MEMORANDUM

Date: **December 1, 2017**

To: **Kurt Triplett, City Manager**

From: **Eric Shields, AICP, Planning Director**

Subject: **2017 Comprehensive Plan and Zoning Amendments**

RECOMMENDATION

City Council consider the recommendations of approval from the Planning Commission and (where applicable) the Houghton Community Council and adopt the individual ordinances and resolutions as noted below.

BACKGROUND DISCUSSION

The proposed ordinances are the culmination of four concurrent planning projects that involve amendments to the Comprehensive Plan, Zoning Code, Zoning Map, Municipal Code and Design Guidelines. A fifth project, adoption of a new plan for the Finn Hill Neighborhood has also been in preparation and will be brought to the Council for adoption in January of next year.

Also, for one of the projects (Houghton/Everest Neighborhood Center study), the Zoning Code, Zoning Map and Design Guidelines amendments will not be completed until early next year and are expected to be submitted for Council consideration in January.

Except for special circumstances (such as the adoption of a sub-area plan), the Growth Management Act limits amendment of the Comprehensive Plan to once per year. Each year the City considers a variety of plan amendments that typically include code and map amendments as well. These are brought to the City Council for adoption at the end of the year after study sessions and public hearings by the Planning Commission and Houghton Community Council. In 2017, two citizen initiated Comprehensive Plan amendment requests (CAR's) were reviewed as well.

This year's proposed amendments are listed below. Further information about each group of proposed amendments is provided in separate accompanying memoranda.

A. Annual City-Initiated Comprehensive Plan Amendments

- Ordinance O-4624: Comprehensive Plan amendments;

B. Citizen Initiated Comprehensive Plan and Zoning Amendments

- Ordinance O-4625: Alavi CAR Comprehensive Plan and Zoning amendments;
- Ordinance O-4626: Johnson CAR Comprehensive Plan and Zoning amendments;

C. Totem Lake

- Ordinance O-4627: Zoning amendments

- Ordinance O-4628: Comprehensive Plan and Zoning amendments;

D. Houghton/Everest Neighborhood Center Comprehensive Plan amendments

- Ordinance #4629: Comprehensive Plan amendments

Council Meeting: 12/12/2017
Agenda: Unfinished Business
Item #: 10. c. (1).

CITY OF KIRKLAND
Planning and Building Department
123 5th Avenue, Kirkland, WA 98033
425.587.3600- www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Joan Lieberman-Brill, AICP, Senior Planner
Jeremy McMahan, Planning Manager
Eric Shields, AICP, Planning Director

Date: November 30, 2017

Subject: 2017 City Initiated Comprehensive Plan Amendment (CAM17-00395)

RECOMMENDATION

Adopt Ordinance # 4624 amending the Comprehensive Plan and Zoning Map, consistent with the recommendation of the Planning Commission and Houghton Community Council.

BACKGROUND DISCUSSION

The amendments are included as Exhibit A to Ordinance #4624.

Each year staff proposes city initiated amendments to the Comprehensive Plan as appropriate. Pursuant to the Growth Management Act, every year the Capital Facilities Plan (CFP) must be reconciled with the Capital Improvement Plan. During this cycle there are no new state legislation or major Kirkland policy initiatives to incorporate into the Plan. Except for special circumstances, the City may amend the Plan only once per year, so that the cumulative effect of the various proposals can be ascertained and changes are internally consistent.

On September 25, 2017, the Planning Commission (PC) and Houghton Community Council (HCC) held a joint public hearing on the proposed amendments, and unanimously recommended adoption.

Since then, as anticipated by the PC and HCC, the proposed CFP has been revised further to integrate changes directed by City Council at their November 8 meeting to consider Capital Improvement Plan updates. The changes directed by City Council since the public hearing are shown as red text in Attachment 2.

Attachment 1 to this memorandum is the PC recommendation. This year amendments include updates to all capital facilities project tables contained in the Capital Facilities Element that have changed from 2016 for consistency with the mid-biennial budget and Capital Improvement Plan (Attachment 2), Transportation Element follow-up text amendments recommended by PSRC with the adoption of the 2035 Comprehensive Plan, park property land use redesignations and rezones to match their intended use, and minor housekeeping text amendments to various general elements.

A detailed summary of the proposed amendments is available in the joint PC and HCC October 25 public hearing memorandum.

PUBLIC NOTICE

Notice of the public hearing was provided to the Seattle Times, the Neighborhood Associations and Kirkland Alliance of Neighborhoods. In addition, notice was sent to the Kirkland Chamber of Commerce.

SEPA DETERMINATION

An EIS Addendum was issued on September 21, 2017 to fulfill the environmental review requirements for the proposed amendments to the Comprehensive Plan and associated Zoning Map amendments. The impacts of the proposal are within the range of impacts disclosed and evaluated in the City of Kirkland 2015 Comprehensive Plan Update & Totem Lake Planned Action -Draft and Final Environmental Impact Statement; no new significant impacts have been identified. Therefore, issuance of this EIS Addendum is the appropriate course of action.

CITY COUNCIL ACTION

Following City Council action, the amendment will be considered for final approval by the HCC at its January 22, 2017 meeting.

The City Council may approve the proposed amendments by adopting the following:

- Ordinance #4624 (Amendments to the Comprehensive Plan)

Attachments:

1. Planning Commission Recommendation
2. Changes in the CFP project tables between 2016 and 2017

cc: CAM17-00395

CITY OF KIRKLAND
PLANNING AND BUILDING DEPARTMENT
123 5TH AVENUE, KIRKLAND, WA 98033
425.587.3600 - www.kirklandwa.gov

MEMORANDUM

DATE: November 30, 2017

TO: City Council

FROM: Colleen Cullen, Planning Commission Chair

SUBJECT: **Recommendation to Adopt 2017 City Initiated Comprehensive Plan Amendments (CAM17-00395)**

Introduction

We are pleased to submit the recommended 2017 City Initiated Comprehensive Plan Amendments for consideration by the City Council.

Among other changes, an annual amendment to the Capital Facilities Element Capital Facilities Plan (CFP) project tables is necessary to bring it into consistency with the current 2017-2022 revised Capital Improvement Program (CIP) and 2017-2018 mid-biennial budget. The revised budget and CIP are also scheduled for adoption on December 12.

Other proposed amendments are:

- Park Property Land Use Redesignations and Rezones associated with Totem Lake Park, McAuliffe Park and Hazen Hills open space.
- Amendments to the Transportation Element to address comments received from Puget Sound Regional Council with their certification of the 2035 Comprehensive Plan, on a reassessment strategy to address funding shortfalls, and to incorporate Growing Transit Communities strategies to identify transit station areas and establish transit community goals.
- Updates to the Community Character Element historic inventory table to reflect current conditions.
- Updates to the Implementation Strategies Element Intergovernmental Coordination section to add the King County Climate Cooperative (K4C).

These amendments are within the jurisdiction of the Houghton Community Council (HCC). They were reviewed and unanimously recommended for approval by both the Planning Commission (PC) and HCC, at our joint public hearing on September 25, 2017.

Background

Links to the staff memorandum, minutes, and audio recording for the joint PC and HCC public hearing, and study sessions are provided below:

September 25, 2017 joint PC/HCC public hearing Memorandum, Audio and Minutes

August 28, 2017 HCC study session Memorandum, Audio and Minutes.

August 24, 2017 PC study session Memorandum, Video and Draft Minutes (see Exhibit A).

Criteria for Approving Changes to the Comprehensive Plan and Zoning Map

The Planning Commission reviewed the following criteria in the Zoning Code and determined that the amendments meet the criteria for approving changes to the Comprehensive Plan and Zoning Map:

- Section 130.15 Legislative Rezones – Criteria
- Section 140.25 Factors to Consider in Approval an Amendment to the Comprehensive Plan

The amendments are consistent with the criteria in 130.15 and 140.25.

Public Participation

At the study sessions, no one spoke or submitted comments. At the joint hearing, one speaker, Larry Toedtli, Transportation Engineer, spoke in favor of the Transportation Element text amendments.

Exhibit A. Planning Commission August 24, 2017 draft minutes

cc: CAM17-00395

DRAFT

Exhibit A

KIRKLAND PLANNING COMMISSION
August 24, 2017

1. **CALL TO ORDER/ROLL CALL (7:00 PM)**

Members Present: Carter Bagg, Colleen Cullen - Chair, Mike Miller, Glenn Peterson, Mathew Pruitt - Vice Chair, Sandeep Singhal, and John Tymczyszyn.

Members Absent: None.

Staff Present: Eric Shields - Director, Jeremy McMahan - Development Services Manager, Angela Ruggeri - Senior Planner, Joan Lieberman- Brill - Senior Planner, Janice Coogan - Senior Planner, Deb Powers - Urban Forester, and Jeannie Dines - Recording Secretary.

2. **ANNOUNCEMENT OF AGENDA (7:00 PM)**

3. **COMMENTS FROM THE AUDIENCE - None (7:01 PM)**

4. **STUDY SESSION (7:02 PM)**

A. **Kirkland Urban – Proposed Modifications to Master Plan ADDRESS: 6th Street and Central Way**

Public Comment - None

Senior Planner Angela Ruggeri reviewed the modification process, proposed modifications and staff's review and responded to Commission questions.

William Leedom, Kirkland Urban, responded to Commission questions.

It was the consensus of the Commission to recommend the proposed changes to the Kirkland Urban Master Plan. Commissioner Tymczyszyn abstained from the recommendation.

B. **2017 Comprehensive Plan Citizen Amendment Requests ADDRESS: City-wide**

Public Comment
1. Edward Radcliff, 231 7th Ave W, Kirkland.
2. Barry Alavi, 545 17th Ave W (Alavi CAR), Kirkland.

Senior Planner Joan Lieberman-Brill described the CAR process and reviewed the Lee Johnson CAR. She responded to Commission questions.

It was the consensus of the Commission that the information provided was sufficient to proceed to public hearing on October 12.

Ms. Lieberman-Brill reviewed the Alavi CAR and responded to Commission questions and Commissioners provided input regarding additional information to be provided at the October 12 public hearing.

C. **2017 City Initiated Comprehensive Plan Amendments ADDRESS: City-wide**

Public Comments - None

Ms. Lieberman-Brill reviewed the proposed amendments. Commissioners identified additional information to be provided at the September 25 public hearing.

D. **Finn Hill Neighborhood Plan and Code Amendments ADDRESS: Finn Hill**

Public Comment

3. Marc Ackerman, 12970 74th Pl NE, Kirkland, representing Finn Hill Neighborhood Alliance.

4. Ken Goodwin, 11834 Holmes Pt Dr, Kirkland.

5. Art Turock, 11534 Holmes Pt Dr, Kirkland.

6. Ettore Palazzo, 11818 Holmes Pt Dr, Kirkland.

7. Tim Shuma, 12914 63rd Ave NE, Krikland.

8. Susan Vossler, 12945 64th Ave NE, Kirkland.

9. Per Nielsen, 13475 64th Terr NE, Kirkland.

10. Roy Barnett, 11942 80th Pl NE, Kirkland.

11. Robert Ackein, 11946 80th Pl NE, Kirkland.

12. Thomas Cox, 1682 Holmes Pt Dr, Kirkland.

13. Jonathan Swift, 8132 NE 117th Pl, Kirkland, representing Chatham residents.

14. Bethany Cook, 8104 NE 121st St, Kirkland.

15. Claire Koenig, 6310 NE 129th St, Kirkland.

16. John Koenig, 6310 NE 129th St, Kirkland.

17. Janice Gerrish, 7651 NE 140th Pl, Kirkland.

18. Jason White, 8148 NE 117th Pl, Kirkland.

19. Teresa White, 11724 80th Ave NE, Kirkland.

20. Lisa Ayrault, 7105 NE 135th St, Kirkland.

21. Tracie Wilhelm, 12937 63rd Ave NE, Kirkland.

22. Kristen Shuma, 12914 63rd Ave NE, Kirkland.

23. Fred Schaffalitzky, 6408 NE 130th Pl, Kirkland.

24. Brenda Krauth, 13305 70th Ave NE, Kirkland.

25. Alice Blanchard, 11531 Holmes Point Drive, Kirkland.

26. Kent Ahlf, 8235 NE 119th St, Kirkland.

Chair Cullen declared a brief recess.

Senior Planner Janice Coogan, Director Eric Shields and Development Services Manager Jeremy McMahan responded to Commission questions and Commissioners provided input.

Mr. Shields summarized it is the Commission's preference not to have the open house on September 7 or public hearing on September 14, and to continue the discussion regarding the Finn Hill Neighborhood Plan and Code Amendments.

Commissioners provided input regarding information they wanted for the September 14 meeting.

5. **READING AND/OR APPROVAL OF MINUTES - None (10:35 PM)**

6. **ADMINISTRATIVE REPORTS AND PLANNING COMMISSION DISCUSSION (10:35 PM)**

A. City Council Actions

B. Hearing Examiner Actions

C. Public Meeting Calendar Update

September 28 meeting is no longer canceled.

Mr. Shields described requested a Planning Commissioner participate on the Totem Lake Committee. Commissioner Peterson agreed to represent the Planning Commission.

7. **COMMENTS FROM THE AUDIENCE (10:37 PM)**

8. **ADJOURNMENT (10:38 PM)**

_____

Chair
Kirkland Planning Commission

CFP TABLES MODIFICATION SUMMARY 2017 to 2022
Changes from 2016 to 2017

Table CF-5 – Capital Facilities Plan: Transportation Projects 2017-2022

SOURCES OF FUNDS

Added:

Developer funds for ST 0060 118th Avenue NE Roadway Extension
Street Operating Reserve funds for ST 0088 001 Neighborhood Street Light Program
Debt funds for NM 0123 Totem Lake Public Improvements Phase I and NM 0124 Totem Lake Public Improvements Phase II
Lake Washington School District funds for TR 0093 NE 132nd St/Juanita H.S. Access Road Intersection Improvements

USES OF FUNDS

Removed/Completed:

No changes

New Projects:

ST 0088 001	Neighborhood Street Light Program
NM 0111	108th Avenue NE Bicycle Lanes Upgrade
NM 0122	120th Avenue NE Non-Motorized Improvements
NM 0123	Totem Lake Public Improvements Phase I
NM 0124	Totem Lake Public Improvements Phase II
PT 0005	108th Avenue NE Transit Queue Jump Phase I
PT 0006	108th Avenue NE Transit Queue Jump Phase II
TR 0117 004	NE 68th Street Intersection Improvements/Access Management
TR 0128	6th Street S/5th Place/CKC Transit Signal Priority
TR 0129	NE 53rd Street Intersection Improvements

Changed:

ST 0006	Annual Street Preservation (budget change)
ST 0006 003	Street Levy Annual Street Preservation Program (budget change)
ST 0006 004	Central Way Street Preservation (timing change)
ST 0006 005	Totem Lake Roadway Repair (budget change)
ST 0060	118th Avenue NE Roadway Extension (moved to funded; budget change)
ST 0080	Annual Striping Program (budget change)
NM 0064 001	Park Land Pedestrian Improvement (prior year project returned to CFP for budget change and close-out)
NM 0081	Cross Kirkland Corridor to Redmond Central Connector (moved to funded; budget change)
NM 0086 100	NE 124th Street/124th Avenue NE Pedestrian Bridge Design and Construction (budget change)
NM 0087	Citywide School Walk Route Enhancements (budget change)
NM 0089	Lake Front Pedestrian and Bicycle Improvements (budget change)
NM 0090	Juanita Drive Quick Wins (budget change)
NM 0095	124th Avenue NE Sidewalk Improvements (budget change)
NM 0120	108th Avenue NE Sidewalk Improvements at Edith Moulton Park (budget change)

NM 7777	Annual Non-Motorized Critical Areas Ordinance (CAO)/Surface Water Design Manual (SWDM) Support (funding reduced to provide resources to NM 0095)
TR 0093	NE 132nd Street/Juanita H.S. Access Road Intersection Improvements (moved to funded)
TR 0111 003	Intelligent Transportation System Phase II (prior year project returned to CFP for budget change and close-out)

Table CF-6 – Capital Facilities Plan: Utility Projects 2017-2022

SOURCES OF FUNDS

No changes

USES OF FUNDS

Removed/Completed:

No changes

New Projects:

SS 0085	Slater Avenue NE Sewermain Replacement

Changed:

WA 0154	4th Street Watermain Replacement Phase II (budget change)
WA 0161	Kirkland Way Watermain Replacement (prior year project returned to CFP for budget change)
SS 0069	1st Street Sewermain Replacement (budget change)
SS 0070	5th Street Sewermain Replacement (budget change)
SS 0071	6th Street Sewermain Replacement (prior year project returned to CFP for budget change)

Table CF-7 – Capital Facilities Plan: Surface Water Projects 2017-2022

SOURCES OF FUNDS

Added:

Washington State Department of Ecology grant funds for SD 0107 132nd Square Park Surface Water Retrofit Facility

King County WaterWorks grant funds for SD 0085 002 Cross Kirkland Corridor Water Quality Retrofit and SD 0098 Champagne Creek Stormwater Retrofit

USES OF FUNDS

New Projects:

SD 0085 002	Cross Kirkland Corridor Water Quality Retrofit – CKC Rain Garden
SD 0105 001	118th Avenue NE Property Acquisition
SD 0108	Maintenance Center Surface Water Pollution Prevention Plan (SWPPP) Upgrades
SD 0109	Holmes Point Drive Pipe Replacement – Phase II Outfall
SD 0110	120th Avenue NE Stormwater Pipe Replacement

Changed:

SD 0088	Comfort Inn Pond Modifications (budget change)
SD 0091	Holmes Point Drive Pipe Replacement (budget change)
SD 0098	Champagne Creek Stormwater Retrofit (budget change)
SD 0107	132nd Square Park Surface Water Retrofit Facility (moved to funded)
SD 7777	Surface Water CAO/SWDM Contribution (funding reduced to provide resources to SD 0088)

Table CF-8 – Capital Facilities Plan: Parks Projects 2017-2022

SOURCES OF FUNDS

Property Sale proceeds for PK 0056 Forbes Lake Park Development and PK 0123 100 Peter Kirk Pool Liner

Recreation and Conservation Office grant funds for CPK 0133 100 (Dock and Shoreline Renovations

Funds from former Finn Hill Parks and Recreation District for PK 0152 O.O. Denny Park Improvements

USES OF FUNDS

Removed/Completed:

No changes

New Projects:

PK 0152	O.O. Denny Park Improvements
~~PK 0153~~	~~McAuliffe Park Property Purchase (removed; funded as part of PK 0133 300 below)~~

Changed:

PK 0056	Forbes Lake Park Development (prior year project returned to CFP for budget change)
PK 0119 100	Juanita Beach Park Bathhouse Replacement (budget change)
PK 0123 100	Peter Kirk Pool Liner (prior year project returned to CFP for budget change)
PK 0133 100	Dock and Shoreline Renovations (budget change)
PK 0133 200	City-School Playfield Partnership (budget change)
PK 0133 300	Neighborhood Park Lake Acquisition (budget change)
PK 0133 400	Edith Moulton Park Redevelopment (prior year project returned to CFP for budget change)

Table CF-9 – Capital Facilities Plan: Public Safety Projects 2017-2022

SOURCES OF FUNDS

Facilities Expansion Reserve funds for PS 3001 Fire Station 25 Renovation

USES OF FUNDS

Removed/Completed:

PS 3003 Fire Station 27 Land Acquisition (moved to unfunded)

New Projects:

PS 3002 000 Fire Station 24 Land Acquisition

Changed:

PS 0071 Self Contained Breathing Apparatus (SCBA) (timing change)
PS 0076 Personal Protective Equipment (PPE) (budget change)
PS 1000 Police Equipment Replacement (budget change)
PS 2000 Fire Equipment Replacement (budget change)
PS 3001 Fire Station 25 Renovation (budget change)

Table CF-10 – Capital Facilities Plan: Facility Projects 2017-2022

SOURCES OF FUNDS

Added:

REET 2 Reserve funds for GG 0100 Affordable Housing and Homelessness Investment

USES OF FUNDS

Removed/Completed:

No changes

New Projects:

GG 0100 Affordable Housing and Homelessness Investment

Changed:

No changes

ORDINANCE O-4624

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING AND LAND USE AND AMENDING THE COMPREHENSIVE PLAN ORDINANCE 3481, AS AMENDED, AND THE CITY OF KIRKLAND ZONING MAP, ORDINANCE 3710 AS AMENDED, TO ENSURE THE ZONING MAP CONFORMS TO THE COMPREHENSIVE PLAN AND THE CITY COMPLIES WITH THE GROWTH MANAGEMENT ACT, AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO. CAM17-00395.

WHEREAS, the City Council has received a recommendation from the Kirkland Planning Commission and the Houghton Community Council to amend certain portions of the Comprehensive Plan for the City, Ordinance 3481, as amended, and certain portions of the Zoning Map, Ordinance 3710, to ensure the zoning map conforms to the Comprehensive Plan and the City complies with the Growth Management Act, as set forth in the report(s) and recommendation(s) of the Planning Commission and the Houghton Community Council dated November 30, 2017, and bearing Kirkland Planning and Building Department File No. CAM17-00395; and

WHEREAS, prior to making the recommendation the Planning Commission and Houghton Community Council, following notice as required by RCW 35A.63.070, held on September 25, 2017, a joint public hearing, on the amendment proposals and considered the comments received at the hearing; and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA), there has accompanied the legislative proposal and recommendation through the entire consideration process, a SEPA addendum to Existing Environmental Documents, issued by the responsible official pursuant to WAC 197-11-625; and

WHEREAS, in a public meeting on December 12, 2017, the City Council considered the environmental documents received from the responsible official, together with the report and recommendation of the Planning Commission and the Houghton Community Council; and

WHEREAS, RCW 36.70A.130, requires the City to review all amendments to the Comprehensive Plan concurrently and no more frequently than once every year;

WHEREAS, the Growth Management Act (GMA), RCW 36.70A.130, mandates that the City of Kirkland review, and if needed, revise its official Zoning Map; and

WHEREAS, the Zoning Map implements the Comprehensive Plan (Ordinance 3481 as amended); and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Kirkland as follows:

Section 1. Comprehensive Plan Text, Figures and Tables amended. The Comprehensive Plan text, figures and tables in the Community Character, Land Use, Transportation, Capital Facilities, and Implementation Strategies Elements are amended; and the Totem Lake, Kingsgate, and Juanita Neighborhood Plans are amended. The Comprehensive Plan, Ordinance 3481, as amended, is amended in accordance with Exhibit A attached to this Ordinance and incorporated by reference.

Section 2. Zoning Map Amended: The official City of Kirkland Zoning Map as adopted by Ordinance 3710 is amended in accordance with Exhibit B attached to this Ordinance and incorporated by reference.

Section 3. Official Map Change: The Director of the Planning and Building Department is directed to amend the official City of Kirkland Zoning Map to conform with this ordinance, indicating thereon the date of the ordinance's passage.

Section 4. If any section, subsection, sentence, clause, phrase, part or portion of this Ordinance, including those parts adopted by reference, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 5. To the extent that the subject matter of this Ordinance is subject to the disapproval jurisdiction of the Houghton Community Council as created by Ordinance 2001, the Ordinance shall become effective within the Houghton community either upon approval of the Houghton Community Council, or upon failure of the Community Council to disapprove this Ordinance within 60 days of its passage.

Section 6. Except as provided in Section 3, this Ordinance shall be in full force and effect five days from and after its passage by the City Council and publication, pursuant to Section 1.08.017, Kirkland Municipal Code in the summary form attached to the original of this Ordinance and by this reference approved by the City Council.

Section 7. A complete copy of this Ordinance shall be certified by the City Clerk, who shall then forward the certified copy to the King County Department of Assessments.

Passed by majority vote of the Kirkland City Council in open meeting this ____ day of _____, 2017.

Signed in authentication thereof this _____ day of _____, 20___.

_____
Amy Walen, Mayor

Attest:

_____
City Clerk

Approved as to Form:

_____
City Attorney

O-4624
Exhibit A

Table CF - 5
Capital Facilities Plan: Transportation Projects -- 2017-2035

(Updated 11-27-17)

Revenue Type	*Revenue Source*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*Six-Year Total*	*2023 - 2035*
Local	Gas Tax	610,000	622,000	634,000	647,000	660,000	673,000	3,846,000	6,972,300
Local	Gas Tax (Transportation Package)	100,000	150,000	200,000	200,000		200,000	850,000	2,600,000
Local	Revenue Generating Regulatory License	270,000	270,000	270,000	270,000	270,000	270,000	1,620,000	3,510,000
Local	Real Estate Excise Tax 1 (REET 1)	398,000	410,000	422,000	435,000	448,000	461,000	2,574,000	4,267,500
Local	Real Estate Excise Tax 2 (REET 2)	1,355,000	1,528,600	1,279,000	1,318,000	1,233,000	1,274,000	7,987,600	13,877,900
Local	Street Levy	2,626,000	2,998,300	2,679,000	2,706,000	2,733,000	2,760,000	16,502,300	33,572,100
Local	Solid Waste	300,000	300,000	300,000	300,000	300,000	300,000	1,800,000	3,900,000
Local	Surface Water	1,376,820	805,500	707,000	500,000	320,000	260,000	3,969,320	6,500,000
Local	Impact Fees	3,640,080	3,410,000	1,750,000	1,000,000	425,000	275,000	10,500,080	28,166,700
External	King County Park Levy		300,000	300,000				600,000	-
Local	Park Impact Fees	399,000						399,000	-
Local	Walkable Kirkland	520,000	400,000	400,000	400,000			1,720,000	-
Local	REET 2 Reserves	3,405,400	7,843,900	980,000	480,000	480,000	480,000	13,669,300	-
Local	REET 1 Reserves	100,000	275,000	1,385,000				1,760,000	-
Local	Street Operating Reserves	198,000						198,000	
Local	Debt		1,485,000	6,015,000				7,500,000	
External	Grants	8,749,100	6,633,100	11,814,000	5,742,000	3,146,000	3,139,000	39,223,200	35,025,400
	Subtotal 2017-2022 Fund Sources excluding Park Place & Totem Lake	24,047,400	27,431,400	29,135,000	13,998,000	10,015,000	10,092,000	114,718,800	138,391,900
External	Developer Funded -- Kirkland Urban (including Impact Fees)	5,041,800						5,041,800	
External	Developer Funded -- Wolff Property (including Impact Fees)	4,200,000						4,200,000	
External	Lake Washington School District			1,260,000				1,260,000	
External	Developer Funded -- Totem Lake (including Impact Fees)	266,000						266,000	12,362,700
Total Sources		33,555,200	27,431,400	30,395,000	13,998,000	10,015,000	10,092,000	125,486,600	150,754,600
								Total 2017 - 2035 Revenue	**276,241,200**

Use of Funds

Transportation Capital Facilities Plan 2017-2035

CIP Project Number	Project Title	Included in Impact Fee calculation?	Capacity project for concurrency?	Funded in CIP 2017	2018	2019	2020	2021	2022	Six-Year Funded CIP 2017-2022	2023-2035 CIP Projects	Candidate Projects for Unanticipated Revenue	20-year Concurrency Projects	Person Trips
ST 0006	Annual Street Preservation Program	No - maintenance	No - maintenance	$ 930,000	$ 1,936,600	$ 1,720,000	$ 1,750,000	$ 1,750,000	$ 1,750,000	$ 9,836,600	$ 22,750,000			
ST 0006 003	Street Levy Street Preservation	No - maintenance	No - maintenance	$ 2,326,000	$ 2,698,300	$ 2,379,000	$ 2,406,000	$ 2,433,000	$ 2,460,000	$ 14,702,300	$ 31,107,000			
ST 0006 004	Central Way Street Preservation	No - maintenance	No - maintenance			$ 214,000				$ 214,000				
ST 0006 005	Totem Lake Roadway Repair	No - maintenance	No - maintenance	$ 820,000	$ 1,300,000	$ 1,850,000				$ 3,970,000				
ST 0059 101	124th Ave NE Roadway Improvements (North Section) Design	Yes R10	Yes	$ 1,195,400						$ 1,195,400			$ 1,195,400	122
ST 0060	118th Avenue NE Roadway Extension	No - developer funded	Yes	$ 4,200,000						$ 4,200,000			$ 4,200,000	427
ST 0080	Annual Striping Program	No - maintenance	No - maintenance	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 3,000,000	$ 6,500,000			
ST 0083 102	100th Ave NE Roadway Improvements	Yes R10	Yes			$ 5,000,000	$ 5,485,000			$ 10,485,000			$ 10,485,000	1,066
ST 0088 001	Neighborhood Street Light Program	No	No	$ 198,000						$ 198,000				
ST 0089	Juanita Drive Auto Improvements	Yes R12	Yes					$ 3,300,000	$ 3,300,000	$ 6,600,000			$ 6,600,000	671
ST 9999	Regional Inter-Agency Coordination	No - not capacity	No - not capacity	$ 82,000	$ 82,000	$ 82,000	$ 82,000	$ 82,000	$ 82,000	$ 492,000	$ 1,066,000			
NM 0006 100	Street Levy-Safe School Walk Routes	Yes NM4*	Yes					$ 150,000	$ 150,000	$ 300,000			$ 300,000	30
NM 0006 200	Street Levy-Pedestrian Safety	No - safety	No - safety	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 900,000	$ 3,000,000			
NM 0006 201	Neighborhood Safety Program Improvements	No - safety	No - safety	$ 200,000	$ 200,000	$ 200,000	$ 200,000			$ 800,000				
NM 0007	Cross Kirkland Corridor Connection - NE 52nd Street Sidewalk	Yes NM3	Yes	$ 454,900						$ 454,900			$ 454,900	46
NM 0012 001	NE 116th Street Crosswalk Upgrade	Yes NM5	Yes	$ 200,000	$ 230,000					$ 430,000			$ 430,000	44
NM 0012 003	132nd Avenue NE Crosswalk Upgrade	Yes NM5	Yes		$ 250,000					$ 250,000			$ 250,000	25
NM 0012 004	Central Way Crosswalk Upgrade	Yes NM5	Yes			$ 50,000	$ 50,000			$ 100,000			$ 100,000	10
NM 0057	Annual Sidewalk Maintenance Program	No - maintenance	No - maintenance			$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 800,000	$ 2,600,000			
NM 0064 001	Park Lane Pedestrian Improvements	No - not capacity	No - not capacity	$ 67,400						$ 67,400				
NM 0081	CKC to Redmond Central Connector	Yes NM4	Yes		$ 1,500,000	$ 1,000,000				$ 2,500,000			$ 2,500,000	254
NM 0086 100	NE 124th St/124th Ave NE Pedestrian Bridge Construction	Yes NM3	Yes	$ 4,810,000	$ 6,250,000	$ 5,390,000				$ 16,450,000			$ 16,450,000	1,672
NM 0087	Citywide School Walk Route Enhancements	Yes NM4*	Yes	$ 864,200	$ 1,269,000	$ 850,000	$ 400,000	$ 300,000	$ 300,000	$ 3,983,200			$ 3,983,200	405
NM 0087 001	North Kirkland/JFK School Walk Route Enhancements	Yes NM4*	Yes			$ 500,000	$ 500,000			$ 1,000,000			$ 1,000,000	102
NM 0089	Lake Front Pedestrian and Bicycle Improvements	Yes NM1	Yes	$ 261,000						$ 261,000			$ 261,000	27
NM 0090	Juanita Drive 'Quick Wins'	Yes NM1	Yes	$ 1,276,400						$ 1,276,400			$ 1,276,400	130
NM 0090 001	Juanita Drive Multi-Modal (On-Street) Improvements	Yes NM1	Yes				$ 525,000			$ 525,000			$ 525,000	53
NM 0092	Active Transportation Plan Update	No - study	No - study	$ 75,000						$ 75,000				
NM 0095	124th Avenue NE Sidewalk Improvements	Yes NM4	Yes	$ 530,000	$ 1,150,000					$ 1,680,000			$ 1,680,000	171
NM 0098	Kirkland Way Sidewalk Improvements	Yes NM4	Yes			$ 300,000	$ 200,000			$ 500,000			$ 500,000	51
NM 0109	Citywide Trail Connections (Non-CKC)	No - not capacity	No - not capacity				$ 275,000			$ 275,000				
NM 0109 001	Finn Hill Connections	No - not capacity	No - not capacity		$ 250,000					$ 250,000				
NM 0109 002	Lake Front Promenade Design Study	No - study	No - study				$ 75,000			$ 75,000				
NM 0110 001	Citywide Accessibility Improvements	No - not capacity	No - not capacity		$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 500,000				
NM 0113	Citywide Greenways Networks	Yes NM2	Yes				$ 250,000	$ 250,000	$ 250,000	$ 750,000			$ 750,000	76
NM 0113 001	Citywide Greenways Network Project-NE 75th Street	Yes NM2	Yes	$ 250,000						$ 250,000			$ 250,000	25
NM 0113 002	Citywide Greenways Network Project-128th Avenue NE	Yes NM2	Yes		$ 400,000	$ 400,000				$ 800,000			$ 800,000	81
NM 0115	CKC Emergent Projects Opportunity Fund	Yes NM3	Yes	$ 100,000	$ 100,000					$ 200,000				
NM 0118	NE 128th Street/139th Avenue NE Non-Motorized Improvements	No - developer funded	Yes	$ 800,000						$ 800,000			$ 800,000	81
NM 0119	Downtown Pedestrian Access Study	No - study	No - study	$ 50,000						$ 50,000				
NM 0120	108th Avenue NE Sidewalk Improvements at Edith Moulton Park	No - not capacity	No - not capacity	$ 399,000						$ 399,000				
NM 0122	120th Avenue NE Non-Motorized Improvements	Yes NM4	Yes	$ 55,000	$ 455,000					$ 510,000				
NM 0123	Totem Lake Blvd Non-Motorized Improvements Phase I	No - development agreement	No		$ 7,500,000					$ 7,500,000				
NM 0124	Totem Lake Blvd Non-Motorized Improvements Phase II	No - development agreement	No			$ 7,500,000				$ 7,500,000				
NM 7777	Annual Non-Motorized CAO/SWDM Surface Water Contribution	No - study	No - study	$ 1,400,000						$ 1,400,000				
PT 0001	Citywide Transit Study	No - study	No - study	$ 300,000						$ 300,000				
TR 0079 001	NE 85th St/114th Ave Intersection Improvements Phase II	No - developer funded	Yes	$ 1,800,000						$ 1,800,000			$ 1,800,000	183
TR 0082	Central Way/Park Place Center Traffic Signal	No - developer funded	Yes	$ 200,000						$ 200,000			$ 200,000	20
TR 0091 101	NE 124th St/124th Ave NE Intersection Improvements - Design	Yes R13	Yes	$ 398,500						$ 398,500			$ 398,500	41
TR 0092	NE 116th St/124th Ave NE N-bound Dual Left Turn Lanes	Yes R14	Yes	$ 976,500	$ 248,500					$ 1,225,000			$ 1,225,000	125
TR 0093	NE 132nd St/Juanita H.S. Access Rd Intersect'n Imp	Yes R4	Yes			$ 1,260,000				$ 1,260,000				
TR 0098	NE 132nd St/ 116th Way NE (I-405) Intersect'n Imp	Yes R9	Yes	$ 238,000	$ 62,000					$ 300,000				
TR 0100 100	6th Street & Central Way Intersection Improvements Phase 2	No - developer funded	Yes	$ 1,866,800						$ 1,866,800			$ 1,866,800	190
TR 0103	Central Way/4th Street Intersection Improvements	No - developer funded	Yes	$ 31,000						$ 31,000			$ 31,000	3
TR 0104	6th Street/4th Ave Intersection Improvements	No - developer funded	Yes	$ 580,000						$ 580,000			$ 580,000	59
TR 0105	Central Way/5th Street Intersection Improvements	No - developer funded	Yes	$ 564,000						$ 564,000			$ 564,000	57
TR 0111 003	Intelligent Transportation System, Phase II	Yes R19, R20	Yes	$ 80,000						$ 80,000				
TR 0116	Annual Signal Maintenance Program	No - maintenance	No - maintenance	$ 150,000	$ 150,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 1,100,000	$ 2,600,000			
TR 0117	Citywide Traffic Management Safety Improvements	No - safety	No - safety	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 600,000	$ 1,400,000			
TR 0117 002	Vision Zero Safety Improvement	No - safety	No - safety	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 300,000	$ 650,000			
TR 0117 003	Neighborhood Traffic Control	No - not capacity	No - safety		$ 50,000		$ 50,000		$ 50,000	$ 150,000	$ 325,000			
TR 0118	General Parking Lot Improvements	No - not capacity	No - not capacity	$ 100,000						$ 100,000				
TR 0119	Kirkland Citywide Intelligent Transportation System Study	No - study	No - study	$ 75,000						$ 75,000				
TR 0120	Kirkland Intelligent Transportation System Phase 3	Yes R19, R20	Yes		$ 450,000	$ 400,000	$ 450,000	$ 450,000	$ 450,000	$ 2,200,000			$ 2,200,000	224
TR 0122	Totem Lake Intersection Improvements	Yes depending on scope*	Yes	$ 3,031,100						$ 3,031,100			$ 3,031,100	308
TR 0127	NE 132nd Street Roundabout	No - not capacity	No	$ 320,000						$ 320,000				
TR 7777	Annual Traffic CAO/SWDM Surface Water Contribution	No - not capacity	No	$ 500,000						$ 500,000				
									FUNDED TOTAL	**$ 125,486,600**			**$ 66,687,300**	**6,778**
ST 0059 102	124th Ave NE Roadway Improvements (North Section)- ROW	Yes R24	Yes								$ 2,050,800		$ 2,050,800	208
ST 0059 103	124th Ave NE Roadway Improvements (North Section)-Construction	Yes R24	Yes								$ 6,753,800		$ 6,753,800	686
ST 0063	120th Avenue NE Roadway Improvements (north)	Yes R18*	Yes								$ 4,500,000		$ 4,500,000	457
ST 0072	NE 120th St Roadway Improvements	Yes R25	Yes								$ 15,780,600		$ 15,780,600	1,604
ST 0077	NE 132nd St Rdwy Imprv.-Phase I (West Section)	Yes R1	Yes								$ 1,739,000		$ 1,739,000	177
ST 0078	NE 132nd St Rdwy Imprv-Phase II (Mid Section)	Yes R2	Yes								$ 408,000		$ 408,000	41
ST 0079	NE 132nd St Rdwy Imprv-Phase III (East Section)	Yes R3	Yes								$ 1,444,000		$ 1,444,000	147
ST 0081	Totem Lake Area Development Opportunity Program	Yes*	Yes								$ 500,000		$ 500,000	51
PT 0002	Public Transit Speed and Reliability Improvements	Yes T1	Yes								$ 500,000		$ 500,000	51
PT 0003	Public Transit Passenger Environment Improvements	Yes T2	Yes								$ 500,000		$ 500,000	51
PT 0004 ^	108th Avenue NE Transit Queue Jump - Phase 1	Yes T1	Yes								$ 4,875,000			
PT 0005 ^	108th Avenue NE Transit Queue Jump - Phase 2	Yes T1	Yes								$ 5,640,000			
TR 0091 102	NE 124th St/124th Ave NE Intersection Improvements - ROW	Yes R13	Yes								$ 55,300		$ 55,300	6
TR 0091 103	NE 124th St/124th Ave NE Intersection Improvements - Const	Yes R13	Yes								$ 1,144,200		$ 1,144,200	116
TR 0094	NE 132nd St/108th Avenue NE Intersect'n Imp	Yes R5	Yes								$ 800,000		$ 800,000	81
TR 0095	NE 132nd St/Fire Stn Access Dr Intersect'n Imp	Yes R6	Yes								$ 480,000		$ 480,000	49
TR 0096	NE 132nd St/124th Ave NE Intersect'n Imp	Yes R7	Yes								$ 7,400,000		$ 7,400,000	752
TR 0097	NE 132nd St/132nd Ave NE Intersect'n Imp	Yes R8	Yes								$ 1,150,000		$ 1,150,000	117
TR 0117 004 ^	NE 68th Street Intersection Improvements/Access Management	Yes*	Yes								$ 4,375,000			
TR 0125	Kirkland ITS Implementation Phase 4	Yes R19, R20	Yes								$ 2,620,000		$ 2,620,000	266
TR 0128 ^	6th Street S/5th Place/CKC Transit Signal Priority	Yes R19, R20	Yes								$ 2,600,000			
TR 0129 ^	NE 53rd Street Intersection Improvements	Yes R19, R20	Yes								$ 845,000			
NM 0012 999	Crosswalk Upgrade Program	Yes NM5*	Yes								$ 4,100,000		$ 4,100,000	417
NM 0086 003	CKC Roadway Crossings	Yes NM3	Yes								$ 3,370,100		$ 3,370,100	343
NM 0090 100	Juanita Drive Bicycle and Pedestrian Improvements	Yes NM1	Yes								$ 10,650,000		$ 10,650,000	1,082
NM 0111 ^	108th Avenue NE Bicycle Lane Upgrades	Yes NM1	Yes								$ 4,345,000			
NM 0113 999	Citywide Greenway Network	Yes NM2	Yes								$ 4,450,000		$ 4,450,000	452
NM 0117	On-Street Bicycle Network Phase I	Yes NM1	Yes								$ 1,120,000		$ 1,120,000	114
NM 8888 100	On-street Bicycle Network	Yes NM1	Yes								$ 3,280,000		$ 3,280,000	333
NM 9999 100	Sidewalk Completion Program	Yes NM4*	Yes								$ 6,096,800		$ 6,096,800	620
										FUTURE YEAR TOTAL	$ 175,570,600		**$ 80,892,600**	**8,222**
										FUNDED TOTAL + UNFUNDED = 20 YEAR TOTAL	$ 301,057,200		**$ 147,579,900**	**15,000**
NM 0024 201	Cross Kirkland Corridor Opportunity Fund	No	No									$ 500,000		
NM 0031	Crestwoods Park/CKC Corridor Ped/Bike Facility	No	No									$ 2,505,000		
NM 0080	Juanita-Kingsgate Pedestrian Bridge at I-405	No	No									$ 4,500,000		
NM 0106	Citywide CKC Connections	No	No									$ 360,000		
NM 0107	CKC to Downtown Surface Connection	No	No									$ 2,000,000		
											CANDIDATE TOTAL	$ 9,865,000		

^ New for 2017-2022 CFP Update not previously counted; to be counted in future Rate Study

* Depending on project scope; see Rate Study and Transportation Master Plan.

Table CF - 6
Capital Facilities Plan: Utility Projects

(Updated 11-27-17)

SOURCE OF FUNDS

Revenue Type	*Revenue Source*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*Six-Year Total*
Local	Utility Rates	3,764,000	4,070,000	4,355,000	4,698,000	5,015,000	5,368,000	27,270,000
Local	Connection Fees	865,000	865,000	865,000	865,000	865,000	865,000	5,190,000
Local	Reserves	3,276,000	160,000	1,400,000		1,400,000		6,236,000
Total Sources		7,905,000	5,095,000	6,620,000	5,563,000	7,280,000	6,233,000	38,696,000

USES OF FUNDS

Funded Projects

Project Number	*Project Title*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*Six-Year Total*
WA 0102	104th Ave NE Watermain Replacement		504,800	181,200				686,000
WA 0134	5th Ave S / 8th St S Watermain Replacement			183,800	389,200			573,000
WA 0139	6th Street South Watermain Replacement	119,000	719,000					838,000
WA 0153	3rd Street Watermain Improvement	317,000						317,000
WA 0154	4th Street Watermain Replacement Phase 2	209,000						209,000
WA 0155	120th Avenue NE Watermain Improvement	437,000	273,000					710,000
WA 0156	122nd Avenue NE Watermain Improvement	505,600	190,400					696,000
WA 0157	8th Avenue W Watermain Improvement		421,800	288,200				710,000
WA 0158	NE 112th Street Watermain Improvement		365,000					365,000
WA 0159	NE 113th Place Watermain Improvement		373,000					373,000
WA 0160	126th Avenue NE Watermain Improvement		272,700	717,300				990,000
WA 0161	Kirkland Way Watermain Replacement	65,000						65,000
WA 7777	Annual Water CAO/SWDM Contribution	500,000						500,000
WA 8888	Annual Watermain Replacement Program					400,200	933,000	1,333,200
WA 9999	Annual Water Pump Station/System Upgrade Pgm					400,200	934,000	1,334,200
SS 0051	6th Street S Sewermain Replacement	146,100	818,900					965,000
SS 0052	108th Avenue NE Sewermain Replacement		711,400	3,236,100	1,558,500			5,506,000
SS 0062	NE 108th Street Sewermain Replacement				3,390,300	3,179,200		6,569,500
SS 0069	1st Street Sewermain Replacement	3,715,800						3,715,800
SS 0070	5th Street Sewermain Replacement	1,110,500						1,110,500
SS 0071	6th Street Sewermain Replacement	80,000						80,000
SS 0072	Kirkland Avenue Sewermain Replacement		285,000	2,013,400				2,298,400
SS 0077 001	West of Market Sewermain Replacement - Phase I				225,000	2,500,000	2,500,000	5,225,000
SS 0085	Slater Avenue NE Sewer Main Replacement		160,000					160,000
SS 7777	Annual Sewer CAO/SWDM Contribution	700,000						700,000
SS 8888	Annual Sanitary Pipeline Replacement Program					400,200	933,000	1,333,200
SS 9999	Annual Sanitary Pump Station/System Upgrade Pgm					400,200	933,000	1,333,200
Total Funded Utility Projects		7,905,000	5,095,000	6,620,000	5,563,000	7,280,000	6,233,000	38,696,000

SURPLUS (DEFICIT) of Resources		-	-	-	-	-	-	-

Table CF - 7
Capital Facilities Plan: Surface Water Utility Projects

(Updated 11-27-17)

SOURCES OF FUNDS

Revenue Type	*Revenue Source*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*Six-Year Total*
Local	Utility Rates	1,801,000	1,872,000	1,916,000	2,120,000	2,139,000	2,204,000	12,052,000
Local	Reserves	3,017,000	1,160,000	100,000	50,000	50,000	50,000	4,427,000
External	Grants		728,500	3,000,000	1,000,000			4,728,500
Total Sources		4,818,000	3,760,500	5,016,000	3,170,000	2,189,000	2,254,000	21,207,500

USES OF FUNDS

Funded Projects

Project Number	*Project Title*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*Six-Year Total*
SD 0046 001	Regional Detention in Forbes Creek Basin - Phase I					609,000	1,314,800	1,923,800
SD 0047	Annual Replacement of Aging/Failing Infrastructure	200,000	200,000	200,000	200,000	200,000	200,000	1,200,000
SD 0049	Forbes Creek/108th Ave NE Fish Passage Imp			230,400	196,000			426,400
SD 0053	Forbes Creek/Coors Pond Channel Grade Controls					324,900	344,600	669,500
SD 0054	Forbes Creek/Cross Kirkland Corridor Fish Passage Improvements					324,900	344,600	669,500
SD 0063	Everest Creek - Slater Ave at Alexander St				661,900	241,800		903,700
SD 0076	NE 141st Street/111th Avenue NE Culvert Repair	683,900						683,900
SD 0081	Brookhaven Pond Modifications	50,000		50,000		50,000		150,000
SD 0084	Market Street Storm Main Rehabilitation		268,400	616,600				885,000
SD 0085 002	Cross Kirkland Corridor Water Quality Retrofit - CKC Rain Garden		78,500					78,500
SD 0087	Silver Spurs Flood Reduction		77,000					77,000
SD 0088	Comfort Inn Pond Modifications	659,100	404,000					1,063,100
SD 0089	NE 142nd Street Surface Water Drainage Improvements		194,000					194,000
SD 0090	Goat Hill Drainage Ditch and Channel Stabilization				243,400	89,600		333,000
SD 0091	Holmes Point Drive Pipe Replacement	332,600						332,600
SD 0092	Juanita Creek Culvert at NE 137th Street	149,800	535,300					685,100
SD 0093	Pleasant Bay Apartments Line Replacement	252,600	69,400					322,000
SD 0094	NE 114th Place Stormline Replacement				270,400			270,400
SD 0097	Champagne Creek Stabilization		402,900	408,100				811,000
SD 0098	Champagne Creek Stormwater Retrofit		170,000					170,000
SD 0099	Goat Hill Drainage Conveyance Capacity			460,900	194,100			655,000
SD 0100	Brookhaven Pond Modifications				354,200	298,800		653,000
SD 0105	Property Acquisition Opportunity Fund	50,000	50,000	50,000	50,000	50,000	50,000	300,000
SD 0105 001	118th Avenue NE Property Acquisition	900,000						900,000
SD 0106 001	CKC Surface Water Drainage at Crestwoods Park Design/Const.	350,000						350,000
SD 0107	132nd Square Park Surface Water Retrofit Facility		560,000	3,000,000	1,000,000			4,560,000
SD 0108	Maintenance Center Surface Water Pollution Prevention Plan (SWPPP) Upgrades		600,000					600,000
SD 0109	Holmes Point Drive Pipe Replacement - Phase 2 Outfall		151,000					151,000
SD 0110	120th Avenue NE Stormwater Pipe Replacement	140,000						140,000
SD 7777	Surface Water CAO/SWDM Contribution	1,050,000						1,050,000
Total Funded Surface Water Utility Projects		4,818,000	3,760,500	5,016,000	3,170,000	2,189,000	2,254,000	21,207,500

SURPLUS (DEFICIT) of Resources	-	-	-	-	-	-	-

Table CF - 8
Capital Facilities Plan: Parks Projects

(Updated 11-27-17)

SOURCES OF FUNDS

Revenue Type	*Revenue Source*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*Six-Year Total*
Local	Real Estate Excise Tax	215,000	868,000	1,438,000	885,000	160,000	160,000	3,726,000
Local	Reserves	2,534,300	146,000	671,225	151,000	162,000	169,000	3,833,525
Local	Kirkland Park Levy	1,964,600	524,000	1,000,000	823,000	250,000	250,000	4,811,600
Local	Impact Fees	110,000	999,000	2,891,000	1,750,000	1,050,000	1,150,000	7,950,000
Local	Carryover Prior Year Savings	1,007,100	698,000					1,705,100
Local	Property Sale	577,900						577,900
External	Grants	594,400						594,400
Total Sources		7,003,300	3,235,000	6,000,225	3,609,000	1,622,000	1,729,000	23,198,525

USES OF FUNDS

Funded Projects

Project Number	*Project Title*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*Six-Year Total*
PK 0049	Open Space, Pk Land & Trail Acq Grant Match Program	100,000						100,000
PK 0056	Forbes Lake Park Development	450,000						450,000
PK 0066	Park Play Area Enhancements	50,000	50,000	75,000	75,000	75,000	75,000	400,000
PK 0087 101	Waverly Beach Park Renovation Phase II			250,000	1,000,000			1,250,000
PK 0119 100	Juanita Beach Park Bathhouse Replacement	1,715,000						1,715,000
PK 0121	Green Kirkland Forest Restoration Program	75,000	75,000	75,000	75,000	100,000	100,000	500,000
PK 0123 100	Peter Kirk Pool Liner	135,000						135,000
PK 0133 100	Dock & Shoreline Renovations	444,400		250,000	100,000	250,000	250,000	1,294,400
PK 0133 200	City-School Playfield Partnership	488,600	500,000					988,600
PK 0133 300	Neighborhood Park Land Acquisition	1,886,000	24,000	600,000	734,000	1,035,000	1,135,000	5,414,000
PK 0133 400	Edith Moulton Park Redevelopment	376,300						376,300
PK 0138	Everest Park Restroom/Storage Building Replacement			803,000				803,000
PK 0139 101	Totem Lake Park Acquisition	550,000						550,000
PK 0139 102	Totem Lake/CKC Land Acquisition	190,000						190,000
PK 0139 200	Totem Lake Park Master Plan & Development (Phase I)	200,000	2,190,000	3,285,225	724,000			6,399,225
PK 0147	Parks Maintenance Center		250,000	500,000	750,000			1,500,000
PK 0151	Park Facilities Life Cycle Projects	168,000	146,000	162,000	151,000	162,000	169,000	958,000
PK 0152	O.O. Denny Park Improvements	175,000						175,000
Total Funded Parks Projects		7,003,300	3,235,000	6,000,225	3,609,000	1,622,000	1,729,000	23,198,525

SURPLUS (DEFICIT) of Resources		-	-	-	-	-	-	-

Table CF-9
Capital Facilities Plan: Public Safety Projects

(Updated 11-27-17)

SOURCES OF FUNDS

Revenue Type	*Revenue Source*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*Six-Year Total*
Local	General Fund	165,500	133,300	724,500	359,500	234,300	147,300	1,764,400
Local	General Fund Cash	2,858,685	1,823,000		60,000		60,000	4,801,685
Local	REET 1		4,200,000					4,200,000
Local	REET 1 Reserves	772,153	3,700,000					4,472,153
Local	Facility Reserves	30,000						30,000
Local	Fire District 41 Bond/Cash	2,656,162						2,656,162
External	Land Sale		470,300					470,300
Total Sources		6,482,500	10,326,600	724,500	419,500	234,300	207,300	18,394,700

USES OF FUNDS

Funded Projects

Project Number	*Project Title*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*Six-Year Total*
PS 0062	Defibrillator Unit Replacement				176,900			176,900
PS 0066	Thermal Imaging Cameras					112,200		112,200
PS 0076	Personal Protective Equipment			604,800			2,300	607,100
PS 0080	Emergency Generators		60,000		60,000		60,000	180,000
PS 2000	Fire Equipment Replacement	30,700	16,400	20,900	15,800	15,800	35,300	134,900
	Subtotal Funded Fire Projects	30,700	76,400	625,700	252,700	128,000	97,600	1,211,100
PS 1000	Police Equipment Replacement	134,800	116,900	98,800	166,800	106,300	109,700	733,300
	Subtotal Funded Police Projects	134,800	116,900	98,800	166,800	106,300	109,700	733,300
PS 3001	Fire Station 25 Renovation	3,817,000						3,817,000
PS 3002 000	Fire Station 24 Land Acquisition	2,500,000						2,500,000
PS 3002 002	Fire Station 24 Property Replacement		10,133,300					10,133,300
	Subtotal Funded Facilities	6,317,000	10,133,300	-	-	-	-	16,450,300

Total Funded Public Safety Projects	6,482,500	10,326,600	724,500	419,500	234,300	207,300	18,394,700

SURPLUS (DEFICIT) of Resources	-	-	-	-	-	-	-

Table CF-10
Capital Facilities Plan: Facility Projects

(Updated 11-27-17)

SOURCES OF FUNDS

Revenue Type	*Revenue Source*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*Six-Year Total*
Local	General Fund	425,100	553,500	528,500	606,300	279,400	190,200	2,583,000
Local	REET 2 Reserves	500,000	1,000,000					1,500,000
Total Sources		925,100	1,553,500	528,500	606,300	279,400	190,200	4,083,000

USES OF FUNDS

Funded Projects

Project Number	*Project Title*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*Six-Year Total*
GG 0008	Electrical, Energy Management & Lighting Systems		38,800	28,800		34,700	131,500	233,800
GG 0009	Mechanical/HVAC Systems Replacements	176,400	223,300	314,800	78,200	20,000	10,500	823,200
GG 0010	Painting, Ceilings, Partition & Window Replacements	20,900	4,100	144,700	244,700	28,800	8,400	451,600
GG 0011	Roofing, Gutter, Siding and Deck Replacements	126,100	231,700		74,000	7,100		438,900
GG 0012	Flooring Replacements	101,700	55,600	40,200	209,400	188,800	39,800	635,500
GG 0100	Affordable Housing and Homelessness Investment	500,000	1,000,000					1,500,000
Total Funded Facility Projects		925,100	1,553,500	528,500	606,300	279,400	190,200	4,083,000

SURPLUS (DEFICIT) of Resources		-	-	-	-	-	-	-

C. Capital Facilities Plan

Table CF-5

Capital Facilities Plan: Transportation Projects – 2017-2035

SOURCES OF FUNDS

Revenue Type	Revenue Source	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	Six-Year Total	*2023-2035*
Local	Gas Tax	610,000	622,000	634,000	647,000	660,000	673,000	3,846,000	6,972,300
Local	Gas Tax (Transportation Package)	100,000	150,000	200,000	200,000	–	200,000	850,000	2,600,000
Local	Revenue Generating Regulatory License	270,000	270,000	270,000	270,000	270,000	270,000	1,620,000	3,510,000
Local	Real Estate Excise Tax 1 (REET 1)	398,000	410,000	422,000	435,000	448,000	461,000	2,574,000	4,267,500
Local	Real Estate Excise Tax 2 (REET 2)	1,355,000	1,342,000	1,279,000	1,318,000	1,233,000	1,274,000	7,801,000	13,877,900
Local	Street Levy	2,626,000	2,652,000	2,679,000	2,706,000	2,733,000	2,760,000	16,156,000	33,572,100
Local	Solid Waste	300,000	300,000	300,000	300,000	300,000	300,000	1,800,000	3,900,000
Local	Surface Water	1,026,420	805,500	707,000	500,000	320,000	260,000	3,618,920	6,500,000
Local	Impact Fees	3,440,080	3,410,000	1,750,000	1,000,000	425,000	275,000	10,300,080	28,166,700
External	King County Park Levy	–	300,000	300,000	–	–	–	600,000	–
Local	Park Impact Fees	600,000	–	–	–	–	–	600,000	–
Local	Walkable Kirkland	520,000	400,000	400,000	400,000	–	–	1,720,000	–
Local	REET 2 Reserves	3,158,000	1,578,900	480,000	480,000	480,000	480,000	6,656,900	–
Local	REET 1 Reserves	100,000	–	–	–	–	–	100,000	–

External	Grants	9,128,100	3,103,100	4,440,000	5,742,000	3,146,000	3,139,000	28,698,200	35,025,400
	Subtotal 2017-2022 Fund Sources excluding Park Place and Totem Lake	23,631,600	15,343,500	13,861,000	13,998,000	10,015,000	10,092,000	86,941,100	138,391,900
External	Developer Funded – Kirkland Urban (Including Impact Fees)	5,041,800	–	–	–	–	–	5,041,800	–
External	Developer Funded – Totem Lake (Including Impact Fees)	–	–	–	–	–	–	–	–
External	Developer Funded – Other	266,000	–	–	–	–	–	266,000	12,362,700
Total Sources		28,939,400	15,343,500	13,861,000	13,998,000	10,015,000	10,092,000	92,248,900	150,754,600
							Total 2017-2035 Revenue		**243,003,500**

Table CF-5

Capital Facilities Plan: Transportation Projects – 2017-2035

USE OF FUNDS

Transportation Capital Facilities Plan 2017-2035												
CIP Project Number	Project Title	**Included in Impact Fee Calculation?**	**Capacity Project for Concurrency?**	**Funded in CIP**						Six-Year Funded CIP 2017-2022	2023-2035 CIP Projects	Candidate Projects for Unanticipated Revenue
				2017	**2018**	**2019**	**2020**	**2021**	**2022**			
ST 0006	Annual Street Preservation Program	No - maintenance	No - maintenance	1,000,000	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000	9,750,000	22,750,000	
ST 0006 003	Street Levy Street Preservation	No - maintenance	No - maintenance	2,326,000	2,352,000	2,379,000	2,406,000	2,433,000	2,460,000	14,356,000	31,107,000	
ST 0006 004	Central Way Street Preservation	No - maintenance	No - maintenance	214,000						214,000		
ST 0006 005	Totem Lake Roadway Repair	No - maintenance	No - maintenance	720,000						720,000		
ST 0059 101	124th Ave NE Roadway Improvements (North Section) Design	Yes R10	Yes	1,195,400						1,195,400		
ST 0080	Annual Striping Program	No - maintenance	No - maintenance	400,000	500,000	500,000	500,000	500,000	500,000	2,900,000	6,500,000	
ST 0083 102	100th Ave NE Roadway Improvements	Yes R10	Yes			5,000,000	5,485,000			10,485,000		
ST 0089	Juanita Drive Auto	Yes R12	Yes					3,300,000	3,300,000	6,600,000		

USE OF FUNDS

Transportation Capital Facilities Plan 2017-2035												
CIP Project Number	Project Title	**Included in Impact Fee Calculation?**	**Capacity Project for Concurrency?**	**Funded in CIP**						Six-Year Funded CIP 2017-2022	2023-2035 CIP Projects	Candidate Projects for Unanticipated Revenue
				2017	**2018**	**2019**	**2020**	**2021**	**2022**			
	Improvements											
ST 9999	Regional Inter-Agency Coordination	No - not capacity	No - not capacity	82,000	82,000	82,000	82,000	82,000	82,000	492,000	1,066,000	
NM 0006 100	Street Levy – Safe School Walk Routes	Yes NM4*	Yes	–	–	–	–	150,000	150,000	300,000		
NM 0006 200	Street Levy – Pedestrian Safety	No - safety	No - safety	150,000	150,000	150,000	150,000	150,000	150,000	900,000	3,000,000	
NM 0006 201	Neighborhood Safety Program Improvements	No - safety	No - safety	200,000	200,000	200,000	200,000			800,000		
NM 0007	Cross Kirkland Corridor Connection - NE 52nd Street Sidewalk	Yes NM3	Yes	454,900						454,900		
NM 0012 001	NE 116th Street Crosswalk Upgrade	Yes NM5	Yes	200,000	230,000					430,000		
NM 0012 003	132nd Avenue NE Crosswalk Upgrade	Yes NM5	Yes		250,000					250,000		
NM 0012 004	Central Way Crosswalk Upgrade	Yes NM5	Yes			50,000	50,000			100,000		

USE OF FUNDS

Transportation Capital Facilities Plan 2017-2035												
CIP Project Number	Project Title	**Included in Impact Fee Calculation?**	**Capacity Project for Concurrency?**	**Funded in CIP**						Six-Year Funded CIP 2017-2022	2023-2035 CIP Projects	Candidate Projects for Unanticipated Revenue
				2017	**2018**	**2019**	**2020**	**2021**	**2022**			
NM 0057	Annual Sidewalk Maintenance Program	No - maintenance	No - maintenance			200,000	200,000	200,000	200,000	800,000	2,600,000	
NM 0086 100	NE 124th St/124th Ave NE Pedestrian Bridge Construction	Yes NM3	Yes	4,810,000	6,250,000	1,050,000				12,110,000		
NM 0087	Citywide School Walk Route Enhancements	Yes NM4*		864,200	869,000	450,000	400,000	300,000	300,000	3,183,200		
NM 0087 001	North Kirkland/JFK School Walk Route Enhancements	Yes NM4*	Yes			500,000	500,000			1,000,000		
NM 0089	Lake Front Pedestrian and Bicycle Improvements	Yes NM1	Yes	11,000						11,000		
NM 0090	Juanita Drive 'Quick Wins'	Yes NM1	Yes	726,000						726,000		
NM 0090 001	Juanita Drive Multimodal (On-Street) Improvements	Yes NM1	Yes				525,000			525,000		
NM 0092	Active Transportation Plan Update	No - study	No - study	75,000						75,000		

USE OF FUNDS

Transportation Capital Facilities Plan 2017-2035												
CIP Project Number	Project Title	**Included in Impact Fee Calculation?**	**Capacity Project for Concurrency?**	**Funded in CIP**						Six-Year Funded CIP 2017-2022	2023-2035 CIP Projects	Candidate Projects for Unanticipated Revenue
				2017	**2018**	**2019**	**2020**	**2021**	**2022**			
NM 0095	124th Avenue NE Sidewalk Improvements	Yes NM4	Yes	830,000	750,000					1,580,000		
NM 0098	Kirkland Way Sidewalk Improvements	Yes NM4	Yes			300,000	200,000			500,000		
NM 0109	Citywide Trail Connections (Non-CKC)	No - not capacity	No - not capacity				275,000			275,000		
NM 0109 001	Finn Hill Connections	No - not capacity	No - not capacity		250,000					250,000		
NM 0109 002	Lake Front Promenade Design Study	No - study	No - study				75,000			75,000		
NM 0110 001	Citywide Accessibility Improvements	No - not capacity	No - not capacity		100,000	100,000	100,000	100,000	100,000	500,000		
NM 0113	Citywide Greenways Networks	Yes NM2	Yes				250,000	250,000	250,000	750,000		
NM 0113 001	Citywide Greenways Network Project-NE 75th Street	Yes NM2	Yes	250,000						250,000		

USE OF FUNDS

Transportation Capital Facilities Plan 2017-2035												
CIP Project Number	Project Title	**Included in Impact Fee Calculation?**	**Capacity Project for Concurrency?**	**Funded in CIP**						Six-Year Funded CIP 2017-2022	2023-2035 CIP Projects	Candidate Projects for Unanticipated Revenue
				2017	**2018**	**2019**	**2020**	**2021**	**2022**			
NM 0113 002	Citywide Greenways Network Project-128th Avenue NE	Yes NM2	Yes		400,000	400,000				800,000		
NM 0115	CKC Emergent Projects Opportunity Fund	Yes NM3	Yes	100,000	100,000					200,000		
NM 0118	NE 128th Street/139th Avenue NE Nonmotorized Improvements	No - developer funded	Yes	800,000						800,000		
NM 0119	Downtown Pedestrian Access Study	No - study	No - study	50,000						50,000		
NM 0120	108th Avenue NE Sidewalk Improvements at Edith Moulton Park	No - not capacity	No - not capacity	600,000						600,000		
NM 7777	Annual Nonmotorized CAO/SWDM Surface Water Contribution	No - not capacity	No - not capacity	1,600,000						1,600,000		
PT 0001	Citywide Transit Study	No - study	No - study	300,000						300,000		

USE OF FUNDS

Transportation Capital Facilities Plan 2017-2035												
CIP Project Number	Project Title	**Included in Impact Fee Calculation?**	**Capacity Project for Concurrency?**	**Funded in CIP**						Six-Year Funded CIP 2017-2022	2023-2035 CIP Projects	Candidate Projects for Unanticipated Revenue
				2017	**2018**	**2019**	**2020**	**2021**	**2022**			
TR 0079 001	NE 85th St/114th Ave Intersection Improvements Phase II	No - developer funded	Yes	1,800,000						1,800,000		
TR 0082	Central Way/Park Place Center Traffic Signal	No - developer funded	Yes	200,000						200,000		
TR 0091 101	NE 124th St/124th Ave NE Intersection Improvements – Design	Yes R13	Yes	398,500						398,500		
TR 0092	NE 116th St/124th Ave NE N-bound Dual Left Turn Lanes	Yes R14	Yes	976,500	248,500					1,225,000		
TR 0098	NE 132nd St/116th Way NE (I-405) Intersection Improvements	Yes R9	Yes	238,000	62,000					300,000		
TR 0100 100	6th Street and Central Way Intersection Improvements Phase 2	No - developer funded	Yes	1,866,800						1,866,800		
TR 0103	Central Way/4th Street Intersection Improvements	No - developer funded	Yes	31,000						31,000		

USE OF FUNDS

Transportation Capital Facilities Plan 2017-2035												
CIP Project Number	Project Title	**Included in Impact Fee Calculation?**	**Capacity Project for Concurrency?**	**Funded in CIP**						Six-Year Funded CIP 2017-2022	2023-2035 CIP Projects	Candidate Projects for Unanticipated Revenue
				2017	**2018**	**2019**	**2020**	**2021**	**2022**			
TR 0104	6th Street/4th Ave Intersection Improvements	No - developer funded	Yes	580,000						580,000		
TR 0105	Central Way/5th Street Intersection Improvements	No - developer funded	Yes	564,000						564,000		
TR 0116	Annual Signal Maintenance Program	No - maintenance	No -maintenance	150,000	150,000	200,000	200,000	200,000	200,000	1,100,000	2,600,000	
TR 0117	Citywide Traffic Management Safety Improvements	No - safety	No - safety	100,000	100,000	100,000	100,000	100,000	100,000	600,000	1,400,000	
TR 0117 002	Vision Zero Safety Improvement	No - safety	No - safety	50,000	50,000	50,000	50,000	50,000	50,000	300,000	650,000	
TR 0117 003	Neighborhood Traffic Control	No - not capacity	No - safety		50,000		50,000		50,000	150,000	325,000	
TR 0118	General Parking Lot Improvements	No - not capacity	No - not capacity	100,000						100,000		
TR 0119	Kirkland Citywide Intelligent Transportation System Study	No - study	No - study	75,000						75,000		

USE OF FUNDS

Transportation Capital Facilities Plan 2017-2035												
CIP Project Number	Project Title	**Included in Impact Fee Calculation?**	**Capacity Project for Concurrency?**	**Funded in CIP**						Six-Year Funded CIP 2017-2022	2023-2035 CIP Projects	Candidate Projects for Unanticipated Revenue
				2017	**2018**	**2019**	**2020**	**2021**	**2022**			
TR 0120	Kirkland Intelligent Transportation System Phase 3	Yes R19, R20	Yes		450,000	400,000	450,000	450,000	450,000	2,200,000		
TR 0122	Totem Lake Intersection Improvements	Yes depending on scope*	Yes	3,031,100						3,031,100		
TR 0127	NE 132nd Street Roundabout	No - developer funded	Yes	320,000						320,000		
TR 7777	Annual Traffic CAO/SWDM Surface Water Contribution	No - not capacity	No	500,000						500,000		
FUNDED TOTAL										**92,248,900**		
ST 0059 102	124th Ave NE Roadway Improvements (North Section)-ROW	Yes R24	Yes								2,050,800	
ST 0059 103	124th Ave NE Roadway Improvements (North Section)-Construction	Yes R24	Yes								6,753,800	
ST 0063	120th Avenue NE Roadway Improvements	Yes R18*	Yes								4,500,000	

USE OF FUNDS

Transportation Capital Facilities Plan 2017-2035												
CIP Project Number	Project Title	**Included in Impact Fee Calculation?**	**Capacity Project for Concurrency?**	**Funded in CIP**						Six-Year Funded CIP 2017-2022	2023-2035 CIP Projects	Candidate Projects for Unanticipated Revenue
				2017	**2018**	**2019**	**2020**	**2021**	**2022**			
	(North)											
ST 0072	NE 120th St Roadway Improvements	Yes R25	Yes								15,780,600	
ST 0077	NE 132nd St Rdwy Imprv-Phase I (West Section)	Yes R1	Yes								1,348,000	
ST 0078	NE 132nd St Rdwy Imprv-Phase II (Mid Section)	Yes R2	Yes								316,000	
ST 0079	NE 132nd St Rdwy Imprv-Phase III (East Section)	Yes R3	Yes								1,119,000	
ST 0081	Totem Lake Area Development Opportunity Program	Yes*	Yes								500,000	
PT 0002	Public Transit Speed and Reliability Improvements	Yes T1	Yes								500,000	
PT 0003	Public Transit Passenger Environment Improvements	Yes T2	Yes								500,000	

USE OF FUNDS

Transportation Capital Facilities Plan 2017-2035												
CIP Project Number	Project Title	**Included in Impact Fee Calculation?**	**Capacity Project for Concurrency?**	**Funded in CIP**						Six-Year Funded CIP 2017-2022	2023-2035 CIP Projects	Candidate Projects for Unanticipated Revenue
				2017	**2018**	**2019**	**2020**	**2021**	**2022**			
TR 0091 102	NE 124th St/124th Ave NE Intersection Improvements - ROW	Yes R13	Yes								55,300	
TR 0091 103	NE 124th St/124th Ave NE Intersection Improvements - Const	Yes R13	Yes								1,144,200	
TR 0093	NE 132nd St/Juanita H.S. Access Rd Intersection Improvements	Yes R4	Yes								916,000	
TR 0094	NE 132nd St/108th Avenue NE Intersection Improvements	Yes R5	Yes								618,000	
TR 0095	NE 132nd St/Fire Stn Access Dr Intersection Improvements	Yes R6	Yes								366,000	
TR 0096	NE 132nd St/124th Ave NE Intersection Improvements	Yes R7	Yes								5,713,000	
TR 0097	NE 132nd St/132nd Ave NE Intersection	Yes R8	Yes								889,000	

USE OF FUNDS

Transportation Capital Facilities Plan 2017-2035												
CIP Project Number	Project Title	**Included in Impact Fee Calculation?**	**Capacity Project for Concurrency?**	**Funded in CIP**						Six-Year Funded CIP 2017-2022	2023-2035 CIP Projects	Candidate Projects for Unanticipated Revenue
				2017	**2018**	**2019**	**2020**	**2021**	**2022**			
	Improvements											
TR 0125	ITS Phase 4	Yes R19, R20	Yes								2,620,000	
NM 0012 999	Crosswalk Upgrade Program	Yes NM5*	Yes								4,100,000	
NM 0086 003	CKC Roadway Crossings	Yes NM3	Yes								3,370,100	
NM 0090 100	Juanita Drive Bicycle and Pedestrian Improvements	Yes NM1	Yes								10,650,000	
NM 0113 999	Citywide Greenway Network	Yes NM2	Yes								4,450,000	
NM 0117	On-Street Bicycle Network Phase I	Yes NM1	Yes								1,120,000	
NM 8888 100	On-Street Bicycle Network	Yes NM1	Yes								3,280,000	
NM 9999 100	Sidewalk Completion Program	Yes NM4*	Yes								6,096,800	
FUTURE YEAR TOTAL											**150,754,600**	

USE OF FUNDS

Transportation Capital Facilities Plan 2017-2035												
CIP Project Number	Project Title	**Included in Impact Fee Calculation?**	**Capacity Project for Concurrency?**	**Funded in CIP**						Six-Year Funded CIP 2017-2022	2023-2035 CIP Projects	Candidate Projects for Unanticipated Revenue
				2017	**2018**	**2019**	**2020**	**2021**	**2022**			
FUNDED TOTAL + UNFUNDED TOTAL = 20 YEAR TOTAL											**243,003,500**	
NM 0024 201	Cross Kirkland Corridor Opportunity Fund	No	No									500,000
NM 0031	Crestwoods Park/CKC Corridor Ped/Bike Facility	No	No									2,505,000
NM 0080	Juanita-Kingsgate Pedestrian Bridge at I-405	No	No									4,500,000
NM 0081	CKC to Redmond Central Corridor Regional Connector	No	No									1,500,000
NM 0106	Citywide CKC Connections	No	No									360,000
NM 0107	CKC to Downtown Surface Connection	No	No									2,000,000
CANDIDATE TOTAL												**11,365,000**

*Depending on project scope; see Rate Study and Transportation Master Plan.

Table CF-6

Capital Facilities Plan: Utility Projects

SOURCES OF FUNDS

Revenue Type	Revenue Source	2017	2018	2019	2020	2021	2022	Six-Year Total
Local	Utility Rates	3,764,000	4,070,000	4,355,000	4,698,000	5,015,000	5,368,000	27,270,000
Local	Connection Fees	865,000	865,000	865,000	865,000	865,000	865,000	5,190,000
Local	Reserves	2,600,000	–	1,400,000	–	1,400,000	–	5,400,000
Local	Debt	–	–	–	–	–	–	–
Total Sources		7,229,000	4,935,000	6,620,000	5,563,000	7,280,000	6,233,000	37,860,000

USES OF FUNDS

Funded Projects

Project Number	Project Title	2017	2018	2019	2020	2021	2022	Six-Year Total
WA 0102	104th Ave NE Watermain Replacement		504,800	181,200				686,000
WA 0134	5th Ave S/8th St S Watermain Replacement			183,800	389,200			573,000
WA 0139	6th Street South Watermain Replacement	119,000	719,000					838,000
WA 0153	3rd Street Watermain Improvement	317,000						317,000
WA 0154	4th Street Watermain Replacement Phase 2	174,000						174,000
WA 0155	120th Avenue NE Watermain Improvement	437,000	273,000					710,000
WA 0156	122nd Avenue NE Watermain Improvement	505,600	190,400					696,000
WA 0157	8th Avenue W Watermain Improvement		421,800	288,200				710,000
WA 0158	NE 112th Street Watermain Improvement		365,000					365,000
WA 0159	NE 113th Place Watermain Improvement		373,000					373,000
WA 0160	126th Avenue NE Watermain Improvement		272,700	717,300				990,000
WA 7777	Annual Water CAO/SWDM Contribution	500,000						500,000
WA 8888	Annual Watermain Replacement Program					400,200	933,000	1,333,200

Project Number	Project Title	2017	2018	2019	2020	2021	2022	Six-Year Total
WA 9999	Annual Water Pump Station/System Upgrade Program					400,200	934,000	1,334,200
SS 0051	6th Street S Sewermain Replacement	146,100	818,900					965,000
SS 0052	108th Avenue NE Sewermain Replacement		711,400	3,236,100	1,558,500			5,506,000
SS 0062	NE 108th Street Sewermain Replacement				3,390,300	3,179,200		6,569,500
SS 0069	1st Street Sewermain Replacement	3,465,800						3,465,800
SS 0070	5th Street Sewermain Replacement	864,500						864,500
SS 0072	Kirkland Avenue Sewermain Replacement		285,000	2,013,400				2,298,400
SS 0077 001	West of Market Sewermain Replacement – Phase I				225,000	2,500,000	2,500,000	5,225,000
SS 7777	Annual Sewer CAO/SWDM Contribution	700,000						700,000
SS 8888	Annual Sanitary Pipeline Replacement Program					400,200	933,000	1,333,200
SS 9999	Annual Sanitary Pump Station/System Upgrade Program					400,200	933,000	1,333,200
Total Funded Utility Projects		7,229,000	4,935,000	6,620,000	5,563,000	7,280,000	6,233,000	37,860,000

SURPLUS (DEFICIT) of Resources	–	–	–	–	–	–	–

Table CF-7

Capital Facilities Plan: Surface Water Utility Projects

SOURCES OF FUNDS

Revenue Type	Revenue Source	2017	2018	2019	2020	2021	2022	Six-Year Total
Local	Utility Rates	1,801,000	1,872,000	1,916,000	2,120,000	2,139,000	2,204,000	12,052,000
Local	Reserves	1,850,000	50,000	100,000	50,000	50,000	50,000	2,150,000
External	Grants	–	–	–	–	–	–	–
Total Sources		3,651,000	1,922,000	2,016,000	2,170,000	2,189,000	2,254,000	14,202,000

USES OF FUNDS

Funded Projects

Project Number	Project Title	2017	2018	2019	2020	2021	2022	Six-Year Total
SD 0046 001	Regional Detention in Forbes Creek Basin – Phase 1					609,000	1,314,800	1,923,800
SD 0047	Annual Replacement of Aging/Failing Infrastructure	200,000	200,000	200,000	200,000	200,000	200,000	1,200,000
SD 0049	Forbes Creek/108th Ave NE Fish Passage Improvements			230,400	196,000			426,400
SD 0053	Forbes Creek/Coors Pond Channel Grade Controls					324,900	344,600	669,500
SD 0054	Forbes Creek/Cross Kirkland Corridor Fish Passage Improvements					324,900	344,600	669,500
SD 0063	Everest Creek – Slater Ave at Alexander St				661,900	241,800		903,700
SD 0076	NE 141st Street/111th Avenue NE Culvert Repair	683,900						683,900
SD 0081	Neighborhood Drainage Assistance Program (NDA)	50,000		50,000		50,000		150,000
SD 0084	Market Street Storm Main Rehabilitation		268,400	616,600				885,000
SD 0087	Silver Spurs Flood Reduction		77,000					77,000
SD 0088	Comfort Inn Pond Modifications	309,100						309,100
SD 0089	NE 142nd Street Surface Water Drainage Improvements		194,000					194,000
SD 0090	Goat Hill Drainage Ditch and Channel Stabilization				243,400	89,600		333,000
SD 0091	Holmes Point Drive Pipe Replacement	205,600						205,600
SD 0092	Juanita Creek Culvert at NE 137th Street	149,800	535,300					685,100
SD 0093	Pleasant Bay Apartments Line Replacement	252,600	69,400					322,000
SD 0094	NE 114th Place Stormline Replacement				270,400			270,400
SD 0097	Champagne Creek Stabilization		402,900	408,100				811,000
SD 0098	Champagne Creek Stormwater Retrofit		125,000					125,000
SD 0099	Goat Hill Drainage Conveyance Capacity			460,900	194,100			655,000

Project Number	Project Title	2017	2018	2019	2020	2021	2022	Six-Year Total
SD 0100	Brookhaven Pond Modifications				354,200	298,800		653,000
SD 0105	Property Acquisition Opportunity Fund	50,000	50,000	50,000	50,000	50,000	50,000	300,000
SD 0106 001	CKC Surface Water Drainage at Crestwoods Park Design/Construction	350,000						350,000
SD 7777	Surface Water CAO/SWDM Contribution	1,400,000						1,400,000
Total Funded Surface Water Utility Projects		3,651,000	1,922,000	2,016,000	2,170,000	2,189,000	2,254,000	14,202,000

SURPLUS (DEFICIT) of Resources	–	–	–	–	–	–	–

Table CF-8

Capital Facilities Plan: Parks Projects

SOURCES OF FUNDS

Revenue Type	Revenue Source	2017	2018	2019	2020	2021	2022	Six-Year Total
Local	Real Estate Excise Tax	215,000	868,000	1,438,000	885,000	160,000	160,000	3,726,000
Local	Reserves	468,000	146,000	671,225	151,000	162,000	169,000	1,767,225
Local	Kirkland Park Levy	1,250,000	1,250,000	1,000,000	823,000	250,000	250,000	4,823,000
Local	Impact Fees	110,000	999,000	2,891,000	1,750,000	1,050,000	1,150,000	7,950,000
Local	Carryover PY Savings	–	698,000	–	–	–	–	698,000
Local	General Fund Cash	–	–	–	–	–	–	–
External	Grants	150,000	–	–	–	–	–	150,000
Total Sources		2,193,000	3,961,000	6,000,225	3,609,000	1,622,000	1,729,000	19,114,225

USES OF FUNDS

Funded Projects

Project Number	Project Title	2017	2018	2019	2020	2021	2022	Six-Year Total
PK 0049	Open Space, Park Land and Trail Acq Grant Match Program	100,000	–	–	–	–	–	100,000

Project Number	Project Title	2017	2018	2019	2020	2021	2022	Six-Year Total
PK 0066	Park Play Area Enhancements	50,000	50,000	75,000	75,000	75,000	75,000	400,000
PK 0087 101	Waverly Beach Park Renovation Phase 2	–	–	250,000	1,000,000	–	–	1,250,000
PK 0121	Green Kirkland Forest Restoration Program	75,000	75,000	75,000	75,000	100,000	100,000	500,000
PK 0133 100	Dock and Shoreline Renovations	–	–	250,000	100,000	250,000	250,000	850,000
PK 0133 200	City-School Playfield Partnership	500,000	500,000	–	–	–	–	1,000,000
PK 0133 300	Neighborhood Park Land Acquisition	360,000	750,000	600,000	734,000	1,035,000	1,135,000	4,614,000
PK 0138	Everest Park Restroom/Storage Building Replacement	–	–	803,000	–	–	–	803,000
PK 0139 101	Totem Lake Park Acquisition	550,000	–	–	–	–	–	550,000
PK 0139 102	Totem Lake/CKC Land Acquisition	190,000	–	–	–	–	–	190,000
PK 0139 200	Totem Lake Park Master Plan and Development (Phase I)	200,000	2,190,000	3,285,225	724,000	–	–	6,399,225
PK 0147	Parks Maintenance Center	–	250,000	500,000	750,000	–	–	1,500,000
PK 0151	Park Facilities Life Cycle Projects	168,000	146,000	162,000	151,000	162,000	169,000	958,000
Total Funded Parks Projects		2,193,000	3,961,000	6,000,225	3,609,000	1,622,000	1,729,000	19,114,225

SURPLUS (DEFICIT) of Resources	–	–	–	–	–	–	–

Table CF-9

Capital Facilities Plan: Public Safety Projects

SOURCES OF FUNDS

Revenue Type	Revenue Source	2017	2018	2019	2020	2021	2022	Six-Year Total
Local	General Fund	155,200	173,200	692,800	368,700	245,900	149,400	1,785,200
Local	General Fund Cash	2,858,685	1,823,000		60,000		60,000	4,801,685

Local	REET		4,200,000					4,200,000
Local	REET 1 Reserves	772,153	3,700,000					4,472,153
Local	Fire District 41 Bond/Cash	2,656,162						2,656,162
External	King County EMS Levy							–
External	Land Sale		470,300					470,300
Total Sources		6,442,200	10,366,500	692,800	428,700	245,900	209,400	18,385,500

USES OF FUNDS

Funded Projects

Project Number	Project Title	2017	2018	2019	2020	2021	2022	Six-Year Total
PS 0062	Defibrillator Unit Replacement	–	–	–	176,900	–	–	176,900
PS 0066	Thermal Imaging Cameras	–	–	–	–	112,200	–	112,200
PS 0071	Self Contained Breathing Apparatus (SCBA)	–	9,700	–	–	–	–	9,700
PS 0076	Personal Protective Equipment	–	–	573,100	–	–	2,900	576,000
PS 0080	Emergency Generators	–	60,000	–	60,000	–	60,000	180,000
PS 2000	Fire Equipment Replacement	20,300	46,600	20,900	25,000	15,800	34,200	162,800
Subtotal Funded Fire Projects		20,300	116,300	594,000	261,900	128,000	97,100	1,207,900
PS 1000	Police Equipment Replacement	134,900	116,900	98,800	166,800	117,900	112,300	747,600
Subtotal Funded Police Projects		134,900	116,900	98,800	166,800	117,900	112,300	747,600
PS 3001	Fire Station 25 Renovation	3,787,000	–	–	–	–	–	3,787,000
PS 3002	Fire Station 24 Property Replacement	–	10,133,300	–	–	–	–	10,133,300
PS 3003	Fire Station 27 Property Acquisition	2,500,000	–	–	–	–	–	2,500,000
Subtotal Funded Facilities		6,287,000	10,133,300	–	–	–	–	16,420,300

Total Funded Public Safety Projects	6,442,200	10,366,500	692,800	428,700	245,900	209,400	18,385,500

SURPLUS (DEFICIT) of Resources	–	–	–	–	–	–	–

Table CF-10

Capital Facilities Plan: Facility Projects

SOURCES OF FUNDS

Revenue Type	Revenue Source	2017	2018	2019	2020	2021	2022	Six-Year Total
Local	General Fund	425,100	553,500	528,500	606,300	279,400	190,200	2,583,000
Local	General Government Reserves	–	–	–	–	–	–	–
Local	Facilities Cash	–	–	–	–	–	–	–
External	Debt	–	–	–	–	–	–	–
External	Sale of Property	–	–	–	–	–	–	–
Total Sources		425,100	553,500	528,500	606,300	279,400	190,200	2,583,000

USES OF FUNDS

Funded Projects

Project Number	Project Title	2017	2018	2019	2020	2021	2022	Six-Year Total
GG 0008	Electrical, Energy Management and Lighting Systems	–	38,800	28,800	–	34,700	131,500	233,800
GG 0009	Mechanical/HVAC Systems Replacements	176,400	223,300	314,800	78,200	20,000	10,500	823,200
GG 0010	Painting, Ceilings, Partition and Window Replacements	20,900	4,100	144,700	244,700	28,800	8,400	451,600
GG 0011	Roofing, Gutter, Siding and Deck Replacements	126,100	231,700	–	74,000	7,100	–	438,900
GG 0012	Flooring Replacements	101,700	55,600	40,200	209,400	188,800	39,800	635,500

Total Funded Facility Projects	425,100	553,500	528,500	606,300	279,400	190,200	2,583,000

SURPLUS (DEFICIT) of Resources	–	–	–	–	–	–	–

4. PUBLIC TRANSPORTATION

Goal T-3: Support and promote a transit system that is recognized as a high value option for many trips.

Background

Historically, transit in Kirkland focused on connections oriented to Seattle in the morning and from Seattle in the afternoon. Bus frequencies were sometimes as low as one hour especially in off-peak periods. Today, Kirkland is served by a number of routes connecting to a variety of Eastside destinations as well as Seattle. Frequency on some routes is 15 minutes, with most service at 30-minute intervals over most of the system. Additionally, instead of being solely a source for trips to employment centers, Kirkland is becoming an employment center that attracts transit trips.

Transit with the right characteristics can make an important contribution to Kirkland's transportation system. At its best, transit is as follows:

Fast – making long trips competitive and cost effective with driving.

Frequent – frequencies of 15 minutes or less with service hours extending from early morning to late night.

Reliable – trip times are consistent from day to day and riders trust they'll arrive on time.

Accessible – facilities and vehicles are designed for all users.

Comfortable – all elements of the system are sized to meet demand and offer amenities that make trips pleasant.

Complete – popular destinations are served and transfers between routes are easy and clear.

Transit providers will continue to be faced with constrained resources for maintaining existing service hours, limiting their ability to add new service. This, combined with the characteristics described above, suggest that Kirkland's transit needs will best be served by a focused network of higher frequency service near major concentrations of residential and commercial land uses.

This transportation element challenges the idea that because Kirkland does not provide transit service, it has little effect on the quality of that service. Because transit, more than any other mode, is dependent on land use for success, Kirkland's land use choices will have an important influence on where and how transit service is deployed.

Kirkland is, of course, responsible for maintaining the streets on which transit travels. Additionally, Kirkland can make improvements to waiting areas, including improved lighting, more shelters and wayfinding that is more understandable. Parking policy – such as pay parking at destinations – that is favorable to transit and projects that increase transit speed and frequency are other ways that Kirkland can support good transit.

In the future, Sound Transit will have a greater service presence in Kirkland. This is likely to come in the form of bus rapid transit on I-405 and/or Link light rail, both of which will connect to the Totem Lake Urban Center, downtown Kirkland and the 6th Street corridor. Additionally, transit has been assumed as an element throughout the planning of the Cross Kirkland Corridor and Sound Transit holds a transit easement on the Corridor. Regardless of where Sound Transit provides service, walking, biking and local transit connections to the regional transit system are paramount for its success.

Transit station area neighborhoods, such as Totem Lake and Downtown Kirkland, will grow into thriving and equitable communities that bring opportunity for existing and new residents and businesses. The City of Kirkland will work as part of a coalition of jurisdictions, agencies, and nongovernmental partners to promote equitable transit communities near the region's high-capacity transit investments. At the local level, we will continue to support policies and investments that make our station area neighborhoods safe, stable, and economically and socially vibrant places where people from diverse income levels can find opportunities to live and work.

Another opportunity to work with community partners will be to take ~~The~~ the successful aspects of the transit oriented development ~~of~~ at the South Kirkland Park and Ride ~~into a transit oriented development should be explored~~ and explore implementing similar development at the Kingsgate and Houghton Park and Rides and at the remaining space at the South Kirkland Park and Ride. The transit system should be operated so that excess parking does not inappropriately impact neighborhoods.

6. LINK TO LAND USE

Goal T-5: Create a transportation system that is united with Kirkland's land use plan.

Background

The Land Use chapter of the Comprehensive Plan provides a blueprint to complement Kirkland's transportation network. "Transportation improvements" should truly be improvements to the community that help create a sense of place and reflect the character of Kirkland, not only improvements to mobility. Because the built environment influences travel behavior in so many ways, it's often said that the best transportation plan is a good land use plan. This is demonstrated by the land use transportation connections illustrated in the following "smart growth Ds":

Density: Higher densities shorten trip lengths, allow for more walking and biking, and support quality transit.

Diversity: A diverse neighborhood allows for easier trip linking and shortens distances between trips. It also promotes higher levels of walking and biking and allows for shared parking because of varied demand times amongst the uses.

Design: Good design is that which improves connectivity, encourages walking and biking, and reduces travel distance.

Destinations: Destination accessibility links travel purposes, shortens trips, and offers transportation options.

Distance to Transit: Close proximity to transit encourages its use, along with trip-linking and walking, and often creates accessible walking environments.

Development Scale: Appropriate development scale provides critical mass, increases local opportunities, and supports transit investment.

Two Views of Totem Lake

The interchange at I-405 and NE 124th.
In 1936 (top photo) the area was rural. A modest freeway interchange supported the suburban land of the mid 1960s. However, the fact that there was an interchange at all presented an opportunity to intensify the land use. As the land use changes increased, more capacity was added to the interchange which in turn spurred additional land use growth as shown in the bottom photo from 1997. This has left a legacy of auto-oriented land use and transportation facilities.

The Land Use-Transportation Connection is a two-way connection. For example increased density should be supported by an emphasis on transit, but at the same time, increased density should be planned in transit station area neighborhoods ~~areas~~ that are easy to serve by transit. Land use should coordinate with travel patterns as well. For example currently in the mornings, there is more capacity northbound than southbound on parts of I-405, while the opposite is true in the afternoons. There may be land use choices in Kirkland that can take advantage of this capacity.

The Totem Lake Urban Center is transitioning from an auto oriented district to one that relies on a range of modes to support increased density. In particular, improved access to existing and planned transit hubs by walking and bicycling access should be a focus.

In neighborhoods where larger areas of single-family residences make it difficult to support high quality nearby transit, greenways, on-street bike lanes and sidewalks will offer options that help support a more livable community. Connections should focus on schools, parks, transit and commercial areas.

For employers in Kirkland to be competitive with those in other cities, their employees must be able to get to job sites quickly and easily and have adequate auto and bicycle parking.

Policy T-5.1: Focus on transportation system developments that expand and improve walkable neighborhoods.

The prioritization of transportation improvements should be weighted toward those projects that expand or enhance connections within 10 minute neighborhoods (See Land Use Element of Comprehensive Plan). These could include building missing sidewalks within such neighborhoods or creating new trails that expand high quality walkable neighborhoods. (See Policy T-1.14.)

These areas should serve as ~~focal points~~ transit station areas for local and regional transit service and should include high quality passenger environments. (See Policy T-1.4.)

Similarly, bicycling should be easy and comfortable for a wide range of users in and between 10 minute neighborhoods. (See Policy T-2.2, T-2.3.)

Based on the vision for the Comprehensive Plan, street improvements that add vehicle capacity should be designed to facilitate walking, biking and transit as well.

Policy T-5.2: Design streets in a manner that supports the land use plan and that supports the other goals and policies of the transportation element.

Street design should be guided by modern, urban focused design guidelines such as those published by the National Association of City Transportation Officials Urban Street Design Guidelines and should include lighting, green spaces, street trees, wayfinding, street furniture, etc. Kirkland's Zoning Code contains policies for street widths.

Street design should preserve existing significant trees and include new street trees and landscaping in the right-of-way to enhance the streetscape. Where significant trees are removed, they should be replaced or the loss should be otherwise mitigated. Street trees should be selected to minimize interference with other infrastructure and obstruction of public views from streets.

Policy T-5.3: Create a transportation network that supports economic development goals.

All transportation improvements should be evaluated in terms of their ability to support economic development. In addition to street improvement projects that build capacity for new commercial development, examples of projects that support economic development include bicycle parking improvements that bring bicycle customers to local businesses, transportation demand programs that make it easier for employees to get to work by a variety of modes, and creation of loading zones that expedite delivery of goods. (See the Economic Development Element of the Comprehensive Plan.) Benefits to economic development goals need to be balanced with impacts that may be created by pursuing these benefits.

An initial allocation of funding has been made as summarized in the following table which contains eight columns headed as follows:

1. **Mode:** This is the general category of project. In addition to Walk, Bike, Transit and Auto, Safety and Maintenance are included as modes for simplicity. The Safety and Maintenance areas actually have projects in several modes.

2. **Category:** Categories divide the modes into project areas, like school walk routes vs. projects that support sidewalks in 10-minute neighborhoods. This column includes map reference number.

3. **Basis for 20-Year Funding:** This describes how the funding amount was set for the 20-year transportation project list in a particular category.

4. **20-Year Funding:** This is a planning level estimate of the amount needed to fund the basis for the 20-year list in millions of dollars.

5. **Early Priorities:** As the title suggests, this is staff's recommendation for the first projects that should be funded in the CIP from this category. Projects that meet multiple policy objectives and grant funded projects were ranked as high priority and should be reflected in the current CIP process.

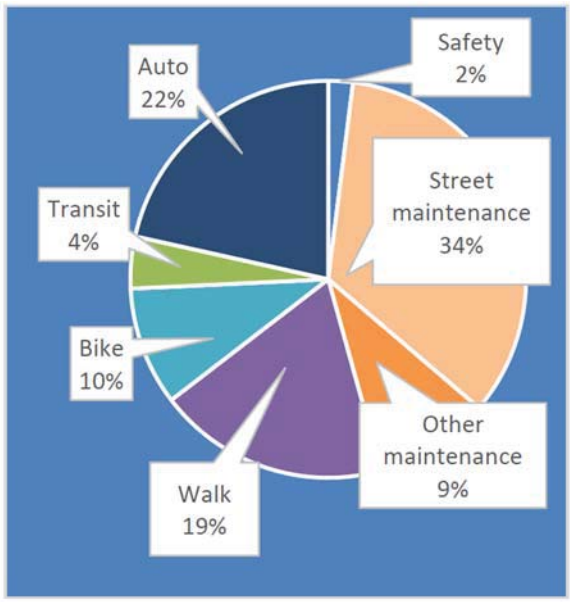
6. **Key Unfunded Elements:** Projects that are not included in the basis for 20-year funding column are described here. Not all categories have an entry in this column.

7. **Unfunded Costs:** Funding necessary for the key unfunded elements.

8. **Transportation Master Plan Policy Support:** Policies from the Master Plan that support the mode.

The 20-Year Transportation Plan will be periodically reevaluated to ensure anticipated revenues can support full implementation of the 20-Year Transportation Plan. This reevaluation will take into consideration the City's current status related to meeting its stated transportation level of service standard. It will also take into consideration the updated revenue forecasts. Any reprioritization of projects will also take into account the applicable goals and policies included in Transportation Element of the Comprehensive Plan. If after reprioritizing projects, the City's level of service cannot be maintained, the City will evaluate strategies to identify additional revenue, modify land use assumptions, or adjust the level of service standard.

This chart shows the split, by mode, of funding for the 20-Year Transportation Plan. Note that many projects include safety benefits, not just those designated as safety projects.



The City of Kirkland recognizes these buildings, structures, sites and objects on List A and List B in Table CC-1. All are designated Historic Community Landmarks by the City of Kirkland. The lists also contain “Landmarks,” designated by the Kirkland Landmark Commission, and “Historic Landmarks,” designated pursuant to Chapter 75 KZC.

Development permits involving buildings, structures, sites and objects in Table CC-1 are subject to environmental review under the City’s local SEPA regulations. In addition, landmarks noted with a footnote (*) are subject to review by the Kirkland Landmark Commission pursuant to Kirkland Municipal Code Title 28. The Kirkland Landmark Commission is composed of members of the King County Landmark Commission and one Kirkland resident appointed by the Kirkland City Council. City of Kirkland “Historic Landmarks” noted with a footnote (”) are subject to review by Chapter 75 KZC.

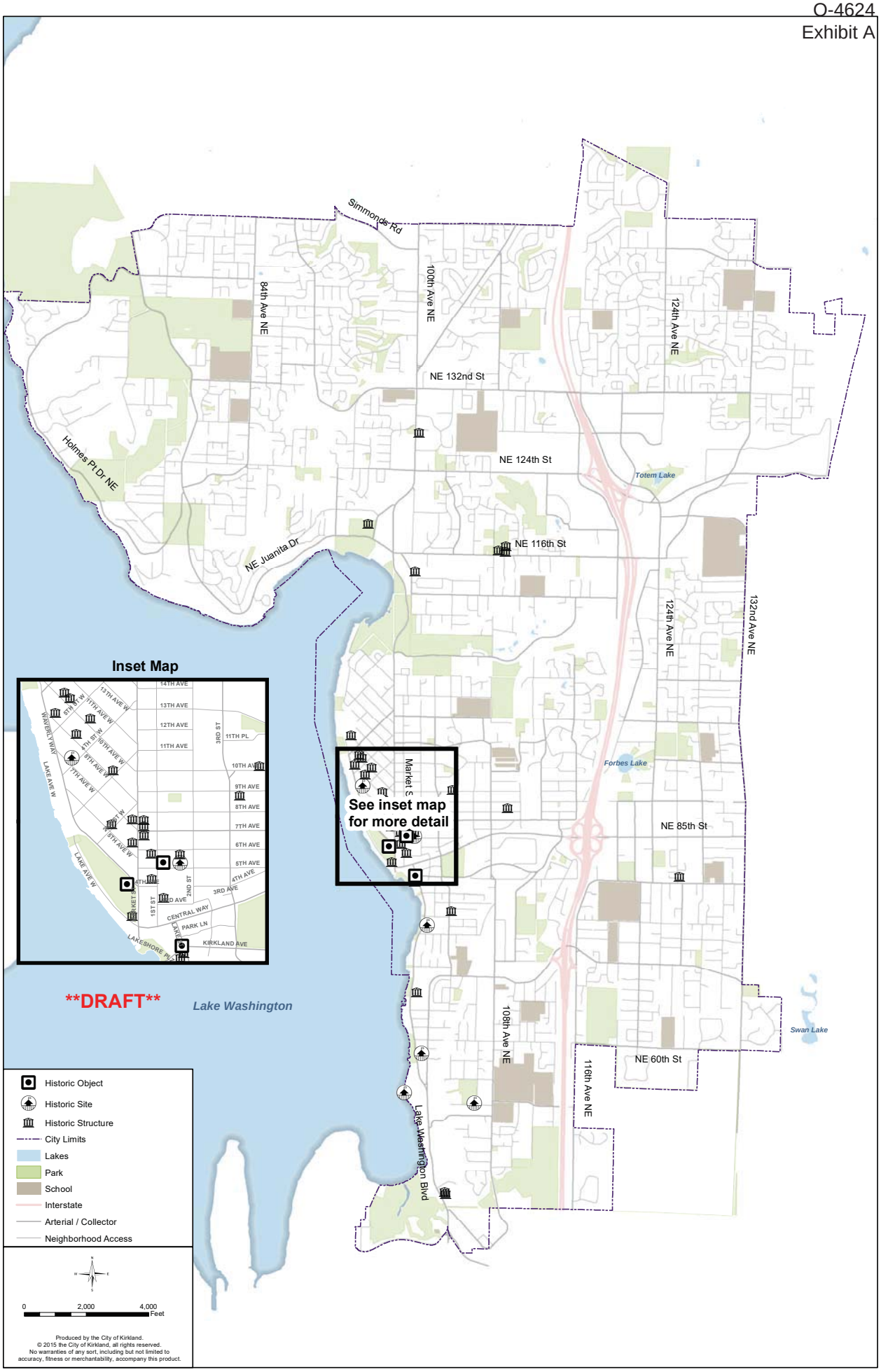


Figure CC-1: Designated Historic Builings, Structures, Sites, and Objects

Table CC-1

Designated Historic Buildings, Structures, Sites and Objects

List A: Historic Buildings, Structures, Sites and Objects Listed on the National and State Registers of Historic Places and Designated by the City of Kirkland

Building or Site	Address	Architectural Style	Date Built	Person/Event	Neighborhood
Loomis House	304 8th Ave. W.	Queen Anne	1889	KL&IC	Market
Sears Building	701 Market St.	Italianate	1891	Sears, KL&IC	Market
Campbell Building	702 Market St.		1891	Brooks	Norkirk
*Peter Kirk Building	620 Market St.	Romanesque Revival	1891	Kirk, KL&IC	Norkirk
Trueblood House (moved from 127 7th Ave.)	~~127 7th Ave.~~ 129 6th Ave.	Italianate	1889	Trueblood	Norkirk
*Kirkland Woman's Club	407 1st St.	Vernacular	1925	Founders 5	Norkirk
¥ Marsh Mansion	6610 Lake Wash. Blvd.	French Ecl Revival	1929	Marsh	Lakeview
Kellett/Harris House	526 10th Ave. W.	Queen Anne	1889	Kellett	Market

List B: Historic Buildings, Structures, Sites and Objects Designated by the City of Kirkland

Building or Site	Address	Architectural Style	Date Built	Person/Event	Neighborhood
Newberry House	519 1st St.	Vernacular	1909	Newberry	Norkirk
Nettleton/Green Funeral (Moved)	408 State St. S.	Colonial Revival	1914	Nettleton	Moss Bay
Kirkland Cannery	640 8th Ave.	Vernacular	1935	WPA Bldg	Norkirk
Landry House	8016 126th Ave. NE	Bungalow	1904		South Rose Hill
Tompkins/Bucklin House	202 5th Ave. W.	Vernacular	1889	Tompkins	Market
Burr House	508 8th Ave. W.	Bungalow/Prairie	1920	Burr	Market
Orton House (moved from 6436 Lake Washington Blvd.)	4120 Lake Wash. Blvd.	Georgian Revival	1903	Hospital	Lakeview
¥ Shumway Mansion (moved)	11410 100th Ave. NE	Craftsman/Shingle	1909	Shumways	Juanita
French House (moved from 10129 NE 63rd)	4130 Lake Wash. Blvd.	Vernacular	1874	French	Lakeview
Snyder/Moody House	514 10th Ave. W.	Vernacular	1889	KL&IC	Market
McLaughlin House	400 7th Ave. W.	Site only – Structure demolished May 2014	1889	KL&IC	Market
First Baptist Church/American Legion Hall	138 5th Ave.	Site only – Structure demolished	1891/1934	Am Legion	Norkirk
Larson/Higgins House	424 8th Ave. W.		1889	KL&IC	Market
Hitter House	428 10th Ave. W.	Queen Anne	1889	KL&IC	Market

Building or Site	Address	Architectural Style	Date Built	Person/Event	Neighborhood
Cedarmere/Norman House	630 11th Ave. W.	Am Foursquare	1895		Market
Dorr Forbes House	11829 97th Ave. NE	Vernacular	1906	Forbes	Juanita
Brooks Building	609 Market St.	Vernacular Comm	1904	Brooks	Market
Williams Building	101 Lake St. S.	Vernacular Comm	1930		Moss Bay
Webb Building	89 Kirkland Ave.	Vernacular Comm	1930		Moss Bay
5th Brick Building	720 1/2 Market St.	Vernacular Comm	1891		Norkirk
Shumway Site	510 – 528 Lake St. S.	Site only		Shumways	Lakeview
Lake WA Shipyards Site	Lake Wash. Blvd./Carillon Point	Site only		Anderson/WW	Lakeview
Lake House Site	10127 NE 59th St.	Site only		Hotel	Lakeview
*First Church of Christ Scientist (moved) a.k.a. Heritage Hall	203 Market St.	Neoclassical	1923	Best example of this style	Market
¥ Malm House	12656 100th Ave. NE	Tudor Revival	1929		North Juanita
Sessions Funeral Home	302 1st St.	Classic Vernacular	1923		Norkirk
Houghton Church Bell (Object)	105 5th Ave. (Kirkland Congregational Church)	Pioneer/Religion	1881	Mrs. William S. Houghton	Norkirk
Captain Anderson Clock (Object)	NW corner of Lake St. and Kirkland Ave.	Transportation/Ferries	c. 1935	Captain Anderson	Moss Bay
Archway from Kirkland Junior High	109 Waverly Way (Heritage Park)	Collegiate Gothic	1932	WPA	Market
Langdon House and Homestead	10836 NE 116th St. (McAuliffe Park)	Residential Vernacular	1887	Harry Langdon	Juanita
Ostberg Barn	10836 NE 116th St. (McAuliffe Park)	Barn	1905	Agriculture	Juanita
Johnson Residence	10814 NE 116th St. (McAuliffe Park)	Vernacular influenced by Tudor Revival	1928	Agriculture	Juanita
Carillon Woods Park	NW corner of NE 53rd St. and 106th Avenue NE	Utility/water source for Yarrow Bay and site	1888	King Co. Water District #1	Central Houghton
¥ 346 10th Ave. Residence	346 10th Ave.	Bungalow	1921		Norkirk
¥ 307 9th Ave. Residence	307 9th Ave.	Craftsman	1918		Norkirk

Footnotes:

* The City of Kirkland Landmark Commission has formally designated these buildings, structures, sites and objects as Landmarks pursuant to KMC Title 28.

¥ The City of Kirkland has formally designated these buildings, structures, sites and objects as Historic Landmarks pursuant to Chapter 75 KZC.

Note: KL&IC is the Kirkland Land Improvement Company.

The City recognizes its historic resources in the following priority:

1. Buildings, structures, sites and objects listed on the National and State Registers of Historic Places.

2. Buildings, structures, sites and objects recognized by the Kirkland Landmark Commission.

3. Buildings, structures, sites and objects designated by the City as Historic Landmarks.

4. Buildings, structures, sites and objects designated by the City as Historic Community Landmarks.

5. Buildings, structures, sites and objects designated by the City as an historic resource, providing historical context.

The City should periodically update the lists of historic resources through a systematic process of designation.

used.

XIV. Implementation Strategies

The vision statement, guiding principles, goals, and policies set forth in previous elements of the Comprehensive Plan together describe the desired type and character of growth in Kirkland during the next 20 years. They do not, however, tell us precisely how to create the kind of community envisioned by the Plan. Yet unless appropriate actions are taken, the plan will remain unrealized. Consequently, a strategy for how to implement the Plan is needed. It is the intent of this Element to provide such a strategy and identify the actions necessary to make the plan a success.

A. Implementation Methods

There are a broad range of measures necessary to implement the Comprehensive Plan involving a wide variety of people and organizations. It is the responsibility of the City, however, to put in place the mechanisms that will promote the actions needed for implementation. Listed below are the methods that will be used to implement the Plan over the 20-year planning horizon.

Annual Plan Amendments. To keep the Comprehensive Plan current, it will be necessary to review and update it on a regular basis. At the very least, it will be necessary to annually consider amendments to the six-year projects list in the Capital Facilities Element. Other issues are likely to arise each year which can also be considered in the annual update.

Neighborhood Plans. The plans for Kirkland's 15 neighborhoods are an important part of the Comprehensive Plan. Each Neighborhood Plan should be reviewed at least once between every two major Comprehensive Plan updates or more frequently as needed given City Council priorities and available resources, both to maintain their currency and to bring them into compliance with the more recently adopted Plan Elements.

Functional and Management Plans. Referenced in the Comprehensive Plan, functional and management plans address in detail subjects more generally discussed in the Comprehensive Plan. See Capital Facilities Element for list of City functional and management plans.

Functional and management plans are both guided by and help to guide the Comprehensive Plan. The Comprehensive Plan sets the broad policy framework while the functional and management plans are more detailed. However, functional and management plans also raise issues and ideas that help to shape Comprehensive Plan goals and policies. General consistency between the Comprehensive Plan and functional and management plans is important, as is regular updating of functional and management plans to maintain their currency.

Regulations. Regulations set the legal requirements for new development. The vast majority of the regulations are found in the Kirkland Zoning Code (including the official Zoning Map and shoreline management regulations), and the Subdivision Code found in the Kirkland Municipal Code. Local administration of the State Environmental Policy Act is also a regulatory tool. The Growth Management Act requires that development regulations must be consistent with the Comprehensive Plan. Keeping Kirkland's regulatory documents updated for consistency is a high priority, and should be undertaken as appropriate on a regular basis.

Programs. Another way to implement the Comprehensive Plan is through the establishment of City programs and teams that provide services to help achieve the goals and policies in the Plan. Examples of these programs are the Neighborhood Traffic Control Program, Neighborhood Service Team, the Green Team and the Tree Team.

Ongoing Administrative Activities. Implementation also depends on a variety of day-to-day actions such as development permitting and code enforcement. Ongoing monitoring of land capacity, demographics, development trends, housing costs, traffic levels, transit usage, levels of service for public facilities, and other factors affecting growth is also necessary.

Intergovernmental Coordination. Many of the goals and policies in the Comprehensive Plan cannot be achieved by Kirkland alone. Because Kirkland is part of a much larger and growing metropolitan area, issues involving growth rates, housing demand and supply, climate change, and transportation systems increasingly require

intergovernmental responses. To protect local interests and meet regional obligations, Kirkland must involve itself at a variety of levels, including:

’ Ongoing communication with neighboring cities and adoption of interlocal agreements where appropriate;

Participation in subregional organizations such as A Regional Coalition for Housing (ARCH) and the Eastside Transportation Partnership (ETP);

Participation in Countywide organizations such as the Growth Management Planning Council (GMPC), King County Climate Change Collaborative (K4C) and Metropolitan King County;

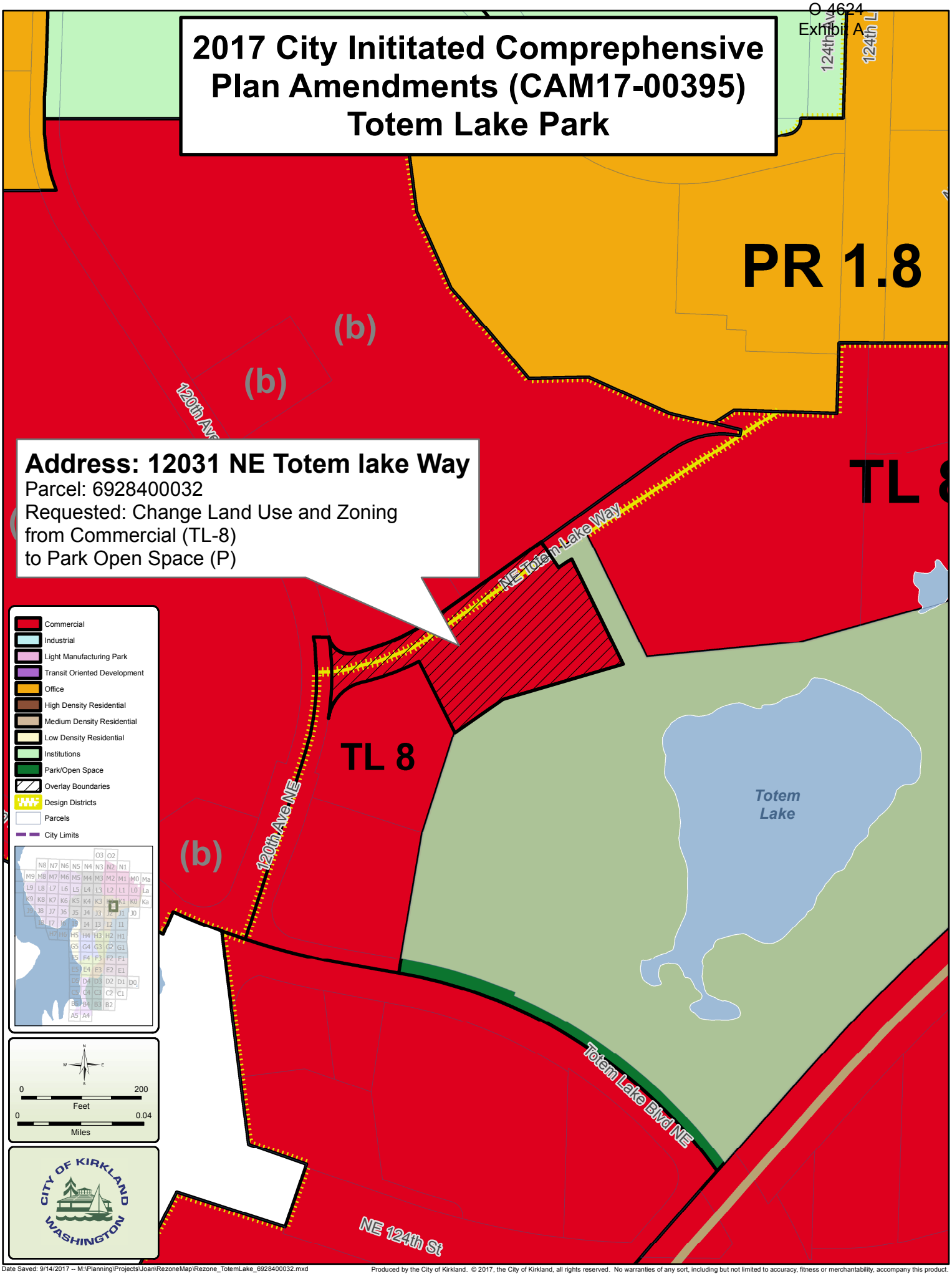
Participation in multicounty organizations such as the Puget Sound Regional Council (PSRC) and the Regional Transit Authority (RTA) (Sound Transit).

Citizen Involvement and Education. Implementation also depends upon keeping the lines of communication open between City government and its citizens. The Comprehensive Plan will only be successful if it is understood and embraced by the public and if it is regularly revised to reflect evolving community aspirations and concerns.

Budgeting and City Work Program. Governmental expenditures play an essential role in implementation. The City’s annual operating budget allocates resources for personnel and supplies needed to carry out implementation measures; and the annual Capital Improvement Program targets the resources for transportation facilities, parks, utilities, and other public facilities necessary to implement the Plan.

The City Council adopts a biennial City Work Program in conjunction with the budget. The City Work Program prioritizes major cross-departmental efforts with significant impacts designed to maintain and enhance the public health, safety and quality of life in Kirkland. The Work Program establishes a two year “action plan” by which the public can measure the City’s success in accomplishing its major policy and administrative goals. Many of these Work Program items will implement Comprehensive Plan objectives.

2017 City Inititated Comprehensive Plan Amendments (CAM17-00395) Totem Lake Park



Address: 12031 NE Totem lake Way
Parcel: 6928400032
Requested: Change Land Use and Zoning
from Commercial (TL-8)
to Park Open Space (P)

Date Saved: 9/14/2017 -- M:\Planning\Projects\Joan\RezoneMap\Rezone_TotemLake_6928400032.mxd

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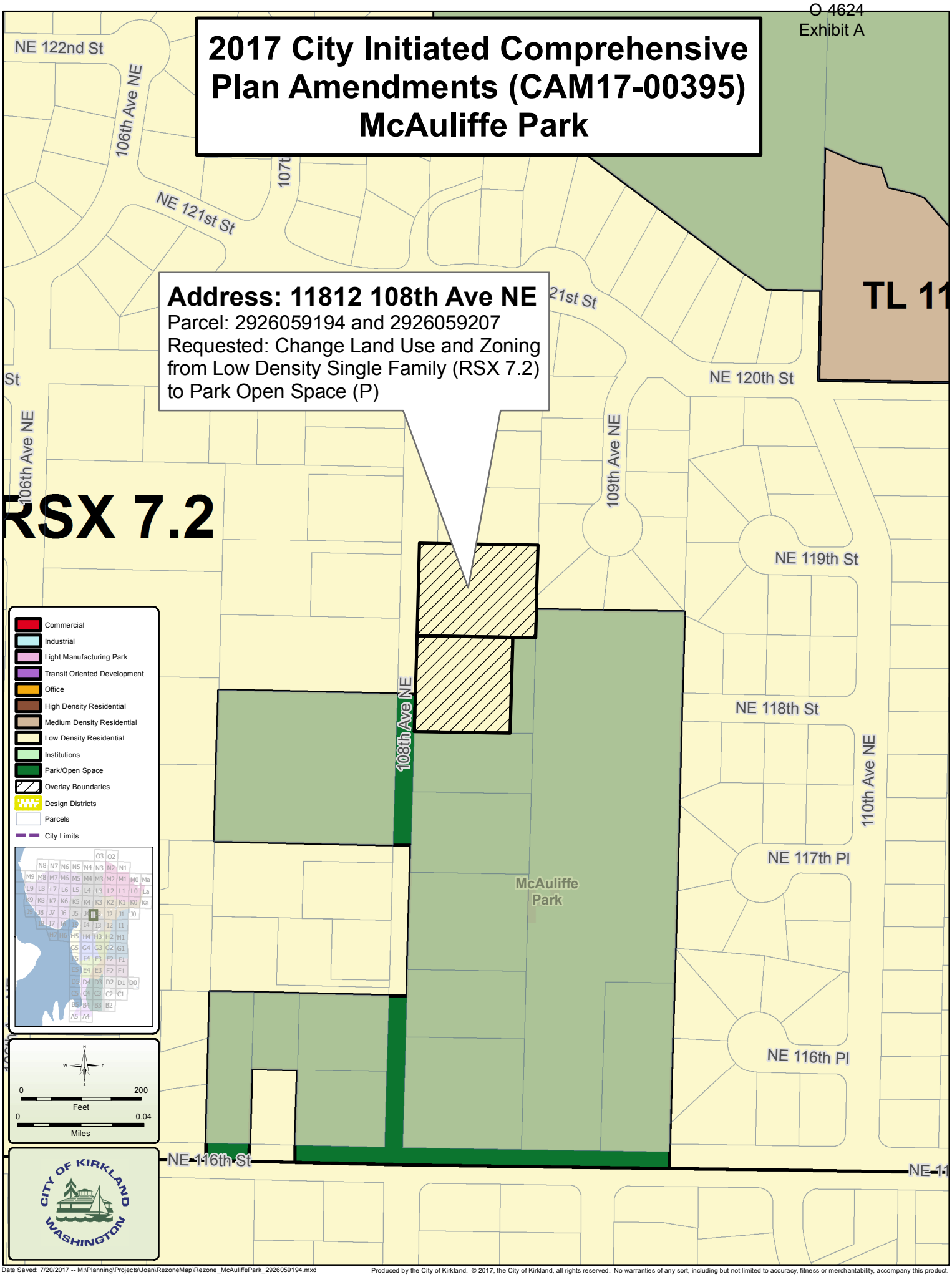
O 4624
Exhibit A

2017 City Initiated Comprehensive Plan Amendments (CAM17-00395) McAuliffe Park



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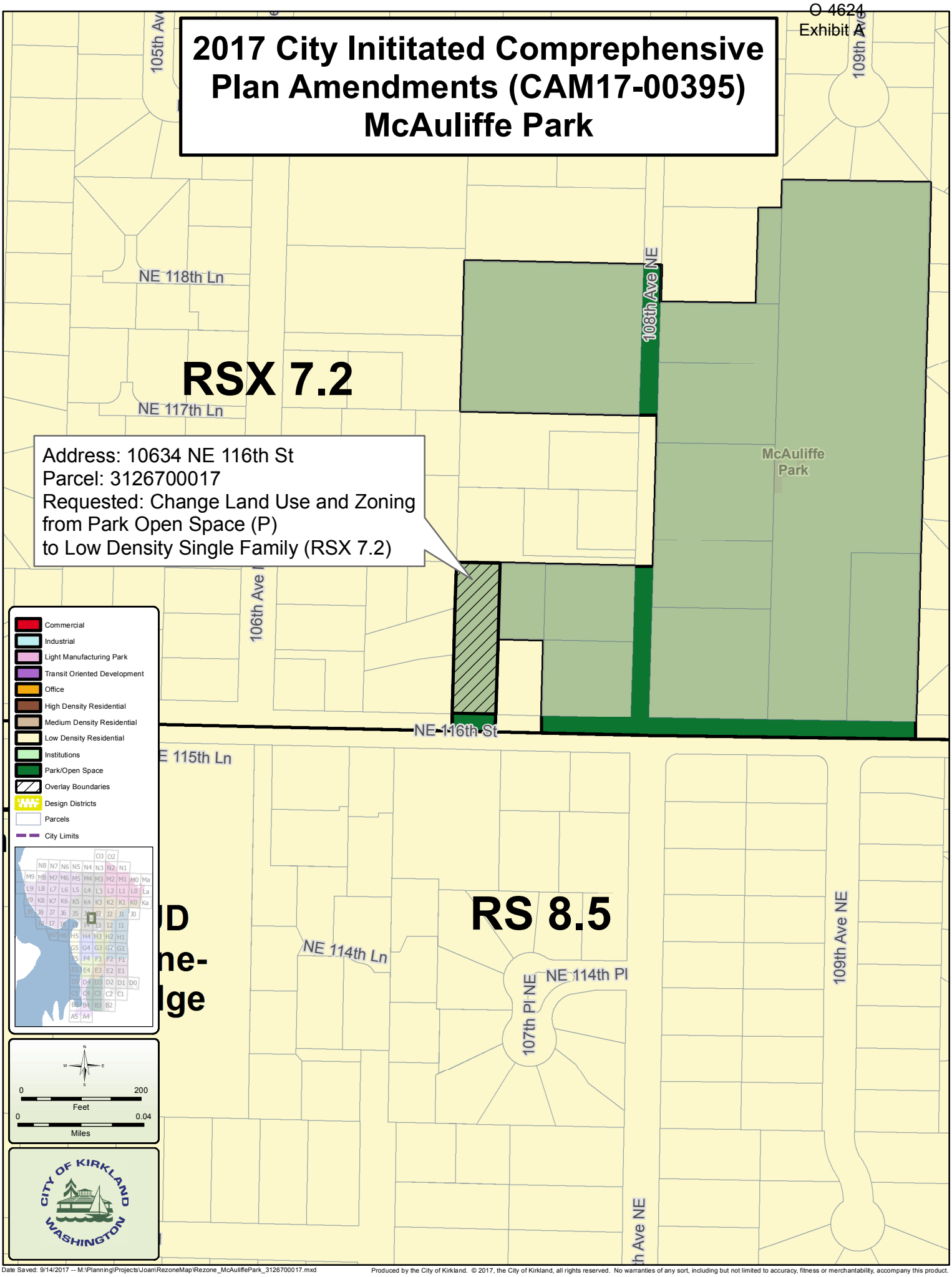
O 4624
Exhibit A

2017 City Inititated Comprehensive Plan Amendments (CAM17-00395) McAuliffe Park



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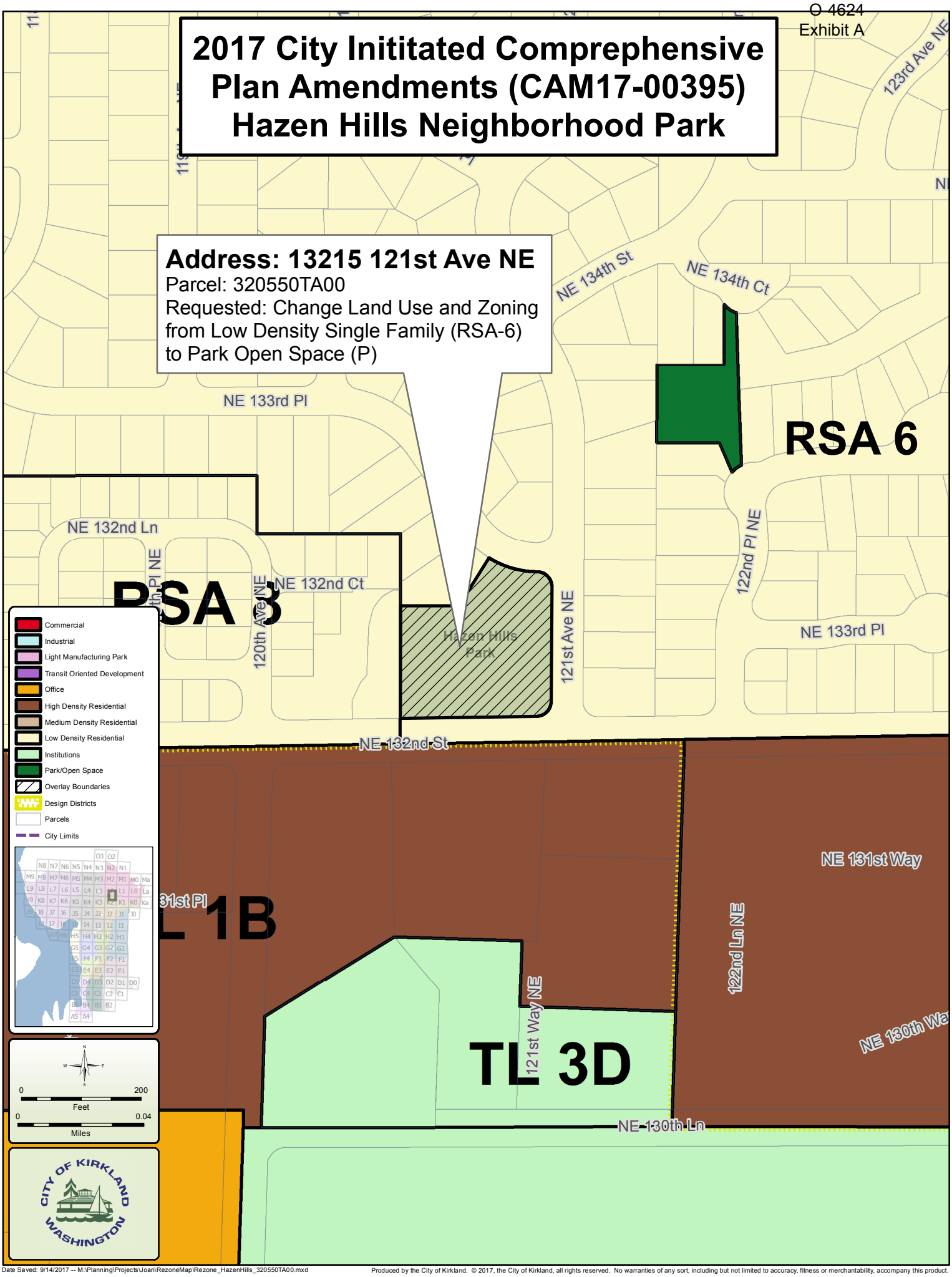
O 4624
Exhibit A

2017 City Inititated Comprehensive Plan Amendments (CAM17-00395) Hazen Hills Neighborhood Park

Address: 13215 121st Ave NE
Parcel: 320550TA00
Requested: Change Land Use and Zoning from Low Density Single Family (RSA-6) to Park Open Space (P)



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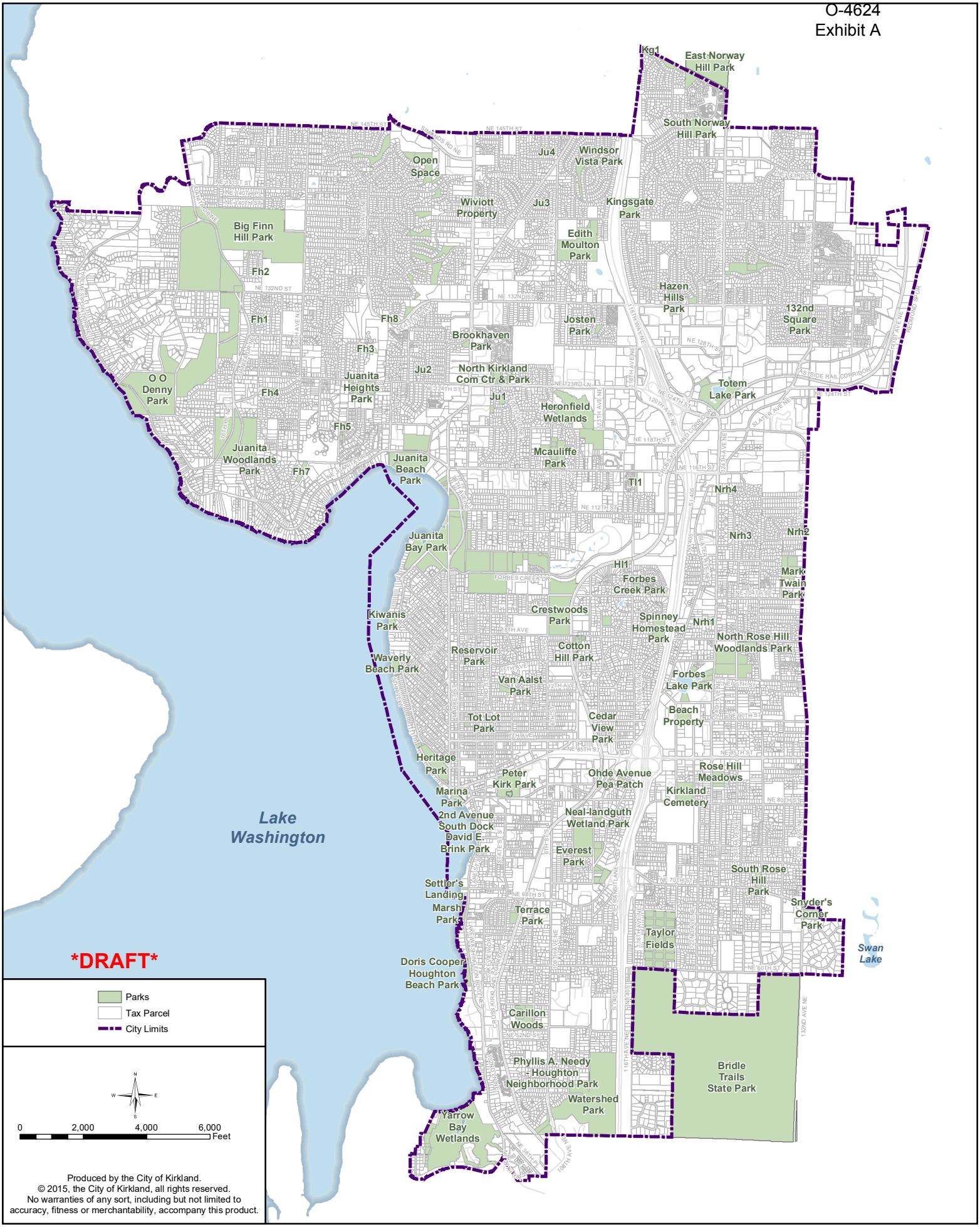
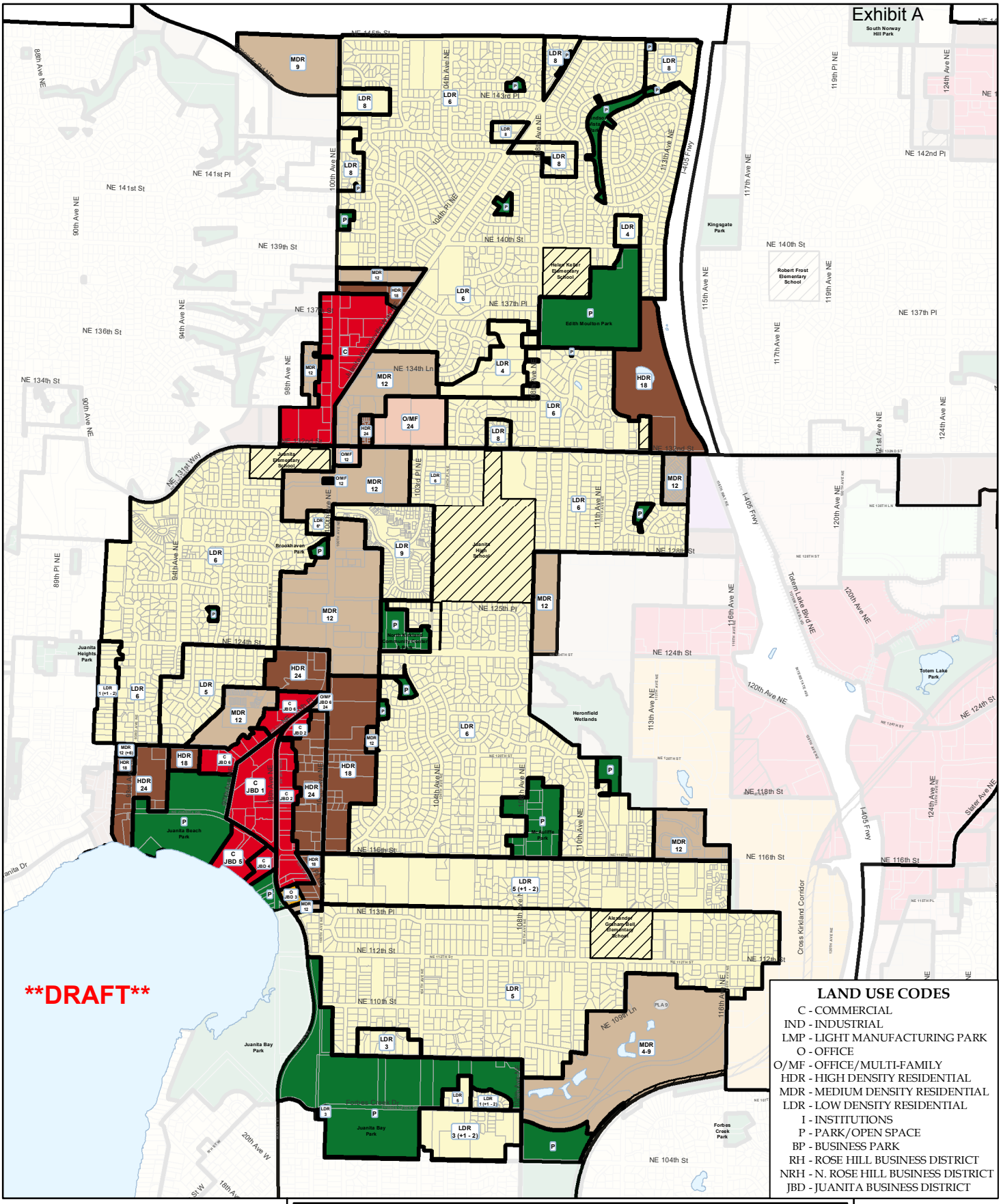


Figure PR-1: Kirkland Parks

O-4624

Exhibit A



LAND USE CODES

C - COMMERCIAL
IND - INDUSTRIAL
LMP - LIGHT MANUFACTURING PARK
O - OFFICE
O/MF - OFFICE/MULTI-FAMILY
HDR - HIGH DENSITY RESIDENTIAL
MDR - MEDIUM DENSITY RESIDENTIAL
LDR - LOW DENSITY RESIDENTIAL
I - INSTITUTIONS
P - PARK/OPEN SPACE
BP - BUSINESS PARK
RH - ROSE HILL BUSINESS DISTRICT
NRH - N. ROSE HILL BUSINESS DISTRICT
JBD - JUANITA BUSINESS DISTRICT

Juanita Neighborhood

Land Use Map

ORDINANCE NO. 4494, 4497, 4498
ADOPTED by the Kirkland City Council
December 8, 2015

LAND USE BOUNDARIES
PARCEL BOUNDARIES
SUBAREA BOUNDARY
PLA — PLANNED AREA NUMBER
TOTEM CENTER
LDR — LAND USE CODE
*5 — DENSITY (UNITS/ACRE)
PUBLIC FACILITIES

NOTE: WHERE NOT SHOWN, NO DENSITY SPECIFIED
** INDICATES CLUSTERED LOW DENSITY*

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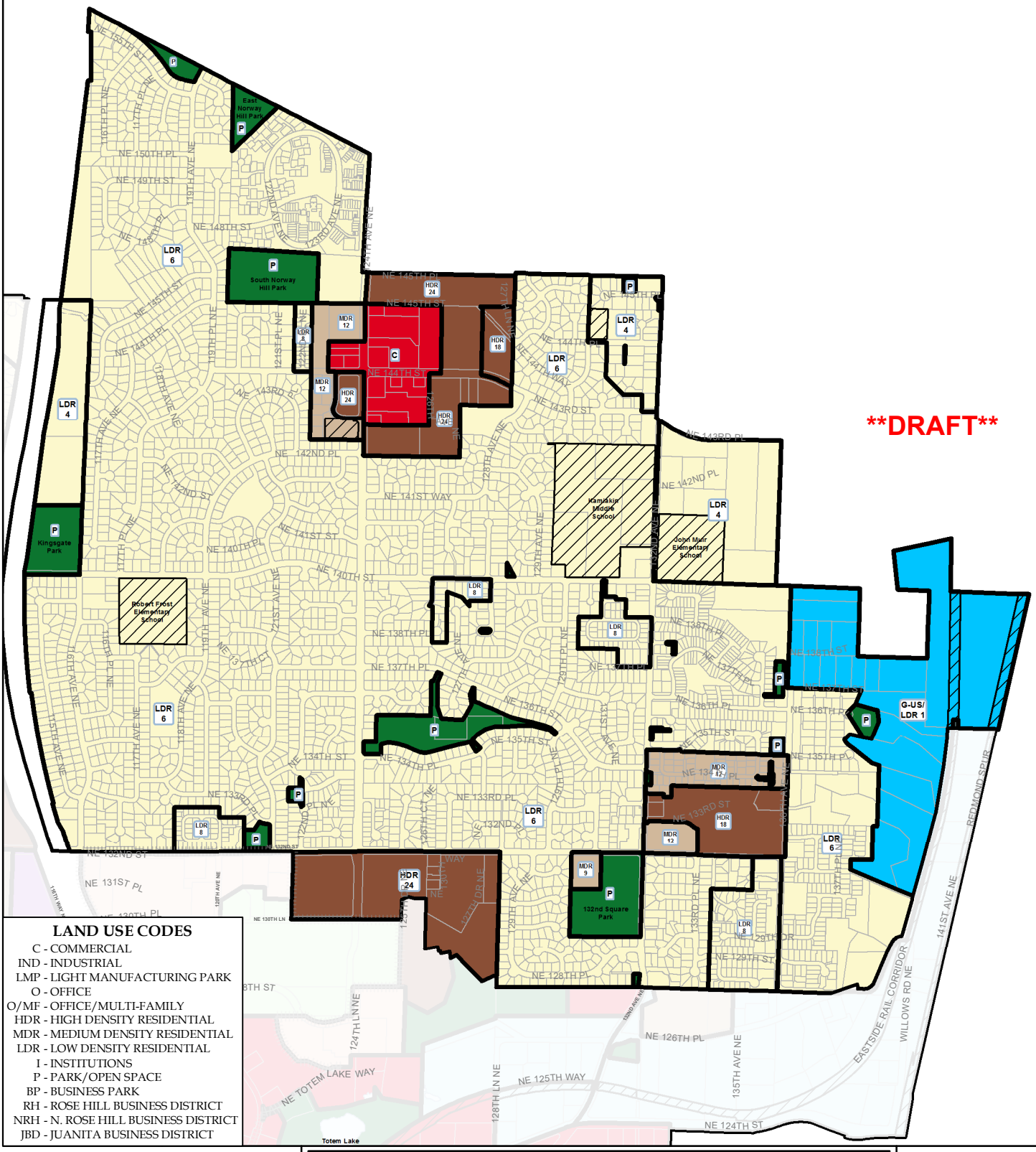

Kingsgate Neighborhood

Land Use Map

ORDINANCE NO. 4494, 4497
ADOPTED by the Kirkland City Council
December 8, 2015

LAND USE BOUNDARIES
PARCEL BOUNDARIES
SUBAREA BOUNDARY
PLA PLANNED AREA NUMBER
TOTEM CENTER
LDR *5 — LAND USE CODE / DENSITY (UNITS/ ACRE)
PUBLIC FACILITIES

NOTE: WHERE NOT SHOWN, NO DENSITY SPECIFIED
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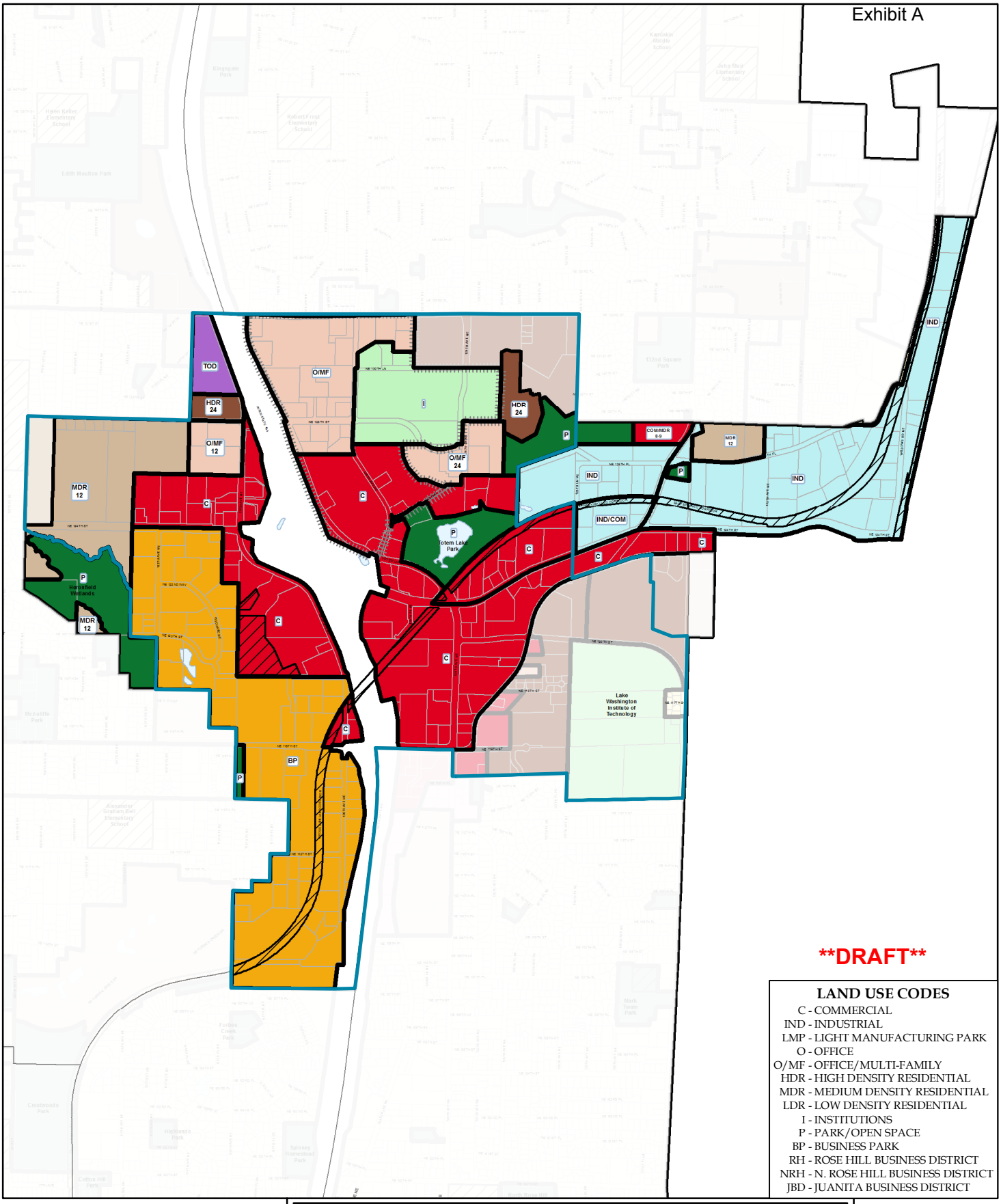
O-4624
Exhibit A



DRAFT

LAND USE CODES

C - COMMERCIAL
IND - INDUSTRIAL
LMP - LIGHT MANUFACTURING PARK
O - OFFICE
O/MF - OFFICE/MULTI-FAMILY
HDR - HIGH DENSITY RESIDENTIAL
MDR - MEDIUM DENSITY RESIDENTIAL
LDR - LOW DENSITY RESIDENTIAL
I - INSTITUTIONS
P - PARK/OPEN SPACE
BP - BUSINESS PARK
RH - ROSE HILL BUSINESS DISTRICT
NRH - N. ROSE HILL BUSINESS DISTRICT
JBD - JUANITA BUSINESS DISTRICT

Totem Lake Business District & Urban Center

Land Use Map

ORDINANCE NO. 4494, 4495
ADOPTED by the Kirkland City Council
December 8, 2015

LAND USE BOUNDARIES
PARCEL BOUNDARIES
SUBAREA BOUNDARY
PLA PLANNED AREA NUMBER
TOTEM CENTER
LDR *5 — LAND USE CODE / DENSITY (UNITS/ACRE)
PUBLIC FACILITIES
TOTEM LAKE URBAN CENTER

NOTE: WHERE NOT SHOWN, NO DENSITY SPECIFIED
** INDICATES CLUSTERED LOW DENSITY*

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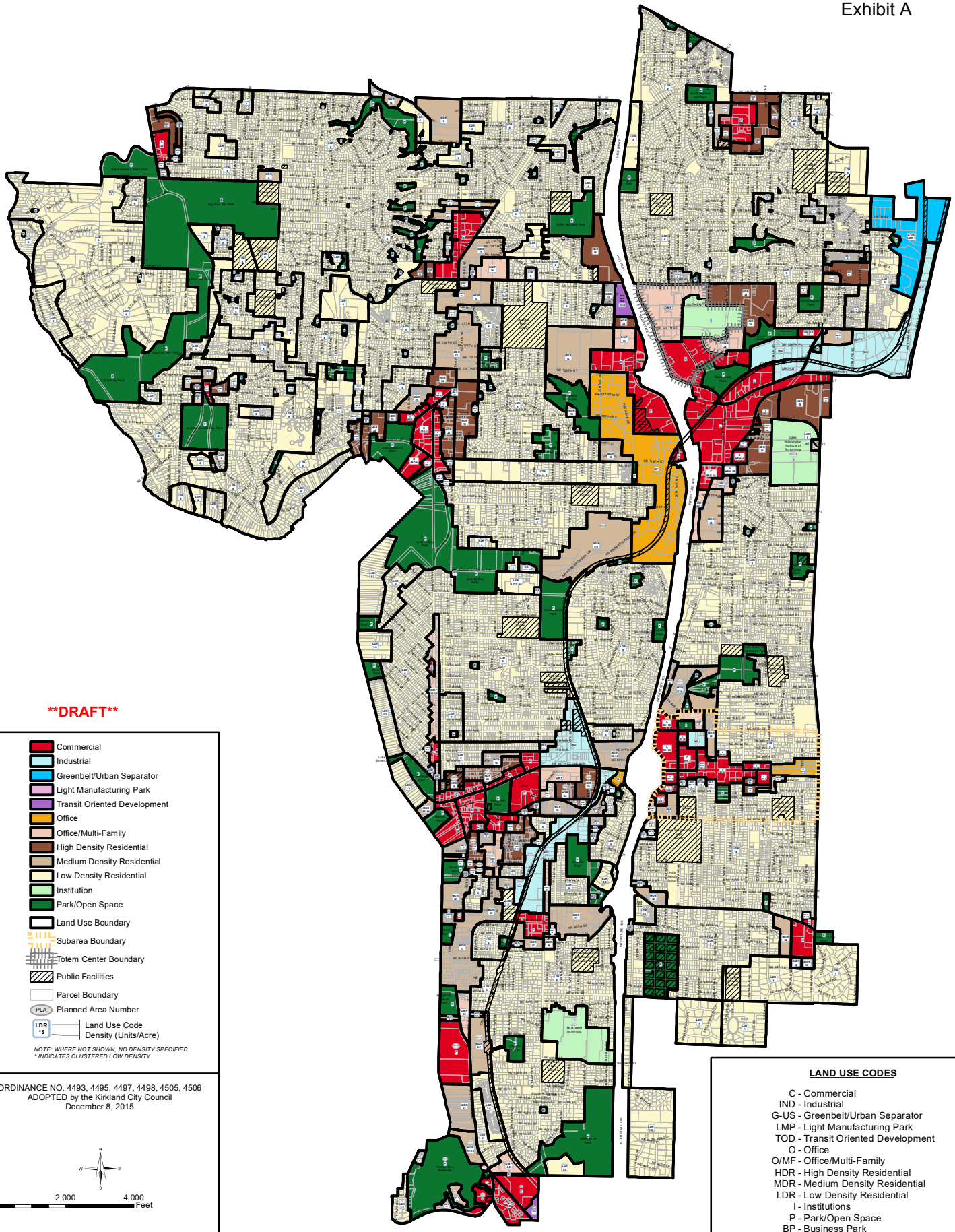
O-4624
Exhibit A



DRAFT

- Commercial
- Industrial
- Greenbelt/Urban Separator
- Light Manufacturing Park
- Transit Oriented Development
- Office
- Office/Multi-Family
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institution
- Park/Open Space
- Land Use Boundary
- Subarea Boundary
- Totem Center Boundary
- Public Facilities
- Parcel Boundary
- PLA — Planned Area Number
- LDR *5 — Land Use Code / Density (Units/Acre)

NOTE: WHERE NOT SHOWN, NO DENSITY SPECIFIED
** INDICATES CLUSTERED LOW DENSITY*

ORDINANCE NO. 4493, 4495, 4497, 4498, 4505, 4506
ADOPTED by the Kirkland City Council
December 8, 2015

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0 2,000 4,000 Feet

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LAND USE CODES

C - Commercial
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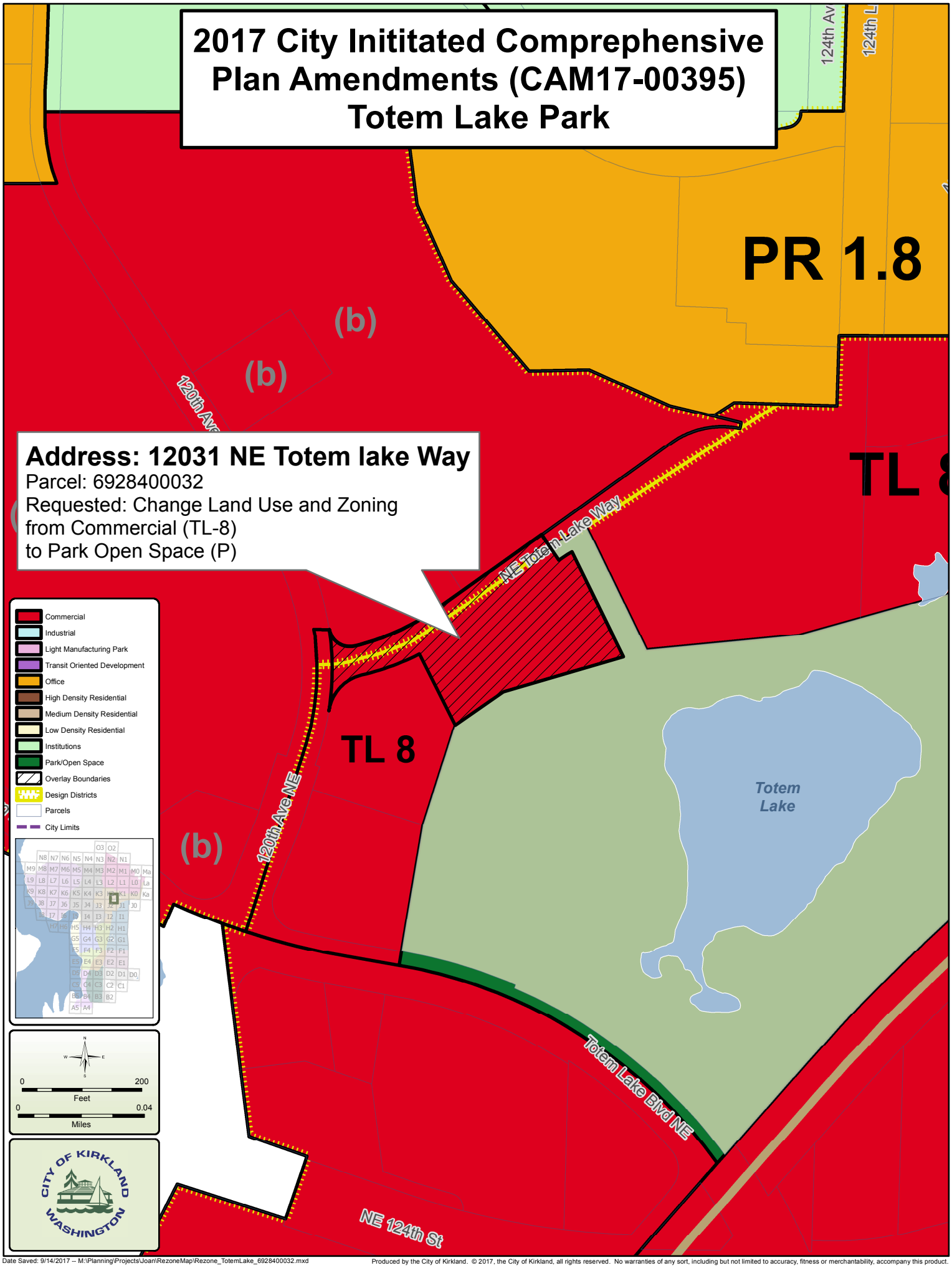
G-US - Greenbelt/Urban Separator
LMP - Light Manufacturing Park
TOD - Transit Oriented Development
O - Office
O/MF - Office/Multi-Family
HDR - High Density Residential
MDR - Medium Density Residential
LDR - Low Density Residential
I - Institutions
P - Park/Open Space
BP - Business Park
RH - Rose Hill Business District
NRH - N. Rose Hill Business District
JBD - Juanita Business District
YBD - Yarrow Bay Business District

LU-1 Comprehensive Land Use Map

2017 City Inititated Comprehensive Plan Amendments (CAM17-00395) Totem Lake Park



Address: 12031 NE Totem lake Way
Parcel: 6928400032
Requested: Change Land Use and Zoning
from Commercial (TL-8)
to Park Open Space (P)

Date Saved: 9/14/2017 -- M:\Planning\Projects\Joan\RezoneMap\Rezone_TotemLake_6928400032.mxd

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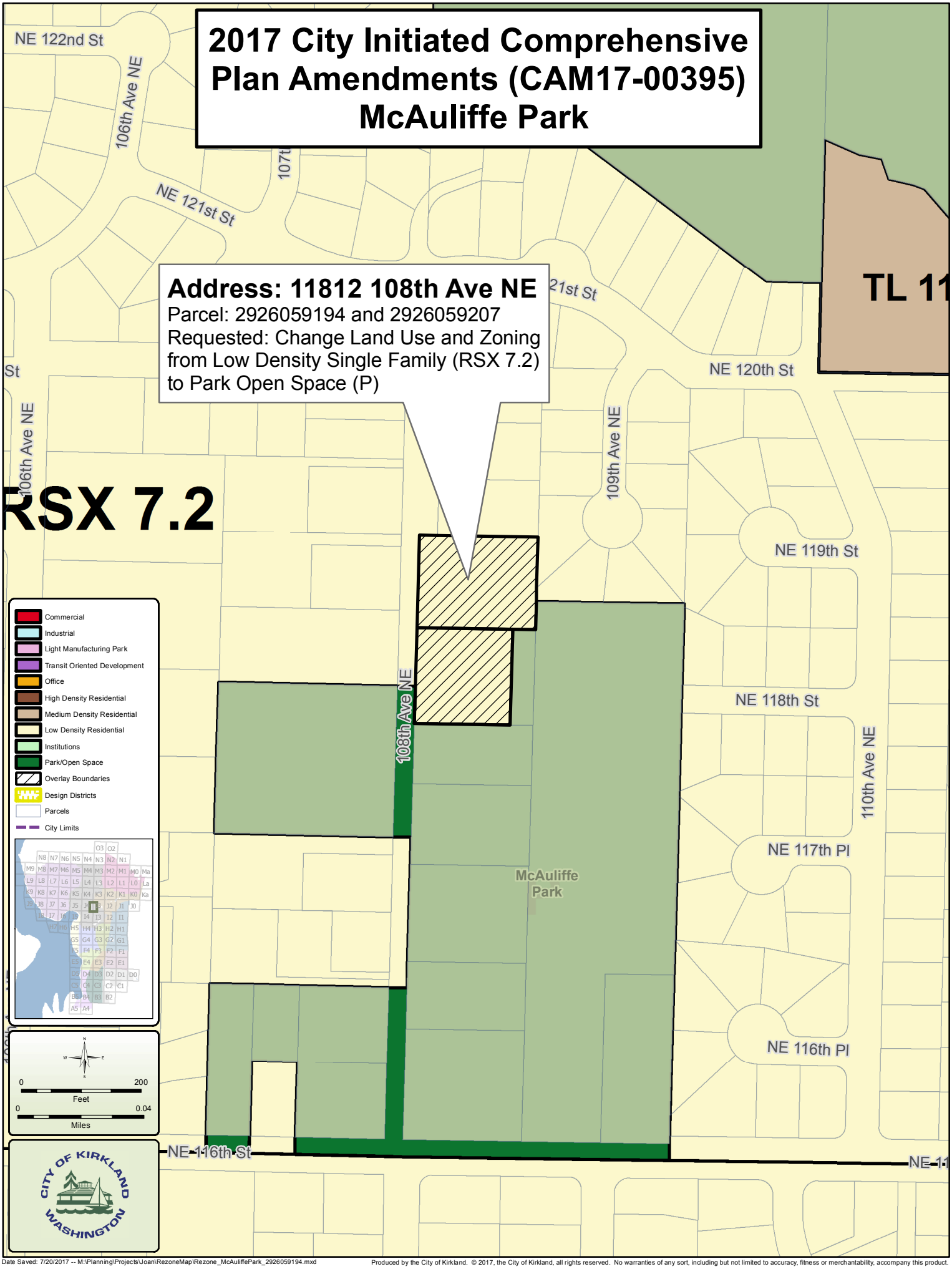
2017 City Initiated Comprehensive Plan Amendments (CAM17-00395) McAuliffe Park



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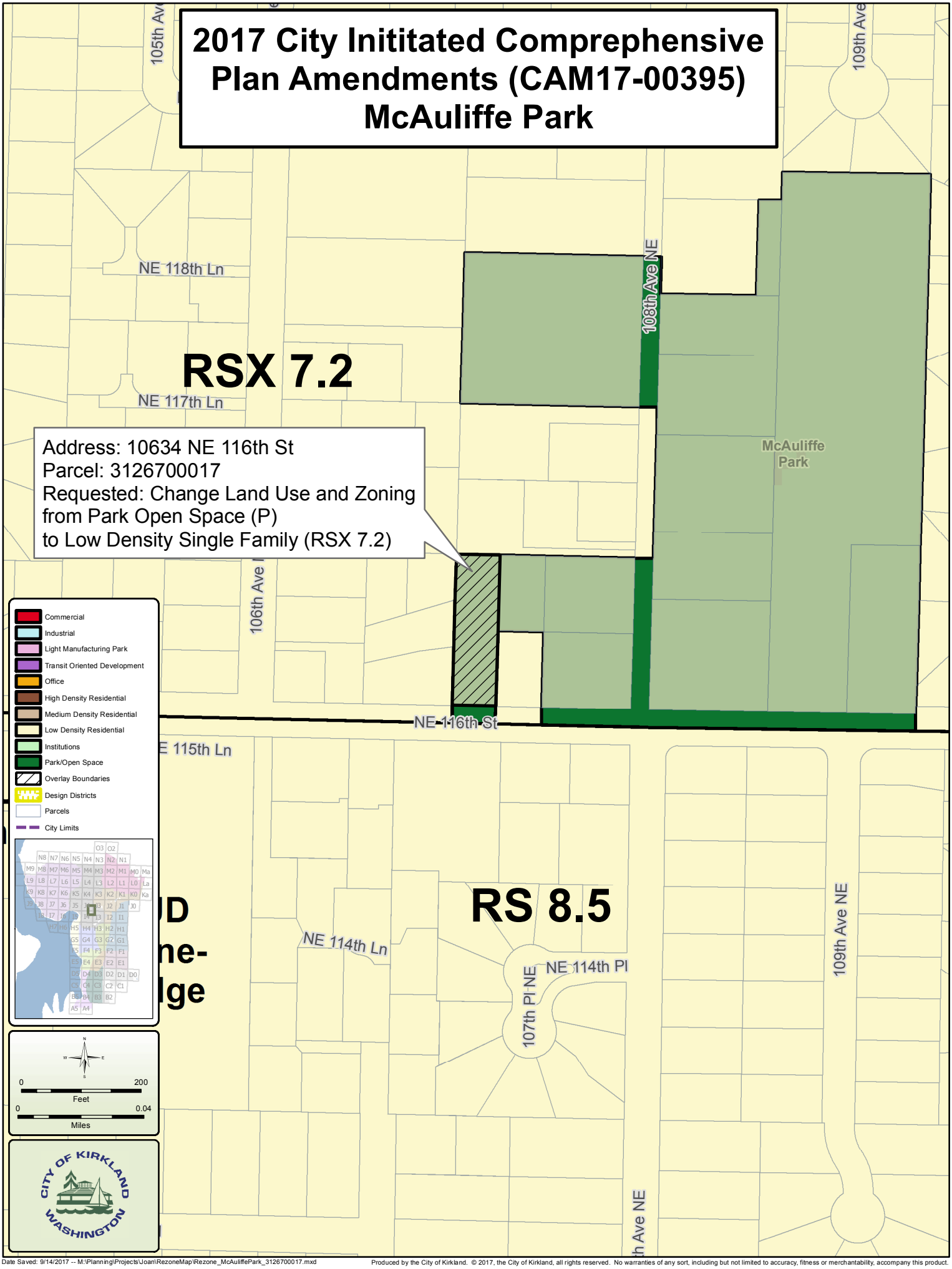
2017 City Inititated Comprehensive Plan Amendments (CAM17-00395) McAuliffe Park



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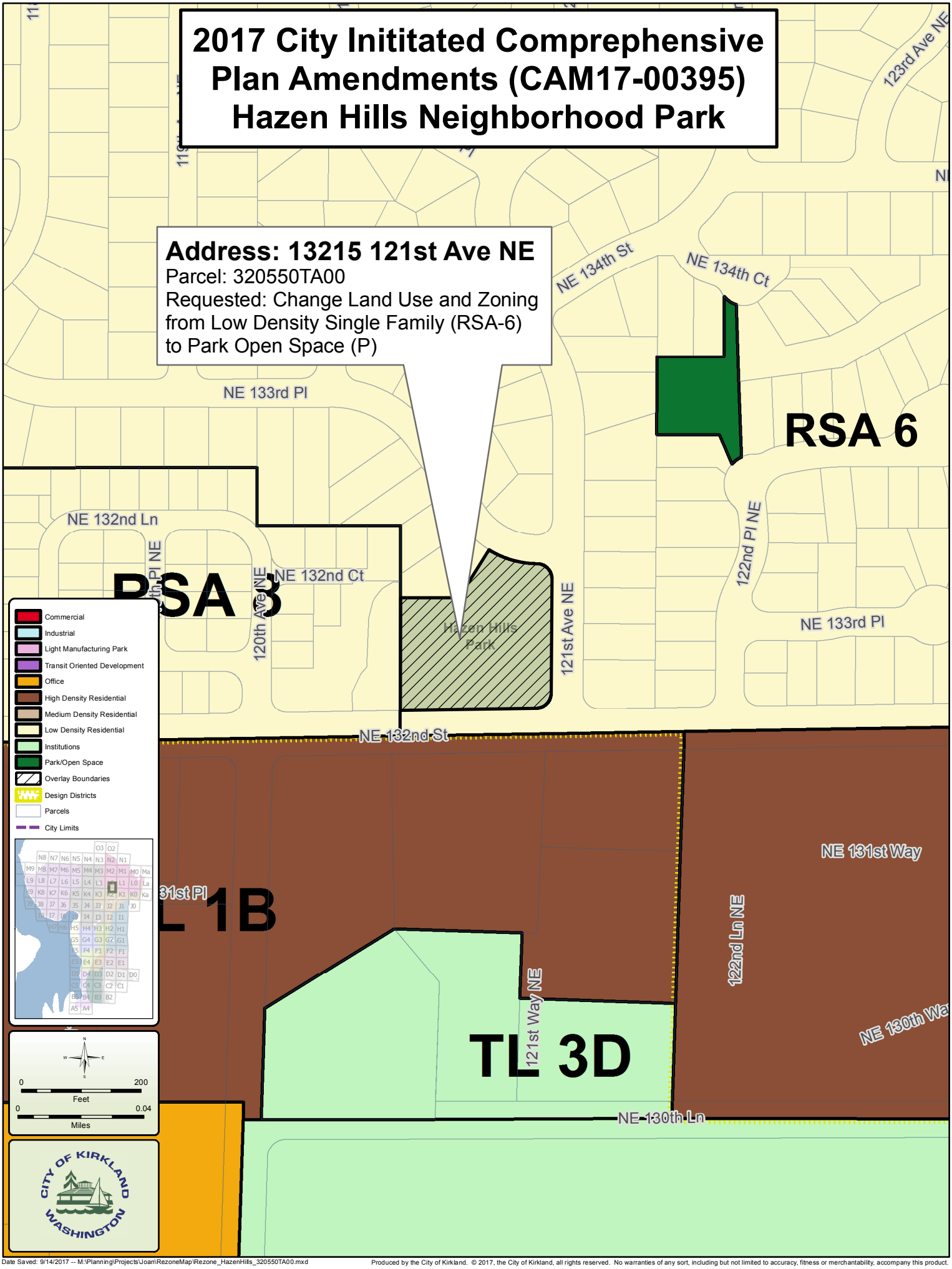
2017 City Inititated Comprehensive Plan Amendments (CAM17-00395) Hazen Hills Neighborhood Park



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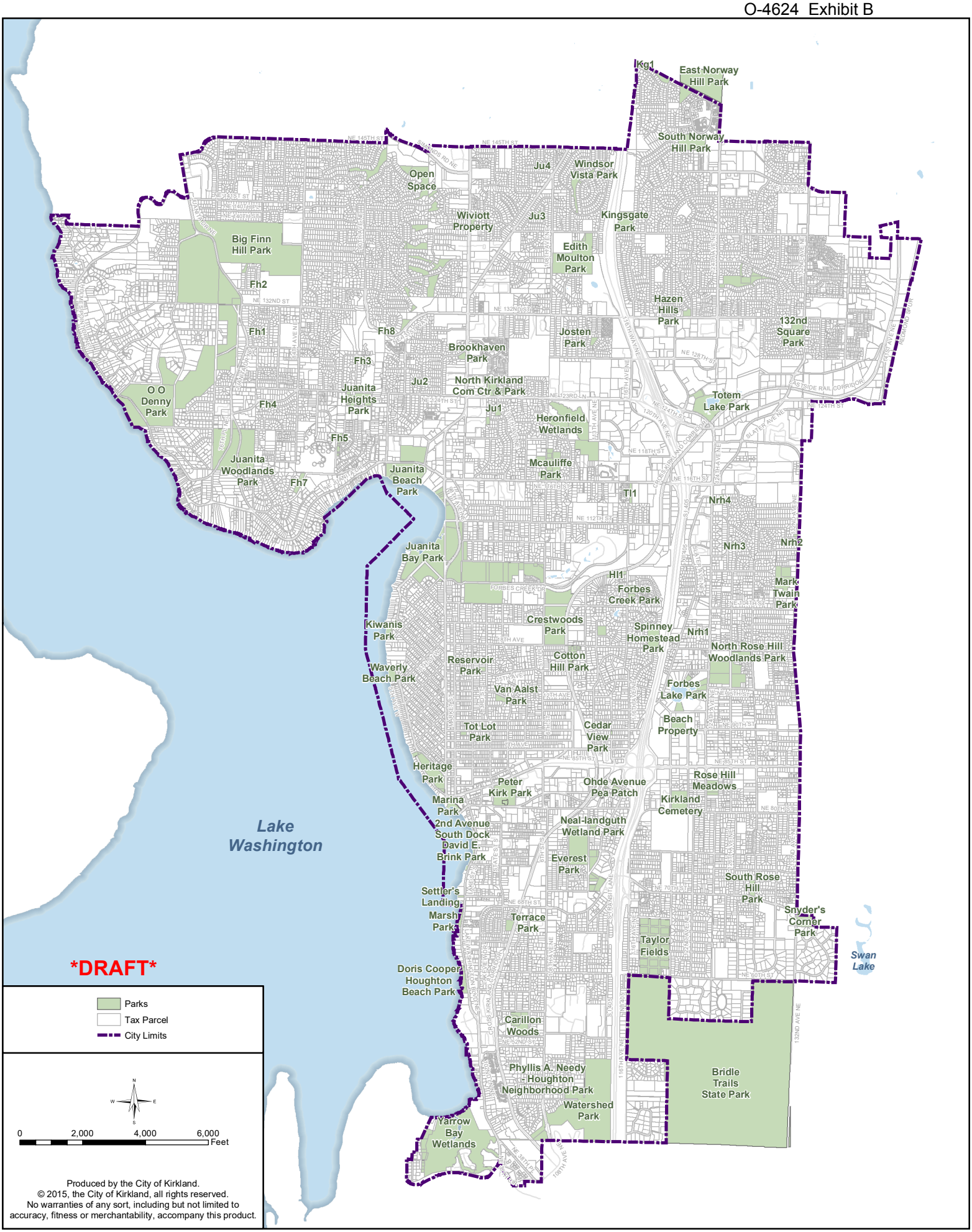


Figure PR-1: Kirkland Parks

PUBLICATION SUMMARY
OF ORDINANCE O-4624

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING AND LAND USE AND AMENDING THE COMPREHENSIVE PLAN ORDINANCE 3481, AS AMENDED, AND THE CITY OF KIRKLAND ZONING MAP, ORDINANCE 3710 AS AMENDED, TO ENSURE THE ZONING MAP CONFORMS TO THE COMPREHENSIVE PLAN AND THE CITY COMPLIES WITH THE GROWTH MANAGEMENT ACT, AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO. CAM17-00395.

SECTION 1. Provides amendments to the Comprehensive Plan Text, Figures and Tables in the Community Character, Land Use, Transportation, Capital Facilities, and Implementation Strategies Elements and the Totem Lake, Kingsgate, and South Juanita Neighborhood Plans.

SECTION 2. Provides amendments to the Kirkland Zoning Map.

SECTION 3. Provides that the Director of the Planning and Building Department is directed to amend the Zoning Map.

SECTION 4. Provides a severability clause for the ordinance.

SECTION 5. Establishes that this ordinance, to the extent it is subject to disapproval jurisdiction, will be effective within the disapproval jurisdiction of the Houghton Community Council Municipal Corporation upon approval by the Houghton Community Council or the failure of said Community Council to disapprove this ordinance within 60 days of the date of the passage of this ordinance.

SECTION 6. Authorizes the publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code.

SECTION 7. Directs the City Clerk to certify and forward a complete certified copy of this ordinance to the King County Department of Assessments.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the ____ day of _____, 2017.

I certify that the foregoing is a summary of Ordinance 4624 approved by the Kirkland City Council for summary publication.

_____

Kathi Anderson, City Clerk

CITY OF KIRKLAND
Planning and Building Department
123 5th Avenue, Kirkland, WA 98033
425.587.3600- www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Joan Lieberman-Brill, AICP, Senior Planner
Jeremy McMahan, Planning Manager
Eric Shields, AICP, Planning and Building Director

Date: November 30, 2017

Subject: Alavi Citizen Amendment Request (CAR) - Council Action (CAM16-02641)

RECOMMENDATION

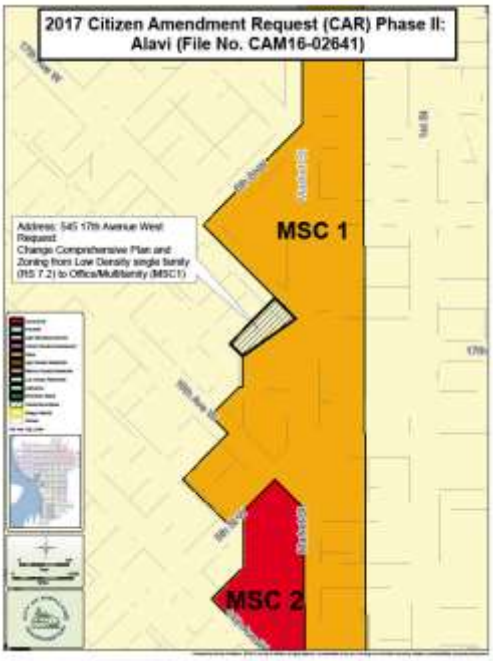
Adopt enclosed Ordinance 4625 consistent with the recommendations of the Planning Commission.

BACKGROUND DISCUSSION

The recommended delayed effective date and the zoning text amendments are included in the ordinance. Map amendments are included as exhibit A to the ordinance.

Application

On October 28, 2016, Barry Alavi, owner of property at 545 17th Avenue West, submitted a CAR to change the Zoning Map and Comprehensive Plan designation on his property from RS 7.2, 6 dwelling units/acre) to MSC 1 office/multifamily (12 dwelling units/acre). The property is located on the corner of 17th Avenue West and Market Street and is developed with a single family home. The applicant intends to redevelop the property with a duplex, which is not permitted in a single family zone.



Planning Commission Recommendation

As described in its transmittal memo dated November 30, 2017, the Planning

Commission has made the following recommendations:

1. Prior to the April 30, 2018 effective date of the rezone, require the applicant to record a tree protection easement in order to protect the Giant Sequoia tree on the subject property in perpetuity.

2. Proposed Land Use Map and Zoning Map Amendments:

   - Change Land Use Map from Low Density Residential to Office/Multifamily.
   - Change Zoning Map from Single Family RS 7.2 to Office/Multifamily Market Street Corridor 1 (MSC 1).

3. Proposed Zoning Code Amendments:

   - Allow only duplex or single family development on the subject property.
   - Require protection of the Sequoia on the corner of Market St. and 17th Avenue West during site development.

Process

The City considers Citizen Amendment Requests (CAR's) every two years, using a two part review process. Phase I was the threshold determination phase where the Planning Commission (PC) made a recommendation and the City Council decided which CAR met the eligibility criteria to progress to Phase II, the study and decision stage. During Phase II the Planning Commission held a study session and public hearing, culminating in a recommendation to the City Council.

On March 21, 2017, the City Council considered the Alavi CAR and made a Phase I threshold determination, directing the Planning Commission to study the request in 2017, if the applicant obtained the lot area necessary to be eligible to develop all uses allowed in the requested Market Street Corridor 1 zone. The Council's preliminary determination was that the proposal would fix an inconsistency in the Comprehensive Plan that most parcels oriented toward Market Street except the subject property are zoned MSC 1. (The applicant has since acquired the 356 square feet of alley adjoining the subject property by quiet title action, filed in King County on April 26, 2017, thereby meeting the lot size minimum of 7,200 square feet necessary to consider the full scope of uses permitted under the requested zoning.)

The Planning Commission at its October 19, 2017 public hearing, instructed Planning staff to draft revised conditions reflecting their recommendation to preserve and protect the Giant Sequoia tree on the subject property and work with the Commission Chair to finalize the language. The ordinance reflects the Commission's conditions to approve the CAR.

At your December 12 meeting, the City Council will consider the Planning Commission recommendation and make the final decision to approve, deny or modify the CAR. The Planning Commission Recommendation is Attachment 1 to this memorandum.

Issues

The following issues were identified and considered by the Planning Commission during this process:

- Aggregation of the Alavi site with the adjoining dental office property on Market Street:

  Based on the Development Capacity Study prepared in late 2015 for the 2035 Comprehensive Plan update, the land to improvement value ratio of the adjoining MSC 1 zoned dental office property located at 1617, 1619 and 1621 Market St. estimates that redevelopment is likely. Consequently, the prospect of aggregating the dental office site with the Alavi property for joint commercial or multifamily development permitted under the requested MSC 1 zoning cannot be ruled out in the 20 year planning horizon, should the rezone be approved.

- Reconfiguration of the intersection at 17th Ave West and Market Street and vehicular access to the subject property:

  Both the close proximity of the driveway on the Alavi property to the intersection and landscape median along Market Street pose challenges to site access.

  Traffic traveling southbound on Market to the Alavi destination must make a tight right and an immediate left turn crossing both lanes on 17th Avenue W. The greater the traffic volumes generated by redevelopment of the property, the greater potential risk of collisions and impact on the operation of the intersection.

  Also, regardless of the zoning, the landscape median on Market St. prevents left turns from Market St. onto 17th Ave. W. and prevents left turns exiting from the site onto Market St. This means cars must go through the neighborhood and around the block to reach an intersection with a left turn pocket to reach the property from Market Street or to access northbound lanes on Market St.

  The small size of the Alavi site, along with existing MSC 1 development regulations and parking requirements make the feasibility of commercial development, including office, unlikely on the Alavi site without aggregation with the adjoining dental office to the south. During the review of future proposed development (either aggregated with the dental office site or solely on the

Alavi site), the Public Works engineer will evaluate if intersection operations and safety along 17th Avenue West would be impaired, and require mitigation to address those concerns.

- Alley Access for other than single family and duplex uses:

  The 16 foot width of the alley prevents commercial or multifamily use of the alley (a minimum width of 20 feet is required for those uses). Should the rezone by approved, alley access would be prohibited except for either single family or one duplex unit. The Commission was satisfied that a rezone would not adversely impact alley use.

- Potential for preserving the Sequoia Tree on the subject property:

  With aggregation, unless the developer chooses to use the larger site development area of the combined properties to afford better protection of the tree, the elimination of the side yard common property line, along with parking in the front yard, would allow development to be located closer to the tree, and greater disturbance would be expected. Whether aggregated or not, commercial parking is allowed in the front yard, which could further compromise the root zone. The tree protection provisions of the Zoning Code do not guarantee preservation of the Sequoia as a high retention value tree. The City has limited authority to require site plan alterations, and must work in good faith with the applicant to find mutually acceptable solutions. Should a rezone be approved, without specific requirement(s) for increased protection, development could have an adverse impact on the Sequoia based on current tree regulations. The Commission recognizes these constraints, and therefore strongly recommends that the rezone be conditioned to ensure the Sequoia is protected before, during and post development.

A more detailed summary of the Alavi CAR is available in the Planning Commission October 19 public hearing staff memorandum.

PUBLIC NOTICE

Prior to the Phase II study session, courtesy notice of the study session and public hearing was posted on two public notice signboards for the Alavi CAR. One was located at the site and the other at the entrance of the alley that provides secondary access to the subject property. Formal public hearing notice was posted and sent to the property

owners and residents within 300 feet of the rezone properties (not required in Section 160.40 for the notice requirements) prior to the public hearing, and the hearing was advertised in the Seattle Times. All information was provided on the City's Citizen Amendment Request website and e-mails were sent to all subscribers of the City's list service for the CAR's, notifying them of the study session and public hearing and providing links to the Planning Commission website to view the staff memorandums prior to both meetings.

Mr. Alavi and the City's Neighborhood Coordinator, Doreen Booth, attended the Market Neighborhood Associations' meeting on September 20, where Mr. Alavi explained his proposal. The Market Neighborhood Association has submitted no comments on the CAR.

SEPA DETERMINATION

An EIS Addendum was issued on October 13, 2017 to fulfill the environmental review requirements for the proposed amendments for the Alavi CAR. The impacts of the proposal are within the range of impacts disclosed and evaluated in the City of Kirkland 2015 Comprehensive Plan Update & Totem Lake Planned Action -Draft and Final Environmental Impact Statement; no new significant impacts have been identified. Therefore, issuance of this EIS Addendum is the appropriate course of action.

CITY COUNCIL ACTION

The City Council may approve the proposed amendments by adopting the following:

- Ordinance #4625 (Comprehensive Plan, Zoning Map and Zoning Code amendment)

Attachments

1. Planning Commission Recommendation

Cc: CAM16-02641

CITY OF KIRKLAND
PLANNING AND BUILDING DEPARTMENT
123 5TH AVENUE, KIRKLAND, WA 98033
425.587.3600 - www.kirklandwa.gov

MEMORANDUM

DATE: **November 30, 2017**

TO: **City Council**

FROM: **Colleen Cullen, Planning Commission Chair**

SUBJECT: **Recommendation on Alavi Citizen Amendment Request (CAR) (File No. CAM16-02641)**

I. Recommendation

On behalf of the Planning Commission, I am pleased to submit our recommendations on amendments for the Alavi Citizen Amendment Request (CAR).

The Planning Commission's recommendations are as follows:

- Prior to the effective date of the rezone, require the applicant to provide the City a recorded tree protection easement to protect the Giant Sequoia tree on the subject property in perpetuity.

- Proposed Comprehensive Plan Land Use Map and Zoning Map Amendments:

  - Change the Comprehensive Plan Land Use Map and Zoning Map from Low Density Residential (RS 7.2 zoning) to Office/Multifamily Market Street Corridor 1 (MSC 1 zoning) at a density of one unit per 3,600 square feet of lot area.

- Proposed Zoning Code Amendments:

  - Limit development on the subject property to duplex or single family.
  - Allow the Planning Official to require site plan alterations that exceed those authorized by KZC 95.32 during development review in order to ensure the Giant Sequoia tree on the corner of Market and 17th Avenue West is retained.

The ordinance reflects the delayed effective date and includes the zoning code amendments. Map amendments are included as Exhibit A to the enclosed ordinance.

II. Background

The Planning Commission's recommendation is driven by the recognition that the Giant Sequoia tree that is located on the property is a neighborhood asset. We unanimously agreed that the CAR should be granted only if the applicant protects the Giant Sequoia. We therefore recommend an effective date to implement the request be delayed to provide time for the applicant to record the easement to guarantee that the Sequoia be preserved in perpetuity.

The Commission also recommends that the City limit uses on the property to duplex or two detached dwelling units and be authorized to exceed the City's existing limited authority to protect the Sequoia during development. Otherwise the Commission does not support the rezone.

The reason for restricting the uses to either single family or duplex is because the Sequoia is located within the building setbacks required for those uses (20 foot front and 10 foot side yard), so the probability of saving it increases. Conversely, with commercial or aggregated development the potential risk of impacting the Sequoia's root zone increases since parking is allowed in the front yard setback with commercial, and aggregation with the adjoining MSC 1 zoned parcel fronting Market Street would eliminate the common side yard setback.

The Commission's intention is also to authorize city staff to regulate development impacts beyond what is now permitted in KZC Chapter 95 (Tree Management and Required Landscaping) in order to ensure that the high retention value tree will not be harmed before, during and post development. With the condition to record a protective easement prior to implementing the rezone, the City would avoid the loop hole that would allow removal of the tree before a development permit is submitted (see following paragraph for more detail). The recommended conditions also allow staff to require further modifications to the site plan than could otherwise be negotiated in order to reduce risk of impact during development. Finally, the recordation of a protective easement also ensures retention beyond the 5-year maintenance period, which is not currently mandated.

The Commission also recognizes that ironically, if the zoning remains single family RS 7.2, existing tree regulations do not guarantee protection before, during and post development to the degree that can be required as a condition of a rezone. Under current rules up to two trees may be removed in a 12 month period if there is no active development activity, and with development, even if a tree were retained through the five year maintenance period, after that it could be removed. (Only trees in groves or in Holmes Pt. Overlay can be required to be protected in perpetuity)

Conversely, if the rezone is implemented after recordation of a tree protection easement and with the recommended conditions, the tree will be preserved prior to and post development action. And with the recommended conditions to limit uses and allow site

plan alterations that exceed current regulation, protection of the Sequoia during development will be ensured. Examples of increased protection could be requiring greater adjustment to the location of building footprints, and greater adjustments to the location of driveways or adjustments to the location of walkways or utilities than otherwise can be negotiated with the applicant under KZC 95.32, if determined to be necessary during development review. The Commission views the recommended conditions to protect the Sequoia as essential for granting the rezone.

The Commission took into consideration the Market Neighborhood vision that aims to maintain and enhance the tree canopy that adds to the neighborhood's natural setting with mature trees and wildlife habitat and policies that identify protection, enhancement and retention of healthy trees as key values in this neighborhood. Without the recommended regulations to protect the Sequoia, the aspirations of the Market Neighborhood as expressed in the Plan could be undermined and rezoning would not be in the best interest of the community.

Finally, the recommended conditions meet the development objectives of the applicant. Staff noted at the hearing that during this CAR process Mr. Alavi determined that office development is not feasible due to the site's limited size and MSC 1 zoning code requirements, and instead revised his plans to develop a duplex. Staff has contacted the applicant to inform him about the easement requirement and he confirmed that the delayed implementation date will allow him sufficient time to record the document.

III. **Public Participation**:

The Planning Commission held a study session on August 24, 2017. At the study session Edward Radcliff, a nearby resident and former Planning Commissioner from 1986 to 1993, spoke in opposition to the CAR, explaining that when the initial zoning along Market Street was considered, Market Street was designed to be commercial and multifamily only for properties facing Market Street. He expressed concerns about traffic congestion and circulation on 17th Avenue West, commercial creep, especially impacting the home next-door, and that the lot owner purchased the property aware of the development limitations without guarantee of profit. He also questioned the lot size and the feasibility of fitting the previously proposed office on the site due to zoning requirements and limited lot size. Mr. Alavi spoke to clarify that he had successfully acquired the necessary lot area as required by the City Council's threshold determination.

The public hearing was held on October 19, 2017. Four written comments were received on the Alavi CAR. They are attachments 9-12 to the October 19 public hearing staff memorandum. All were in favor of the CAR. One supported a youth technology center (office use) at the site; which was Mr. Alavi's previous preferred development option. The other three supported a duplex. Two cited various reasons, including proximity to bus service and commercial, minimal impact, providing more housing options, and its unique location surrounded by commercial buildings.

At the hearing two people spoke; Edward Radcliff and Laurie Viault. Mr. Radcliff stated his concerns about current parking along the 16 foot wide alley and along 17th Avenue West. He noted his concern that if a c-curb were required on 17th Ave. W. to address intersection operation with increased traffic volumes from commercial or multifamily development, the resulting travel lane width wouldn't be sufficient to handle both cars and street parking on both sides of 17th. (He noted that 17th Ave. W. is 27 feet wide curb to curb in this location.) He opposed allowing commercial due to limited on street parking and tree impacts. He suggested the Commission reject anything but a duplex and require conditions to retain the Sequoia, should the rezone be approved. Ms. Viault, who resides in the rental home on the subject property, stated her opposition to commercial development since it could harm the Sequoia, and that she would only support a duplex if the Sequoia is saved.

Links to staff memorandums and video recordings for the Planning Commission Phase II meetings are provided below. Draft minutes for both meetings are attached.

August 24, 2017 Study meeting - staff memorandum, video
October 19, 2017 Public Hearing - staff memorandum, video

IV. Criteria for Approving Changes to the Land Use Map, Zoning Map and Zoning Text

The Planning Commission reviewed the following criteria in the Zoning Code and determined that the amendments meet the criteria for approving changes to the Zoning and Land Use Maps and Zoning Code as noted on pages 34- 36 of the October 19 Public Hearing staff memorandum:

- Section 130.15 Legislative Rezones – Criteria
- Section 135.25 Criteria for Amending the Text of the Zoning Code
- Section 140.25 Factors to Consider in Approval an Amendment to the Comprehensive Plan

Exhibits:

A. Planning Commission draft minutes Aug. 24, 2017 Study
B. Planning Commission draft minutes Oct. 19, 2017 Public Hearing

Cc: CAM16-02641

DRAFT **Exhibit A**

KIRKLAND PLANNING COMMISSION
August 24, 2017

1. **CALL TO ORDER/ROLL CALL (7:00 PM)**

Members Present: Carter Bagg, Colleen Cullen - Chair, Mike Miller, Glenn Peterson, Mathew Pruitt - Vice Chair, Sandeep Singhal, and John Tymczyszyn.

Members Absent: None.

Staff Present: Eric Shields - Director, Jeremy McMahan - Development Services Manager, Angela Ruggeri - Senior Planner, Joan Lieberman- Brill - Senior Planner, Janice Coogan - Senior Planner, Deb Powers - Urban Forester, and Jeannie Dines - Recording Secretary.

2. **ANNOUNCEMENT OF AGENDA (7:00 PM)**

3. **COMMENTS FROM THE AUDIENCE - None (7:01 PM)**

4. **STUDY SESSION (7:02 PM)**

A. **Kirkland Urban – Proposed Modifications to Master Plan ADDRESS: 6th Street and Central Way**

Public Comment - None

Senior Planner Angela Ruggeri reviewed the modification process, proposed modifications and staff's review and responded to Commission questions.

William Leedom, Kirkland Urban, responded to Commission questions.

It was the consensus of the Commission to recommend the proposed changes to the Kirkland Urban Master Plan. Commissioner Tymczyszyn abstained from the recommendation.

B. **2017 Comprehensive Plan Citizen Amendment Requests ADDRESS: City-wide**

Public Comment
1. Edward Radcliff, 231 7th Ave W, Kirkland.
2. Barry Alavi, 545 17th Ave W (Alavi CAR), Kirkland.

Senior Planner Joan Lieberman-Brill described the CAR process and reviewed the Lee Johnson CAR. She responded to Commission questions.

It was the consensus of the Commission that the information provided was sufficient to proceed to public hearing on October 12.

Ms. Lieberman-Brill reviewed the Alavi CAR and responded to Commission questions and Commissioners provided input regarding additional information to be provided at the October 12 public hearing.

C. **2017 City Initiated Comprehensive Plan Amendments ADDRESS: City-wide**

Public Comments - None

Ms. Lieberman-Brill reviewed the proposed amendments. Commissioners identified additional information to be provided at the September 25 public hearing.

D. **Finn Hill Neighborhood Plan and Code Amendments ADDRESS: Finn Hill**

Public Comment

3. Marc Ackerman, 12970 74th Pl NE, Kirkland, representing Finn Hill Neighborhood Alliance.

4. Ken Goodwin, 11834 Holmes Pt Dr, Kirkland.

5. Art Turock, 11534 Holmes Pt Dr, Kirkland.

6. Ettore Palazzo, 11818 Holmes Pt Dr, Kirkland.

7. Tim Shuma, 12914 63rd Ave NE, Krikland.

8. Susan Vossler, 12945 64th Ave NE, Kirkland.

9. Per Nielsen, 13475 64th Terr NE, Kirkland.

10. Roy Barnett, 11942 80th Pl NE, Kirkland.

11. Robert Ackein, 11946 80th Pl NE, Kirkland.

12. Thomas Cox, 1682 Holmes Pt Dr, Kirkland.

13. Jonathan Swift, 8132 NE 117th Pl, Kirkland, representing Chatham residents.

14. Bethany Cook, 8104 NE 121st St, Kirkland.

15. Claire Koenig, 6310 NE 129th St, Kirkland.

16. John Koenig, 6310 NE 129th St, Kirkland.

17. Janice Gerrish, 7651 NE 140th Pl, Kirkland.

18. Jason White, 8148 NE 117th Pl, Kirkland.

19. Teresa White, 11724 80th Ave NE, Kirkland.

20. Lisa Ayrault, 7105 NE 135th St, Kirkland.

21. Tracie Wilhelm, 12937 63rd Ave NE, Kirkland.

22. Kristen Shuma, 12914 63rd Ave NE, Kirkland.

23. Fred Schaffalitzky, 6408 NE 130th Pl, Kirkland.

24. Brenda Krauth, 13305 70th Ave NE, Kirkland.

25. Alice Blanchard, 11531 Holmes Point Drive, Kirkland.

26. Kent Ahlf, 8235 NE 119th St, Kirkland.

Chair Cullen declared a brief recess.

Senior Planner Janice Coogan, Director Eric Shields and Development Services Manager Jeremy McMahan responded to Commission questions and Commissioners provided input.

Mr. Shields summarized it is the Commission's preference not to have the open house on September 7 or public hearing on September 14, and to continue the discussion regarding the Finn Hill Neighborhood Plan and Code Amendments.

Commissioners provided input regarding information they wanted for the September 14 meeting.

5. **READING AND/OR APPROVAL OF MINUTES - None (10:35 PM)**

6. **ADMINISTRATIVE REPORTS AND PLANNING COMMISSION DISCUSSION (10:35 PM)**

   A. City Council Actions

   B. Hearing Examiner Actions

C. Public Meeting Calendar Update

September 28 meeting is no longer canceled.

Mr. Shields described requested a Planning Commissioner participate on the Totem Lake Committee. Commissioner Peterson agreed to represent the Planning Commission.

7. **COMMENTS FROM THE AUDIENCE (10:37 PM)**

8. **ADJOURNMENT (10:38 PM)**

_____

Chair
Kirkland Planning Commission

DRAFT **Exhibit B**

KIRKLAND PLANNING COMMISSION
October 19, 2017

1. **CALL TO ORDER/ROLL CALL (7:00 PM)**

Members Present: Colleen Cullen - Chair, Mathew Pruitt - Vice Chair, Glenn Peterson, Carter Bagg, Mike Miller, and John Tymczyszn.

Members Absent: Sandeep Singhal.

Staff Present: Eric Shields - Planning & Building Director, Prins Cowin - Administrative Supervisor, Jon Regala - Planning Supervisor, Joan Lieberman-Brill - Senior Planner, Dorian Collins - Senior Planner, and Jeannie Dines - Recording Secretary.

2. **ANNOUNCEMENT OF AGENDA (7:00 PM)**

3. **SPECIAL PRESENTATION (7:01 PM)**

A. **Open Public Meetings Act, Code of Conduct & Ethics, Email Review**

Administrative Supervisor Prins Cowin referred to Open Public Meetings Act and Code of Conduct and Ethics and requested Commissioners sign the forms indicating they watched the training videos. She reviewed the use of City email and responded to Commission questions.

4. **COMMENTS FROM THE AUDIENCE - None (7:07 PM)**

5. **HEARING (7:08 PM)**

A. **2017 Citizen Initiated Comprehensive Plan Amendments; CAM16-02641 and CAM16-02885**

Chair Cullen opened the hearing at 7:08 PM.

Lee Johnson CAR
Senior Planner Joan Lieberman-Brill reviewed the request, existing conditions, options and staff's recommendation.

Public Testimony
1. Alice Fleck, 8020 118th Ct NE, Kirkland.

Motion to support staff's recommendation regarding the Lee Johnson CAR.
Moved by Glenn Peterson, seconded by Carter Bagg

Vote: Motion carried 6-0
Yes: Glenn Peterson, Carter Bagg, Mike Miller, Colleen Cullen - Chair, Mathew Pruitt - Vice Chair, and John Tymczyszn.

Alivai CAR
Ms. Lieberman-Brill reviewed the request, staff's recommendation, existing conditions, options, and decisional criteria and responded to Commission questions.

Public Testimony
2. Edward Radcliff, 231 7th Ave W, Kirkland.

3. Laurie Viault, 545 17th Ave W, Kirkland.

Ms. Lieberman-Brill and Planning & Building Director Eric Shields responded to Commission questions and the Commission deliberated.

Commissioner Miller provided alternate language regarding preservation of the Giant Sequoia in Option 2.

Motion to that the Planning Commission recommend to the City Council the rezone to MSC1, limit development to a duplex and require protections for the Giant Sequoia.
Moved by John Tymczyszn, seconded by Mike Miller

Mr. Shields suggested staff craft a condition for review by the Chair. Commission agreed.

Vote: Motion carried 6-0
Yes: Glenn Peterson, Carter Bagg, Mike Miller, Colleen Cullen - Chair, Mathew Pruitt - Vice Chair, and John Tymczyszn.

Chair Cullen closed the public hearing at 7:51 PM.

B. **Totem Lake Zoning Code & Comprehensive Plan Amendments, File No. CAM17-00371**

Senior Planner Dorian Collins reviewed the amendment process and the proposed Zoning Code and Comprehensive Plan amendments and responded to Commission questions.

Public Testimony
4. Robert Pantley 450 Central Way, Ste 3000, regarding Arete Residential Suites.

5. Angela Rozmyn, LEED AP, regarding Arete Residential Suites.

Mr. Pantley, Ms. Collins and Mr. Shields responded to Commission questions.

Chair Cullen closed the public hearing at 8:42 PM.

Motion to that the Planning Commission recommend to the City Council Zoning Code Amendments with a change in Residential Suites Special Regulation 7 to reduce visitor parking from 10% to 5%.
Moved by Mike Miller, seconded by Mathew Pruitt - Vice Chair

Motion to Amend to require either LEED Gold or 10% affordable housing.
Moved by Glenn Peterson, seconded by Mathew Pruitt - Vice Chair

Vote: Motion carried 6-0
Yes: Glenn Peterson, Carter Bagg, Mike Miller, Colleen Cullen - Chair, Mathew Pruitt - Vice Chair, and John Tymczyszn.

Vote: Motion carried 6-0
Yes: Glenn Peterson, Carter Bagg, Mike Miller, Colleen Cullen - Chair, Mathew Pruitt - Vice Chair, and John Tymczyszn.

6. **STUDY SESSION (8:53 PM)**

A. **Temporary and Off-Site Signs, File No. CAM17-00419**

Planning Supervisor Jon Regala provided background, identified topics for Commission consideration (prohibited devices/signs, A-frame signs, and off-site directional signage), and described outreach to businesses and enforcement scenarios.

Mr. Regala and Mr. Shields responded to Commission questions and Commission provided input. Staff will return with alternatives for A-frame signs at the public hearing.

7. **READING AND/OR APPROVAL OF MINUTES (9:23 PM)**

A. August 24, 2017

Motion to Approve August 24, 2017 minutes.
Moved by Mike Miller, seconded by Mathew Pruitt - Vice Chair

Commissioner Tymczyszn requested the minutes reflect he abstained from the vote on the Kirkland Urban – Proposed Modifications to Master Plan because he did not participate in the previous discussion.

Vote: Motion carried 6-0
Yes: Glenn Peterson, Carter Bagg, Mike Miller, Colleen Cullen - Chair, Mathew Pruitt - Vice Chair, and John Tymczyszn.

8. **ADMINISTRATIVE REPORTS AND PLANNING COMMISSION DISCUSSION (9:24 PM)**

A. City Council Actions

Mr. Shields reported on the City Council's adoption of an ordinance establishing limits on short term rentals via business licensing. He reported on the Council's study session on the Finn Hill Neighborhood Plan and directed that street connections be removed from the plan and a process established in 2018. The Council also had a study session on tree regulations.

Vice Chair Pruitt commended staff on the FHNP open house.

B. Hearing Examiner Actions

C. Public Meeting Calendar Update

Next meeting: October 26 - Finn Hill Neighborhood Plan Public Hearing. Commissioner Tymczyszn advised he would be absent.

Commissioner Miller reported on the Housing Strategy meeting.

9. **COMMENTS FROM THE AUDIENCE - None (9:38 PM)**

10. **ADJOURNMENT (9:38 PM)**

_____

Chair
Kirkland Planning Commission

ORDINANCE O-4625

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING, ZONING AND LAND USE AS A RESULT OF THE ALAVI CITIZEN AMENDMENT REQUEST AND AMENDING THE COMPREHENSIVE PLAN ORDINANCE 3481, AS AMENDED, THE KIRKLAND ZONING CODE, ORDINANCE 3719 AS AMENDED, AND THE CITY OF KIRKLAND ZONING MAP, ORDINANCE 3710 AS AMENDED, TO ENSURE THE ZONING CODE AND ZONING MAP CONFORMS TO THE COMPREHENSIVE PLAN AND THE CITY COMPLIES WITH THE GROWTH MANAGEMENT ACT, AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO. CAM16-02641.

WHEREAS, the City Council has received a recommendation from the Kirkland Planning Commission to amend certain portions of the Comprehensive Plan for the City, Ordinance 3481, as amended, a portion of the Zoning Code, Ordinance 3719, and a portion of the Zoning Map, Ordinance 3710, to ensure the zoning code and zoning map conform to the Comprehensive Plan and the City complies with the Growth Management Act, as set forth in the report(s) and recommendation(s) of the Planning Commission dated November 30, 2017, and bearing Kirkland Planning and Building Department File No. CAM16-02641 (hereinafter the "Alavi Amendment Request"); and

WHEREAS, prior to making the recommendation on the Alavi Amendment Request the Planning Commission, following notice as required by RCW 35A.63.070, held on October 19, 2017, a public hearing, on the amendment proposal and considered the comments received at the hearing; and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA), there has accompanied the legislative proposal (the Alavi Amendment Request) and recommendation through the entire consideration process, a SEPA addendum to Existing Environmental Documents, issued by the responsible official pursuant to WAC 197-11-625; and

WHEREAS, in a public meeting on December 12, 2017, the City Council considered the environmental documents received from the responsible official, together with the report and recommendation of the Planning Commission; and

WHEREAS, Council agreed that Alavi Amendment Request should be granted only if the applicant agrees to first place the giant Sequoia tree located on the property within a protective easement, which shall be recorded and shall protect the Sequoia tree in perpetuity; and

WHEREAS, Council directed the effective date to implement the Alavi Amendment request be delayed until April 30, 2018, to provide

four months for the applicant to prepare and record a protection easement to protect the Giant Sequoia in perpetuity; and

WHEREAS, the protection easement shall be in a form approved by the City and shall be recorded with the King County Recorder's Office. Land survey information shall be provided for this purpose in a format approved by the Planning Official; and

WHEREAS, RCW 36.70A.130, requires the City to review all amendments to the Comprehensive Plan concurrently and no more frequently than once every year; and

WHEREAS, the Growth Management Act (GMA), RCW 36.70A.130, mandates that the City of Kirkland review, and if needed, revise its official Zoning Map and its Zoning Code; and

WHEREAS, the Zoning Map and Zoning Code implement the Comprehensive Plan (Ordinance 3481 as amended).

NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

Section 1. Comprehensive Plan Figures amended. The Comprehensive Plan figures in the Market Neighborhood and Market Street Corridor Plans and Land Use Element are amended. The Comprehensive Plan, Ordinance 3481, as amended, is amended in accordance with Exhibit A attached to this Ordinance and incorporated by reference.

Section 2. Zoning Code (Ordinance 3719 as amended) Section 51.08 - General Regulations is hereby amended to add General Regulations 5 and 6 to read as follows:

Use Zone Chart MSC-1, 4 Section 51.08 - General Regulations

5. The Giant Sequoia on the corner of 17th Avenue West and Market Street shall be retained. Prior to issuance of a development permit the Planning Official may require site plan adjustments that exceed the modifications otherwise authorized by KZC 95.32 in order to protect the Giant Sequoia.

6. Development on parcels fronting the south side of 17th Avenue West shall be limited to detached or duplex development.

Section 3. Zoning Map Amended: The official City of Kirkland Zoning Map as adopted by Ordinance 3710, as amended, is amended in accordance with Exhibit B attached to this Ordinance and incorporated by reference.

Section 4. Official Map Change: The Director of the Planning and Building Department is directed to amend the official City of Kirkland

Zoning Map to conform with this ordinance, indicating thereon the date of the ordinance's passage.

Section 5. If any section, subsection, sentence, clause, phrase, part or portion of this Ordinance, including those parts adopted by reference, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 6. Effective Date for Amendments and Map Changes: The Comprehensive Plan and Zoning Map and Text Amendments established in this ordinance shall go into effect as of April 30, 2018.

Section 7. This Ordinance shall be in full force and effect five days from and after its passage by the City Council and publication, pursuant to Section 1.08.017, Kirkland Municipal Code in the summary form attached to the original of this Ordinance and by this reference approved by the City Council.

Section 8. A complete copy of this Ordinance shall be certified by the City Clerk, who shall then forward the certified copy to the King County Department of Assessments.

Passed by majority vote of the Kirkland City Council in open meeting this ____ day of _____, 2017.

Signed in authentication thereof this _____ day of _____, 2017.

_____
Amy Walen, Mayor

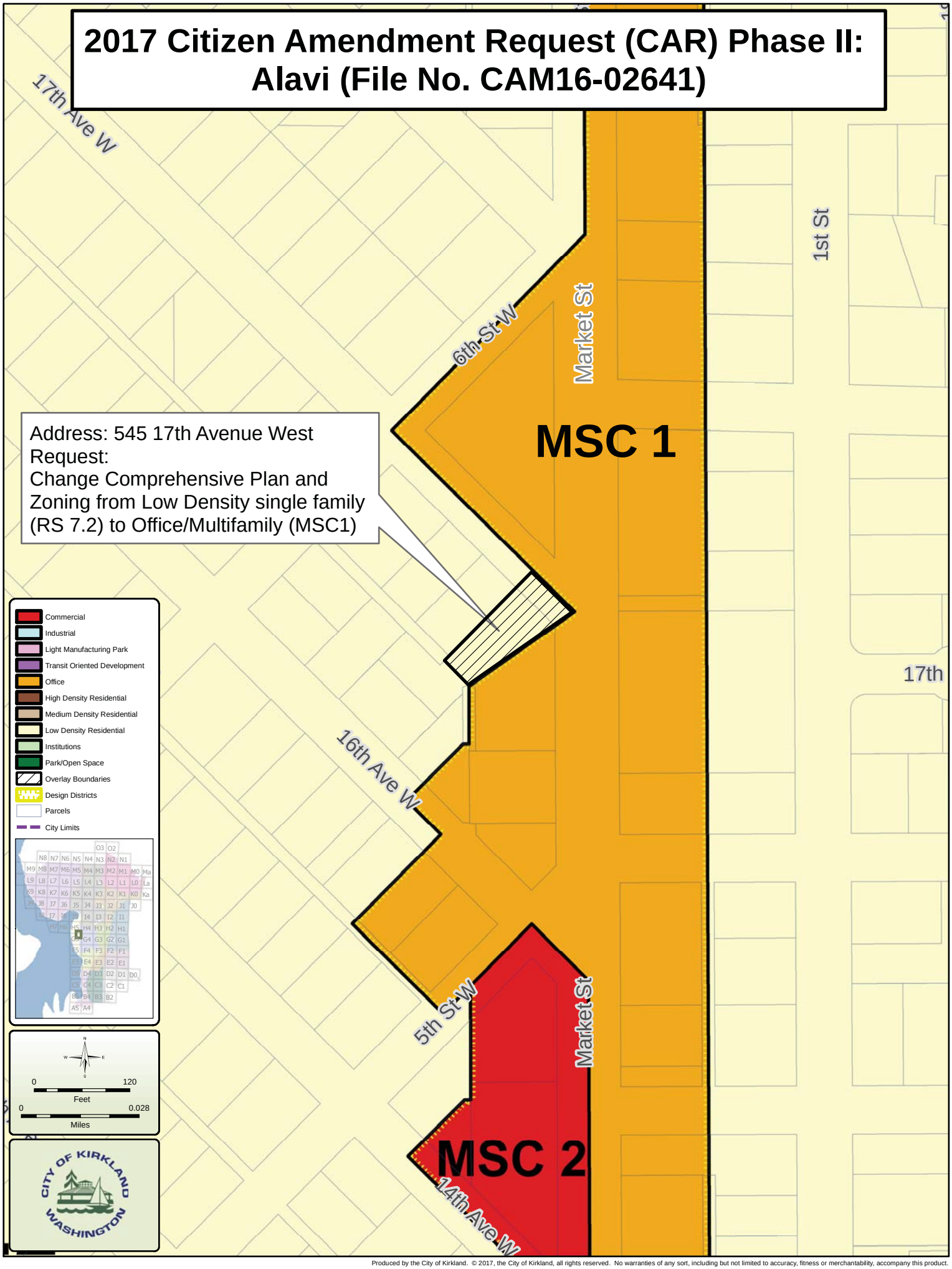
Attest:

_____
Kathi Anderson, City Clerk

Approved as to Form:

_____
Kevin Raymond, City Attorney

2017 Citizen Amendment Request (CAR) Phase II: Alavi (File No. CAM16-02641)



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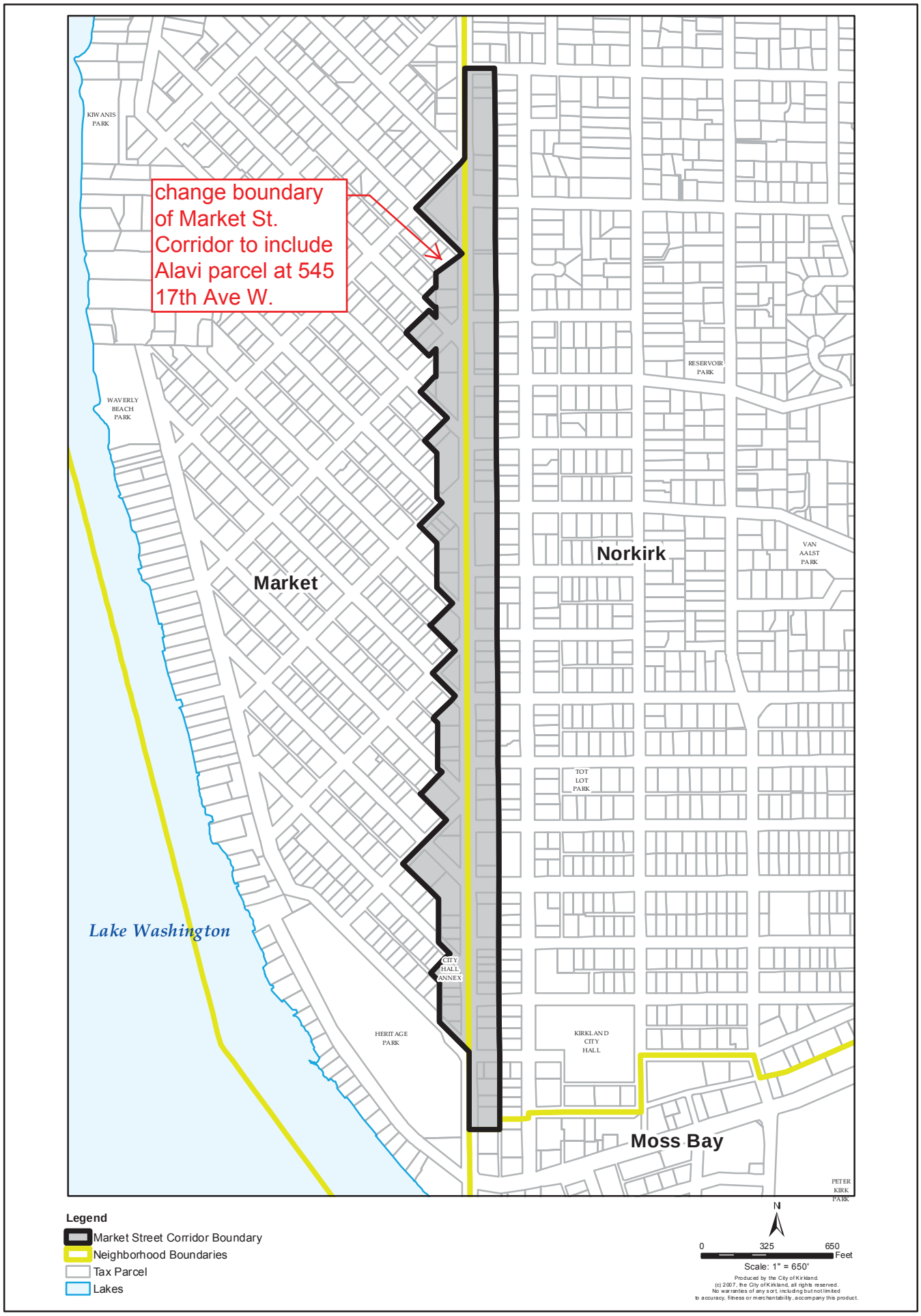

Figure MS-1: Market Street Corridor Boundary

Exhibit A

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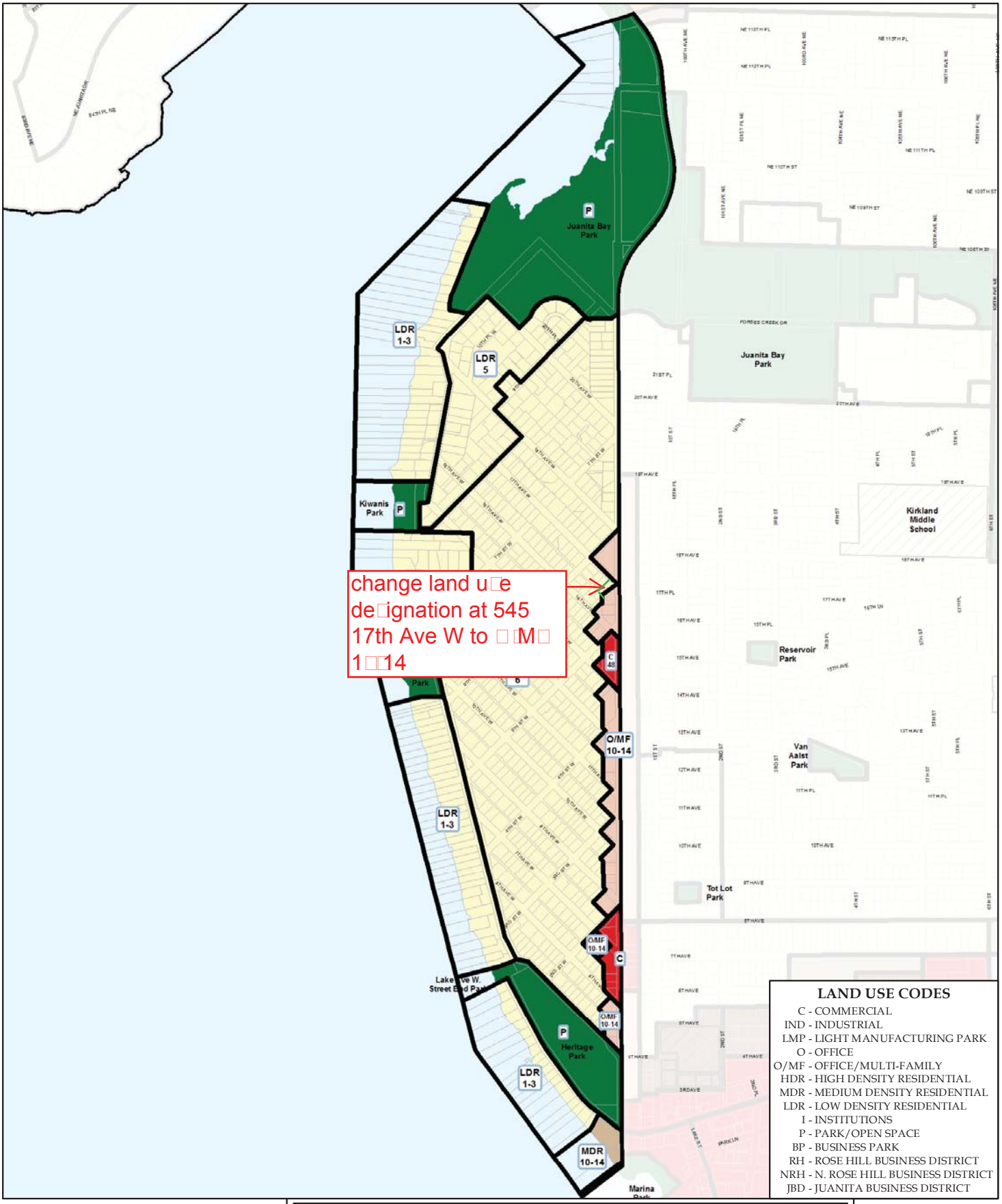
Figure MS-3: Market Street Corridor Urban Design Features



Market Neighborhood

Land Use Map

ORDINANCE NO. 4494
ADOPTED by the Kirkland City Council
December 8, 2015

LAND USE BOUNDARIES
PARCEL BOUNDARIES
SUBAREA BOUNDARY
A PLANNED AREA NUMBER
TOTEM CENTER
LDR *5 — LAND USE CODE / DENSITY (UNITS/ACRE)
PUBLIC FACILITIES

NOTE: WHERE NOT SHOWN, NO DENSITY SPECIFIED
** INDICATES CLUSTERED LOW DENSITY*

Maps produced December 21, 2015.
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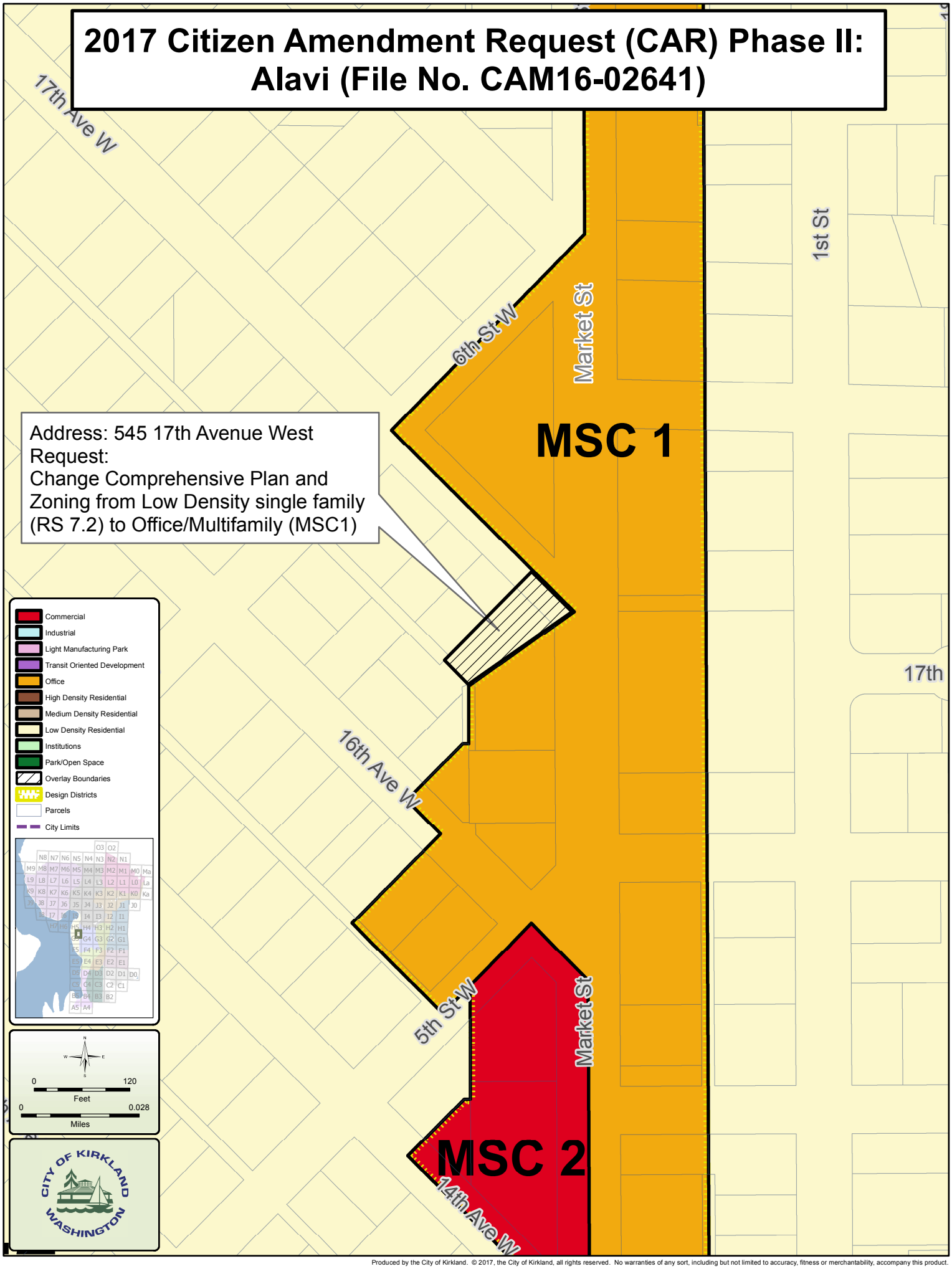
2017 Citizen Amendment Request (CAR) Phase II: Alavi (File No. CAM16-02641)



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PUBLICATION SUMMARY
OF ORDINANCE O-4625

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING, ZONING AND LAND USE AS A RESULT OF THE ALAVI CITIZEN AMENDMENT REQUEST AND AMENDING THE COMPREHENSIVE PLAN ORDINANCE 3481, AS AMENDED, THE KIRKLAND ZONING CODE, ORDINANCE 3719 AS AMENDED, AND THE CITY OF KIRKLAND ZONING MAP, ORDINANCE 3710 AS AMENDED, TO ENSURE THE ZONING CODE AND ZONING MAP CONFORMS TO THE COMPREHENSIVE PLAN AND THE CITY COMPLIES WITH THE GROWTH MANAGEMENT ACT, AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO. CAM16-02641.

SECTION 1. Provides amendments to the Comprehensive Plan Figures in the Market Street Corridor and Market Neighborhood Plans.

SECTION 2. Provides amendments to the Kirkland Zoning Code.

SECTION 3. Provides amendments to the Kirkland Zoning Map.

SECTION 4. Provides that the Director of the Planning and Building Department is directed to amend the Zoning Map.

SECTION 5. Provides a severability clause for the ordinance.

SECTION 6. Establishes the effective date of the Ordinance.

SECTION 7. Authorizes the publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code.

SECTION 8. Directs the City Clerk to certify and forward a complete certified copy of this ordinance to the King County Department of Assessments.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the ____ day of _____, 2017.

I certify that the foregoing is a summary of Ordinance O-4625 approved by the Kirkland City Council for summary publication.

_____
City Clerk

CITY OF KIRKLAND
Planning and Building Department
123 5th Avenue, Kirkland, WA 98033
425.587.3600- www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Joan Lieberman-Brill, AICP, Senior Planner
Jeremy McMahan, Planning Manager
Eric Shields, AICP, Planning and Building Director

Date: November 30, 2017

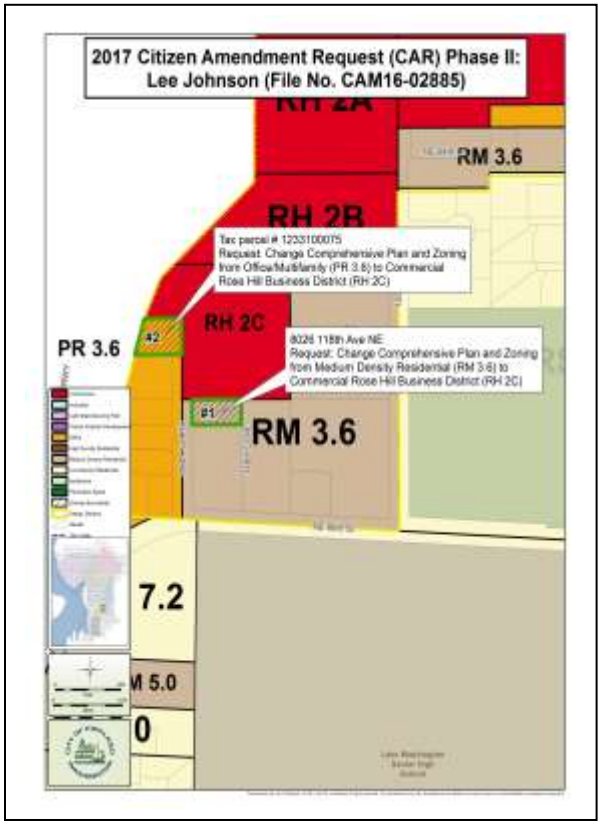
Subject: Lee Johnson Citizen Amendment Request - Council Action (CAM16-02885)

RECOMMENDATION

Adopt Ordinance 4626 consistent with the recommendations of the Planning Commission.

BACKGROUND DISCUSSION

All amendments are included as exhibits to Ordinance 4626.



Application:

On December 1, 2016, Mike Langston of Freiheit and Ho Architects, representing Tod Johnson of LMJ Enterprises, submitted a CAR request to change the Zoning Map and Comprehensive Plan land use designation for two vacant properties owned by LMJ properties in the Rose Hill Business District:

- **Property #1:** Change the Zoning Map and Land Use Map at 8026 118th Avenue NE **from RM 3.6** (Medium Density Residential) **to RH2C** (Commercial Rose Hill Business District) to match a contiguous portion of the car dealership under the same ownership. The purpose of the request is to utilize the parcel to satisfy lot coverage requirements for a proposed inventory parking expansion.

- **Property # 2**: Change the Zoning Map and Land Use Map for the vacant tax lot 1233100075 **from PR 3.6** (Office/Multifamily) **to RH2C** (Commercial Rose Hill Business District) to match a contiguous portion of the car dealership under the same ownership. The purpose of the request is to allow inventory parking, which is not allowed under current PR 3.6 zoning.

The applicant clarified that while it is understood that it is not necessary to rezone Property # 1 in order to use it to meet the lot coverage requirements, the owner would prefer the same RH 2C commercial zoning as on contiguous portions of the Lee Johnson dealership site for future development. See Attachment 3 on page 49 of the Planning Commission October 19 public hearing staff memorandum.

Planning Commission Recommendation:

As described in their transmittal memo dated November 30, 2017, the Planning Commission has made the following recommendations:

Property 1:

- No change; retain current Medium Density land use designation and multifamily residential RM 3.6 zoning. The dealerships' required lot coverage is met without a rezone.

Property 2: Proposed Land Use Map and Zoning Map Amendments:

- Change Land Use Map from Office/Multifamily to Commercial and;
- Change Zoning Map from Office Multifamily PR 3.6 to Commercial Rose Hill Business District 2C (RH 2C) to allow desired expansion of the inventory parking lot.

Process:

The City considers Citizen Amendment Requests (CAR's) every two years, using a two part review process. Phase I is the threshold determination phase where the Planning Commission (PC) makes a recommendation and the City Council decides which CAR meets the eligibility criteria to progress to Phase II, the study and decision stage. During Phase II the Planning Commission holds a study session and public hearing, culminating in a recommendation to the City Council.

On March 21, 2017, the City Council considered the Lee Johnson CAR and made a Phase I threshold determination directing the Planning Commission to study the request in 2017. The Council made the determination that the proposal demonstrates a strong likelihood to support the public interest by aligning with Comprehensive Plan Economic and Land Use Element goals and policies that consider the economic benefit to the business and to the community without disrupting existing development patterns.

At your December 12 meeting, the City Council will consider the Phase II Planning Commission recommendation and make the final decision to approve, deny or modify the CAR. The Planning Commission Recommendation is Attachment 1 to this memorandum.

Issues:

The following issues were identified and considered during this process:

- Encroachment into multifamily area of the business district; on the south boundary of the dealership:

  Property # 1, if rezoned to RH 2C, would introduce commercial zoning into a block of strictly multifamily zoning and result in an irregular zoning boundary, with residential uses on the remaining three sides. According to the applicant, it is not imperative to rezone this parcel to achieve the development intentions of the business. Lot coverage requirements can be met regardless of the zoning classification. Given these factors the Planning Commission concluded that there is no compelling reason to rezone the property.

- Long range vision for the residential and office/multifamily area of the business district:

  Partial updates of the SRH Neighborhood Plan were completed in 1991 and again in 2001, while the NE 85th St. Subarea Plan was created in 2001. The recent 2015 GMA revisions only updated the maps and reformatted both chapters.

  The Planning Commission concluded that the proposed shift of the RH 2C commercial zoning and corresponding land use boundary to the southern property line of Property #2 squares off the boundary between commercial and office/multifamily. The rezone of Property #2 can be considered a logical zoning boundary and the expansion of the dealership would result in minimal disruption of the development patterns in the remainder of the office multifamily zone to the south. Property #2, if rezoned to RH 2C, would be surrounded on three sides by commercial uses and the freeway.

A more detailed summary of the Alavi CAR is available in the Planning Commission October 19 public hearing staff memorandum.

PUBLIC NOTICE

Prior to the Phase II study session, courtesy notice of the study session and public hearing was posted on two public notice signboards for the Lee Johnson CAR. One was located at the end of the 118th Avenue NE cul-de-sac abutting Property # 2 and the other along 118th Ave. NE abutting Property # 1. Formal public hearing notice was posted and sent to the property owners and residents within 300 feet of the rezone properties (not required in Section 160.40 for the notice requirements) prior to the

public hearing, and the hearing was advertised in the Seattle Times. All information was provided on the City's Citizen Amendment Request website and e-mails were sent to all subscribers of the City's list service for the CAR's, notifying them of the study session and public hearing and providing links to the Planning Commission website to view the staff memorandums prior to both meetings.

Staff contacted the South Rose Hill and Bridle Trails Neighborhood Association for comment both prior to the study session and again in preparation for the public hearing. They declined to comment on the CAR.

SEPA DETERMINATION

An EIS Addendum was issued on October 2, 2017 to fulfill the environmental review requirements for the proposed amendments for the Lee Johnson CAR. The impacts of the proposal are within the range of impacts disclosed and evaluated in the City of Kirkland 2015 Comprehensive Plan Update & Totem Lake Planned Action -Draft and Final Environmental Impact Statement; no new significant impacts have been identified. Therefore, issuance of this EIS Addendum is the appropriate course of action.

CITY COUNCIL ACTION

The City Council may approve the proposed amendments by adopting the following:

- Ordinance #4626 (Comprehensive Plan and Zoning Map amendment)

Attachments
1. Planning Commission Recommendation

Cc: CAM16-02885

CITY OF KIRKLAND
PLANNING AND BUILDING DEPARTMENT
123 5TH AVENUE, KIRKLAND, WA 98033
425.587.3600 - www.kirklandwa.gov

MEMORANDUM

DATE: November 30, 2017

TO: City Council

FROM: Colleen Cullen, Planning Commission Chair

SUBJECT: Recommendation on 2017 Citizen Amendment Request - Lee Johnson (CAM16-02885) and Alavi (CAM16-02641)

1. RECOMMENDATION

On behalf of the Planning Commission, I am pleased to submit our recommendations on amendments for the Lee Johnson Citizen Amendment Request's (CAR).

The Planning Commission's recommendations are as follows:

Proposed Comprehensive Plan Land Use Map and Zoning Map Amendments:

- Property 1:
  - No change - retain the current Medium Density Residential land use designation and Multifamily RM 3.6 zoning. The dealerships' lot coverage requirements can be met without a rezone, preventing potential for future commercial encroachment into a residential block.

- Property 2:
  - Change the Land Use Map from Office/Multifamily to Commercial and;
  - Change Zoning Map from Office/ Multifamily PR 3.6 to Commercial Rose Hill Business District 2C (RH 2C) to allow desired expansion of the inventory parking lot while creating a logical zoning boundary between commercial and office/multifamily uses.

The amendments are included as exhibits to the ordinance.

2. BACKGROUND:

The Planning Commission recommendation endeavors to strike a balance between the business goals of the applicant and the development vision of the South Rose Hill portion of the Rose Hill Business District.

The Commission considered Economic, Land Use and NE 85th Street Subarea Goals and Policies in recommending that the rezone be denied for Property # 1 and approved for Property #2. These policies recognize the economic significance to the City of the major retail uses located in the NE 85th Street Subarea, and also the need to balance impacts on residential neighborhoods to the north, south and west. The difference between our recommendations for Property # 1 and Property # 2 is based on their respective location within the Rose Hill business district.

Rezoning Property #1 to commercial would result in an irregular zoning boundary by extending a peninsula of commercial zoning into a block with residential uses on the remaining three sides. There is minimal topographical change and no hard edge boundary separating this parcel and the abutting residential uses to moderate the commercial impacts. The applicants' development objectives do not depend upon a change in land use designation to enable the planned use of the parcel to meet lot coverage requirements. Retaining the existing Medium Density Residential RM 3.6 on Property #1 would allow the lot coverage requirements to be met for the expansion of the inventory parking onto Property #2 while keeping intact the stable residential block that surrounds Property #1 on three sides. There is no compelling reason to rezone this parcel.

The rezone of Property # 2, on the other hand, furthers the City's goal for a sustainable tax base, and acknowledges that this area is ideal for a regional commercial enterprise with proximity to the freeway and internal access from NE 85th Street and 120th Avenue NE. This parcel is contiguous to the dealership on two sides and the freeway on the third. Moving the commercial boundary to the south property line of Property #2 would extend the zoning edge in a straight line westward to the freeway at the end of the 118th Avenue NE cul-de-sac, without encroaching into the office/multifamily zone to the south. A logical zoning boundary would be created, and both the sloping grade of the site and required landscape buffers would mitigate potential impacts to the adjoining properties. The rezone would meet the applicant's objective to allow expansion of the dealership's inventory parking.

Finally, neighborhood character and integrity are to be considered when determining the extent and type of land use changes that are appropriate. Although staff reached out to the neighborhood association for comment, none was received on this CAR. Our recommendation preserves the opportunity for a community conversation to consider land use compatibility and transitions during a future update of the South Rose Hill Plan.

3. PUBLIC PARTICIPATION:

The Planning Commission held a study session on August 24, 2017. At the study session, no written or oral testimony was provided on the Lee Johnson CAR.

The public hearing was held on October 19, 2017. Two public comments in opposition to the rezones were received after the hearing packet for the Oct 19, 2017 meeting was distributed. They are Enclosures 1 and 2 to this memorandum.

At the hearing one person spoke; Alice Fleck. Ms. Fleck resides in the Overlake Village condominium complex adjoining and to the east of Property #1. She stated her concerns about living in a pocket of 11 free standing homes and supports retaining existing zoning to maintain the integrity of the neighborhood.

Links to staff memorandums and video recordings for the Planning Commission Phase II meetings are provided below. Draft minutes for both meetings are attached.

August 24, 2017 Study meeting - staff memorandum, video
October 19, 2017 Public Hearing - staff memorandum, video

4. CRITERIA FOR APPROVING CHANGES TO THE LAND USE MAP AND ZONING MAP

The Planning Commission reviewed the following criteria in the Zoning Code and determined that the amendments meet the criteria for approving changes to the Zoning and Land Use Maps as noted on pages 17 - 18 of the October 19 Public Hearing staff memorandum:

- Section 130.15 Legislative Rezones – Criteria
- Section 140.25 Factors to Consider in Approval an Amendment to the Comprehensive Plan

Exhibits

A. Comment email from Asher Cohen
B. Comment email from Alice Fleck
C. Planning Commission draft minutes Aug. 24, 2017 Study
D. Planning Commission draft minutes Oct. 19, 2017 Public Hearing

Cc: CAM16-02885

Exhibit A

Joan Lieberman-Brill

From: Asher Cohen <cohenasher1@gmail.com>
Sent: Monday, October 09, 2017 1:36 PM
To: Joan Lieberman-Brill
Subject: Objection to CAM16-02885 Lee Johnson Car Dealership request

The Planning and Building Department, Oct. 9th 2017

Planning Commission in care of Joan Lieberman-Brill

Ref.: Permit No. CAM16-02885

Dear Commission,

My name is Asher Cohen. I own the condo in 8038 11th CT NE, Kirkland, WA 98033.

Email address: cohenasher1@gmail.com

I strongly object the request amendment in the reference permit as it affect my property significantly. My house is already bordering the Lee Johnson dealership car parking area. The newly suggested modification as the car dealership request will affect adversely our property.

This area was purely a peaceful residential when we bought our house in April 2005 with quiet neighbors surrounded by a garden planted with flower beds and trees. Turning this into a commercial parking area will change the character of the neighborhood, will make it noisy and will reduce our ability to enjoy life living in it.

The modification will also reduce the value of our property significantly changing it from quiet residential to a busy commercial one.

Asher Cohen,

525 E Seaside Way # 1808

Long Beach, CA 90802

Exhibit B

October 18, 2017

Dear City of Kirkland Planning and Building Department,

I am writing as a homeowner in the condo association of Overlook Village in regards to proposal CAM16-02885. Parcel #1, 8026 118th Ave. NE, is just across the fence from our neighborhood of eleven family homes. This past summer when the house at that address was demolished, the noise from the project was deafening and shook our homes. It often began before households were awake and the construction dust completely covered our cul de sac. The thought of more construction within a few feet of our homes is disheartening so am against the Lee Johnson parking lot expansion at 8026 118th Ave. NE. I feel it would lower the quality of our residents' lives and decrease our property values. As there is very little affordable housing in Kirkland, our neighborhood of eleven free standing family homes provides a quiet clean neighborhood that would drastically change with commercial noise and lighting.

Sincerely,

Alice Fleck

8020 118th CT NE

Kirkland, WA, 98033

Cleefleck78@gmail.com

DRAFT **Exhibit C**

KIRKLAND PLANNING COMMISSION
August 24, 2017

1. **CALL TO ORDER/ROLL CALL (7:00 PM)**

Members Present: Carter Bagg, Colleen Cullen - Chair, Mike Miller, Glenn Peterson, Mathew Pruitt - Vice Chair, Sandeep Singhal, and John Tymczyszyn.

Members Absent: None.

Staff Present: Eric Shields - Director, Jeremy McMahan - Development Services Manager, Angela Ruggeri - Senior Planner, Joan Lieberman- Brill - Senior Planner, Janice Coogan - Senior Planner, Deb Powers - Urban Forester, and Jeannie Dines - Recording Secretary.

2. **ANNOUNCEMENT OF AGENDA (7:00 PM)**

3. **COMMENTS FROM THE AUDIENCE - None (7:01 PM)**

4. **STUDY SESSION (7:02 PM)**

A. **Kirkland Urban – Proposed Modifications to Master Plan ADDRESS: 6th Street and Central Way**

Public Comment - None

Senior Planner Angela Ruggeri reviewed the modification process, proposed modifications and staff's review and responded to Commission questions.

William Leedom, Kirkland Urban, responded to Commission questions.

It was the consensus of the Commission to recommend the proposed changes to the Kirkland Urban Master Plan. Commissioner Tymczyszyn abstained from the recommendation.

B. **2017 Comprehensive Plan Citizen Amendment Requests ADDRESS: City-wide**

Public Comment
1. Edward Radcliff, 231 7th Ave W, Kirkland.
2. Barry Alavi, 545 17th Ave W (Alavi CAR), Kirkland.

Senior Planner Joan Lieberman-Brill described the CAR process and reviewed the Lee Johnson CAR. She responded to Commission questions.

It was the consensus of the Commission that the information provided was sufficient to proceed to public hearing on October 12.

Ms. Lieberman-Brill reviewed the Alavi CAR and responded to Commission questions and Commissioners provided input regarding additional information to be provided at the October 12 public hearing.

C. **2017 City Initiated Comprehensive Plan Amendments ADDRESS: City-wide**

Public Comments - None

Ms. Lieberman-Brill reviewed the proposed amendments. Commissioners identified additional information to be provided at the September 25 public hearing.

D. **Finn Hill Neighborhood Plan and Code Amendments ADDRESS: Finn Hill**

Public Comment

3. Marc Ackerman, 12970 74th Pl NE, Kirkland, representing Finn Hill Neighborhood Alliance.

4. Ken Goodwin, 11834 Holmes Pt Dr, Kirkland.

5. Art Turock, 11534 Holmes Pt Dr, Kirkland.

6. Ettore Palazzo, 11818 Holmes Pt Dr, Kirkland.

7. Tim Shuma, 12914 63rd Ave NE, Krikland.

8. Susan Vossler, 12945 64th Ave NE, Kirkland.

9. Per Nielsen, 13475 64th Terr NE, Kirkland.

10. Roy Barnett, 11942 80th Pl NE, Kirkland.

11. Robert Ackein, 11946 80th Pl NE, Kirkland.

12. Thomas Cox, 1682 Holmes Pt Dr, Kirkland.

13. Jonathan Swift, 8132 NE 117th Pl, Kirkland, representing Chatham residents.

14. Bethany Cook, 8104 NE 121st St, Kirkland.

15. Claire Koenig, 6310 NE 129th St, Kirkland.

16. John Koenig, 6310 NE 129th St, Kirkland.

17. Janice Gerrish, 7651 NE 140th Pl, Kirkland.

18. Jason White, 8148 NE 117th Pl, Kirkland.

19. Teresa White, 11724 80th Ave NE, Kirkland.

20. Lisa Ayrault, 7105 NE 135th St, Kirkland.

21. Tracie Wilhelm, 12937 63rd Ave NE, Kirkland.

22. Kristen Shuma, 12914 63rd Ave NE, Kirkland.

23. Fred Schaffalitzky, 6408 NE 130th Pl, Kirkland.

24. Brenda Krauth, 13305 70th Ave NE, Kirkland.

25. Alice Blanchard, 11531 Holmes Point Drive, Kirkland.

26. Kent Ahlf, 8235 NE 119th St, Kirkland.

Chair Cullen declared a brief recess.

Senior Planner Janice Coogan, Director Eric Shields and Development Services Manager Jeremy McMahan responded to Commission questions and Commissioners provided input.

Mr. Shields summarized it is the Commission's preference not to have the open house on September 7 or public hearing on September 14, and to continue the discussion regarding the Finn Hill Neighborhood Plan and Code Amendments.

Commissioners provided input regarding information they wanted for the September 14 meeting.

5. **READING AND/OR APPROVAL OF MINUTES - None (10:35 PM)**

6. **ADMINISTRATIVE REPORTS AND PLANNING COMMISSION DISCUSSION (10:35 PM)**

   A. City Council Actions

   B. Hearing Examiner Actions

C. Public Meeting Calendar Update

September 28 meeting is no longer canceled.

Mr. Shields described requested a Planning Commissioner participate on the Totem Lake Committee. Commissioner Peterson agreed to represent the Planning Commission.

7. **COMMENTS FROM THE AUDIENCE (10:37 PM)**

8. **ADJOURNMENT (10:38 PM)**

_____

Chair
Kirkland Planning Commission

DRAFT **Exhibit D**

KIRKLAND PLANNING COMMISSION
October 19, 2017

1. **CALL TO ORDER/ROLL CALL (7:00 PM)**

Members Present: Colleen Cullen - Chair, Mathew Pruitt - Vice Chair, Glenn Peterson, Carter Bagg, Mike Miller, and John Tymczyszn.

Members Absent: Sandeep Singhal.

Staff Present: Eric Shields - Planning & Building Director, Prins Cowin - Administrative Supervisor, Jon Regala - Planning Supervisor, Joan Lieberman-Brill - Senior Planner, Dorian Collins - Senior Planner, and Jeannie Dines - Recording Secretary.

2. **ANNOUNCEMENT OF AGENDA (7:00 PM)**

3. **SPECIAL PRESENTATION (7:01 PM)**

A. **Open Public Meetings Act, Code of Conduct & Ethics, Email Review**

Administrative Supervisor Prins Cowin referred to Open Public Meetings Act and Code of Conduct and Ethics and requested Commissioners sign the forms indicating they watched the training videos. She reviewed the use of City email and responded to Commission questions.

4. **COMMENTS FROM THE AUDIENCE - None (7:07 PM)**

5. **HEARING (7:08 PM)**

A. **2017 Citizen Initiated Comprehensive Plan Amendments; CAM16-02641 and CAM16-02885**

Chair Cullen opened the hearing at 7:08 PM.

Lee Johnson CAR
Senior Planner Joan Lieberman-Brill reviewed the request, existing conditions, options and staff's recommendation.

Public Testimony
1. Alice Fleck, 8020 118th Ct NE, Kirkland.

Motion to support staff's recommendation regarding the Lee Johnson CAR.
Moved by Glenn Peterson, seconded by Carter Bagg

Vote: Motion carried 6-0
Yes: Glenn Peterson, Carter Bagg, Mike Miller, Colleen Cullen - Chair, Mathew Pruitt - Vice Chair, and John Tymczyszn.

Alivai CAR
Ms. Lieberman-Brill reviewed the request, staff's recommendation, existing conditions, options, and decisional criteria and responded to Commission questions.

Public Testimony
2. Edward Radcliff, 231 7th Ave W, Kirkland.

3. Laurie Viault, 545 17th Ave W, Kirkland.

Ms. Lieberman-Brill and Planning & Building Director Eric Shields responded to Commission questions and the Commission deliberated.

Commissioner Miller provided alternate language regarding preservation of the Giant Sequoia in Option 2.

Motion to that the Planning Commission recommend to the City Council the rezone to MSC1, limit development to a duplex and require protections for the Giant Sequoia.
Moved by John Tymczyszn, seconded by Mike Miller

Mr. Shields suggested staff craft a condition for review by the Chair. Commission agreed.

Vote: Motion carried 6-0
Yes: Glenn Peterson, Carter Bagg, Mike Miller, Colleen Cullen - Chair, Mathew Pruitt - Vice Chair, and John Tymczyszn.

Chair Cullen closed the public hearing at 7:51 PM.

B. **Totem Lake Zoning Code & Comprehensive Plan Amendments, File No. CAM17-00371**

Senior Planner Dorian Collins reviewed the amendment process and the proposed Zoning Code and Comprehensive Plan amendments and responded to Commission questions.

Public Testimony
4. Robert Pantley 450 Central Way, Ste 3000, regarding Arete Residential Suites.

5. Angela Rozmyn, LEED AP, regarding Arete Residential Suites.

Mr. Pantley, Ms. Collins and Mr. Shields responded to Commission questions.

Chair Cullen closed the public hearing at 8:42 PM.

Motion to that the Planning Commission recommend to the City Council Zoning Code Amendments with a change in Residential Suites Special Regulation 7 to reduce visitor parking from 10% to 5%.
Moved by Mike Miller, seconded by Mathew Pruitt - Vice Chair

Motion to Amend to require either LEED Gold or 10% affordable housing.
Moved by Glenn Peterson, seconded by Mathew Pruitt - Vice Chair

Vote: Motion carried 6-0
Yes: Glenn Peterson, Carter Bagg, Mike Miller, Colleen Cullen - Chair, Mathew Pruitt - Vice Chair, and John Tymczyszn.

Vote: Motion carried 6-0
Yes: Glenn Peterson, Carter Bagg, Mike Miller, Colleen Cullen - Chair, Mathew Pruitt - Vice Chair, and John Tymczyszn.

6. **STUDY SESSION (8:53 PM)**

A. **Temporary and Off-Site Signs, File No. CAM17-00419**

Planning Supervisor Jon Regala provided background, identified topics for Commission consideration (prohibited devices/signs, A-frame signs, and off-site directional signage), and described outreach to businesses and enforcement scenarios.

Mr. Regala and Mr. Shields responded to Commission questions and Commission provided input. Staff will return with alternatives for A-frame signs at the public hearing.

7. **READING AND/OR APPROVAL OF MINUTES (9:23 PM)**

A. August 24, 2017

Motion to Approve August 24, 2017 minutes.
Moved by Mike Miller, seconded by Mathew Pruitt - Vice Chair

Commissioner Tymczyszn requested the minutes reflect he abstained from the vote on the Kirkland Urban – Proposed Modifications to Master Plan because he did not participate in the previous discussion.

Vote: Motion carried 6-0
Yes: Glenn Peterson, Carter Bagg, Mike Miller, Colleen Cullen - Chair, Mathew Pruitt - Vice Chair, and John Tymczyszn.

8. **ADMINISTRATIVE REPORTS AND PLANNING COMMISSION DISCUSSION (9:24 PM)**

A. City Council Actions

Mr. Shields reported on the City Council's adoption of an ordinance establishing limits on short term rentals via business licensing. He reported on the Council's study session on the Finn Hill Neighborhood Plan and directed that street connections be removed from the plan and a process established in 2018. The Council also had a study session on tree regulations.

Vice Chair Pruitt commended staff on the FHNP open house.

B. Hearing Examiner Actions

C. Public Meeting Calendar Update

Next meeting: October 26 - Finn Hill Neighborhood Plan Public Hearing. Commissioner Tymczyszn advised he would be absent.

Commissioner Miller reported on the Housing Strategy meeting.

9. **COMMENTS FROM THE AUDIENCE - None (9:38 PM)**

10. **ADJOURNMENT (9:38 PM)**

_____

Chair
Kirkland Planning Commission

ORDINANCE O-4626

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING, ZONING AND LAND USE AS A RESULT OF THE LEE JOHNSON CITIZEN AMENDMENT REQUEST AND AMENDING THE COMPREHENSIVE PLAN ORDINANCE 3481, AS AMENDED, AND THE CITY OF KIRKLAND ZONING MAP, ORDINANCE 3710 AS AMENDED, TO ENSURE THE ZONING MAP CONFORMS TO THE COMPREHENSIVE PLAN AND THE CITY COMPLIES WITH THE GROWTH MANAGEMENT ACT, AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO. CAM16-02885.

WHEREAS, the City Council has received a recommendation from the Kirkland Planning Commission to amend certain portions of the Comprehensive Plan for the City, Ordinance 3481, as amended, and a portion of the Zoning Map, Ordinance 3710, to ensure the zoning map conform to the Comprehensive Plan and the City complies with the Growth Management Act, as set forth in the report(s) and recommendation(s) of the Planning Commission dated November 30, 2017, and bearing Kirkland Planning and Building Department File No. CAM16-02885 (hereinafter the "Lee Johnson Amendment Request"); and

WHEREAS, prior to making the recommendation on the Lee Johnson Amendment Request the Planning Commission, following notice as required by RCW 35A.63.070, held on October 19, 2017, a public hearing, on the amendment proposal and considered the comments received at the hearing; and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA), there has accompanied the legislative proposal (the Lee Johnson Amendment Request) and recommendation through the entire consideration process, a SEPA addendum to Existing Environmental Documents, issued by the responsible official pursuant to WAC 197-11-625; and

WHEREAS, in a public meeting on December 12, 2017, the City Council considered the environmental documents received from the responsible official, together with the report and recommendation of the Planning Commission; and

WHEREAS, RCW 36.70A.130, requires the City to review all amendments to the Comprehensive Plan concurrently and no more frequently than once every year;

WHEREAS, the Growth Management Act (GMA), RCW 36.70A.130, mandates that the City of Kirkland review, and if needed, revise its official Zoning Map; and

WHEREAS, the Zoning Map implements the Comprehensive Plan (Ordinance 3481 as amended).

NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

Section 1. Comprehensive Plan Figures amended. The Comprehensive Plan land use figures in the South Rose Hill Neighborhood and NE 85th Street Subarea Plans, and the City-wide Land Use Map in the Land Use Element are amended. The Comprehensive Plan, Ordinance 3481, as amended, is amended in accordance with Exhibit A attached to this Ordinance and incorporated by reference.

Section 2. Zoning Map Amended: The official City of Kirkland Zoning Map as adopted by Ordinance 3710, as amended, is amended in accordance with Exhibit B attached to this Ordinance and incorporated by reference.

Section 3. Official Map Change: The Director of the Planning and Building Department is directed to amend the official City of Kirkland Zoning Map to conform with this ordinance, indicating thereon the date of the ordinance's passage.

Section 4. If any section, subsection, sentence, clause, phrase, part or portion of this Ordinance, including those parts adopted by reference, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 5. This Ordinance shall be in full force and effect five days from and after its passage by the City Council and publication, pursuant to Section 1.08.017, Kirkland Municipal Code in the summary form attached to the original of this Ordinance and by this reference approved by the City Council.

Section 6. A complete copy of this Ordinance shall be certified by the City Clerk, who shall then forward the certified copy to the King County Department of Assessments.

Passed by majority vote of the Kirkland City Council in open meeting this ____ day of _____, 2017.

Signed in authentication thereof this _____ day of _____, 2017.

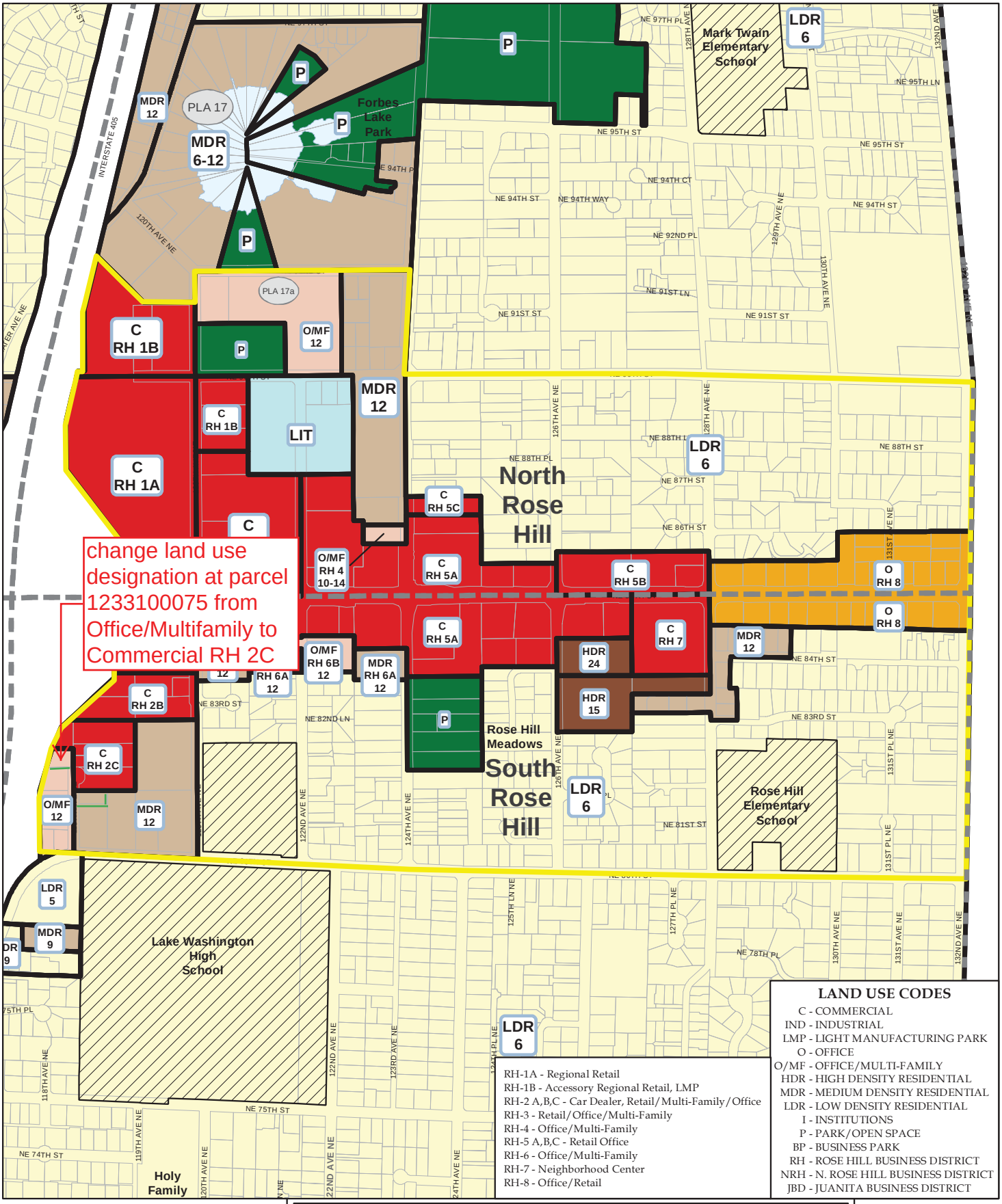
_____
Amy Walen, Mayor

Attest:

_____
Kathi Anderson, City Clerk

Approved as to Form:

_____
Kevin Raymond, City Attorney



LAND USE CODES

C - COMMERCIAL
IND - INDUSTRIAL
LMP - LIGHT MANUFACTURING PARK
O - OFFICE
O/MF - OFFICE/MULTI-FAMILY
HDR - HIGH DENSITY RESIDENTIAL
MDR - MEDIUM DENSITY RESIDENTIAL
LDR - LOW DENSITY RESIDENTIAL
I - INSTITUTIONS
P - PARK/OPEN SPACE
BP - BUSINESS PARK
RH - ROSE HILL BUSINESS DISTRICT
NRH - N. ROSE HILL BUSINESS DISTRICT
JBD - JUANITA BUSINESS DISTRICT

RH-1A - Regional Retail
RH-1B - Accessory Regional Retail, LMP
RH-2 A,B,C - Car Dealer, Retail/Multi-Family/Office
RH-3 - Retail/Office/Multi-Family
RH-4 - Office/Multi-Family
RH-5 A,B,C - Retail Office
RH-6 - Office/Multi-Family
RH-7 - Neighborhood Center
RH-8 - Office/Retail

NE 85th Subarea

Land Use Map

ORDINANCE NO. 4494, 4498
ADOPTED by the Kirkland City Council
December 8, 2015

LAND USE BOUNDARIES
SUBAREA BOUNDARY
TOTEM CENTER
PUBLIC FACILITIES
NEIGHBORHOOD
PARCEL BOUNDARIES
PLA PLANNED AREA NUMBER
LDR *5 — LAND USE CODE / DENSITY (UNITS/ACRE)

NOTE: WHERE NOT SHOWN, NO DENSITY SPECIFIED
** INDICATES CLUSTERED LOW DENSITY*

Maps produced December 21, 2015.
Produced by the City of Kirkland. © 2015, the City of Kirkland, all rights reserved.
No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.

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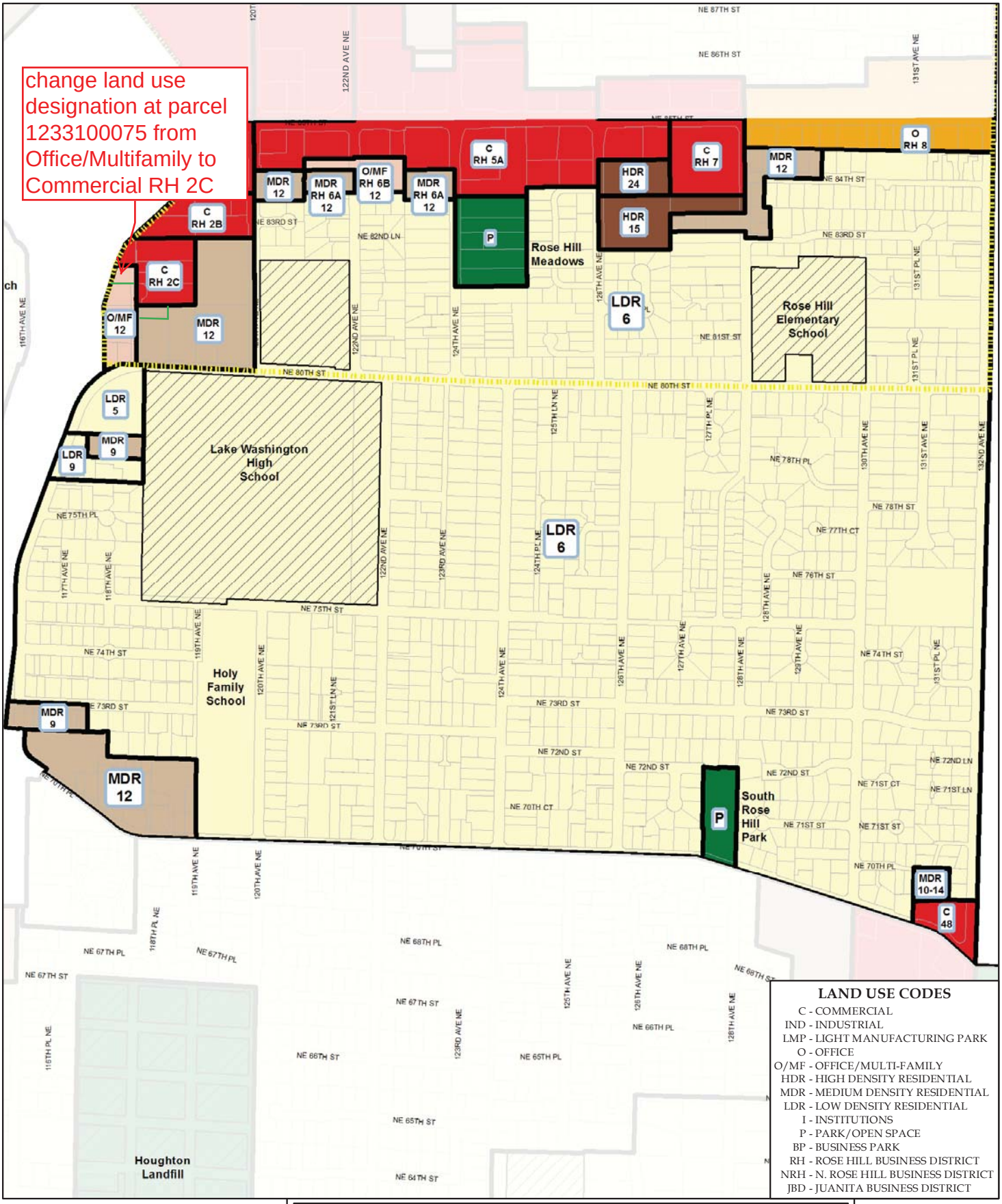

LAND USE CODES

C - COMMERCIAL
IND - INDUSTRIAL
LMP - LIGHT MANUFACTURING PARK
O - OFFICE
O/MF - OFFICE/MULTI-FAMILY
HDR - HIGH DENSITY RESIDENTIAL
MDR - MEDIUM DENSITY RESIDENTIAL
LDR - LOW DENSITY RESIDENTIAL
I - INSTITUTIONS
P - PARK/OPEN SPACE
BP - BUSINESS PARK
RH - ROSE HILL BUSINESS DISTRICT
NRH - N. ROSE HILL BUSINESS DISTRICT
JBD - JUANITA BUSINESS DISTRICT

South Rose Hill Neighborhood

Land Use Map

ORDINANCE NO. 4494
ADOPTED by the Kirkland City Council
December 8, 2015

LAND USE BOUNDARIES
PARCEL BOUNDARIES
SUBAREA BOUNDARY
PLA — PLANNED AREA NUMBER
TOTEM CENTER
LDR — LAND USE CODE
*5 — DENSITY (UNITS/ACRE)
PUBLIC FACILITIES

NOTE: WHERE NOT SHOWN, NO DENSITY SPECIFIED
** INDICATES CLUSTERED LOW DENSITY*

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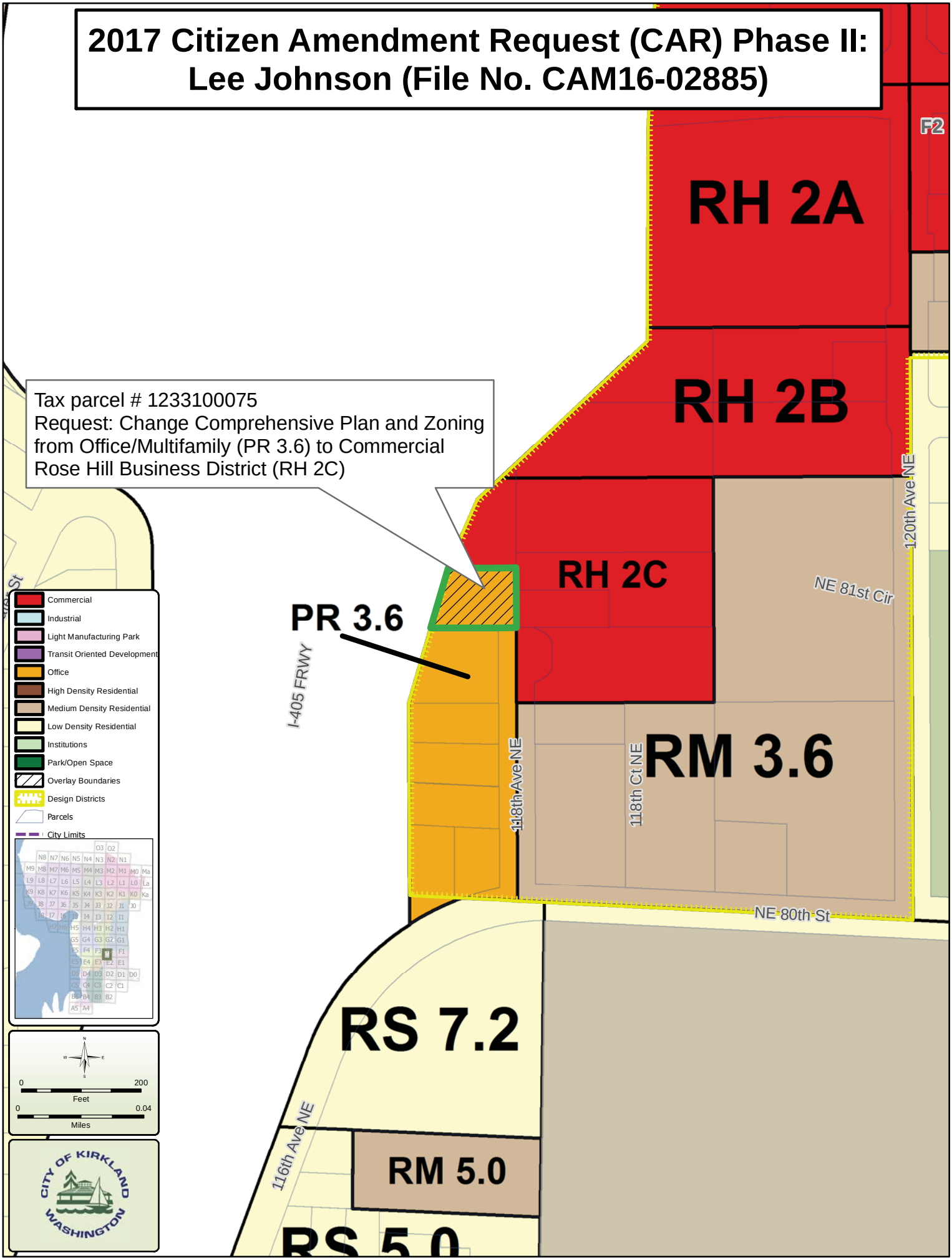
2017 Citizen Amendment Request (CAR) Phase II: Lee Johnson (File No. CAM16-02885)



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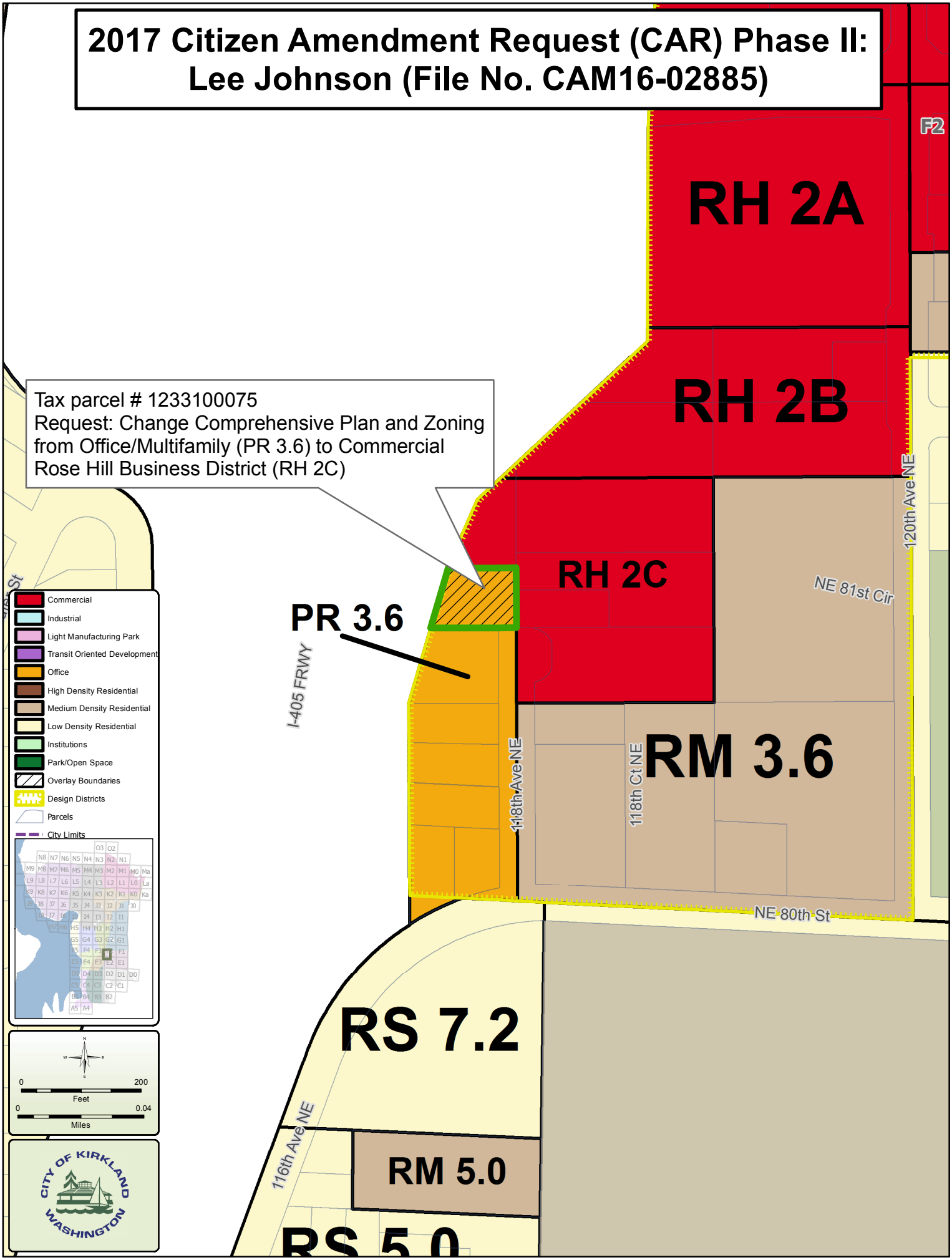
2017 Citizen Amendment Request (CAR) Phase II: Lee Johnson (File No. CAM16-02885)



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PUBLICATION SUMMARY
OF ORDINANCE O-4626

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING, ZONING AND LAND USE AS A RESULT OF THE LEE JOHNSON CITIZEN AMENDMENT REQUEST AND AMENDING THE COMPREHENSIVE PLAN ORDINANCE 3481, AS AMENDED, AND THE CITY OF KIRKLAND ZONING MAP, ORDINANCE 3710 AS AMENDED, TO ENSURE THE ZONING MAP CONFORMS TO THE COMPREHENSIVE PLAN AND THE CITY COMPLIES WITH THE GROWTH MANAGEMENT ACT, AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO. CAM16-02885.

SECTION 1. Provides amendments to the Comprehensive Plan Figures in the Market Street Corridor and Market Neighborhood Plans and in the Land Use Element.

SECTION 2. Provides amendments to the Kirkland Zoning Map.

SECTION 3. Provides that the Director of the Planning and Building Department is directed to amend the Zoning Map.

SECTION 4. Provides a severability clause for the ordinance.

SECTION 5. Establishes the effective date of the Ordinance and authorizes the publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code.

SECTION 6. Directs the City Clerk to certify and forward a complete certified copy of this ordinance to the King County Department of Assessments.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the ____ day of _____, 2017.

I certify that the foregoing is a summary of Ordinance 4626 approved by the Kirkland City Council for summary publication.

_____
Kathi Anderson, City Clerk

Council Meeting: 12/12/2017
Agenda: Unfinished Business
Item #: 10. c. (4). (5).

CITY OF KIRKLAND
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033 425.587.3600
www.kirklandwa.gov

MEMORANDUM

Date: December 8, 2017

To: Kurt Triplett, City Manager

From: Dorian Collins, Senior Planner, AICP
Eric Shields, Director, AICP

Subject: Planning Commission Recommendation to Adopt Amendments to the Kirkland Zoning Code, Zoning Map and Comprehensive Plan, File CAM17-00371

RECOMMENDATION

1. Adopt enclosed **Ordinance 4627**, consistent with the recommendation of the Planning Commission for a variety of amendments to the Zoning Code.

2. Adopt enclosed **Ordinance 4628**, consistent with the recommendation of the Planning Commission for amendments to the Zoning Code, Zoning Map and Comprehensive Plan to respond to a request for a rezone to allow light industrial use on a property owned by RJB Wholesale.

3. Discuss and provide direction to staff for the 2018 Planning Commission Work Program. The memorandum from the Planning Commission suggests that the topic of expanding the Residential Suites use to Totem Lake zones where residential use is not currently supported in the Comprehensive Plan could be studied next year.

BACKGROUND DISCUSSION

The proposed amendments were selected from a variety of sources, including the "Zoning Code Amendment Docket" on-going list, issues identified to address challenges experienced by developers in Totem Lake, and two requests from property owners: the Residence XII inpatient treatment facility and Nick Beck, for RJB Wholesale. The request from Residence XII was originally supported for evaluation through the Citizen Amendment Request (CAR) process. The City later determined that it would be more efficient to include the request in the bundle of Zoning Code amendments to be considered for the Totem Lake Business District this year. The request from Nick Beck for the RJB Wholesale process was made after the deadline had passed for consideration within the CAR process. The City Council's Planning and Economic Development Committee supported the inclusion of the request within the Totem Lake amendments under study.

Planning Commission Recommendation

The recommendation of the Planning Commission for approval of the Totem Lake amendments is included in their transmittal memorandum (Exhibit A). The memorandum highlights the key provisions of the proposed amendments. At the Council's December 12, 2017 meeting, staff will present an overview of the Planning Commission's recommendation on the amendments.

Additional Comments

Planning staff met with Robert Pantley and Angela Rozmyn after the public hearing, and they have submitted an additional letter for the consideration of the City Council (Attachment 1). The letter cites several elements of the Planning Commission (PC) recommendation for the Residential Suites use as problematic. The concerns are summarized below:

- **LEED certification**: The letter supports the retention of the requirement for LEED certification (included in the original staff recommendation), *without* the option to include 10% of the units as affordable in lieu of LEED certification (included in the PC recommendation), citing the importance of high quality construction.
- **Affordability option**: The letter provides information regarding the affordability created through Residential Suites developments, without specific requirements for affordability. The letter notes the additional costs to development and operation of these units created by the administration and tracking associated with requirements for affordable units.
- **Visitor Parking:** The letter provides information about parking usage at the Arete development, and suggests that the 5% visitor parking requirement included in the PC recommendation is not necessary and would add substantial additional costs to development.

The letter makes several additional suggestions for consideration of the City Council, including expanding the Residential Suites use to additional zones. Staff notes that the Comprehensive Plan does not support residential use in some of these areas. The memorandum from the Planning Commission describes their discussion on this topic, and notes that the Commission would be open to studying this issue in 2018. If the City Council is interested in this topic, the Council may wish to provide direction to staff to add this topic to the Planning Commission work program for next year.

The letter also suggests that a reduced parking ratio for the units themselves (beyond the issue of visitor parking), would satisfy parking demand.

PUBLIC NOTICE

The proposed amendments were discussed at a study session of the Planning Commission on July 27, 2017, and a public hearing was held on October 19, 2017. Pursuant to KZC 160.40, notice of the hearing was published in the official City newspaper, posted on official notice boards, and posted on the City website. A webpage for the Totem Lake Code Amendments was also created and maintained throughout the study and public hearing process. For the proposed rezone of the RJB Wholesale property, formal public notice was posted on the property, and notices were mailed to property owners, residents and businesses within 300 feet of the subject property. Notice to neighborhood associations was also provided via email.

SEPA DETERMINATION

An addendum to the City of Kirkland 2015 Comprehensive Plan Update – Draft and Final Environmental Impact Statement was issued for the proposed amendments on October 10, 2017. The impacts of the proposal are within the range of impacts disclosed and evaluated in the EIS, and no new significant impacts were identified.

Attachment:

1. Letter from Robert Pantley/Angela Romzyn, dated November 30, 2017

Exhibit:

A. Planning Commission recommendation, dated November 21, 2017

cc: CAM17-00371
Planning Commission

Natural and Built Environments LLC
450 Central Way Suite 3000
Kirkland WA 98033

November 30, 2017

Kirkland City Council
123 5th Avenue
Kirkland WA 98033

RE: Totem Lake Residential Suites Zoning Update

"If every city built projects like Areté there would be no affordable housing crisis in this country."

- Hunt Mortgage Group, Fannie Mae Representative

There are great opportunities here for continued affordability in the City of Kirkland in the expansion of residential suites in Totem Lake. Based on the ARCH website, Council has allowed for the increase in the City's affordability by more than 50% in the span of just a few years through the creation of residential suites and the completion of Arete and Plaza.

There is no affordability in high cost housing, as the Council has recognized in its creation of the housing affordability task force. In moving forward in Totem Lake, we ask there to be the same clarity in purpose that brought about Arete's success downtown.

<u>Our requests regarding the Totem Lake Residential Suites Zoning Code Amendments are as follows:</u>

1. LEED Certification Requirement

    - The requirement for Built Green 5, LEED Gold, or Living Building Challenge certification should be maintained as written (match CBD).
    - LEED is known as quality construction, which is very important to the neighbors and general public.
    - LEED keeps long term operating and maintenance costs to a minimum. King County Housing authority has said that their biggest threat to long term affordable housing is increasing operational costs – LEED, by design, keeps these in check compared to standard construction.

2. Affordability Option

- Residential suites are already naturally affordable.
- 74% make under the 80% AMI (Area Median Income) – 7.5 times the 10% threshold proposed. All Arete residential suites rental rates meet the 80% threshold.
- On the Eastside, 47% of residential suite occupants make under the 50% AMI threshold, almost 5 times the 10% proposed.
- To allow a 10% affordability option in lieu of LEED certification is a false equivalency when such high affordability exists naturally, and it stops low income folks who make just a little bit above the threshold (ex 82% AMI) from being able to lease out the designated units when they become available. This does not happen at Arete.
- It burdens projects with expensive reporting costs with no added benefit.

3. Visitor Parking

- The newly proposed visitor parking requirement is not based on any studies or concrete documentation.
- Arete has consistently demonstrated with hard facts that visitor parking is not necessary for residential suites, as Council concurred when the original code amendment was approved.
- The current parking requirement with rigorous Transportation Management Plan (TMP) Controls at Arete has demonstrated that excess vacant parking, as acknowledged by the City, exist for both Arete's residential suites and apartments. Currently, 45 parking stall stand vacant – unused – at a property that is fully leased and requires, monitors, and enforces all residents to park on site.
- Our 9 guest parking stalls at Arete, created for 62 apartments, are consistently used at less than half of the capacity at peak times. The real challenge has been our residential neighbors without TMP requirements to park on site – they like to use our covered and protected spaces in lieu of parking on the street. That has been solved with a little bit of enforcement.

<u>Next step – requires Comprehensive Plan update</u>

4. Expand housing incentive zones

- There are currently housing incentive zones in Totem Lake Zones 10C, 10D, and 10E that allow for Stacked or Attached Dwelling Units. We propose this be expanded to include residential suites at this time.
- We propose to have these housing incentive zones expanded in Totem Lake Zones 10A and 10B as an agenda item for the 2018 Comprehensive Plan updates.
- Planning Commission requested at the 10/19 meeting that this option be put on the 2018 schedule to be discussed.

Apartment Zoning Issue – Elimination of Parking Buffer

5. TMP Bus Pass Requirement for Apartments

    - Proposed language for elimination of the parking buffer requires a free two-zone transit pass for all residents in the development.
    - We believe this specific language was included as an oversight. Please ask the opinion of the Planning Department on this. Much like residential suites, this was meant to be a tool available to communities as a way to achieving their TMP requirements. The outcome is what is critical to having successful TMP programs implemented across Totem Lake.

As the Eastside's sole provider of residential suites, we have attached a deeper, thoughtful analysis of the proposed changes for Totem Lake for your review. We look forward to what the next decade will bring for Kirkland in terms of sustainable, enjoyable, and affordable housing.

Warm Regards,

Robert Pantley
Its Manager and CEO
Natural and Built Environments LLC

Angela Rozmyn, LEED AP
Director of Sustainable Development
Natural and Built Environments LLC

Totem Lake Residential Suites Zoning Update – Analysis

November 30, 2017

I. Current proposed zoning code changes

1. LEED certification must remain a requirement of residential suites.

While on its face, you will be told that LEED certification is an unnecessary extra layer of cost for these affordable units, sustainability is in a fact a key component in the continued success of the affordable residential suites in Kirkland.

As you are well aware, the City of Seattle has had quite a bit of negative press regarding their "apodments," which is completely the opposite of Kirkland's overwhelming positive press. Every adjoining neighbor stood up in favor of the project at the Areté public hearing, and Plaza was the first project in the City to receive DRB approval at its first public hearing. LEED is an integral part of residential suites in Kirkland. It is a promise of quality to the neighbors.

Areté – LEED for Homes Multifamily Project of the Year – Worldwide Winner

A large part of this difference in public perception is due to their LEED Platinum certifications. While not everyone fully understands the details of what it takes to build a LEED project, the certification is seen as quality construction and an elevated overall community, which is extremely important to those who neighbor residential suites.

LEED is what makes the public proud to have residential suites in their neighborhood.

King County Housing Authority will tell you the biggest threat to affordable units is rising operating costs. The bulk of their existing stock of units are becoming harder to maintain as affordable because utility and operating costs continue to swell. When a project is built to LEED Gold standards or better, long term operating costs are simply much lower as the building is built to last.

Utility bills are also a fraction of the cost of a typical building, which also safeguards against future rising costs. When a natural gas bill doubles from $5.02/month (current residential suite cost), it becomes $10.04, which is still very affordable. When the bill instead starts at even $30/month and doubles to $60 – and this happens with every utility and maintenance bill – the apartment becomes more difficult for lower income residents to afford.

Long term, LEED protects residents, keeping their overall housing costs lower.

Council recognized the importance of LEED when residential suites were initially added to the City of Kirkland Zoning Code, overturning the Planning Commission when they removed that stipulation from the requirements. LEED is just as important now to show the community that residential suites are a quality addition to the City and to help protect against the rising cost of affordable housing.

1. <u>Totem Lake zoning code language as proposed by Staff (matches CBD):</u>

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.

2. <u>Totem Lake zoning code language as proposed by Planning Commission (see Section 55.33, TL 4A, 4B, 4C):</u>

6. Development shall either:
   a. 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 or
   b. Provide for at least 10 percent of the units in new residential suite developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.

3. Totem Lake zoning code language as we propose (matches CBD and staff recommendation):

```
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.
```

2. Residential suites are naturally affordable – do not trade away the LEED requirement for affordability that already occurs.

Residential suites, due to their smaller size, will always be affordable in comparison to a larger apartment or single-family home. On the Eastside, 47% of our residents make less than 50% AMI and 74% make less than 80% AMI, without any specific restrictions needed. Because of LEED Platinum, utility bills are extremely low and are included in the rental price, further extending the affordability of these units.

A wonderful community who would otherwise not be able to afford to stay in Kirkland

The monthly rent for a residential suite begins at $765 and average $910, where the average downtown Kirkland studio apartment is $1,878, including utilities.

The proposed 10% affordability clause already naturally occurs. 100% of residential suites rent for below the 80% AMI threshold. When the rents are already this low, an affordability regulation only creates cost and reduces the ability to keep rents affordable for all units. By creating additional costs of administration and tracking, it raises the operational costs of these communities, which will bar any new construction from occurring.

Imagine Housing, one of the major affordable housing providers on the Eastside, tells us that they often have people come to them looking for housing that just barely make over the affordability threshold. For example, someone who makes 82% of AMI, comes to Imagine Housing looking to rent an apartment at the 80% AMI limit. Because their income just barely surpasses the income limit, Imagine Housing cannot help. Residential suites can then provide housing for this person because there is no specific income limit on units; this housing type needs to be kept flexible to help all people along the affordable housing spectrum.

To trade the LEED requirement out for 10% affordability when 100% affordability already exists is a false narrative. All the new proposed language will do is to pay to track what is naturally happening and to break the City's promise to the neighbors that so willingly supported the creation of an affordable housing option in residential suites.

3. The visitor parking requirement is unnecessary and adds substantial costs to development.

Residential suites are also specifically designated in walkable, transit and job oriented location, which allows residents to walk, bike, or use transit instead of an extremely expensive single occupant vehicle. When a car is not required for daily life, a small income goes a lot farther. By the nature of their size, residential suites also do not have many visitors to their units and instead are more likely to meet friends at their apartments and single-family homes, or in coffee shops and restaurants downtown. Council recognized this fact, which is why a near nonexistent visitor parking for residential suites was acknowledged and approved in the parking requirements for both Downtown and Totem Lake. People don't have parties in residential suites.

Per the most recent Peter Kirk parking garage study, **parking costs $58,000 - $65,000 per stall to build.** Even just ten excess stalls will cost a new project an additional half a million dollars or more.

Slater 116 is just one example of a new community that is perceived to have built too little parking, by the packed streets that surround the building. However, their parking garage has many vacant stalls every day. What really happened here?

As we were informed by City staff, Luna Sol, the apartment complex adjacent to Slater 116, began charging for parking around the same time Slater 116 was constructed, but they did not require their residents to park on site (nor does Slater 116). When given the option between paid parking in a garage or free street parking in front of their building, many residents choose the free option. Transportation Management Plans (TMPs) are key to parking in our urban areas. It does not matter how many parking stalls are built on site if residents park on the street.

We suggest the Council consider a multi-pronged approach to making parking better in the City. Require TMPs for all multifamily and mixed use properties in trade for "just the right amount" of parking and expand time parking on urban streets. This will also push new communities to park their residents on site and help existing multifamily to park on site, i.e. the Luna Sol experience.

Unless parking is managed, you could build a $100 Million garage and residents will still park on the street.

Areté is a clear example of successful managed parking where all residents are required to park on site. With a TMP in place and a specific requirement laid out, residents park inside the garage and street parking is available to retail and surrounding neighbors. TMPs should have a great toolbox of options, such as transit passes for non car users who commute, to both reduce the total vehicle count and to ensure resident vehicles are parked on site. TMPs should be results based; if parking goals are met, the project is successful, and the City will have reduced operating costs for management.

A detailed parking study was completed for Areté after full occupancy to analyze the real parking demand for residential suites. The current demand was determined to be 0.43 vehicles per residential suite. This number is expected to drop to 0.35 or less once Kirkland Urban is reopened and jobs return to Kirkland's downtown core. Redmond has shown this lowered parking need and has responded accordingly to actual demand; the last two Redmond communities have been approved at 0.31 and 0.42 parking stalls per residential suite. We expect the same in Totem Lake as well with its heavy job concentration.

The 0.50 parking requirement is above the demand and we propose to keep it at that level until a smaller demand is demonstrated, which will occur. We can expect, that the year after the first residential suite community is completed in Totem Lake, there will be a similar demand to Redmond's, or about 0.35, less when within blocks of a transit hub. Those who are employed within the city, and do not have cars, find our residential suites.

Since the parking study, we have monitored our guest parking carefully. At this time, because Arete is the only community with strict managed parking, it is an island surrounded by construction, offices, and residences in an unmanaged condition. This was clear when, for a short while, the guest parking at Arete was near full overnight – what we found is that residents and guests at Capri had found nice, covered, free parking at Arete. Once we implemented signage that the spaces were for Arete visitors only, our average dropped immediately to 4-5 cars (out of 9 stalls, which are in place for the 62 apartments but accessible for all 290 units).

<u>Totem Lake zoning code language as written:</u>

All requirements currently in place for this use in the CBD, including a reduced parking rate of .5 stall/living unit with a parking management plan, and 1/stall per unit where parking is not managed.

<u>Totem Lake additional zoning code language as proposed (see Section 55.33, TL 4A, 4B, 4C):</u>

4. For managed and non managed developments, parking for visitors shall be provided at a rate of an additional 5% above the parking requirement.

Arete Visitor Parking at 2am – 5 of 9 stalls vacant

Arete street parking at 2am – 3 of 5 stalls vacant

As documented in the photographs above, Arete clearly shows a surplus of visitor parking, both inside the parking garage and on the street. These nine visitor stalls, as required by code for the 62 full size apartments on site, are more than sufficient for the community, including the 228 residential suites. The proposed 5% visitor parking requirement for residential suites in Totem Lake simply has no basis in fact and, similar to the proposed affordability condition, would simply layer on additional costs on a type of housing that is already difficult to build, as shown by the fact that there is only one company on the Eastside who builds them.

A 5% visitor requirement added to Areté's parking garage would just have led to a lot of vacant stalls - an additional cost of hundreds of thousands of dollars for even more parking to stand empty. **Affordability cannot exist with high cost housing.**

II. Future Comprehensive Plan Update Proposal

4. Expand housing incentive areas.

Currently, there are housing incentive zones in Totem Lake Zones 10C, 10D, and 10E that allow for Stacked or Attached Dwelling Units. We propose this be expanded to include residential suites as well.

Proposed zoning code changes should include all Totem Lake zones, including those that do not traditionally include residential housing. When discussed at the October 19th meeting, the Planning Commission requested that this option be put on the schedule to discuss. We would propose to have those zones studied on next year's Planning Commission work plan. This action, if eventually approved, could provide additional affordable residential suites and help Residence XII achieve additional housing support for extended stay opportunities. Affordable housing options could exist within blocks of the City's justice center and a great deal of other employment. Putting affordable residential suites within walking distance to work while protecting key commercial areas creates the possibility for excellent village dynamics.

It is critical to take a superior approach to zoning concepts. The goal should be to provide opportunities to live, work, and play in the same neighborhood. Job location is most important; transit is a supporting choice when all three aspects are not together. Creating villages with homes, employment, and recreation within a very local area allow residents to walk and bike to their everyday destinations.

These edge areas that we suggest for a laser focus of review are made up of lots that are not able to be redeveloped as light manufacturing due to their small size, and they would be a nice transition with residential and open space from the single family zoned areas beyond.

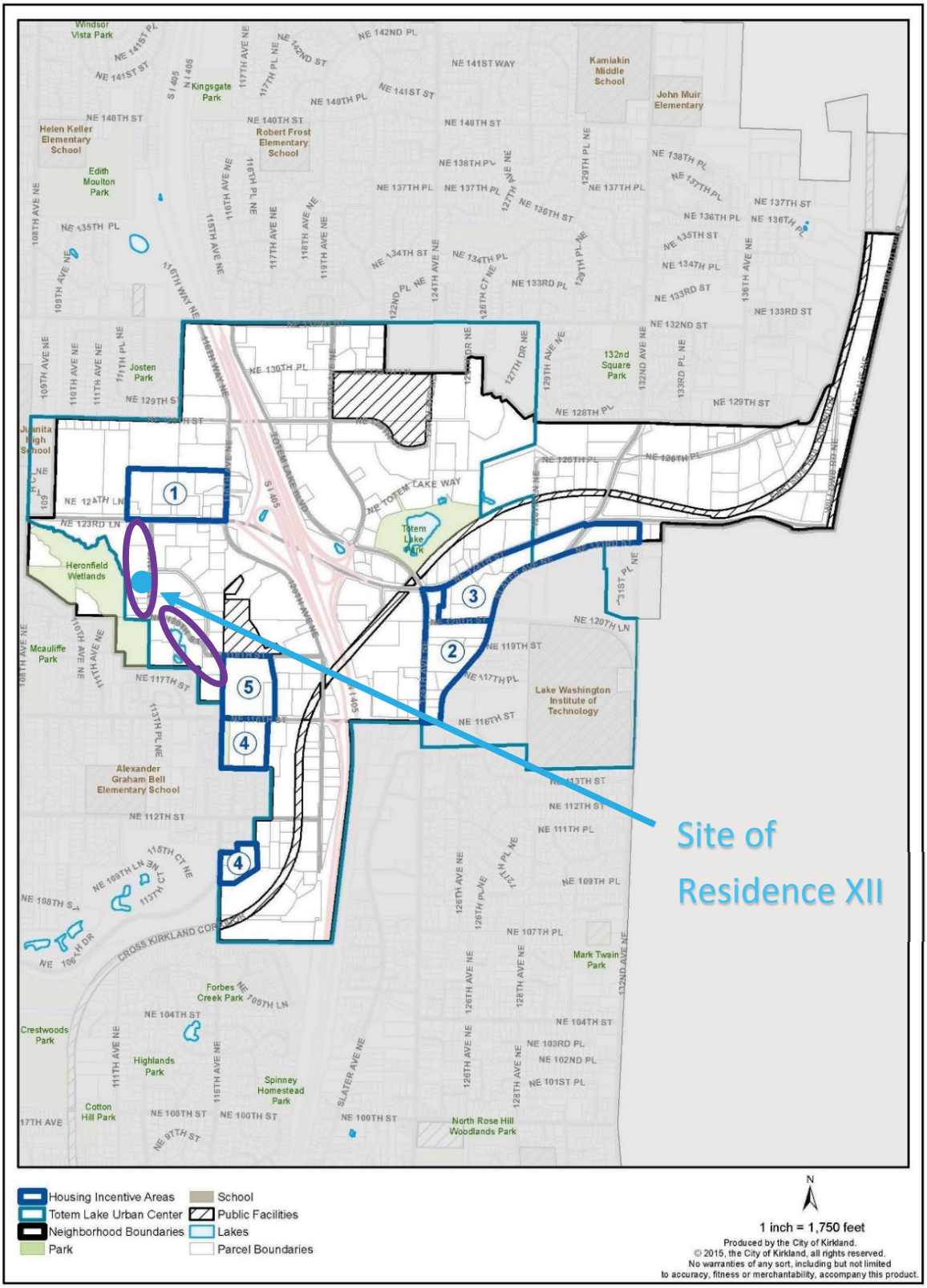
Totem Lake zoning code language as written (see Section 55.33 TL 10C):

1. This use is permitted only in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC)

Totem Lake zoning code language as proposed:

Match language from TL 10C and add incentive areas in 10A and 10B as approporiate. Include residential suites as a permitted use.

Current (Blue) and Future Review (Purple) Totem Lake Housing Incentive Areas



Totem Lake Walkability, Jobs, Income, and Transit Analysis

TL Zone	Walk Score	Transit Score	Median Income (2015)	AMI %	Pop.	RSP* Jobs Concentration	RSP* Transit Service	RSP* Parking/Unit
1A	59	45	$74,010	82.60	5695	36,659	1321	1.05
1B	48	45	$74,010	82.60	5695	36,209	1311	1.05
2	59	45	$74,010	82.60	5695	37,599	1338	1.04
3A	55	45	$74,010	82.60	5695	37,064	1295	1.07
3B	60	45	$74,010	82.60	5695	37,225	1484	0.94
3C	45	44	$74,010	82.60	5695	37,064	1232	1.11
3D	55	45	$74,010	82.60	5695	36,676	1306	1.06
4A	63	44	$74,010	82.60	5695	39,530	1297	1.06
4B	55	44	$90,442	100.94	4725	38,470	1238	1.09
4C	61	40	$90,442	100.94	4725	40,649	1222	1.10
5	67	46	$74,010	82.60	5695	40,554	1338	1.03
6A	67	43	$74,010	82.60	5695	39,687	1256	1.09
6B	68	43	$90,442	100.94	4725	37,447	1321	1.04
7A	63	43	$74,010	82.60	5695	39,170	1214	1.12
8	61	45	$74,010	82.60	5695	38,140	1347	1.03
10A	57	41	$90,442	100.94	4725	39,111	1215	1.10
10B	57	41	$90,442	100.94	4725	40,039	1225	1.10
10C	54	40	$98,058	109.44	3686	40,598	1272	1.07
10D	50	35	$126,193	140.84	7935	41,840	1178	1.13
10E	60	39	$126,193	140.84	7935	41,236	1206	1.11
11	66	44	$90,442	100.94	4725	36,922	1280	1.06
PLA 14	26	35	$102,968	114.92	5324	39,775	1202	1.14
Total	**57**	**42**	**$85,644.73**	**95.59**	**5526**	**38714**	**1277**	**1.07**

*Right Size Parking

III. Non Residential Suite Zoning Issue

5. Elimination of apartment parking buffer.

The proposed language to eliminate the parking buffer requirement for apartment projects currently recommends a requirement for all residents to be given a free two-zone transit pass. We believe this language was meant to mirror what has been required for residential suite TMPs, and that the bus pass be one part of a toolbox of options open to the community to achieve their TMP goals. For two-car apartment, a free two-zone transit pass is well beyond what will be used.

Full two-zone transit passes are a huge cost burden to the apartment complex developer, as they are included in the financial projections of the project and must be calculated with a 5% cap rate – an annual bus pass cost of $1,404 reduces the value of the project by $28,080 per person. Because there is no added value for the bus pass (unlike a parking stall, that will be calculated with the ability to be rented out), a developer will simply have to build the parking

stalls that will stand vacant instead, or choose not to build the project at all if the numbers do not pencil well.

IV. Conclusions

6. Affordability cannot be created with high cost housing.

Affordability cannot be created with high cost housing. A key aspect of keeping affordable housing affordable – long term – is to keep additional costs to a minimum. Arete has demonstrated the extremely low parking demand with the parking study after completion that allowed for a further reduction of 45 stalls below code requirements. Excess parking and regulations, as stated above, will push the base rent higher without any additional value brought to the community, as the stalls will stand vacant. Once they've been built, however, the property will need to charge an increased rent in order to cover the up front cost of the unnecessary parking. That is, if the numbers still work and the project is completed even with the staggering, unnecessary costs of vacant parking.

Ultimately, if the costs rise too high, this type of housing cannot be financed, and without financing, new affordable residential suite communities will not get built. Luxury, high cost apartments are easier to finance, so that is what is built.

The initial cost of sustainability has continuing paybacks that keep down the cost of housing long term. Housing durability and vastly reduced energy and water costs hedge against future maintenance and utility increases by simply needing less than a typical apartment.

For someone whose income doesn't exceed $2,000 a month, an extra $50 can break a tight budget. Only the rich can afford to waste money.

Saturday Farmers Market at Arete

The residential suite code as currently in place in the CBD Zone works extremely well, and for good reason, the City was recognized for this effort with the Governor's Smart Communities Award this year. Residential suites are a wonderful piece of the affordability and growth management puzzle that is so important to the vibrancy of our City. It is vital that they continue to grow and provide this important housing type to include all those who want to live in such a special place. When something works so well, it should be supported and celebrated, not weighed down by superfluous costs and regulations.

The proposed code simply burdens residential suites with added costs and unnecessary regulations. We suggest staying with what has been successful and directing staff to seek ways to encourage more of this kind of development through expedited permit processing, parking based on actual demand, and reduced utility sizing that reflects actual lower demand.

Kirkland needs affordable housing. Residential suites help fill that need.

Natural and Built Environments LLC
450 Central Way Suite 3000
Kirkland WA 98033
Robert Pantley, Owner
Angela Rozmyn, LEED AP

Exhibit A

CITY OF KIRKLAND
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033 425.587.3600
www.kirklandwa.gov

MEMORANDUM

Date: **November 21, 2017**

To: **Kirkland City Council**

From: **Colleen Cullen, Chair, Kirkland Planning Commission**

Subject: **Totem Lake Business District Amendments – Kirkland Zoning Code, Zoning Map and Comprehensive Plan, File CAM17-00371**

INTRODUCTION

We are pleased to recommend approval of amendments to the Zoning Code, Zoning Map and Comprehensive Plan for consideration by the City Council.

The proposed amendments are discussed below.

BACKGROUND

The Planning Commission held a study session on July 27, 2017 (meeting minutes) to provide direction to staff on draft amendments for the Totem Lake Business District. The amendments correct minor errors and inconsistencies in regulations, address a variety of issues in response to challenges experienced by developers, and respond to requests from two property owners. The meeting packet for the study session can be viewed here. The Planning Commission held a public hearing on the draft amendments on October 19, 2017. The materials prepared for the public hearing can be viewed here. Attachment 1 contains draft minutes for the public hearing.

Recommended Amendments

Our recommended amendments are shown in Attachment 2 and include the following:

A. In **Chapter 55** (Totem Lake Zones):

1) **Assisted Living**: We recommend adding "Assisted Living" as a permitted use to three zones (TL 10B, TL 10C and TL 10D), consistent with other similar zones where this use is permitted. The use had been left out of these zones inadvertently.

2) **References to Special Regulations**: We recommend correcting references to special regulations where errors exist. These changes apply to the TL 1A, TL 1B, TL 4, TL 7A and TL 7B zones.

3) **Residential Suites**: To provide for greater housing choice and affordability, we recommend expanding the Residential Suites use to additional zones within the Totem Lake Business District. In three zones (TL 1A, TL 1B and TL 2), the use is already permitted within the "Attached or Stacked Dwelling Units", so the recommended amendments would uncouple the Residential Suites use, allowing for the application of the same standards for this use as those to be established for the district's other zones. The recommended amendments would expand the use to the following zones: TL 4, TL 5, TL 6A, TL 7A and TL 8.

Discussion: The Planning Commission heard testimony from Robert Pantley at the public hearing. Mr. Pantley's company has developed many Residential Suites projects on the Eastside, including the Arete project in downtown Kirkland. In our deliberation, we considered the comments from Mr. Pantley, and concluded that a visitor parking requirement of 5% would be sufficient to address this issue, rather than the 10% requirement recommended by staff.

The Commission also discussed the requirements for LEED certification that are included in the standards for Residential Suites. We concluded that since housing affordability is also a key objective for this development type, the requirements should provide a choice for a developer to meet *either* the green building standards contained in the current Residential Suites regulations, or provide at least 10 percent of the units as affordable housing units. The recommended amendments provide this option for development.

4) **Design Review Process**: To allow for greater attention and creativity in design, and the ability to consider the context of development within the Totem Lake Business District, we recommend amendments that will require the use of the Design Review Board rather than the administrative process (ADR) in place in many zones in Totem Lake. The recommended amendments apply to development in the following zones: TL 6A, TL 10A, TL 10B, TL 10C and TL 10D.

5) **Height Calculation**: To provide flexibility for development in zones that require street level orientation for commercial space, particularly on sites where topography presents a challenge in meeting this and the 13' ground-floor ceiling requirement, we recommend allowing five additional feet in building height. This change would apply to development with these requirements in the following zones: TL 1A, TL 4A, TL 4B, TL 4C, TL 5, TL 6A, TL 6B, TL 7A and TL 8.

6) **Residence XII**: To respond to a request from the Residence XII treatment center to include transitional sober housing as an accessory use, we recommend adding transitional use as an allowed accessory use to a Convalescent Center within the TL 10A zone. Since residential use is not supported in the Comprehensive Plan for this area, the recommended amendments are designed to limit the new "temporary, transitional housing" use to the Residence XII property.

B. In **Chapter 105** (Parking Areas, Vehicle and Pedestrian Access and Related Improvements):

1) **Elimination of Buffer to be added Parking Demand Rate in Totem Lake Urban Center** (Section 105.103.3.c)**:** The purpose of this amendment is to provide flexibility for development in the urban center, address challenges experienced in multifamily residential development and acknowledge the reduced need for parking in areas with compact development and greater access to transit. We recommend exempting the "TL" zones within the Totem Lake Urban Center from the requirement that an additional 15% be added to the parking rate determined through a parking study. The recommended amendments also include new requirements for submittal of a Transportation Management Plan (TMP) in zones where this buffer will not apply.

C. Changes to **the Zoning Map, the Comprehensive Plan and Zoning Code Section 55.51**:

1) **RJB Wholesale**: To respond to a request from Nick Beck (RJB Wholesale) to allow for light industrial use of his property, we recommend the following amendments:

- *Zoning Map*: Rezone of the RJB Wholesale property from RMA 3.6 to TL 7B, and
- *Comprehensive Plan text*: Change to Policy TL 36.3 to support light industrial/office uses in addition to multifamily residential development, and
- *Comprehensive Plan maps*:
  - Figure TL-2: Change to designate the property as industrial (blue), and
  - Subarea maps: Changes to reflect designation as industrial (blue), and
- *TL 7B zone*: Text change to Special Regulation 1 to allow either multifamily or light industrial/office use on the property, consistent with the range of uses allowed on the property directly west of the intervening property zoned RMA 3.6.

Additional background information about the proposed changes for each topic is contained in the memorandum provided for the public hearing.

Decisional Criteria

All of the proposed amendments to the text of the Zoning Code must satisfy the criteria contained in the Zoning Code (Chapter 135). The proposed amendments to address the RJB Wholesale request must also satisfy the criteria for legislative rezones (Chapter 130) and the criteria for amending the Comprehensive Plan (Chapter 140). The decisional criteria were considered when making this recommendation. An analysis of how the proposed changes meet the criteria can be found in memorandum.

PUBLIC PARTICIPATION

We received two written comments (Attachment 3). One letter expressed support for reduced parking requirements in Totem Lake. The second letter clarified the range of uses planned for the Residence XII property.

At the public hearing, we received oral testimony from one person, Robert Pantley, who provided background information about the Arete Residential Suites development in Kirkland, and expressed concerns regarding some of the proposed regulations for the Residential Suites use. He also encouraged the Commission to expand the use to additional zones within the Totem Lake Business District where residential use is not currently allowed, and supported a provision to allow for consideration of a reduction in required parking one year after occupancy of a Residential Suites development.

The Planning Commission discussed the suggestion of expanding the Residential Suites use to other zones in Totem Lake where residential use is not consistent with existing Comprehensive Plan policies. While this topic was not included within the scope or public notice provided for the current set of amendments, the Commission would be open to studying this issue in 2018.

ATTACHMENTS

1. Draft Minutes – PC Public Hearing, October 19, 2017
2. PC Recommended Amendments to the KZC, Zoning Map and Comprehensive Plan
3. Correspondence

cc: CAM17-00371

DRAFT

KIRKLAND PLANNING COMMISSION
October 19, 2017

1. **CALL TO ORDER/ROLL CALL (7:00 PM)**

Members Present: Colleen Cullen - Chair, Mathew Pruitt - Vice Chair, Glenn Peterson, Carter Bagg, Mike Miller, and John Tymczyszn.

Members Absent: Sandeep Singhal.

Staff Present: Eric Shields - Planning & Building Director, Prins Cowin - Administrative Supervisor, Jon Regala - Planning Supervisor, Joan Lieberman-Brill - Senior Planner, Dorian Collins - Senior Planner, and Jeannie Dines - Recording Secretary.

2. **ANNOUNCEMENT OF AGENDA (7:00 PM)**

3. **SPECIAL PRESENTATION (7:01 PM)**

A. **Open Public Meetings Act, Code of Conduct & Ethics, Email Review**

Administrative Supervisor Prins Cowin referred to Open Public Meetings Act and Code of Conduct and Ethics and requested Commissioners sign the forms indicating they watched the training videos. She reviewed the use of City email and responded to Commission questions.

4. **COMMENTS FROM THE AUDIENCE - None (7:07 PM)**

5. **HEARING (7:08 PM)**

A. **2017 Citizen Initiated Comprehensive Plan Amendments; CAM16-02641 and CAM16-02885**

Chair Cullen opened the hearing at 7:08 PM.

Lee Johnson CAR
Senior Planner Joan Lieberman-Brill reviewed the request, existing conditions, options and staff's recommendation.

Public Testimony
1. Alice Fleck, 8020 118th Ct NE, Kirkland.

Motion to support staff's recommendation regarding the Lee Johnson CAR.
Moved by Glenn Peterson, seconded by Carter Bagg

Vote: Motion carried 6-0
Yes: Glenn Peterson, Carter Bagg, Mike Miller, Colleen Cullen - Chair, Mathew Pruitt - Vice Chair, and John Tymczyszn.

Alivai CAR
Ms. Lieberman-Brill reviewed the request, staff's recommendation, existing conditions, options, and decisional criteria and responded to Commission questions.

Public Testimony
2. Edward Radcliff, 231 7th Ave W, Kirkland.

3. Laurie Viault, 545 17th Ave W, Kirkland.

Ms. Lieberman-Brill and Planning & Building Director Eric Shields responded to Commission questions and the Commission deliberated.

Commissioner Miller provided alternate language regarding preservation of the Giant Sequoia in Option 2.

Motion to that the Planning Commission recommend to the City Council the rezone to MSC1, limit development to a duplex and require protections for the Giant Sequoia.
Moved by John Tymczyszn, seconded by Mike Miller

Mr. Shields suggested staff craft a condition for review by the Chair. Commission agreed.

Vote: Motion carried 6-0
Yes: Glenn Peterson, Carter Bagg, Mike Miller, Colleen Cullen - Chair, Mathew Pruitt - Vice Chair, and John Tymczyszn.

Chair Cullen closed the public hearing at 7:51 PM.

B. **Totem Lake Zoning Code & Comprehensive Plan Amendments, File No. CAM17-00371**

Senior Planner Dorian Collins reviewed the amendment process and the proposed Zoning Code and Comprehensive Plan amendments and responded to Commission questions.

Public Testimony
4. Robert Pantley 450 Central Way, Ste 3000, regarding Arete Residential Suites.

5. Angela Rozmyn, LEED AP, regarding Arete Residential Suites.

Mr. Pantley, Ms. Collins and Mr. Shields responded to Commission questions.

Chair Cullen closed the public hearing at 8:42 PM.

Motion to that the Planning Commission recommend to the City Council Zoning Code Amendments with a change in Residential Suites Special Regulation 7 to reduce visitor parking from 10% to 5%.
Moved by Mike Miller, seconded by Mathew Pruitt - Vice Chair

Motion to Amend to require either LEED Gold or 10% affordable housing.
Moved by Glenn Peterson, seconded by Mathew Pruitt - Vice Chair

Vote: Motion carried 6-0
Yes: Glenn Peterson, Carter Bagg, Mike Miller, Colleen Cullen - Chair, Mathew Pruitt - Vice Chair, and John Tymczyszn.

Vote: Motion carried 6-0
Yes: Glenn Peterson, Carter Bagg, Mike Miller, Colleen Cullen - Chair, Mathew Pruitt - Vice Chair, and John Tymczyszn.

6. **STUDY SESSION (8:53 PM)**

A. **Temporary and Off-Site Signs, File No. CAM17-00419**

Planning Supervisor Jon Regala provided background, identified topics for Commission consideration (prohibited devices/signs, A-frame signs, and off-site directional signage), and described outreach to businesses and enforcement scenarios.

Mr. Regala and Mr. Shields responded to Commission questions and Commission provided input. Staff will return with alternatives for A-frame signs at the public hearing.

7. **READING AND/OR APPROVAL OF MINUTES (9:23 PM)**

A. August 24, 2017

Motion to Approve August 24, 2017 minutes.
Moved by Mike Miller, seconded by Mathew Pruitt - Vice Chair

Commissioner Tymczyszn requested the minutes reflect he abstained from the vote on the Kirkland Urban – Proposed Modifications to Master Plan because he did not participate in the previous discussion.

Vote: Motion carried 6-0
Yes: Glenn Peterson, Carter Bagg, Mike Miller, Colleen Cullen - Chair, Mathew Pruitt - Vice Chair, and John Tymczyszn.

8. **ADMINISTRATIVE REPORTS AND PLANNING COMMISSION DISCUSSION (9:24 PM)**

A. City Council Actions

Mr. Shields reported on the City Council's adoption of an ordinance establishing limits on short term rentals via business licensing. He reported on the Council's study session on the Finn Hill Neighborhood Plan and directed that street connections be removed from the plan and a process established in 2018. The Council also had a study session on tree regulations.

Vice Chair Pruitt commended staff on the FHNP open house.

B. Hearing Examiner Actions

C. Public Meeting Calendar Update

Next meeting: October 26 - Finn Hill Neighborhood Plan Public Hearing. Commissioner Tymczyszn advised he would be absent.

Commissioner Miller reported on the Housing Strategy meeting.

9. **COMMENTS FROM THE AUDIENCE - None (9:38 PM)**

10. **ADJOURNMENT (9:38 PM)**

_____

Chair
Kirkland Planning Commission

ASSISTED LIVING AMENDMENTS

Section 55.75 Zone TL 10B

USE ZONE CHART

Section 55.75	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115): Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.170	Entertainment, Cultural and/or Recreational Facility		D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	10'	0'	0'	70%	55' above average building elevation.	C See Spec. Reg. 4.	B	See KZC 105.25.	1. The use shall be conducted within a wholly enclosed building, unless the parcel abuts the Cross Kirkland Corridor (CKC). Outdoor activities may be located only between the CKC and the building. 2. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. 3. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. 4. 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.
	Assisted Living Facility		D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	10'	5' but 2 side yards must equal at least 15'. See Spec. Reg. 3	10' See Spec. Reg. 4.	70%	65' above average building elevation.	D	A	See KZC 105.25	1. This use is permitted only on parcels located west of the 118th Avenue NE right-of-way alignment (see Housing Incentive Area 5, Plate 37, Chapter 180 KZC). 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet. 4. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

Section 55.81 Zone TL 10C

USE ZONE CHART

Section 55.81	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.160	Entertainment, Cultural and/or Recreational Facility	D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A	E	See KZC 105.25.	1. The use shall be conducted within a wholly enclosed building, unless the parcel abuts the Cross Kirkland Corridor (CKC). Outdoor activities may be located only between the CKC and the building. 2. The structure containing the use shall have been in existence on June 1, 2004, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. 3. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.
	Assisted Living Facility. See Spec. Reg. 1.	D.R., Chapter 142, KZC. See Gen. Reg. 5.	None	10'	5' but 2 side yards must equal at least 15'. See Spec. Reg. 4.	10', See Spec. Reg. 5.	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, up to 65' above average building elevation. See Spec. Reg. 2	D	A	See KZC 105.25	1. This use is permitted only in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC). 2. No portion of a structure may exceed the following heights above the elevation of NE 116th Street, as measured at the midpoint of the frontage of the subject property on NE 116th Street: a. Within 20 feet of NE 116th Street, 35 feet. b. Within 30 feet of NE 116th Street, 45 feet. c. Within 40 feet of NE 116th Street, 65 feet. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 4. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet. 5. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

Section 55.87 Zone TL 10D

USE ZONE CHART

Section 55.87	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115): Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.170	Development Containing Stacked or Attached Dwelling Units and one or more of the following uses: • Retail establishments, including restaurants and taverns, and/or • Office uses	D.R., Chapter 142 KZC.	10 Acres	10'	0'	0'	80 %	80' above average building elevation. See Spec. Reg. 5.	See Spec. Reg. 6.	E	See KZC 105.25.	1. A development which includes one or more of the uses specifically listed in this "use" column may also include one or more of the other uses allowed in this zone. 2. Development must be located on property adjacent to the Cross Kirkland Corridor (CKC), and provide building and site orientation to the CKC. 3. Vehicular and pedestrian access must be oriented away from primary access routes for industrial traffic. 4. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of a light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents. 5. Maximum building height for development that includes land on both sides of the CKC is 100 feet. At least 25 percent of the gross floor area of the development must be on either side of the corridor to satisfy this requirement. 6. The landscaping requirement adjacent to property in TL 10D shall comply with KZC 95.42(1). Where existing residential use abuts the parcel boundaries, KZC 95.42(2) applies.
	Assisted Living Facility, See Spec. Reg. 1.	D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	10'	5', but 2 side yards must equal at least 15'. See Spec. Reg. 4.	0'	80 %	Where adjoin a low density zone, 30' above average building elevation. Otherwise, 65' above average building elevation. See Spec. Reg. 1.	D	A	See KZC 105.25.	1. This use is permitted only in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC). 2. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of a light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 4. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet.

CORRECTIONS - SPECIAL REGULATIONS

Section 55.09	USE ? REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.010	Office Use	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 3.	30' to 160' above average building elevation. See Spec. Reg. 2.	B	D	See Chapter 105 KZC	1. The minimum floor area ratio (F.A.R.) for development on the subject property is 1.0, or 100 percent of lot size. 2. Building height may be increased as follows: a. Building height may exceed 30 feet above average building elevation if one of the following public improvements is provided: 1) Dedication and improvement of new streets pursuant to General Regulation 5; or 2) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains. b. Building height may be increased up to 160 feet above average building elevation; provided, that: 1) Development on the subject property complies with 2~~-4~~(a) above. 2) Design of buildings meets guidelines for to[illegible] set forth in Design Guidelines (Chapter 142 KZC, [illegible] Chapter 3.30 KMC). 3) Floor plates may not exceed 10,00[illegible] square feet per floor, for the portion of the building abov[illegible] feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 3. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.09 Zone TL 1A **USE ZONE CHART**

Section 55.09	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.040	Attached or Stacked Dwelling Units or Residential Suites		D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 4.	30' to 160' above average building elevation. See Spec. Reg. 3.	C	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Residential development must provide a minimum density of 50 dwelling units per gross acre. 3. Building height may be increased as follows: a. Building height may exceed 30 feet above average building elevation, if: 1) One of the following public improvements is provided: a) Dedication and improvement of new streets pursuant to General Regulation 5; or b) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: 1) Development on the subject property complies with 3 ~~5~~(a) above. 2) Design of buildings meets guidelines for tower[illegible] forth in Design Guidelines (Chapter 142 KZC, and [illegible]ter 3.30 KMC). 3) Floor plates may not exceed 10,000 sq[illegible] feet per floor, for the portion of the building above 80 [illegible] height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.09 Zone TL 1A **USE ZONE CHART**

Section 55.09	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.070	Assisted Living Facility		D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 3.	30' to 160' above average building elevation. See Spec. Reg. 2.	B	A	See KZC 105.25.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Building height may be increased as follows: a. Building height may exceed 30 feet above average building elevation, if: 1) One of the following public improvements is provided: a) Dedication and improvement of new streets pursuant to General Regulation 5; or b) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: 1) Development on the subject property complies with 24(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and [illegible]er 3.30 KMC). 3) Floor plates may not exceed 10,000 s[illegible]t per floor, for the portion of the building above 8[illegible] height, except on those parcels where road ded[illegible]s required pursuant to General Regulation 5. On th[illegible]arcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.09 Zone TL 1A **USE ZONE CHART**

Section 55.09	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115): Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: 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										
.080	Convalescent Center or Nursing Home		D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 2.	30' to 160' above average building elevation. See Spec. Reg. 1.	C	B	1 for each bed.	1. Building height may be increased as follows: a. Building height may exceed 30 feet above average building elevation, if one of the following public improvements is provided: 1) Dedication and improvement of new streets pursuant to General Regulation 5; or 2) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: 1) Development of the subject property complies with 1~~3~~(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and C[illegible] 3.30 KMC). 3) Floor plates may not exceed 10,000 squa[illegible] per floor, for the portion of the building above 80 f[illegible] height, except on those parcels where road dedicati[illegible] required pursuant to General Regulation 5. On these [illegible]s, floor plates may not exceed 20,000 square feet o[illegible]rs between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 2. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property, and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.

Section 55.15 Zone TL 1B **USE ZONE CHART**

Section 55.15	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: 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										
.020	Development Containing Both Office Use and Attached or Stacked Dwelling Units or Residential Suites	D.R., Chapter 142 KZC	None	10' See Spec. Reg. 1.	0'	0'	85% See Spec. Reg. 3.	30' to 160' above average building elevation. See Spec. Reg. 2.	C	D	For residential: 1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements. For other uses see KZC 105.25.	1. Twenty-foot yard required where properties abut NE 132nd Street. 2. Building height is regulated as follows: a. Building height may exceed 30 feet above average building elevation, if: 1) One of the following public improvements is provided: a) Dedication and improvement of new streets pursuant to General Regulation 4; or b) Where General Regulation 4 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. b. Building height may be increased up to 160 feet above average building elevation; provided, that: 1) Development on the subject property complies with 24(a) above, 2) Design of buildings meets guidelines for tow[illegible] set forth in Design Guidelines (Chapter 142 KZC, and [illegible]er 3.30 KMC). 3) Floor plates may not exceed 10,000 s[illegible]er floor, for the portion of the building above 80 f[illegible]ght. 4) Methods for mitigating any si[illegible] shadowing and lighting impacts of the increased buil[illegible]eight on the residential areas to the north are proposed. 5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones. 6) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 3. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.15 Zone TL 1B

USE ZONE CHART

Section 55.15	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.050	Attached or Stacked Dwelling Units or Residential Suites (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE b. Building height may be increased up to 160 feet above average building elevation; provided, that: 1) Development on the subject property complies with ~~46~~ 5(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height. 4) Methods for mitigating any significant shadowing and lighting impacts of the increased building height on the residential areas to the north are proposed. 5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones. 6) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 5. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. 6. Residential suites development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified.

Section 55.15 Zone TL 1B

USE ZONE CHART

Section 55.15	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: 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										
.080	Assisted Living Facility (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE b. Building height may be increased up to 160 feet above average building elevation; provided, that: 1) Development on the subject property complies with ~~35~~(a) above. 2) Design of buildings meets guidelines for tower[illegible] forth in Design Guidelines (Chapter 142 KZC, and [illegible] 3.30 KMC). 3) Floor plates may not exceed 10,000 s[illegible] per floor, for the portion of the building above 80 f[illegible]ght. 4) Methods for mitigating any si[illegible] shadowing and lighting impacts of the increased buildi[illegible]eight on the residential areas to the north are proposed. 5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones. 6) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 4. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.

Section 55.15	USE ? REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.090	Convalescent Center or Nursing Home	D.R., Chapter 142 KZC	None	10' See Spec. Reg. 1.	0'	0'	80%	30' to 160' above average building elevation. See Spec. Reg. 2.	C	B	1 for each bed.	1. Twenty-foot yard required where properties abut NE 132nd Street. 2. Building height is regulated as follows: a. Building height may exceed 30 feet above average building elevation, if one of the following public improvements is provided: 1) Dedication and improvement of new streets pursuant to General Regulation 4; or 2) Where General Regulation 4 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and b. Building height may be increased up to 160 feet above average building elevation; provided, that: 1) Development on the subject property complies with 24(a) above. 2) Design of buildings meets guidelines for towe[illegible]et forth in Design Guidelines (Chapter 142 KZC, and [illegible]r 3.30 KMC). 3) Floor plates may not exceed 10,000 s[illegible]er floor, for the portion of the building above 80 f[illegible]ght. 4) Methods for mitigating any si[illegible] shadowing and lighting impacts of the increased [illegible] height on the residential areas to the north are proposed. 5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones. 6) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 3. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.

Section 55.33 Zone TL 4A, 4B, 4C

USE ZONE CHART

Section 55.33	USE ? / REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: 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										
.100	Attached or Stacked Dwelling Units See Spec. Reg. 1.	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	65' above average building elevation. See Spec. Reg. ~~5~~ 4.	D	E	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 4. The equivalent of the additional gross floor area constructed above 35 feet over ABE must be dedicated to residential use. Residential use may be located anywhere in the building above the ground floor. 5. 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.
.110	Church							65' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See also Spec. 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.

Section 55.51 Zone TL 7A, 7B **U S E Z O N E C H A R T**

Section 55.51	USE ? REGULATIONS ?	Required Review Process	Lot Size (MINIMUMS)	Front (REQUIRED YARD (See Ch. 115))	Side	Rear	Lot Coverage (MAXIMUMS)	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										
.010	Packaging of Prepared Materials Manufacturing See Spec. Reg~~s~~. 1. ~~and 3~~.	D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	10'	0'	0'	90%	TL 7A: 80' above average building elevation. TL 7B: 45' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. The following manufacturing uses are permitted: a. Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment; b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; d. Packaging of prepared materials; e. Textile, leather, wood, paper and plastic products from pre-prepared material; and f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. 2. May include, as part of this use, accessory retail sales, office or service utilizing not more than 35 percent (50 percent for properties located within 150 feet of the Cross Kirkland or Eastside Rail Corridor) of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.
.015	Breweries, Wineries, Distilleries										1 per each 1,000 sq. ft. of gross floor area. Tasting rooms 1 per each 100 sq. ft. of gross floor area.	1. May include tasting rooms, accessory retail sales, or office utilizing not more than 35 percent of the gross floor area (no limit on properties in this zone where a restaurant use is allowed).
.020	Warehouse Storage Service										1 per each 1,000 sq. ft. of gross floor area.	1. May include, as part of this use, accessory retail sales, office or service utilizing no more than 35 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.
.030	Wholesale Trade											
.040	Industrial Laundry Facility											
.050	Wholesale Printing or Publishing											

UNCOUPLE RESIDENTIAL USE SUITES FROM COMBINED LISTING

Section 55.09 Zone TL 1A **USE ZONE CHART**

Section 55.09	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.040	Attached or Stacked Dwelling Units ~~or Residential Suites~~		D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 4.	30' to 160' above average building elevation. See Spec. Reg. 3.	C	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Residential development must provide a minimum density of 50 dwelling units per gross acre. 3. Building height may be increased as follows: a. Building height may exceed 30 feet above average building elevation, if: 1) One of the following public improvements is provided: a) Dedication and improvement of new streets pursuant to General Regulation 5; or b) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: 1) Development on the subject property complies with 5(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.09 Zone TL 1A **USE ZONE CHART**

Section 55.09	USE ? REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.040	Attached or Stacked Dwelling Units ~~or Residential Suites~~ (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 4. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property, and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. ~~5. Residential suites development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified.~~ ~~6. Developments containing residential suites use shall provide common living area available to all residential suite residents. Common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, storage, stairwells, mailrooms, and hallways shall not be counted as common living area. The minimum amount of common living area for each project shall be 250 square feet plus an additional 20 square feet per living unit.~~
.050	Church	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' average building elevation. See Spec. Reg. 3.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to this use. 3. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.
.060	School, Day-Care Center or Mini School or Mini-Day-Care	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' above average building elevation. See Spec. Reg. 4.	D	B	See KZC 105.25. See Spec. Reg. 3.	1. A six-foot-high fence is required along property lines adjacent to outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 4. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.

Section 55.15	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115): Front	MINIMUMS: REQUIRED YARD (See Ch. 115): Side	MINIMUMS: REQUIRED YARD (See Ch. 115): Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: 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										
.020	Development Containing Both Office Use and Attached or Stacked Dwelling Units ~~or Residential Suites~~ (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. 4. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are subordinate to and are dependent upon this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other uses. 5. 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 noise from this use is not audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application. d. A veterinary office is not permitted if the subject property contains dwelling units. ~~6. Residential suites development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified.~~ ~~7. Developments containing residential suites use shall provide common living area available to all residential suite residents. Common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, storage, stairwells, mailrooms, and hallways shall not be counted as common living area. The minimum amount of common living area for each project shall be 250 square feet plus an additional 20 square feet per living unit.~~
.030	Restaurant or Tavern		D.R., Chapter 142 KZC	See Spec. Reg. 1.								1 per each 100 sq. ft. of gross floor area.	1. This use is only permitted as an accessory use to another permitted use within this zone. It may not be located in a separate structure from the primary use. 2. This use is not allowed within 100 feet of NE 132nd Street. Access to this use from NE 132nd Street is not permitted.

Section 55.15 Zone TL 1B **USE ZONE CHART**

Section 55.15	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.040	Any Retail Establishment, other than those specifically listed in this zone and those prohibited by Spec. Reg. 3, selling goods and providing services including banking and other financial services		D.R., Chapter 142 KZC	See Spec. Reg. 1.								1 per each 300 sq. ft. of gross floor area.	1. This use is only permitted as an accessory use to another permitted use within this zone. It may not be located in a separate structure from the primary use. 2. The location of drive-through facilities may not compromise pedestrian movement. 3. The following uses and activities are prohibited: a. Vehicle and/or boat sales, repair, service or rental facilities; b. Retail establishments providing storage services unless accessory to another permitted use; c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses; d. Outdoor storage of bulk commodities, except in the following circumstances: 1) If the square footage of the storage area is less than 10 percent of the retail structure, 2) If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers. 4. Floor area for this use may not exceed 5,000 square feet.
.050	Attached or Stacked Dwelling Units ~~or Residential Suites~~		D.R., Chapter 142 KZC	None	10' See Spec. Reg. 3.	0'	0'	85% See Spec. Reg. 5.	30' to 160' above average building elevation. See Spec. Reg. 4.	C	A	1.2 per studio unit 1.3 per 1 bedroom unit 1.6 per 2 bedroom unit 1.8 per 3 or more bedroom unit See KZC 105.20 for visitor parking requirements.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Residential development must provide a minimum density of 50 dwelling units per gross acre. 3. Twenty-foot yard required where properties abut NE 132nd Street. 4. Building height is regulated as follows: a. Building height may exceed 30 feet above average building elevation, if: 1) One of the following public improvements is provided: a) Dedication and improvement of new streets pursuant to General Regulation 4; or 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.15	USE ? REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.050	Attached or Stacked Dwelling Units ~~or Residential Suites~~ (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE b. Building height may be increased up to 160 feet above average building elevation; provided, that: 1) Development on the subject property complies with 6(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height. 4) Methods for mitigating any significant shadowing and lighting impacts of the increased building height on the residential areas to the north are proposed. 5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones. 6) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 5. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. ~~6. Residential suites development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified.~~

Section 55.21	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						
.050	Office Use	D.R., Chapter 142 KZC.	Less than 1.5 acres.	0'	0'	0'	80%	30' above average building elevation.	B	D	See Spec. Reg. 4.	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are subordinate to and are dependent upon this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses. 3. 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 noise from this use is not audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. d. A veterinary office is not permitted if the subject property contains dwelling units. 4. If a medical, dental or veterinary office, then one per each 200 square feet of gross floor area. Otherwise, one per 300 square feet of floor area. A reduction in the number of parking stalls required will be considered per KZC 105.103, due to the proximity to the transit center.
.060	Attached or Stacked Dwelling Units ~~or Residential Suites~~								D	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. This use may not be located on the ground floor of a structure, except for lobbies, which shall not exceed 10 percent of the ground floor of the structure. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. ~~4. Residential suites development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified.~~ REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.21 Zone TL 2 **USE ZONE CHART**

Section 55.21	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.060	Attached or Stacked Dwelling Units ~~or Residential Suites~~ (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE ~~5. Developments containing residential suites use shall provide common living area available to all residential suite residents. Common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, storage, stairwells, mailrooms, and hallways shall not be counted as common living area. The minimum amount of common living area for each project shall be 250 square feet plus an additional 20 square feet per living unit.~~
.070	Vehicle Service Station	D.R., Chapter 142 KZC.	Less than 1.5 acres.	See Spec. Reg. 4.			80%	30' above average building elevation.	A	E	See KZC 105.25.	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. May not be more than two vehicle service stations at any intersection. 3. This use may not front exclusively on 120th Avenue NE. 4. Gas pump islands must be setback at least 20 feet from all property lines. Canopies and 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.
.080	Hotel or Motel			0'	0'	0'			D		1 per each room. See Spec. Reg. 3.	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. May include ancillary meeting and convention facilities. 3. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.
.090	Church									B	See Spec. Reg. 3.	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. May include accessory living facilities for staff persons. 3. One for every four people based on maximum occupancy load of any area of worship. No parking is required for day-care or school ancillary to the use.

Section 55.09 Zone TL 1A **USE ZONE CHART**

Section 55.09	USE ? REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
	Residential Suites	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec.Reg. 3	30-160'above average building elevation. See Spec.Reg. 2	C	A	See Spec. Reg 4.	1. Residential development must provide a minimum density of 50 dwelling units per gross acre. 2. Building height may be increased as follows: a. Building height may exceed 30 feet above average building elevation, if: 1) One of the following public improvements is provided: a) Dedication and improvement of new streets pursuant to General Regulation 5; or b) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: 1) Development on the subject property complies with 5(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties.

Section 55.09	USE ?	REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Space	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													REGULATIONS CONTINUED FROM PREVIOUS PAGE 3. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property, and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. 4. Parking shall be provided at a rate of one stall per living unit plus one per on-site employee, and modifications to decrease the parking requirement are prohibited. However, if parking is managed pursuant to Special Regulation 5, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee. For managed and non-managed developments, parking for visitors shall be provided at a rate of an additional 5% above the parking requirement. .. 5. 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: a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars. b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum, the TMP shall include the following requirements:

REGULATIONS CONTINUED FROM PREVIOUS PAGE

1) Charge for on-site parking, unbundled from the rent, for tenants who have cars.
2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars
3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges.
4) Adequate secured and sheltered bicycle parking to meet anticipated demand.
5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City.
6) At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and detailed report of initial resident parking demand and alternative commute travel. The report format shall be reviewed and approved by the City.
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.
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.

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 Transportation 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 Transportation Engineer.

6. All residential suites and all required parking within a project shall be under common ownership and management.

7. Development shall either:

a. 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 or

b. Provide for at least 10 percent of the units in new residential suite developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.

8. 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.

Section 55.15 Zone TL 1B

USE ZONE CHART

Section 55.15	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
	Residential Suites	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 4.	30' to 160' above average building elevation. See Spec. Reg. 3.	C	A	See Spec. Reg. 5.	1. Residential development must provide a minimum density of 50 dwelling units per gross acre. 2 Twenty-foot yard required where properties abut NE 132nd Street. 3. Building height is regulated as follows: a. Building height may exceed 30 feet above average building elevation, if: 1) One of the following public improvements is provided: a) Dedication and improvement of new streets pursuant to General Regulation 4; or 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. b. Building height may be increased up to 160 feet above average building elevation; provided, that: 1) Development on the subject property complies with 6(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height. 4) Methods for mitigating any significant shadowing and lighting impacts of the increased building height on the residential areas to the north are proposed. 5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones. 6) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 4. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or

Section 55.15	Zone TL 1B	USE ZONE CHART										
												REGULATIONS CONTINUED FROM PREVIOUS PAGE b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. 5. Parking shall be provided at a rate of one stall per living unit plus one per on-site employee, and modifications to decrease the parking requirement are prohibited. However, if parking is managed pursuant to Special Regulation 6, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee. For managed and non-managed developments, parking for visitors shall be provided at a rate of an additional 5% above the parking requirement. 6. 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: a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars. b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum, the TMP shall include the following requirements: 1) Charge for on-site parking, unbundled from the rent, for tenants who have cars. 2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars.

												REGULATIONS CONTINUED FROM PREVIOUS PAGE 3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges. 4) Adequate secured and sheltered bicycle parking to meet anticipated demand. 5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City. 6) At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and detailed report of initial resident parking demand and alternative commute travel. The report format shall be reviewed and approved by the City. 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. 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.

Section 55.15	Zone TL 1B	USE ZONE CHART										
												REGULATIONS CONTINUED FROM PREVIOUS PAGE 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 Transportation 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 Transportation Engineer. 7. All residential suites and all required parking within a project shall be under common ownership and management. 8. Development shall either: a. 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 or b. Provide for at least 10 percent of the units in new residential suite developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 9. 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.

Section 55.21 Zone TL 2

USE ZONE CHART

Section 55.21	USE ▪ REGULATIONS ▪	Required Review Process	MINIMUMS Lot Size	REQUIRED YARDS (See Ch. 115) Front	Side	Rear	Lot Coverage	MAXIMUMS Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Reqd. Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Residential Suites	D.R., Chapter 142 KZC	Less than 1.5 acres	0'	0'	0'	80%	30' above average building elevation	D	A	See Spec. Reg. 3.	.1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. This use may not be located on the ground floor of a structure, except for lobbies, which shall not exceed 10 percent of the ground floor of the structure. 3. Parking shall be provided at a rate of one stall per living unit plus one per on-site employee, and modifications to decrease the parking requirement are prohibited. However, if parking is managed pursuant to Special Regulation 4, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee. For managed and non-managed developments, parking for visitors shall be provided at a rate of an additional 5% above the parking requirement. 4. 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: a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars. b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum, the TMP shall include the following requirements 1) Charge for on-site parking, unbundled from the rent, for tenants who have cars. 2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars 3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges. 4) Adequate secured and sheltered bicycle parking to meet anticipated demand. 5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City. 6) At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and detailed report of initial resident parking demand and alternative commute travel. The report shall be reviewed and approved by the City. 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.

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.

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 Transportation 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 Transportation Engineer.

5. All residential suites and all required parking within a project shall be under common ownership and management.

6. Development shall either:

a. 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 or

b. Provide for at least 10 percent of the units in new residential suite developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.

7. 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.

Section 55.33 **Zone TL 4A, 4B, 4C**

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

Section 55.33	USE ▪ REGULATIONS ▪	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115): Front	MINIMUMS: REQUIRED YARDS (See Ch. 115): Side	MINIMUMS: REQUIRED YARDS (See Ch. 115): Rear	MINIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Reqd. Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Residential Suites See Spec. Reg. 1.	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	65' above average building elevation.	D	E	See Spec. Reg. 3.	1. This use is permitted only in the TL 4A subarea. 2. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. 3. Parking shall be provided at a rate of one stall per living unit plus one per on-site employee, and modifications to decrease the parking requirement are prohibited. However, if parking is managed pursuant to Special Regulation 4, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee. For managed and non-managed developments, parking for visitors shall be provided at a rate of an additional 5% above the parking requirement. 4. 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: a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars. b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum, the TMP shall include the following requirements: 1) Charge for on-site parking, unbundled from the rent, for tenants who have cars. 2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars 3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges. 4) Adequate secured and sheltered bicycle parking to meet anticipated demand. 5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City. 6) At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and detailed report of initial resident parking demand and alternative commute travel. The report format shall be reviewed and approved by the City. 7) Following the initial survey, the property owner shall submit a biennial survey of residents prepared and

REGULATIONS CONTINUED FROM PREVIOUS PAGE

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.

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.

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 Transportation 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 Transportation Engineer.

5. All residential suites and all required parking within a project shall be under common ownership and management.

6. Development shall either:

a. 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 or

b. Provide for at least 10 percent of the units in new residential suite developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.

7. 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.

Section 55.39 **Zone TL 5**

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

Section 55.39	USE ■ / REGULATIONS ■	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MINIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Reqd. Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Residential Suites See Spec. Reg. 1.	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	35' above average building elevation.	D	A	See Spec. Reg. 2.	1. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the parcel size of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. 2. Parking shall be provided at a rate of one stall per living unit plus one per on-site employee, and modifications to decrease the parking requirement are prohibited. However, if parking is 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. For managed and non-managed developments, parking for visitors shall be provided at a rate of an additional 5% above the parking requirement. 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: a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars. b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum, the TMP shall include the following requirements: 1) Charge for on-site parking, unbundled from the rent, for tenants who have cars. 2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars 3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges. 4) Adequate secured and sheltered bicycle parking to meet anticipated demand. 5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City. 6) At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and detailed report of initial resident parking demand and alternative commute travel. The report format shall be reviewed and approved by the City. 7) Following the initial survey, the property owner shall submit a biennial survey of residents prepared and

REGULATIONS CONTINUED FROM PREVIOUS PAGE

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.

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.

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 Transportation 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 Transportation Engineer.

4. All residential suites and all required parking within a project shall be under common ownership and management.

5. Development shall either:

a. 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 or

b. Provide for at least 10 percent of the units in new residential suite developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.

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.

Section 55.45 **Zone TL 6A, 6B**

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

Section 55.45	USE ■ REGULATIONS ■	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115): Front	MINIMUMS: REQUIRED YARDS (See Ch. 115): Side	MINIMUMS: REQUIRED YARDS (See Ch. 115): Rear	MINIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Reqd. Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Residential Suites See Spec. Reg. 1.	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	65' above average building elevation. See Gen. Reg. 11.	D	A	See Spec. Reg. 2.	1. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. 2. Parking shall be provided at a rate of one stall per living unit plus one per on-site employee, and modifications to decrease the parking requirement are prohibited. However, if parking is 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. For managed and non-managed developments, parking for visitors shall be provided at a rate of an additional 5% above the parking requirement. 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: a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars. b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum, the TMP shall include the following requirements: 1) Charge for on-site parking, unbundled from the rent, for tenants who have cars. 2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars 3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges. 4) Adequate secured and sheltered bicycle parking to meet anticipated demand. 5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City. 6) At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and detailed report of initial resident parking demand and alternative commute travel. The report format shall be reviewed and approved by the City. 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.

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.

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 Transportation 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 Transportation Engineer.

4. All residential suites and all required parking within a project shall be under common ownership and management.

5. Development shall either:

a. 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 or

b. Provide for at least 10 percent of the units in new residential suite developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.

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.

Section 55.51 **Zone TL 7A, 7B**

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

Section 55.51	USE ▪ REGULATIONS ▪	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115): Front	MINIMUMS: REQUIRED YARDS (See Ch. 115): Side	MINIMUMS: REQUIRED YARDS (See Ch. 115): Rear	MINIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Reqd. Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Residential Suites See Spec. Reg. 1.	D.R., Chapter 142 KZC. See Gen. Reg. 3.	1.5 acres	10'	0'	0'	80%	80' above average building elevation.	See Spec. Reg. 5.	C	See Spec. Reg. 7.	1. This use is permitted only in TL 7A. 2. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. Residential use may be located on the ground floor of a structure only if there is an intervening commercial use with a minimum depth of 20 feet (as measured from the face of the building on NE 124th Street), between this use and NE 124th Street. 3. The ground floor of structures shall be a minimum of 13 feet in height. 4. Site design must accommodate future pedestrian connections to the CKC. 5. Landscaping for this use must comply with KZC 95.42(1). Where an existing residential use exists on the adjacent property, KZC 95.42(2) shall apply. 6. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents. 7. Parking shall be provided at a rate of one stall per living unit plus one per on-site employee, and modifications to decrease the parking requirement are prohibited. However, if parking is managed pursuant to Special Regulation 8, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee. For managed and non-managed developments, parking for visitors shall be provided at a rate of an additional 5% above the parking requirement. 8. 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: a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars. b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum, the TMP shall include the following requirements: 1) Charge for on-site parking, unbundled from the rent, for tenants who have cars. 2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars REGULATIONS CONTINUED FROM PREVIOUS PAGE.

3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges.
4) Adequate secured and sheltered bicycle parking to meet anticipated demand.
5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City.
6) At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and detailed report of initial resident parking demand and alternative commute travel. The report format shall be reviewed and approved by the City.
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.
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.

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 Transportation 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 Transportation Engineer.

9. All residential suites and all required parking within a project shall be under common ownership and management.

10. Development shall either:

a. 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 or

b. Provide for at least 10 percent of the units in new residential suite developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.

11. 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.

Section 55.57 **Zone TL 8**

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

Section 55.57	USE ▪ REGULATIONS ▪	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115): Front	MINIMUMS: REQUIRED YARDS (See Ch. 115): Side	MINIMUMS: REQUIRED YARDS (See Ch. 115): Rear	MINIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Reqd. Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Residential Suites See Gen. Reg. 2.	D.R., Chapter 142 KZC. See Gen. Reg. 8.	None	10'	5' each side. See Spec. Reg. 1.	10' See spec. Reg.2.	70%	80' above average building elevation.	D	A	See Spec. Reg. 3.	1. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet. 2. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.1. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or pro- posed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. 3. Parking shall be provided at a rate of one stall per living unit plus one per on-site employee, and modifications to decrease the parking requirement are prohibited. However, if parking is managed pursuant to Special Regulation 4, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee. For managed and non-managed developments, parking for visitors shall be provided at a rate of an additional 5% above the parking requirement. 4. 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: a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars. b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum, the TMP shall include the following requirements: 1) Charge for on-site parking, unbundled from the rent, for tenants who have cars. 2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars 3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges. 4) Adequate secured and sheltered bicycle parking to meet anticipated demand. 5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City. 6) At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and

detailed report of initial resident parking demand and alternative commute travel. The report format shall be reviewed and approved by the City.

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.

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.

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 Transportation 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 Transportation Engineer.

5. All residential suites and all required parking within a project shall be under common ownership and management.

6. Development shall either:

a. 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 or

b. Provide for at least 10 percent of the units in new residential suite developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.

7. 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.

55.65 User Guide. The charts in KZC 55.69 contain the basic zoning regulations that apply in the TL 10A zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 55.67

Zone TL 10A

Section 55.67 – 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. Vehicular access to NE 124th Street should be limited and consolidated where possible. Properties with frontage on 113th Avenue NE must be accessed via 113th Avenue NE rather than NE 124th Street.
4. Development must retain and maintain the existing hill form and vegetation along the eastern boundary of the zone, north of 115th Avenue NE.

5~~. Any development activities requiring Design Review approval pursuant to KZC 142.15 shall be reviewed administratively (ADR), pursuant to KZC 142.25. Where gross floor area of an existing building is expanded by less than 10 percent, no design review is required.~~

5~~6~~. A 50-foot-wide sight-obscuring landscaped buffer must be provided adjacent to any residential zone, except the TL 11 zone to the west.

6~~7~~. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.

7~~8~~. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

Section 55.69 Zone TL 10A **USE ZONE CHART**

Section 55.69	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.010	Wholesale trade, Wholesale printing or publishing, Manufacturing of electrical equipment, Manufacturing of scientific or photographic equipment, Packaging of prepared materials, Manufacturing of textile or leather products from pre-prepared material, Manufacturing of paper products from pre-prepared material, or manufacturing of plastic products from pre-prepared material	D.R., Chapter 142 KZC. ~~See Gen. Reg. 5~~.	None	10'	5' but 2 side yards must equal at least 15'	10'	80%	See Spec. Reg. 3.	C	C	1 per each 1,000 sq. ft. of gross floor area.	1. Outdoor storage is prohibited. 2. The discharge of any substance that creates any impact detrimental to the environment or adjacent residents is not permitted. 3. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation. 4. Ancillary warehouse space associated with a listed permitted use is allowed.

Section 55.69 Zone TL 10A **USE ZONE CHART**

Section 55.69	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.020	Office Use High Technology	D.R., Chapter 142 KZC. ~~See Gen. Reg. 5.~~	None	10'	5' but 2 side yards must equal at least 15'	10'	80%	See Spec. Reg. 2.	C See Spec. Reg. 3.	D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per each 300 sq. ft. of gross floor area. If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	1. 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. 2. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation. 3. Outdoor storage is prohibited. 4. The following regulations apply only to veterinary offices: a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. b. Outdoor runs and other outdoor facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.
.030	Restaurant or Tavern See Spec. Reg. 1.				0'	0'		55' above average building elevation.	C	E	1 per 100 sq. ft. of gross floor area.	1. Where this use is located on a parcel without frontage on NE 124th Street: a. Gross floor area for the use may not exceed 4,000 square feet. b. Drive-in and drive-through facilities are not permitted. 2. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls. b. 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.

Section 55.69 Zone TL 10A

USE ZONE CHART

Section 55.69	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.040	Any Retail Establishment other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services. See Spec. Regs. 1 and 2.		D.R., Chapter 142 KZC. ~~See Gen. Reg. 5.~~	None	10'	0'	0'	80%	55' above average building elevation.	C	E	1 per each 300 sq. ft. of gross floor area.	1. This use is only allowed on parcels with frontage on NE 124th Street. 2. The following uses and activities are prohibited: a. The sale, service, and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers are not permitted; provided, that motorcycle sales, service, or rental is permitted if conducted indoors. b. Retail establishments providing storage services unless accessory to another permitted use. c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses. d. Outdoor storage of bulk commodities unless the square footage of the storage area is less than 10 percent of the retail structure. 3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are subordinate to and 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.
.050	Hotel or Motel											1 per each room. See also Spec. Reg. 3.	1. This use is only allowed on parcels with frontage on NE 124th Street. 2. May include ancillary meeting and convention facilities. 3. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.
.060	Convalescent Center or Nursing Home								See Spec. Reg. 2.		A	1 per bed.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation.

Section 55.69 Zone TL 10A **USE ZONE CHART**

Section 55.69	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.070	School, Day-Care Center, Mini-School or Mini-Day-Care Center	D.R., Chapter 142 KZC. ~~See Gen. Reg. 5.~~	None	10'	0'	0'	80%	See Spec. Reg. 5.	D	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. 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 any nearby residential uses. 3. May include accessory living facilities for staff persons. 4. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 5. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation.
.080	Church				5' but 2 side yards must equal at least 15'.	10'		See Spec. Reg. 2.	C		1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to the use. 2. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation.
.090	Public Utility							See Spec. Reg. 3.	A		See KZC 105.25.	1. Outdoor uses are not permitted. 2. 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. 3. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation.
.100	Government Facility or Community Facility								C See Spec. Reg. 2.			

55.71 User Guide. The charts in KZC 55.75 contain the basic zoning regulations that apply in the TL 10B zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 55.73

Zone TL 10B

Section 55.73 – 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. New development on properties across which the planned extension of 118th Avenue NE to NE 116th Street is located, as shown on Plate 34C, Chapter 180 KZC, shall contribute to the creation of the street as follows:
   a. With all new development, the portions of this street crossing the subject property shall be dedicated as public right-of-way consistent with Plate 34C; and
   b. The street shall be improved as determined by the Public Works Director.

   Minor deviations in the location and width of the street may be approved by the Public Works Director if the deviations will not negatively affect the functioning of the street.

4. Vehicular access to NE 116th is permitted only via 118th Avenue NE, or if the subject property does not have access to 118th Avenue NE. (Does not apply to Public Park use.)

~~5. Any development activities requiring Design Review approval pursuant to KZC 142.15 shall be reviewed administratively (ADR), pursuant to KZC 142.25. Where gross floor area of an existing building is expanded by less than 10 percent, no Design Review is required.~~

5~~6~~. Development must be designed to retain the existing hill along NE 116th Street and retain, at a minimum, 25 percent of the viable significant trees. The City may require greater than 25 percent depending on the location and clustering of trees. (Does not apply to Public Park use.)

6~~7~~. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

7~~8~~. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24.

Section 55.75 Zone TL 10B

USE ZONE CHART

Section 55.75	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.010	Attached or Stacked Dwelling Units See Spec. Reg. 1.		D.R., Chapter 142 KZC. ~~See Gen. Reg. 5.~~	None	10'	5' but 2 side yards must equal at least 15'. See Spec. Reg. 4.	10' See Spec. Reg. 5.	70%	65' above average building elevation.	D	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. This use is permitted only on parcels located west of the 118th Avenue NE right-of-way alignment (see Housing Incentive Area 5, Plate 37, Chapter 180 KZC). 2. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 4. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet. 5. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

Section 55.75 Zone TL 10B

USE ZONE CHART

Section 55.75	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.020	Manufacturing See Spec. Reg. 1.		D.R., Chapter 142 KZC. ~~See Gen. Reg. 5.~~	None	20'	0'	0'	70%	35' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. The following manufacturing uses are permitted: a. Food, drugs, stone, clay, glass, china, ceramic products, electrical equipment, scientific or photographic equipment; b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; d. Packaging of prepared materials; e. Textile, leather, wood, paper and plastic products from pre-prepared material; and f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. 2. Outdoor fabrication is not permitted. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway. 3. May include as part of this use accessory retail sales, office or service occupying not more than 20 percent (50 percent for manufacturing uses on properties located within 150 feet of the Cross Kirkland Corridor) of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 4. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. 5. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. 6. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage. 7. Breweries, wineries and distilleries may include tasting rooms, accessory retail sales, or office utilizing not more than 20 percent of the gross floor area (no limit for properties located within 150 feet of the Cross Kirkland Corridor).
.025	Breweries, Wineries, and Distilleries											1 per each 1,000 sq. ft. of gross floor area.Tasting rooms 1 per each 100 sq. ft. of gross floor area.	
.030	Warehouse Storage Services											1 per each 1,000 sq. ft. of gross floor area.	

(Revised 4/16)

Section 55.75 Zone TL 10B

USE ZONE CHART

Section 55.75	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.040	Wholesale Trade	D.R., Chapter 142 KZC. ~~See Gen. Reg. 5.~~	None	20'	0'	0'	70%	35' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. Outdoor fabrication is not permitted. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway. 2. May include as part of this use, accessory retail sales, office or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 3. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. 4. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. 5. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage.
.050	Industrial Laundry Facility											
.060	Wholesale Printing or Publishing											
.070	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control								B			
.080	Office Use							55' above average building elevation.	C	D	If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. The following regulations apply only to veterinary offices: a. Outdoor runs or other outdoor facilities for the animals must comply with Landscape Category A. b. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. 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.
.085	Restaurant or Tavern (see Spec. Regs. 1 and 2).									E	1 per each 100 sq. ft. of gross floor area.	1. This use is only permitted on properties within 150 feet of the Cross Kirkland Corridor. 2. No drive-through or drive-in facilities are permitted.

Section 55.75 Zone TL 10B **USE ZONE CHART**

Section 55.75	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.090	High Technology	D.R., Chapter 142 KZC. ~~See Gen. Reg. 5~~.	None	10'	0'	0'	70%	55' above average building elevation.	C See Spec. Reg. 3.	D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	1. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. 2. Refer to KZC 115.105 for provisions regarding outside use, activity and storage. 3. Any outdoor storage area shall be buffered according to Landscape Category A.
.095	Vehicle or Boat Repair, Services, Washing or Rental See Spec. Reg. 1.									E	See KZC 105.25.	1. This use is permitted on parcels abutting NE 118th Street, east of 118th Avenue NE. 2. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations. 3. 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.
.100	Mini-Day-Care See Spec. Reg. 5.								D	B		1. A six-foot-high fence is required along the property lines adjacent to the outside play area. 2. Hours of operation may be limited 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. 6. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; and b. The use is integrated into the design of the building.

Section 55.75 Zone TL 10B

USE ZONE CHART

Section 55.75	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.110	Church	D.R., Chapter 142 KZC. ~~See Gen. Reg. 5.~~	None	10'	0'	0'	70%	55' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Special Regulation 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to the use.
.120	A Retail Establishment providing storage services See Spec. Reg. 3.								A	E	See KZC 105.25.	1. May include accessory living facilities for staff persons. 2. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway. 3. This use is not permitted on properties: a. West of the 118th Avenue NE right-of-way alignment and its future extension to NE 116th Street. b. Within 150 feet of the Cross Kirkland Corridor/Eastside Rail Corridor.
.130	Public Utility									B		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.
.140	Government Facility or Community Facility								C See Spec. Reg. 1			
.150	Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review proposals.										
.160	School or Day-Care Center	D.R., Chapter 142 KZC. ~~See Gen. Reg. 5.~~	None	10'	0'	0'	70%	55' above average building elevation.	C	B	See KZC 105.25.	1. A six-foot-high fence along the side and rear property lines is required only along the property lines adjacent to the outside play areas. 2. Hours of operation and maximum number of attendees at one time 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 area 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 any nearby residential uses. 5. Electrical signs shall not be permitted. 6. May include accessory living facilities for staff persons.

Section 55.75 Zone TL 10B **USE ZONE CHART**

Section 55.75	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.170	Entertainment, Cultural and/or Recreational Facility	D.R., Chapter 142 KZC. ~~See Gen. Reg. 5.~~	None	10'	0'	0'	70%	55' above average building elevation.	C See Spec. Reg. 4.	B	See KZC 105.25.	1. The use shall be conducted within a wholly enclosed building, unless the parcel abuts the Cross Kirkland Corridor (CKC). Outdoor activities may be located only between the CKC and the building. 2. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. 3. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. 4. 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.

55.77 User Guide. The charts in KZC 55.81 contain the basic zoning regulations that apply in the TL 10C zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 55.79

Zone TL 10C

Section 55.79 – 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 provision of this code may apply to the subject property.
2. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.
3. When a permitted use is included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.
4. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 152 KZC for requirements.
5. ~~The review process for development in this zone is as follows:~~
   a. ~~Where property does not abut a public right-of-way, including the Cross Kirkland Corridor, any structures up to 30 feet in height which require Design Review approval pursuant to KZC 142.15 shall be reviewed administratively (ADR), pursuant to KZC 142.25. Where gross floor area of an existing building is expanded by less than 10 percent, no design review is required.~~
   b. ~~Otherwise, as set forth in Chapter 142 KZC.~~

Section 55.81 Zone TL 10C **USE ZONE CHART**

Section 55.81	USE ? REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.010	Attached or Stacked Dwelling Units See Spec. Reg. 1.	D.R., Chapter 142 KZC. ~~See Gen. Reg. 5.~~	None	10'	5' but 2 side yards must equal at least 15'. See Spec. Reg. 5.	10' See Spec. Reg. 6.	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, up to 65' above average building elevation. See Spec. Reg. 3.	D	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. This use is permitted only in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC). 2. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 3. No portion of a structure may exceed the following heights above the elevation of NE 116th Street, as measured at the midpoint of the frontage of the subject property on NE 116th Street: a. Within 20 feet of NE 116th Street, 35 feet. b. Within 30 feet of NE 116th Street, 45 feet. c. Within 40 feet of NE 116th Street, 65 feet. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 5. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet. 6. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

Section 55.81 Zone TL 10C

USE ZONE CHART

Section 55.81	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.020	Warehouse Storage Service	D.R., Chapter 142 KZC. ~~See Gen. Reg. 5.~~	None	20'	5' but 2 side yards must equal at least 15'	10'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, up to 35' above average building elevation.	D	C	1 per each 1,000 sq. ft. of gross floor area.	1. May include, as part of this use, accessory retail sales, office or service occupying no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 2. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage.
.030	Wholesale Trade											
.040	Industrial Laundry Facility											
.050	Wholesale Printing or Publishing											
.060	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control				0'	0'		Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	B	E		1. May include, as part of this use, accessory retail sales, office or service occupying no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 2. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A. 3. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage.

Section 55.81 Zone TL 10C **USE ZONE CHART**

Section 55.81	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.070	A Retail Establishment providing banking and related financial services	D.R., Chapter 142 KZC. ~~See Gen. Reg. 5.~~	None	10'	0'	0'	80%	Same as primary use.	C	E	1 per each 300 sq. ft. of gross floor area.	1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. It will not be located in a separate structure from the primary use; c. It will not exceed 50 percent of the ground floor area of the building; d. The use is integrated into the design of the building; and e. There is no vehicle drive-in or drive-through.
.080	Office Use							Where adjoining a low density zone, then 30' above average building elevation. Otherwise, 45' above average building elevation. See also Spec. Reg. 2.	C See also Spec. Reg. 1(a).	D	If medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. The following regulations apply only to veterinary offices: a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. b. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. 2. No portion of a structure may exceed the following heights above the elevation of NE 116th Street, as measured at the midpoint of the frontage of the subject property on NE 116th Street: a. Within 20 feet of NE 116th Street, 35 feet. b. Within 30 feet of NE 116th Street, 45 feet. c. Within 40 feet of NE 116th Street, 55 feet.
.090	High Technology								A		If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	1. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. 2. No portion of a structure may exceed the following heights above the elevation of NE 116th Street, as measured at the midpoint of the frontage of the subject property on NE 116th Street: a. Within 20 feet of NE 116th Street, 35 feet. b. Within 30 feet of NE 116th Street, 45 feet. c. Within 40 feet of NE 116th Street, 55 feet. 3. May include, as part of this use, accessory retail sales or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 4. Refer to KZC 115.105 for provisions regarding outside use, activity and storage.

Section 55.81 — Zone TL 10C — USE ZONE CHART

Section 55.81	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.100	School, Day-Care Center, Mini-School or Mini-Day-Care Center See Spec. Reg. 1.	D.R., Chapter 142 KZC. ~~See Gen. Reg. 5.~~	None	10'	0'	0'	80%	Same as primary use.	D	B	See KZC 105.25.	1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building. 2. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 3. Hours of operation may be limited to reduce impacts on nearby residential uses. 4. An on-site passenger loading area may 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 any nearby residential uses. 5. May include accessory living facilities for staff persons.
.110	Public Utility							Where adjoining a low density zone, then 30' above average building elevation. Otherwise, 45' above average building elevation. See also Spec. Reg. 2.	C See Spec. Reg. 1.			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. No portion of a structure may exceed the following heights above the elevation of NE 116th Street, as measured at the midpoint of the frontage of the subject property on NE 116th Street: a. Within 20 feet of NE 116th Street, 35 feet. b. Within 30 feet of NE 116th Street, 45 feet. c. Within 40 feet of NE 116th Street, 55 feet.
.120	Government Facility Community Facility											
.130	Vehicle or Boat Sales, Repair, Services, Washing or Rental See Spec. Reg. 1.								A	E		1. Vehicle or boat sales or rental uses are only permitted if the property abuts NE 116th Street. 2. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.
.140	Restaurant or Tavern See Spec. Reg. 1.							Same as primary use.	C		1 per each 100 sq. ft. of gross floor area.	1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. It is not located in a separate structure from the primary use; c. The use is integrated into the design of the building; d. There is no vehicle drive-in or drive-through.
.150	Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.										

Section 55.81 Zone TL 10C

USE ZONE CHART

Section 55.81	USE ? REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.160	Entertainment, Cultural and/or Recreational Facility	D.R., Chapter 142 KZC. ~~See Gen. Reg. 5.~~	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A	E	See KZC 105.25.	1. The use shall be conducted within a wholly enclosed building, unless the parcel abuts the Cross Kirkland Corridor (CKC). Outdoor activities may be located only between the CKC and the building. 2. The structure containing the use shall have been in existence on June 1, 2004, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. 3. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.

55.83 User Guide. The charts in KZC 55.87 contain the basic zoning regulations that apply in the TL 10D zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 55.85

Zone TL 10D

Section 55.85 – 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. When a permitted use is included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.

~~3. The review process for development in this zone is as follows:~~

~~a. Where property does not abut a public right-of-way including the Cross Kirkland Corridor, structures up to 30 feet in height which require Design Review approval pursuant to KZC 142.15 shall be reviewed administratively (ADR), pursuant to KZC 142.25. Where gross floor area of an existing building is expanded by less than 10 percent, no design review is required.~~

~~b. Otherwise, as set forth in Chapter 142 KZC.~~.

34. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24.

Section 55.87 Zone TL 10D

USE ZONE CHART

Section 55.87	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.010	Packaging of Prepared Materials Manufacturing See Spec. Regs. 1 and 2.		D.R., Chapter 142 KZC. ~~See Gen. Reg. 3.~~	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. The following manufacturing uses are permitted: a. Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment; b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; d. Packaging of prepared materials; e. Textile, leather, wood, paper and plastic products from pre-prepared material; and f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. 2. May include, as part of this use, accessory retail sales, or service using not more than 20 percent (50 percent for properties located within 150 feet of the Cross Kirkland Corridor) of the gross floor area. The floor area of accessory office use is not limited. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 3. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage. 4. Breweries, wineries, and distilleries may include tasting rooms, accessory retail sales, or office utilizing not more than 20 percent of the gross floor area (no limit for properties located within 150 feet of the Cross Kirkland Corridor).
.015	Breweries, Wineries and Distilleries											1 per each 1,000 sq. ft. of gross floor area. Tasting rooms 1 per each 100 sq. ft. of gross floor area.	

Section 55.87 Zone TL 10D **U S E Z O N E C H A R T**

Section 55.87	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.020	Warehouse Storage Service	D.R., Chapter 142 KZC. ~~See Gen. Reg. 3.~~	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. May include, as part of this use, accessory retail sales, or service occupying no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 2. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage.
.030	Wholesale Trade											
.040	Industrial Laundry Facility											
.050	Wholesale Printing or Publishing											
.060	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control								B	E		1. May include, as part of this use, accessory retail sales, office or service occupying no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 2. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A. 3. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage.

Section 55.87 Zone TL 10D

USE ZONE CHART

Section 55.87	USE ? REGULATIONS ?.	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.070	A Retail Establishment providing banking and related financial services	D.R., Chapter 142 KZC. ~~See Gen. Reg. 3.~~	None	10'	0'	0'	80%	Same as primary use.	B	E	1 per each 300 sq. ft. of gross floor area.	1. This use is permitted if accessory to a primary use and: a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building; c. It will not be located in a separate structure from the primary use; d. It will not exceed 50 percent of the ground floor area of the building; and e. There is no vehicle drive-in or drive-through.
.080	High Technology							Where adjoining a low density zone, 30' above average building elevation. Otherwise, 80' above average building elevation. See Spec. Reg. 1.	C See Spec. Reg. 5.	D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	1. If this use is located in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC), maximum building height is 65 feet above average building elevation. 2. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. 3. May include as part of this use, accessory retail sales or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 4. Refer to KZC 115.105 for provisions regarding outside use, activity and storage. 5. Any outdoor storage area must be buffered according to Landscape Category A.
.090	Office Use								C See also Spec. Reg. 2(a).		If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. If this use is located in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC), maximum building height is 65 feet above average building elevation. 2. The following regulations apply only to veterinary offices: a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. b. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.

Section 55.87 Zone TL 10D

USE ZONE CHART

Section 55.87	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.100	Attached or Stacked Dwelling Units See Spec. Reg. 1.		D.R., Chapter 142 KZC. ~~See Gen. Reg. 3.~~	None	10'	5', but 2 side yards must equal at least 15'. See Spec. Reg. 5.	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 65' above average building elevation. See Spec. Reg. 1.	D	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. This use is permitted only in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC). 2. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of a light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents. 3. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 5. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet.
.110	Day-Care Center and Mini-Day-Care Center See Spec. Reg. 1.				10'	0'			Same as primary use.		B	See KZC 105.25.	1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building. 2. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 3. Hours of operation may be limited to reduce impacts on nearby residential uses. 4. An on-site passenger loading area may 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 any nearby residential uses. 5. May include accessory living facilities for staff persons. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.

Section 55.87 Zone TL 10D

USE ZONE CHART

Section 55.87	USE ? / REGULATIONS ?.	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.120	Public Utility	D.R., Chapter 142 KZC. ~~See Gen. Reg. 3.~~	None	10'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 80' above average building elevation. See Spec. Reg. 1.	C See Spec. Reg. 2.	B	See KZC 105.25.	1. If this use is located within Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC) maximum building height is 65 feet above average building elevation. 2. 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.
.130	Government Facility Community Facility											
.140	Restaurant or Tavern See Spec. Reg. 1.							Same as primary use.	B	E	1 per each 100 sq. ft. of gross floor area.	1. This use is only permitted as a primary use on properties located within 150 feet of the Cross Kirkland Corridor. On other properties, this use is only permitted if accessory to a primary use, where: a. It will not exceed 20 percent of the gross floor area of the building; b. It is not located in a separate structure from the primary use; c. The use is integrated into the design of the building. 2. No vehicle drive-in or drive-through facilities are permitted.
.150	Entertainment, Cultural and/or Recreational Facility			20'				Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A		See KZC 105.25.	1. The use shall be conducted within a wholly enclosed building, unless the parcel abuts the Cross Kirkland Corridor (CKC). Outdoor activities may be located only between the CKC and the building. 2. The structure containing the use shall have been in existence on June 1, 2004, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. 3. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.
.160	Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.										

55.41 User Guide. The charts in KZC 55.45 contain the basic zoning regulations that apply in the TL 6A and TL 6B 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 55.43

Zone TL 6A, 6B

Section 55.43 – 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. Where feasible, primary access for nonresidential uses within TL 6 shall be from 124th Avenue NE, NE 124th Street, or NE 120th Street.

3. The ground floor of all structures with frontage on a pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space shall be a minimum of 13 feet in height. This requirement does not apply to:
   a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, residential development in TL 6A where over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of the King County median income, public utilities, government facilities or community facilities;
   b. Parking garages;
   c. Additions to existing nonconforming development where the Planning Official determines it is not feasible; or
   d. Parcels located more than 500 feet north of NE 124th Street, east of 116th Avenue NE.

4. Within TL 6B, ground floor spaces in structures with frontage on a public right-of-way, interior access road, major pedestrian sidewalk, through-block pedestrian pathway, internal pathway or pedestrian-oriented space must be designed in a configuration which encourages pedestrian activity and visual interest. This regulation does not apply to parcels located more than 500 feet north of NE 124th Street, east of 116th Avenue NE (see Plate 34G).

5. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
   a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
   b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.

~~6. The review process for development in this zone is as follows:~~
   ~~a. In TL 6A, any development activities requiring design review approval pursuant to KZC 142.15 shall be reviewed administratively (ADR), pursuant to KZC 142.25. Where gross floor area of an existing building is expanded by less than 10 percent, no design review is required.~~
   ~~b. In TL 6B, as set forth in Chapter 142 KZC.~~

6~~7~~. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.

7~~8~~. Some development standards or design regulations may be modified as part of the design review process. See Chapter 92 or 142 KZC for requirements.

(GENERAL REGULATIONS CONTINUED ON NEXT PAGE)

(GENERAL REGULATIONS CONTINUED FROM PREVIOUS PAGE)

~~8~~9. In TL 6B, development must provide a grid of internal access roads (see Plate 34G) pursuant to the following standards:

a. A centralized east-west connection that forms the spine for the site. Such a connection would reduce the need for vehicular circulation on NE 124th Street.

b. Two to three north-south connections from NE 124th Street to the east-west connection noted above. A desirable distance between access roads is between 250 and 300 feet. The maximum allowable distance between access roads shall be 350 feet. These may be public or private streets. Wider separation (up to 500 feet) may be considered where properties dedicate a minimum 30-foot-wide public pedestrian corridor.

c. Suggested cross-sections for each of these roads:

1) Two travel lanes (one lane each way);

2) On-street parallel parking;

3) Eight- to 12-foot-wide sidewalks on each side of the street with street trees placed 30 feet on-center. Sidewalk width may be reduced where planting strips (minimum four feet wide) are maintained between the street and sidewalk.

The above access roads may be private or public.

9~~10~~. The applicant shall install a through-block pathway or other pathways to link streets and/or activities. (See Plate 34G.) Include at least one mid-block east-west pathway connecting uses to 116th Avenue NE and a network of north-south pathways at intervals no greater than 350 feet that link uses to NE 124th Street. Through-block pathways may be integrated with internal access roads and/or provided within separate pedestrian-only corridors. See KZC 105.19 for through-block pathway standards. Additional through-block pathways not shown in the Comprehensive Plan may be required by the City on parcels larger than two acres in order to enhance pedestrian access on large sites.

10~~11~~. No portion of a structure on the subject property within 40 feet of Slater Avenue in TL 6A may exceed 30 feet above the elevation of Slater Avenue as measured at the midpoint of the frontage of the subject property on Slater Avenue.

Section 55.45 Zone TL 6A, 6B

USE ZONE CHART

Section 55.45	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: 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										
.010	Vehicle Service Station		D.R., Chapter 142 KZC. ~~See Gen. Reg. 6~~.	22,500 sq. ft.	40'	15' on each side	15'	80%	35' above average building elevation.	A	E	See KZC 105.25.	1. May not be more than two vehicle service stations at any intersection. 2. 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.
					See Spec. Reg. 2.								
.020	A Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair. See Spec. Reg. 3.			None	10'	0'	0'		45' above average building elevation. See Gen. Reg. 1~~04~~.				1. This use is not permitted in the TL 6B zone. 2. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations. 3. Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use.
.030	Restaurant or Tavern									B		1 per each 100 sq. ft. of gross floor area.	1. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls. b. 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.

Section 55.45

Zone 6B

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.45	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.050	Any Retail Establishment, other than those specifically listed in this zone, selling goods or providing services, including banking and related financial services		D.R., Chapter 142 KZC. ~~See Gen. Reg. 6~~.	None	10'	0'	0'	80%	45' above average building elevation. See Gen. Reg. 1~~0~~4.	C	E	1 per each 300 sq. ft. of gross floor area.	1. Ancillary assembly and manufacture of 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. 2. Retail establishments providing storage services are not permitted in this zone unless accessory to another permitted use.
.060	Office Use										D	If a medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 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. d. A veterinary office is not permitted in any development containing dwelling units. 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.
.070	Hotel or Motel										E	1 per each room. See also Spec. Reg. 2.	1. May include ancillary meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.
.080	Entertainment, Cultural and/or Recreational Facility											See KZC 105.25.	

Section 55.45	USE ? REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.090	Private Lodge or Club	D.R., Chapter 142 KZC. ~~See Gen. Reg. 6~~.	None	10'	0'	0'	80%	45' above average building elevation. See Gen. Reg. 10~~1~~.	C	B	1 per each 300 sq. ft. of gross floor area.	
.100	Attached or Stacked Dwelling Units. See Spec. Reg. 1.							65' above average building elevation. See Gen. Reg. 10~~1~~.	D	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. This requirement does not apply to ground floor residential use in TL 6A where over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of King County median income, adjusted for household size. 2. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.110	Wholesale Trade See Spec. Reg. 1. Packaging of Prepared Materials Wholesale Printing or Publishing Industrial Laundry Facility			20'				35' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. This use is only allowed on property in TL 6A. 2. May include, as part of this use, accessory retail sales or service. 3. The building housing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. 4. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.

Section 55.45

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.45	USE ?	REGULATIONS ?	Zone 6B: Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115): Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: 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)
.120	Church		D.R., Chapter 142 KZC. ~~See Gen. Reg. 6~~.	None	10'	5' on each side	10'	80%	45' above average building elevation. See Gen. Reg. 104.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See also Spec. 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.
.130	School, Day-Care Center, Mini-School or Mini-Day-Care Center					0'	0'			D		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. May include accessory living facilities for staff persons. 5. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.

Section 55.45	USE ? REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.140	Assisted Living Facility Convalescent Center Nursing Home	D.R., Chapter 142 KZC. ~~See Gen. Reg. 6.~~	None	10'	0'	0'	80%	45' above average building elevation. See Gen. Reg. 104.	D	A	Assisted Living: 1.7 per independent unit. 1 per assisted living unit. Convalescent Center or Nursing Home: 1 per bed.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.150	Public Utility								A	B	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.
.160	Government Facility Community Facility								C See Spec. Reg. 1.			
.170	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

HEIGHT CALCULATION

Insert the following text: Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five (5) feet.

Chapter 55 – TOTEM LAKE (TL) ZONES

55.05 User Guide. The charts in KZC 55.09 contain the basic zoning regulations that apply ... e left hand column entitled Use. Once you locate the use in which you are interested, reac

Section 55.07

Zone TL 1A

Section 55.07 – GENERAL REGULATIONS

1. Refer to Chapter 1 KZC to determine what other provision of th code may apply to the subject property.

2. All ground floor uses shall be a minimum of 13 feet in height. This regulation does not apply to parking garages or property with no frontage on NE 128th Street.

3. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
   a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
   b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.

4. The minimum required front yard is 10 feet, unless otherwise prescribed in the use zone chart. Ground floor canopies and similar entry features may encroach into the front yard, provided the total horizontal dimension of such elements may not exceed 25 percent of the length of the structure. No parking, other than underground parking, may encroach into the required 10-foot front yard.

5. The ability to accommodate new development in the TL 1A zone is dependent upon the construction of two new streets: 119th Avenue NE, between NE 128th Street and NE 130th Place, and NE 130th Place, between 120th Avenue NE and Totem Lake Boulevard NE, as shown on Plate 34A. Consistent with and to the extent authorized by applicable statutes and court decisions, new development on properties across which these streets in whole or in part extend shall contribute to the creation of the streets as follows:
   a. With all new development, the portions of these streets crossing the subject property shall be dedicated as public right-of-way consistent with Plate 34A; and
   b. With all new development exceeding 30 feet in height, the streets shall be improved consistent with Plate 34A.

   Minor deviations in the location and width of the streets may be approved by the Public Works Director if the deviations will not negatively affect the functioning of the streets.

6. Properties located between TL 2 and NE 128th Street may be required to provide a pedestrian connection between TL 2 and NE 128th Street.

7. On the parcel located at the southeast corner of this zone (Tax Parcel No. 6928400025), building height may not exceed 30 feet above average building elevation unless:
   a. Vehicular access is consolidated with a driveway on property to the south, west or north of the subject parcel; or
   b. Alternative access to the subject parcel is provided at a location approved by the Public Works Department; or
   c. Vehicular trip generation onto 120th Ave. NE does not exceed 2015 levels.

Section 55.09	USE ? REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.010	Office Use	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 3.	30' to 160' above average building elevation. See Gen. Reg. 2 and ~~See~~ Spec. Reg. 2.	B	D	See Chapter 105 KZC	1. The minimum floor area ratio (F.A.R.) for development on the subject property is 1.0, or 100 percent of lot size. 2. Building height may be increased as follows: a. Building height may exceed 30 feet above average building elevation if one of the following public improvements is provided: 1) Dedication and improvement of new streets pursuant to General Regulation 5; or 2) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains. b. Building height may be increased up to 160 feet above average building elevation; provided, that: 1) Development on the subject property complies with 4(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 3. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.09 Zone TL 1A **USE ZONE CHART**

Section 55.09	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.040	Attached or Stacked Dwelling Units or Residential Suites	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 4.	30' to 160' above average building elevation. See Gen. Reg. 2 and ~~See~~ Spec. Reg. 3.	C	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Residential development must provide a minimum density of 50 dwelling units per gross acre. 3. Building height may be increased as follows: a. Building height may exceed 30 feet above average building elevation, if: 1) One of the following public improvements is provided: a) Dedication and improvement of new streets pursuant to General Regulation 5; or b) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: 1) Development on the subject property complies with 5(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.09	USE ? REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.040	Attached or Stacked Dwelling Units or Residential Suites (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 4. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property, and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. 5. Residential suites development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified. 6. Developments containing residential suites use shall provide common living area available to all residential suite residents. Common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, storage, stairwells, mailrooms, and hallways shall not be counted as common living area. The minimum amount of common living area for each project shall be 250 square feet plus an additional 20 square feet per living unit.
.050	Church	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' average building elevation. See See Gen. Reg. 2 and Spec. Reg. 3.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. 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. 3. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.
.060	School, Day-Care Center or Mini School or Mini-Day-Care	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' above average building elevation. See See Gen. Reg. 2 and Spec. Reg. 4.	D	B	See KZC 105.25. See Spec. Reg. 3.	1. A six-foot-high fence is required along property lines adjacent to outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 4. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.

Section 55.09 Zone TL 1A **USE ZONE CHART**

Section 55.09	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.070	Assisted Living Facility	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 3.	30' to 160' above average building elevation. See Gen. Reg. 2 and Spec. Reg. 2.	B	A	See KZC 105.25.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Building height may be increased as follows: a. Building height may exceed 30 feet above average building elevation, if: 1) One of the following public improvements is provided: a) Dedication and improvement of new streets pursuant to General Regulation 5; or b) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: 1) Development on the subject property complies with 4(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.09 Zone TL 1A **USE ZONE CHART**

Section 55.09	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.080	Convalescent Center or Nursing Home	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 2.	30' to 160' above average building elevation. See Gen. Reg. 2 and Spec. Reg. 1.	C	B	1 for each bed.	1. Building height may be increased as follows: a. Building height may exceed 30 feet above average building elevation, if one of the following public improvements is provided: 1) Dedication and improvement of new streets pursuant to General Regulation 5; or 2) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: 1) Development of the subject property complies with 3(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 2. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property, and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.

Section 55.09 Zone TL 1A

USE ZONE CHART

Section 55.09	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.090	Public Utility		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' above average building elevation. See Gen. Reg. 2 and Spec. Reg. 1.	A	B	See KZC 105.25.	1. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.
.100	Government Facility or Community Facility									C See Spec. Reg. 2.			1. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies. 2. Landscape category A or B may be required depending on the type of use on the subject property and the impacts associated with this use.
.110	Public Park		Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.										

55.29 User Guide. The charts in KZC 55.33 contain the zones of the City. Use these charts by reading down the left hand column entitled Use. find the regulations that apply to that use.

Insert the following text: Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five (5) feet.

Section 55.31

Zone
TL 4A, 4B, 4C

Section 55.31 – GENERAL REGUL

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine that other provision of this code may apply to the subject property.
2. The ground floor of all structures with frontage on a pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space, shall be a minimum of 13 feet in height. This requirement does not apply to:
   a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, public utilities, government facilities or community facilities;
   b. Parking garages; or
   c. Additions to existing nonconforming development where the Planning Official determines it is not feasible.
3. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
   a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
   b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.
4. Ground floor spaces in structures with frontage on a public right-of-way, interior access road, major pedestrian sidewalk, through-block pedestrian pathway, internal pathway or pedestrian-oriented space must be designed in a configuration which encourages pedestrian activity and visual interest (see also Chapter 105 KZC).
5. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.
6. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.
7. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24.

Section 55.33 Zone TL 4A, 4B, 4C

USE ZONE CHART

Section 55.33	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: 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										
.010	Vehicle Service Station	D.R., Chapter 142 KZC	22,500 sq. ft.	40'	15' on each side	15'	80%	30' average building elevation.	A	E	See KZC 105.25.	1. May not be more than two vehicle service stations at any intersection. 2. 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.
				See Spec. Reg. 2.								
.030	A Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair. See Spec. Reg. 2.		None	10'	0'	0'		65' above average building elevation. See Gen. Reg. 2.				1. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations. 2. Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use.
.040	Restaurant or Tavern								C		1 per each 100 sq. ft. of gross floor area.	1. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls. b. 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. c. Access for drive-through facilities shall not be located between the building and the Cross Kirkland Corridor.
.050	Any Retail Establishment, other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services										1 per each 300 sq. ft. of gross floor area.	1. Ancillary assembly and manufacture of 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. 2. Retail establishments providing storage services are not permitted in this zone unless accessory to another permitted use.

Section 55.33 Zone TL 4A, 4B, 4C

USE ZONE CHART

Section 55.33	USE ? / REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.060	Office Use	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	65' above average building elevation. See Gen. Reg. 2.	C	D	If a medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 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. d. A veterinary office is not permitted in any development containing dwelling units. 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.
.070	Hotel or Motel									E	1 per each room. See also Spec. Reg. 2.	1. May include ancillary meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.
.080	Entertainment, Cultural and/or Recreational Facility										See KZC 105.25.	
.090	Private Lodge or Club									B	1 per each 300 sq. ft. of gross floor area.	

Section 55.33 Zone TL 4A, 4B, 4C

USE ZONE CHART

Section 55.33	USE ? / REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.100	Attached or Stacked Dwelling Units See Spec. Reg. 1.	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	65' above average building elevation. See See Gen. Reg. 2.Spec. Reg. 5.	D	E	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 4. The equivalent of the additional gross floor area constructed above 35 feet over ABE must be dedicated to residential use. Residential use may be located anywhere in the building above the ground floor. 5. 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.
.110	Church							65' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See also Spec. 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.

Insert the following text: Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five (5) feet.

(GENERAL REGULATIONS

4. Building and/or landscaping features that highlight the entryway [illegible] opment of the parcel located at the southeast corner of TL 5. The features [illegible] pter 92 KZC, Design Regulations.

5. The ground floor of all structures on the subject property with [illegible]ntage on a pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space shall be a minimum of 13 feet in height. This requirement does not apply to:
   a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, public utilities, government facilities or community facilities.
   b. Parking garages.
   c. Additions to existing nonconforming development where the Planning Official determines it is not feasible.

6. Ground floor spaces in structures with frontage on a public right-of-way, interior access road, major pedestrian sidewalk, through-block pedestrian pathway, internal pathway or pedestrian-oriented space must be designed in a configuration which encourages pedestrian activity and visual interest.

7. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.

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

9. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24.

Section 55.39 Zone TL 5 USE ZONE CHART

Section 55.39	USE ? REGULATIONS ?	Required Review Process	MINIMUMS Lot Size	MINIMUMS REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS Lot Coverage	MAXIMUMS 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										
.020	Vehicle Service Station	D.R., Chapter 142 KZC.	22,500 sq. ft.	40'	15' on each side	15'	80%	35' above average building elevation. See Gen. Reg. 5.	A	E	See KZC 105.25.	1. May not be more than two vehicle service stations at any intersection. 2. 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.
				See Spec. Reg. 2.								
.030	A Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair. See Spec. Reg. 1.		None	10'	0'	0'						1. Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use. 2. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.
.040	Restaurant or Tavern								C		1 per each 100 sq. ft. of gross floor area.	1. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls. b. 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.

Section 55.39 Zone TL 5

USE ZONE CHART

Section 55.39	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.060	Any Retail Establishment other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services	D.R., Chapter 142 KZC.	None	10'	0'	0'	80%	35' above average building elevation. See Gen. Reg. 5.	C	E	1 per each 300 sq. ft. of gross floor area.	1. Ancillary assembly and manufacture of 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. 2. Retail establishments providing storage services are not permitted in this zone unless accessory to another permitted use.
.070	Office Use									D	If a medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 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.
.080	Hotel or Motel									E	1 per each room. See also Spec. Reg. 2.	1. May include ancillary meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.
.090	Entertainment, Cultural and/or Recreational Facility										See KZC 105.25.	
.100	Private Lodge or Club									B	1 per each 300 sq. ft. of gross floor area.	

Section 55.39 Zone TL 5 **USE ZONE CHART**

Section 55.39	USE ? REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.110	Attached or Stacked Dwelling Unit See Spec. Reg. 1.	D.R., Chapter 142 KZC.	None	10'	0'	0'	80%	35' above average building elevation. See Gen. Reg. 5.	D	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. Development must include commercial use with gross floor area on the ground floor equal to or greater than 20 percent of the parcel size of the subject property. Minor reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. 2. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 3. At least two stories of the building must be dedicated to residential use. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.120	Church								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.

55.41 User Guide. The charts in KZC 55.45 contain the basic zoning regulations that apply in the TL 6A and TL 6B 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.

Insert the following text: Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five (5) feet

Section 55.43

Zone TL 6A, 6B

Section 55.43 – GENERAL REGULATIONS

The following regulations apply to all uses in thi

1. Refer to Chapter 1 KZC to determine wh

2. Where feasible, primary access for n esidential uses within TL 6 shall be from 124th Avenue NE, NE 124th Street, or NE 120th Street.

3. The ground floor of all structures w frontage on a pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space shall be a minimum of 13 feet in height. This requirement does not apply to:
   a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, residential development in TL 6A where over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of the King County median income, public utilities, government facilities or community facilities;
   b. Parking garages;
   c. Additions to existing nonconforming development where the Planning Official determines it is not feasible; or
   d. Parcels located more than 500 feet north of NE 124th Street, east of 116th Avenue NE.

4. Within TL 6B, ground floor spaces in structures with frontage on a public right-of-way, interior access road, major pedestrian sidewalk, through-block pedestrian pathway, internal pathway or pedestrian-oriented space must be designed in a configuration which encourages pedestrian activity and visual interest. This regulation does not apply to parcels located more than 500 feet north of NE 124th Street, east of 116th Avenue NE (see Plate 34G).

5. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
   a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
   b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.

6. The review process for development in this zone is as follows:
   a. In TL 6A, any development activities requiring design review approval pursuant to KZC 142.15 shall be reviewed administratively (ADR), pursuant to KZC 142.25. Where gross floor area of an existing building is expanded by less than 10 percent, no design review is required.
   b. In TL 6B, as set forth in Chapter 142 KZC.

7. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.

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

(GENERAL REGULATIONS CONTINUED ON NEXT PAGE)

Section 55.45 — Zone TL 6A, 6B — USE ZONE CHART

Section 55.45	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: 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										
.010	Vehicle Service Station		D.R., Chapter 142 KZC. See Gen. Reg. 6.	22,500 sq. ft.	40'	15' on each side	15'	80%	35' above average building elevation.	A	E	See KZC 105.25.	1. May not be more than two vehicle service stations at any intersection. 2. 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.
					See Spec. Reg. 2.								
.020	A Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair. See Spec. Reg. 3.			None	10'	0'	0'		45' above average building elevation. See See Gen. Reg. 3 and Gen. Reg. 11.				1. This use is not permitted in the TL 6B zone. 2. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations. 3. Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use.
.030	Restaurant or Tavern									B		1 per each 100 sq. ft. of gross floor area.	1. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls. b. 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.

Section 55.45

Zone 6B

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.45	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.050	Any Retail Establishment, other than those specifically listed in this zone, selling goods or providing services, including banking and related financial services		D.R., Chapter 142 KZC. See Gen. Reg. 6.	None	10'	0'	0'	80%	45' above average building elevation. See See Gen. Reg. 3 and Gen. Reg. 11.	C	E	1 per each 300 sq. ft. of gross floor area.	1. Ancillary assembly and manufacture of 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. 2. Retail establishments providing storage services are not permitted in this zone unless accessory to another permitted use.
.060	Office Use										D	If a medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 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. d. A veterinary office is not permitted in any development containing dwelling units. 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.
.070	Hotel or Motel										E	1 per each room. See also Spec. Reg. 2.	1. May include ancillary meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.
.080	Entertainment, Cultural and/or Recreational Facility											See KZC 105.25.	

Section 55.45	USE ? REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.090	Private Lodge or Club	D.R., Chapter 142 KZC. See Gen. Reg. 6.	None	10'	0'	0'	80%	45' above average building elevation. See Gen. Reg. 11.	C	B	1 per each 300 sq. ft. of gross floor area.	
.100	Attached or Stacked Dwelling Units. See Spec. Reg. 1.							65' above average building elevation. See See Gen. Reg. 3 and Gen. Reg. 11.	D	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. This requirement does not apply to ground floor residential use in TL 6A where over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of King County median income, adjusted for household size. 2. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.110	Wholesale Trade See Spec. Reg. 1. Packaging of Prepared Materials Wholesale Printing or Publishing Industrial Laundry Facility			20'				35' above average building elevation. See Gen. Reg. 3.	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. This use is only allowed on property in TL 6A. 2. May include, as part of this use, accessory retail sales or service. 3. The building housing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. 4. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.

Section 55.51 Zone TL 7A, 7B

USE ZONE CHART

Section 55.51	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: 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										
.005	Mixed Use Development Containing Attached or Stacked Dwelling Units	D.R., Chapter 142 KZC. See Gen. Reg. 3.	1.5 acres	10'	0'	0'	80%	80' above average building elevation. See Spec. Reg. 3.	See Spec. Reg. 5.	C	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. This use is p 2. Developmen with gross flo of the subjec approved by that meeting tion of existin space is cont tation. Resid structure only imum depth o on NE 124th Street), between this use and NE 124th Street. 3. The ground floor of structures shall be a minimum of 13 feet in height. 4. Site design must accommodate future pedestrian connections to the CKC. 5. Landscaping for this use must comply with KZC 95.42(1). Where an existing residential use exists on the adjacent property, KZC 95.42(2) shall apply. 6. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 7. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents.

Insert the following text: Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five (5) feet.

55.53 User Guide. The charts in KZC 55.57 contain the basic zoning regulations that apply in the TL 8 zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 55.55

Zone TL 8

Section 55.55 – GENERAL REGULATIONS

The following regulations apply to all u

Insert the following text: Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five (5) feet.

1. Refer to Chapter 1 KZC to determ erty.
2. Ground floor uses on the two west t contain retail, restaurants, and/or taverns.
3. The ground floor of all structures w frontage on a pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space shall be a minimum of 13 feet in height. This requirement does not apply to:
   a. The following uses: Vehicle Service Stations, Private Lodges or Clubs, Stacked Dwelling Units, Churches, Schools, Day-Care Centers, Mini-Schools or Mini-Day-Care Centers, Assisted Living Facilities, Convalescent Centers or Nursing Homes, Public Utilities, Government Facilities or Community Facilities;
   b. Parking garage; or
   c. Additions to existing nonconforming development where the Planning Official determines it is not feasible.
4. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
   a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
   b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.
5. Shared access points must be used to the maximum extent possible. Curb cuts must be limited to minimize traffic congestion (does not apply to Public Utility, Government Facility or Community Facility and Public Park uses).
6. Development must emphasize Totem Lake as the focal point of this zone (does not apply to Public Utility, Government Facility or Community Facility and Public Park uses).
7. Refer to Chapter 90 KZC regarding restrictions on development around Totem Lake and wetland areas.
8. Parcels located east of the strip of land zoned “P” are exempt from Design Review.
9. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.
10. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

Section 55.57 Zone TL 8

USE ZONE CHART

Section 55.57	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.010	Hotel or Motel See Gen. Reg. 2.	D.R., Chapter 142 KZC. See Gen. Reg. 8.	None	10'	5' each side	10'	70%	80' above average building elevation. See Gen. Reg. 3.	B	E	See KZC 105.25.	1. The following uses are not allowed: The sale, service, and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers, vehicle service station, and storage services; provided, that motorcycle sales, service, or rental is permitted if conducted indoors. 2. 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 on 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. 3. Outdoor storage and drive-in or drive-through facilities are not permitted.
.020	Entertainment, Cultural and/or Recreational Facility See Gen. Reg. 2.											
.040	Any Retail Establishment, other than those specifically listed in this zone, selling goods or providing services, including banking and related financial services. See Spec. Reg. 1.											
.050	Restaurant or Tavern											
.060	Office Use See Gen. Reg. 2.								C	D		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.

(Revised 4/16)

Section 55.57 Zone TL 8 **U S E Z O N E C H A R T**

Section 55.57	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.070	Attached or Stacked Dwelling Units See Gen. Reg. 2.	D.R., Chapter 142 KZC. See Gen. Reg. 8.	None	10'	5' each side See Spec. Reg. 3.	10' See Spec. Reg. 4.	70%	80' above average building elevation. See Gen. Reg. 3.	D	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 3. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet. 4. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.
.080	Development containing attached or stacked dwelling units and offices, restaurants or taverns, or retail uses allowed in this zone. See Gen. Reg. 2. See Spec. Reg. 1.				5' each side. See Spec. Reg. 6.	10' See Spec. Reg. 7.			B	E	For residential: 1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements. For other uses see KZC 105.25.	1. A veterinary office is not permitted in any development containing dwelling units. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. Ancillary assembly and manufactured goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are subordinate and directly related to and dependent on 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 or office uses. 4. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 5. The equivalent of the additional gross floor area constructed above 35 feet over ABE must be dedicated to residential use. Residential use may be located anywhere in the building above the ground floor. 6. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet. 7. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

Section 55.69 Zone TL 10A

USE ZONE CHART

Section 55.69	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.040	Any Retail Establishment other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services. See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	10'	0'	0'	80%	55' above average building elevation.	C	E	1 per each 300 sq. ft. of gross floor area.	1. This use is only allowed on parcels with frontage on NE 124th Street. 2. The following uses and activities are prohibited: a. The sale, service, and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers are not permitted; provided, that motorcycle sales, service, or rental is permitted if conducted indoors. b. Retail establishments providing storage services unless accessory to another permitted use. c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses. d. Outdoor storage of bulk commodities unless the square footage of the storage area is less than 10 percent of the retail structure. 3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are subordinate to and 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.
.050	Hotel or Motel										1 per each room. See also Spec. Reg. 3.	1. This use is only allowed on parcels with frontage on NE 124th Street. 2. May include ancillary meeting and convention facilities. 3. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.
.060	Convalescent Center or Nursing Home See Spec. Reg. 2.							See Spec. Reg. 3~~2~~.		A	1 per bed. See Spec. Reg. 2.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Temporary, transitional housing may be developed as an accessory use to a Convalescent Center, so long as the Center was in existence on the property on or before December 31, 2017. Parking requirements for this accessory use shall be established pursuant to KZC 105.25. 3~~2~~. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation.

PARKING "BUFFER" AMENDMENTS

Proposed Revisions to Section 105.103.3.c

3. Modifications – A modification to improvement requirements of this chapter may be required or granted if the applicant demonstrates on submitted plans and/or in writing that the following criteria have been met for modifications to the applicable sections:

a. For a modification to KZC 105.10 for vehicular access easements or tracts and for KZC 105.60(2) and (3) and 105.97 for parking area design, the requirements may be modified if:

1) The modifications will not affect the ability to provide any property with police, fire, emergency medical, or other essential services; and

2) One (1) of the following requirements is met:

a) The modification is necessary because of a preexisting physical condition; or

b) The modification will produce a site design superior to that which would result from adherence to the adopted standard.

3) Exception: KZC 105.10(2)(g) relating to screening for access easements or tracts will use the modification criteria for buffering in subsection (3)(g) of this section.

b. For a modification to KZC 105.18 or 105.19 the requirements for pedestrian access may be modified if:

1) The modification is necessary because of the size, configuration, topography or location of the subject property;

2) The modification will provide for equal or improved pedestrian and bicycle safety and convenience; and

3) The modification will not have any substantial detrimental effect on nearby properties and the City as a whole.

c. For a modification to KZC 105.20 and 105.45, a decrease in the required number of spaces may be granted if the number of spaces proposed is documented by an adequate and thorough parking demand and utilization study to be sufficient to fully serve the use. The study shall be prepared by a licensed transportation engineer or other qualified professional, and shall analyze the operational characteristics of the proposed use which justify a parking reduction. The scope of the study shall be proposed by the transportation engineer and approved by the City Transportation~~traffic~~ E~~e~~ngineer. The study shall provide at least two (2) days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City Transportation~~traffic~~ E~~e~~ngineer. Approval of a parking reduction shall be solely at the discretion of the City. A decrease in the minimum required number of spaces may be based in whole or part on the provision of nationally accepted TDM (transportation demand management) measures.

Data supporting the effectiveness of the TDM measures shall be provided as part of the parking demand and utilization study and approved by the City Transportation. ~~traffic~~ E~~e~~ngineer.

For multifamily parking modifications in zones outside of the Totem Lake Urban Center, the parking demand rate result shall be increased by fifteen (15) percent and the resultant total shall then be subject to the visitor parking requirements in KZC 105.20(3).

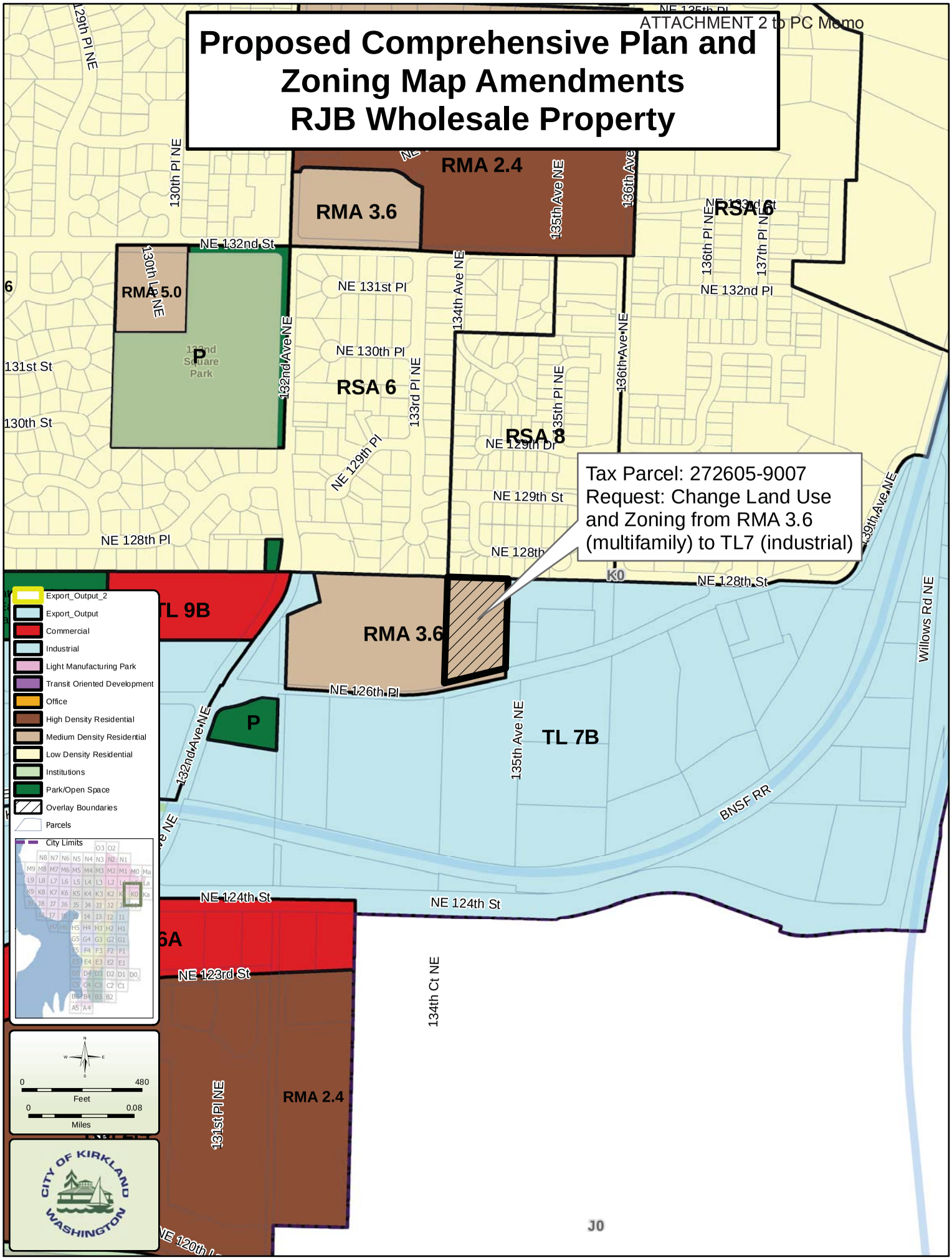
For multifamily parking modifications in TL zones within the Totem Lake Urban Center, the parking demand rate total shall be subject to the visitor parking requirements in KZC 105.20(3), and the applicant must submit a Transportation Management Plan (TMP) for review and approval of the City Transportation Engineer: At a minimum, requirements for the TMP include:

1. A parking management plan for all stalls associated with the development,
2. The provision of free two-zone transit passes for all residents in the development,
3. Confirmation that parking charges will be unbundled from the leases for the development, and
4. A biennial report providing travel survey data for all residential and commercial tenants.

The Planning Official shall not approve or deny a modification to decrease the number of parking spaces without first providing notice of the modification request to the owners and residents of property within 300 feet of the subject property and providing opportunity for comment. The Planning Official shall use mailing labels provided by the applicant, or, at the discretion of the Planning Official, by the City. Said comment period shall not be less than seven (7) calendar days.

Properties located in the CBD 1A, 1B, 2, and 8 zones that receive parking modification approval under this section are not eligible to utilize the special parking provisions in KZC 50.60(3)(a), Certain Floor Area Exempt from Parking Requirements.

Proposed Comprehensive Plan and Zoning Map Amendments RJB Wholesale Property



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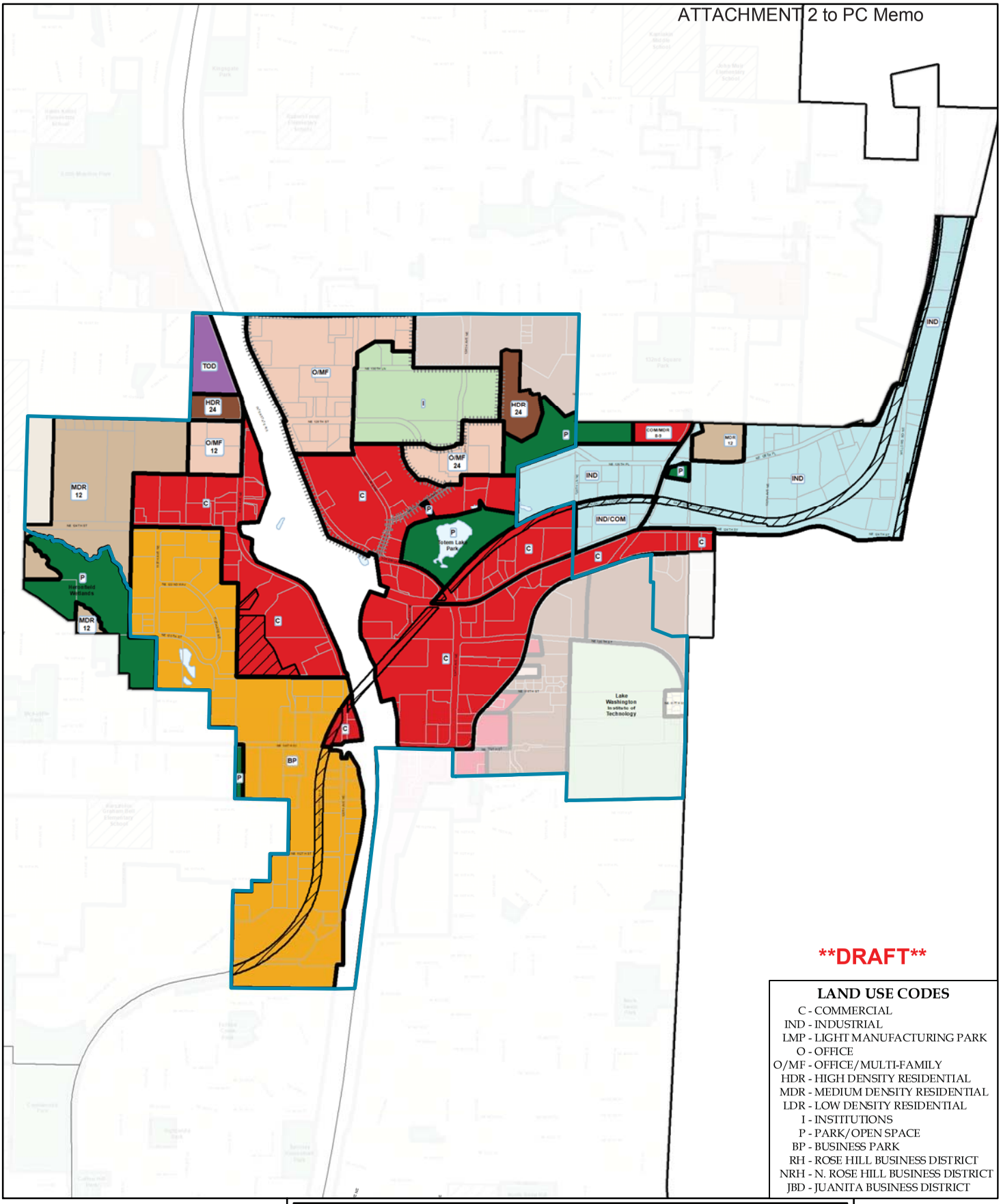
Proposed Policy Changes for RJB Wholesale:

Policy TL-36.3: Support development of multifamily residential use as well as light industrial/office uses east of 132nd Avenue NE and north of NE 126th Place, where topography and critical areas may make development with light industry/office use challenging.

S[illegible]A[illegible]A[illegible]NE[illegible]S[illegible]

ATTACHMENT 2 to PC Memo



DRAFT

LAND USE CODES

C - COMMERCIAL
IND - INDUSTRIAL
LMP - LIGHT MANUFACTURING PARK
O - OFFICE
O/MF - OFFICE/MULTI-FAMILY
HDR - HIGH DENSITY RESIDENTIAL
MDR - MEDIUM DENSITY RESIDENTIAL
LDR - LOW DENSITY RESIDENTIAL
I - INSTITUTIONS
P - PARK/OPEN SPACE
BP - BUSINESS PARK
RH - ROSE HILL BUSINESS DISTRICT
NRH - N. ROSE HILL BUSINESS DISTRICT
JBD - JUANITA BUSINESS DISTRICT

Totem Lake Business District & Urban Center

Land Use Map

ORDINANCE NO. 4494, 4495
ADOPTED by the Kirkland City Council
December 8, 2015

LAND USE BOUNDARIES
PARCEL BOUNDARIES
SUBAREA BOUNDARY
PLA — PLANNED AREA NUMBER
TOTEM CENTER
LDR — LAND USE CODE
*5 — DENSITY (UNITS/ACRE)
PUBLIC FACILITIES
TOTEM LAKE URBAN CENTER

NOTE: WHERE NOT SHOWN, NO DENSITY SPECIFIED
** INDICATES CLUSTERED LOW DENSITY*

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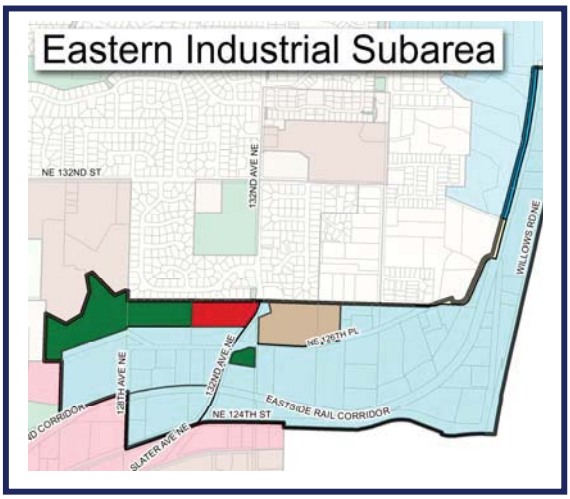
RJB Wholesale Request
Additional Map Changes

The land use designation for the RJB Wholesale property on the maps shown below would change from medium density residential (brown) to light industrial (blue).

Map for Eastern Industrial Subarea



Map associated with Policy TL-36.2:

Map associated with Policy TL-36.3:

Section 55.51 Zone TL 7A, 7B

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.51	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: 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)
.060	A Retail Establishment providing storage services. See Spec. Regs. 1, 2 and 3.	D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	10'	0'	0'	90%	TL 7A: 80' above average building elevation. TL 7B: 45' above average building elevation.	A	E	See KZC 105.25.	1. May include accessory living facilities for resident security manager. 2. This use not permitted if any portion of the subject property is located within 150 feet of the Cross Kirkland or Eastside Rail Corridor. 3. This use is not permitted in TL 7A unless accessory to another permitted use.
.070	A Retail Establishment providing building construction, plumbing, electrical, landscaping, or pest control services								B	E	1 per each 300 sq. ft. of gross floor area.	1. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.
.080	A Retail Establishment selling building materials or hardware											
.085	A Retail Establishment selling marijuana or products containing marijuana						80%					
.090	A Retail Establishment providing rental services						90%					1. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.
.095	Attached or Stacked Dwelling Units		3,600 sq.ft. per unit				80%				1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. This use is permitted only in TL 7B, north of NE 126th Place, east of 132nd Ave NE, on parcels that abut ~~and west of~~ the RMA 3.6 zone to the east and west. 2. Landscaping for this use must comply with KZC 95.42(1). Where an existing residential use exists on the adjacent property, KZC 95.42(2) shall apply. 3. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 4. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents.

(Revised 4/16)

Dorian Collins

From: Dan Shieder <Dan.Shieder@livelmc.com>
Sent: Thursday, October 19, 2017 11:48 AM
To: Dorian Collins
Subject: Kirkland Parking Ratio

Dorian,
As discussed, LMC is strongly supportive of the proposed revisions to the parking requirements in the Totem Lake zones. The Totem Lake neighborhood is among the best situated in Kirkland to provide residents, workers and shoppers with a wide array of services all within walking distance. Residents in particular will be able to choose a lifestyle that takes advantage of immediate proximity to excellent transit, grocery services, and destination-quality retail, all without needing a car. We are finding in all submarkets that apartment residents are becoming more comfortable relying on community services such as Sound Transit and Metro for commuting and on ridesharing services for the less frequent trips. That helps them to choose not to pay all of the costs of car ownership, including parking. That creates benefits for the broader community, including less congestion.

Unfortunately, by mandating a parking ratio that is too high for current needs, Kirkland Zoning Code creates an unnecessary added cost that is ultimately borne by all residents, including those who make the beneficial decision to forgo their cars. By reducing the parking ratios appropriately, developers can meet their threshold profitability requirements at an overall lower rent or price point, which reduces market pressure on affordability. We believe that allowing staff the flexibility to study specific situations and to permit lower parking ratios where appropriate will ultimately lead to better affordability and better experiences for Kirkland residents.

Please pass along our thanks to the staff and commission for working on this issue.

Sincerely,

Dan Shieder
Vice President – Development PNW
LMC, a Lennar company
D 206.428.1937
C 206.683.2966

ResidenceXII
ALCOHOL & DRUG TREATMENT FOR WOMEN

September 11, 1017

Dorian Collins, AICP
Senior Planner
City of Kirkland Planning Department
123 5th Avenue
Kirkland, WA. 98033
dcollins@kirklandwa.gov

Re: Proposed Totem Lake Zoning Code Amendment for Residence XII

Dear Ms. Collins:

Residence XII is hereby revising our request for an amendment to the zoning code. We are continuing to plan for transitional sober housing as an accessory use on our adjacent property but we are no longer interested in co-locating with low income senior housing. Please revise the request to eliminate senior housing as an accessory use.

Per your discussion with Board member, Lisa Roberts, we request that the parking requirement for the transitional housing be reviewed under a case by case basis.

Thank you for all your efforts and advice throughout this process. Your work is very much appreciated.

Sincerely,

Liz M. Braun, Ph.D., CEO
Residence XII
(425) 823-8844
lbraun@residencexii.org

ORDINANCE O-4627

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING CHAPTERS 55 AND 105 OF THE KIRKLAND ZONING CODE REGARDING STANDARDS THAT APPLY TO DEVELOPMENT IN THE TOTEM LAKE BUSINESS DISTRICT AND URBAN CENTER AND APPROVING A SUMMARY ORDINANCE FOR PUBLICATION, FILE NO. CAM17-00371.

WHEREAS, the City Council has received a recommendation from the Kirkland Planning Commission to amend various sections of Chapters 55 and 105 of the Kirkland Zoning Code, as set forth in the report and recommendation of the Planning Commission dated November 21, 2017 and bearing Kirkland Planning and Building Department File No. CAM17-00371; and

WHEREAS, prior to making the recommendation, the Kirkland Planning Commission, following notice as required by RCW 36.70A.035, held a public hearing on the amendment proposals on October 19, 2017; and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA), Chapter 43.21C RCW, a SEPA Addendum to Existing Environmental Documents was issued by the responsible official pursuant to WAC 197-11-625 on October 10, 2017; and

WHEREAS, in a public meeting on December 12, 2017, the City Council considered the environmental documents received from the responsible official, together with the report and recommendation of the Planning Commission and a report from staff.

NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

Section 1. Chapters 55 and 105 of the Kirkland Zoning Code are amended as set forth in Exhibit A attached to this ordinance and incorporated by reference.

Section 2. If any section, subsection, sentence, clause, phrase, part or portion of this ordinance, including those parts adopted by reference, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 3. This ordinance shall be in force and effect five days after its passage by the Kirkland City Council and publication, pursuant to Section 1.08.017 Kirkland Municipal Code, in the summary form attached to the original of this ordinance and by this reference approved by the City Council, as required by law.

Section 4. A complete copy of this ordinance shall be certified by the City Clerk, who shall then forward the certified copy to the King County Department of Assessments.

Passed by majority vote of the Kirkland City Council in open meeting this _____ day of _____, 2017.

Signed in authentication thereof this _____ day of _____, 2017.

_____
Amy Walen, Mayor

Attest:

_____
Kathi Anderson, City Clerk

Approved as to Form:

_____
Kevin Raymond, City Attorney

Section 55.75 Zone TL 10B **USE ZONE CHART**

Section 55.75	USE ? REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.170	Entertainment, Cultural and/or Recreational Facility	D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	10'	0'	0'	70%	55' above average building elevation.	C See Spec. Reg. 4.	B	See KZC 105.25.	1. The use shall be conducted within a wholly enclosed building, unless the parcel abuts the Cross Kirkland Corridor (CKC). Outdoor activities may be located only between the CKC and the building. 2. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. 3. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. 4. 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.
	Assisted Living Facility	D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	10'	5' but 2 side yards must equal at least 15'. See Spec. Reg. 3	10' See Spec. Reg. 4.	70%	65' above average building elevation.	D	A	See KZC 105.25	1. This use is permitted only on parcels located west of the 118th Avenue NE right-of-way alignment (see Housing Incentive Area 5, Plate 37, Chapter 180 KZC). 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet. 4. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

Section 55.81 Zone TL 10C

USE ZONE CHART

Section 55.81	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.160	Entertainment, Cultural and/or Recreational Facility	D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A	E	See KZC 105.25.	1. The use shall be conducted within a wholly enclosed building, unless the parcel abuts the Cross Kirkland Corridor (CKC). Outdoor activities may be located only between the CKC and the building. 2. The structure containing the use shall have been in existence on June 1, 2004, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. 3. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.
	Assisted Living Facility. See Spec. Reg. 1.	D.R., Chapter 142, KZC. See Gen. Reg. 5.	None	10'	5' but 2 side yards must equal at least 15'. See Spec. Reg. 4.	10', See Spec. Reg. 5.	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, up to 65' above average building elevation. See Spec. Reg. 2	D	A	See KZC 105.25	1. This use is permitted only in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC). 2. No portion of a structure may exceed the following heights above the elevation of NE 116th Street, as measured at the midpoint of the frontage of the subject property on NE 116th Street: a. Within 20 feet of NE 116th Street, 35 feet. b. Within 30 feet of NE 116th Street, 45 feet. c. Within 40 feet of NE 116th Street, 65 feet. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 4. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet. 5. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

Section 55.87 Zone TL 10D **USE ZONE CHART**

Section 55.87	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.170	Development Containing Stacked or Attached Dwelling Units and one or more of the following uses: • Retail establishments, including restaurants and taverns, and/or • Office uses	D.R., Chapter 142 KZC.	10 Acres	10'	0'	0'	80 %	80' above average building elevation. See Spec. Reg. 5.	See Spec. Reg. 6.	E	See KZC 105.25.	1. A development which includes one or more of the uses specifically listed in this "use" column may also include one or more of the other uses allowed in this zone. 2. Development must be located on property adjacent to the Cross Kirkland Corridor (CKC), and provide building and site orientation to the CKC. 3. Vehicular and pedestrian access must be oriented away from primary access routes for industrial traffic. 4. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of a light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents. 5. Maximum building height for development that includes land on both sides of the CKC is 100 feet. At least 25 percent of the gross floor area of the development must be on either side of the corridor to satisfy this requirement. 6. The landscaping requirement adjacent to property in TL 10D shall comply with KZC 95.42(1). Where existing residential use abuts the parcel boundaries, KZC 95.42(2) applies.
	Assisted Living Facility, See Spec. Reg. 1.	D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	10'	5', but 2 side yards must equal at least 15'. See Spec. Reg. 4.	0'	80 %	Where adjoin a low density zone, 30' above average building elevation. Otherwise, 65' above average building elevation. See Spec. Reg. 1.	D	A	See KZC 105.25.	1. This use is permitted only in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC). 2. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of a light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 4. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet.

CORRECTIONS - SPECIAL REGULATIONS

Section 55.09	USE ? REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.010	Office Use	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 3.	30' to 160' above average building elevation. See Spec. Reg. 2.	B	D	See Chapter 105 KZC	1. The minimum floor area ratio (F.A.R.) for development on the subject property is 1.0, or 100 percent of lot size. 2. Building height may be increased as follows: a. Building height may exceed 30 feet above average building elevation if one of the following public improvements is provided: 1) Dedication and improvement of new streets pursuant to General Regulation 5; or 2) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains. b. Building height may be increased up to 160 feet above average building elevation; provided, that: 1) Development on the subject property complies with 2~~-4~~(a) above. 2) Design of buildings meets guidelines for to[illegible] set forth in Design Guidelines (Chapter 142 KZC, [illegible] Chapter 3.30 KMC). 3) Floor plates may not exceed 10,00[illegible] square feet per floor, for the portion of the building abov[illegible] feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 3. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.09 Zone TL 1A **USE ZONE CHART**

Section 55.09	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.040	Attached or Stacked Dwelling Units or Residential Suites	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 4.	30' to 160' above average building elevation. See Spec. Reg. 3.	C	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Residential development must provide a minimum density of 50 dwelling units per gross acre. 3. Building height may be increased as follows: a. Building height may exceed 30 feet above average building elevation, if: 1) One of the following public improvements is provided: a) Dedication and improvement of new streets pursuant to General Regulation 5; or b) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: 1) Development on the subject property complies with 3 ~~5~~(a) above. 2) Design of buildings meets guidelines for tower[illegible] forth in Design Guidelines (Chapter 142 KZC, and [illegible]ter 3.30 KMC). 3) Floor plates may not exceed 10,000 sq[illegible] feet per floor, for the portion of the building above 80 [illegible] height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.09 Zone TL 1A **USE ZONE CHART**

Section 55.09	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.070	Assisted Living Facility		D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 3.	30' to 160' above average building elevation. See Spec. Reg. 2.	B	A	See KZC 105.25.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Building height may be increased as follows: a. Building height may exceed 30 feet above average building elevation, if: 1) One of the following public improvements is provided: a) Dedication and improvement of new streets pursuant to General Regulation 5; or b) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: 1) Development on the subject property complies with 2~~4~~(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and [illegible]er 3.30 KMC). 3) Floor plates may not exceed 10,000 s[illegible]t per floor, for the portion of the building above 8[illegible] height, except on those parcels where road ded[illegible]s required pursuant to General Regulation 5. On th[illegible]arcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.09 Zone TL 1A **U S E Z O N E C H A R T**

Section 55.09	USE ? REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.080	Convalescent Center or Nursing Home	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 2.	30' to 160' above average building elevation. See Spec. Reg. 1.	C	B	1 for each bed.	1. Building height may be increased as follows: a. Building height may exceed 30 feet above average building elevation, if one of the following public improvements is provided: 1) Dedication and improvement of new streets pursuant to General Regulation 5; or 2) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: 1) Development of the subject property complies with 1~~3~~(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and C[illegible] 3.30 KMC). 3) Floor plates may not exceed 10,000 squa[illegible]per floor, for the portion of the building above 80 f[illegible]eight, except on those parcels where road dedicati[illegible]required pursuant to General Regulation 5. On these [illegible]s, floor plates may not exceed 20,000 square feet o[illegible]rs between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 2. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property, and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.

Section 55.15 Zone TL 1B **USE ZONE CHART**

Section 55.15	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.020	Development Containing Both Office Use and Attached or Stacked Dwelling Units or Residential Suites	D.R., Chapter 142 KZC	None	10' See Spec. Reg. 1.	0'	0'	85% See Spec. Reg. 3.	30' to 160' above average building elevation. See Spec. Reg. 2.	C	D	For residential: 1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements. For other uses see KZC 105.25.	1. Twenty-foot yard required where properties abut NE 132nd Street. 2. Building height is regulated as follows: a. Building height may exceed 30 feet above average building elevation, if: 1) One of the following public improvements is provided: a) Dedication and improvement of new streets pursuant to General Regulation 4; or b) Where General Regulation 4 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. b. Building height may be increased up to 160 feet above average building elevation; provided, that: 1) Development on the subject property complies with 24(a) above, 2) Design of buildings meets guidelines for tow[illegible] set forth in Design Guidelines (Chapter 142 KZC, and [illegible]er 3.30 KMC). 3) Floor plates may not exceed 10,000 s[illegible] [illegible]er floor, for the portion of the building above 80 f[illegible]ght. 4) Methods for mitigating any si[illegible] shadowing and lighting impacts of the increased buil[illegible]height on the residential areas to the north are proposed. 5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones. 6) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 3. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.15	USE ? REGULATIONS ?:	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.050	Attached or Stacked Dwelling Units or Residential Suites (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE b. Building height may be increased up to 160 feet above average building elevation; provided, that: 1) Development on the subject property complies with 4~~6~~(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height. 4) Methods for mitigating any significant shadowing and lighting impacts of the increased building height on the residential areas to the north are proposed. 5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones. 6) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 5. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. 6. Residential suites development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified.

Section 55.15 Zone TL 1B **USE ZONE CHART**

Section 55.15	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.080	Assisted Living Facility (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE b. Building height may be increased up to 160 feet above average building elevation; provided, that: 1) Development on the subject property complies with 35(a) above. 2) Design of buildings meets guidelines for tower[illegible] forth in Design Guidelines (Chapter 142 KZC, and [illegible] 3.30 KMC). 3) Floor plates may not exceed 10,000 s[illegible] per floor, for the portion of the building above 80 f[illegible]ght. 4) Methods for mitigating any si[illegible] shadowing and lighting impacts of the increased buildi[illegible] height on the residential areas to the north are proposed. 5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones. 6) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 4. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.

Section 55.15 Zone TL 1B

USE ZONE CHART

Section 55.15	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.090	Convalescent Center or Nursing Home		D.R., Chapter 142 KZC	None	10' See Spec. Reg. 1.	0'	0'	80%	30' to 160' above average building elevation. See Spec. Reg. 2.	C	B	1 for each bed.	1. Twenty-foot yard required where properties abut NE 132nd Street. 2. Building height is regulated as follows: a. Building height may exceed 30 feet above average building elevation, if one of the following public improvements is provided: 1) Dedication and improvement of new streets pursuant to General Regulation 4; or 2) Where General Regulation 4 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and b. Building height may be increased up to 160 feet above average building elevation; provided, that: 1) Development on the subject property complies with 24(a) above. 2) Design of buildings meets guidelines for towe[illegible]et forth in Design Guidelines (Chapter 142 KZC, and [illegible]r 3.30 KMC). 3) Floor plates may not exceed 10,000 s[illegible]er floor, for the portion of the building above 80 f[illegible]ght. 4) Methods for mitigating any si[illegible] shadowing and lighting impacts of the increased [illegible] height on the residential areas to the north are proposed. 5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones. 6) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 3. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.

Section 55.33 Zone TL 4A, 4B, 4C

USE ZONE CHART

Section 55.33	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: 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										
.100	Attached or Stacked Dwelling Units See Spec. Reg. 1.	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	65' above average building elevation. See Spec. Reg. ~~5~~ 4.	D	E	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 4. The equivalent of the additional gross floor area constructed above 35 feet over ABE must be dedicated to residential use. Residential use may be located anywhere in the building above the ground floor. 5. 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.
.110	Church							65' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See also Spec. 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.

Section 55.51 Zone TL 7A, 7B **USE ZONE CHART**

Section 55.51	USE ? REGULATIONS ?	Required Review Process	Lot Size (MINIMUMS)	Required Yard (See Ch. 115) Front (MINIMUMS)	Side (MINIMUMS)	Rear (MINIMUMS)	Lot Coverage (MAXIMUMS)	Height of Structure (MAXIMUMS)	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										
.010	Packaging of Prepared Materials Manufacturing See Spec. Reg~~s~~. 1.~~ and 3~~.	D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	10'	0'	0'	90%	TL 7A: 80' above average building elevation. TL 7B: 45' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. The following manufacturing uses are permitted: a. Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment; b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; d. Packaging of prepared materials; e. Textile, leather, wood, paper and plastic products from pre-prepared material; and f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. 2. May include, as part of this use, accessory retail sales, office or service utilizing not more than 35 percent (50 percent for properties located within 150 feet of the Cross Kirkland or Eastside Rail Corridor) of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.
.015	Breweries, Wineries, Distilleries										1 per each 1,000 sq. ft. of gross floor area. Tasting rooms 1 per each 100 sq. ft. of gross floor area.	1. May include tasting rooms, accessory retail sales, or office utilizing not more than 35 percent of the gross floor area (no limit on properties in this zone where a restaurant use is allowed).
.020	Warehouse Storage Service										1 per each 1,000 sq. ft. of gross floor area.	1. May include, as part of this use, accessory retail sales, office or service utilizing no more than 35 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.
.030	Wholesale Trade											
.040	Industrial Laundry Facility											
.050	Wholesale Printing or Publishing											

UNCOUPLE RESIDENTIAL USE SUITES FROM COMBINED LISTING

Section 55.09 Zone TL 1A

USE ZONE CHART

Section 55.09	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.040	Attached or Stacked Dwelling Units ~~or Residential Suites~~		D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 4.	30' to 160' above average building elevation. See Spec. Reg. 3.	C	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Residential development must provide a minimum density of 50 dwelling units per gross acre. 3. Building height may be increased as follows: a. Building height may exceed 30 feet above average building elevation, if: 1) One of the following public improvements is provided: a) Dedication and improvement of new streets pursuant to General Regulation 5; or b) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: 1) Development on the subject property complies with 5(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.09	USE ?	REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.040	Attached or Stacked Dwelling Units ~~or Residential Suites~~ (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE 4. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property, and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. ~~5. Residential suites development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified.~~ ~~6. Developments containing residential suites use shall provide common living area available to all residential suite residents. Common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, storage, stairwells, mailrooms, and hallways shall not be counted as common living area. The minimum amount of common living area for each project shall be 250 square feet plus an additional 20 square feet per living unit.~~
.050	Church		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' average building elevation. See Spec. Reg. 3.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to this use. 3. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.
.060	School, Day-Care Center or Mini School or Mini-Day-Care		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' above average building elevation. See Spec. Reg. 4.	D	B	See KZC 105.25. See Spec. Reg. 3.	1. A six-foot-high fence is required along property lines adjacent to outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 4. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.

Section 55.15	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.020	Development Containing Both Office Use and Attached or Stacked Dwelling Units ~~or Residential Suites~~ (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. 4. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are subordinate to and are dependent upon this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other uses. 5. 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 noise from this use is not audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application. d. A veterinary office is not permitted if the subject property contains dwelling units. ~~6. Residential suites development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified.~~ ~~7. Developments containing residential suites use shall provide common living area available to all residential suite residents. Common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, storage, stairwells, mailrooms, and hallways shall not be counted as common living area. The minimum amount of common living area for each project shall be 250 square feet plus an additional 20 square feet per living unit.~~
.030	Restaurant or Tavern		D.R., Chapter 142 KZC	See Spec. Reg. 1.								1 per each 100 sq. ft. of gross floor area.	1. This use is only permitted as an accessory use to another permitted use within this zone. It may not be located in a separate structure from the primary use. 2. This use is not allowed within 100 feet of NE 132nd Street. Access to this use from NE 132nd Street is not permitted.

Section 55.15 Zone TL 1B **USE ZONE CHART**

Section 55.15	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115): Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.040	Any Retail Establishment, other than those specifically listed in this zone and those prohibited by Spec. Reg. 3, selling goods and providing services including banking and other financial services		D.R., Chapter 142 KZC	See Spec. Reg. 1.								1 per each 300 sq. ft. of gross floor area.	1. This use is only permitted as an accessory use to another permitted use within this zone. It may not be located in a separate structure from the primary use. 2. The location of drive-through facilities may not compromise pedestrian movement. 3. The following uses and activities are prohibited: a. Vehicle and/or boat sales, repair, service or rental facilities; b. Retail establishments providing storage services unless accessory to another permitted use; c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses; d. Outdoor storage of bulk commodities, except in the following circumstances: 1) If the square footage of the storage area is less than 10 percent of the retail structure, 2) If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers. 4. Floor area for this use may not exceed 5,000 square feet.
.050	Attached or Stacked Dwelling Units ~~or Residential Suites~~		D.R., Chapter 142 KZC	None	10' See Spec. Reg. 3.	0'	0'	85% See Spec. Reg. 5.	30' to 160' above average building elevation. See Spec. Reg. 4.	C	A	1.2 per studio unit 1.3 per 1 bedroom unit 1.6 per 2 bedroom unit 1.8 per 3 or more bedroom unit See KZC 105.20 for visitor parking requirements.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Residential development must provide a minimum density of 50 dwelling units per gross acre. 3. Twenty-foot yard required where properties abut NE 132nd Street. 4. Building height is regulated as follows: a. Building height may exceed 30 feet above average building elevation, if: 1) One of the following public improvements is provided: a) Dedication and improvement of new streets pursuant to General Regulation 4; or 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.15	USE ? REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.050	Attached or Stacked Dwelling Units ~~or Residential Suites~~ (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE b. Building height may be increased up to 160 feet above average building elevation; provided, that: 1) Development on the subject property complies with 6(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height. 4) Methods for mitigating any significant shadowing and lighting impacts of the increased building height on the residential areas to the north are proposed. 5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones. 6) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 5. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. ~~6. Residential suites development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified.~~

Section 55.21	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.050	Office Use		D.R., Chapter 142 KZC.	Less than 1.5 acres.	0'	0'	0'	80%	30' above average building elevation.	B	D	See Spec. Reg. 4.	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are subordinate to and are dependent upon this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses. 3. 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 noise from this use is not audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. d. A veterinary office is not permitted if the subject property contains dwelling units. 4. If a medical, dental or veterinary office, then one per each 200 square feet of gross floor area. Otherwise, one per 300 square feet of floor area. A reduction in the number of parking stalls required will be considered per KZC 105.103, due to the proximity to the transit center.
.060	Attached or Stacked Dwelling Units ~~or Residential Suites~~									D	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. This use may not be located on the ground floor of a structure, except for lobbies, which shall not exceed 10 percent of the ground floor of the structure. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. ~~4. Residential suites development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified.~~ REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.21 Zone TL 2 **U S E Z O N E C H A R T**

Section 55.21	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						
.060	Attached or Stacked Dwelling Units ~~or Residential Suites~~ (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE ~~5. Developments containing residential suites use shall provide common living area available to all residential suite residents. Common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, storage, stairwells, mailrooms, and hallways shall not be counted as common living area. The minimum amount of common living area for each project shall be 250 square feet plus an additional 20 square feet per living unit.~~
.070	Vehicle Service Station	D.R., Chapter 142 KZC.	Less than 1.5 acres.	See Spec. Reg. 4.			80%	30' above average building elevation.	A	E	See KZC 105.25.	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. May not be more than two vehicle service stations at any intersection. 3. This use may not front exclusively on 120th Avenue NE. 4. Gas pump islands must be setback at least 20 feet from all property lines. Canopies and 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.
.080	Hotel or Motel			0'	0'	0'			D		1 per each room. See Spec. Reg. 3.	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. May include ancillary meeting and convention facilities. 3. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.
.090	Church									B	See Spec. Reg. 3.	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. May include accessory living facilities for staff persons. 3. One for every four people based on maximum occupancy load of any area of worship. No parking is required for day-care or school ancillary to the use.

Section 55.09 Zone TL 1A **USE ZONE CHART**

Section 55.09	USE ? REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
	Residential Suites	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec.Reg. 3	30-160'above average building elevation. See Spec.Reg. 2	C	A	See Spec. Reg 4.	1. Residential development must provide a minimum density of 50 dwelling units per gross acre. 2. Building height may be increased as follows: a. Building height may exceed 30 feet above average building elevation, if: 1) One of the following public improvements is provided: a) Dedication and improvement of new streets pursuant to General Regulation 5; or b) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: 1) Development on the subject property complies with 5(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties.

Section 55.09	USE ?	REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Space	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													REGULATIONS CONTINUED FROM PREVIOUS PAGE 3. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property, and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. 4. Parking shall be provided at a rate of one stall per living unit plus one per on-site employee, and modifications to decrease the parking requirement are prohibited. However, if parking is managed pursuant to Special Regulation 5, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee. For managed and non-managed developments, parking for visitors shall be provided at a rate of an additional 5% above the parking requirement. .. 5. 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: a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars. b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum, the TMP shall include the following requirements:

Zone TL 1A

USE ZONE CHART

REGULATIONS CONTINUED FROM PREVIOUS PAGE

1) Charge for on-site parking, unbundled from the rent, for tenants who have cars.
2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars
3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges.
4) Adequate secured and sheltered bicycle parking to meet anticipated demand.
5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City.
6) At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and detailed report of initial resident parking demand and alternative commute travel. The report format shall be reviewed and approved by the City.
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.
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.

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 Transportation 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 Transportation Engineer.

6. All residential suites and all required parking within a project shall be under common ownership and management.

7. Development shall either:

a. 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 or

b. Provide for at least 10 percent of the units in new residential suite developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.

8. 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.

Section 55.15	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
	Residential Suites	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 4.	30' to 160' above average building elevation. See Spec. Reg. 3.	C	A	See Spec. Reg. 5.	1. Residential development must provide a minimum density of 50 dwelling units per gross acre. 2 Twenty-foot yard required where properties abut NE 132nd Street. 3. Building height is regulated as follows: a. Building height may exceed 30 feet above average building elevation, if: 1) One of the following public improvements is provided: a) Dedication and improvement of new streets pursuant to General Regulation 4; or 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. b. Building height may be increased up to 160 feet above average building elevation; provided, that: 1) Development on the subject property complies with 6(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height. 4) Methods for mitigating any significant shadowing and lighting impacts of the increased building height on the residential areas to the north are proposed. 5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones. 6) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 4. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or

Section 55.15	Zone TL 1B	USE ZONE CHART										
												REGULATIONS CONTINUED FROM PREVIOUS PAGE b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. 5. Parking shall be provided at a rate of one stall per living unit plus one per on-site employee, and modifications to decrease the parking requirement are prohibited. However, if parking is managed pursuant to Special Regulation 6, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee. For managed and non-managed developments, parking for visitors shall be provided at a rate of an additional 5% above the parking requirement. 6. 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: a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars. b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum, the TMP shall include the following requirements: 1) Charge for on-site parking, unbundled from the rent, for tenants who have cars. 2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars.

												REGULATIONS CONTINUED FROM PREVIOUS PAGE 3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges. 4) Adequate secured and sheltered bicycle parking to meet anticipated demand. 5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City. 6) At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and detailed report of initial resident parking demand and alternative commute travel. The report format shall be reviewed and approved by the City. 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. 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.

Section 55.15	Zone TL 1B	USE ZONE CHART										
												REGULATIONS CONTINUED FROM PREVIOUS PAGE 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 Transportation 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 Transportation Engineer. 7. All residential suites and all required parking within a project shall be under common ownership and management. 8. Development shall either: a. 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 or b. Provide for at least 10 percent of the units in new residential suite developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 9. 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.

Section 55.21 Zone TL 2

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

Section 55.21	USE ▪ REGULATIONS ▪	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115): Front	Side	Rear	MINIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Reqd. Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Residential Suites	D.R., Chapter 142 KZC	Less than 1.5 acres	0'	0'	0'	80%	30' above average building elevation	D	A	See Spec. Reg. 3.	.1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. This use may not be located on the ground floor of a structure, except for lobbies, which shall not exceed 10 percent of the ground floor of the structure. 3. Parking shall be provided at a rate of one stall per living unit plus one per on-site employee, and modifications to decrease the parking requirement are prohibited. However, if parking is managed pursuant to Special Regulation 4, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee. For managed and non-managed developments, parking for visitors shall be provided at a rate of an additional 5% above the parking requirement. 4. 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: a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars. b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum, the TMP shall include the following requirements 1) Charge for on-site parking, unbundled from the rent, for tenants who have cars. 2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars 3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges. 4) Adequate secured and sheltered bicycle parking to meet anticipated demand. 5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City. 6) At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and detailed report of initial resident parking demand and alternative commute travel. The report shall be reviewed and approved by the City. 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. 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. 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 Transportation 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 Transportation Engineer. 5. All residential suites and all required parking within a project shall be under common ownership and management. 6. Development shall either: a. 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 or b. Provide for at least 10 percent of the units in new residential suite developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 7. 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.

Section 55.33

Zone TL 4A, 4B, 4C

USE ZONE CHART

Section 55.33	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)	Reqd. 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						
	Residential Suites See Spec. Reg. 1.	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	65' above average building elevation.	D	E	See Spec. Reg. 3.	1. This use is permitted only in the TL 4A subarea. 2. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. 3. Parking shall be provided at a rate of one stall per living unit plus one per on-site employee, and modifications to decrease the parking requirement are prohibited. However, if parking is managed pursuant to Special Regulation 4, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee. For managed and non-managed developments, parking for visitors shall be provided at a rate of an additional 5% above the parking requirement. 4. 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: a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars. b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum, the TMP shall include the following requirements: 1) Charge for on-site parking, unbundled from the rent, for tenants who have cars. 2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars 3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges. 4) Adequate secured and sheltered bicycle parking to meet anticipated demand. 5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City. 6) At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and detailed report of initial resident parking demand and alternative commute travel. The report format shall be reviewed and approved by the City. 7) Following the initial survey, the property owner shall submit a biennial survey of residents prepared and

REGULATIONS CONTINUED FROM PREVIOUS PAGE

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.

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.

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 Transportation 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 Transportation Engineer.

5. All residential suites and all required parking within a project shall be under common ownership and management.

6. Development shall either:

a. 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 or

b. Provide for at least 10 percent of the units in new residential suite developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.

7. 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.

Section 55.39 **Zone TL 5**

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

Section 55.39	USE ▪ REGULATIONS ▪	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115): Front	MINIMUMS: REQUIRED YARDS (See Ch. 115): Side	MINIMUMS: REQUIRED YARDS (See Ch. 115): Rear	MINIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Reqd. Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Residential Suites See Spec. Reg. 1.	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	35' above average building elevation.	D	A	See Spec. Reg. 2.	1. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the parcel size of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. 2. Parking shall be provided at a rate of one stall per living unit plus one per on-site employee, and modifications to decrease the parking requirement are prohibited. However, if parking is 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. For managed and non-managed developments, parking for visitors shall be provided at a rate of an additional 5% above the parking requirement. 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: a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars. b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum, the TMP shall include the following requirements: 1) Charge for on-site parking, unbundled from the rent, for tenants who have cars. 2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars 3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges. 4) Adequate secured and sheltered bicycle parking to meet anticipated demand. 5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City. 6) At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and detailed report of initial resident parking demand and alternative commute travel. The report format shall be reviewed and approved by the City. 7) Following the initial survey, the property owner shall submit a biennial survey of residents prepared and

REGULATIONS CONTINUED FROM PREVIOUS PAGE

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.

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.

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 Transportation 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 Transportation Engineer.

4. All residential suites and all required parking within a project shall be under common ownership and management.

5. Development shall either:

a. 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 or

b. Provide for at least 10 percent of the units in new residential suite developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.

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.

Section 55.45 **Zone TL 6A, 6B**

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

Section 55.45	USE ▪ REGULATIONS ▪	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115): Front	MINIMUMS: REQUIRED YARDS (See Ch. 115): Side	MINIMUMS: REQUIRED YARDS (See Ch. 115): Rear	MINIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Reqd. Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Residential Suites See Spec. Reg. 1.	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	65' above average building elevation. See Gen. Reg. 11.	D	A	See Spec. Reg. 2.	1. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. 2. Parking shall be provided at a rate of one stall per living unit plus one per on-site employee, and modifications to decrease the parking requirement are prohibited. However, if parking is 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. For managed and non-managed developments, parking for visitors shall be provided at a rate of an additional 5% above the parking requirement. 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: a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars. b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum, the TMP shall include the following requirements: 1) Charge for on-site parking, unbundled from the rent, for tenants who have cars. 2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars 3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges. 4) Adequate secured and sheltered bicycle parking to meet anticipated demand. 5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City. 6) At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and detailed report of initial resident parking demand and alternative commute travel. The report format shall be reviewed and approved by the City. 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.

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.

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 Transportation 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 Transportation Engineer.

4. All residential suites and all required parking within a project shall be under common ownership and management.

5. Development shall either:

a. 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 or

b. Provide for at least 10 percent of the units in new residential suite developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.

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.

Section 55.51 **Zone TL 7A, 7B**

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

Section 55.51	USE ▪ REGULATIONS ▪	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115): Front	MINIMUMS: REQUIRED YARDS (See Ch. 115): Side	MINIMUMS: REQUIRED YARDS (See Ch. 115): Rear	MINIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Reqd. Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Residential Suites See Spec. Reg. 1.	D.R., Chapter 142 KZC. See Gen. Reg. 3.	1.5 acres	10'	0'	0'	80%	80' above average building elevation.	See Spec. Reg. 5.	C	See Spec. Reg. 7.	1. This use is permitted only in TL 7A. 2. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. Residential use may be located on the ground floor of a structure only if there is an intervening commercial use with a minimum depth of 20 feet (as measured from the face of the building on NE 124th Street), between this use and NE 124th Street. 3. The ground floor of structures shall be a minimum of 13 feet in height. 4. Site design must accommodate future pedestrian connections to the CKC. 5. Landscaping for this use must comply with KZC 95.42(1). Where an existing residential use exists on the adjacent property, KZC 95.42(2) shall apply. 6. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents. 7. Parking shall be provided at a rate of one stall per living unit plus one per on-site employee, and modifications to decrease the parking requirement are prohibited. However, if parking is managed pursuant to Special Regulation 8, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee. For managed and non-managed developments, parking for visitors shall be provided at a rate of an additional 5% above the parking requirement. 8. 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: a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars. b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum, the TMP shall include the following requirements: 1) Charge for on-site parking, unbundled from the rent, for tenants who have cars. 2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars REGULATIONS CONTINUED FROM PREVIOUS PAGE.

3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges.
4) Adequate secured and sheltered bicycle parking to meet anticipated demand.
5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City.
6) At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and detailed report of initial resident parking demand and alternative commute travel. The report format shall be reviewed and approved by the City.
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.
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.

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 Transportation 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 Transportation Engineer.

9. All residential suites and all required parking within a project shall be under common ownership and management.

10. Development shall either:

a. 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 or

b. Provide for at least 10 percent of the units in new residential suite developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.

11. 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.

Section 55.57 **Zone TL 8**

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

Section 55.57	USE ▪ REGULATIONS ▪	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115): Front	MINIMUMS: REQUIRED YARDS (See Ch. 115): Side	MINIMUMS: REQUIRED YARDS (See Ch. 115): Rear	MINIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Reqd. Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Residential Suites See Gen. Reg. 2.	D.R., Chapter 142 KZC. See Gen. Reg. 8.	None	10'	5' each side. See Spec. Reg. 1.	10' See spec. Reg.2.	70%	80' above average building elevation.	D	A	See Spec. Reg. 3.	1. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet. 2. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.1. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or pro- posed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. 3. Parking shall be provided at a rate of one stall per living unit plus one per on-site employee, and modifications to decrease the parking requirement are prohibited. However, if parking is managed pursuant to Special Regulation 4, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee. For managed and non-managed developments, parking for visitors shall be provided at a rate of an additional 5% above the parking requirement. 4. 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: a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars. b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum, the TMP shall include the following requirements: 1) Charge for on-site parking, unbundled from the rent, for tenants who have cars. 2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars 3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges. 4) Adequate secured and sheltered bicycle parking to meet anticipated demand. 5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City. 6) At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and

detailed report of initial resident parking demand and alternative commute travel. The report format shall be reviewed and approved by the City.

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.

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.

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 Transportation 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 Transportation Engineer.

5. All residential suites and all required parking within a project shall be under common ownership and management.

6. Development shall either:

a. 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 or

b. Provide for at least 10 percent of the units in new residential suite developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.

7. 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.

55.65 User Guide. The charts in KZC 55.69 contain the basic zoning regulations that apply in the TL 10A zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 55.67

Zone
TL 10A

Section 55.67 – 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. Vehicular access to NE 124th Street should be limited and consolidated where possible. Properties with frontage on 113th Avenue NE must be accessed via 113th Avenue NE rather than NE 124th Street.

4. Development must retain and maintain the existing hill form and vegetation along the eastern boundary of the zone, north of 115th Avenue NE.

5~~. Any development activities requiring Design Review approval pursuant to KZC 142.15 shall be reviewed administratively (ADR), pursuant to KZC 142.25. Where gross floor area of an existing building is expanded by less than 10 percent, no design review is required.~~

5~~6~~. A 50-foot-wide sight-obscuring landscaped buffer must be provided adjacent to any residential zone, except the TL 11 zone to the west.

6~~7~~. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.

7~~8~~. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

Section 55.69 Zone TL 10A **USE ZONE CHART**

Section 55.69	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.010	Wholesale trade, Wholesale printing or publishing, Manufacturing of electrical equipment, Manufacturing of scientific or photographic equipment, Packaging of prepared materials, Manufacturing of textile or leather products from pre-prepared material, Manufacturing of paper products from pre-prepared material, or manufacturing of plastic products from pre-prepared material	D.R., Chapter 142 KZC. ~~See Gen. Reg. 5~~.	None	10'	5' but 2 side yards must equal at least 15'	10'	80%	See Spec. Reg. 3.	C	C	1 per each 1,000 sq. ft. of gross floor area.	1. Outdoor storage is prohibited. 2. The discharge of any substance that creates any impact detrimental to the environment or adjacent residents is not permitted. 3. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation. 4. Ancillary warehouse space associated with a listed permitted use is allowed.

Section 55.69 Zone TL 10A

USE ZONE CHART

Section 55.69	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.020	Office Use High Technology	D.R., Chapter 142 KZC. ~~See Gen. Reg. 5.~~	None	10'	5' but 2 side yards must equal at least 15'	10'	80%	See Spec. Reg. 2.	C See Spec. Reg. 3.	D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per each 300 sq. ft. of gross floor area. If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	1. 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. 2. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation. 3. Outdoor storage is prohibited. 4. The following regulations apply only to veterinary offices: a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. b. Outdoor runs and other outdoor facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.
.030	Restaurant or Tavern See Spec. Reg. 1.				0'	0'		55' above average building elevation.	C	E	1 per 100 sq. ft. of gross floor area.	1. Where this use is located on a parcel without frontage on NE 124th Street: a. Gross floor area for the use may not exceed 4,000 square feet. b. Drive-in and drive-through facilities are not permitted. 2. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls. b. 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.

Section 55.69	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.040	Any Retail Establishment other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services. See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC. ~~See Gen. Reg. 5.~~	None	10'	0'	0'	80%	55' above average building elevation.	C	E	1 per each 300 sq. ft. of gross floor area.	1. This use is only allowed on parcels with frontage on NE 124th Street. 2. The following uses and activities are prohibited: a. The sale, service, and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers are not permitted; provided, that motorcycle sales, service, or rental is permitted if conducted indoors. b. Retail establishments providing storage services unless accessory to another permitted use. c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses. d. Outdoor storage of bulk commodities unless the square footage of the storage area is less than 10 percent of the retail structure. 3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are subordinate to and 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.
.050	Hotel or Motel										1 per each room. See also Spec. Reg. 3.	1. This use is only allowed on parcels with frontage on NE 124th Street. 2. May include ancillary meeting and convention facilities. 3. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.
.060	Convalescent Center or Nursing Home							See Spec. Reg. 2.		A	1 per bed.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation.

Section 55.69 Zone TL 10A **USE ZONE CHART**

Section 55.69	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.070	School, Day-Care Center, Mini-School or Mini-Day-Care Center	D.R., Chapter 142 KZC. ~~See Gen. Reg. 5.~~	None	10'	0'	0'	80%	See Spec. Reg. 5.	D	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. 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 any nearby residential uses. 3. May include accessory living facilities for staff persons. 4. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 5. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation.
.080	Church				5' but 2 side yards must equal at least 15'.	10'		See Spec. Reg. 2.	C		1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to the use. 2. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation.
.090	Public Utility							See Spec. Reg. 3.	A		See KZC 105.25.	1. Outdoor uses are not permitted. 2. 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. 3. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation.
.100	Government Facility or Community Facility								C See Spec. Reg. 2.			

55.71 User Guide. The charts in KZC 55.75 contain the basic zoning regulations that apply in the TL 10B zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 55.73

Zone TL 10B

Section 55.73 – 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. New development on properties across which the planned extension of 118th Avenue NE to NE 116th Street is located, as shown on Plate 34C, Chapter 180 KZC, shall contribute to the creation of the street as follows:
   a. With all new development, the portions of this street crossing the subject property shall be dedicated as public right-of-way consistent with Plate 34C; and
   b. The street shall be improved as determined by the Public Works Director.

   Minor deviations in the location and width of the street may be approved by the Public Works Director if the deviations will not negatively affect the functioning of the street.

4. Vehicular access to NE 116th is permitted only via 118th Avenue NE, or if the subject property does not have access to 118th Avenue NE. (Does not apply to Public Park use.)

~~5. Any development activities requiring Design Review approval pursuant to KZC 142.15 shall be reviewed administratively (ADR), pursuant to KZC 142.25. Where gross floor area of an existing building is expanded by less than 10 percent, no Design Review is required.~~

5~~6~~. Development must be designed to retain the existing hill along NE 116th Street and retain, at a minimum, 25 percent of the viable significant trees. The City may require greater than 25 percent depending on the location and clustering of trees. (Does not apply to Public Park use.)

6~~7~~. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

7~~8~~. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24.

Section 55.75 Zone TL 10B **USE ZONE CHART**

Section 55.75	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.010	Attached or Stacked Dwelling Units See Spec. Reg. 1.		D.R., Chapter 142 KZC. ~~See Gen. Reg. 5.~~	None	10'	5' but 2 side yards must equal at least 15'. See Spec. Reg. 4.	10' See Spec. Reg. 5.	70%	65' above average building elevation.	D	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. This use is permitted only on parcels located west of the 118th Avenue NE right-of-way alignment (see Housing Incentive Area 5, Plate 37, Chapter 180 KZC). 2. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 4. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet. 5. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

Section 55.75 Zone TL 10B **USE ZONE CHART**

Section 55.75	USE ? REGULATIONS ?:	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.020	Manufacturing See Spec. Reg. 1.	D.R., Chapter 142 KZC. ~~See Gen. Reg. 5.~~	None	20'	0'	0'	70%	35' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. The following manufacturing uses are permitted: a. Food, drugs, stone, clay, glass, china, ceramic products, electrical equipment, scientific or photographic equipment; b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; d. Packaging of prepared materials; e. Textile, leather, wood, paper and plastic products from pre-prepared material; and f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. 2. Outdoor fabrication is not permitted. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway. 3. May include as part of this use accessory retail sales, office or service occupying not more than 20 percent (50 percent for manufacturing uses on properties located within 150 feet of the Cross Kirkland Corridor) of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 4. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. 5. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. 6. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage. 7. Breweries, wineries and distilleries may include tasting rooms, accessory retail sales, or office utilizing not more than 20 percent of the gross floor area (no limit for properties located within 150 feet of the Cross Kirkland Corridor).
.025	Breweries, Wineries, and Distilleries										1 per each 1,000 sq. ft. of gross floor area.Tasting rooms 1 per each 100 sq. ft. of gross floor area.	
.030	Warehouse Storage Services										1 per each 1,000 sq. ft. of gross floor area.	

(Revised 4/16)

Section 55.75 Zone TL 10B

USE ZONE CHART

Section 55.75	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.040	Wholesale Trade	D.R., Chapter 142 KZC. ~~See Gen. Reg. 5.~~	None	20'	0'	0'	70%	35' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. Outdoor fabrication is not permitted. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway. 2. May include as part of this use, accessory retail sales, office or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 3. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. 4. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. 5. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage.
.050	Industrial Laundry Facility											
.060	Wholesale Printing or Publishing											
.070	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control								B			
.080	Office Use							55' above average building elevation.	C	D	If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. The following regulations apply only to veterinary offices: a. Outdoor runs or other outdoor facilities for the animals must comply with Landscape Category A. b. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. 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.
.085	Restaurant or Tavern (see Spec. Regs. 1 and 2).									E	1 per each 100 sq. ft. of gross floor area.	1. This use is only permitted on properties within 150 feet of the Cross Kirkland Corridor. 2. No drive-through or drive-in facilities are permitted.

Section 55.75 Zone TL 10B **USE ZONE CHART**

Section 55.75	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.090	High Technology	D.R., Chapter 142 KZC. ~~See Gen. Reg. 5~~.	None	10'	0'	0'	70%	55' above average building elevation.	C See Spec. Reg. 3.	D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	1. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. 2. Refer to KZC 115.105 for provisions regarding outside use, activity and storage. 3. Any outdoor storage area shall be buffered according to Landscape Category A.
.095	Vehicle or Boat Repair, Services, Washing or Rental See Spec. Reg. 1.									E	See KZC 105.25.	1. This use is permitted on parcels abutting NE 118th Street, east of 118th Avenue NE. 2. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations. 3. 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.
.100	Mini-Day-Care See Spec. Reg. 5.								D	B		1. A six-foot-high fence is required along the property lines adjacent to the outside play area. 2. Hours of operation may be limited 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. 6. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; and b. The use is integrated into the design of the building.

Section 55.75 Zone TL 10B

USE ZONE CHART

Section 55.75	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.110	Church	D.R., Chapter 142 KZC. ~~See Gen. Reg. 5.~~	None	10'	0'	0'	70%	55' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Special Regulation 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to the use.
.120	A Retail Establishment providing storage services See Spec. Reg. 3.								A	E	See KZC 105.25.	1. May include accessory living facilities for staff persons. 2. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway. 3. This use is not permitted on properties: a. West of the 118th Avenue NE right-of-way alignment and its future extension to NE 116th Street. b. Within 150 feet of the Cross Kirkland Corridor/Eastside Rail Corridor.
.130	Public Utility									B		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.
.140	Government Facility or Community Facility								C See Spec. Reg. 1			
.150	Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review proposals.										
.160	School or Day-Care Center	D.R., Chapter 142 KZC. ~~See Gen. Reg. 5.~~	None	10'	0'	0'	70%	55' above average building elevation.	C	B	See KZC 105.25.	1. A six-foot-high fence along the side and rear property lines is required only along the property lines adjacent to the outside play areas. 2. Hours of operation and maximum number of attendees at one time 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 area 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 any nearby residential uses. 5. Electrical signs shall not be permitted. 6. May include accessory living facilities for staff persons.

Section 55.75 Zone TL 10B **USE ZONE CHART**

Section 55.75	USE ? REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.170	Entertainment, Cultural and/or Recreational Facility	D.R., Chapter 142 KZC. ~~See Gen. Reg. 5.~~	None	10'	0'	0'	70%	55' above average building elevation.	C See Spec. Reg. 4.	B	See KZC 105.25.	1. The use shall be conducted within a wholly enclosed building, unless the parcel abuts the Cross Kirkland Corridor (CKC). Outdoor activities may be located only between the CKC and the building. 2. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. 3. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. 4. 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.

55.77 User Guide. The charts in KZC 55.81 contain the basic zoning regulations that apply in the TL 10C zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 55.79

Zone
TL 10C

Section 55.79 – 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 provision of this code may apply to the subject property.
2. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.
3. When a permitted use is included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.
4. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 152 KZC for requirements.
5. ~~The review process for development in this zone is as follows:~~
   a. ~~Where property does not abut a public right-of-way, including the Cross Kirkland Corridor, any structures up to 30 feet in height which require Design Review approval pursuant to KZC 142.15 shall be reviewed administratively (ADR), pursuant to KZC 142.25. Where gross floor area of an existing building is expanded by less than 10 percent, no design review is required.~~
   b. ~~Otherwise, as set forth in Chapter 142 KZC.~~

Section 55.81 Zone TL 10C **USE ZONE CHART**

Section 55.81	USE ? REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.010	Attached or Stacked Dwelling Units See Spec. Reg. 1.	D.R., Chapter 142 KZC. ~~See Gen. Reg. 5.~~	None	10'	5' but 2 side yards must equal at least 15'. See Spec. Reg. 5.	10' See Spec. Reg. 6.	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, up to 65' above average building elevation. See Spec. Reg. 3.	D	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. This use is permitted only in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC). 2. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 3. No portion of a structure may exceed the following heights above the elevation of NE 116th Street, as measured at the midpoint of the frontage of the subject property on NE 116th Street: a. Within 20 feet of NE 116th Street, 35 feet. b. Within 30 feet of NE 116th Street, 45 feet. c. Within 40 feet of NE 116th Street, 65 feet. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 5. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet. 6. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

Section 55.81 Zone TL 10C USE ZONE CHART

Section 55.81	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.020	Warehouse Storage Service	D.R., Chapter 142 KZC. ~~See Gen. Reg. 5.~~	None	20'	5' but 2 side yards must equal at least 15'	10'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, up to 35' above average building elevation.	D	C	1 per each 1,000 sq. ft. of gross floor area.	1. May include, as part of this use, accessory retail sales, office or service occupying no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 2. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage.
.030	Wholesale Trade											
.040	Industrial Laundry Facility											
.050	Wholesale Printing or Publishing											
.060	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control				0'	0'		Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	B	E		1. May include, as part of this use, accessory retail sales, office or service occupying no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 2. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A. 3. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage.

Section 55.81 Zone TL 10C **USE ZONE CHART**

Section 55.81	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.070	A Retail Establishment providing banking and related financial services	D.R., Chapter 142 KZC. ~~See Gen. Reg. 5.~~	None	10'	0'	0'	80%	Same as primary use.	C	E	1 per each 300 sq. ft. of gross floor area.	1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. It will not be located in a separate structure from the primary use; c. It will not exceed 50 percent of the ground floor area of the building; d. The use is integrated into the design of the building; and e. There is no vehicle drive-in or drive-through.
.080	Office Use							Where adjoining a low density zone, then 30' above average building elevation. Otherwise, 45' above average building elevation. See also Spec. Reg. 2.	C See also Spec. Reg. 1(a).	D	If medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. The following regulations apply only to veterinary offices: a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. b. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. 2. No portion of a structure may exceed the following heights above the elevation of NE 116th Street, as measured at the midpoint of the frontage of the subject property on NE 116th Street: a. Within 20 feet of NE 116th Street, 35 feet. b. Within 30 feet of NE 116th Street, 45 feet. c. Within 40 feet of NE 116th Street, 55 feet.
.090	High Technology								A		If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	1. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. 2. No portion of a structure may exceed the following heights above the elevation of NE 116th Street, as measured at the midpoint of the frontage of the subject property on NE 116th Street: a. Within 20 feet of NE 116th Street, 35 feet. b. Within 30 feet of NE 116th Street, 45 feet. c. Within 40 feet of NE 116th Street, 55 feet. 3. May include, as part of this use, accessory retail sales or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 4. Refer to KZC 115.105 for provisions regarding outside use, activity and storage.

Section 55.81 — Zone TL 10C — USE ZONE CHART

Section 55.81	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.100	School, Day-Care Center, Mini-School or Mini-Day-Care Center See Spec. Reg. 1.		D.R., Chapter 142 KZC. ~~See Gen. Reg. 5.~~	None	10'	0'	0'	80%	Same as primary use.	D	B	See KZC 105.25.	1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building. 2. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 3. Hours of operation may be limited to reduce impacts on nearby residential uses. 4. An on-site passenger loading area may 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 any nearby residential uses. 5. May include accessory living facilities for staff persons.
.110	Public Utility								Where adjoining a low density zone, then 30' above average building elevation. Otherwise, 45' above average building elevation. See also Spec. Reg. 2.	C See Spec. Reg. 1.			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. No portion of a structure may exceed the following heights above the elevation of NE 116th Street, as measured at the midpoint of the frontage of the subject property on NE 116th Street: a. Within 20 feet of NE 116th Street, 35 feet. b. Within 30 feet of NE 116th Street, 45 feet. c. Within 40 feet of NE 116th Street, 55 feet.
.120	Government Facility Community Facility												
.130	Vehicle or Boat Sales, Repair, Services, Washing or Rental See Spec. Reg. 1.									A	E		1. Vehicle or boat sales or rental uses are only permitted if the property abuts NE 116th Street. 2. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.
.140	Restaurant or Tavern See Spec. Reg. 1.								Same as primary use.	C		1 per each 100 sq. ft. of gross floor area.	1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. It is not located in a separate structure from the primary use; c. The use is integrated into the design of the building; d. There is no vehicle drive-in or drive-through.
.150	Public Park		Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.										

Section 55.81 Zone TL 10C **USE ZONE CHART**

Section 55.81	USE ?	REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.160	Entertainment, Cultural and/or Recreational Facility		D.R., Chapter 142 KZC. ~~See Gen. Reg. 5.~~	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A	E	See KZC 105.25.	1. The use shall be conducted within a wholly enclosed building, unless the parcel abuts the Cross Kirkland Corridor (CKC). Outdoor activities may be located only between the CKC and the building. 2. The structure containing the use shall have been in existence on June 1, 2004, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. 3. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.

55.83 User Guide. The charts in KZC 55.87 contain the basic zoning regulations that apply in the TL 10D zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 55.85

Zone
TL 10D

Section 55.85 – 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. When a permitted use is included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.

~~3. The review process for development in this zone is as follows:~~
   ~~a. Where property does not abut a public right-of-way including the Cross Kirkland Corridor, structures up to 30 feet in height which require Design Review approval pursuant to KZC 142.15 shall be reviewed administratively (ADR), pursuant to KZC 142.25. Where gross floor area of an existing building is expanded by less than 10 percent, no design review is required.~~
   ~~b. Otherwise, as set forth in Chapter 142 KZC.~~.

3~~4~~. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24.

Section 55.87 Zone TL 10D **USE ZONE CHART**

Section 55.87	USE ?	REGULATIONS ?.	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.010	Packaging of Prepared Materials Manufacturing See Spec. Regs. 1 and 2.		D.R., Chapter 142 KZC. ~~See Gen. Reg. 3.~~	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. The following manufacturing uses are permitted: a. Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment; b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; d. Packaging of prepared materials; e. Textile, leather, wood, paper and plastic products from pre-prepared material; and f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. 2. May include, as part of this use, accessory retail sales, or service using not more than 20 percent (50 percent for properties located within 150 feet of the Cross Kirkland Corridor) of the gross floor area. The floor area of accessory office use is not limited. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 3. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage. 4. Breweries, wineries, and distilleries may include tasting rooms, accessory retail sales, or office utilizing not more than 20 percent of the gross floor area (no limit for properties located within 150 feet of the Cross Kirkland Corridor).
.015	Breweries, Wineries and Distilleries											1 per each 1,000 sq. ft. of gross floor area. Tasting rooms 1 per each 100 sq. ft. of gross floor area.	

Section 55.87 Zone TL 10D **U S E Z O N E C H A R T**

Section 55.87	USE ? REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.020	Warehouse Storage Service	D.R., Chapter 142 KZC. ~~See Gen. Reg. 3.~~	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. May include, as part of this use, accessory retail sales, or service occupying no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 2. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage.
.030	Wholesale Trade											
.040	Industrial Laundry Facility											
.050	Wholesale Printing or Publishing											
.060	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control								B	E		1. May include, as part of this use, accessory retail sales, office or service occupying no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 2. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A. 3. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage.

Section 55.87 Zone TL 10D **USE ZONE CHART**

Section 55.87	USE ?	REGULATIONS ?.	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.070	A Retail Establishment providing banking and related financial services		D.R., Chapter 142 KZC. ~~See Gen. Reg. 3.~~	None	10'	0'	0'	80%	Same as primary use.	B	E	1 per each 300 sq. ft. of gross floor area.	1. This use is permitted if accessory to a primary use and: a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building; c. It will not be located in a separate structure from the primary use; d. It will not exceed 50 percent of the ground floor area of the building; and e. There is no vehicle drive-in or drive-through.
.080	High Technology								Where adjoining a low density zone, 30' above average building elevation. Otherwise, 80' above average building elevation. See Spec. Reg. 1.	C See Spec. Reg. 5.	D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	1. If this use is located in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC), maximum building height is 65 feet above average building elevation. 2. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. 3. May include as part of this use, accessory retail sales or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 4. Refer to KZC 115.105 for provisions regarding outside use, activity and storage. 5. Any outdoor storage area must be buffered according to Landscape Category A.
.090	Office Use									C See also Spec. Reg. 2(a).		If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. If this use is located in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC), maximum building height is 65 feet above average building elevation. 2. The following regulations apply only to veterinary offices: a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. b. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.

Section 55.87 Zone TL 10D **U S E Z O N E C H A R T**

Section 55.87	USE ? REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.100	Attached or Stacked Dwelling Units See Spec. Reg. 1.	D.R., Chapter 142 KZC. ~~See Gen. Reg. 3.~~	None	10'	5', but 2 side yards must equal at least 15'. See Spec. Reg. 5.	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 65' above average building elevation. See Spec. Reg. 1.	D	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. This use is permitted only in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC). 2. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of a light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents. 3. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 5. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet.
.110	Day-Care Center and Mini-Day-Care Center See Spec. Reg. 1.			10'	0'			Same as primary use.		B	See KZC 105.25.	1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building. 2. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 3. Hours of operation may be limited to reduce impacts on nearby residential uses. 4. An on-site passenger loading area may 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 any nearby residential uses. 5. May include accessory living facilities for staff persons. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.

Section 55.87 Zone TL 10D

USE ZONE CHART

Section 55.87	USE ? REGULATIONS ?.	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.120	Public Utility	D.R., Chapter 142 KZC. ~~See Gen. Reg. 3.~~	None	10'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 80' above average building elevation. See Spec. Reg. 1.	C See Spec. Reg. 2.	B	See KZC 105.25.	1. If this use is located within Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC) maximum building height is 65 feet above average building elevation. 2. 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.
.130	Government Facility Community Facility											
.140	Restaurant or Tavern See Spec. Reg. 1.							Same as primary use.	B	E	1 per each 100 sq. ft. of gross floor area.	1. This use is only permitted as a primary use on properties located within 150 feet of the Cross Kirkland Corridor. On other properties, this use is only permitted if accessory to a primary use, where: a. It will not exceed 20 percent of the gross floor area of the building; b. It is not located in a separate structure from the primary use; c. The use is integrated into the design of the building. 2. No vehicle drive-in or drive-through facilities are permitted.
.150	Entertainment, Cultural and/or Recreational Facility			20'				Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A		See KZC 105.25.	1. The use shall be conducted within a wholly enclosed building, unless the parcel abuts the Cross Kirkland Corridor (CKC). Outdoor activities may be located only between the CKC and the building. 2. The structure containing the use shall have been in existence on June 1, 2004, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. 3. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.
.160	Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.										

55.41 User Guide. The charts in KZC 55.45 contain the basic zoning regulations that apply in the TL 6A and TL 6B 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 55.43

Zone TL 6A, 6B

Section 55.43 – 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. Where feasible, primary access for nonresidential uses within TL 6 shall be from 124th Avenue NE, NE 124th Street, or NE 120th Street.

3. The ground floor of all structures with frontage on a pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space shall be a minimum of 13 feet in height. This requirement does not apply to:
   a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, residential development in TL 6A where over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of the King County median income, public utilities, government facilities or community facilities;
   b. Parking garages;
   c. Additions to existing nonconforming development where the Planning Official determines it is not feasible; or
   d. Parcels located more than 500 feet north of NE 124th Street, east of 116th Avenue NE.

4. Within TL 6B, ground floor spaces in structures with frontage on a public right-of-way, interior access road, major pedestrian sidewalk, through-block pedestrian pathway, internal pathway or pedestrian-oriented space must be designed in a configuration which encourages pedestrian activity and visual interest. This regulation does not apply to parcels located more than 500 feet north of NE 124th Street, east of 116th Avenue NE (see Plate 34G).

5. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
   a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
   b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.

~~6. The review process for development in this zone is as follows:~~
   ~~a. In TL 6A, any development activities requiring design review approval pursuant to KZC 142.15 shall be reviewed administratively (ADR), pursuant to KZC 142.25. Where gross floor area of an existing building is expanded by less than 10 percent, no design review is required.~~
   ~~b. In TL 6B, as set forth in Chapter 142 KZC.~~

6~~7~~. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.

7~~8~~. Some development standards or design regulations may be modified as part of the design review process. See Chapter 92 or 142 KZC for requirements.

(GENERAL REGULATIONS CONTINUED ON NEXT PAGE)

(GENERAL REGULATIONS CONTINUED FROM PREVIOUS PAGE)

~~8~~9. In TL 6B, development must provide a grid of internal access roads (see Plate 34G) pursuant to the following standards:

a. A centralized east-west connection that forms the spine for the site. Such a connection would reduce the need for vehicular circulation on NE 124th Street.

b. Two to three north-south connections from NE 124th Street to the east-west connection noted above. A desirable distance between access roads is between 250 and 300 feet. The maximum allowable distance between access roads shall be 350 feet. These may be public or private streets. Wider separation (up to 500 feet) may be considered where properties dedicate a minimum 30-foot-wide public pedestrian corridor.

c. Suggested cross-sections for each of these roads:

1) Two travel lanes (one lane each way);

2) On-street parallel parking;

3) Eight- to 12-foot-wide sidewalks on each side of the street with street trees placed 30 feet on-center. Sidewalk width may be reduced where planting strips (minimum four feet wide) are maintained between the street and sidewalk.

The above access roads may be private or public.

9~~10~~. The applicant shall install a through-block pathway or other pathways to link streets and/or activities. (See Plate 34G.) Include at least one mid-block east-west pathway connecting uses to 116th Avenue NE and a network of north-south pathways at intervals no greater than 350 feet that link uses to NE 124th Street. Through-block pathways may be integrated with internal access roads and/or provided within separate pedestrian-only corridors. See KZC 105.19 for through-block pathway standards. Additional through-block pathways not shown in the Comprehensive Plan may be required by the City on parcels larger than two acres in order to enhance pedestrian access on large sites.

10~~11~~. No portion of a structure on the subject property within 40 feet of Slater Avenue in TL 6A may exceed 30 feet above the elevation of Slater Avenue as measured at the midpoint of the frontage of the subject property on Slater Avenue.

Section 55.45 Zone TL 6A, 6B USE ZONE CHART

Section 55.45	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: 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										
.010	Vehicle Service Station	D.R., Chapter 142 KZC. ~~See Gen. Reg. 6~~.	22,500 sq. ft.	40'	15' on each side	15'	80%	35' above average building elevation.	A	E	See KZC 105.25.	1. May not be more than two vehicle service stations at any intersection. 2. 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.
				See Spec. Reg. 2.								
.020	A Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair. See Spec. Reg. 3.		None	10'	0'	0'		45' above average building elevation. See Gen. Reg. 1~~01~~.				1. This use is not permitted in the TL 6B zone. 2. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations. 3. Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use.
.030	Restaurant or Tavern								B		1 per each 100 sq. ft. of gross floor area.	1. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls. b. 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.

Section 55.45

Zone 6B

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.45	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.050	Any Retail Establishment, other than those specifically listed in this zone, selling goods or providing services, including banking and related financial services		D.R., Chapter 142 KZC. ~~See Gen. Reg. 6~~.	None	10'	0'	0'	80%	45' above average building elevation. See Gen. Reg. 10~~1~~.	C	E	1 per each 300 sq. ft. of gross floor area.	1. Ancillary assembly and manufacture of 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. 2. Retail establishments providing storage services are not permitted in this zone unless accessory to another permitted use.
.060	Office Use										D	If a medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 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. d. A veterinary office is not permitted in any development containing dwelling units. 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.
.070	Hotel or Motel										E	1 per each room. See also Spec. Reg. 2.	1. May include ancillary meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.
.080	Entertainment, Cultural and/or Recreational Facility											See KZC 105.25.	

Section 55.45	USE ? REGULATIONS ?	Required Review Process	MINIMUMS Lot Size	MINIMUMS REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS Lot Coverage	MAXIMUMS 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										
.090	Private Lodge or Club	D.R., Chapter 142 KZC. ~~See Gen. Reg. 6~~.	None	10'	0'	0'	80%	45' above average building elevation. See Gen. Reg. 10~~1~~.	C	B	1 per each 300 sq. ft. of gross floor area.	
.100	Attached or Stacked Dwelling Units. See Spec. Reg. 1.							65' above average building elevation. See Gen. Reg. 10~~1~~.	D	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. This requirement does not apply to ground floor residential use in TL 6A where over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of King County median income, adjusted for household size. 2. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.110	Wholesale Trade See Spec. Reg. 1. Packaging of Prepared Materials Wholesale Printing or Publishing Industrial Laundry Facility			20'				35' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. This use is only allowed on property in TL 6A. 2. May include, as part of this use, accessory retail sales or service. 3. The building housing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. 4. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.

Section 55.45

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.45	USE ?	REGULATIONS ?	Zone 6B: Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115): Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: 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)
.120	Church		D.R., Chapter 142 KZC. ~~See Gen. Reg. 6~~.	None	10'	5' on each side	10'	80%	45' above average building elevation. See Gen. Reg. 101.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See also Spec. 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.
.130	School, Day-Care Center, Mini-School or Mini-Day-Care Center					0'	0'			D		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. May include accessory living facilities for staff persons. 5. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.

Section 55.45	USE ? REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.140	Assisted Living Facility Convalescent Center Nursing Home	D.R., Chapter 142 KZC. ~~See Gen. Reg. 6.~~	None	10'	0'	0'	80%	45' above average building elevation. See Gen. Reg. 10~~1~~.	D	A	Assisted Living: 1.7 per independent unit. 1 per assisted living unit. Convalescent Center or Nursing Home: 1 per bed.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.150	Public Utility								A	B	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.
.160	Government Facility Community Facility								C See Spec. Reg. 1.			
.170	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

HEIGHT CALCULATION

Insert the following text: Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five (5) feet.

Chapter 55 – TOTEM LAKE (TL) ZONES

55.05 User Guide. The charts in KZC 55.09 contain the basic zoning regulations that apply e left hand column entitled Use. Once you locate the use in which you are interested, read

Section 55.07

Zone TL 1A

Section 55.07 – GENERAL REGULATIONS

1. Refer to Chapter 1 KZC to determine what other provision of the code may apply to the subject property.

2. All ground floor uses shall be a minimum of 13 feet in height. This regulation does not apply to parking garages or property with no frontage on NE 128th Street.

3. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
   a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
   b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.

4. The minimum required front yard is 10 feet, unless otherwise prescribed in the use zone chart. Ground floor canopies and similar entry features may encroach into the front yard, provided the total horizontal dimension of such elements may not exceed 25 percent of the length of the structure. No parking, other than underground parking, may encroach into the required 10-foot front yard.

5. The ability to accommodate new development in the TL 1A zone is dependent upon the construction of two new streets: 119th Avenue NE, between NE 128th Street and NE 130th Place, and NE 130th Place, between 120th Avenue NE and Totem Lake Boulevard NE, as shown on Plate 34A. Consistent with and to the extent authorized by applicable statutes and court decisions, new development on properties across which these streets in whole or in part extend shall contribute to the creation of the streets as follows:
   a. With all new development, the portions of these streets crossing the subject property shall be dedicated as public right-of-way consistent with Plate 34A; and
   b. With all new development exceeding 30 feet in height, the streets shall be improved consistent with Plate 34A.

   Minor deviations in the location and width of the streets may be approved by the Public Works Director if the deviations will not negatively affect the functioning of the streets.

6. Properties located between TL 2 and NE 128th Street may be required to provide a pedestrian connection between TL 2 and NE 128th Street.

7. On the parcel located at the southeast corner of this zone (Tax Parcel No. 6928400025), building height may not exceed 30 feet above average building elevation unless:
   a. Vehicular access is consolidated with a driveway on property to the south, west or north of the subject parcel; or
   b. Alternative access to the subject parcel is provided at a location approved by the Public Works Department; or
   c. Vehicular trip generation onto 120th Ave. NE does not exceed 2015 levels.

Section 55.09 Zone TL 1A **USE ZONE CHART**

Section 55.09	USE ? REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.010	Office Use	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 3.	30' to 160' above average building elevation. See Gen. Reg. 2 and ~~See~~ Spec. Reg. 2.	B	D	See Chapter 105 KZC	1. The minimum floor area ratio (F.A.R.) for development on the subject property is 1.0, or 100 percent of lot size. 2. Building height may be increased as follows: a. Building height may exceed 30 feet above average building elevation if one of the following public improvements is provided: 1) Dedication and improvement of new streets pursuant to General Regulation 5; or 2) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains. b. Building height may be increased up to 160 feet above average building elevation; provided, that: 1) Development on the subject property complies with 4(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 3. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.09 Zone TL 1A **USE ZONE CHART**

Section 55.09	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.040	Attached or Stacked Dwelling Units or Residential Suites	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 4.	30' to 160' above average building elevation. See Gen. Reg. 2 and ~~See~~ Spec. Reg. 3.	C	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Residential development must provide a minimum density of 50 dwelling units per gross acre. 3. Building height may be increased as follows: a. Building height may exceed 30 feet above average building elevation, if: 1) One of the following public improvements is provided: a) Dedication and improvement of new streets pursuant to General Regulation 5; or b) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: 1) Development on the subject property complies with 5(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.09	USE ? REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.040	Attached or Stacked Dwelling Units or Residential Suites (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 4. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property, and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. 5. Residential suites development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified. 6. Developments containing residential suites use shall provide common living area available to all residential suite residents. Common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, storage, stairwells, mailrooms, and hallways shall not be counted as common living area. The minimum amount of common living area for each project shall be 250 square feet plus an additional 20 square feet per living unit.
.050	Church	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' average building elevation. See See Gen. Reg. 2 and Spec. Reg. 3.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. 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. 3. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.
.060	School, Day-Care Center or Mini School or Mini-Day-Care	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' above average building elevation. See See Gen. Reg. 2 and Spec. Reg. 4.	D	B	See KZC 105.25. See Spec. Reg. 3.	1. A six-foot-high fence is required along property lines adjacent to outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 4. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.

Section 55.09 Zone TL 1A **USE ZONE CHART**

Section 55.09	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.070	Assisted Living Facility	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 3.	30' to 160' above average building elevation. See Gen. Reg. 2 and Spec. Reg. 2.	B	A	See KZC 105.25.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Building height may be increased as follows: a. Building height may exceed 30 feet above average building elevation, if: 1) One of the following public improvements is provided: a) Dedication and improvement of new streets pursuant to General Regulation 5; or b) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: 1) Development on the subject property complies with 4(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.09 Zone TL 1A **USE ZONE CHART**

Section 55.09	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.080	Convalescent Center or Nursing Home	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 2.	30' to 160' above average building elevation. See Gen. Reg. 2 and Spec. Reg. 1.	C	B	1 for each bed.	1. Building height may be increased as follows: a. Building height may exceed 30 feet above average building elevation, if one of the following public improvements is provided: 1) Dedication and improvement of new streets pursuant to General Regulation 5; or 2) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: 1) Development of the subject property complies with 3(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 2. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property, and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.

Section 55.09 Zone TL 1A

USE ZONE CHART

Section 55.09	USE ? REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.090	Public Utility	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' above average building elevation. See Gen. Reg. 2 and Spec. Reg. 1.	A	B	See KZC 105.25.	1. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.
.100	Government Facility or Community Facility								C See Spec. Reg. 2.			1. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies. 2. Landscape category A or B may be required depending on the type of use on the subject property and the impacts associated with this use.
.110	Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.										

55.29 User Guide. The charts in KZC 55.33 contain the zones of the City. Use these charts by reading down the left hand column entitled Use. find the regulations that apply to that use.

Insert the following text: Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five (5) feet.

Section 55.31

Zone
TL 4A, 4B, 4C

Section 55.31 – GENERAL REGUL

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine that other provision of this code may apply to the subject property.

2. The ground floor of all structures with frontage on a pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space, shall be a minimum of 13 feet in height. This requirement does not apply to:
   a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, public utilities, government facilities or community facilities;
   b. Parking garages; or
   c. Additions to existing nonconforming development where the Planning Official determines it is not feasible.

3. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
   a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
   b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.

4. Ground floor spaces in structures with frontage on a public right-of-way, interior access road, major pedestrian sidewalk, through-block pedestrian pathway, internal pathway or pedestrian-oriented space must be designed in a configuration which encourages pedestrian activity and visual interest (see also Chapter 105 KZC).

5. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.

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

7. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24.

Section 55.33 Zone TL 4A, 4B, 4C **USE ZONE CHART**

Section 55.33	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.010	Vehicle Service Station	D.R., Chapter 142 KZC	22,500 sq. ft.	40'	15' on each side	15'	80%	30' average building elevation.	A	E	See KZC 105.25.	1. May not be more than two vehicle service stations at any intersection. 2. 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.
				See Spec. Reg. 2.								
.030	A Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair. See Spec. Reg. 2.		None	10'	0'	0'		65' above average building elevation. See Gen. Reg. 2.				1. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations. 2. Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use.
.040	Restaurant or Tavern								C		1 per each 100 sq. ft. of gross floor area.	1. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls. b. 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. c. Access for drive-through facilities shall not be located between the building and the Cross Kirkland Corridor.
.050	Any Retail Establishment, other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services										1 per each 300 sq. ft. of gross floor area.	1. Ancillary assembly and manufacture of 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. 2. Retail establishments providing storage services are not permitted in this zone unless accessory to another permitted use.

Section 55.33 Zone TL 4A, 4B, 4C

USE ZONE CHART

Section 55.33	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.060	Office Use		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	65' above average building elevation. See Gen. Reg. 2.	C	D	If a medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 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. d. A veterinary office is not permitted in any development containing dwelling units. 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.
.070	Hotel or Motel										E	1 per each room. See also Spec. Reg. 2.	1. May include ancillary meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.
.080	Entertainment, Cultural and/or Recreational Facility											See KZC 105.25.	
.090	Private Lodge or Club										B	1 per each 300 sq. ft. of gross floor area.	

Section 55.33 Zone TL 4A, 4B, 4C **USE ZONE CHART**

Section 55.33	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.100	Attached or Stacked Dwelling Units See Spec. Reg. 1.	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	65' above average building elevation. See See Gen. Reg. 2.Spec. Reg. 5.	D	E	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 4. The equivalent of the additional gross floor area constructed above 35 feet over ABE must be dedicated to residential use. Residential use may be located anywhere in the building above the ground floor. 5. 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.
.110	Church							65' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See also Spec. 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.

Insert the following text: Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five (5) feet.

(GENERAL REGULATIONS

4. Building and/or landscaping features that highlight the entryway opment of the parcel located at the southeast corner of TL 5. The features pter 92 KZC, Design Regulations.

5. The ground floor of all structures on the subject property with ontage on a pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space shall be a minimum of 13 feet in height. This requirement does not apply to:
   a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, public utilities, government facilities or community facilities.
   b. Parking garages.
   c. Additions to existing nonconforming development where the Planning Official determines it is not feasible.

6. Ground floor spaces in structures with frontage on a public right-of-way, interior access road, major pedestrian sidewalk, through-block pedestrian pathway, internal pathway or pedestrian-oriented space must be designed in a configuration which encourages pedestrian activity and visual interest.

7. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.

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

9. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24.

Section 55.39 Zone TL 5 USE ZONE CHART

Section 55.39	USE ? REGULATIONS ?	Required Review Process	MINIMUMS Lot Size	MINIMUMS REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS Lot Coverage	MAXIMUMS 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										
.020	Vehicle Service Station	D.R., Chapter 142 KZC.	22,500 sq. ft.	40'	15' on each side	15'	80%	35' above average building elevation. See Gen. Reg. 5.	A	E	See KZC 105.25.	1. May not be more than two vehicle service stations at any intersection. 2. 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.
				See Spec. Reg. 2.								
.030	A Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair. See Spec. Reg. 1.		None	10'	0'	0'						1. Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use. 2. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.
.040	Restaurant or Tavern								C		1 per each 100 sq. ft. of gross floor area.	1. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls. b. 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.

Section 55.39	USE ? REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.060	Any Retail Establishment other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services	D.R., Chapter 142 KZC.	None	10'	0'	0'	80%	35' above average building elevation. See Gen. Reg. 5.	C	E	1 per each 300 sq. ft. of gross floor area.	1. Ancillary assembly and manufacture of 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. 2. Retail establishments providing storage services are not permitted in this zone unless accessory to another permitted use.
.070	Office Use									D	If a medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 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.
.080	Hotel or Motel									E	1 per each room. See also Spec. Reg. 2.	1. May include ancillary meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.
.090	Entertainment, Cultural and/or Recreational Facility										See KZC 105.25.	
.100	Private Lodge or Club									B	1 per each 300 sq. ft. of gross floor area.	

Section 55.39 Zone TL 5 **USE ZONE CHART**

Section 55.39	USE ? REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.110	Attached or Stacked Dwelling Unit See Spec. Reg. 1.	D.R., Chapter 142 KZC.	None	10'	0'	0'	80%	35' above average building elevation. See Gen. Reg. 5.	D	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. Development must include commercial use with gross floor area on the ground floor equal to or greater than 20 percent of the parcel size of the subject property. Minor reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. 2. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 3. At least two stories of the building must be dedicated to residential use. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.120	Church								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.

55.41 User Guide. The charts in KZC 55.45 contain the basic zoning regulations that apply in the TL 6A and TL 6B 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.

Insert the following text: Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five (5) feet

Section 55.43

Zone TL 6A, 6B

Section 55.43 – GENERAL REGULATIONS

The following regulations apply to all uses in thi

1. Refer to Chapter 1 KZC to determine wh
2. Where feasible, primary access for n esidential uses within TL 6 shall be from 124th Avenue NE, NE 124th Street, or NE 120th Street.
3. The ground floor of all structures w frontage on a pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space shall be a minimum of 13 feet in height. This requirement does not apply to:
   a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, residential development in TL 6A where over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of the King County median income, public utilities, government facilities or community facilities;
   b. Parking garages;
   c. Additions to existing nonconforming development where the Planning Official determines it is not feasible; or
   d. Parcels located more than 500 feet north of NE 124th Street, east of 116th Avenue NE.
4. Within TL 6B, ground floor spaces in structures with frontage on a public right-of-way, interior access road, major pedestrian sidewalk, through-block pedestrian pathway, internal pathway or pedestrian-oriented space must be designed in a configuration which encourages pedestrian activity and visual interest. This regulation does not apply to parcels located more than 500 feet north of NE 124th Street, east of 116th Avenue NE (see Plate 34G).
5. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
   a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
   b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.
6. The review process for development in this zone is as follows:
   a. In TL 6A, any development activities requiring design review approval pursuant to KZC 142.15 shall be reviewed administratively (ADR), pursuant to KZC 142.25. Where gross floor area of an existing building is expanded by less than 10 percent, no design review is required.
   b. In TL 6B, as set forth in Chapter 142 KZC.
7. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.
8. Some development standards or design regulations may be modified as part of the design review process. See Chapter 92 or 142 KZC for requirements.

(GENERAL REGULATIONS CONTINUED ON NEXT PAGE)

Section 55.45 Zone TL 6A, 6B USE ZONE CHART

Section 55.45	USE ?	REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.010	Vehicle Service Station		D.R., Chapter 142 KZC. See Gen. Reg. 6.	22,500 sq. ft.	40'	15' on each side	15'	80%	35' above average building elevation.	A	E	See KZC 105.25.	1. May not be more than two vehicle service stations at any intersection. 2. 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.
					See Spec. Reg. 2.								
.020	A Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair. See Spec. Reg. 3.			None	10'	0'	0'		45' above average building elevation. See See Gen. Reg. 3 and Gen. Reg. 11.				1. This use is not permitted in the TL 6B zone. 2. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations. 3. Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use.
.030	Restaurant or Tavern									B		1 per each 100 sq. ft. of gross floor area.	1. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls. b. 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.

Section 55.45

Zone 6B

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.45	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.050	Any Retail Establishment, other than those specifically listed in this zone, selling goods or providing services, including banking and related financial services		D.R., Chapter 142 KZC. See Gen. Reg. 6.	None	10'	0'	0'	80%	45' above average building elevation. See See Gen. Reg. 3 and Gen. Reg. 11.	C	E	1 per each 300 sq. ft. of gross floor area.	1. Ancillary assembly and manufacture of 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. 2. Retail establishments providing storage services are not permitted in this zone unless accessory to another permitted use.
.060	Office Use										D	If a medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 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. d. A veterinary office is not permitted in any development containing dwelling units. 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.
.070	Hotel or Motel										E	1 per each room. See also Spec. Reg. 2.	1. May include ancillary meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.
.080	Entertainment, Cultural and/or Recreational Facility											See KZC 105.25.	

Section 55.45	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.090	Private Lodge or Club	D.R., Chapter 142 KZC. See Gen. Reg. 6.	None	10'	0'	0'	80%	45' above average building elevation. See Gen. Reg. 11.	C	B	1 per each 300 sq. ft. of gross floor area.	
.100	Attached or Stacked Dwelling Units. See Spec. Reg. 1.							65' above average building elevation. See See Gen. Reg. 3 and Gen. Reg. 11.	D	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. This requirement does not apply to ground floor residential use in TL 6A where over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of King County median income, adjusted for household size. 2. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.110	Wholesale Trade See Spec. Reg. 1. Packaging of Prepared Materials Wholesale Printing or Publishing Industrial Laundry Facility			20'				35' above average building elevation. See Gen. Reg. 3.	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. This use is only allowed on property in TL 6A. 2. May include, as part of this use, accessory retail sales or service. 3. The building housing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. 4. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.

Section 55.51 Zone TL 7A, 7B

USE ZONE CHART

Section 55.51	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.005	Mixed Use Development Containing Attached or Stacked Dwelling Units	D.R., Chapter 142 KZC. See Gen. Reg. 3.	1.5 acres	10'	0'	0'	80%	80' above average building elevation. See Spec. Reg. 3.	See Spec. Reg. 5.	C	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. This use is p 2. Developmen with gross flo of the subjec approved by that meeting tion of existin space is cont tation. Reside structure only imum depth o on NE 124th Street), between this use and NE 124th Street. 3. The ground floor of structures shall be a minimum of 13 feet in height. 4. Site design must accommodate future pedestrian connections to the CKC. 5. Landscaping for this use must comply with KZC 95.42(1). Where an existing residential use exists on the adjacent property, KZC 95.42(2) shall apply. 6. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 7. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents.

Insert the following text: Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five (5) feet.

55.53 User Guide. The charts in KZC 55.57 contain the basic zoning regulations that apply in the TL 8 zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 55.55

Zone TL 8

Section 55.55 – GENERAL REGULATIONS

The following regulations apply to all u

Insert the following text: Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five (5) feet.

1. Refer to Chapter 1 KZC to determ erty.
2. Ground floor uses on the two west t contain retail, restaurants, and/or taverns.
3. The ground floor of all structures w frontage on a pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space shall be a minimum of 13 feet in height. This requirement does not apply to:
   a. The following uses: Vehicle Service Stations, Private Lodges or Clubs, Stacked Dwelling Units, Churches, Schools, Day-Care Centers, Mini-Schools or Mini-Day-Care Centers, Assisted Living Facilities, Convalescent Centers or Nursing Homes, Public Utilities, Government Facilities or Community Facilities;
   b. Parking garage; or
   c. Additions to existing nonconforming development where the Planning Official determines it is not feasible.
4. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
   a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
   b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.
5. Shared access points must be used to the maximum extent possible. Curb cuts must be limited to minimize traffic congestion (does not apply to Public Utility, Government Facility or Community Facility and Public Park uses).
6. Development must emphasize Totem Lake as the focal point of this zone (does not apply to Public Utility, Government Facility or Community Facility and Public Park uses).
7. Refer to Chapter 90 KZC regarding restrictions on development around Totem Lake and wetland areas.
8. Parcels located east of the strip of land zoned “P” are exempt from Design Review.
9. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.
10. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

Section 55.57 Zone TL 8

USE ZONE CHART

Section 55.57	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.010	Hotel or Motel See Gen. Reg. 2.	D.R., Chapter 142 KZC. See Gen. Reg. 8.	None	10'	5' each side	10'	70%	80' above average building elevation. See Gen. Reg. 3.	B	E	See KZC 105.25.	1. The following uses are not allowed: The sale, service, and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers, vehicle service station, and storage services; provided, that motorcycle sales, service, or rental is permitted if conducted indoors. 2. 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 on 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. 3. Outdoor storage and drive-in or drive-through facilities are not permitted.
.020	Entertainment, Cultural and/or Recreational Facility See Gen. Reg. 2.											
.040	Any Retail Establishment, other than those specifically listed in this zone, selling goods or providing services, including banking and related financial services. See Spec. Reg. 1.											
.050	Restaurant or Tavern											
.060	Office Use See Gen. Reg. 2.								C	D		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.

Section 55.57 Zone TL 8 **USE ZONE CHART**

Section 55.57	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.070	Attached or Stacked Dwelling Units See Gen. Reg. 2.	D.R., Chapter 142 KZC. See Gen. Reg. 8.	None	10'	5' each side See Spec. Reg. 3.	10' See Spec. Reg. 4.	70%	80' above average building elevation. See Gen. Reg. 3.	D	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 3. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet. 4. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.
.080	Development containing attached or stacked dwelling units and offices, restaurants or taverns, or retail uses allowed in this zone. See Gen. Reg. 2. See Spec. Reg. 1.				5' each side. See Spec. Reg. 6.	10' See Spec. Reg. 7.			B	E	For residential: 1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements. For other uses see KZC 105.25.	1. A veterinary office is not permitted in any development containing dwelling units. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. Ancillary assembly and manufactured goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are subordinate and directly related to and dependent on 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 or office uses. 4. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 5. The equivalent of the additional gross floor area constructed above 35 feet over ABE must be dedicated to residential use. Residential use may be located anywhere in the building above the ground floor. 6. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet. 7. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

Section 55.69 Zone TL 10A **USE ZONE CHART**

Section 55.69	USE ? REGULATIONS ?	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.040	Any Retail Establishment other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services. See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	10'	0'	0'	80%	55' above average building elevation.	C	E	1 per each 300 sq. ft. of gross floor area.	1. This use is only allowed on parcels with frontage on NE 124th Street. 2. The following uses and activities are prohibited: a. The sale, service, and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers are not permitted; provided, that motorcycle sales, service, or rental is permitted if conducted indoors. b. Retail establishments providing storage services unless accessory to another permitted use. c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses. d. Outdoor storage of bulk commodities unless the square footage of the storage area is less than 10 percent of the retail structure. 3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are subordinate to and 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.
.050	Hotel or Motel										1 per each room. See also Spec. Reg. 3.	1. This use is only allowed on parcels with frontage on NE 124th Street. 2. May include ancillary meeting and convention facilities. 3. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.
.060	Convalescent Center or Nursing Home See Spec. Reg. 2.							See Spec. Reg. 3~~2~~.		A	1 per bed. See Spec. Reg. 2.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Temporary, transitional housing may be developed as an accessory use to a Convalescent Center, so long as the Center was in existence on the property on or before December 31, 2017. Parking requirements for this accessory use shall be established pursuant to KZC 105.25. 3~~2~~. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation.

PARKING "BUFFER" AMENDMENTS

Proposed Revisions to Section 105.103.3.c

3. Modifications – A modification to improvement requirements of this chapter may be required or granted if the applicant demonstrates on submitted plans and/or in writing that the following criteria have been met for modifications to the applicable sections:

a. For a modification to KZC 105.10 for vehicular access easements or tracts and for KZC 105.60(2) and (3) and 105.97 for parking area design, the requirements may be modified if:

1) The modifications will not affect the ability to provide any property with police, fire, emergency medical, or other essential services; and

2) One (1) of the following requirements is met:

a) The modification is necessary because of a preexisting physical condition; or

b) The modification will produce a site design superior to that which would result from adherence to the adopted standard.

3) Exception: KZC 105.10(2)(g) relating to screening for access easements or tracts will use the modification criteria for buffering in subsection (3)(g) of this section.

b. For a modification to KZC 105.18 or 105.19 the requirements for pedestrian access may be modified if:

1) The modification is necessary because of the size, configuration, topography or location of the subject property;

2) The modification will provide for equal or improved pedestrian and bicycle safety and convenience; and

3) The modification will not have any substantial detrimental effect on nearby properties and the City as a whole.

c. For a modification to KZC 105.20 and 105.45, a decrease in the required number of spaces may be granted if the number of spaces proposed is documented by an adequate and thorough parking demand and utilization study to be sufficient to fully serve the use. The study shall be prepared by a licensed transportation engineer or other qualified professional, and shall analyze the operational characteristics of the proposed use which justify a parking reduction. The scope of the study shall be proposed by the transportation engineer and approved by the City Transportation~~traffic~~ E~~e~~ngineer. The study shall provide at least two (2) days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City Transportation~~traffic~~ E~~e~~ngineer. Approval of a parking reduction shall be solely at the discretion of the City. A decrease in the minimum required number of spaces may be based in whole or part on the provision of nationally accepted TDM (transportation demand management) measures.

Data supporting the effectiveness of the TDM measures shall be provided as part of the parking demand and utilization study and approved by the City Transportation. ~~traffic~~ E~~e~~ngineer.

For multifamily parking modifications in zones outside of the Totem Lake Urban Center, the parking demand rate result shall be increased by fifteen (15) percent and the resultant total shall then be subject to the visitor parking requirements in KZC 105.20(3).

For multifamily parking modifications in TL zones within the Totem Lake Urban Center, the parking demand rate total shall be subject to the visitor parking requirements in KZC 105.20(3), and the applicant must submit a Transportation Management Plan (TMP) for review and approval of the City Transportation Engineer: At a minimum, requirements for the TMP include:

1. A parking management plan for all stalls associated with the development,
2. The provision of free two-zone transit passes for all residents in the development,
3. Confirmation that parking charges will be unbundled from the leases for the development, and
4. A biennial report providing travel survey data for all residential and commercial tenants.

The Planning Official shall not approve or deny a modification to decrease the number of parking spaces without first providing notice of the modification request to the owners and residents of property within 300 feet of the subject property and providing opportunity for comment. The Planning Official shall use mailing labels provided by the applicant, or, at the discretion of the Planning Official, by the City. Said comment period shall not be less than seven (7) calendar days.

Properties located in the CBD 1A, 1B, 2, and 8 zones that receive parking modification approval under this section are not eligible to utilize the special parking provisions in KZC 50.60(3)(a), Certain Floor Area Exempt from Parking Requirements.

PUBLICATION SUMMARY
OF ORDINANCE O-4627

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING CHAPTERS 55 AND 105 OF THE KIRKLAND ZONING CODE REGARDING STANDARDS THAT APPLY TO DEVELOPMENT IN THE TOTEM LAKE BUSINESS DISTRICT AND URBAN CENTER AND APPROVING A SUMMARY ORDINANCE FOR PUBLICATION, FILE NO. CAM17-00371.

SECTION 1. Provides amendments to Chapters 55 and 105 of the Kirkland Zoning Code.

SECTION 2. Provides a severability clause for the ordinance.

SECTION 3. Authorizes the publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code

SECTION 4. Directs the City Clerk to certify and forward a complete certified copy of this ordinance to the King County Department of Assessments.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the ____ day of _____, 2017.

I certify that the foregoing is a summary of Ordinance 4627 approved by the Kirkland City Council for summary publication.

_____
Kathi Anderson, City Clerk

ORDINANCE O-4628

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING, ZONING AND LAND USE REGARDING CHANGES FOR THE TOTEM LAKE BUSINESS DISTRICT AND AMENDING THE COMPREHENSIVE PLAN ORDINANCE 3481, AS AMENDED, CHAPTER 55 OF THE KIRKLAND ZONING CODE, ORDINANCE 3719 AS AMENDED, AND THE CITY OF KIRKLAND ZONING MAP, ORDINANCE 3710 AS AMENDED, TO ENSURE THE ZONING CODE AND ZONING MAP CONFORM TO THE COMPREHENSIVE PLAN AND THE CITY COMPLIES WITH THE GROWTH MANAGEMENT ACT, AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO. CAM17-00371.

WHEREAS, the City Council has received a recommendation from the Kirkland Planning Commission to amend certain portions of the Comprehensive Plan for the City, Ordinance 3481, as amended, Chapter 55 of the Kirkland Zoning Code, Ordinance 3719, as amended and a portion of the Zoning Map, Ordinance 3710, as amended, to ensure the zoning map conforms to the Comprehensive Plan and the City complies with the Growth Management Act, as set forth in the report and recommendation of the Planning Commission dated November 21, 2017, and bearing Kirkland Planning and Building Department File No. CAM17-00371; and

WHEREAS, prior to making the recommendation the Planning Commission, following notice as required by RCW 35A.63.070, held on October 19, 2017, a public hearing, on the amendment proposals and considered the comments received at the hearing; and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA), there has accompanied the legislative proposal and recommendation through the entire consideration process, a SEPA addendum to Existing Environmental Documents issued October 10, 2017, including supporting environmental documents, issued by the responsible official pursuant to WAC 197-11-625; and

WHEREAS, in a public meeting on December 12, 2017, the City Council considered the environmental documents received from the responsible official, together with the report and recommendation of the Planning Commission.

NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

Section 1. Comprehensive Plan Text and Figures amended. The Comprehensive Plan text and figures in the Totem Lake Business district Plan are amended. The Comprehensive Plan, Ordinance 3481, as amended, is amended in accordance with Exhibit A attached to this Ordinance and incorporated by reference.

Section 2. Zoning Map Amended: The official City of Kirkland Zoning Map as adopted by Ordinance 3710 is amended in accordance with Exhibit B attached to this Ordinance and incorporated by reference.

Section 3. Official Map Change: The Director of the Planning and Building Department is directed to amend the official City of Kirkland Zoning Map to conform with this ordinance, indicating thereon the date of the ordinance's passage.

Section 4. Zoning Code Text Change: Chapter 55 of the Kirkland Zoning Code is amended as set forth in Exhibit C attached to this ordinance and incorporated by reference.

Section 5. If any section, subsection, sentence, clause, phrase, part or portion of this Ordinance, including those parts adopted by reference, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 6. This Ordinance shall be in full force and effect five days from and after its passage by the City Council and publication, pursuant to Kirkland Municipal Code Section 1.08.017, in summary form attached to the original of this Ordinance and by this reference approved by the City Council as required by law.

Section 7. A complete copy of this Ordinance shall be certified by the City Clerk, who shall then forward the certified copy to the King County Department of Assessments.

Passed by majority vote of the Kirkland City Council in open meeting this _____ day of _____, 2017.

Signed in authentication thereof this _____ day of _____, 2017.

_____
MAYOR

Attest:

_____
City Clerk

Approved as to Form:

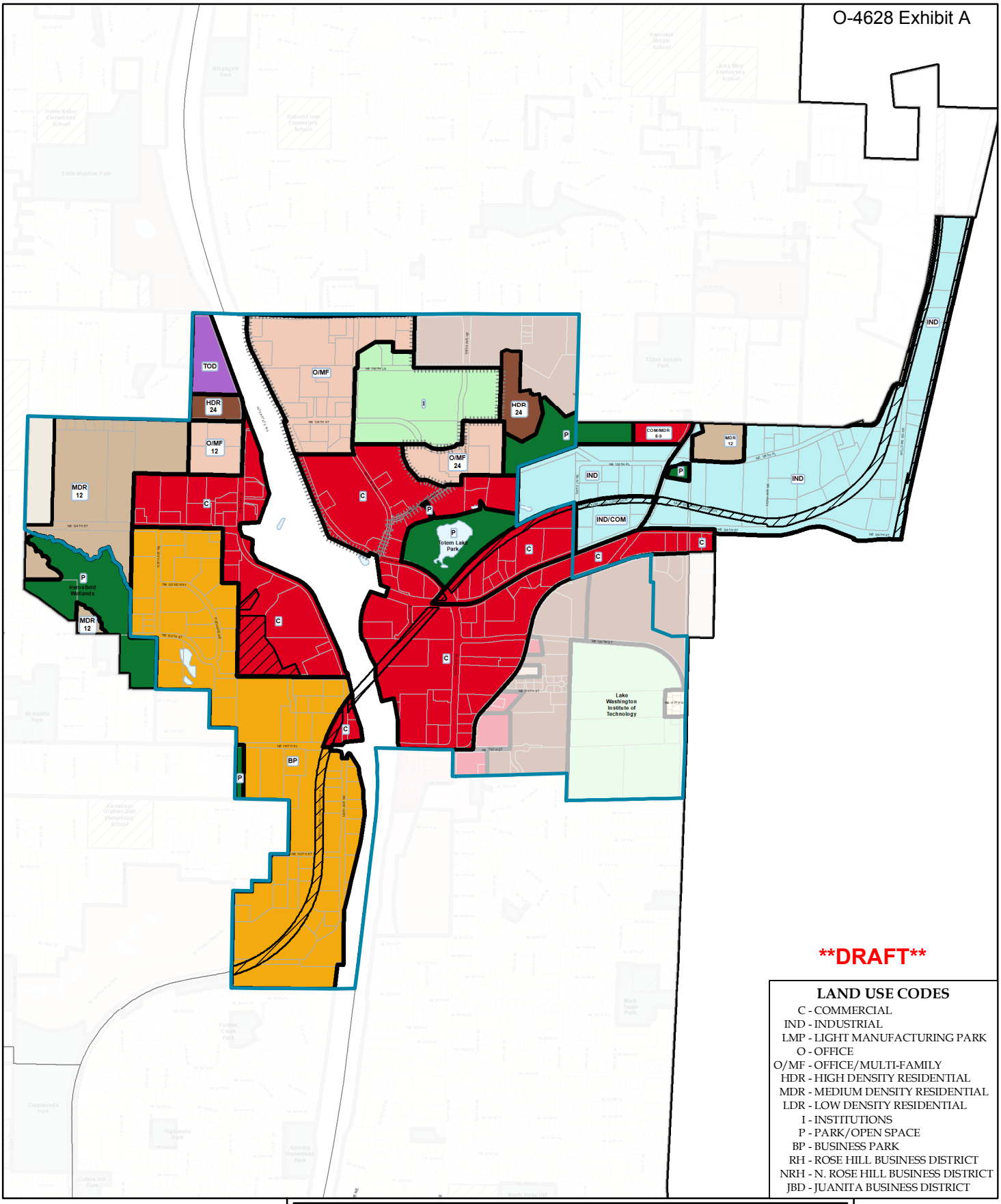
_____
City Attorney

Proposed Policy Changes for RJB Wholesale:

Policy TL-36.3: Support development of multifamily residential use as well as light industrial/office uses east of 132nd Avenue NE and north of NE 126th Place, where topography and critical areas may make development with light industry/office use challenging.

Steep slopes within High Landslide Hazard Areas, dense vegetation and wetlands exist within some areas east of 132nd Avenue NE. On these parcels, development with multifamily residential use may provide opportunities to avoid potential wetlands, buffers and steeper areas through the siting of units in several smaller structures that follow existing topography. Since these properties lie within a successful light industry/office area, residential development should include substantial buffers and other elements to minimize conflicts with existing and future light industry/office neighbors.

O-4628 Exhibit A



DRAFT

LAND USE CODES

C - COMMERCIAL
IND - INDUSTRIAL
LMP - LIGHT MANUFACTURING PARK
O - OFFICE
O/MF - OFFICE/MULTI-FAMILY
HDR - HIGH DENSITY RESIDENTIAL
MDR - MEDIUM DENSITY RESIDENTIAL
LDR - LOW DENSITY RESIDENTIAL
I - INSTITUTIONS
P - PARK/OPEN SPACE
BP - BUSINESS PARK
RH - ROSE HILL BUSINESS DISTRICT
NRH - N. ROSE HILL BUSINESS DISTRICT
JBD - JUANITA BUSINESS DISTRICT

Totem Lake Business District & Urban Center

Land Use Map

ORDINANCE NO. 4494, 4495
ADOPTED by the Kirkland City Council
December 8, 2015

LAND USE BOUNDARIES
PARCEL BOUNDARIES
SUBAREA BOUNDARY
PLA PLANNED AREA NUMBER
TOTEM CENTER
LDR *5 — LAND USE CODE / DENSITY (UNITS/ACRE)
PUBLIC FACILITIES
TOTEM LAKE URBAN CENTER

NOTE: WHERE NOT SHOWN, NO DENSITY SPECIFIED
** INDICATES CLUSTERED LOW DENSITY*

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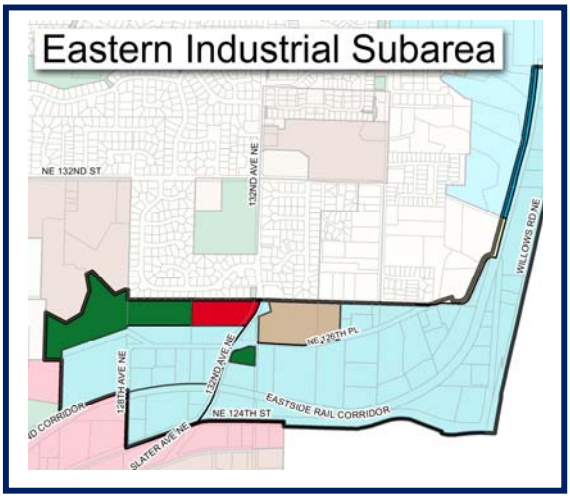
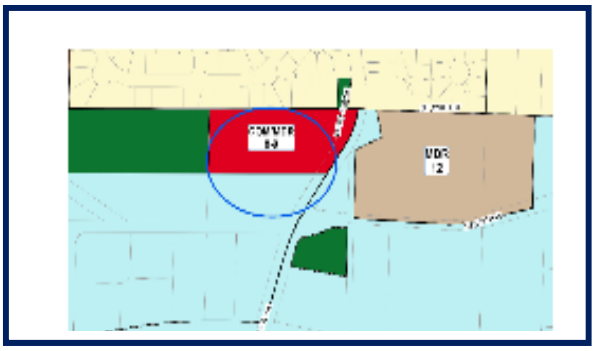
RJB Wholesale Request
Additional Map Changes

The land use designation for the RJB Wholesale property on the maps shown below would change from medium density residential (brown) to light industrial (blue).

Map for Eastern Industrial Subarea

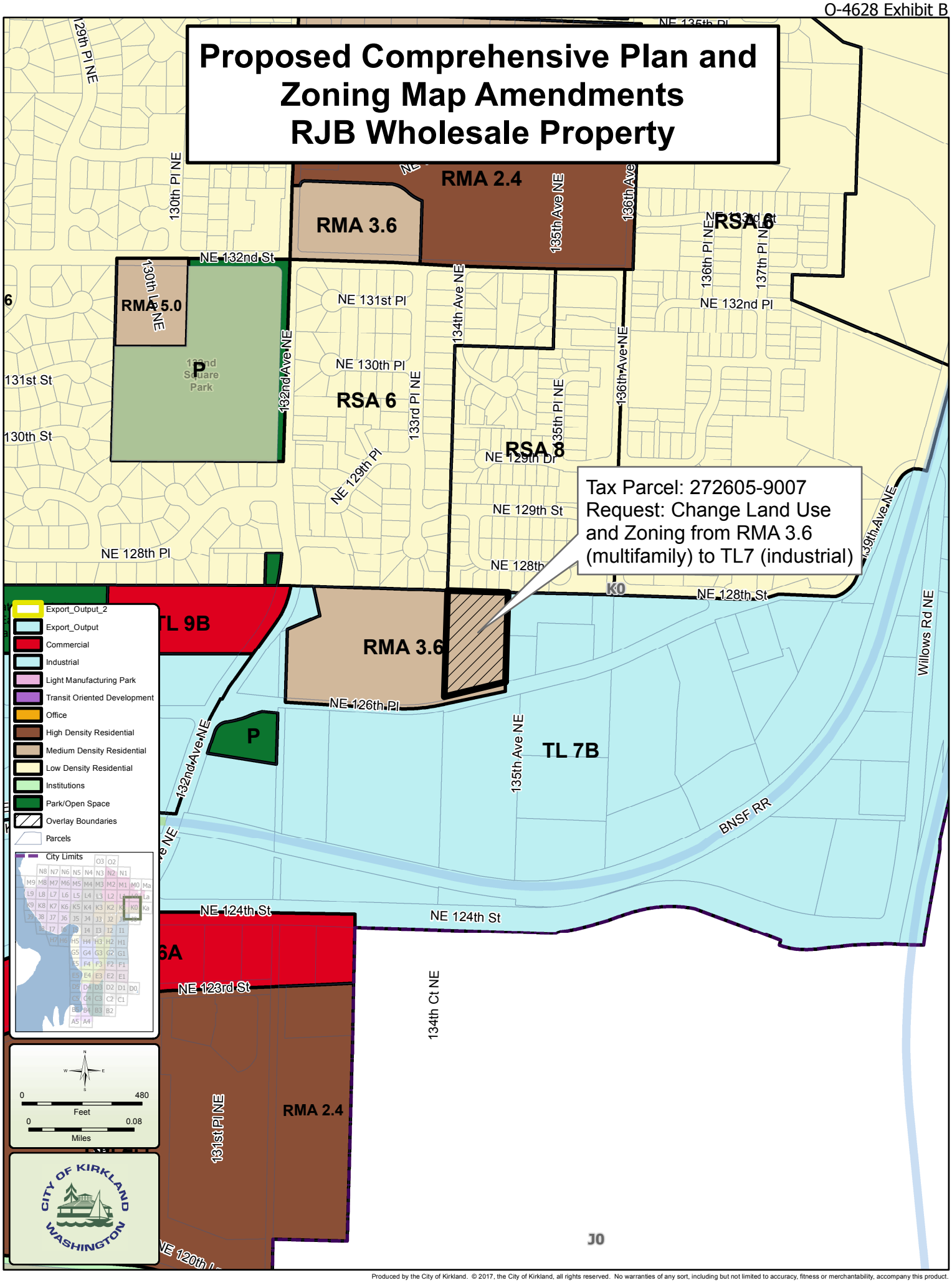


Map associated with Policy TL-36.2:



Map associated with Policy TL-36.3:

Proposed Comprehensive Plan and Zoning Map Amendments RJB Wholesale Property



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Section 55.51 Zone TL 7A, 7B

USE ZONE CHART

Section 55.51	USE ? REGULATIONS ?	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.060	A Retail Establishment providing storage services. See Spec. Regs. 1, 2 and 3.	D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	10'	0'	0'	90%	TL 7A: 80' above average building elevation. TL 7B: 45' above average building elevation.	A	E	See KZC 105.25.	1. May include accessory living facilities for resident security manager. 2. This use not permitted if any portion of the subject property is located within 150 feet of the Cross Kirkland or Eastside Rail Corridor. 3. This use is not permitted in TL 7A unless accessory to another permitted use.
.070	A Retail Establishment providing building construction, plumbing, electrical, landscaping, or pest control services								B	E	1 per each 300 sq. ft. of gross floor area.	1. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.
.080	A Retail Establishment selling building materials or hardware											
.085	A Retail Establishment selling marijuana or products containing marijuana						80%					
.090	A Retail Establishment providing rental services						90%					1. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.
.095	Attached or Stacked Dwelling Units		3,600 sq.ft. per unit				80%				1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. This use is permitted only in TL 7B, north of NE 126th Place, east of 132nd Ave NE, on parcels that abut ~~and west of~~ the RMA 3.6 zone to the east and west. 2. Landscaping for this use must comply with KZC 95.42(1). Where an existing residential use exists on the adjacent property, KZC 95.42(2) shall apply. 3. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 4. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents.

(Revised 4/16)

PUBLICATION SUMMARY
OF ORDINANCE O-4628

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING, ZONING AND LAND USE REGARDING CHANGES FOR THE TOTEM LAKE BUSINESS DISTRICT AND AMENDING THE COMPREHENSIVE PLAN ORDINANCE 3481, AS AMENDED, CHAPTER 55 OF THE KIRKLAND ZONING CODE, ORDINANCE 3719 AS AMENDED, AND THE CITY OF KIRKLAND ZONING MAP, ORDINANCE 3710 AS AMENDED, TO ENSURE THE ZONING CODE AND ZONING MAP CONFORM TO THE COMPREHENSIVE PLAN AND THE CITY COMPLIES WITH THE GROWTH MANAGEMENT ACT, AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO. CAM17-00371.

SECTION 1. Provides amendments to the Comprehensive Plan text and figures in the Totem Lake Business District Plan.

SECTION 2. Provides amendments to the Kirkland Zoning Map.

SECTION 3. Provides that the Director of the Planning and Building Department is directed to amend the Zoning Map.

SECTION 4. Provides amendments to Chapter 55 of the Kirkland Zoning Code.

SECTION 5. Provides a severability clause for the ordinance.

SECTION 6. Authorizes the publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code

SECTION 7. Directs the City Clerk to certify and forward a complete certified copy of this ordinance to the King County Department of Assessments.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the ____ day of _____, 2017.

I certify that the foregoing is a summary of Ordinance 4628 approved by the Kirkland City Council for summary publication.

_____
Kathi Anderson, City Clerk

CITY OF KIRKLAND
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
425.587-3600 - www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Angela Ruggeri, AICP, Senior Planner
Eric R. Shields, AICP, Planning Director

Date: December 1, 2017

Subject: HOUGHTON/EVEREST NEIGHBORHOOD CENTER COMPREHENSIVE PLAN UPDATES
FILE NO. CAM16-02742

I. RECOMMENDATION

Adopt the ordinance amending the Comprehensive Plan to include updates for the Houghton/Everest Neighborhood Center (HENC).

II. BACKGROUND

The ordinance amending the Comprehensive Plan to include updates for the HENC will be before the City Council at the December 12th Council meeting. It includes amendments to the Land Use Element, the Central Houghton Neighborhood Plan and the Everest Neighborhood Plan (see Exhibit A to ordinance).

A related zoning ordinance, including the proposed changes to the Zoning Map and Zoning Code for the HENC, along with a resolution for proposed changes to the Design Guidelines, will be before the Council at its meeting on January 16, 2018. This bifurcation of the zoning and land use changes is because Comprehensive Plan changes may only be made once per year (with limited exceptions) but zoning code changes may be made multiple times throughout the year. Having two separate ordinances allow the HENC Comprehensive Plan changes to be adopted on December 12, 2017 along with the other Comp Plan changes while providing staff additional time to incorporate zoning changes discussed at the Council meetings following the original study session on this topic.

The recommendations from the Planning Commission (PC) and Houghton Community Council (HCC) on the Houghton/Everest Neighborhood Center Plan amendments were presented to the City Council at a study session on June 6, 2017. The information is available at the following link: http://www.kirklandwa.gov/depart/council/Meetings/Agendas/agnd060617.htm

Additional information was brought to the City Council at its regular meetings on July 5th, July 18th, September 19th, October 3rd, November 8th and November 21st (links provided below).

http://www.kirklandwa.gov/depart/council/Meetings/Agendas/agnd070517.htm

http://www.kirklandwa.gov/depart/council/Meetings/Agendas/agen071817.htm

http://www.kirklandwa.gov/depart/council/Meetings/Agendas/agnd091917.htm

http://www.kirklandwa.gov/depart/council/Meetings/Agendas/agnd100317.htm

http://www.kirklandwa.gov/depart/council/Meetings/Agendas/specmtgagnd110817.htm

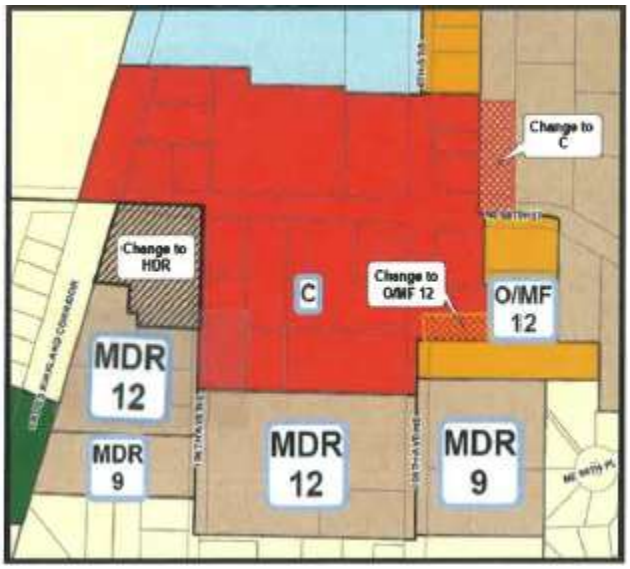
http://www.kirklandwa.gov/depart/council/Meetings/Agendas/agnd112117.htm

Land Use Element Amendments

The proposed Changes to the Land Use Element include:

- Changes to the City's land use map, which match the changes made to the two neighborhood chapters.

Proposed Land Use Map Changes



- An addition to Table LU-2: Residential Densities and Comparable Zones which adds a category under "High Density" for more than 48 dwelling units per acre. The HENC 2 zone falls under this category (see Land Use Map above – black hatched area).

Central Houghton Neighborhood Plan Amendments

The proposed amendments include the following key concepts:

- The Neighborhood Center is primarily to serve the adjacent neighborhoods.
- Maximum height in the Neighborhood Center is limited to 3 stories (35').

- Heights above 30′ are only allowed if buildings step up to three stories. Careful attention must be given to design, pedestrian orientation and neighborhood service uses must be provided.
- Higher density residential uses are allowed west of 106th Avenue NE and directly south of NE 68th Street.
- The City property has been removed from the Neighborhood Center and will remain under the medium density designation.
- The split land use designation for the Northwest University office building will be corrected and the entire site will be designated O/MF 12. A small portion of the site was previously designated commercial. This property has been removed from the Neighborhood Center (see Land Use map on page 2 – yellow hatched area).
- Clarification of transportation policy wording is also included.

Everest Neighborhood Plan Amendments

The proposed amendments include the following key concepts:
- The Neighborhood Center is primarily to serve the adjacent neighborhoods.
- The property to the east of the properties adjacent to 6th Street South has been designated commercial to encourage development and combined access with adjacent properties. This property was previously designated medium density residential, 12 units per acre. It is allowed to be developed as a commercial property, however, due to an old lawsuit related to the site (see Land Use Map on page 2 – red hatched area).
- Redevelopment plans for properties on the west side of 6th Street South/108th Avenue NE should promote a coordinated strategy for redevelopment of the neighborhood center.
- Heights above 30′ are only allowed if buildings step up to three stories. Careful attention must be given to design and pedestrian orientation, and neighborhood serving uses must be provided.
- Maximum height in the Neighborhood Center is 35′, with the exception listed below.

  The City may authorize an additional two stories (5 stories maximum) if the proposed project is part of a Master Plan, which is approved by the City Council through a legislative process and includes the following:

  - Provision for a southbound right turn lane from 6th Street South to NE 68th as recommended in the 6th Street Corridor Transportation Study.
  - Consolidation of the property on the northwest corner of NE 68th Street and 6th Street South with the property or properties west of the corner property.
  - Compliance with the principles outlined above for development in this commercial area.
  - A circulation plan and a driveway consolidation plan for the Everest portion of the Houghton/Everest Neighborhood Center north of NE 68th Street.

How to achieve the goals listed above.

By putting requirements for the master plan in the Comprehensive Plan, it signals the Council's openness to consider additional height as an incentive for the south bound right turn lane in the Everest portion of the Houghton/Everest Neighborhood Center. The southbound right turn lane was the only project in the 6th Street Corridor Transportation Study that reduced congestion at

the intersection. More information on the right turn lane may be found in the Study itself which will come before the Council for final adoption in the first quarter of 2018. The requirements and additional height will not be included in the Zoning Code until an actual proposal for the master plan is received and approved by the City Council.

In order to provide a legislative process for approval of the master plan, the following steps must be taken when a master plan is proposed.

- The property owner will request Zoning Code amendments to include the proposed master plan per chapter 135 of the Zoning Code: "Amendments to the Text of the Zoning Code".

- Chapter 135 allows for proposed changes to the Zoning Code to be considered through the legislative process outlined in Chapter 160 – Process IV of the Zoning Code.

- The process required through Chapter 160 is a public process including noticing and a public hearing before the Planning Commission. The Planning Commission then makes a recommendation to the City Council and the Council makes the final decision.

- The City Council will have the opportunity to either approve or disapprove the proposed master plan at that time. If the Council approves the changes to the Zoning Code, the criteria for the master plan will then be added to the Zoning Code and will be used by staff and the Design Review Board to complete a more detailed review of the project.

cc: Planning Commission
Houghton Community Council

ORDINANCE O-4629

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING, ZONING AND LAND USE AND AMENDING THE COMPREHENSIVE PLAN ORDINANCE 3481, AS AMENDED, AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO. CAM16-02742.

WHEREAS, the City Council has received a recommendation from the Kirkland Planning Commission and the Houghton Community Council to amend certain portions of the Comprehensive Plan for the City, Ordinance 3481, as amended, as set forth in the reports and recommendations of the Planning Commission dated May 25, 2017 and the Houghton Community Council dated May 22, 2017, and bearing Kirkland Planning and Building Department File No. CAM16-02742; and

WHEREAS, prior to making the recommendation the Planning Commission and the Houghton Community Council, following notice as required by RCW 35A.63.070, held on March 23, 2017, a joint public hearing on the amendment proposal and considered the comments received at the hearing; and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA), there has accompanied the legislative proposal and recommendation, a SEPA addendum to Existing Environmental Documents, issued by the responsible official pursuant to WAC 197-11-625; and

WHEREAS, in a public meeting on December 12, 2017, the City Council considered the environmental documents received from the responsible official, together with the report and recommendation of the Planning Commission and Houghton Community Council; and

WHEREAS, RCW 36.70A.130, requires the City to review all amendments to the Comprehensive Plan concurrently and no more frequently than once every year.

NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

Section 1. Comprehensive Plan amended. The Central Houghton Neighborhood Plan; Everest Neighborhood Plan; the City-wide Land Use Map in the Land Use Element; and Table LU-2: Residential Densities and Comparable Zones in the Land Use Element are amended. The Comprehensive Plan, Ordinance 3481, as amended, is amended in accordance with Exhibit A attached to this Ordinance and incorporated by reference.

Section 2. If any section, subsection, sentence, clause, phrase, part or portion of this Ordinance, including those parts adopted by reference, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 3. To the extent that the subject matter of this Ordinance is subject to the disapproval jurisdiction of the Houghton Community Council as created by Ordinance 2001, the Ordinance shall become effective with the Houghton community either upon approval of the Houghton Community Council, or upon failure of the Community Council to disapprove this Ordinance within 60 days of its passage.

Section 4. Except as provided in Section 3, this Ordinance shall be in full force and effect five days from and after its passage by the City Council and publication, pursuant to Section 1.08.017, Kirkland Municipal Code in the summary form attached to the original of this Ordinance and by this reference approved by the City Council.

Section 5 A complete copy of this Ordinance shall be certified by the City Clerk, who shall then forward the certified copy to the King County Department of Assessments.

Passed by majority vote of the Kirkland City Council in open meeting this ____ day of _____, 2017.

Signed in authentication thereof this _____ day of _____, 2017.

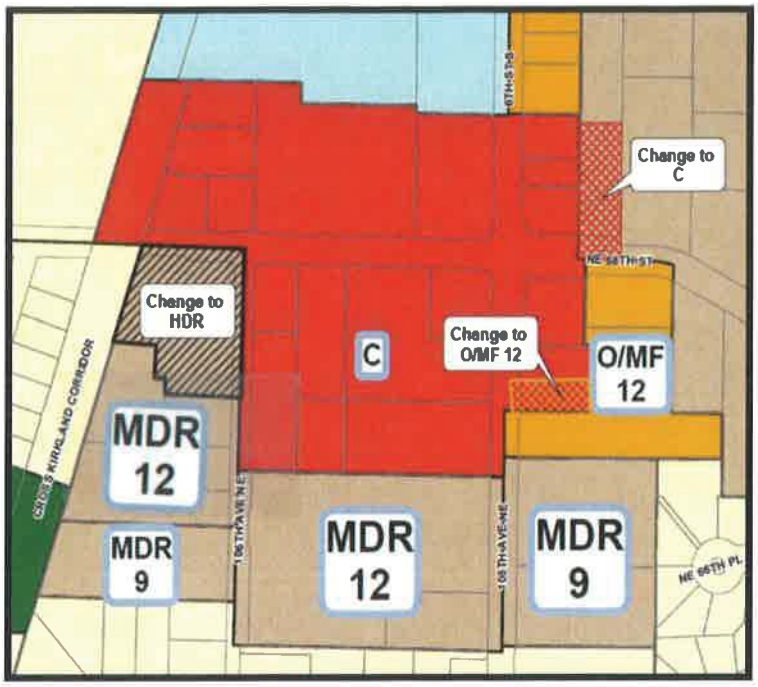
_____
Amy Walen, Mayor

Attest:

_____
Kathi Anderson, City Clerk

Approved as to Form:

_____
Kevin Raymond, City Attorney



Changes to Figure LU-1
Comprehensive Land Use Map

Table LU-2

Residential Densities and Comparable Zones

General Residential Densities	Residential Densities as Specified in Comprehensive Plan in Dwelling Units per Net Acre (d/a)	Comparable Zoning Classification
GREENBELT/URBAN SEPARATOR	Up to 1 d/a	RSA – 1
LOW DENSITY	Up to 1 d/a	RS – 35,000, RSX – 35,000
	Up to 3 d/a	RS – 12,500, RSX – 12,500
	4 – 5 d/a	RS – 8,500, RSX – 8,500, RS – 7,200, RSX – 7,200, RSA – 4
	6 d/a	RS – 7,200, RSX – 7,200, RSA – 6
	7 d/a	RS – 6,300
	8 – 9 d/a	RS – 5,000, RSX – 5,000, RSA – 8
MEDIUM DENSITY	8 – 9 d/a	RM – 5,000, RMA – 5,000
	10 – 14 d/a	RM – 3,600, RMA – 3,600
HIGH DENSITY	15 – 18 d/a	RM – 2,400, RMA – 2,400, BNA
	19 – 24 d/a	RM – 1,800, RMA – 1,800, BNA
	48 d/a	BN, MSC 2
	More than 48 d/a	**HENC 2**

1. OVERVIEW

The Central Houghton Neighborhood is bounded by the Cross Kirkland Corridor and the Lakeview Neighborhood on the west; Interstate 405 right-of-way on the east; and NE 68th Street on the north. The southern boundary is the Kirkland City limit (see Figure CH-1, Central Houghton Land Use Map). 108th Avenue NE provides the main north-south vehicular, bicycle and pedestrian connection through the neighborhood, while NE 68th Street provides an east-west connection.

Central Houghton is predominately a single-family neighborhood. Other land uses within the neighborhood consist of medium **and high** density residential, offices, neighborhood-oriented businesses and a variety of schools, including Northwest University.

The ~~business district~~ **Neighborhood Center**, located along NE 68th Street, is the neighborhood's only commercial area. The undeveloped 73-acre Watershed Park takes up a large area in the southeastern corner of the neighborhood. Carillon Woods Neighborhood Park is in the central part of the neighborhood and Phyllis A. Needy Neighborhood Park provides a smaller neighborhood park adjacent to 108th Avenue NE.

2. VISION STATEMENT

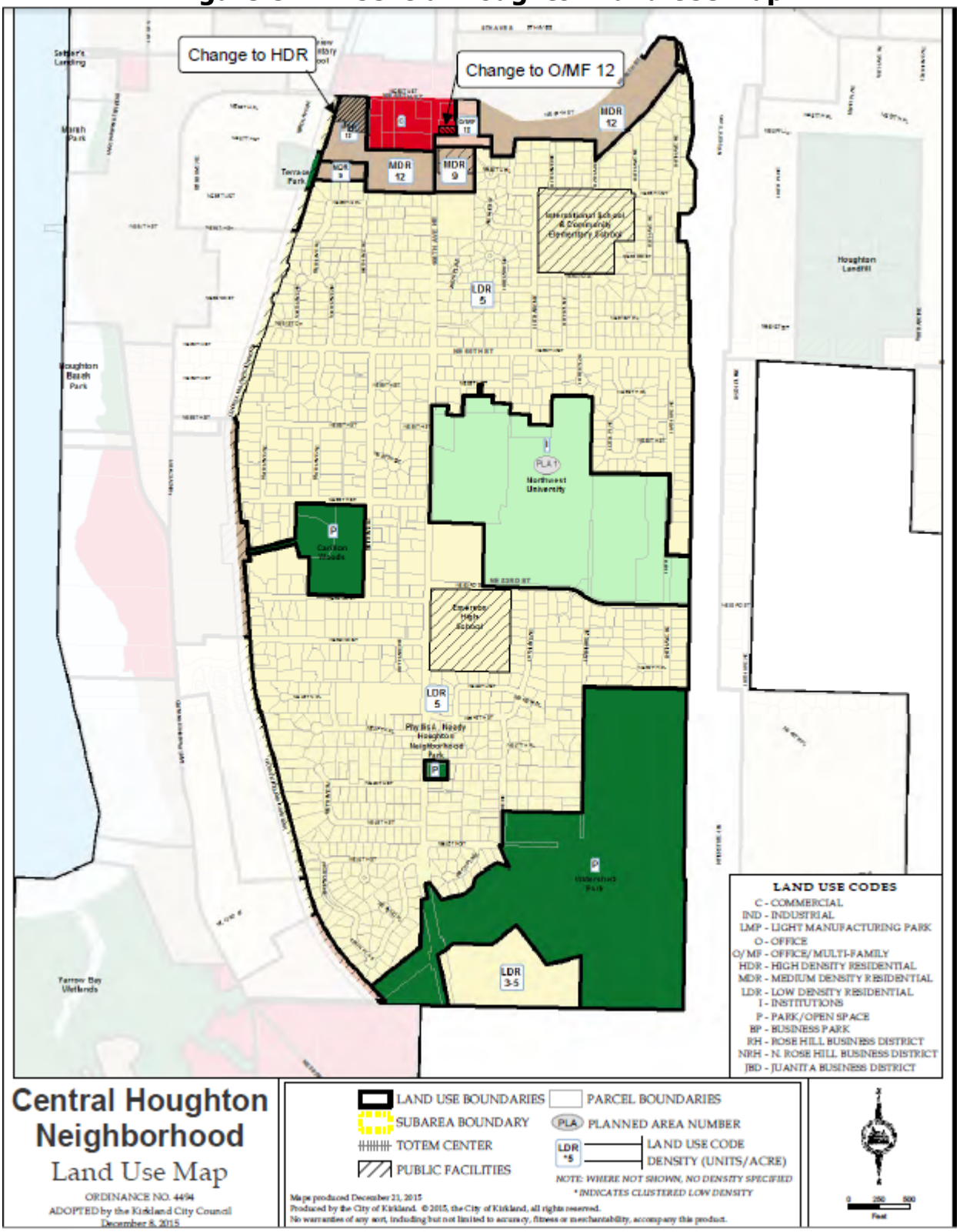
The vision statement is a verbal description of the character and qualities of the Central Houghton Neighborhood at a future time when the goals and policy direction expressed in this neighborhood plan are realized.

The Central Houghton Neighborhood has a rich and unique history. The area's political history as part of a separate city until 1968 fostered a deep community identity, establishing a tradition in which residents seek opportunities for involvement and stewardship in the neighborhood's future.

The neighborhood's predominantly low density residential character has been maintained, while the changing and varied needs of the population are accommodated through a diverse housing stock. Greater housing choices, as well as efforts to preserve affordability in housing, help to expand housing opportunities for all residents within the neighborhood.

Central Houghton is a friendly, accessible neighborhood, with safe and inviting pedestrian and bicycle routes. Healthy and active living is promoted through attractive streets and trails. Traffic on the neighborhood's major streets, 108th Avenue NE and NE 68th Street, is managed well, with improvements designed to be compatible with surrounding development. The Cross Kirkland Corridor provides pedestrian and bicycle connections linking the corridor to parks and other neighborhood gathering places.

Figure CH-1: Central Houghton Land Use Map



Local citizens value the variety of opportunities to meet in shops and restaurants within the Houghton/Everest ~~Business District~~ **Neighborhood Center**, as well as in casual locations in the neighborhood's parks and natural areas. The Houghton/Everest ~~Business District~~ **Neighborhood Center** has evolved into a thriving, pedestrian-oriented mixed use center, with businesses available to meet the retail and service needs of the community. Appropriate streetscapes, site layouts and building designs provide an attractive and coordinated appearance within the ~~district~~ **Center**. Careful attention to the placement and design of vehicle and pedestrian access from commercial areas to surrounding streets contributes to an efficient street network, and avoids conflicts with nearby low density areas.

Several schools and the Northwest University campus add to the Central Houghton community by providing neighborhood residents with a connection to the schools' students, parents, and facilities, as well as with residents of other Kirkland neighborhoods and the larger community. These campuses are valued and supported, not only for their role in providing educational opportunities and fostering community relationships, but for the additional open space they provide and share with the neighborhood.

The Central Houghton Neighborhood provides many beautiful open space experiences including the views, tree canopy and neighborhood parks. The residents cherish and preserve the territorial views, including the expansive views of Lake Washington, Seattle and the Olympic Mountains, the slopes, and the natural watershed areas that contribute to the neighborhood's distinctive character. The tree canopy in the neighborhood has been managed and enhanced, and adds to the neighborhood's peaceful setting. The neighborhood's parks meet the needs of the neighborhood's residents. Phyllis A. Needy Park provides a place for active play for the neighborhood's youngest residents, while Carillon Woods meets the neighborhood's recreational needs with a play area and both paved and natural trails. Opportunities for residents to quietly observe and enjoy wildlife habitat and open space exist at Carillon Woods and at the south end of the neighborhood, in the Watershed Natural Area.

Central Houghton residents take great pleasure and pride in calling this beautiful neighborhood their home.

5. LAND USE

Residential land uses occupy the majority of the Central Houghton neighborhood. Schools, including the expansive campus of Northwest University, are dispersed throughout the low-density residential core, while two large park and open space areas, Carillon Woods and the Watershed Natural Area, are located in the central and southern portions of the neighborhood. Multifamily apartments and condominiums are clustered along the northern edge of Central Houghton, where they adjoin the neighborhood's only commercial area, the Houghton/Everest Neighborhood Center.

RESIDENTIAL

Goal CH-3: Promote and retain the residential character of the neighborhood while accommodating compatible infill development and redevelopment.

Policy CH-3.1: Retain the predominately detached single-family housing style in the Central Houghton neighborhood.

Central Houghton is a well established neighborhood that has predominately low density (five to six dwelling units per acre) traditional single-family residential development. The land use transitions from low density residential to medium **and high** density multifamily and commercial development in the northern portion of the neighborhood near NE 68th Street. A mix of housing styles and sizes is important to the neighborhood's character.

Goal CH-4: Allow alternative residential development options that are compatible with surrounding development.

Policy CH-4.1: Allow a variety of development styles that provide housing choice in low density areas.

Providing housing options for a wide spectrum of households is an important value to support and encourage. Alternative housing provides more housing choice to meet changing housing demographics such as smaller households and an aging population. Allowing design innovations can help lower land and development costs and improve affordability. Compatibility with the predominant traditional detached single-family housing style in the neighborhood will determine the acceptance of housing alternatives. Alternative housing types such as cottage, compact single-family, accessory dwelling units, and clustered dwellings are appropriate options to serve a diverse population and changing household size and composition.

Policy CH-4.2: Encourage diversity in size of dwelling units by preserving and/or promoting smaller homes on smaller lots.

Diversity can be achieved by allowing properties to subdivide into lots that are smaller than the normal minimum lot size allowed in the zone if the size of houses on the small lots is limited. This encourages diversity, maintains neighborhood character, and provides more housing choice. Up to 50 percent of the single-family lots in a subdivision should be allowed to be smaller than the zoning designation allows if a small house is retained or built on the small lots. The lots containing the small houses should be no less than 5,000 square feet in the RS 7.2 zones and no less than 6,000 square feet in the RS 8.5 zones. The size of the houses on the small lots would be limited by a maximum floor area ratio and all other zoning regulations would apply.

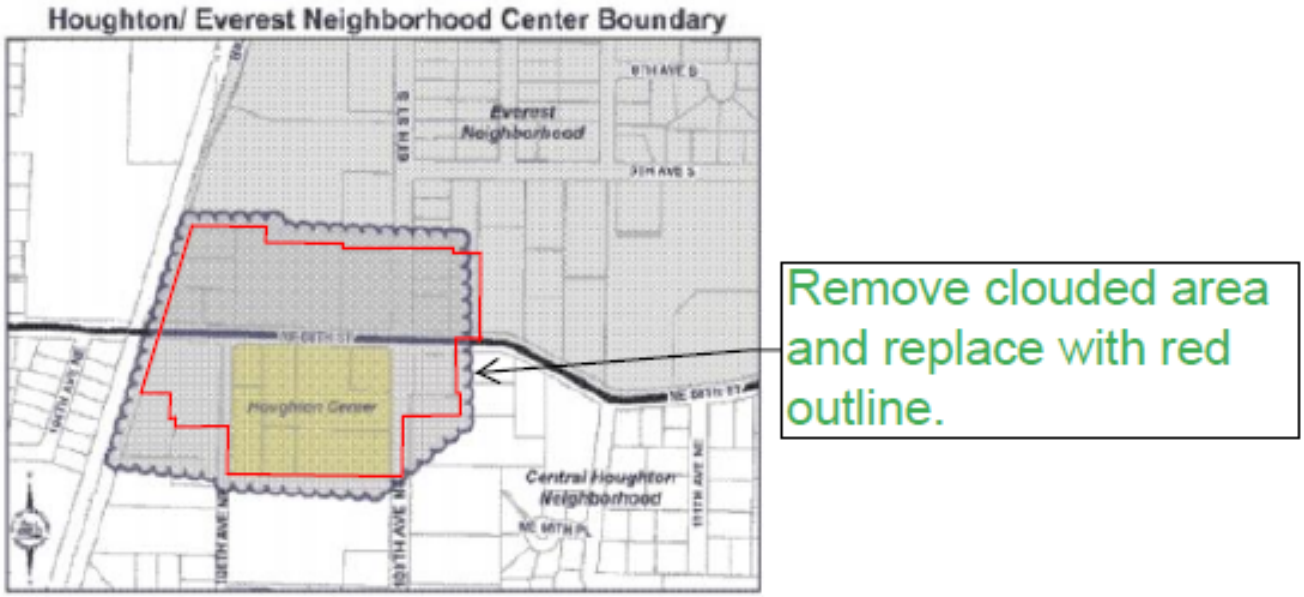
Policy CH-4.3: The residential land south of NE 68th Street and surrounding the Houghton/Everest Neighborhood Center area is suitable for <u>medium to high</u> residential densities (see MDR, <u>HDR</u> and O/MF land use designations on Figure CH-1).

The area south of NE 68th Street and surrounding the Houghton/Everest Center is appropriate for medium **<u>to high</u>** densities because of topographic features and surrounding neighborhood conditions. This area provides a good transition between the low density residential uses to the south, and the commercial shopping area to the north.

COMMERCIAL

Houghton/Everest Neighborhood Center

The Houghton/Everest Neighborhood Center is defined as a "Neighborhood Center" commercial area in the Land Use Element of the Comprehensive Plan. It includes properties on the north and south sides of NE 68th Street in both the Central Houghton and Everest Neighborhoods.



Goal CH-5: Promote a strong and vibrant Neighborhood Center with a mix of commercial and residential uses that primarily serve the adjacent neighborhoods.

Policy CH-5.1: Coordinate with the Everest Neighborhood to develop a plan for the Houghton/Everest Neighborhood Center, which overlays properties along the NE 68th Street corridor in both the Everest and Central Houghton neighborhoods (see inset).

This plan should promote a coordinated strategy for the Neighborhood Center while minimizing adverse impacts on surrounding residential areas. ~~The existing land use map designations will be used until the land use, zoning and development regulations for the entire Neighborhood Center are re-examined.~~

Policy CH-5.2: Encourage a mix of uses within the Houghton/Everest Neighborhood Center that includes commercial development such as neighborhood-oriented shops, services, and offices, as well as multifamily residential use.

A variety of uses, including retail, office and residential, should be combined in order to contribute to a vibrant mixed use Neighborhood Center.

Policy CH-5.3: Implement transportation improvements including those in the 6th Street Corridor Transportation Study that support the existing and planned land uses in the Neighborhood Center and adjoining neighborhoods.

A review of transportation impacts should be done for all new development in the Neighborhood Center. This review should also include determination of the best location for a new east/west connection between 106th Avenue NE and 108th Avenue NE. ~~with~~ Transportation system improvements should be designed to encourage traffic to use existing arterials and to include traffic calming devices on neighborhood streets. Alternate modes of transportation should also be encouraged.

Policy CH-5.4: ~~Expand the area designated for higher intensity use to~~ Allow higher residential density on properties on the west side of 106th Avenue NE ~~of Houghton Center~~ and south of NE 68th Street.

Land located west of the Houghton Center shopping area, directly east of the Cross Kirkland Corridor, has the potential to provide higher density residential use within walking distance of retail and business services. The Cross Kirkland Corridor provides a wide buffer between this area and the low density residential area to the west. **A connection to the Cross Kirkland Corridor should be provided from 106th Street through this area.**

Goal CH-6: Promote high quality design by establishing building, site, and pedestrian design standards that apply to commercial and multifamily development in the Houghton/Everest Neighborhood Center.

Policy CH-6.1: Establish design guidelines and regulations that apply to all new, expanded or remodeled commercial, multifamily or mixed use buildings in the Houghton/Everest Neighborhood Center.

These design guidelines and regulations should support appropriate building scale and massing, produce buildings that exhibit high quality design with a sense of permanence, and incorporate site design which includes pedestrian features and amenities that contribute to the livability of the surrounding area. They should also strengthen the visual identity of the neighborhood center by addressing streetscape improvements and public views to the lake along NE 68th Street.

Houghton Center: The shopping center development located at the southwest corner of NE 68th Street and 108th Avenue NE (shown in yellow on the map) is known as the "Houghton Center." This large strip retail development sits on several parcels occupying approximately five acres. Redevelopment to a more cohesive, pedestrian-oriented concept may be feasible since a single owner controls the bulk of the site. In addition to its potential to serve the community through expanded neighborhood commercial uses, Houghton Center can contribute to the livability and vitality of the neighborhood by providing residents and visitors with a welcoming place to shop, congregate and relax.

Goal CH-7: Support the transition of the Houghton Center into a pedestrian-oriented mixed use development with access to transit, that includes ~~including~~ retail, with office or residential and other compatible uses that primarily serve the adjacent neighborhoods.

Policy CH-7.1: Promote a pedestrian-oriented development concept through standards for a coordinated master plan for Houghton Center including retail, with office and/or residential and other compatible uses.

A master plan for the Houghton Center should provide for a complementary arrangement of facilities, pedestrian amenities, open spaces, and linkages, as well as shared parking that meets the needs of Houghton Center and a coordinated sign system.

Policy CH-7.2: Reduce ingress and egress conflicts within and around Houghton Center through creation of a circulation system for vehicles and pedestrians as part of a master plan for development of the property.

The circulation system for both pedestrians and vehicles should provide the minimum amount of ingress and egress locations necessary for an effective circulation system into and through Houghton Center.

Policy CH-7.3: Allow building heights ~~to step~~ up to ~~five~~ three stories if certain retail uses that primarily serve the neighborhood are provided. Careful attention ~~is~~ should be given through the Design Review process to pedestrian orientation, building modulation, upper story stepbacks, and use of materials to reduce the appearance of bulk and mass.

Specific design guidelines should be developed to ensure that modulation is used to break down scale and massing of buildings into smaller and varied volumes, and to provide upper story stepbacks from the sidewalks to improve the pedestrian experience and maintain human scale.

6. TRANSPORTATION

The circulation patterns in the Central Houghton Neighborhood are well established. 108th Avenue NE, a designated minor arterial, provides the primary north-south route through the Central Houghton Neighborhood. It also provides local access for a substantial number of residences, schools and businesses (see Figures CH-5 and CH-6).

NE 68th Street which forms the northern boundary of the neighborhood is also a minor arterial. NE 52nd Street is designated a collector street providing an east-west connection between 108th Avenue NE and Lake Washington Boulevard. NE 53rd Street between 108th Avenue NE and 114th Avenue NE is also a collector street. All other streets within the neighborhood are classified as neighborhood access streets. They provide access to adjacent residences and connect to the collectors and minor arterials.

Nonmotorized transportation is addressed in the City's Active Transportation Plan and implemented through the Capital Improvement Program or through private development. The design of these improvements should enhance neighborhood access while fitting into the unique areas they traverse.

Goal CH-11: Maintain mobility along 108th Avenue NE as a major vehicle, transit, pedestrian and bicycle corridor through the neighborhood.

Policy CH-11.1: ~~Retain~~ The existing three-lane configuration for 108th Avenue NE, should be monitored to determine appropriate measures to mitigate transportation impacts.

Traffic on 108th Avenue NE is often heavy, particularly during morning and evening commute periods. Congestion restricts local access to and from 108th Avenue NE and creates conflicts for bicyclists, **transit riders,** adjacent residents, and pedestrians, including children arriving at and leaving the schools. Future traffic levels should be monitored and appropriate measures should be considered to mitigate impacts.

Policy CH-11.2: Enhance attractiveness and accessibility of 108th Avenue NE for all modes of transportation.

A master plan for 108th Avenue NE should be established through a public process. The plan should consider installation of streetscape amenities such as pedestrian lighting, street furniture, and low level landscaping to enhance the pedestrian experience and the continuation, widening and signing of bicycle lanes.

Policy CH-11.3: Implementation of street improvements should occur through both the City's Capital Improvement Program process and through site-specific private development.

The means to implement improvements should be determined on a comprehensive area-wide basis and, to the extent possible, on an incremental basis by encouraging or requiring the incorporation of improvements into private developments.

Policy CH-11.4: Support transportation measures that will reduce commuter or pass through traffic through the neighborhood.

The City should support and encourage the following measures:

1. Alternatives to single-occupancy vehicles for commuting purposes, such as public transportation, **bicycling, walking,** ~~commuter pools~~ **high capacity transit** **and** high-occupancy vehicles (HOV).~~, and potentially other transportation modes such as light rail.~~

2. Improvements to the I-405/SR 520 corridors.

Goal CH-12: Encourage mobility and the use of nonmotorized transportation by providing improvements for pedestrians and bicyclists.

Policy CH-12.1: Improve the pedestrian and bicycle circulation systems both as a recreation amenity and alternative transportation option.

Pedestrian and bicycle pathways are part of the transportation system but also provide recreational opportunities. Pathways and trails should be provided to activity nodes such as the Houghton/Everest Neighborhood Center, parks and transit facilities, and the Lakeview Neighborhood. Directional signs indicating path locations should also be provided.

Policy CH-12.2: Support future development of the Cross Kirkland Corridor as a multipurpose trail for pedestrians and bicycles with access points along the corridor consistent with the CKC Master Plan and the Park Recreation and Open Space Plan.

The unused BNSF railroad right-of-way, known as the Cross Kirkland Corridor, provides an opportunity for a bicycle, pedestrian and ~~rail transportation corridor~~ **high capacity transit corridor**. Pedestrian and bicycle transportation is a high priority, but regardless of the function of the corridor it should be designed so that it will:

- Serve as a gateway to the City.
- Provide neighborhood pedestrian and bicycle connections, with the highest priority access points at NE 52nd, NE 60th and NE 68th Streets.
- Be compatible with adjacent neighborhoods.
- Ensure a high degree of safety.
- Show environmental stewardship.

3. LAND USE

Figure EV-3 shows the land use designations in the Everest Neighborhood.

RESIDENTIAL

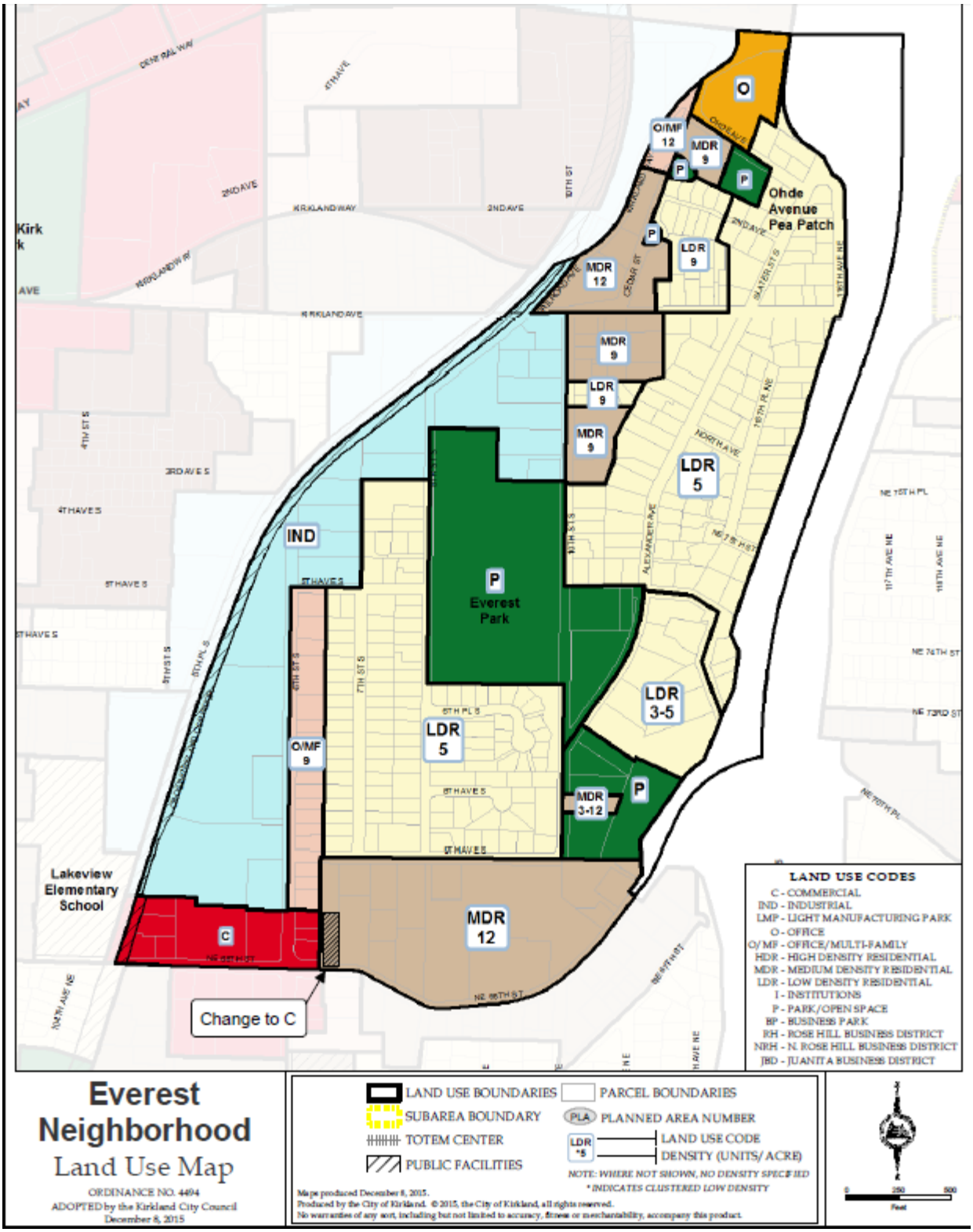
Single-family densities are to be maintained west and south of Everest Park.

Most of the Everest Neighborhood is residential in character, including older single-family homes, which add variety to Kirkland's housing supply and provide alternatives to multifamily units and newer single-family homes (see Land Use Chapter). The residential land immediately west and south of Everest Park should be maintained at low residential densities (up to five dwelling units per acre). New single-family development could help stabilize and prolong single-family use in this area.

Figure EV-1: Everest Geologically Hazardous Areas

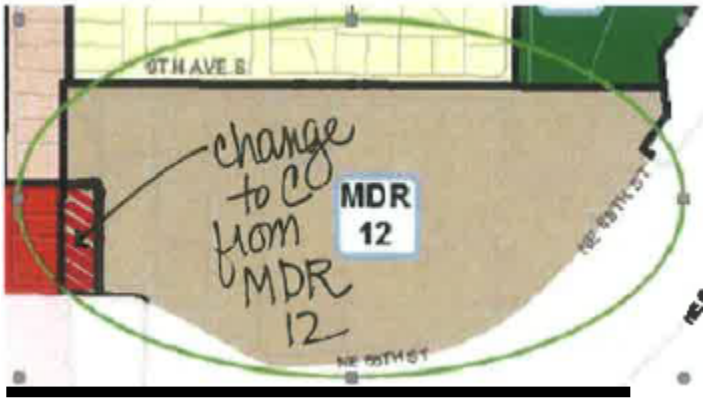
Figure EV-2: Everest Wetlands, Streams, and Lakes

Figure EV-3: Everest Land Use


O
O/MF 12
MDR 9
P
Ohde Avenue Pea Patch
LDR 9
MDR 12
MDR 9
LDR 9
MDR 9
LDR 5
IND
P
Everest Park
LDR 3-5
LDR 5
O/MF 9
MDR 3-12
P
MDR 12
C
Lakeview Elementary School
Change to C
LAND USE CODES
C - COMMERCIAL
IND - INDUSTRIAL
LMP - LIGHT MANUFACTURING PARK
O - OFFICE
O/MF - OFFICE/MULTI-FAMILY
HDR - HIGH DENSITY RESIDENTIAL
MDR - MEDIUM DENSITY RESIDENTIAL
LDR - LOW DENSITY RESIDENTIAL
I - INSTITUTIONS
P - PARK/OPEN SPACE
BP - BUSINESS PARK
RH - ROSE HILL BUSINESS DISTRICT
NRH - N. ROSE HILL BUSINESS DISTRICT
JBD - JUANITA BUSINESS DISTRICT
Everest Neighborhood
Land Use Map
ORDINANCE NO. 4494
ADOPTED by the Kirkland City Council
December 8, 2015
LAND USE BOUNDARIES
PARCEL BOUNDARIES
SUBAREA BOUNDARY
PLA PLANNED AREA NUMBER
TOTEM CENTER
LDR *5
LAND USE CODE
DENSITY (UNITS/ ACRE)
PUBLIC FACILITIES
NOTE: WHERE NOT SHOWN, NO DENSITY SPECIFIED
* INDICATES CLUSTERED LOW DENSITY
Maps produced December 8, 2015.
Produced by the City of Kirkland. © 2015, the City of Kirkland, all rights reserved.
No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.
0
250
500
Feet

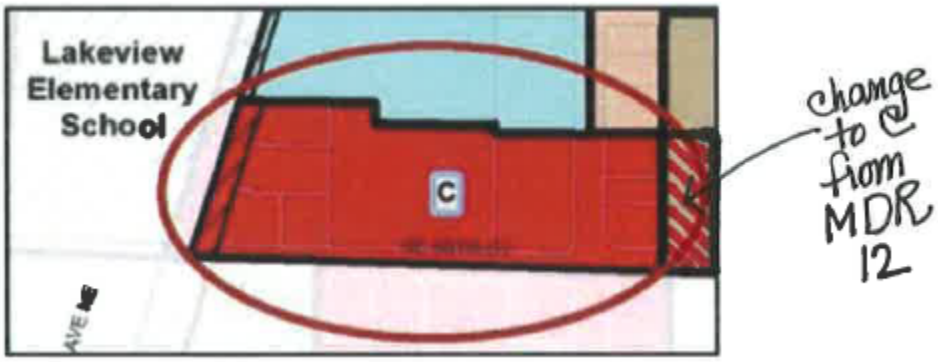
Midblock split of professional office/multifamily uses between 6th Street South and 7th Street South is discussed.

The block fronting on 6th Street South (see Figure EV-3) may develop as either office or multifamily. Multifamily should be medium density (up to nine dwelling units per acre). The easterly extension of such future development should be strictly limited to the midblock line between 6th and 7th Streets South, and access should be restricted to 6th Street South only.



Multifamily development along NE 68th Street and east of 6th Street South (up to 12 dwelling units per acre) is to be continued.

The southern portion of the Everest Neighborhood is impacted by the existence of a freeway interchange and by heavy traffic volumes along NE 68th Street. South of 9th Avenue South most land has been committed for multifamily use, although a few older single-family homes and some undeveloped land still exists. Future multifamily development in this area should be limited to a maximum of 12 dwelling units per acre.



COMMERCIAL

The Houghton/Everest Neighborhood Center to be contained within its present boundaries. A plan for future development of the commercial area should be coordinated with the Central Houghton Neighborhood.

~~The Houghton/Everest Neighborhood Center is a commercial area that spans the north and south side of NE 68th Street. Commercial uses in this area should satisfy neighborhood needs rather than include intensive uses which would be located more appropriately in the Downtown or other major commercial centers (see the Land Use Chapter). Within the Everest Neighborhood, the height of structures in this area should not exceed 35 feet. The Everest and Central Houghton Neighborhoods should coordinate a plan for the Houghton/Everest Neighborhood Center along both the north and south sides of NE 68th Street and involve the surrounding neighborhoods in the process. The plan should promote a coordinated strategy for future redevelopment of the Neighborhood Center which minimizes adverse impacts on surrounding residential areas. The plan should include a transportation corridor study for 6th Street South.~~

~~The existing land available for commercial use is sufficient to meet the needs of the neighborhood. Property along 6th Street South is impacted by heavy traffic volumes and by the existence of industrial and office activities located primarily to the west. These influences detract from the desirability of this area for residential use. Convenient access, however, makes this area suitable for a variety of economic activities.~~

The Land Use Element designates the Houghton/Everest Neighborhood Center as a commercial and mixed use area. It spans the north and south side of NE 68th Street and includes property on the east side of 6th Street and 108th Avenue NE. The Neighborhood Center should serve the needs for goods and services of the local community. Uses within the neighborhood center may include retail, restaurants, office, service businesses and housing with grocery and drug stores a high priority anchor to serve the everyday needs of the community. Housing provides the opportunity for people to live close to shops, services, employment, transit and the Cross Kirkland Corridor. Redevelopment plans for properties on the west side of 6th Street South/108th Avenue should promote a coordinated strategy for redevelopment of the Neighborhood Center on both sides of NE 68th Street.

The following principles should be incorporated into development plans and standards for the area:

- **Preserve and enhance neighborhood-serving retail, especially grocery stores.**
- **Promote a mix of complementary uses.**
- **Promote high quality design by establishing building, site and pedestrian design standards and guidelines.**
- **Foster walkable neighborhoods and increased transit service.**
- **Create gathering places and opportunities for social interaction.**

Properties along 6th Street South, 108th Avenue NE and NE 68th Street are impacted by heavy traffic volumes. Future development and transportation improvements should incorporate the recommendations from the 6th Street Corridor Transportation Study. A new east/west connection from 106th Avenue NE through the Neighborhood Center should also be considered.

Properties to the east of 6th Street South should be encouraged to develop together with joint access off of 6th Street South.

Building heights should be allowed to step up to three stories if certain retail uses that primarily serve the neighborhood are provided. Careful attention should be given through the Design Review process to pedestrian orientation, building modulation, upper story stepbacks, and use of materials to reduce the appearance of bulk and mass.

With regard to building height, an additional two stories (five stories maximum) may be authorized by a Master Plan, which is approved by the City Council after full legislative process with opportunities for public participation. The Master Plan shall include the following:

- **Provision for a southbound right turn lane from 6th Street South to NE 68th Street, as recommended in the 6th St. Corridor Transportation Study;**
- **Consolidation of the property on the northwest corner of NE 68th Street and 6th Street South and property or properties west of the corner property;**
- **Compliance with the principles outlined above for development in this commercial area; and**
- **A circulation plan and a driveway consolidation plan for the Everest portion of the Houghton/Everest Neighborhood Center north of NE 68th Street.**

TRANSPORTATION

STREETS, BICYCLE AND PEDESTRIAN CIRCULATION

Circulation patterns and improvements are recommended.

The circulation pattern in the Everest Neighborhood is fairly well established and allows for convenient travel through the neighborhood with minimal impacts on the majority of residential uses (see Figures EV-4, EV-5 and EV-6). Kirkland Way and NE 68th Street serve as major east/west corridors for through traffic. Sixth Street South is, and should remain, the major north/south corridor for through traffic. Interstate 405 is located along the eastern boundary of the Everest Neighborhood. Future modifications to circulation patterns in the Everest Neighborhood should conform to the following provisions. See also the Transportation Chapter:

(1) Industrial traffic in residential areas should be discouraged.

Industrial access should be directed towards the nearest arterial street capable of handling the traffic (see Figure EV-4).

(2) Kirkland Way and Cross Kirkland Corridor trestle.

Although Kirkland Way presently accommodates a significant amount of traffic, this route poses several problems. Numerous accidents have occurred in the vicinity of the Cross Kirkland Corridor bridge (old railroad trestle crossing). The City should continue to find ways to solve these traffic problems.

(3) Portions of 10th Street South to remain unopened.

Wetlands are present southeast of Everest Park and therefore 10th Street South south of Slater Avenue South should not become a through traffic route.

(4) Improve the pedestrian/bicycle circulation system in the neighborhood by providing improvements for pedestrians and bicycles according to Figure EV-5 and consistent with the Transportation Master Plan.

Major pedestrian and bicycle pathways should be built through the area according to the designations shown in Figures EV-5 and EV-6. Unopened segments of 10th Street South, Alexander Avenue, and Slater Avenue South contain unimproved pathways which provide a pedestrian link to Everest Park for the areas to the east. Because of presence of wetlands vehicular and pedestrian access may be limited; however, these pathways should remain. If the rights-of-way are developed, the improvements should be designed to accommodate pedestrian and bicycle traffic in order to maintain the existing access to Everest Park. An additional east/west pedestrian corridor is needed between 10th Street South and 8th Street South. Portions of Kirkland Way between Kirkland Avenue and NE 85th Street lack sidewalks. The City should pursue funding to make sidewalk connections along the street. Furthermore, public pedestrian access should be developed from the east end of 9th Avenue South to NE 70th Street to provide convenient access to public transit facilities near Interstate 405.

(5) Methods to alleviate traffic and parking problems on 8th Street South should be studied.

The residential portion of 8th Street South between Railroad Avenue and 9th Avenue South has been impacted by traffic and parking associated with industrial uses to the north and users of Everest Park. Consequently, the City should undertake measures to reduce these impacts. Traffic control measures also should be required of future industrial and/or park development.

Figure EV-4: Everest Street Classifications

Figure EV-5: Everest Street Pedestrian System

Figure EV-6: Everest Bicycle System

(6) Support development of the Cross Kirkland Corridor as a multipurpose trail for pedestrians and bicycles with access points along the corridor.

The Cross Kirkland Corridor provides an opportunity for a bicycle, pedestrian and ~~rail transportation~~ **high capacity transit corridor**. With development, redevelopment or platting, public pedestrian and bicycle access easements should be provided for properties adjacent to the Cross Kirkland Corridor consistent with the CKC Master Plan and the PROS Plan.

(7) Support transportation measures that will reduce commuter or pass through traffic through the neighborhood.

PUBLICATION SUMMARY
OF ORDINANCE O-4629

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING, ZONING AND LAND USE AND AMENDING THE COMPREHENSIVE PLAN ORDINANCE 3481, AS AMENDED, AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO. CAM16-02742.

SECTION 1. Provides amendments to the Comprehensive Plan for the Central Houghton Neighborhood, the Everest Neighborhood and the Land Use Element.

SECTION 2. Provides a severability clause for the ordinance.

SECTION 3. Establishes that this ordinance, to the extent it is subject to disapproval jurisdiction, will be effective within the disapproval jurisdiction of the Houghton Community Council Municipal Corporation upon approval by the Houghton Community Council or the failure of said Community Council to disapprove this ordinance within 60 days of the date of the passage of this ordinance.

SECTION 4. Except as provided in Section 3, establishes the effective date of the Ordinance and authorizes the publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code.

SECTION 6. Directs the City Clerk to certify and forward a complete certified copy of this ordinance to the King County Department of Assessments.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the _____ day of _____, 2017.

I certify that the foregoing is a summary of Ordinance No. O-4629 approved by the Kirkland City Council for summary publication.

_____
Kathi Anderson, City Clerk