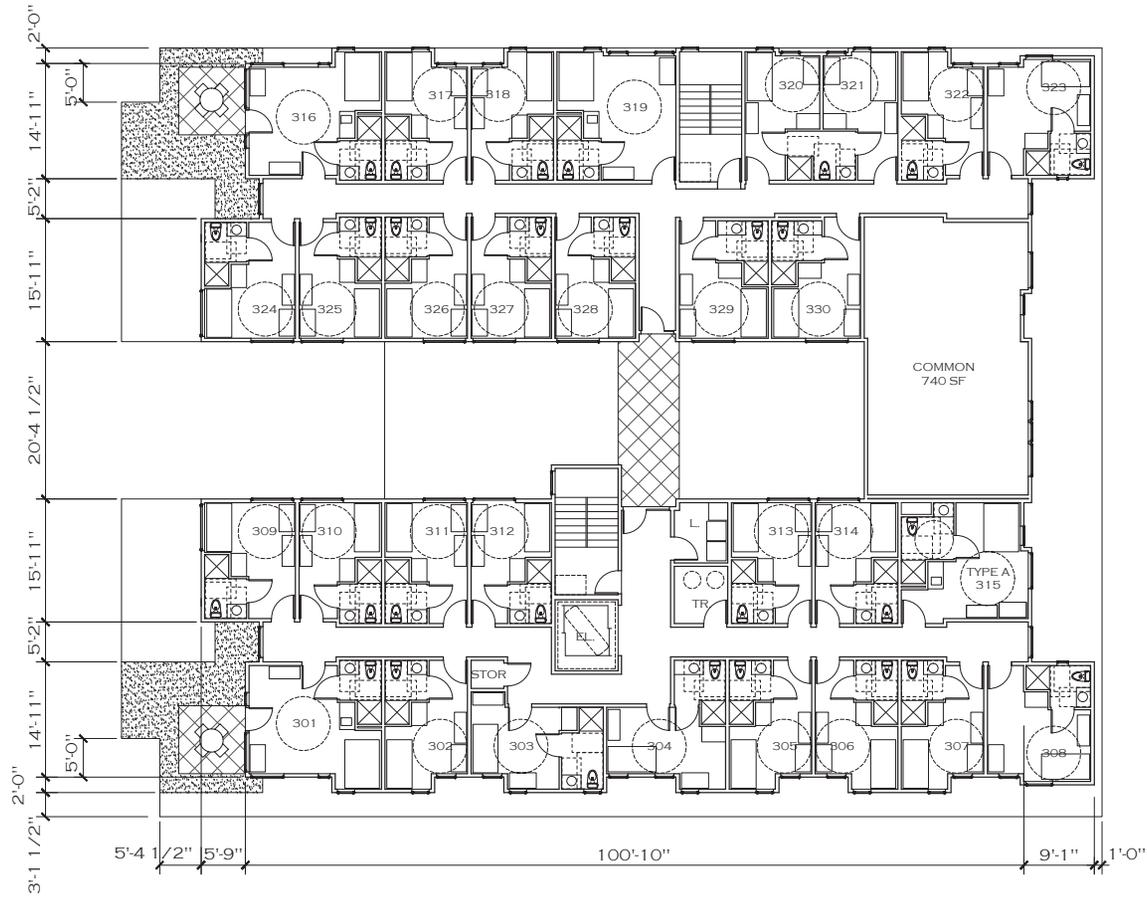
**BUILDING AREAS**

|                |                  |
|----------------|------------------|
| BASEMENT LEVEL | 13,134 SF        |
| STREET LEVEL   | 11,755 SF        |
| 2ND LEVEL      | 8,998 SF         |
| 3RD LEVEL      | 8,456 SF         |
| 4TH LEVEL      | 7,740 SF         |
| 5TH LEVEL      | 6,703 SF         |
| <b>TOTAL</b>   | <b>56,786 SF</b> |

**COMMON AREAS**

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

|                          |                 |
|--------------------------|-----------------|
| PROVIDED                 |                 |
| 2ND LEVEL                | 740 SF          |
| 3RD LEVEL                | 740 SF          |
| 4TH LEVEL                | 557 SF          |
| 5TH LEVEL                | 557 SF          |
| <b>TOTAL COMMON AREA</b> | <b>2,594 SF</b> |



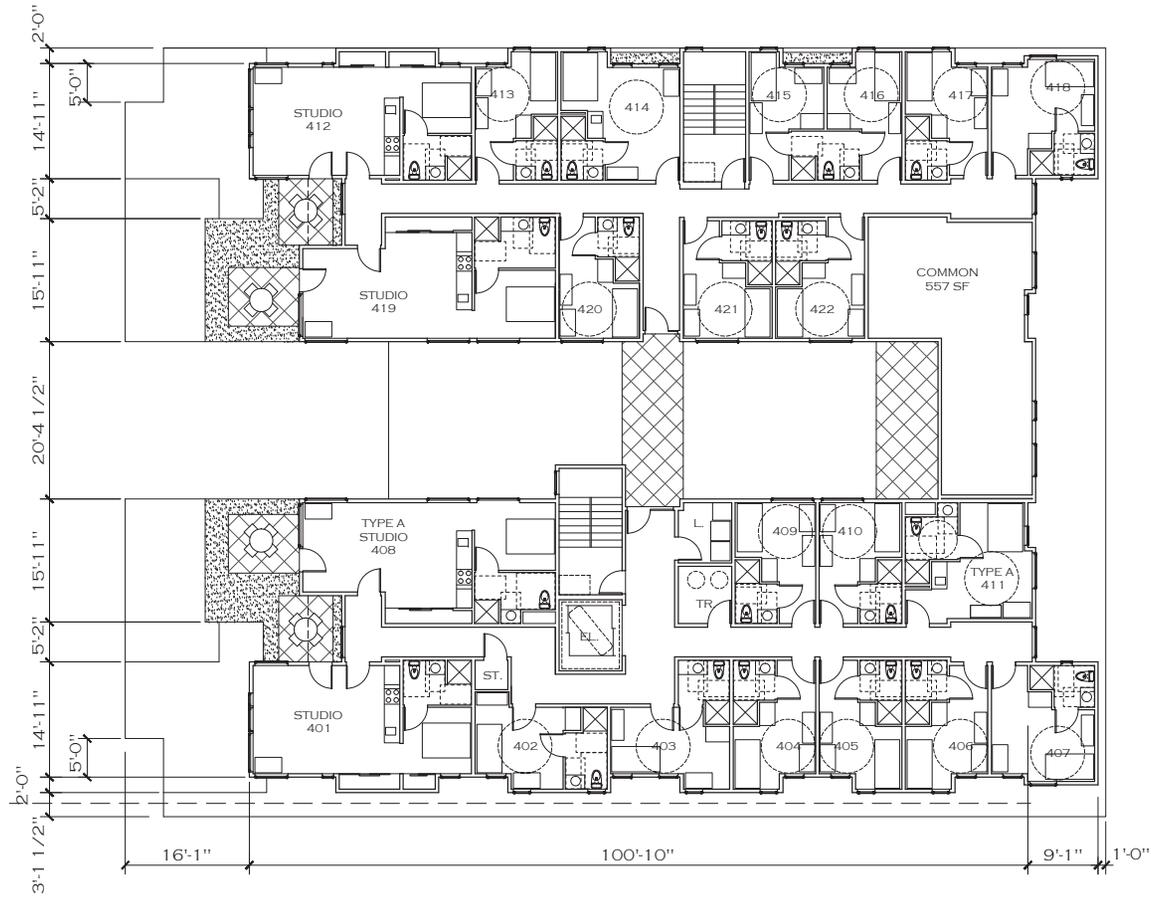
**3RD LEVEL** (30 ECO UNITS)  
8,456 SF



**VERDANT**

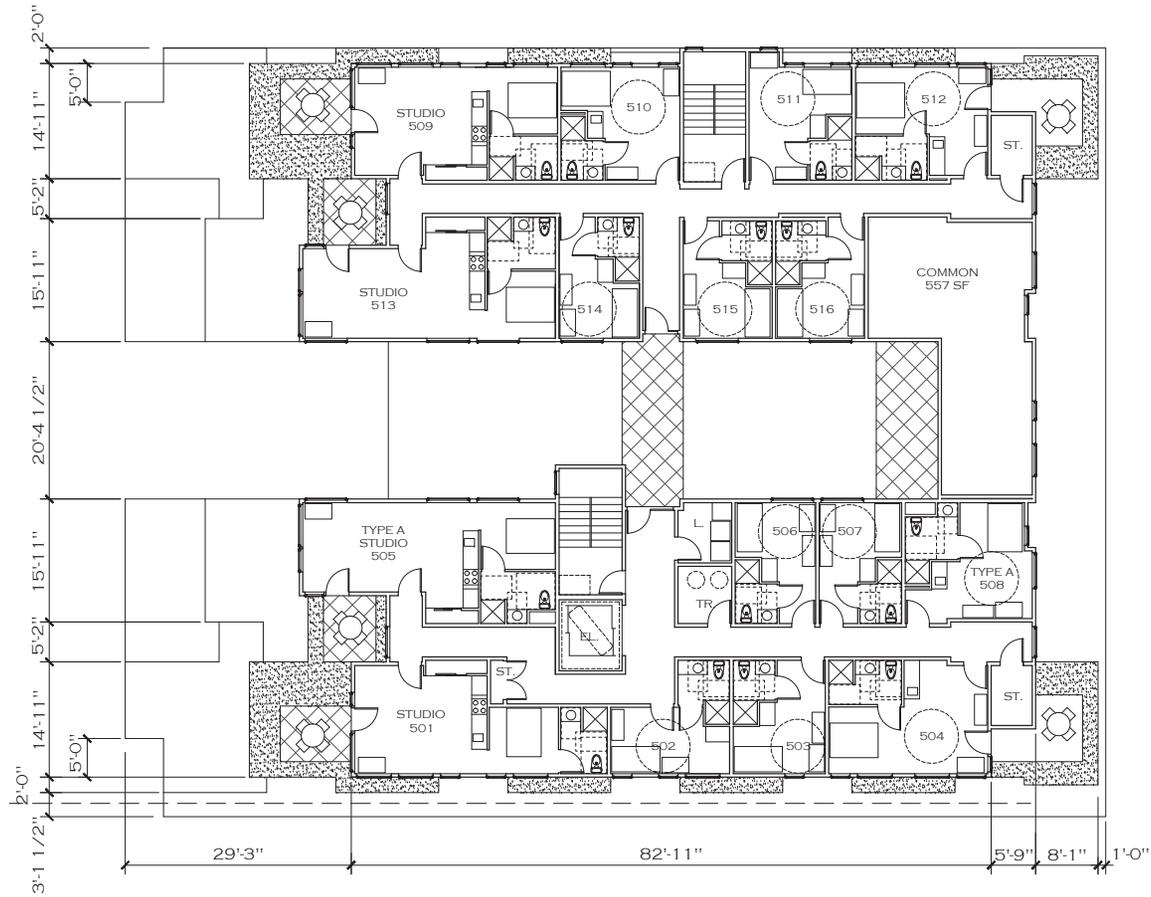
8/19/16

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



**4TH LEVEL** (18 ECO UNITS / 4 STUDIOS)  
7,740 SF





NORTH  
**5TH LEVEL** (12 ECO UNITS / 4 STUDIOS)  
 6,703 SF



#### 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 \(http://www.codepublishing.com/\)](http://www.codepublishing.com/)

[eLibrary \(http://www.codepublishing.com/elibrary.html\)](http://www.codepublishing.com/elibrary.html)

| DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS |  |                         |                |                              |      |          |                          |                                       |                             |                                       |  |  |
|---|--|-------------------------|----------------|------------------------------|------|----------|--------------------------|---------------------------------------|-----------------------------|---------------------------------------|--|--|
| Section 50.47   | USE<br>↓<br>REGULATIONS<br>→                         | 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<br>See Spec. Reg. 3.      | E                                     | See KZC 105.25.                                    | <ol style="list-style-type: none"> <li>May not be more than two vehicle service stations at any intersection.</li> <li>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.</li> <li>Landscape Category A is required if the subject property is adjacent to Planned Area 7B.</li> </ol>  |
| .020  | Restaurant or Tavern                                 |                         |                | 20'                          | 0'   | 0'       | 80%<br>See Spec. Reg. 2. |                                       | D<br>See Spec. Reg. 1.      |                                       | 1 per each 125 sq. ft. of gross floor area.        | <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>For restaurants with drive-in or drive-through facilities:                             <ol style="list-style-type: none"> <li>One outdoor waste receptacle shall be provided for every eight parking stalls.</li> <li>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.</li> </ol> </li> </ol> |
| .040  | Entertainment, Cultural and/or Recreational Facility |                         |                | 20'                          | 0'   | 0'       | 80%<br>See Spec. Reg. 3. |                                       | D<br>See Spec. Reg. 2.      |                                       | See KZC 105.25.                                    | <ol style="list-style-type: none"> <li>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.</li> <li>Landscape Category B is required if the subject property is adjacent to Planned Area 7B.</li> <li>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.</li> </ol>   |
| .050  | Hotel or Motel                                       |                         |                |                              |      |          |                          |                                       |                             |                                       | One for each room. See Spec. Reg. 1.               |  |

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Zone  
CBD-7

USE ZONE CHART

| DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS |   |                         |          |                              |      |          |                          |                                       |                             |                                       |   |  |
|---|---|-------------------------|----------|------------------------------|------|----------|--------------------------|---------------------------------------|-----------------------------|---------------------------------------|---|--|
| Section 50.47   | USE<br>↓<br>REGULATIONS<br>→  | 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     |                          |                                       |                             |                                       |   |  |
| .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%<br>See Spec. Reg. 5. | 41' above average building elevation. | D<br>See Spec. Reg. 4.      | E                                     | 1 per each 350 sq. ft. of gross floor area.   | <ol style="list-style-type: none"> <li>Access for drive-through facilities must be approved by the Public Works Department.</li> <li>Ancillary assembly and manufacture of goods on premises may be permitted only if:                             <ol style="list-style-type: none"> <li>The assembled or manufactured goods are directly related to and dependent upon this use, and are available for purchase and removal from the premises.</li> <li>The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.</li> </ol> </li> <li>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.</li> <li>Landscape Category B is required if the subject property is adjacent to Planned Area 7B.</li> <li>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.</li> </ol> |
| .070  | Private Lodge or Club<br>See Spec. Reg. 3.  |                         |          | 20'                          | 0'   | 0'       | 80%                      |                                       | D<br>See Spec. Reg. 2.      | B                                     | See KZC 105.25.   | <ol style="list-style-type: none"> <li>No parking is required for daycare or school ancillary to the use.</li> <li>Landscape Category C is required if the subject property is adjacent to Planned Area 7B.</li> <li>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.</li> </ol>   |
| .080  | Church<br>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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|---|---|-------------------------|----------|------------------------------|------|----------|--------------|---------------------------------------|-----------------------------|---------------------------------------|--|--|
| Section 50.47   | USE<br>↓<br>REGULATIONS<br>↓  | 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     |              |                                       |                             |                                       |  |  |
| .090  | Office Use<br>See Spec. Reg. 4.   | D.R., Chapter 142 KZC.  | None     | 20'                          | 0'   | 0'       | 80%          | 41' above average building elevation. | D<br>See Spec. Reg. 3.      | D                                     | 1 per each 350 sq. ft. of gross floor area.        | <ol style="list-style-type: none"> <li>Ancillary assembly and manufacture of goods on premises may be permitted as part of office use if:                             <ol style="list-style-type: none"> <li>The ancillary assembled or manufactured goods are subordinate to and dependent upon this office use; and</li> <li>The outward appearance and impacts of this office use with ancillary assembly or manufacturing activities must be no different from other office uses.</li> </ol> </li> <li>The following regulations apply to veterinary offices only:                             <ol style="list-style-type: none"> <li>May only treat small animals on the subject property.</li> <li>Outside runs and other outside facilities for the animals are not permitted.</li> <li>Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect signed by an acoustical engineer must be submitted with the D.R. and building permit applications.</li> <li>A veterinary office is not permitted if the subject property contains dwelling units.</li> </ol> </li> <li>Landscape Category C is required if the subject property is adjacent to Planned Area 7B.</li> <li>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.</li> </ol> |
| .100  | School, Day-Care Center, or Mini-School or Day-Care Center<br>See Spec. Reg. 4. |                         |          |                              |      |          |              |                                       | D                           | B                                     | See KZC 105.25.                                    | <ol style="list-style-type: none"> <li>A six-foot-high fence is required along all property lines adjacent to outside play areas.</li> <li>Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li> <li>An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.</li> <li>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.</li> </ol>   |

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Zone  
CBD-7

USE ZONE CHART

| DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS |   |                         |          |                              |      |          |              |                                       |                             |                                       |   |  |
|---|---|-------------------------|----------|------------------------------|------|----------|--------------|---------------------------------------|-----------------------------|---------------------------------------|---|--|
| Section 50.47   | USE<br>↓<br>REGULATIONS<br>↓                            | 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     |              |                                       |                             |                                       |   |  |
| .110  | Assisted Living Facility<br>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.<br>1 per assisted living unit.  | <ol style="list-style-type: none"> <li>1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.</li> <li>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"> <li>a. One parking stall shall be provided for each bed.</li> </ol> </li> <li>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.</li> </ol> |
| .120  | Stacked or Attached Dwelling Units<br>See Spec. Reg. 1. |                         |          |                              |      |          |              |                                       |                             |                                       | 1.2 per studio unit.<br>1.3 per 1 bedroom unit.<br>1.6 per 2 bedroom unit.<br>1.8 per 3 or more bedroom unit.<br>See KZC 105.20 for visitor parking requirements. | <ol style="list-style-type: none"> <li>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.</li> </ol>  |

| DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS |                              |                         |          |                              |      |          |              |                                       |                             |                                       |  |   |
|---|------------------------------|-------------------------|----------|------------------------------|------|----------|--------------|---------------------------------------|-----------------------------|---------------------------------------|--|---|
| Section 50.47   | USE<br>↓<br>REGULATIONS<br>↓ | Required Review Process | MINIMUMS |                              |      | MAXIMUMS |              | Landscape Category (See Ch. 95)       | Sign Category (See Ch. 100) | Required Parking Spaces (See Ch. 105) | Special Regulations (See also General Regulations) |   |
|   |                              |                         | Lot Size | REQUIRED YARDS (See Ch. 115) |      |          | Lot Coverage |                                       |                             |                                       |  | Height of Structure   |
|   |                              |                         |          | Front                        | Side | Rear     |              |                                       |                             |                                       |  |   |
| .125  | Residential Suites           | D.R., Chapter 142 KZC.  | None     | 20'                          | 0'   | 0'       | 80%          | 41' above average building elevation. | D                           | A                                     | See Spec. Reg. 2.                                  | <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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"> <li>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.</li> <li>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"> <li>1) Charge for on-site parking, unbundled from the rent, for tenants who have cars.</li> <li>2) Bus pass or equivalent alternative transportation mode subsidies for tenants who don't have cars.</li> <li>3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges.</li> <li>4) Adequate secured and sheltered bicycle parking to meet anticipated demand.</li> <li>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.</li> <li>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.</li> </ol> </li> </ol> </li> </ol> |

REGULATIONS CONTINUED ON NEXT PAGE

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Zone  
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USE ZONE CHART

| Section 50.47 |                                | DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS |          |                              |  |          |              |                                 |                             |                                       |  |   |
|---------------|--------------------------------|---|----------|------------------------------|--|----------|--------------|---------------------------------|-----------------------------|---------------------------------------|--|---|
|               |                                | Required Review Process   | MINIMUMS |                              |  | MAXIMUMS |              | Landscape Category (See Ch. 95) | Sign Category (See Ch. 100) | Required Parking Spaces (See Ch. 105) | Special Regulations (See also General Regulations) |   |
|               |                                |   | Lot Size | REQUIRED YARDS (See Ch. 115) |  |          | Lot Coverage |                                 |                             |                                       |  | Height of Structure   |
| Front         | Side                           | Rear  |          |                              |  |          |              |                                 |                             |                                       |  |   |
| .125          | Residential Suites (continued) |   |          |                              |  |          |              |                                 |                             |                                       |  | REGULATIONS CONTINUED FROM PREVIOUS PAGE  |
|               |                                |   |          |                              |  |          |              |                                 |                             |                                       |  | <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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|---|--|---|----------|------------------------------|------|----------|--------------|---------------------------------------|-----------------------------|---------------------------------------|--|--|
| Section 50.47   | USE<br>↓<br>REGULATIONS<br>↘                               | 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     |              |                                       |                             |                                       |  |  |
| .130  | Public Utility, Government Facility, or Community Facility | D.R., Chapter 142 KZC.  | None     | 20'                          | 0'   | 0'       | 80%          | 41' above average building elevation. | D<br>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.