DARGEY DEVELOPMENT

KIRKLAND POTALA VILLAGE

LAKE STREET SOUTH & 10TH AVE S

CONCEPTUAL DESIGN CONFERENCE

CITY OF KIRKLAND PROJECT NUMBER : xxxxx

October 17, 2014

caron
architecture

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VISION STATEMENT

PATH Potala is a new, visionary concept of Modern Living that will support the development of Lake Washington waterfront in the City of Kirkland. The project serves as a community catalyst by creating **an integrated pedestrian plaza** with **inviting design features** along Lake Washington Boulevard. Path Potala will build a **serene and vibrant environment** for residents, neighbors and retailers alike.

PROJECT GOALS

The vision of the Potala Village project is to create community-centered, neighborhood retail with generous pedestrian plaza, while providing high-end quality housing.

Located about half a mile south of downtown Kirkland, the site consists of approximately 54,509 square feet (1.21 acres). Facing west along Lake Street South to the West, and 10th Avenue South to the North, the site slopes up eastward from Lake Street (away from Lake Washington) up to 14 feet along the South boundary and 22 feet along the North boundary at the rear of the property. The terrain lends the project a unique opportunity to blend with the natural contour of the land while minimizing visual impacts to the existing neighboring residential developments.

The Preferred Option is a 3 story building that will consist of a mixed use development containing approximately 5,228 square of retail use on the ground floor, and 59 residential units on the 2nd and 3rd floors. It will have adequate, at grade parking for both retail clients, residents, as well as their guests. The development would be contained in a single building with a total area of 112,062 gross square feet.

The retail spaces will be located at both (the north and the south) front corners of the building, with a central plaza dividing the two. The parking will be accessed through the plaza, using woonerf pedestrian friendly concept, the plaza will be easily accessible for all visitors. These courtyards may also provide outdoor function for the retail tenants.

The Preferred Option will be set back 30 feet from the Lake Street South and without intrusion into the Shoreline setback, supporting the open feel on Lake Street. The ground plane was conceived with a desire for openness and transparency. This makes public view through the site more generous. The modulation of the build creates a structure that will be physically and visually less massive in appearance.

When the project is completed, the Potala Village development will become an attractive and welcoming place that will enhance the desired pedestrian-friendly retail nature that the Kirkland waterfront district calls for, and thus can be embraced by its neighbors and citizens as a positive addition.

PROJECT CONTACTS:

OWNER/CLIENT:
PATH America
500 108th Ave NE, Suite 2020
Bellevue, WA 98004

ARCHITECT:
Caron Architecture
2505 3rd Ave, Suite 300C
Seattle, WA 98121

DEVELOPMENT OBJECTIVES

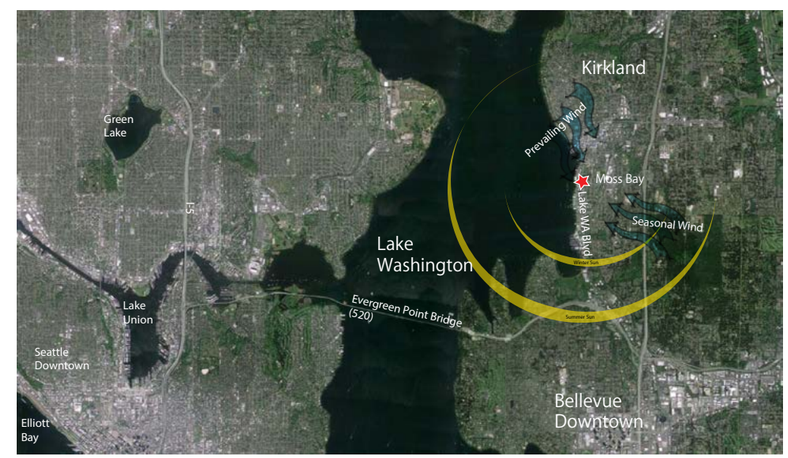
RETAIL USES :
- Approx. 5,228 sf of Commercial Retail space, with Services and Parking access on street level.

RESIDENTIAL USES :
- Approx. 59 market rate residential units, (a mix of 1 Bedroom, 2 Bedroom, and 3 Bedrooms units).
- Residential Lobby on street level.
- Indoor Amenity space on street level.

DEVELOPMENT GOALS:
- 31'-6" above average grade (33'-0" permitted), 59 residential units, 121 parking stalls (at-grade and above grade)

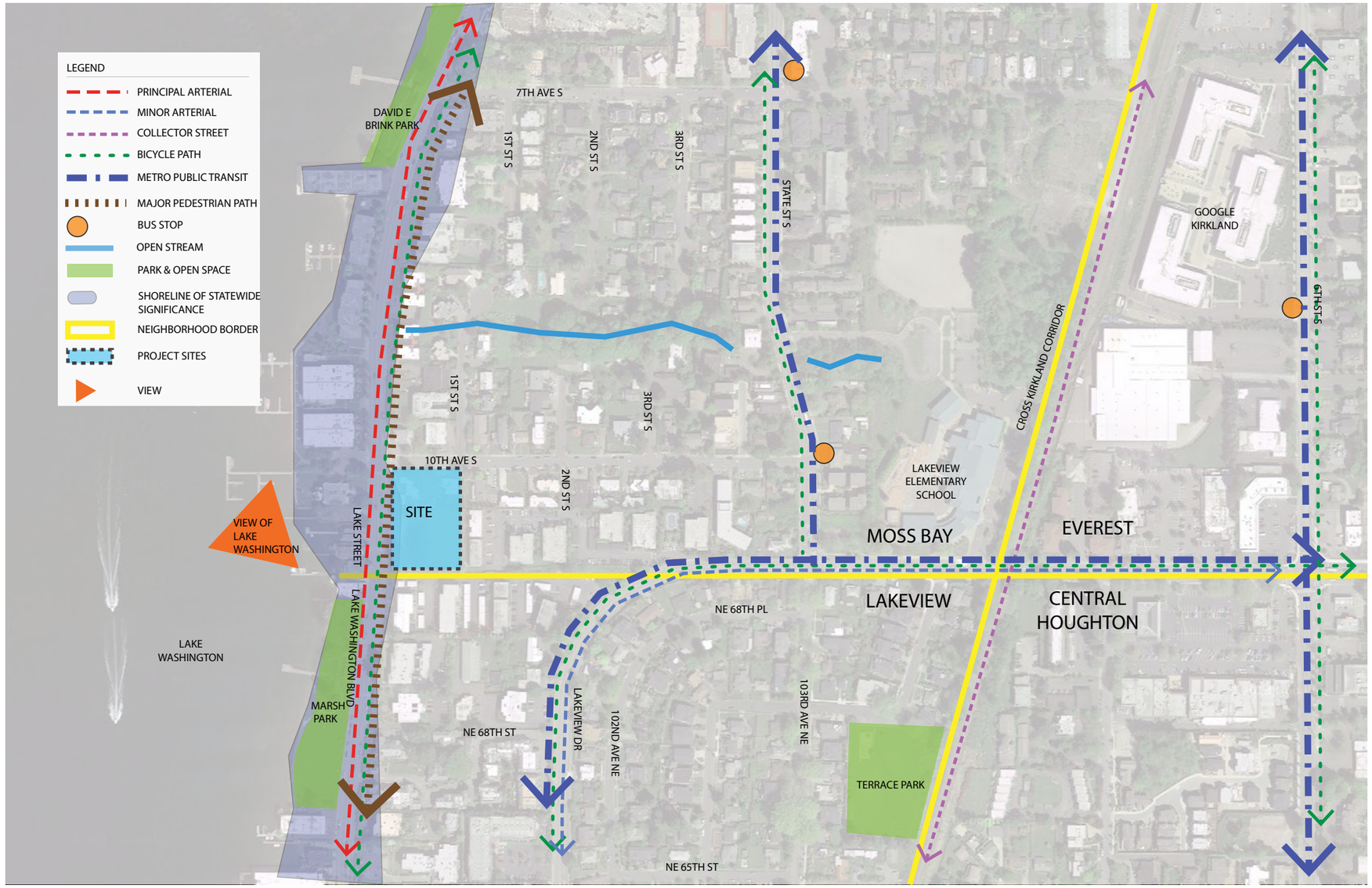
CONSTRUCTION TYPE:
- One levels of concrete podium (Type I) and two levels of wood frame construction (Type V)

* Parking will be utilize by residents, retailers and guests.



REGIONAL VIEW

URBAN CONTEXT AND ANALYSIS



VICINITY MAP AND CIRCULATION DIAGRAM

SITE DESCRIPTION AND OPPORTUNITIES

This site is located about half a mile south of downtown Kirkland. With Lake Washington to the west, there is opportunity to integrate a mixed-use environment into the neighborhood, creating a pedestrian destination for Kirkland's beach front community.

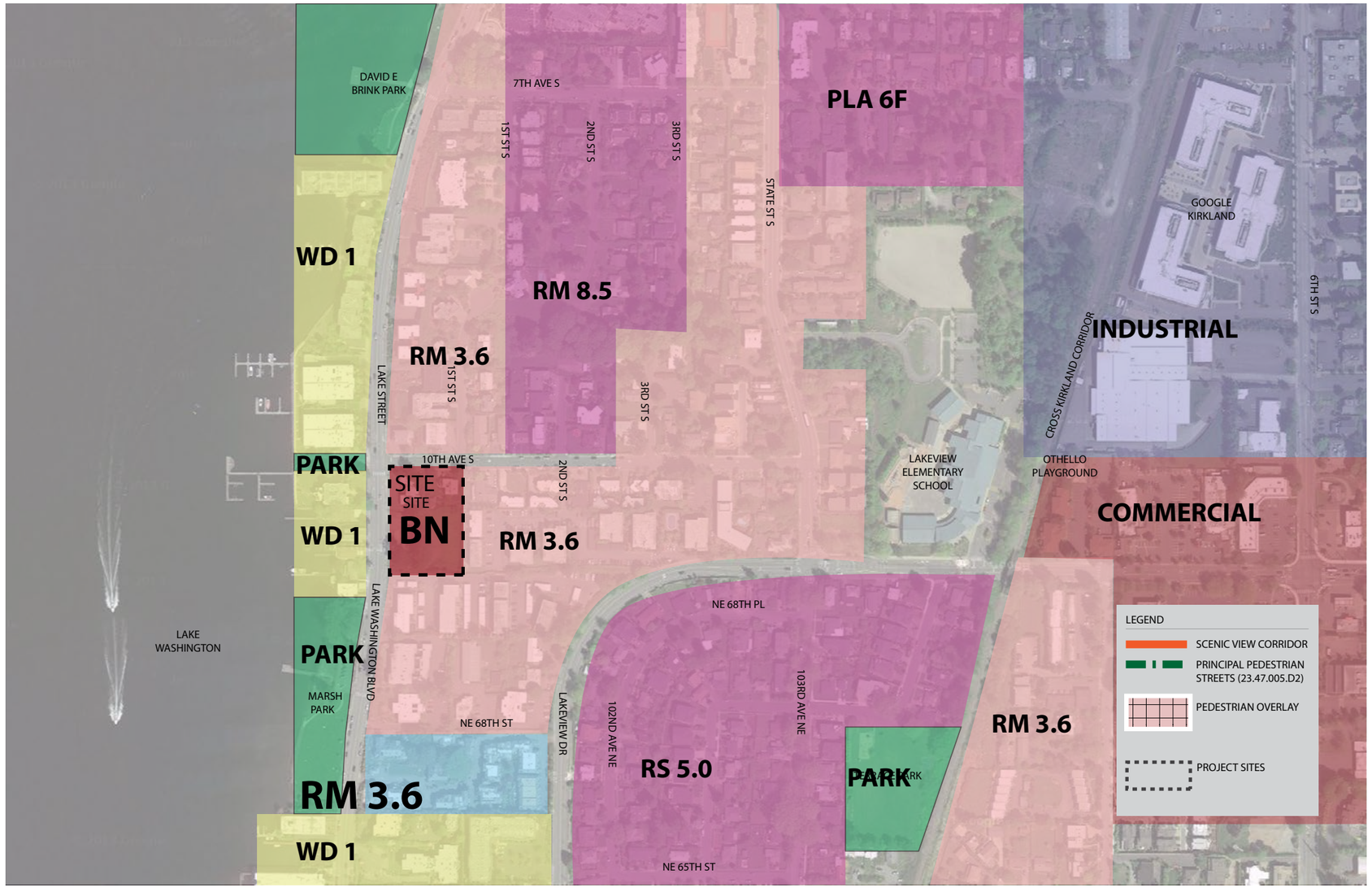
The site is currently vacant. The south bound easement has matured landscape installed by adjacent property owners, providing access to their on-grade parking lots. The immediate neighbors are multi-family complexes.

Lake Street South is a 'principal arterial' that becomes Lake Washington Boulevard at the site's southwest corner. It connects downtown Kirkland to Evergreen Point Bridge (520), providing Moss Bay community and adjacent communities immediate vehicular access, at the same time view of the Seattle Skyline across Lake Washington.

10th Ave South is a neighborhood street; it connects State St. South to Lake Street South/waterfront.

This Mixed Use Development will support the growth of the City of Kirkland and serves as a buffer from the busy Lake Street South and transitional node for the quieter community east of Lake Washington. The new retail development along with the vibrant and generous plazas on Lake Street will improve and support the existing pedestrian experience along Lake Washington.

ZONING OVERLAY



9 BLOCK VICINITY MAP

PROJECT INFORMATION

ADDRESS:
1006 & 1020 Lake Street South
21 10th Avenue South, Kirkland, WA 98033

PARCEL NUMBERS:
9354900220
9354900240
0825059233

ZONING SYNOPSIS

TOTAL SITE AREA: 54,509 sf

ZONE:	Business Neighborhood (BN)
ZONE AREA:	54,509 SF
PERMITTED USED:	RETAIL AND RESIDENTIAL USES
MAXIMUM ALLOWABLE HEIGHT LIMIT:	30'-0" above ABE (average base elevation). Additional 3 feet permitted for 3 story building.
SETBACKS:	0'-0" Front, 10'-0" Side & Rear Setbacks.
LOT COVERAGE:	80%
LANDSCAPE:	Category B

NEIGHBORHOOD CONTEXT PHOTOS

1

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7

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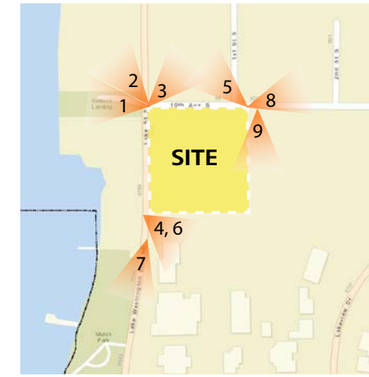


KEY PLAN

SITE CONTEXT ANALYSIS

KEY PLAN

1

2

3

SITE CONTEXT PHOTOS

4

5

6

KEY PLAN

OPTION 1 : EIS

This Option is the result of maintaining building boundary and height limits prescribed in the current Environmental Impact Statement (EIS). It is a 4 story building with one level of below grade parking.

This Option is Code Compliant.
- Departure: None

PROS
- Stepping down the massing.
- Code compliant, code maximum allowed.

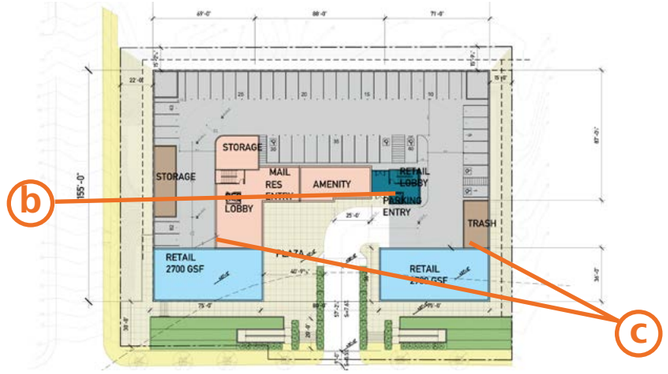
CONS
- Maximum development.
- Mid-block plaza is too narrow.
- Plaza is sloped down for access to retail.

PROJECT GOALS
a. Provide upper level setbacks.

b. Provide Parking Entry hidden from view / Lake Street South.

c. Provide retail per new BN zoning (min. 13'-0" height with average depth 30'-0")

LEGEND
- Enclosed Parking
- Service
- Plaza
- Sidewalk
- Planters
- Residential
- Residential Lobby
- Retail
- Retail Lobby
- Amenity



Ground Level Plan

OPTION 2 : L shape

By creating an L Shape, this option provides an upper level view deck for the residents. This Option follows the building boundary on ground level and height limits prescribed in current Environmental Impact Statement (EIS). It is a 4 story building with one level of below grade parking.

This Option is Code Compliant.
- Departure: None

PROS
- Code compliant, code maximum allowed.
- Stepping down the massing at Southwest corner, create openness.
- More Open Space for residents.

CONS
- Maximum height allowed.
- More Open Space provided
- Mid-block plaza is too narrow
- Plaza is sloped down for access to retail.

PROJECT GOALS
a. Provide upper level setbacks.

b. Provide Parking Entry hidden from view/ Lake Street South.

c. Provide retail per new BN zoning (min. 13'-0" height with average depth 30'-0")

d. Provide Viewing Deck for Residents.

LEGEND
- Enclosed Parking
- Service
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- Retail Lobby
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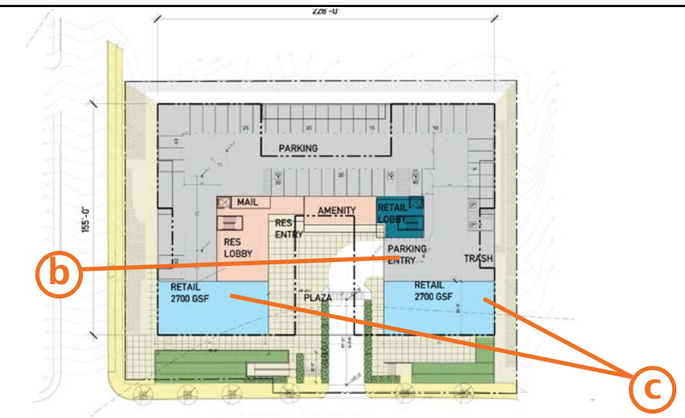


Ground Level Plan

OPTION 3 (PREFERRED) : 碗形 "U"shape

This Option takes advantage of the site slope by nesting the building into the hill side. Additionally this Option is pulled back from Shoreline setback to create a larger at grade plaza. By reshaping the overall footprint without Environmental Impact Statement (EIS) prescriptions, the site density is maximized with minimal footprint and the project scope is reduced to a 3 story building with 19'-0" height retail spaces.

This Option is Code Compliant.
- Departure: None

PROS
- One building story less.
- Mid-block plaza is largest.
- Larger view access across site.
- Smaller building footprint and massing.
- Plaza is flat, not sloped toward retail.

CONS
- Asymmetrical retail spaces.

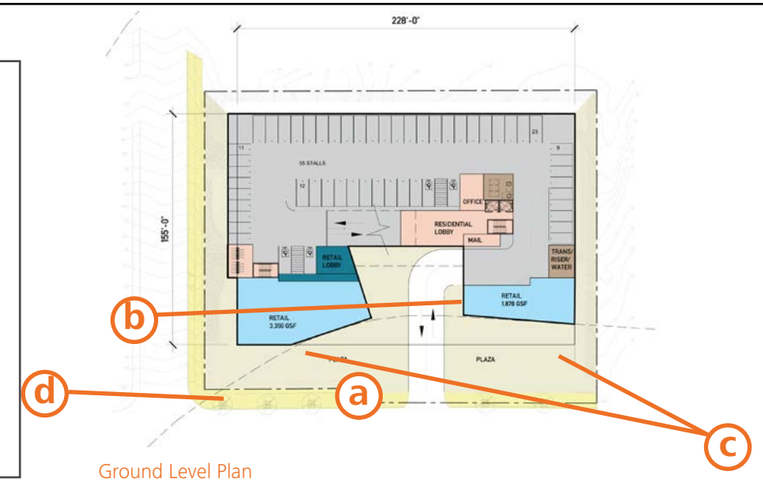
PROJECT GOALS
a. Provide a larger public plaza.

b. Provide Parking Entry hidden from view/ Lake Street South.

c. Provide retail per new BN zoning, with 19'-0" high storefronts and average depth 30'-0".

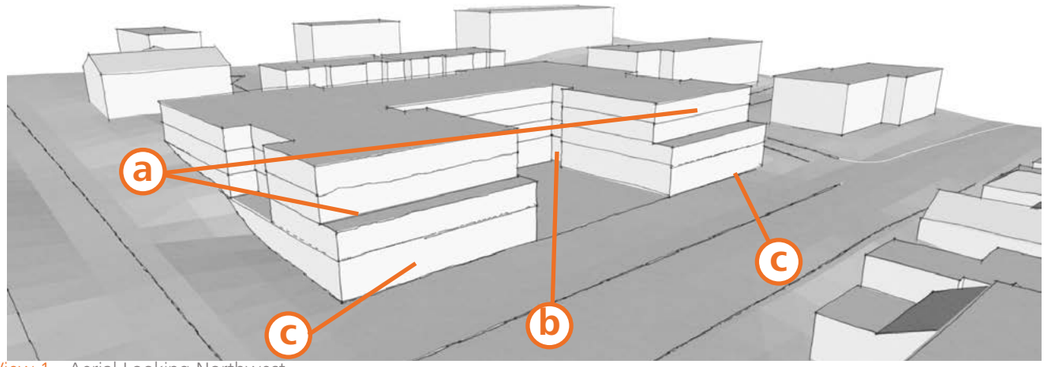
d. Improve pedestrian experience with easy and visible plaza access.

LEGEND
- Enclosed Parking
- Service
- Plaza
- Sidewalk
- Planters
- Residential
- Residential Lobby
- Retail
- Retail Lobby
- Amenity

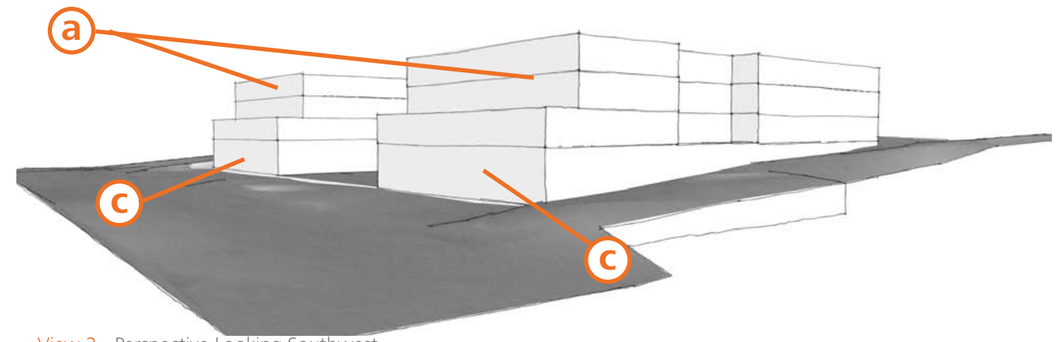


Ground Level Plan

OPTION 1

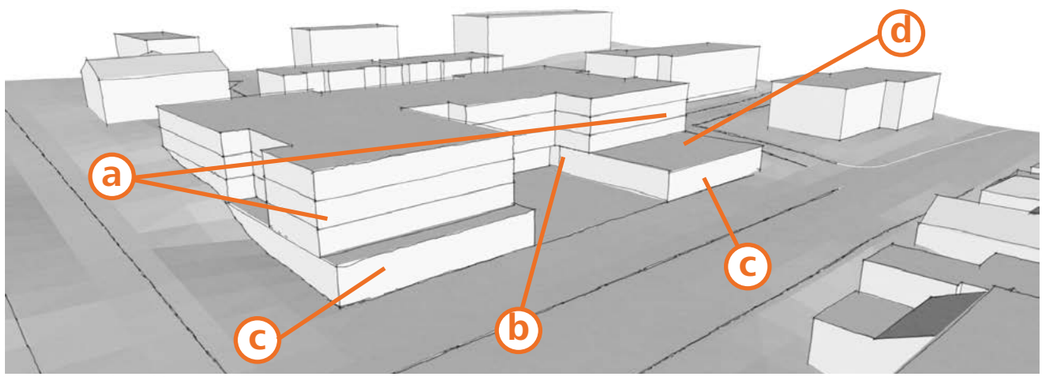


View 1 - Aerial Looking Northwest

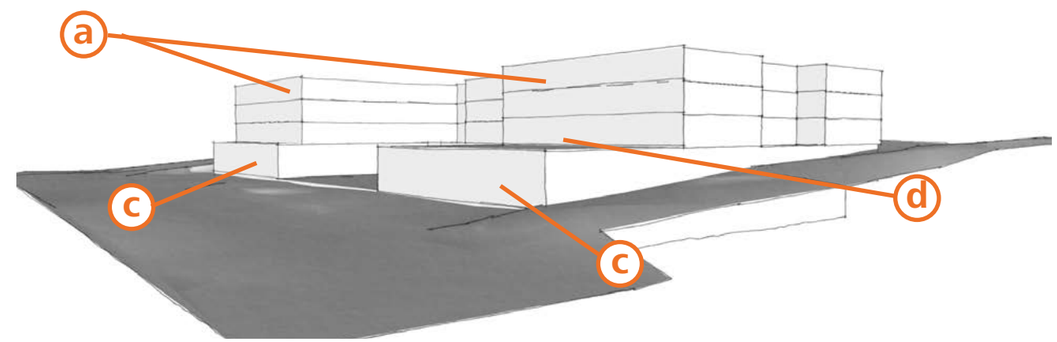


View 2 - Perspective Looking Southwest

OPTION 2

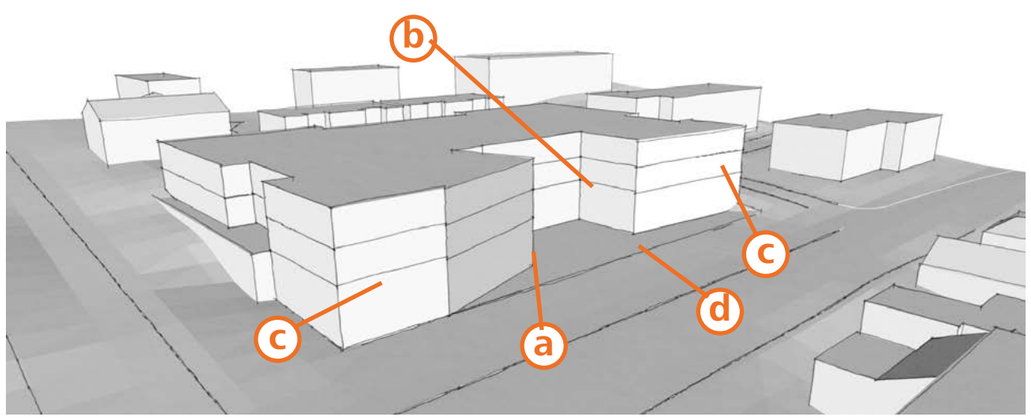


View 1 - Aerial Looking Northwest

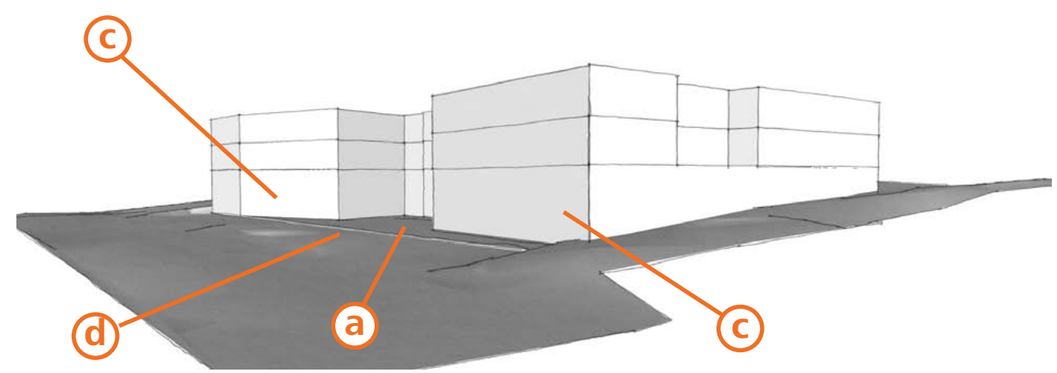


View 2 - Perspective Looking Southwest

OPTION 3 (PREFERRED)



View 1 - Aerial Looking Northwest



View 2 - Perspective Looking Southwest

OPTION 1 : EIS

This Option is the result of maintaining building boundary and height limits prescribed in current Environmental Impact Statement (EIS). It is a 4 story building with one level of below grade parking.

This Option is Code Compliant.

PROJECT GOALS

a. Provide upper level setbacks that allow for elevated views toward Lake Washington.

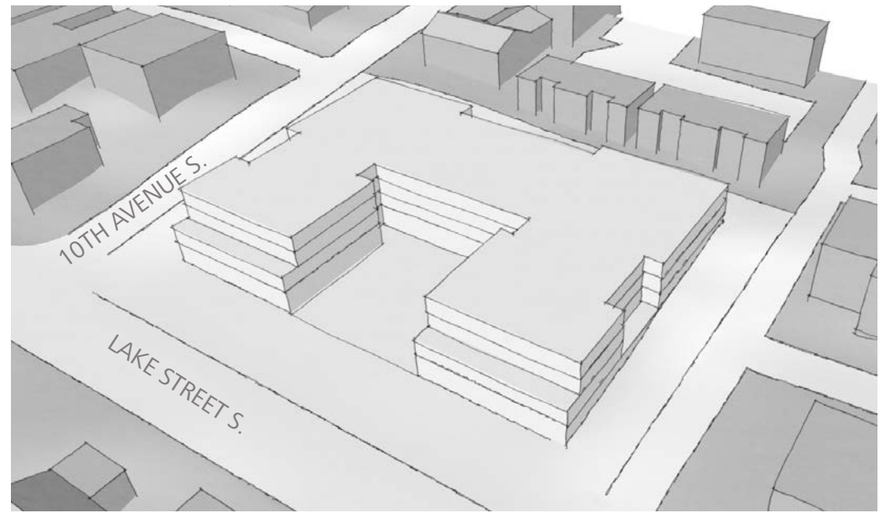
b. Provide Parking Entry hidden from view /Lake Street South. Maximizing ground level storefront and lake view opportunities.

c. Provide retail per new BN zoning (min. 13'-0" height with average depth 30'-0")

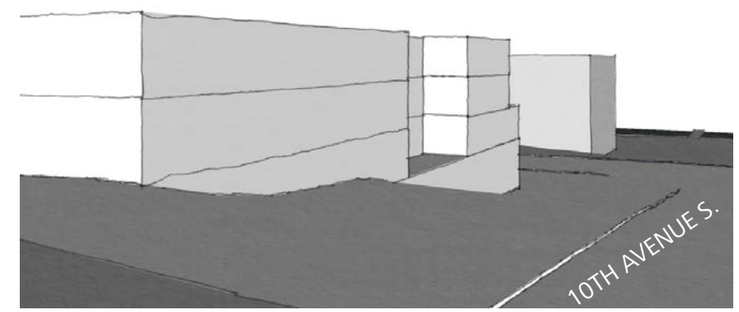
LEGEND
- Enclosed Parking
- Service
- Plaza
- Sidewalk
- Planters
- Residential
- Residential Lobby
- Retail
- Retail Lobby
- Amenity

PROS
- Stepping down the massing.
- Code compliant, code maximum allowed.

CONS
- Maximum development.
- Mid-block plaza is too narrow.
- Plaza is sloped down for access to retail.

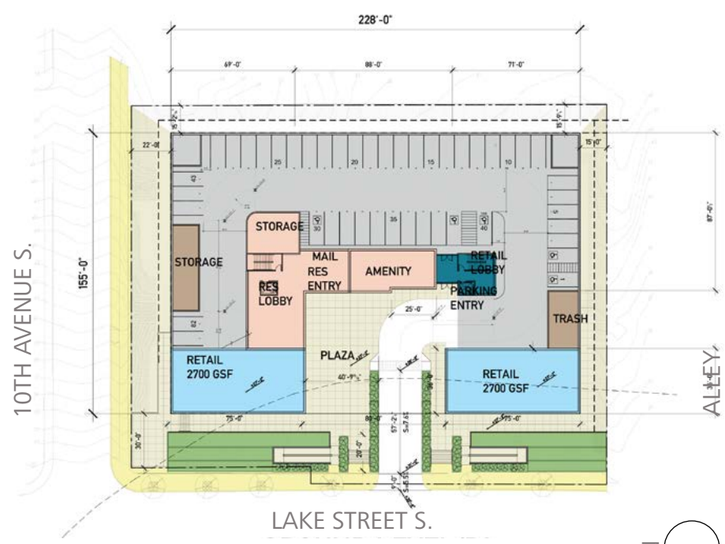


View 1 - Aerial View

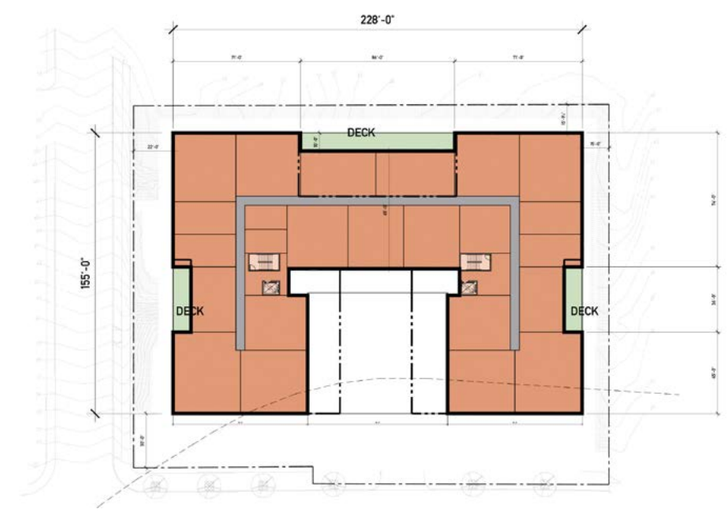


View 2 - Looking South from 10th Ave S

Parking Level

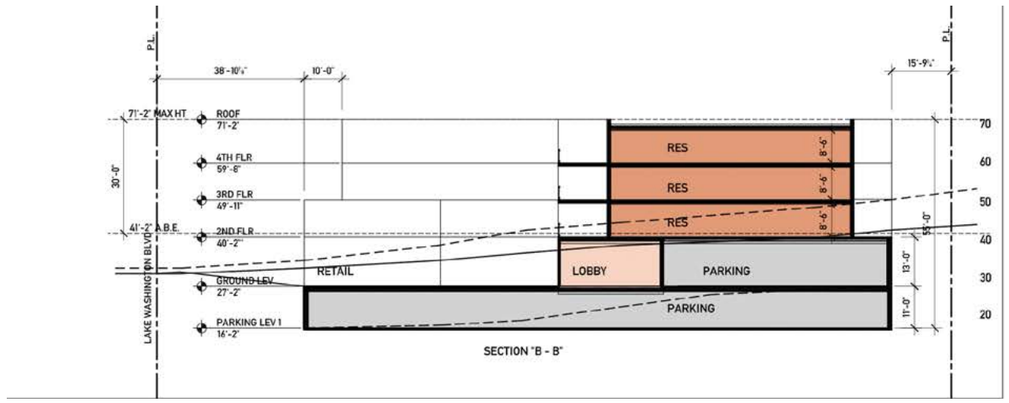


GROUND LEVEL

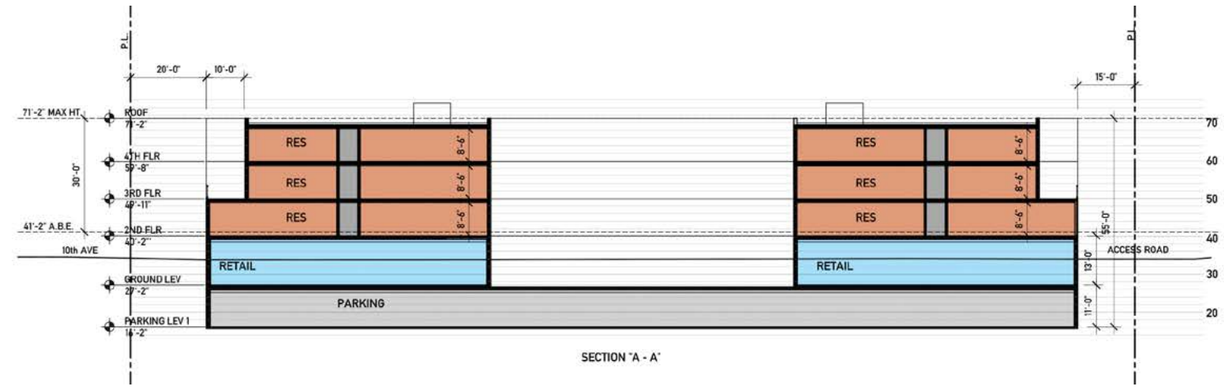


Level - 2

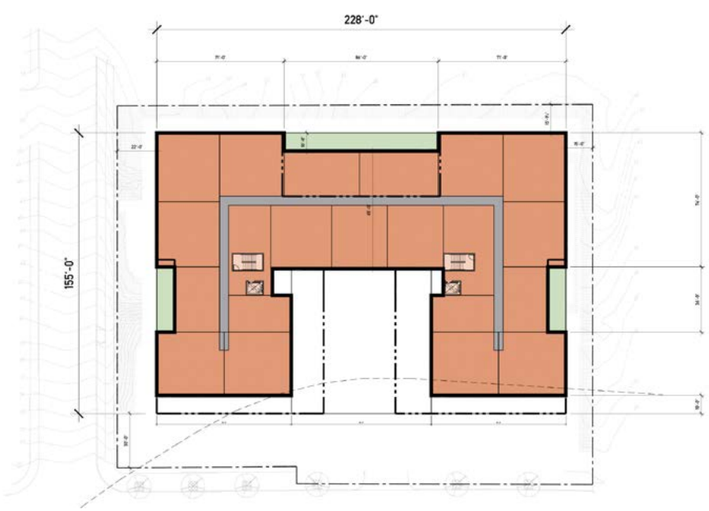
OPTION 1 : EIS



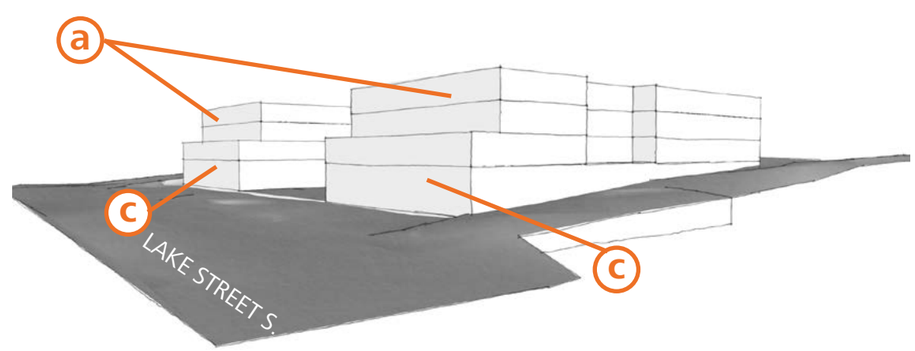
SECTION EAST-WEST



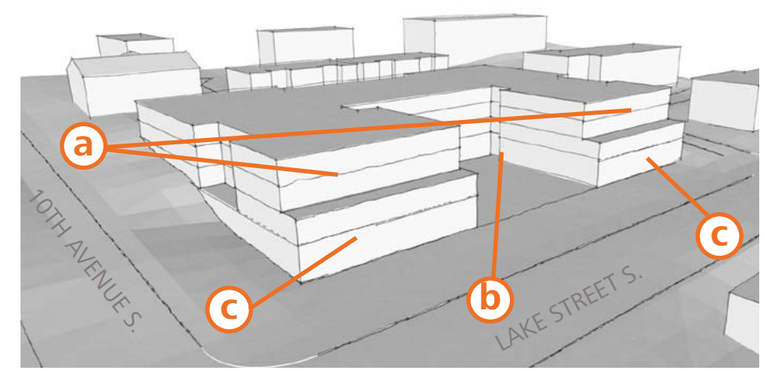
SECTION NORTH-SOUTH



Level - 3 & 4



View 3 - Looking North from Lake Street



View 4 - Aerial View looking Southeast

OPTION 2 : L shape

By creating an L Shape, this option provides an upper level view deck for the residents. This Option follows the building boundary on ground level and height limits prescribed in current EIS. It is a 4 story building with one level of below grade parking.

This Option is Code Compliant.

PROJECT GOALS

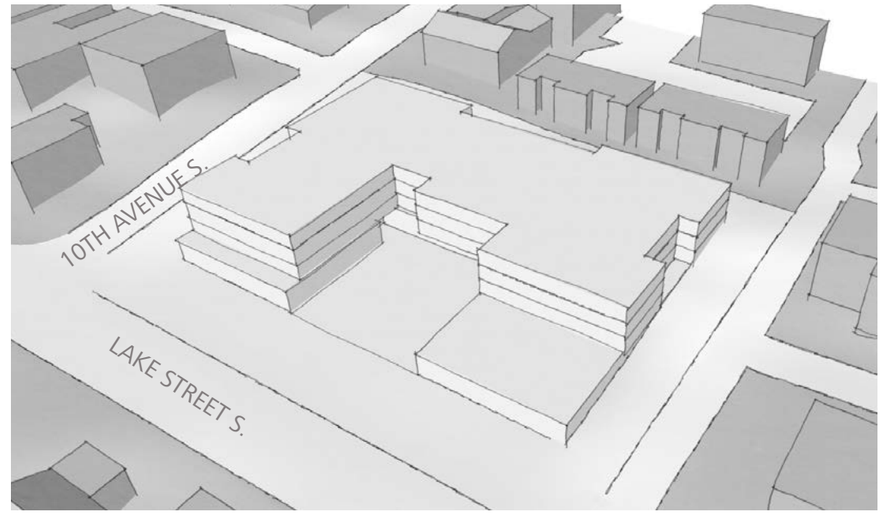
a. Provide upper level setbacks that allow for elevated views toward Lake Washington.

b. Provide Parking Entry hidden from view /Lake Street South. Maximizing ground level storefront and lake view opportunities.

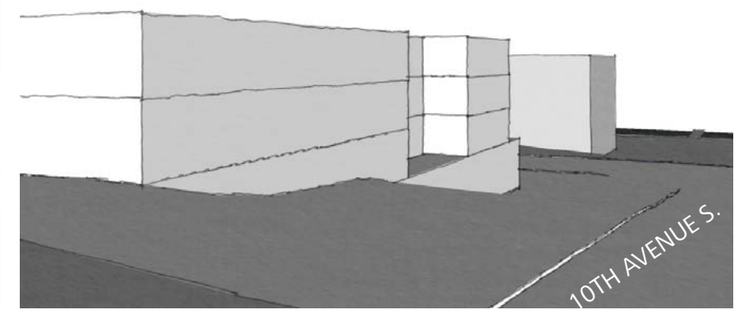
c. Provide retail per new BN zoning (min. 13'-0" height with average depth 30'-0")

d. Provide Viewing Deck for Residents, growing amenity space for building tenants that takes advantage of the prime site location.

LEGEND
- Enclosed Parking
- Service
- Plaza
- Sidewalk
- Planters
- Residential
- Residential Lobby
- Retail
- Retail Lobby
- Amenity



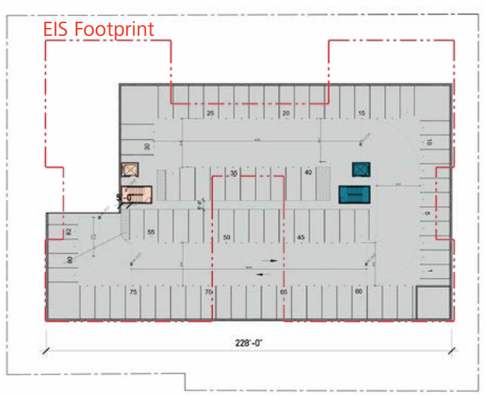
View 1 - Aerial View



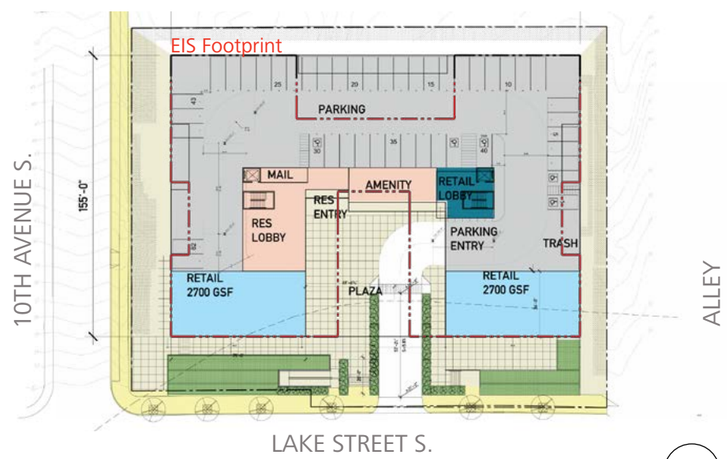
View 2 - Looking South from 10th Ave S

PROS
- Code compliant, code maximum allowed.
- Stepping down the massing at Southwest corner, create openness.
- More Open Space for residents.

CONS
- Maximum height allowed.
- More Open Space provided
- Mid-block plaza is too narrow
- Plaza is sloped down for access to retail.



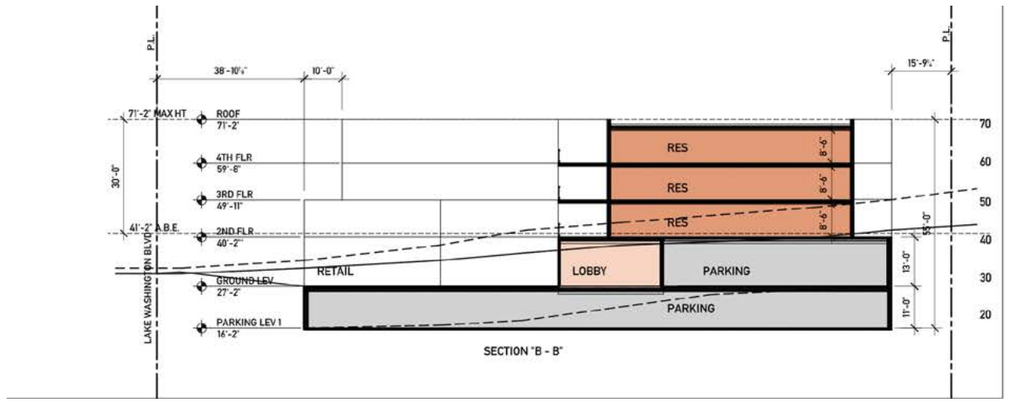
Parking Level



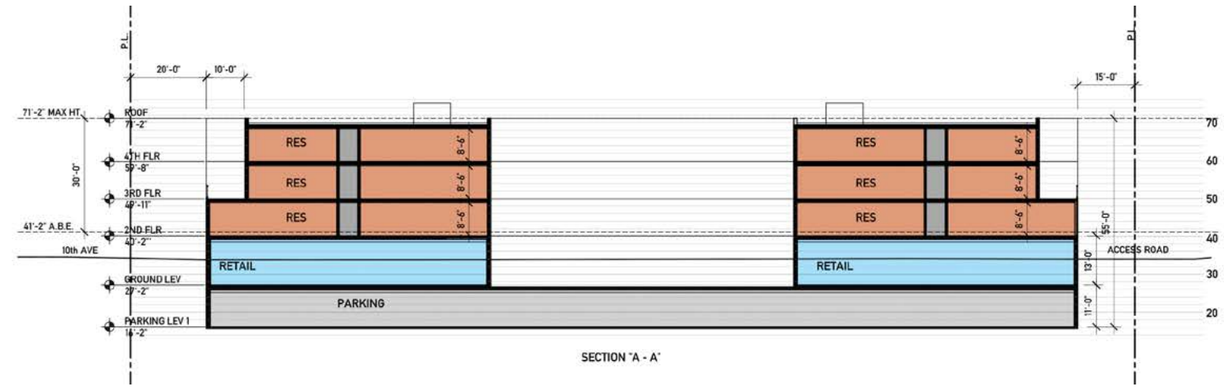
GROUND LEVEL

Level - 2

OPTION 2 : L shape

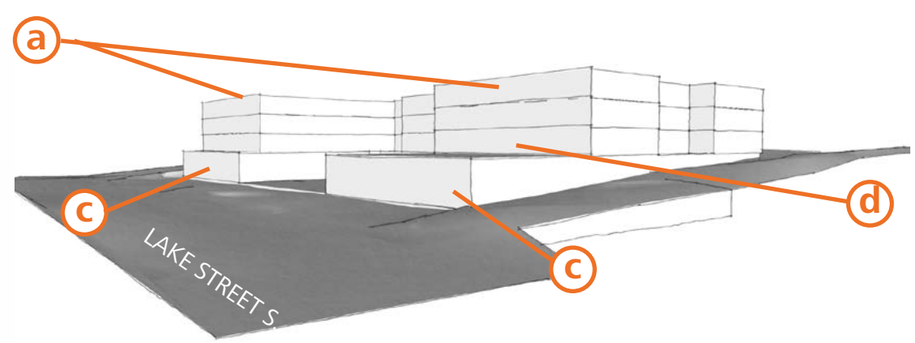


SECTION EAST-WEST

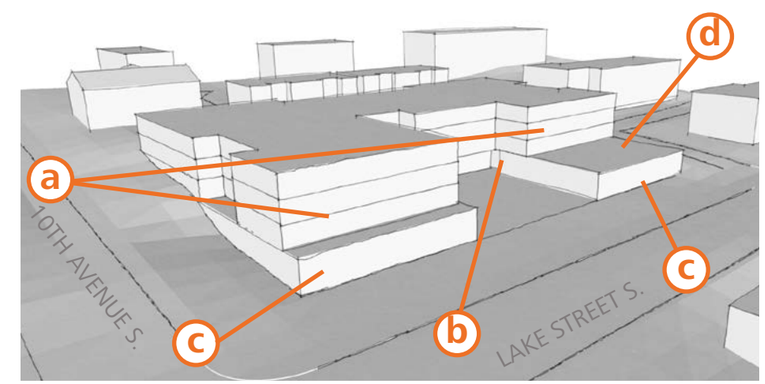


SECTION NORTH-SOUTH

Level - 3 & 4



View 3 - Looking North from Lake Street



View 4 - Aerial View looking Southeast

OPTION 3 (PREFERRED) : 碗形 "U"shape

This Option takes advantage of the site slope by nesting the building into the hill side. Additionally this Option is pulled back from Shoreline setback to create a larger at grade plaza. By reshaping the overall footprint without Environmental Impact Statement (EIS) prescriptions, the site density is maximized with minimal footprint and the project scope is reduced to a 3 story building with 19'-0" height retail spaces.

This Option is Code Compliant.

PROJECT GOALS

a. Provide a larger public plaza for increased community, retail, and amenity uses.

b. Provide Parking Entry hidden from view /Lake Street South. Maximizing ground level storefront and lake view opportunities.

c. Provide retail per new BN zoning, with 19'-0" high storefronts and average depth 30'-0".

d. Improve pedestrian experience with easy and visible plaza access.

LEGEND
- Enclosed Parking
- Service
- Plaza
- Sidewalk
- Planters
- Residential
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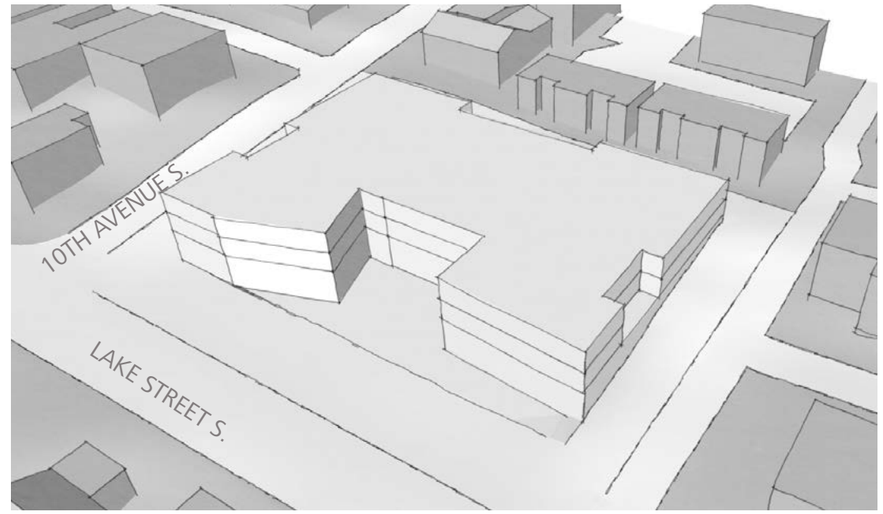
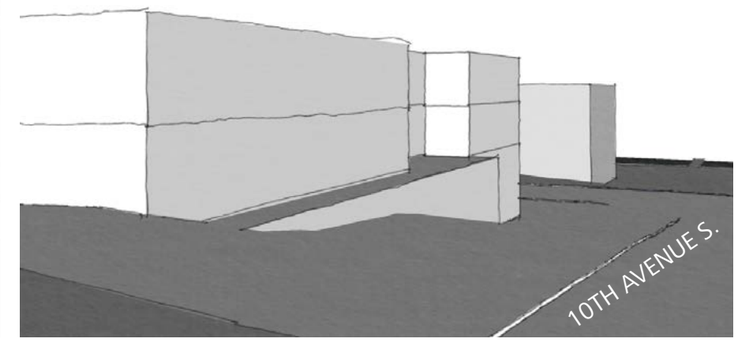


View 1 - Aerial View

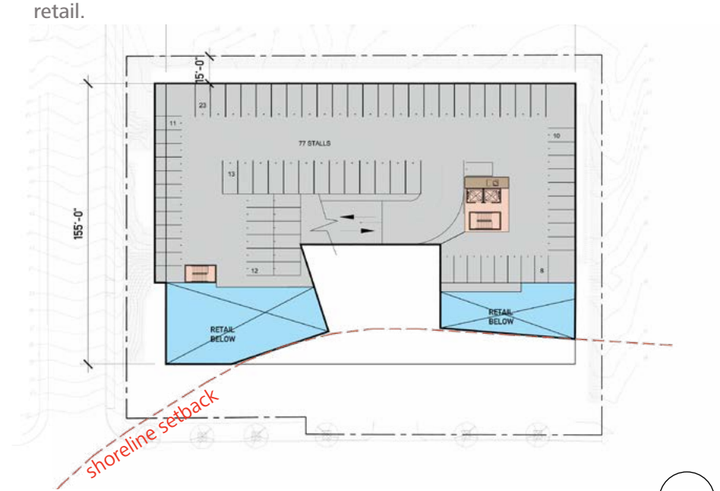


View 2 - Looking South from 10th Ave S

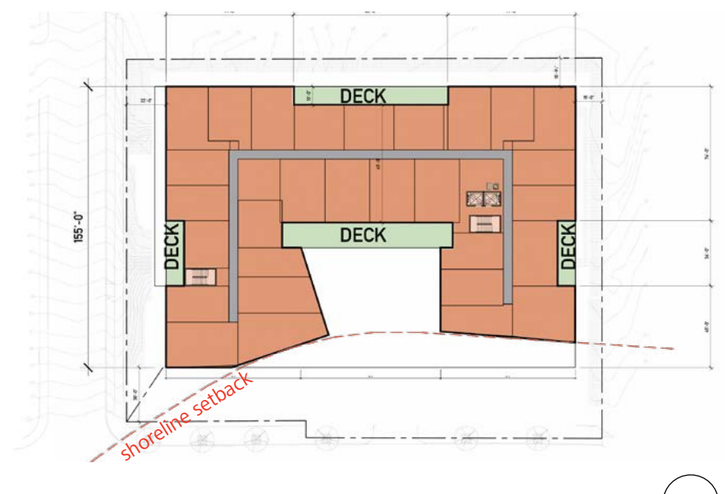
PROS
- One building story less.
- Mid-block plaza is largest.
- Larger view access across site.
- Smaller building footprint and massing.
- Plaza is flat, not sloped toward retail.

CONS
- Asymmetrical retail spaces.

Ground Level

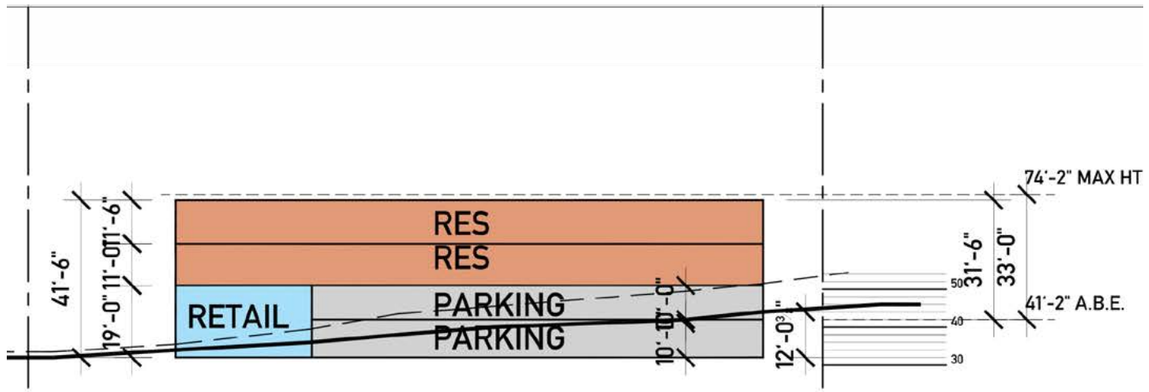


Mezzanine Parking



Level - 2

OPTION 3 (PREFERRED) : 碗形 “U”shape



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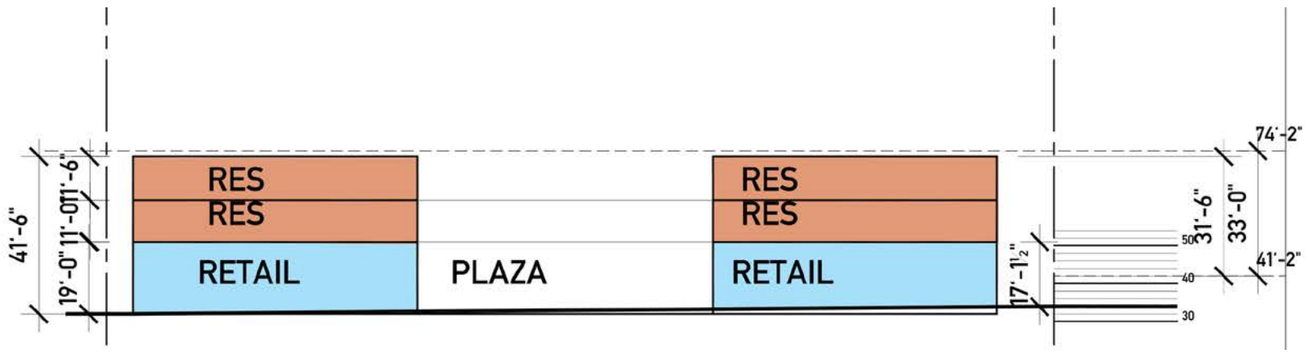

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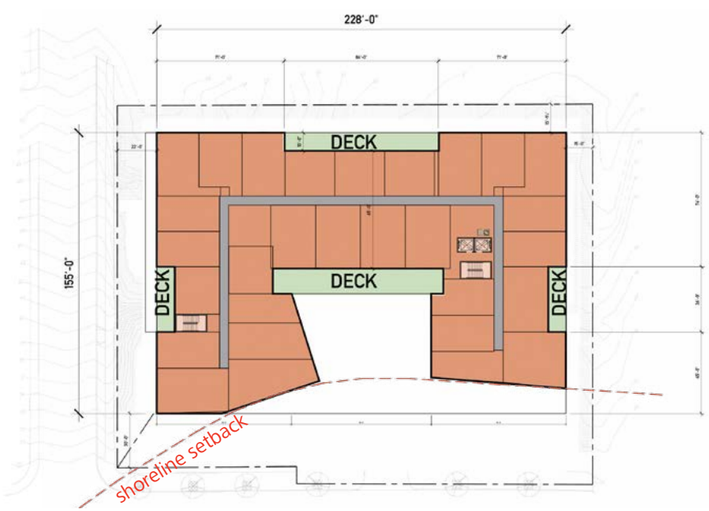

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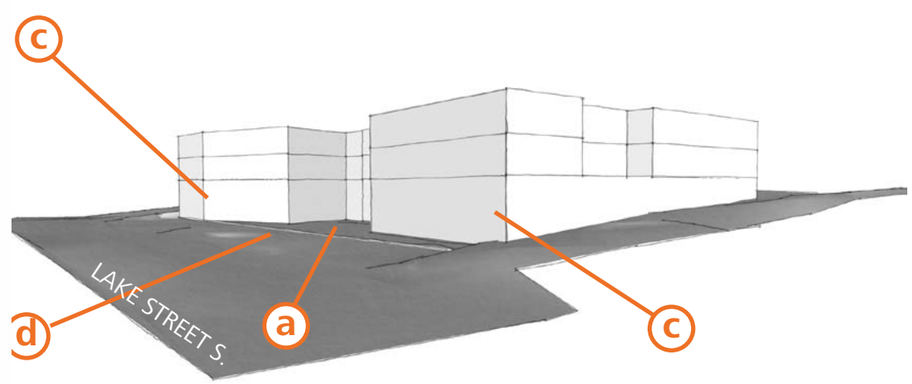
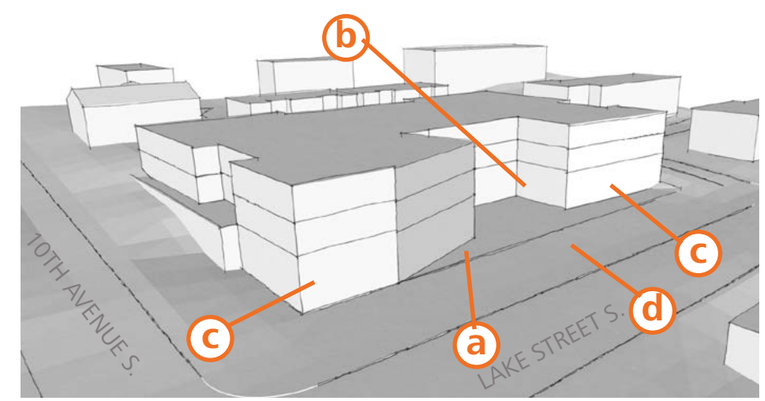


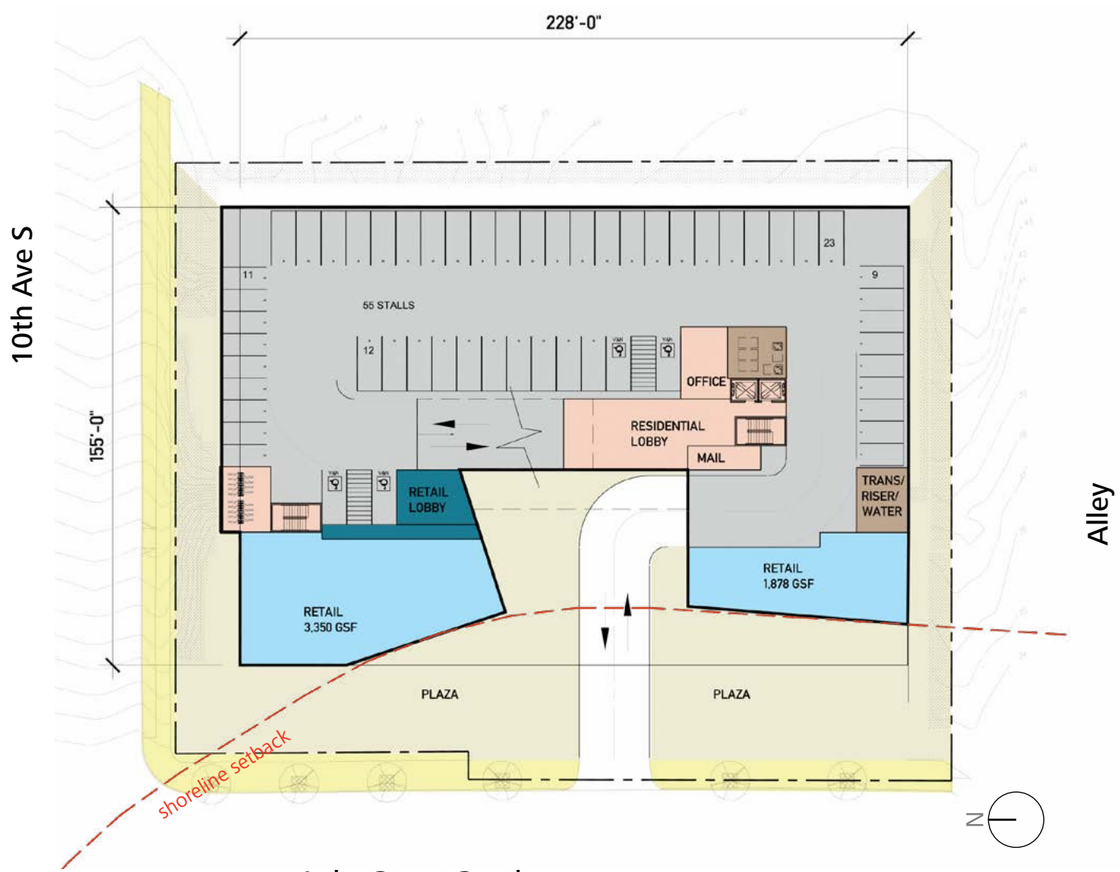
View 3 - Looking North from Lake Street



View 4 - Aerial View looking Southeast

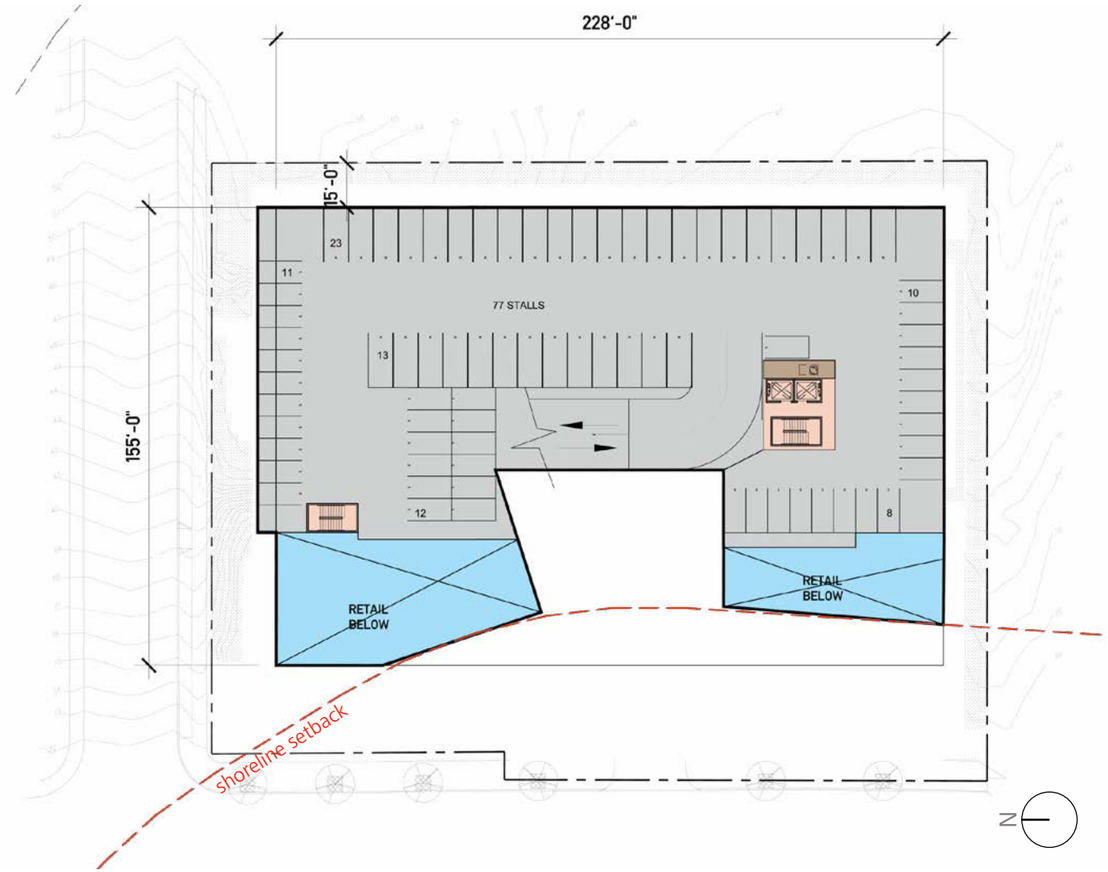
caron architecture

PREFERRED OPTION FLOOR PLANS



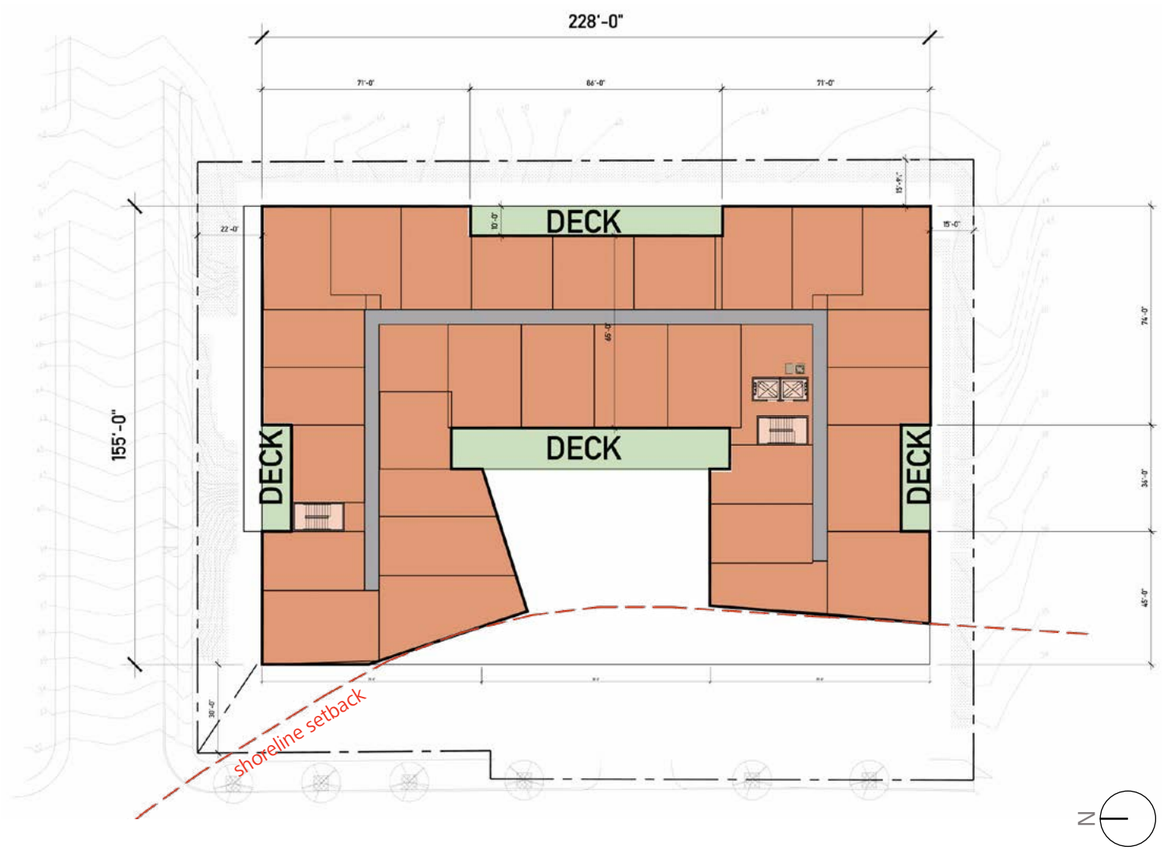
Lake Street South

GROUND LEVEL FLOOR PLAN



MEZZANINE LEVEL FLOOR PLAN

PREFERRED OPTION FLOOR PLANS



LEVEL 2 & 3 FLOOR PLAN

LEGEND

- Enclosed Parking
- Service
- Plaza
- Sidewalk
- Planters
- Residential
- Residential Lobby
- Retail
- Retail Lobby
- Amenity

CHAPTER 40 – NEIGHBORHOOD BUSINESS (BN) AND NEIGHBORHOOD BUSINESS A (BNA) ZONES

40.05 User Guide.

The charts in KZC 40.10 contain the basic zoning regulations that apply in each of the BN and BNA 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 40.08

Zone BN, BNA

Section 40.08 – 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. For structures located within 30 feet of a parcel in a low density zone (or a low density use in PLA 17), KZC 115.136 establishes additional limitations on structure size.

3. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

4. The following commercial frontage requirements shall apply to all development that includes dwelling units or assisted living uses:
   a. The street level floor of all buildings shall be limited to one or more of the following uses: Retail; Restaurant or Tavern; Entertainment, Cultural and/or Recreational Facility; or Office. These uses shall be oriented toward fronting arterial and collector streets and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street).
   The Design Review Board (or Planning Director if not subject to D.R.) may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest. The Design Review Board (or Planning Director if not subject to D.R.) may modify the frontage requirement where the property abuts residential zones in order to create a more effective transition between uses.
   b. The commercial floor shall be a minimum of 13 feet in height. In the BN zone, the height of the structure may exceed the maximum height of structure by three feet for a three-story building with the required 13-foot commercial floor.
   c. Other uses allowed in this zone and parking shall not be located on the street level floor unless an intervening commercial frontage is provided between the street and those other uses or parking subject to the standards above. Lobbies for residential or assisted living uses may be allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along the street.

5. May also be regulated under the Shoreline Master Program; refer to Chapter 83 KZC.

6. Surface parking areas shall not be located between the street and building unless no feasible alternative exists. Parking areas located to the side of the building are allowed; provided, that the parking area and vehicular access occupies less than 30 percent of the property frontage and design techniques adequately minimize the visibility of the parking.

7. Where Landscape Category B is specified, the width of the required landscape strip shall be 10 feet for properties within the Moss Bay neighborhood and 20 feet for properties within the South Rose Hill neighborhood. All other provisions of Chapter 95 KZC shall apply.

8. In the BNA zone, developments may elect to provide affordable housing units as defined in Chapter 5 KZC subject to the voluntary use provisions of Chapter 112 KZC.

link to Section 40.10 table

The Kirkland Zoning Code is current through Ordinance 4450, passed September 2, 2014.
Disclaimer: The City Clerk's Office has the official version of the Kirkland Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: http://www.kirklandwa.gov/ (http://www.kirklandwa.gov/)
City Telephone: (425) 587-3190
Code Publishing Company (http://www.codepublishing.com/)
eLibrary (http://www.codepublishing.com/elibrary.html)

Section 40.10 Zone BN, BNA **USE ZONE CHART**

Section 40.10	USE ⇩ / REGULATIONS ⇨	Required Review Process	Lot Size	Required Yards (See Ch. 115) Front	Side	Rear	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)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS	MINIMUMS				MAXIMUMS					
.010	Retail Establishment selling groceries and related items	D.R., Chapter 142 KZC	None	BN zone: 0' BNA zone: 10'	10' on each side	10'	80%	If adjoining a low density zone other than RSX or RSA, then 25' above average building elevation. Otherwise, for BN zone, 30' above average building elevation and for BNA zone, 35' above average building elevation. See Gen. Reg. 4.b.	B See Gen. Reg. 7.	D	1 per each 300 sq. ft. of gross floor area.	1. The gross floor area for this use may not exceed 10,000 square feet. Exceptions: a. Retail establishments selling groceries and related items in the BNA zone are not subject to this limit. b. In the BN zone, the limit shall be 4,000 square feet. 2. Uses with drive-in and drive-through facilities are prohibited in the BN zone. In the BNA zone, access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. 3. A delicatessen, bakery, or other similar use may include, as part of this use, accessory seating if: a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of this use; and b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.
.020	Retail Establishment selling drugs, books, flowers, liquor, hardware supplies, garden supplies or works of art											
.030	Retail Variety or Department Store											
.040	Retail Establishment providing banking and related financial services											1. Gross floor area for this use may not exceed 10,000 square feet, except in the BN zone the limit shall be 4,000 square feet. 2. Uses with drive-in and drive-through facilities are prohibited in the BN zone. In the BNA zone, access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. 3. Ancillary assembly and manufactured goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 4. For restaurants with drive-in or drive-through facilities, one outdoor waste receptacle shall be provided for every eight parking stalls. 5. Entertainment, cultural and/or recreational facilities are only allowed in BNA zone.
.050	Retail Establishment providing laundry, dry cleaning, barber, beauty or shoe repair services											
.055	Entertainment, Cultural and/or Recreational Facility See Spec. Reg. 5.										See KZC 105.25.	
.060	Restaurant or Tavern										1 per each 100 sq. ft. of gross floor area.	

(Revised 4/14)

Section 40.10 Zone BN, BNA **USE ZONE CHART**

Section 40.10	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 YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.070	Private Lodge or Club	D.R., Chapter 142 KZC	None	BN zone: 20' BNA zone: 10'	10' on each side	10'	80%	If adjoining a low density zone other than RSX or RSA, then 25' above average building elevation. Otherwise, for BN zone, 30' above average building elevation and for BNA zone, 35' above average building elevation. See Gen. Reg. 4.b.	B See Gen. Reg. 7.	B	1 per each 300 sq. ft. of gross floor area.	
.080	Vehicle Service Station See Spec. Reg. 4.		22,500 sq. ft.	40'	15' on each side. See Spec. Reg. 3.	15'			A	D	See KZC 105.25.	1. Hours of operation may be limited to reduce impact on residential areas. 2. May not be more than two vehicle service stations at any intersection. 3. Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. 4. This use not allowed in the BN zone.

(Revised 2/13)

Section 40.10 Zone BN, BNA **USE ZONE CHART**

Section 40.10	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 YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.090	Office Use See Spec. Reg. 4.	D.R., Chapter 142 KZC	None	BN zone: 0' BNA zone: 10'	10' on each side	10'	80%	If adjoining a low density zone other than RSX or RSA, then 25' above average building elevation. Otherwise, for BN zone, 30' above average building elevation and for BNA zone, 35' above average building elevation. See Gen. Reg. 4.b.	B See Gen. Reg. 7.	D	If a medical, dental or veterinary office, then one per each 200 sq. ft. of gross floor area. Otherwise one per each 300 sq. ft. of gross floor area.	1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses. 3. At least 75 percent of the total gross floor area located on the ground floor of all structures on the subject property must contain retail establishments, restaurants, taverns, hotels or motels, or offices. These uses shall be oriented to an adjacent arterial, a major pedestrian sidewalk, a through-block pedestrian pathway or an internal pathway. 4. For properties located within the Moss Bay neighborhood, this use not allowed above the street level floor of any structure.

Section 40.10 Zone BN, BNA **USE ZONE CHART**

Section 40.10	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 YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.100	Attached or Stacked Dwelling Unit. See Spec. Regs. 1 and 4.	D.R., Chapter 142 KZC	None See Spec. Reg. 3.	Same as the regulations for the ground floor use.						A	1.7 per unit.	1. This use is only allowed on the street level floor subject to the provisions of General Regulation 4. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. The minimum amount of lot area per dwelling unit is as follows: a. In the BN zone, 900 square feet. b. In the BNA zone: i. North of NE 140th Street, 1,800 sq. ft. ii. South of NE 124th Street, 2,400 sq. ft. 4. In the BNA zone, the gross floor area of this use shall not exceed 50 percent of the total gross floor area on the subject property.
.110	Church			BN zone: 20' BNA zone: 10'	10' on each side	10'	80%	If adjoining a low density zone other than RSX or RSA, then 25' above average building elevation. Otherwise, for BN zone, 30' above average building elevation and for BNA zone, 35' above average building elevation. See Gen. Reg. 4.b.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See also Special Reg. 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to this use.

(Revised 9/13)

Kirkland Zoning Code
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Section 40.10 Zone BN, BNA **USE ZONE CHART**

Section 40.10	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 YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.120	School or Day-Care Center	D.R., Chapter 142 KZC	None	BN zone: 0' BNA zone: 10'	10' on each side	10'	80	If adjoining a low density zone other than RSX or RSA, then 25' above average building elevation. Otherwise, for BN zone, 30' above average building elevation and for BNA zone, 35' above average building elevation. See Spec. Reg. 6. See Gen. Reg. 4.b.	B See Gen. Reg. 7.	B	See KZC 105.25.	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 4. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 5. May include accessory living facilities for staff persons. 6. For school use, structure height may be increased, up to 35 feet, if: a. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements. *This special regulation is not effective within the disapproval jurisdiction of the Houghton Community Council.*

Section 40.10 Zone BN, BNA **USE ZONE CHART**

Section 40.10	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 YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.130	Mini-School or Mini-Day-Care	D.R., Chapter 142 KZC	None	BN zone: 0' BNA zone: 10'	10' on each side	10'	80%	If adjoining a low density zone other than RSX and RSA, then 25' average building elevation. Otherwise, for BN zone, 30' above average building elevation and for BNA zone, 35' above average building elevation. See Gen. Reg. 4.b.	B See Gen. Reg. 7.	B	See KZC 105.25.	1. A six-foot-high fence is required along the property lines adjacent to the 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. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 5. May include accessory living facilities for staff persons.
.140	Assisted Living Facility See Spec. Regs. 3, 4 and 5.			Same as the regulations for the ground floor use.						A	1.7 per independent unit. 1 per assisted living unit.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. 3. This use is only allowed on the street level floor subject to the provisions of General Regulation 4. 4. In the BNA zone, the gross floor area of this use shall not exceed 50 percent of the total gross floor area on the subject property. 5. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. 6. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.

(Revised 9/13)

Section 40.10 Zone BN, BNA **USE ZONE CHART**

Section 40.10	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 YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.150	Convalescent Center or Nursing Home	D.R., Chapter 142 KZC	None	BN zone: 20' BNA zone: 10'	10' on each side	10'	80%	If adjoining a low density zone other than RSX or RSA, then 25' average building elevation. Otherwise, for BN zone, 30' above average building elevation and for BNA zone, 35' above average building elevation. See Gen. Reg. 4.b.	B See Gen. Reg. 7.	B	1 for each bed.	
.160	Public Utility	Process IIA, Chapter 150 KZC			20' each side	20'			A		See KZC 105.25.	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. 2. One pedestal sign with a readerboard having electronic programming is allowed at a fire station only if: a. It is a pedestal sign (see Plate 12) having a maximum of 40 square feet of sign area per sign face; b. The electronic readerboard is no more than 50 percent of the sign area; c. Moving graphics and text or video are not part of the sign; d. The electronic readerboard does not change text and/or images at a rate less than one every seven seconds and shall be readily legible given the text size and the speed limit of the adjacent right-of-way; e. The electronic readerboard displays messages regarding public service announcements or City events only; f. The intensity of the display shall not produce glare that extends to adjacent properties and the signs shall be equipped with a device which automatically dims the intensity of the lights during hours of darkness; g. The electronic readerboard is turned off between 10:00 p.m. and 6:00 a.m. except during emergencies; h. It is located to have the least impact on surrounding residential properties. If it is determined that the electronic readerboard constitutes a traffic hazard for any reason, the Planning Director may impose additional conditions.
.170	Government Facility Community Facility	D.R., Chapter 142 KZC			10' on each side	10'			C See Spec. Reg. 1			
.180	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

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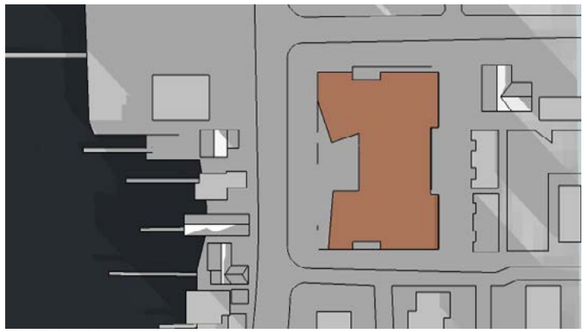
PREFERRED OPTION SHADOW STUDIES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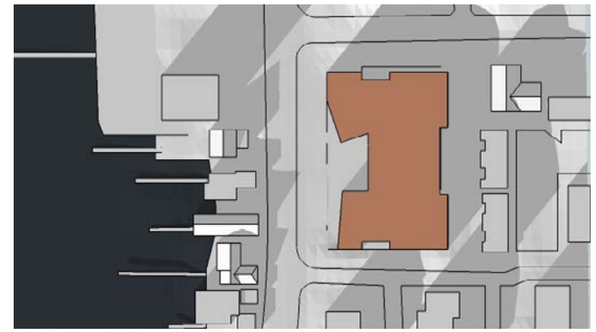
DEC NOON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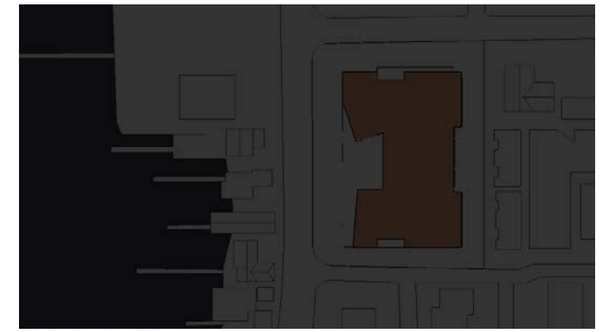
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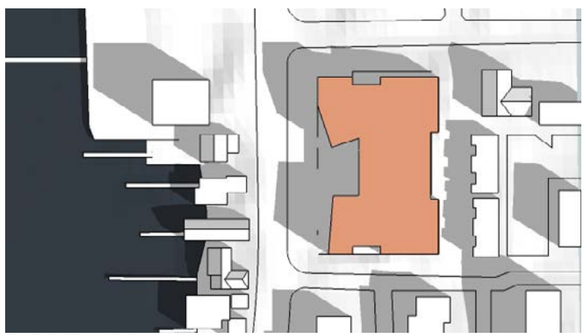
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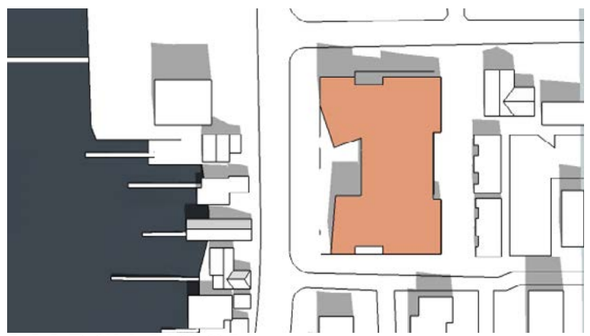
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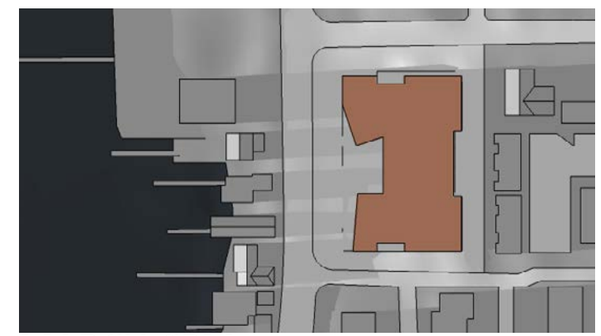
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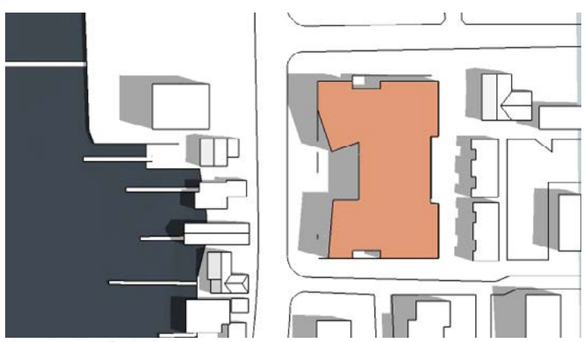
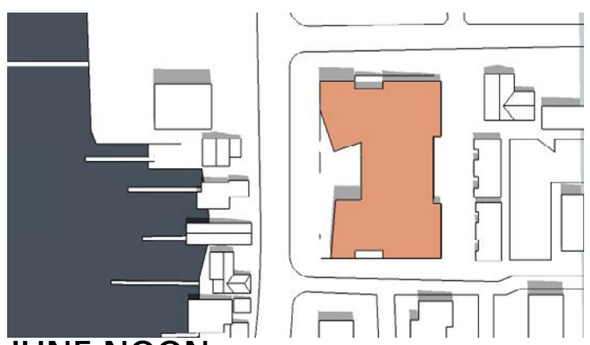

JUNE 9AM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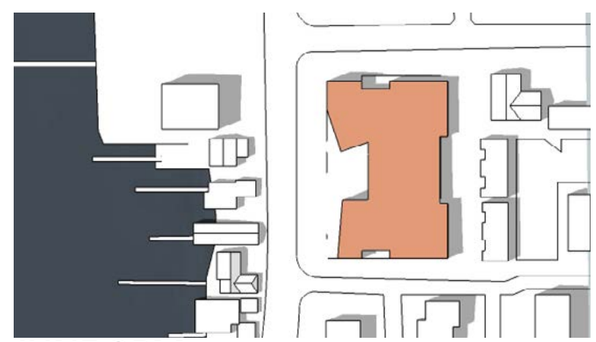
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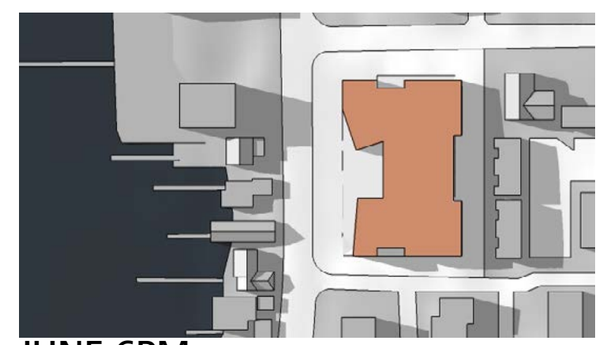
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