6. Elevated Walkway
Relationship to the Elevated Walkway and neighboring properties.
6. ELEVATED WALKWAY | PERSPECTIVES

^VIEW FROM ELEVATED WALKWAY, LOOKING WEST

1. BAY MODULATION
2. EXPANSIVE DECKS
3. GROUPED WINDOWS

^VIEW FROM ELEVATED WALKWAY, LOOKING NORTH
6. ELEVATED WALKWAY | SECTIONS
6. ELEVATED WALKWAY | MATERIAL PALETTE

LAKE STREET

- BRONZE WINDOW FRAMES
- CHARCOAL GRAY FCP

PORTSMITH CONDOMINIUMS

- LIGHT BROWN FCP
- STEEL BALCONIES & RAILINGS
- LIGHT ADOBE FCP
- WHITE FCP OR WINDOW FRAMES

^SECTION THROUGH ELEVATED WALKWAY
7. KWM Tenant Garbage Pick-up & Loading Access

Review loading and trash to allow south tenants to access areas.

Existing tenants of the Milagro Building will access the new construction trash and loading area via internal hallways and the plaza, and will remain clear of the pedestrian sidewalk along Lake Street S.
PUBLIC COMMENT | SITE LIGHTING PLAN

SECURITY LIGHTING

WALL MOUNTED LIGHTING AT RETAIL / GROUND LEVEL PATIO

SOFFIT LIGHTING

ACCENT LIGHTING AT COURTYARD PLAZA

COLUMN LIGHTING
DEPARTURES REQUESTED
DEPARTURES REQUESTED

1. Reduction of the Lake Street S Upper Level Setback
   The Design Board is authorized to allow a reduction of the upper level setback by a maximum of 5’ by providing an equivalent square footage of public plaza at grade.

   Proposed Plaza: +/- 4,600 SF
   Proposed Encroachment: +/- 1,560 SF
   (+/- 520 SF at Level 3, 4, and 5)

2. Allowance of decks over the sidewalks on Lake Street S (above weather protection).
1. Allowance of occupiable rooftop amenity space
Continental Properties

112 Lake Street - Kirkland, WA

Roof Terrace Concept Plan

DATE: 08-12-2019

POSSIBLE CODE REVISION | ROOF AMENITY SPACE

SCALE: 1/8" = 1'-0"

Fiberglass Planter, Typ.
- Dwarf New Zealand Flax
- Sedum 'Angelina'
- Acer pectinatum 'Xconifolium'/Fernleaf Full-Moon Maple
- 2' x 8' x 36" High Fiberglass Planter
- Switch Grass var.
- Sedum 'Angelina'

Concrete Pedestal Pavers
Stairs
Bar Seating
Elev. Lobby
Access Door
Elev.

2' x 8' x 36" High Fiberglass Planter
- Switch Grass var.
- Sedum 'Angelina'

Total Usable Area: 1,378 SF
(Excludes planters and assumes two exits)

42" Guardrail
42" Parapet
2' x 10' x 36" High Fiberglass Planter

2' x 4' x 36" High Fiberglass Planter

4' S. x 36" High Fiberglass Planter, Typ.

4' S. x 36" High Fiberglass Planter

2' x 4' x 36" High Fiberglass Planter, Typ.

Balcony Below, Typ.
Movable Dining Tables & Chairs, Typ.

Elev. Lobby
Access Door
Stairs

Fernleaf Full-Moon Maple
Switch Grass
Dwarf New Zealand Flax
Sedum 'Angelina'
APPENDIX
APPENDIX | SITE SURVEY

(4) PARKING STALLS TO REMAIN

EXISTING BUILDING TO REMAIN
APPENDIX | FLOOR PLAN - LEVEL 1

HEIGHT LIMIT CALCULATION

FINISHED GRADE AT MIDPOINT ELEV. 33' 2"
ZONING HEIGHT ALLOWED + 55' 0"
MAX BUILDING HT ELEVATION ELEV .88' 2"

ATTACHMENT 2
APPENDIX | FLOOR PLAN - LEVEL 2

ATTACHMENT 2
APPENDIX | ELEVATIONS

^ WEST ELEVATION (LAKE STREET S)

^ EAST ELEVATION (MAIN STREET S & ELEVATED WALKWAY)
NORTH ELEVATION (ALLEY)

SOUTH ELEVATION
COURTYARD ELEVATIONS
SECTION THROUGH SUNKEN COURTYARD AND PLAZA
SECTION THROUGH NEW CONSTRUCTION AND EXISTING BUILDING
APPENDIX | SITE SECTION THROUGH SUNKEN COURTYARD

PORTSMITH CONDOMINIUMS (BEYOND)

MERRILL GARDENS SENIOR LIVING

ELEVATED WALKWAY

SUNKEN RES COURTYARD

PUBLIC PLAZA

LAKE STREET
## Appendix | Material Palette

### Retail Frontage

<table>
<thead>
<tr>
<th>Material</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Retail Frontage A (Existing Bldg) MEDIUM BROWN BRICK</td>
</tr>
<tr>
<td>B</td>
<td>Retail Frontage B (Existing Bldg) WARM WHITE STUCCO</td>
</tr>
<tr>
<td>C</td>
<td>Retail Frontage C ASPEN BRICK</td>
</tr>
<tr>
<td>D</td>
<td>LIGHT ADOBE FCP</td>
</tr>
<tr>
<td>E</td>
<td>ADOBE WINDOW FRAMES</td>
</tr>
<tr>
<td>F</td>
<td>RETAIL FRONTAGE D MEDIUM BROWN STUCCO</td>
</tr>
<tr>
<td>G</td>
<td>BRONZE WINDOW FRAMES</td>
</tr>
<tr>
<td>H</td>
<td>WHITE FCP OR WINDOW FRAMES</td>
</tr>
</tbody>
</table>

### Lake Street

- BRONZE WINDOW FRAMES
- CHARCOAL GRAY FCP
- LIGHT BROWN FCP
- STEEL BALCONIES & RAILINGS
- LIGHT ADOBE FCP
- WHITE FCP OR WINDOW FRAMES

### Main Street

- CASCADE SLATE WOODTONE FCP
- COASTAL GRAY WOODTONE FCP
- SUMMER WHEAT WOODTONE FCP
- ROASTED WALNUT WOODTONE FCP
- ROSEWOOD WOODTONE FCP
- WHITE FCP OR WINDOW FRAMES
CHAPTER 50 - CENTRAL BUSINESS DISTRICT (CBD) ZONES

50.05 User Guide – CBD 1 zones.

The charts in KZC 50.12 contain the basic zoning regulations that apply in the CBD 1 zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 50.10 – 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. The maximum height of structure shall be measured at the midpoint of the frontage of the subject property on the abutting right-of-way, excluding First Avenue South. See KZC 50.62 for additional building height provisions.

3. The street level floor of all buildings shall be limited to one or more of the following uses: Retail; Restaurant or Tavern; Banking and Related Financial Services; Entertainment, Cultural and/or Recreational Facility; Parks; Government Facility; or Community Facility. The street level floor of buildings south of Second Avenue South may also include Office Use. The required uses shall have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building on the abutting right-of-way, not including alleys and similar service access streets). Buildings proposed and built after April 1, 2009, and buildings that existed prior to April 1, 2009, which are at least 10 feet below the maximum height of structure, shall have a minimum depth of 10 feet and an average depth of at least 20 feet containing the required uses listed above.

   The Design Review Board (or Planning Director if not subject to D.R.) may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the retail frontage will maximize visual interest. Lobbies for residential, hotel, and office uses may be allowed within this space subject to applicable design guidelines.

4. Where public improvements are required by Chapter 110 KZC, sidewalks on pedestrian-oriented streets within CBD 1A and 1B shall be as follows:

   Sidewalks shall be a minimum width of 12 feet. The average width of the sidewalk along the entire frontage of the subject property abutting each pedestrian-oriented street shall be 13 feet. The sidewalk configuration shall be approved through D.R.

   (GENERAL REGULATIONS CONTINUED ON NEXT PAGE)
5. Upper story setback requirements are listed below. For purposes of the following regulations, the term “setback” shall refer to the horizontal distance between the property line and any exterior wall of the building. The measurements shall be taken from the property line abutting the street prior to any potential right-of-way dedication.

   a. **Lake Street**: No portion of a building within 30 feet of Lake Street may exceed a height of 28 feet above Lake Street except as provided in KZC 50.62.
   b. **Central Way**: No portion of a building within 30 feet of Central Way may exceed a height of 41 feet above Central Way except as provided in KZC 50.62.
   c. **Third Street and Main Street**: Within 40 feet of Third Street and Main Street, all stories above the second story shall maintain an average setback of at least 10 feet from the front property line.
   d. **All other streets**: Within 40 feet of any front property line, other than Lake Street, Central Way, Third Street, or Main Street, all stories above the second story shall maintain an average setback of at least 20 feet from the front property line.

   e. The required upper story setbacks for all floors above the second story shall be calculated as Total Upper Story Setback Area as follows:

   \[
   \text{Total Upper Story Setback Area} = (\text{Linear feet of front property line(s), not including portions of the site without buildings that are set aside for vehicular areas}) \times (\text{Required average setback}) \times (\text{Number of stories proposed above the second story}).
   \]

   f. The Design Review Board is authorized to allow a reduction of the required upper story setback by no more than five feet subject to the following:

   1) Each square foot of additional building area proposed within the setback is offset with an additional square foot of public open space (excluding area required for sidewalk dedication) at the street level.
   2) The public open space is located along the sidewalk frontage and is not covered by buildings.
   3) For purposes of calculating the offsetting square footage, along Central Way, the open space area at the second and third stories located directly above the proposed ground level public open space is included. Along all other streets, the open space area at the second story located directly above the proposed ground level public open space is included.
   4) The design and location is consistent with applicable design guidelines.

   g. The Design Review Board is authorized to allow rooftop garden structures within the setback area.

6. May also be regulated under the Shoreline Master Program; refer to Chapter 83 KZC.
The Kirkland Zoning Code is current through Ordinance 4683, passed May 7, 2019.

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

City Website: http://www.kirklandwa.gov/ (http://www.kirklandwa.gov/)
City Telephone: (425) 587-3000
Code Publishing Company (https://www.codepublishing.com/)
eLibrary (https://www.codebook.com/listing/)
### USE ZONE CHART

**Section 50.12**

**Zone**
- CBD-1A, 1B

#### REGULATIONS

**DIRECTIONS:** FIRST, read down to find use...THEN, across for REGULATIONS

<table>
<thead>
<tr>
<th>Section 50.12</th>
<th>USE</th>
<th>REQUIRED YARDS (See Ch. 115)</th>
<th>MAXIMUMS</th>
<th>Lot Coverage</th>
<th>Height of Structure</th>
<th>Landscape Category (See Ch. 95)</th>
<th>Sign Category (See Ch. 100)</th>
<th>Required Parking Spaces (See Ch. 105)</th>
<th>Special Regulations (See also General Regulations)</th>
</tr>
</thead>
<tbody>
<tr>
<td>.010 Restaurant or Tavern</td>
<td>D.R., Chapter 142 KZC</td>
<td>None</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
<td>100%</td>
<td>CBD 1A – 45’ above each abutting right-of-way. CBD 1B – 55’ above each abutting right-of-way.</td>
<td>D</td>
<td>E</td>
</tr>
<tr>
<td>.020 Any Retail Establishment, other than those specifically listed, limited or prohibited in this zone, selling goods or providing services, excluding banking and related financial services</td>
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</tbody>
</table>
USE ZONE CHART

Section 50.12

Zone
CBD-1A, 1B

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

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<tbody>
<tr>
<td>.025 Banking and Related Financial Services See Spec. Reg. 2.</td>
<td>D.R., Chapter 142 KZC</td>
<td>None</td>
</tr>
</tbody>
</table>

1. Drive-through facilities are permitted as an accessory use only if:
   a. The drive-through facility is not located on a property that abuts either Park Lane or Lake Street.
   b. The drive-through facility existed prior to January 1, 2004, OR the drive-through facility will replace a drive-through facility which existed in CBD 1A or 1B on January 1, 2004, and which drive-through facility:
      1) Was demolished to allow redevelopment of the site on which the primary use was located; and
      2) Will serve the same business served by the replaced facility, even if that business moves to a new location; and
      3) Does not result in a net increase in the number of drive-through lanes serving the primary use; and
   c. The Public Works Department determines that vehicle stacking will not impede pedestrian or vehicular movement within the right-of-way, and that the facility will not impede vehicle or pedestrian visibility as vehicles enter the sidewalk zone; and
   d. The vehicular access lanes will not be located between the street and the buildings and the configuration of the facility and lanes is generally perpendicular to the street; and
   e. Any replacement drive-through facility is reviewed and approved pursuant to Chapter 142 KZC for compliance with the following criteria:
      1) The design of the vehicular access for any new drive-through facility is compatible with pedestrian walkways and parking access.
      2) Disruption of pedestrian travel and continuity of pedestrian-oriented retail is limited by minimizing the width of the facility and associated curb-cuts.

2. Unless this use existed on the subject property prior to January 1, 2004, Banking and Financial Services may not be located within the 30-foot depth (as established by General Regulation 3) on the street level floor of a building fronting on Park Lane and Lake Street.
### USE ZONE CHART

<table>
<thead>
<tr>
<th>Section 50.12</th>
<th>Use Regulations</th>
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<table>
<thead>
<tr>
<th>Lot Size Required Review Process</th>
<th>Minimums</th>
<th>Maximums</th>
</tr>
</thead>
<tbody>
<tr>
<td>REQUIRED YARDS (See Ch. 115)</td>
<td>Lot Coverage</td>
<td>Height of Structure</td>
</tr>
<tr>
<td>Lot Size</td>
<td>Front</td>
<td>Side</td>
</tr>
<tr>
<td>None</td>
<td>0'</td>
<td>0'</td>
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<tr>
<th>.030 Hotel or Motel</th>
<th>D.R., Chapter 142 KZC</th>
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<tbody>
<tr>
<td>.040 Entertainment, Cultural and/or Recreational Facility</td>
<td></td>
</tr>
<tr>
<td>.060 Private Club or Lodge</td>
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</tr>
<tr>
<td>.070 Office Use</td>
<td></td>
</tr>
<tr>
<td>.080 Stacked or Attached Dwelling Units</td>
<td></td>
</tr>
</tbody>
</table>

### Special Regulations

(See also General Regulations)

1. The following uses are not permitted in this zone:
   a. Vehicle service stations.
   b. Vehicle and/or boat sale, repair, service or rental.
   c. Drive-in facilities and drive-through facilities.

2. The parking requirement for hotel or motel use does not include parking requirements for ancillary meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis.

3. Ancillary assembly and manufacture of goods on premises may be permitted as part of an office use if:
   a. The ancillary assembled or manufactured goods are subordinate to and dependent on this office use; and
   b. The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses.

4. 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 D.R. and building permit applications.
   d. A veterinary office is not permitted if the subject property contains dwelling units.
<table>
<thead>
<tr>
<th>Section 50.12 USE</th>
<th>REGULATIONS</th>
</tr>
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<tbody>
<tr>
<td><strong>Required Review Process</strong></td>
<td><strong>MINIMUMS</strong></td>
</tr>
<tr>
<td><strong>Lot Size</strong> (See Ch. 115)</td>
<td>REQUIRED YARDS</td>
</tr>
<tr>
<td>Front</td>
<td>Side</td>
</tr>
<tr>
<td>.085 Residential Suites D.R., Chapter 142 KZC</td>
<td>None</td>
</tr>
</tbody>
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(Revised 9/15)
Section 50.12

USE ZONE CHART

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<td>.085 Residential Suites (continued)</td>
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<td></td>
</tr>
<tr>
<td>Front</td>
<td>Side</td>
<td>Rear</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td></td>
<td>Height of Structure</td>
</tr>
<tr>
<td>Landscape Category (See Ch. 95)</td>
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<td>Sign Category (See Ch. 100)</td>
</tr>
<tr>
<td>Required Parking Spaces (See Ch. 105)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Special Regulations (See also General Regulations)**

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.

3. After one year of project occupancy, the Planning Official may allow a decrease in the required number of spaces if the number of spaces proposed is documented by an adequate and thorough parking demand and utilization study of the property. The study shall be prepared by a licensed transportation engineer or other qualified professional, and shall analyze the operational characteristics of the use which justify a parking reduction. The scope of the study shall be proposed by the transportation engineer and approved by the City traffic engineer. The study shall provide at least two days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City traffic engineer.

3. All residential suites and all required parking within a project shall be under common ownership and management.

4. 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.

5. 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 50.12 USE ZONE CHART

#### Required Review Process

<table>
<thead>
<tr>
<th>Section 50.12</th>
<th>USE REGULATIONS</th>
</tr>
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<tbody>
<tr>
<td>.090</td>
<td>School, Day-Care Center or Mini School or Day-Care Center</td>
</tr>
<tr>
<td>.100</td>
<td>Assisted Living Facility</td>
</tr>
<tr>
<td>.110</td>
<td>Public Utility, Government Facility, or Community Facility</td>
</tr>
<tr>
<td>.120</td>
<td>Public Park</td>
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<th>LANDSCAPE CATEGORY (See Ch. 95)</th>
<th>SIGN CATEGORY (See Ch. 100)</th>
<th>REQUIRED PARKING SPACES (See Ch. 105)</th>
<th>SPECIAL REGULATIONS (See also General Regulations)</th>
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<tbody>
<tr>
<td>.090</td>
<td>School, Day-Care Center or Mini School or Day-Care Center</td>
<td>D.R., Chapter 142 KZC.</td>
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<td>0'</td>
<td>0'</td>
<td>0'</td>
<td>100%</td>
<td>CBD 1A – 45' above each abutting right-of-way. CBD 1B – 55' above each abutting right-of-way.</td>
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<td>.100</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>.120</td>
<td>Public Park</td>
<td>Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.</td>
<td></td>
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