



CITY OF KIRKLAND
Planning and Building Department
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MEMORANDUM

To: Design Review Board
From: Scott Guter, Planner
Date: March 13, 2017
File No.: DRV17-00073
Subject: **EASTSIDE PREPARATORY SCHOOL EXPANSION – FINE ARTS BUILDING DESIGN RESPONSE CONFERENCE**

I. MEETING GOALS

At the March 20, 2017 Design Review Board (DRB) meeting, the DRB should conduct a Design Response Conference and determine if the project is consistent with the design guidelines contained in Design Guidelines for Yarrow Bay Business District, as adopted in Kirkland Municipal Code (KMC) Section 3.30.040.

During the Design Response Conference, the DRB should provide feedback on the following topics:

- Building massing
- Pedestrian access
- Plaza design
- Landscaping
- Materials, colors, and details

II. BACKGROUND INFORMATION

The subject property is located at 10607 & 10613 NE 38th Place and 10608 & 10610 NE 37th Court within the Linbrook Office Park (see Attachment 1). The applicant, Jeff Boone with Public 47 Architects representing Eastside Preparatory School, is proposing to demolish two existing two-story buildings which occupy Lots 15-18 and replace them with a new four-story 60'-tall school building. The new Fine Arts Building, approximately 90,635 square feet in size, would include a theatre, music room, classrooms, administrative offices, and below-grade parking.

The Linbrook final PUD (file PF-81-6) and final subdivision (file SF-81-7) were approved by the City Council on May 4, 1981 to allow for 24 office buildings and a bank. This combination of zoning approvals allowed for the creation of a zero-lot line office park development with the parking and driving areas placed in a common area tract. In 2011, the subject property was included as part of a neighborhood plan update which resulted in the current Yarrow Bay Business Districts (YBD) zones. The new YBC zoning regulations now allows for zero-foot setbacks making the previous PUD obsolete for the Linbrook Office Park.

In 2006, Building 15-24 and their associated parcels were purchased by Eastside Preparatory School (see Attachment 2). In the years following, Eastside Prep has expanded within the existing buildings. On September 15, 2014, the DRB voted to approve a new 29,000 sq. ft. science building and gymnasium Lots 19-20.

III. SITE

The Linbrook Office Park is in the YBD 3 zone and currently contains 22 single-story buildings and one 3-story building (Eastside Prep science building and gymnasium) with 395 associated surface parking stalls. The subject property sits approximately six to eight feet lower than NE 38th Street where adjoining NE 38th Street and gradually tapers off to the southwest. As mentioned previously, Eastside Prep owns and occupies Buildings 15 – 24 which are located in the southeast portion of the office park.

The following list summarizes the zoning designation, uses, and allowed heights of properties adjacent to the subject property (see Attachment 3):

North:	YBD 2 – 55' maximum height. Yarrow Bay office complex.
NE/East:	YBD 1 – 65' maximum height. Metro Park and Ride (Partially in the City of Bellevue).
Southeast:	Office Building (City of Bellevue jurisdiction)
South:	YBC 3 – 60' maximum height. La Quinta Hotel.
Southwest:	YBD 3 – 60' maximum height. Office building and restaurants.
West:	YBD 2 – 55' maximum height. Lake Washington Boulevard. Office buildings.

In addition, a large number of mature deciduous and several evergreen trees line NE 38th Street. A lawn area occupies an area between NE 38th Street and the parking lot. The parking lot contains minimal landscaping interior to the lot and perimeter landscaping along the south and southwest property lines.

In the northwestern portion of the lot is Cochran Springs Creek which runs east to west.

Additional photographs prepared by the applicant that show the surrounding properties and site context in the area of the proposed building are contained in Attachment 4.

IV. CONCEPTUAL DESIGN CONFERENCE

A Conceptual Design Conference was held on December 19, 2016. The DRB provided direction to the applicant in preparation for the Design Response Conference. At the meeting, the DRB discussed:

- A. How the design guidelines affect or pertain to the proposed development.
- B. Which guidelines applied to the proposed development; and
- C. The application materials that are needed for the Design Response Conference.

The DRB's feedback from the conference is summarized in Section V.B below under the DRB's discussion on the various design topics.

V. DESIGN RESPONSE CONFERENCE

The Design Review Board reviews projects for consistency with design guidelines for pedestrian-oriented business districts, as adopted in Kirkland Municipal Code Chapter 3.30. In addition to the standard guidelines contained in the *Design Guidelines for Yarrow Bay Business District*, the following information summarizes key guidelines which apply specifically to the project or project area. See also Section VI for information regarding zoning regulations and how they affect the proposed development.

A. Pedestrian-Oriented Design Guidelines

The following is a list of key design issues and/or design techniques that should be addressed with this project as identified in the design guidelines.

- Building Scale
 - Vertical and horizontal modulation
 - Architectural scale
- Pedestrian-Orientation
 - Plazas
 - Pedestrian friendly building fronts
 - Blank wall treatment
- Landscaping
- Building material, color, and detail

See the adopted *Design Guidelines for Yarrow Bay Business District* (available online at: http://www.kirklandwa.gov/depart/planning/Online_Resources/Design_Guidelines.htm for the goals and related discussion on each topic.

B. Compliance with Design Guidelines

1. Scale

a. DRB Discussion

The DRB expressed a preference for massing Alternative #3 at the Conceptual Design Conference. Other design direction provided by the DRB included:

- A key vantage point identified by the DRB was from the site entrance along NE 38th Place. Internal vantage points include the other Linbrook office buildings to the north and the Eastside Prep campus buildings to the south. Other potential vantage points may include various areas along NE 38th Place, across the street, and potentially from Northrup Way between the existing buildings. The building design should be mindful of these vantages.
- The scaling and design of the project should update the existing office park aesthetic as it transitions from a suburban to urban office park. The science and gymnasium building known as the TMAC (The Macaluso Academic Collaboration) began this shift. TMAC is very visible and provides a modern aesthetic to the current campus context. The new Fine Arts Building will add to the general mass of the campus. The new building needs to address the existing context and also address the new direction for the campus.
- The Project's north facade (faces the Linbrook campus) is boxy and flat. The massing along the north façade should react to the offices it faces and the south façade should complement the newer TMAC building.
- The east façade (faces NE 38th Place) lacks modulation and should respond accordingly as the new public facing building.

b. Supporting Design Guidelines

The *Design Guidelines for Yarrow Bay Business District* contain the following policy statements that address the use of these techniques:

- *Within interior portions of sites orient buildings to plazas, common open spaces or major internal pedestrian walkways.*
- *Configure development to provide focal points and opportunities for coordinated pedestrian and vehicular access.*
- *Incorporate fenestration techniques proportionate in size and pattern for the scale of the building. This is particularly important on upper floors, where windows should be divided into individual units with each window unit separated by a visible mullion or other element. "Ribbon windows" (continuous horizontal bands of glass) or "window walls" (glass over the entire surface) do little to indicate the scale of the building and are thus discouraged, except in special circumstances where they serve as an accent element.*
- *Encourage vertical modulation on multi-story buildings to add variety. Vertical modulation may be particularly effective for tall buildings adjacent to a street, plaza, or residential area to provide compatible architectural scale and to minimize shade and shadow impacts.*
- *Incorporate horizontal building modulation techniques to reduce the architectural scale of the building and add visual interest. Horizontal building modulation is the horizontal articulation or division of an imposing building façade through upper story setbacks, awnings, balconies, roof decks, eaves, and banding of contrasting materials. Elevations that are modulated with horizontal elements appear less massive than those with sheer, flat surfaces. Recommended horizontal building modulation techniques include:*
 - *Roofline modulation and a change in building materials.*
 - *Step back building façade, generally above the second floor.*
- *Break up long continuous walls with a combination of horizontal building modulation, change in fenestration, and/or change in building materials. This is especially important for office buildings.*
- *Encourage a variety of roofline modulation techniques such as hipped or gabled rooflines and modulated flat rooflines. As a general rule, the larger the building or unbroken roofline, the bigger the modulation should be. In determining the appropriate roof type and amount of modulation, consider the distance from which the building can be viewed. For example, a large commercial building adjacent to a parking lot is capable of being viewed from a relatively large distance and will consequently necessitate greater roofline modulation. Avoid blank walls near sidewalks, major internal walkways, parks, and pedestrian areas. Use the following treatments to mitigate the negative effects of blank walls (in order of preference):*
 - *Configure buildings and uses to avoid blank walls exposed to public view.*
 - *Provide a planting bed with plant material to screen most of the wall.*

- *Install trellises with climbing vines or plant materials to cover the surface of the wall. For long walls, use trellises to avoid monotony.*
 - *Provide artwork on the wall surface.*
 - *Provide architectural techniques that add visual interest at a pedestrian scale, such as a combination of horizontal building modulation, change in building materials and/or color, and use of decorative building materials.*
 - *Provide decorative lighting fixtures.*
 - *Where buildings are not located at the sidewalk, incorporate landscaping, a pedestrian plaza or open space between the building and the sidewalk or provide building façade treatment.*
 - *Incorporate transparent windows, pedestrian entrances, and weather protection along facades adjacent to a sidewalk or internal pathway. Weather protection features could include awnings, canopies, marquees, or other similar treatments.*
 - *Locate building entrances that open on to plazas.*
 - *Provide transitional zones along building edges to allow for outdoor seating areas and a planted buffer.*
 - *Use a variety of quality building materials such as brick, stone, timber, and metal to add visual interest to the buildings and reduce their perceived scale. Use masonry or other durable materials - especially near the ground level.*
 - *Avoid use of concrete block and large expansive tilt up concrete facades.*
- c. **Staff Analysis.** As requested by the DRB, the applicant has pursued Massing Alternative #3 and has provided detailed plans for review (see Attachment 4). Also included in the applicant's design response were various photo simulations and perspective and section drawings as requested by the DRB. The applicant also provided a written response to the DRB's comments (see Attachment 5).

The proposed building is 60' in height and measures approximately 196.5' by 116.25' at its outer perimeter. The building massing shown in the applicant's drawings are consistent with the Massing Alternative #3 presented at the Conceptual Design Conference.

The applicant has provided projects views from both external and internal vantage points such as from the NE 38th Place, Northup Way, from the existing play court and between existing buildings (located on site and on adjacent properties). Both drawings and renderings indicate how the project's modulation and fenestration respond to these vantage points.

The applicant addresses the scaling and design of the project by describing the material and fenestration program and their relationship to the design guidelines (see Attachments 4 and 5).

The applicant has provided drawings, renderings, and a narrative addressing the Board's concern of the boxy and flat north façade (see Attachments 4 and 5).

Similar to the north façade, the applicant has addressed the Board's concerns about the eastern façade's lack of modulation by inseting the upper story windows, and incorporating various material and fenestration choices and configurations..

The DRB should provide input by responding to the proposed design and identify any needed changes to the facades, including the following items:

- Does the east façade (facing NE 38th Pl) contain enough vertical and horizontal modulation?
- Does the east façade have adequate vertical articulation?
- Has the project utilize adequate techniques in breaking the building's mass such as window reliefs, overhangs, or changes to its roofline?
- Have all facades been adequately designed to deal with blank walls?

2. Pedestrian and Vehicular Access

a. DRB Discussion. The DRB supported the concept of emphasizing and/or strengthening the relationship to existing the commons area south of the proposed building as a means of uniting the campus. Additional details should be provided in terms of the amount of sun access to the commons and the proposed landscaping for the plaza. Other recommendations and comments by the DRB are summarized below.

- The plaza spaces are very important and the project should show how these spaces unite the campus.
- A circulation (block) grid of pedestrian connections both within and beyond campus is supported. In the SketchUp model the garage entrance to the building seems to be directly under the atrium disrupting this connection. The DRB supports the pedestrian connections shown on page 13 of applicant's conceptual plans (see Attachment 6).
- The pedestrian crossings should be well designed. .

b. Supporting Design Guidelines

The *Design Guidelines for Yarrow Bay Business District* contain the following statements that pertain to vehicular and pedestrian access:

- *Provide pedestrian plazas in conjunction with building and site spaces that are accessible to the general public, residents and transit users.*
- *Provide weather protection along the primary exterior entrance of all businesses, residential units, and other buildings.*
- *Design weather protection features to provide adequate width and depth at building entries.*
- *Pedestrian covering treatments may include: covered porches, overhangs, awnings, canopies, marquees, recessed entries or other similar features. A variety of styles and colors should be considered and be compatible with the architectural style of the building and the ground floor use.*
- *Back lit, plastic awnings are not appropriate.*

- c. Staff Analysis. As shown at the Conceptual Design Conference the ground floor of the project is recessed at its main east facing entrance, its south façade facing the pedestrian plaza, and the west façade facing the play court to provide covered walking areas.

The applicant defined in greater detail the pedestrian plazas and walkways (see Attachment 4, page 9). The applicant has also provided a pedestrian ramp along the north façade providing access from the project's east landscaped plaza.

The DRB should provide input by responding to the proposed design and identify any needed changes to the project's pedestrian access, including the following items:

- Is additional information needed regarding the location of trash and loading/unloading areas and mitigation of these areas?
- Overhead weather protection should be provided at the building's north entrance and along portions of the building adjacent to walkways. Are there other opportunities for overhead weather protection? Zoning code requires overhead weather protection to cover at least five (5) feet of the width of the adjacent walkway and must be at least eight (8) feet above the ground immediately below it.
- Is there adequate overhead weather protection at the student plaza?
- Should the walkway within the new landscape plaza area be reconfigured closer to the building façade to take advantage of overhead weather protection opportunities? Should other changes be made to the pedestrian plan?

3. Open Space and Landscaping

- a. DRB Discussion. The DRB requested a detailed landscape plan. The applicant should continue to explore additional landscaping opportunities along the north façade of the proposed building. The applicant should also include a description of how open space areas will be used.
- b. Supporting Design Guidelines. KZC Chapter 95 requires that a landscape plan be approved as part of the design review process. The *Design Guidelines for Yarrow Bay Business District* contain the following guidelines that pertain to open space and the visual quality of landscapes:
- *Provide landscaping elements that add color and seasonal interest. This can include trees, planting beds, potted plants, trellises, and hanging plants.*
 - *Provide landscaping, plazas or building façade treatments to enhance the pedestrian experience. In general, buildings that have less pedestrian orientation will merit more landscaping and façade treatments to prevent blank walls.*
 - *Position plazas in locations adjacent to and visible from major streets, such as along NE 38th Place, major internal circulation routes, or where there are strong pedestrian flows on neighboring sidewalks. For large sites, development should be configured to create one or more focal plazas. To enhance visibility and accessibility, plazas usually should be*

no more than 3' above or below the adjacent sidewalk or internal pathway.

- *Design landscaping for the purpose and context in which it will be located. The auto oriented landscaping requires strong plantings of a structural nature to act as buffers or screens for pedestrians. The pedestrian landscape should emphasize the subtle characteristics of the plant materials. The building landscape should use landscaping that complements the building's qualities and screens service areas or blank walls while not blocking views of the business or signage.*
 - *Encourage a colorful mix of drought tolerant and low maintenance trees, shrubs and perennials. Except in special circumstances, ivy should be avoided.*
- c. Staff Analysis. The applicant updated the pedestrian plaza and walkway plan (see Attachment 4, page 9). Landscaping is further defined as well as the improved access walkways.

The DRB should provide input on the following items:

- What changes if any are needed to the landscape plan?
- Are there other opportunities for landscaping?

4. Building Materials, Color, and Details

- a. DRB Discussion. This topic was not discussed in detail at the Conceptual Design Conference.
- b. Applicable Design Guidelines. The *Design Guidelines for Yarrow Bay Business District* contain the following guidelines that provide guidance on this topic:
- *Encourage the integration of ornament and applied art with structures and site environments. For example, significant architectural features should not be hidden, nor should the urban context be overshadowed.*
Emphasis should be placed on highlighting building features such as doors, windows, eaves, and ornamental masonry. Ornament may take the form of traditional or contemporary elements. Original artwork or hand-crafted details should be considered in special areas. Ornament may consist of raised surfaces, painted surfaces, ornamental or textured branding, changing of materials, or lighting.
 - *Use a variety of quality building materials such as brick, stone, timber, and metal to add visual interest to the buildings and reduce their perceived scale. Use masonry or other durable materials - especially near the ground level.*
 - *Avoid use of concrete block and large expansive tilt up concrete facades.*
- c. Staff Analysis. Attachment 4, pages 23-25 contain color elevation drawings and callouts for the proposed building materials. The DRB should provide feedback to the applicant regarding the proposed materials and colors. The DRB should discuss whether samples of materials and colors should be provide at the next Design Response Conference.

VI. KEY ZONING REGULATIONS

The applicant's proposal is also subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, Fire and Building Code, and Public Works Standards. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 7, Development Standards, is provided to familiarize the applicant with some of these additional development regulations. These regulations and standards are not under the review authority of the DRB and will be reviewed for compliance as part of the building permit review for the project.

Zoning regulations for uses in YBD 3 are found in the use-zone chart (see Attachment 8). The following regulations are important to point out as they form the basis of any new development on the site.

A. **Permitted Uses:** In addition to a school use, other allowed uses in this zone include retail, restaurants, office, and stacked dwelling units.

B. **Setbacks:** Except for a 20' setback along Lake Washington Boulevard, there are no required setbacks for the subject property.

Staff Comment: Eastside Prep is located in the south/southeast portion of the Linbrook Office Park with frontage only along NE 38th Place. Therefore, there are no required setbacks for the proposed Fine Arts building. The property line should be shown on the building permit floor plan drawings to confirm its relationship to all floors of the building for code review purposes.

C. **Height:** The YBD 3 zone allows a maximum height of 60' measured above the average building elevation. In addition, General Regulation 2 for the YBD 3 zone (KZC Section 56.18.2) allows the following height exceptions:

- Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapets around the perimeter of the structure shall not exceed two feet.
- 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.

Staff Comment: Preliminary height calculations show that the proposed building is at the maximum height allowed. With the building permit application, the applicant should provide the height calculation site plan as a layer atop the survey information so that staff can confirm the topography and midpoint segments used. Staff's final review of the height calculation will occur with the building permit review.

D. **Lot Coverage:** YBD 3 zoning regulations allow 80% lot coverage.

Staff Comment: Preliminary lot coverage calculations show that with the proposed changes, the entire Linbrook campus is at approximately 72% lot coverage. The applicant should submit final lot coverage information with the building permit application. Lot coverage information needs to include the entire Linbrook campus. Staff's final review of the lot coverage calculation will occur with the building permit review.

E. **Parking:** Parking for school uses is established on a case-by-case basis based on the actual parking demand on existing uses similar to the proposed use.

Staff Comment: The proposed expansion triggered a review of required parking. The applicant has submitted a traffic impact report that includes a parking analysis. The parking study is currently in review by the City Transportation Engineer.

- F. **Tree Retention Plan**. A tree retention plan was submitted for review and is currently in review by the City's Urban Forester.

VII. STATE ENVIRONMENTAL POLICY ACT

SEPA is the state law that requires an evaluation of a development proposal for environmental impacts. The applicant has submitted and Environmental Checklist and the City is currently reviewing their application. The DRB decision on the project will not be issued until after the SEPA determination has been issued.

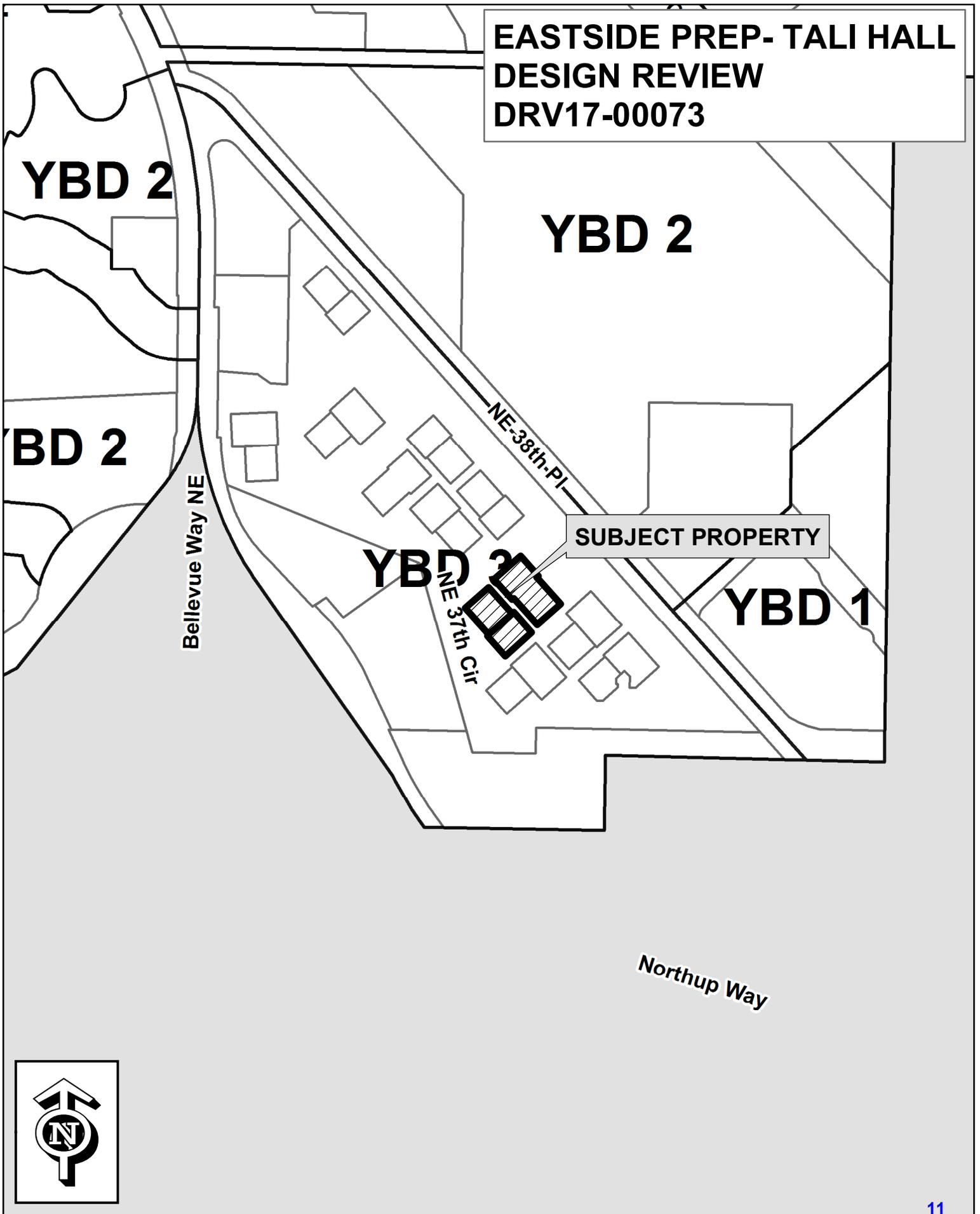
VIII. PUBLIC COMMENT

Public notice regarding the DRB meeting on this project was distributed on March 6, 2017 according to KZC Section 142.35.8. Prior to the finalization and distribution of this staff memo, no comments from the general project were received.

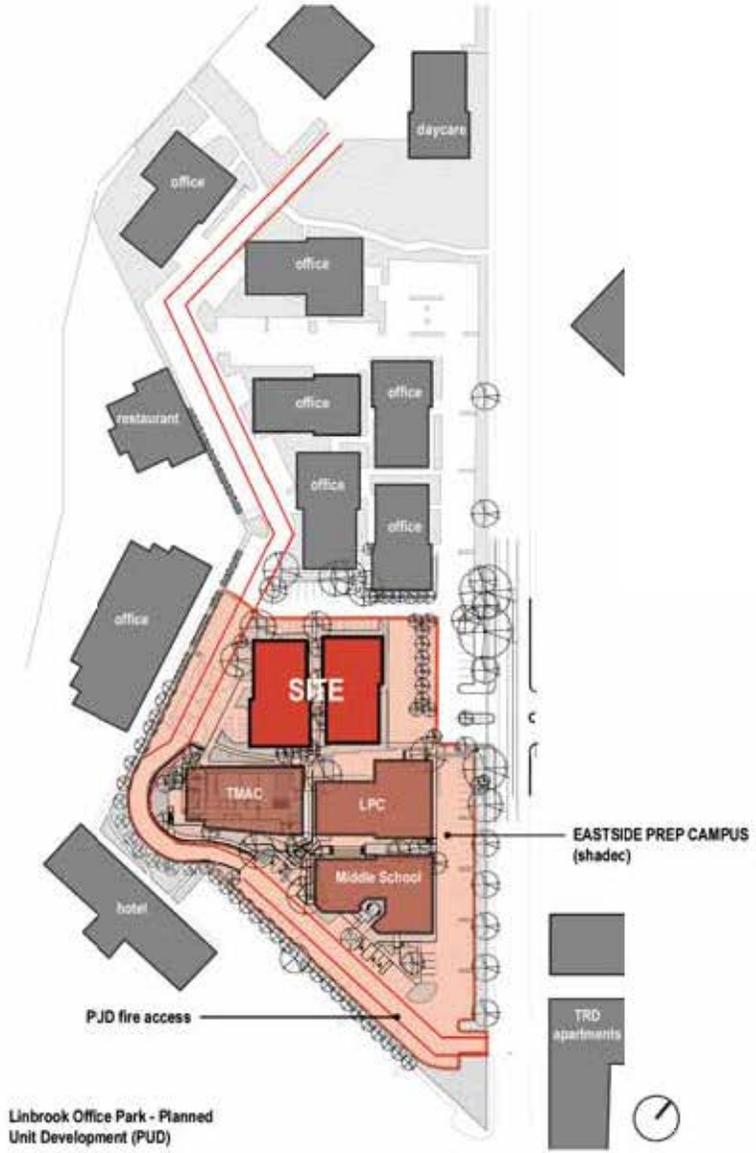
IX. ATTACHMENTS

1. Vicinity Map
2. Site Plan
3. Zoning Map
4. Applicant's Proposal
5. Applicant's Response to DRC Mtg.
6. Project's Circulation Plan
7. Development Standards
8. YBC 3 Use Zone Chart

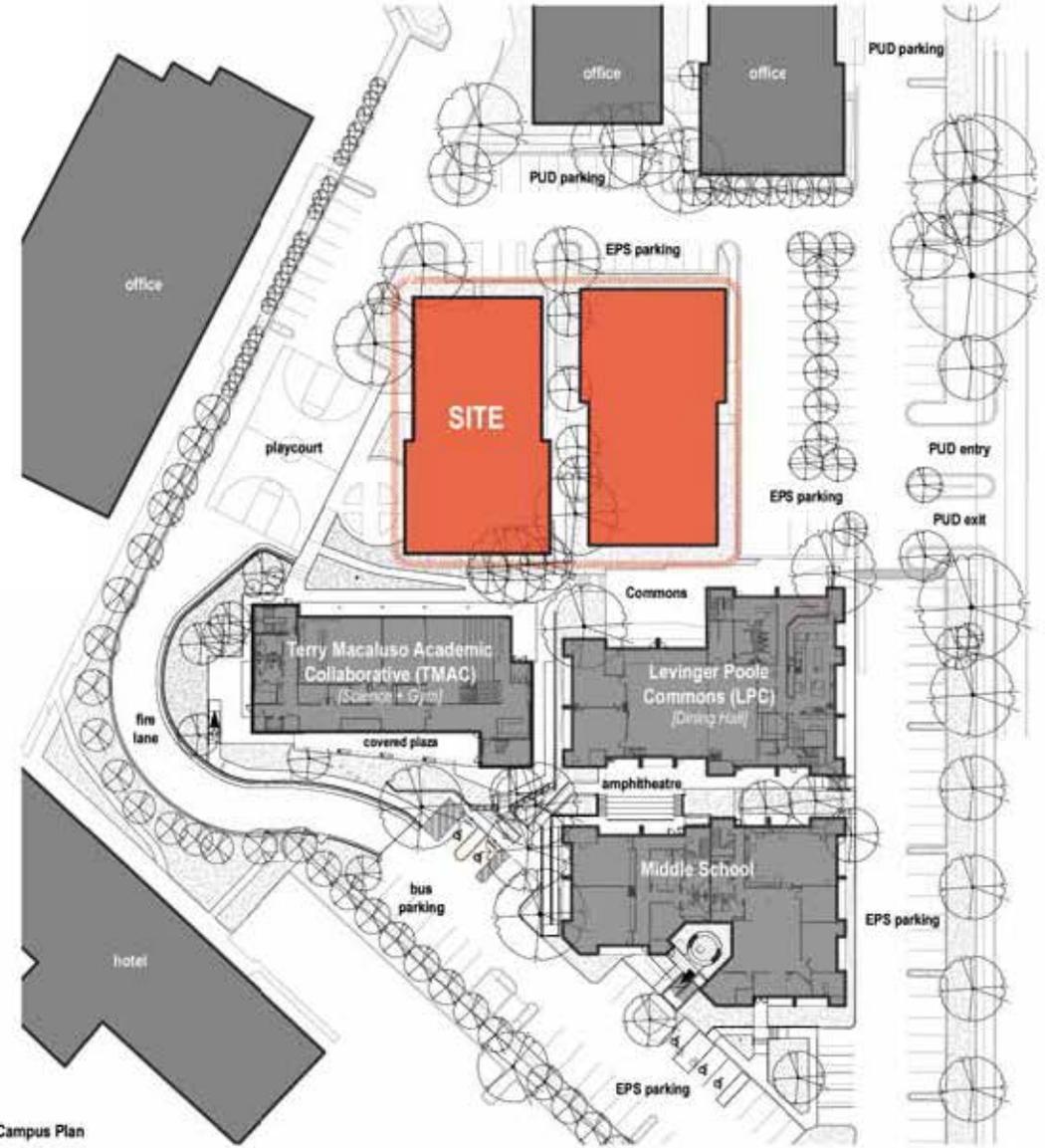
**EASTSIDE PREP- TALI HALL
DESIGN REVIEW
DRV17-00073**



SITE ANALYSIS

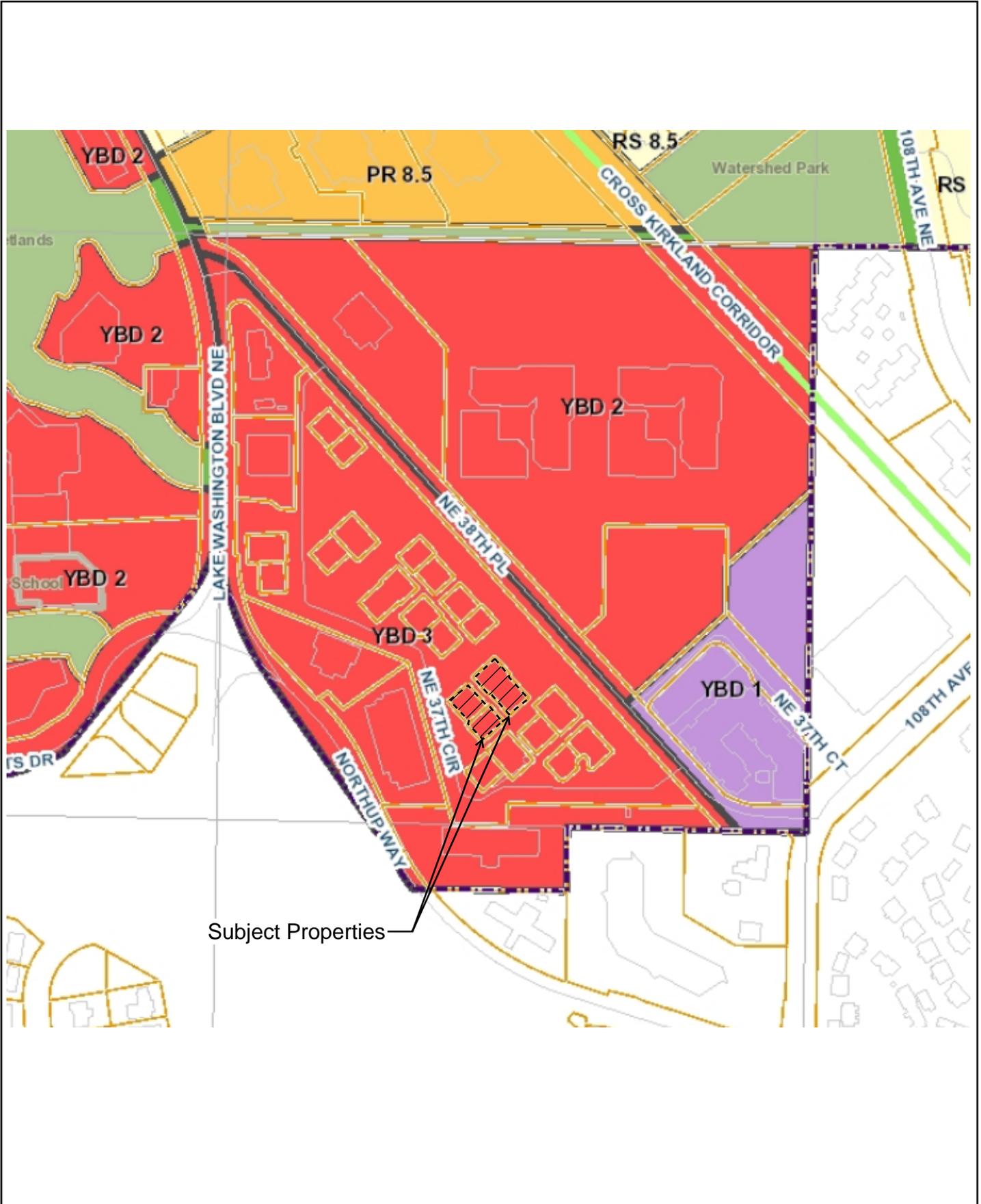


Linbrook Office Park - Planned Unit Development (PUD)



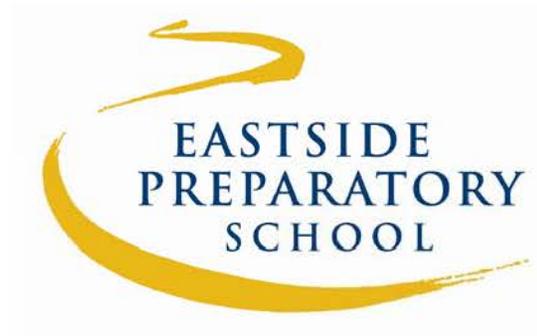
Eastside Prep Campus Plan

ZONING MAP



EASTSIDE PREPARATORY SCHOOL

TALI HALL
Classroom and Arts Building



PUBLIC47ARCHITECTS

PROJECT DESCRIPTION

EASTSIDE PREPARATORY SCHOOL - TALI HALL

City of Kirkland Design Review: Design Response Conference
January 2017

The proposed project (TALI Hall) is a new education and performing arts building for Eastside Preparatory School.

The building will include a theatre, music room, classrooms and administrative offices. It will also include below-grade parking. The educational facility intends to stimulate the student's curiosity and provide opportunities to explore, create, imagine, and invent.

Zoning Summary:

Address	10613 NE 37th Place Kirkland, WA 98033 (Buildings 15, 16, 17 & 18)
Site Area	~34,000 SF
Zoning	YBD 3 - Commercial
Height	60 feet

DEVELOPMENT OBJECTIVES

Academics: High-Quality Learning Environment

Project provides a unique educational environment with collaborative and creative learning spaces. Eastside Preparatory School maintains a school culture that focuses on the student's experience; students are the most successful when they feel known, accepted, and challenged by their community of peers and faculty.

- Commons/Atrium: provides circulation, learning, entertainment and faculty spaces completely integrated. Spaces allow for independent student project teams to collaborate in multiple configurations.
- Theater: New adaptable theatre space provides a venue for social and learning opportunities, such as concerts, plays, movies, social functions and school community meetings.
- Music: special purpose classrooms that provide music study to support the performing arts curriculum.
- Arts: new fine arts facilities including digital arts to support the fine arts curriculum

Organization: Creative integration of a mixed-program

Project combines complementary programs together into a cohesive and integrated building. The project will provide the school with a variety of improved spaces, including a much needed dedicated theatre on campus. Currently the theatre is shared with the Cafeteria. Designs are challenged by the narrow and restricted footprints of the existing building parcels.

The shared-use of dining and the Fine Arts is less than ideal.

- The Theatre provides for expansion of the dining hall together with this new dedicated space for performance and assembly.
- The Theatre creates a venue for classes, dance, yoga, music, theatre and countless social gathering functions.

Campus: Invigorate Pedestrian Character on Campus

Improve quality and functionality of pedestrian-oriented school campus and establish precedent for future development.

The school campus includes five buildings. Existing walkways connecting buildings are utilitarian, as the campus was designed as a business park with unrelated users. The plaza outside the recently renovated Student Commons and the new TMAC science and gym facility begins to establish the campus hub, and the design for the new project strives to connect, support, and strengthen this central pedestrian core and heart of the school campus.

- This design will help connect and improve the pedestrian connections and ADA accessibility.
- The project intends to create an exterior amphitheater and gathering plaza that links the LPC Commons plaza to the new building, to the recently completed TMAC and the playcourt to the west – the main outdoor play space for the students.
- The project will create desirable exterior spaces that offer varied places for students to hang, sit, study, relax, learn, eat, and more.



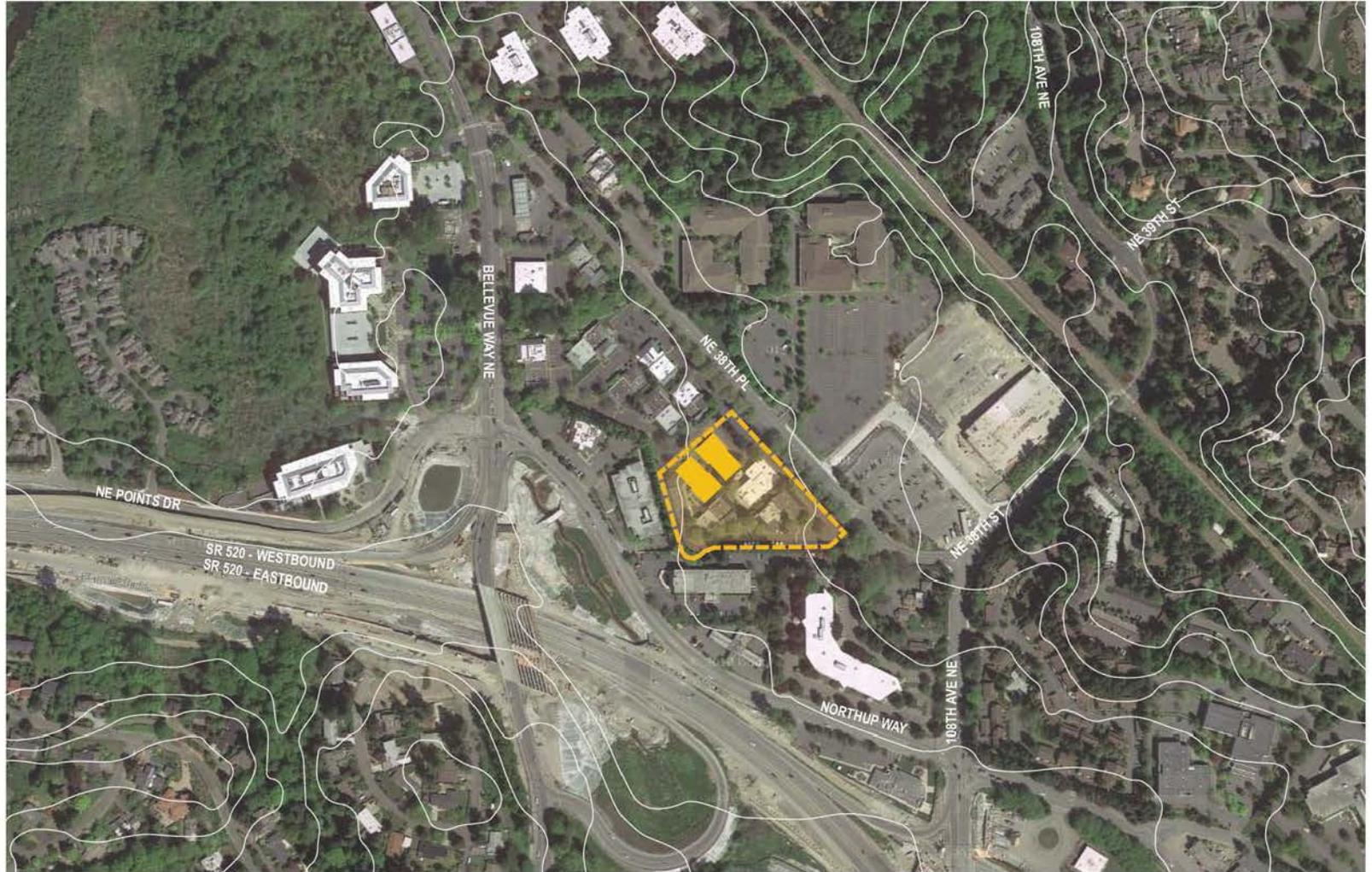
VICINITY MAP

Vicinity Context

The Eastside Preparatory School campus is comprised of five separate buildings within the Linbrook PUD, which is central to the Yarrow Bay Business District and at the south edge of the Lakeview Neighborhood. This area is located just southeast of Yarrow Bay, at the southern end of the Kirkland City limits, and just north of the Bellevue City limits.

Topography

The subject property and the campus originally had a gentle sloping topography. However, when the campus was constructed, the approach was to grade flat areas for buildings. This results in a series of retaining walls and berms between buildings. Creating more gracious and ADA-accessible pedestrian connections between buildings is a long-term goal for the campus, and will be considered with this project.



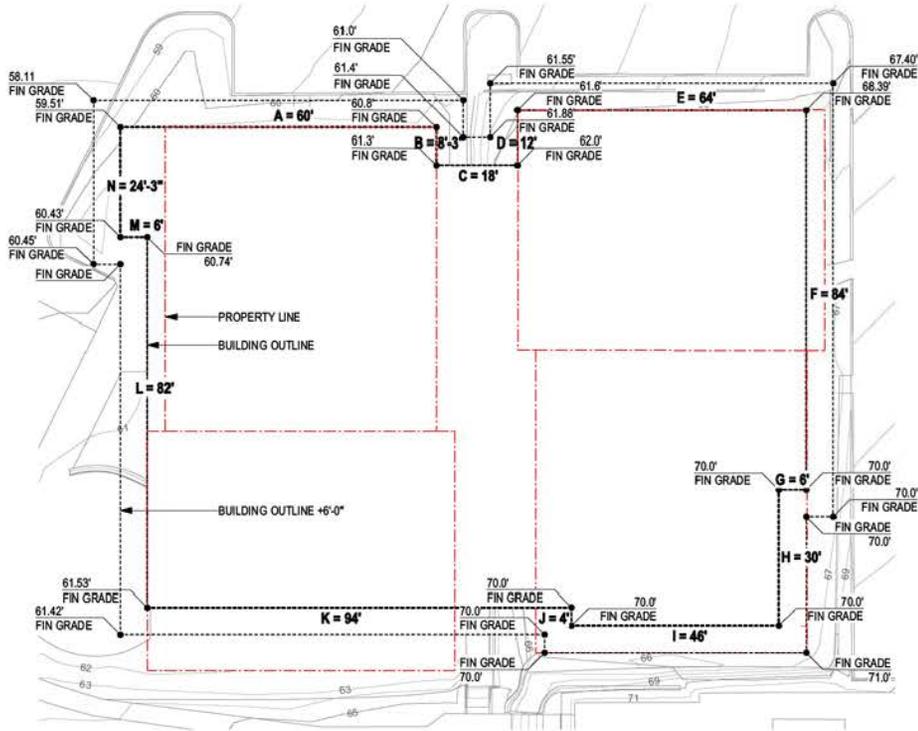
LEGEND

-  Eastside Prep Campus
-  Project Site
-  Contour Lines

AERIAL PHOTOGRAPH - VICINITY CONTEXT



HEIGHT CALCULATION
[AVERAGE BUILDING ELEVATION DIAGRAM]

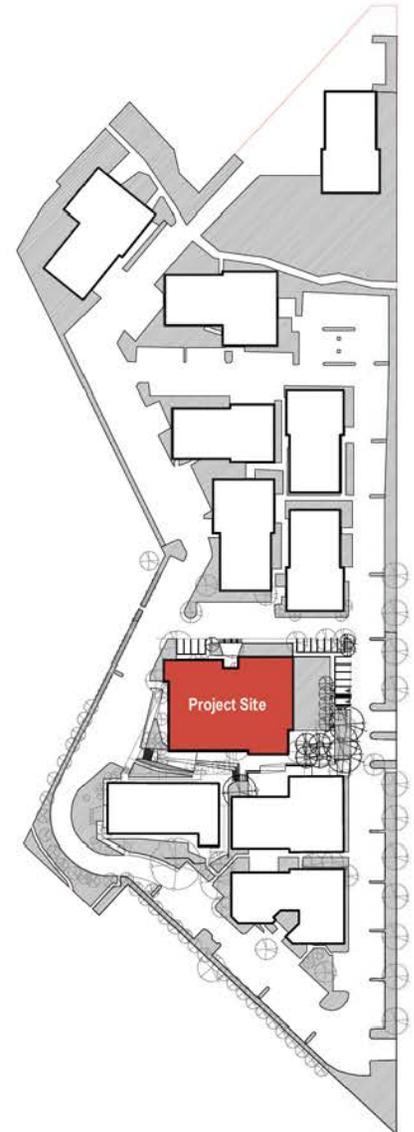


A -	$(58.11 + 60.80) / 2 \times 60'-0"$	= 3540
B -	$(60.80 + 61.30) / 2 \times 8'-3"$	= 503.25
C -	$(61.30 + 61.88) / 2 \times 18'$	= 1098
D -	$(61.88 + 61.55) / 2 \times 12'$	= 732
E -	$(61.55 + 67.40) / 2 \times 64'$	= 4096
F -	$(67.40 + 70.00) / 2 \times 84'$	= 5712
G -	$(70.00 + 70.00) / 2 \times 6'$	= 420
H -	$(70.00 + 70.00) / 2 \times 30'$	= 2100
I -	$(70.00 + 70.00) / 2 \times 46'$	= 3220
J -	$(70.00 + 70.00) / 2 \times 4'$	= 280
K -	$(68.00 + 61.42) / 2 \times 94'$	= 6016
L -	$(61.42 + 60.74) / 2 \times 82'$	= 5002
M -	$(60.74 + 60.43) / 2 \times 6'$	= 360
N -	$(60.43 + 58.11) / 2 \times 24'-3"$	= 1430.75
	538'-6"	= 34510

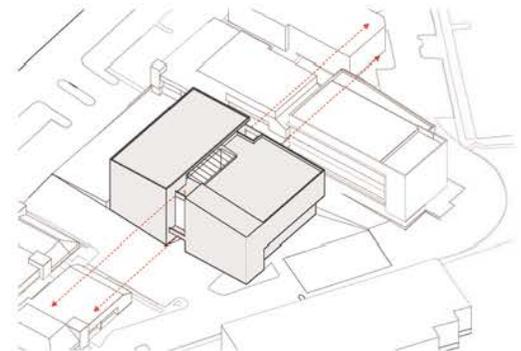
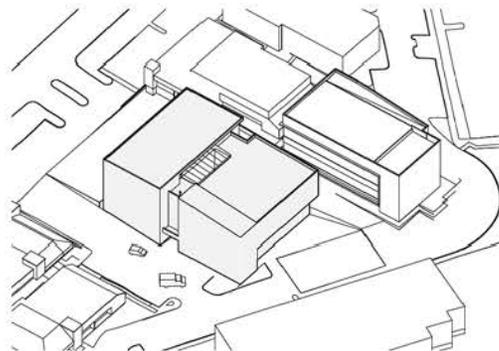
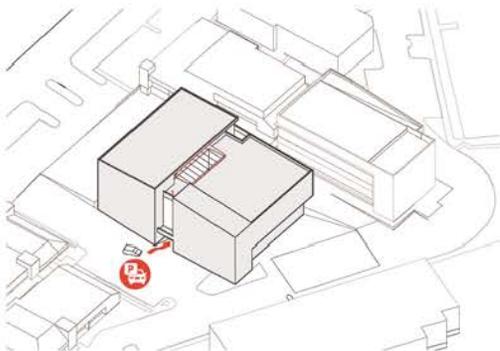
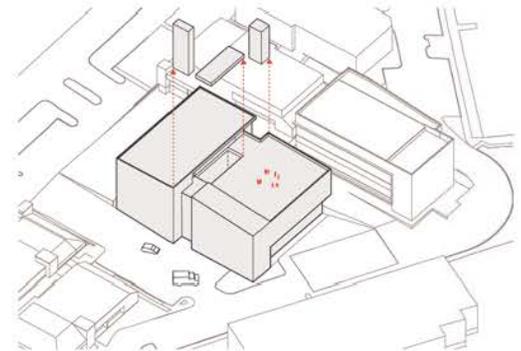
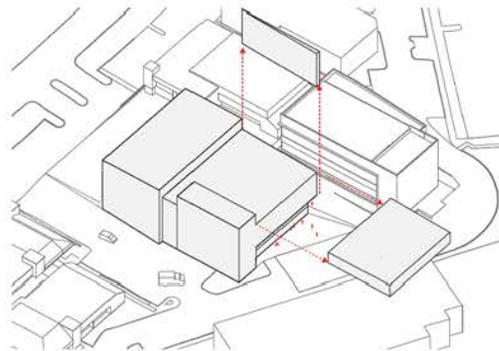
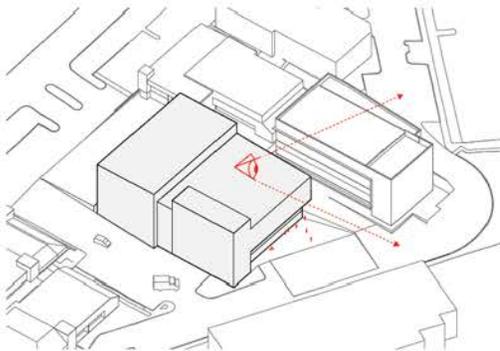
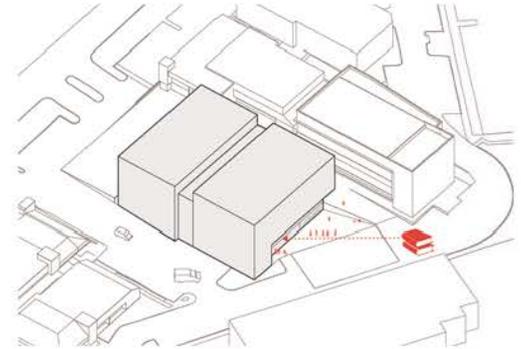
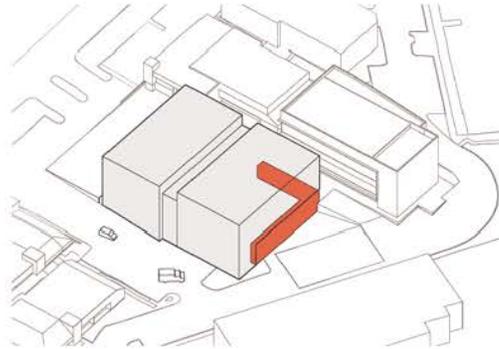
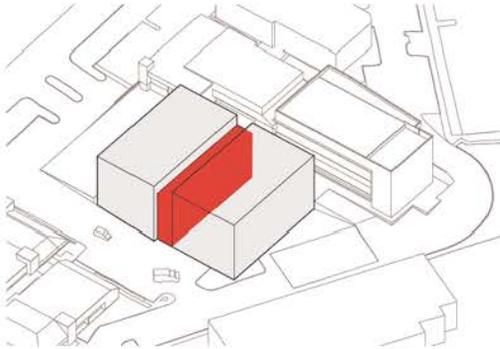
Average Grade Plane = $34510 / 538'-6" = 64.0'$

LOT COVERAGE CALCULATION

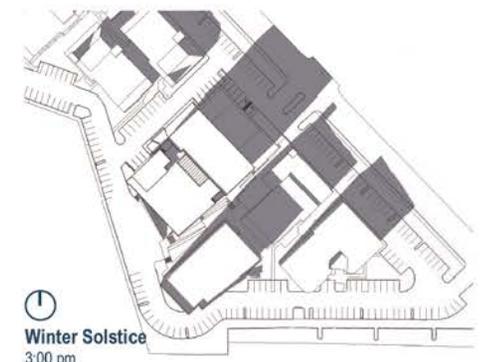
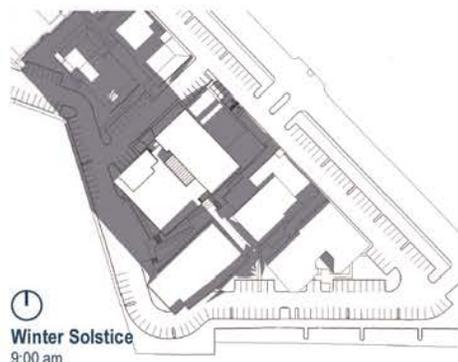
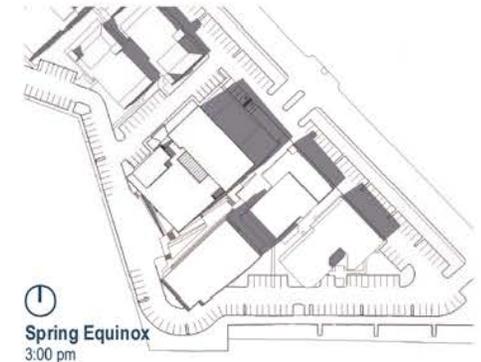
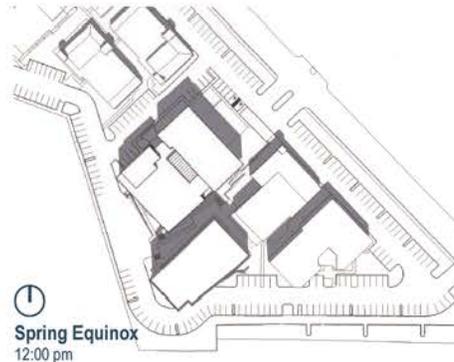
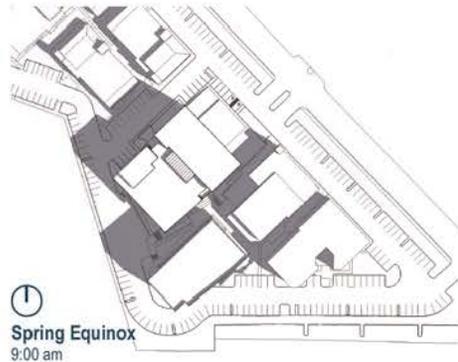
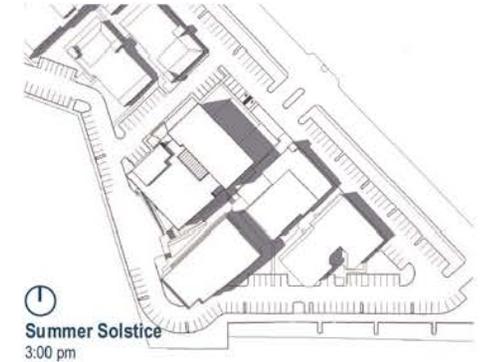
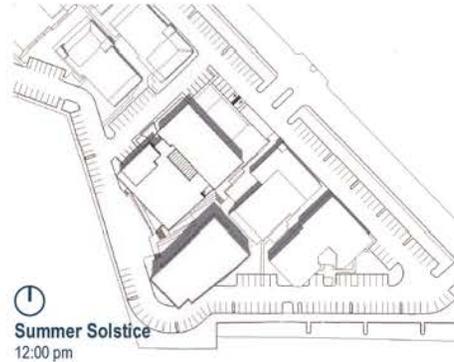
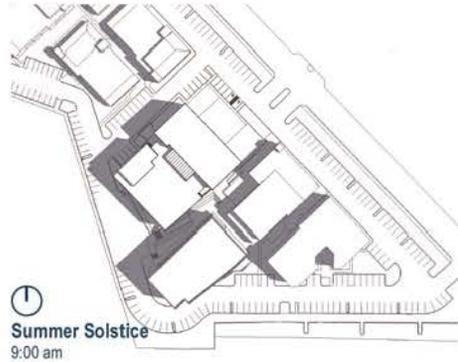
Linbrook Office Park
383,713 sf Total Lot Area
107,845 sf Pervious Area (hatched)
275,868 sf Built / Impervious Area
71.9% LOT COVERAGE



ALTERNATIVE 3
DESIGN RESPONSE CONFERENCE
DECEMBER 2016



SHADOW STUDY



CAMPUS PLAN

Linbrook Office Park

Setbacks and Yards: None required

Existing Structures

This project will replace two existing Eastside Prep classroom and admin buildings.

Pedestrian-Oriented Streets

There are no pedestrian-oriented streets or major pedestrian sidewalks related to this project.

The project, however, attempts to reinforce and strengthen the campus connections, improving the pedestrian experience from the Entry Plaza to the LPC Commons to the playcourt. The pathway is widened and weather protection provided along the TMAC and the new TALI Hall. The first floor is recessed along the plaza and the main building entry and has expansive use of glass to improve the pedestrian experience. A new student plaza is created with weather protection, sun shading and terraced seating that also accommodates pedestrian movement from multiple directions. On the project north side, a sidewalk and ramp connect to the atrium at the main floor, allowing the garage access to not cross the pedestrian walkway.

The project also increases the amount of landscaping by replacing existing surface parking with a new landscaped plaza to northeast, increasing the amount of green one will experience as they enter the campus and the Linbrook Office Park. An accessible path is provided from the southwest playcourt to the Entry plaza.

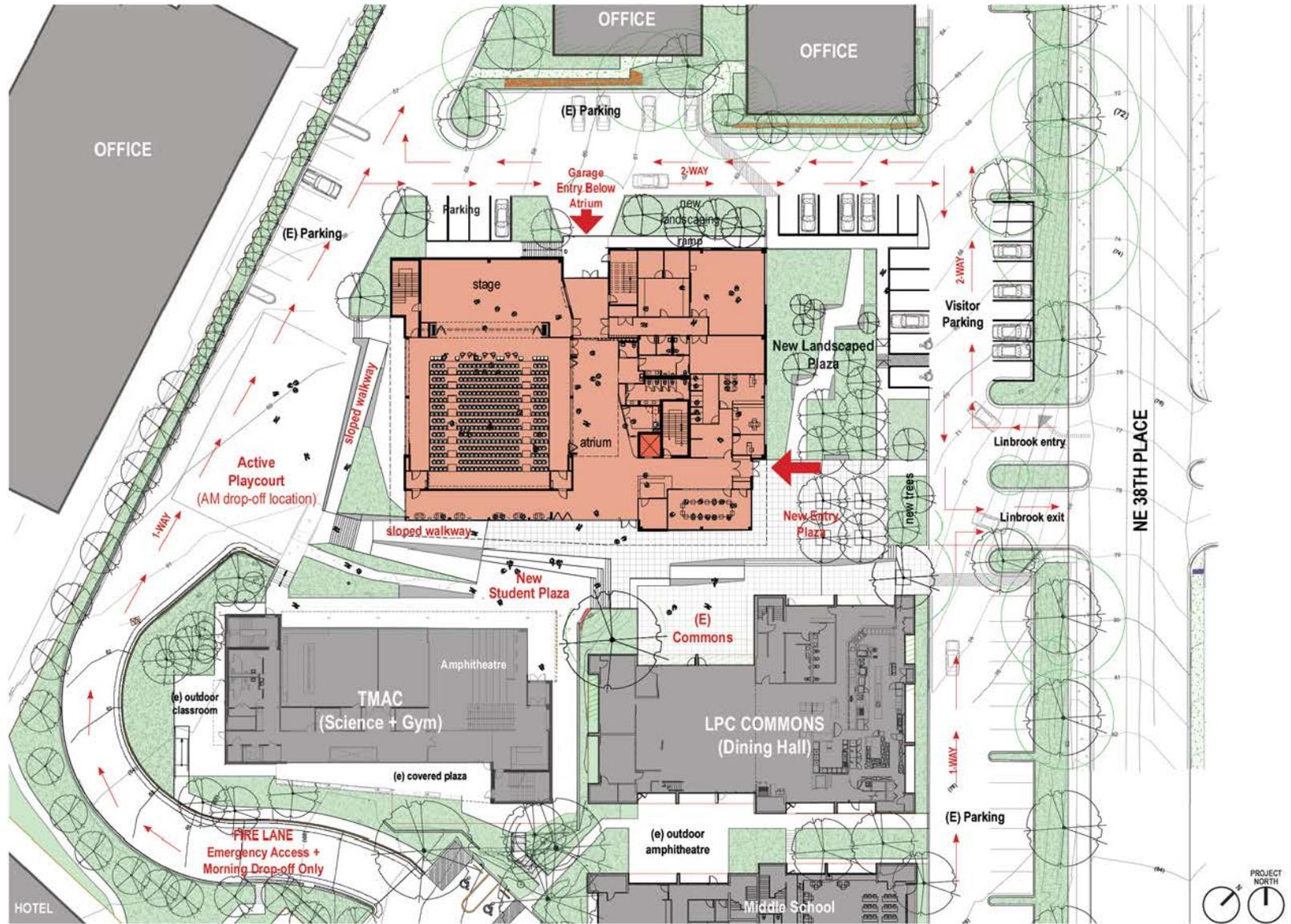
Exterior Lighting

The exterior lighting will consist of a combination of site bollards, light poles and building-mounted lights at each entry, and at the soffits along the south covered area. There will also be sconces along the northwest facade

In addition, when the building is used in the evening, the building itself will help light the surrounding pedestrian areas as the significant portions of glazing are along the southeast and southwest in particular.

Parking

The applicant has submitted parking and traffic information as required by the City Transportation Engineer and as required by the SEPA process.



LANDSCAPE PLAN

See Plant Schedule
on next page



PLANT SCHEDULE / PALETTE

PLANT SCHEDULE

Trees

	Parrotia persica 'Yanessae'	Vanessa Parolan Ironwood
	Cornus 'Eddie's White Wonder'	White Wonder Dogwood
	Quercus biloba 'Autumn Gold'	Autumn Gold Oak
	Acer triflorum	Three Flower Maple
	Calocedrus decurrens	Incense Cedar
Accent Shrubs		
	Hamamelis x intermedia 'Arnold Promise'	Arnold Promise Witchhazel
	Mahonia x media 'Charity'	Charity Mahonia

Low and Medium Shrubs and Ground Covers

	<p>Camellia sasanqua 'Yuletide'</p> <p>Choisya ternata 'Sundance'</p> <p>Camellia sasanqua 'Setsugekka'</p> <p>Gaultheria shallon</p> <p>Lonicera pileata</p> <p>Blechnum spicant</p> <p>Anemone japonica 'Honorine Jobert'</p> <p>Carex oshimensis 'Evergold'</p> <p>Epimedium perralichicum 'Frohstetter'</p> <p>Mahonia repens</p>	<p>Yuletide Camellia</p> <p>Sundance Mexican Orange</p> <p>Setsugekka Camellia</p> <p>Sisal</p> <p>Princess Honeycucles</p> <p>Deer Fern</p> <p>Honorine Jobert Japanese Anemone</p> <p>Evergold Sedge</p> <p>Frohstetter Barrenwort</p> <p>Creeping Mahonia</p>
	<p>Blechnum spicant</p> <p>Anemone japonica 'Honorine Jobert'</p> <p>Carex oshimensis 'Evergold'</p> <p>Epimedium perralichicum 'Frohstetter'</p> <p>Mahonia repens</p>	<p>Deer Fern</p> <p>Honorine Jobert Japanese Anemone</p> <p>Evergold Sedge</p> <p>Frohstetter Barrenwort</p> <p>Creeping Mahonia</p>
	<p>Calamagrostis 'Avalanche'</p> <p>Hedera crenanata</p> <p>Carex 'Bowles Golden'</p> <p>Camellia sasanqua</p> <p>Vincis minor 'Ralph Ruger'</p> <p>Juncus effusus 'Quartz Creek'</p> <p>Phyllostachya nigra</p>	<p>Avalanche Feather Reed Grass</p> <p>Algerian Ivy</p> <p>Bowles Golden Sedge</p> <p>Evergreen Camellia</p> <p>Ralph Ruger Variegated Vinca</p> <p>Quartz Creek Soft Rush</p> <p>Black Bamboo</p>

Low and Medium Shrubs

Camellia sasanqua 'Yuletide'
Choisya ternata 'Sundance'
Camellia sasanqua 'Setsugekka'
Gaultheria shallon
Lonicera pileata



Accent Shrubs

Hamamelis x intermedia 'Arnold Promise'
Mahonia x media 'Charity'



Ground Cover Carpet

Blechnum spicant
Anemone japonica 'Honorine Jobert'
Carex oshimensis 'Evergold'
Epimedium perralichicum 'Frohstetter'
Mahonia repens



PLANT PALETTE



Roof Garden Planters

- Plants
 Calamagrostis 'Avalanche'
 Hedera canariensis
 Carex 'Bowles Golden'
 Clematis armandii
 Vinca minor 'Ralph Shugert'
 Juncus effusus 'Quartz Creek'
 Phyllostachys nigra

- Containers
 Galvanized watering trough
 Greenscreen® Hedge-A-Matic



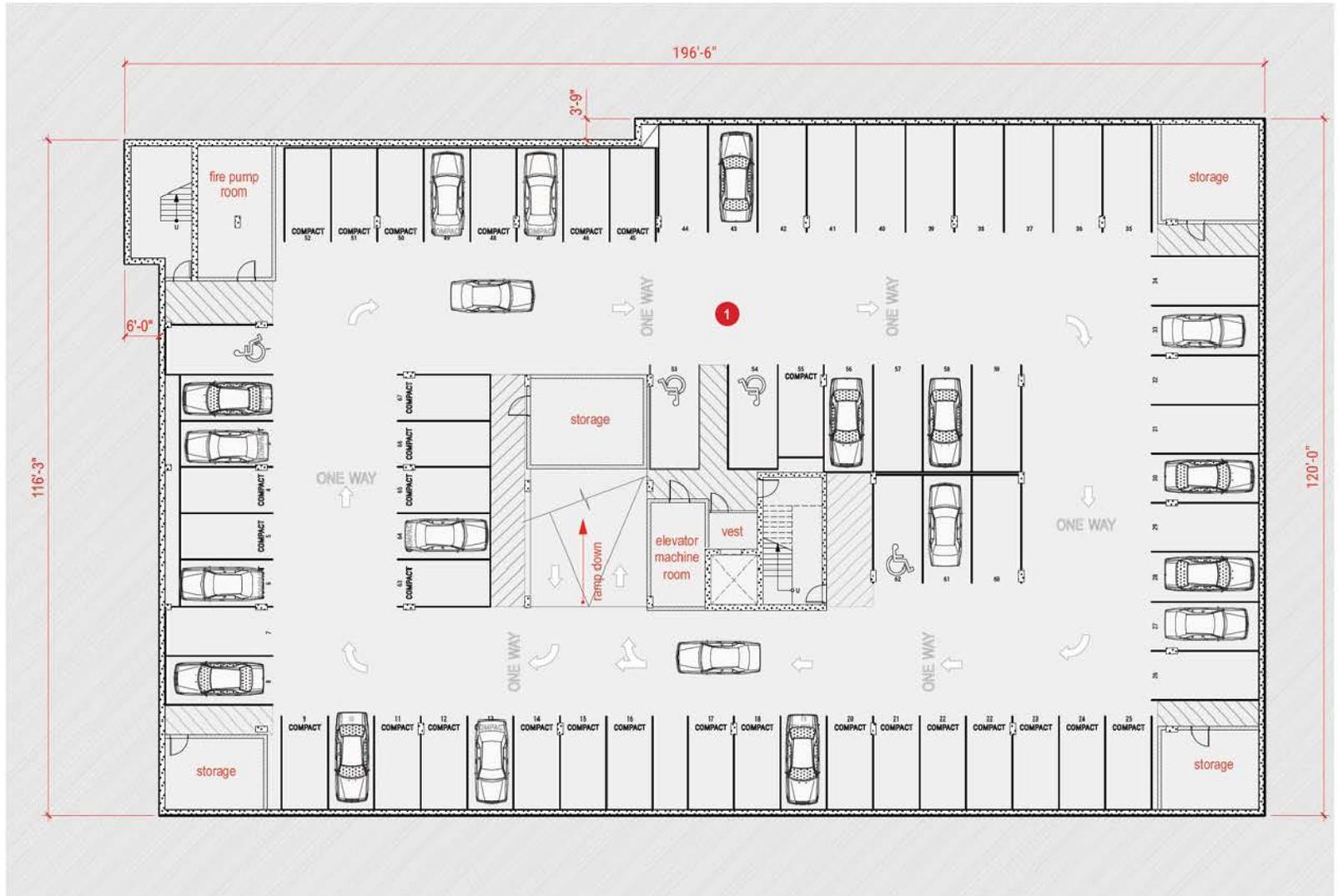
Trees

- Parrotia persica 'Vanessa'
 Cornus 'Eddie's White Wonder'
 Ginkgo biloba 'Autumn Gold'
 Acer triflorum'

LOWER LEVEL 2 PLAN

22,050 GSF TOTAL

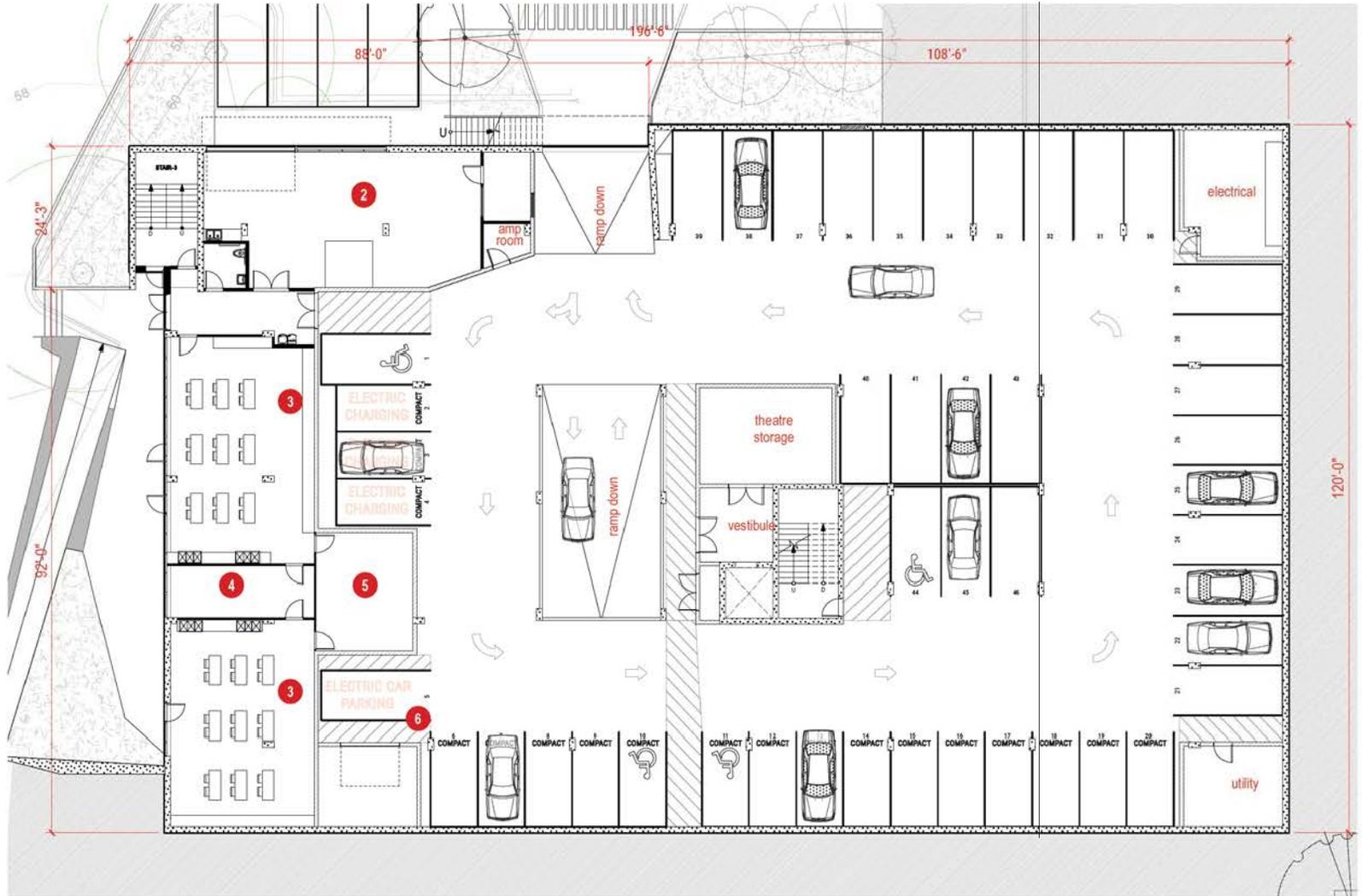
- 1 Garage**
22,050 GSF
Secure parking for an estimated 62 vehicles including 2-4 accessible stalls.
(This level only.)



LOWER LEVEL 1 PLAN

22,050 GSF TOTAL

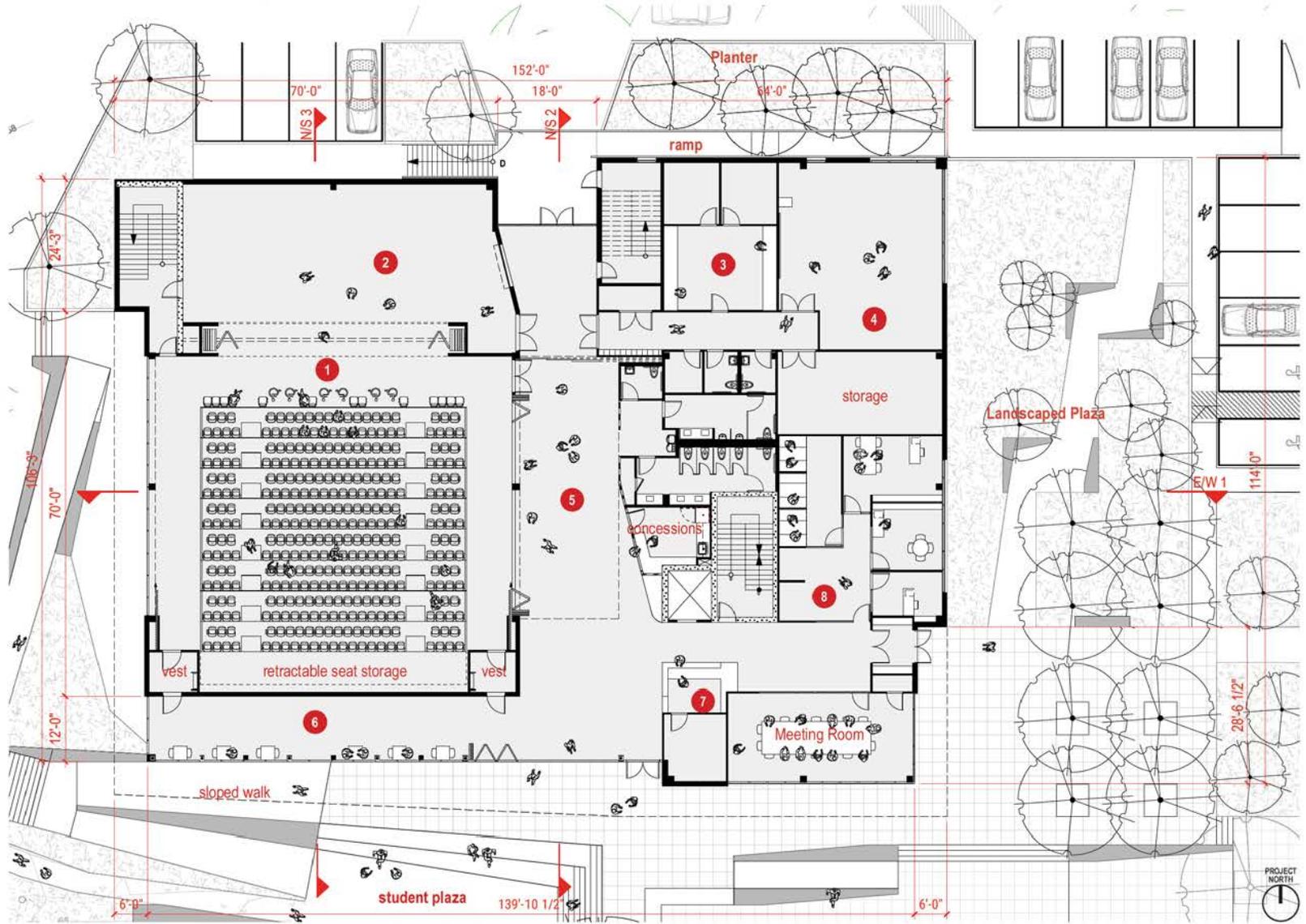
- 1 Garage**
18,035 GSF
Secure parking for an estimated 4x vehicles including 2-4 accessible stalls. (This level only.)
- 2 Stagecraft**
1,100 GSF
Workshop space for teaching stagecraft and producing scene sets for the performances. Space includes woodworking, spot welding and painting booth
- 3 Art Studios**
1,800 GSF
Art studios with sinks and storage, as well as access to the green screen room and stagecraft fabrication area.
- 4 Teacher Offices**
215 GSF
Art teacher office and support space.
- 5 Green Screen Laboratory**
325 GSF
This area of the basement -- remote from any daylight -- will be used by the school's video production instruction.
- 6 Electric Car Workshop**
500 GSF
Workshop and tool storage for the EPS's project to build an electric car.



FIRST FLOOR PLAN

15,145 GSF TOTAL

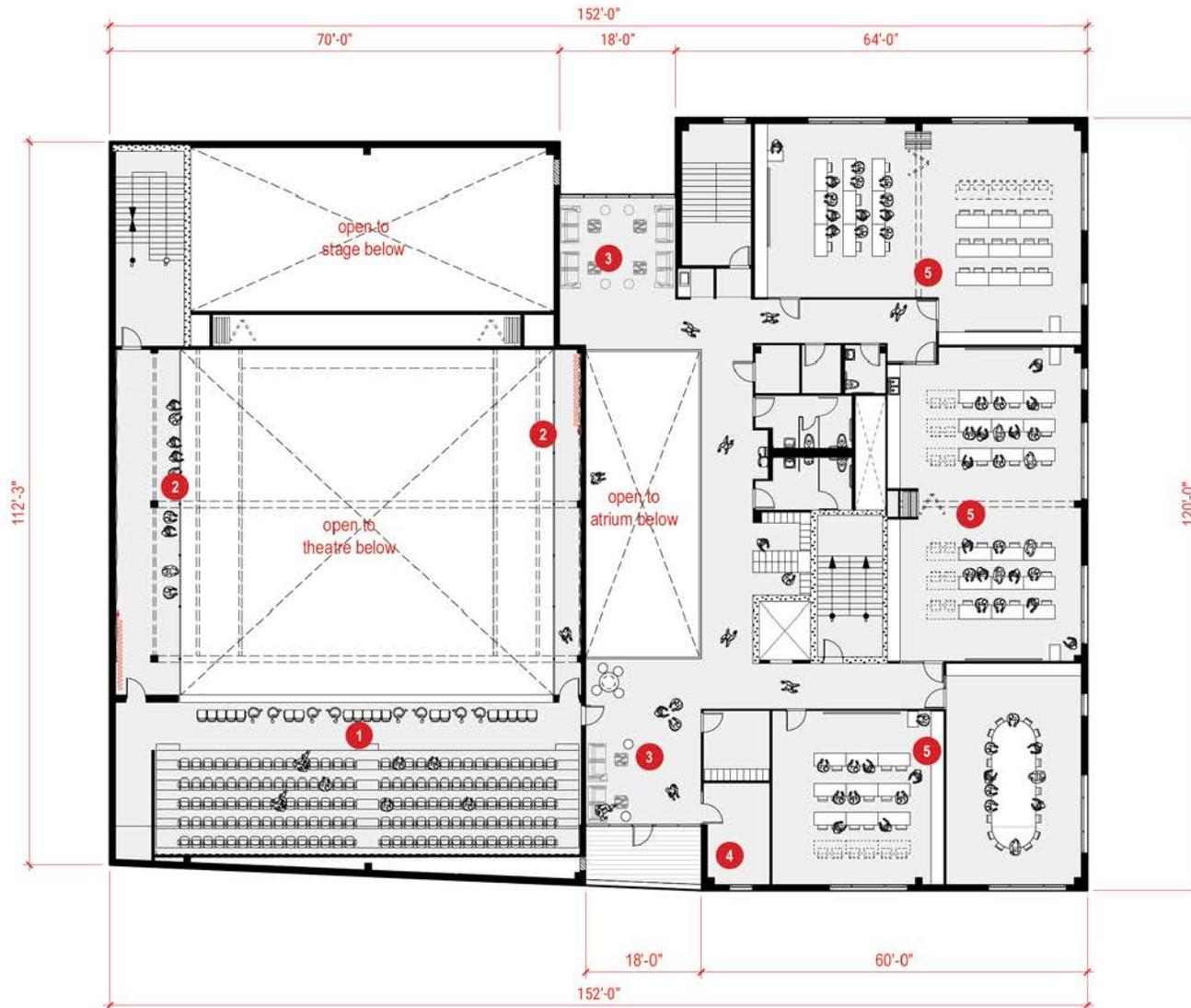
- 1 Theatre / Multi-Purpose**
3,710 GSF
Performance / assembly space with retractable seating system to accommodate a wide range of activities from theatre to music to movies to school assemblies. Operable, glass walls provide ability to open up the space to the foyer/atrium.
- 2 Stage / Classroom**
1635 GSF
Stage area includes operable wall, rigging and lighting for productions, and can serve as an autonomous theatre classroom.
- 3 Backstage**
550 GSF
Make-up/Green Room and dressing rooms to support the performance hall.
- 4 Choir Room**
950 GSF
A dedicated room for choral education
- 5 Foyer / Atrium**
An open lobby area that can serve as an ante-room to the theatre, or as an extension of the theatre. The foyer is open to two stories above and daylight by a skylight.
- 6 Gallery**
Gallery for display of student work as well as a commons area for informal gathering of students and staff.
- 7 Reception/Box Office**
The main entry connects the building to the Commons, the heart of the campus.
- 8 Administration**
1,000 GSF
Admissions office and college counseling, including a writing center for student assistance.



SECOND FLOOR PLAN

10,315 GSF TOTAL

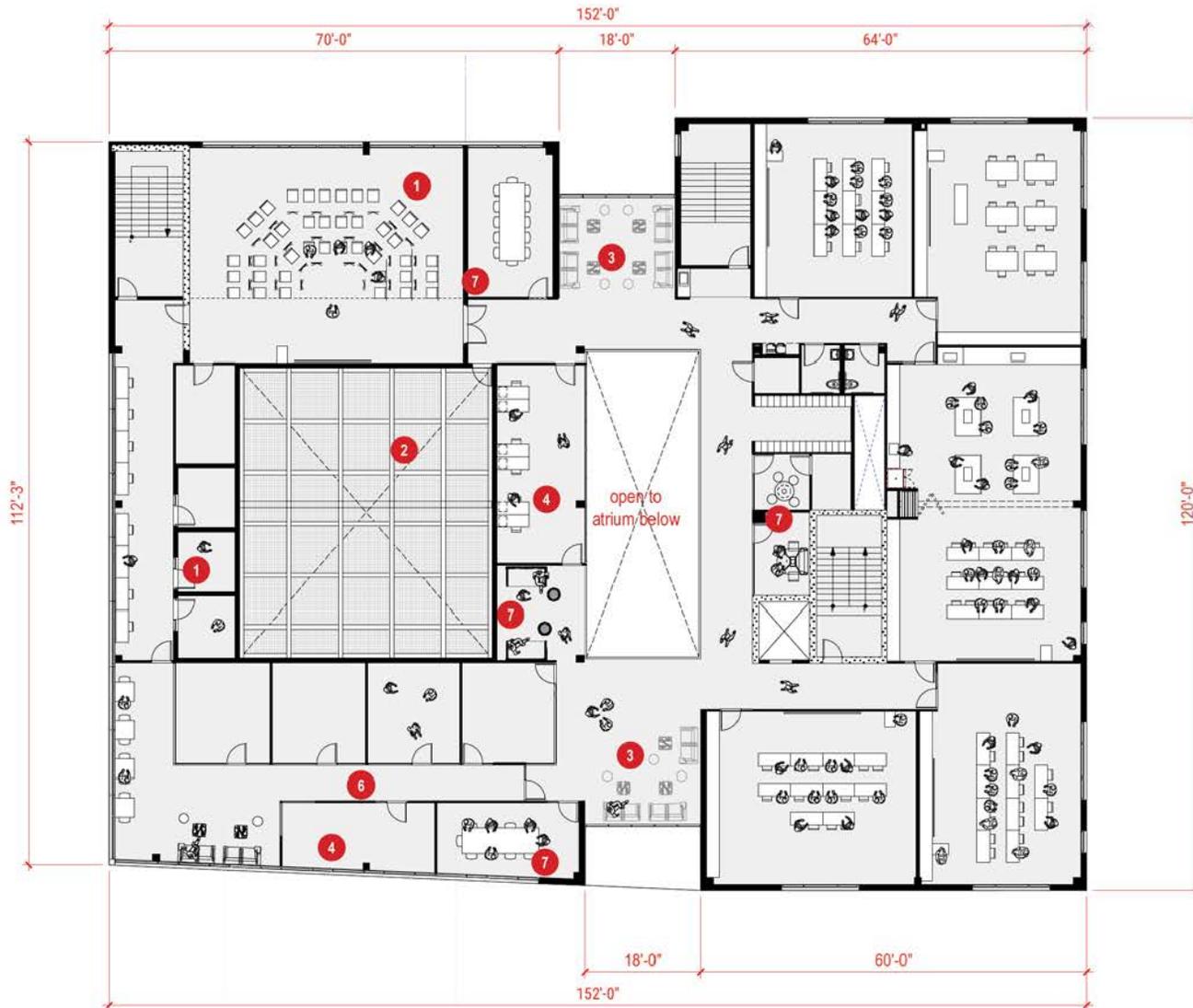
- 1 Mezzanine / Lecture / Dance**
1570 GSF
Multi-purpose space that can serve as the mezzanine for the theatre/assembly hall with an acoustic, operable wall separating the two spaces. A retractable seating system is provided. This room can also function as a lecture hall, or as a dance/yoga studio.
- 2 Theatre "Catwalks"**
Theatre side mezzanines allow for exiting from the main theatre mezzanine, as well as access to theatre support lighting and acoustic curtains
- 3 Commons**
600 GSF
Open, flexible seating area for students to use informally between classes individually or as part of project teams. The commons has generous windows to the north and to the south plaza, and from skylights in the atrium.
- 4 Staff Offices**
150 GSF
A shared teacher office area.
- 5 General Classrooms**
4980 GSF
Six classrooms with two operable partitions to provide the school with programming flexibility. One classroom is a seminar room featuring a "Harkness" table. Classrooms will feature ample natural daylight and high ceilings.



THIRD FLOOR PLAN

13,735 GSF TOTAL

- 1 Orchestra + Sound Studios**
1,900 GSF
Music Room for orchestra instruction featuring high ceilings, acoustic wall and ceiling treatments, and large windows with views towards the northwest including Lake Washington.
- 2 Theatre Tension Grid**
1,780 GSF
A non-standard largely-transparent catwalk. Tension grids are composed of tightly woven wire rope steel cables that create a taut floor strong enough for technicians to walk on to adjust theatre lighting.
- 3 Commons**
600 GSF
Open, flexible seating area for students to use informally between classes individually or as part of project teams. The commons has generous windows to the north and to the south plaza, and from skylights in the atrium.
- 4 Staff Offices**
420 GSF
Teacher areas including shared office overlooking atrium with access to the daylight from the atrium skylight.
- 5 Classrooms**
4980 GSF
Six classrooms including a biology lab with an operable partitions to provide the school with programming flexibility. One classroom will be a physic laboratory. Classrooms will feature ample natural daylight and high ceilings.
- 6 Guided Study Hall Program**
1,950 GSF
Four mini-classrooms for EPS's Guided Study Hall program, open study area and teacher office.
- 7 Collab Spaces**
Smaller collaboration rooms or areas for students and faculty to use for meetings and team projects.



FOURTH FLOOR PLAN

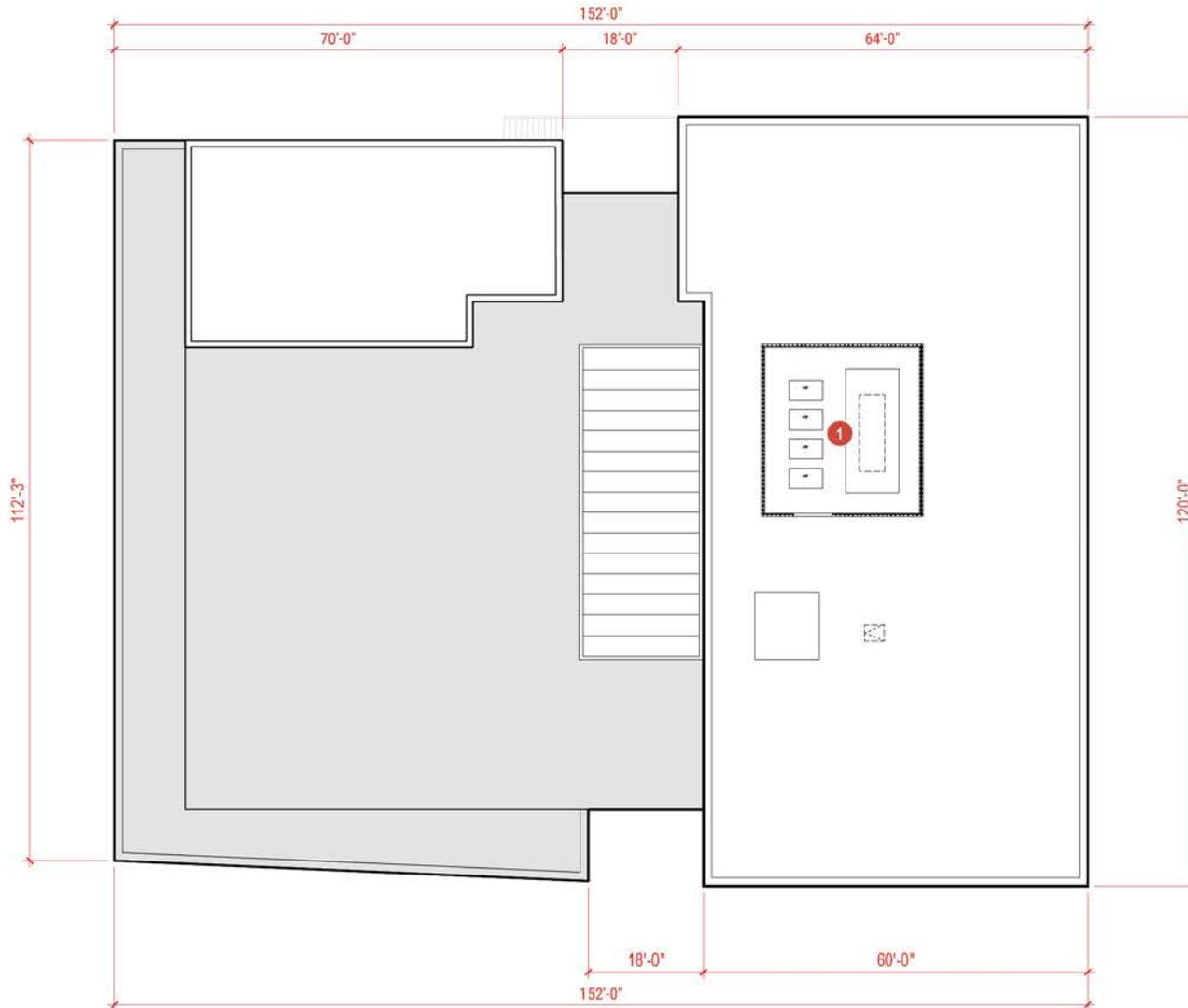
6,570 GSF TOTAL

- 1 Roof Terrace**
Roof terrace for faculty breaks with territorial views to the south and west. Tables, chairs and raised planters will be provided including raised planters for the biology program.
- 2 Board Room**
890 GSF
Large conference room for school board meetings and other large meetings for faculty and staff
- 3 Administration**
1,925 GSF
Executive offices, meeting rooms, faculty work room and mother's room.
- 4 Classrooms**
1,360 GSF
Two general purpose classrooms with operable wall between them.
- 5 Collab Space**
Small collaboration room for students and faculty to use for meetings and team projects.
- 6 Mechanical Zone**
Rooftop mechanical units concealed by screen wall

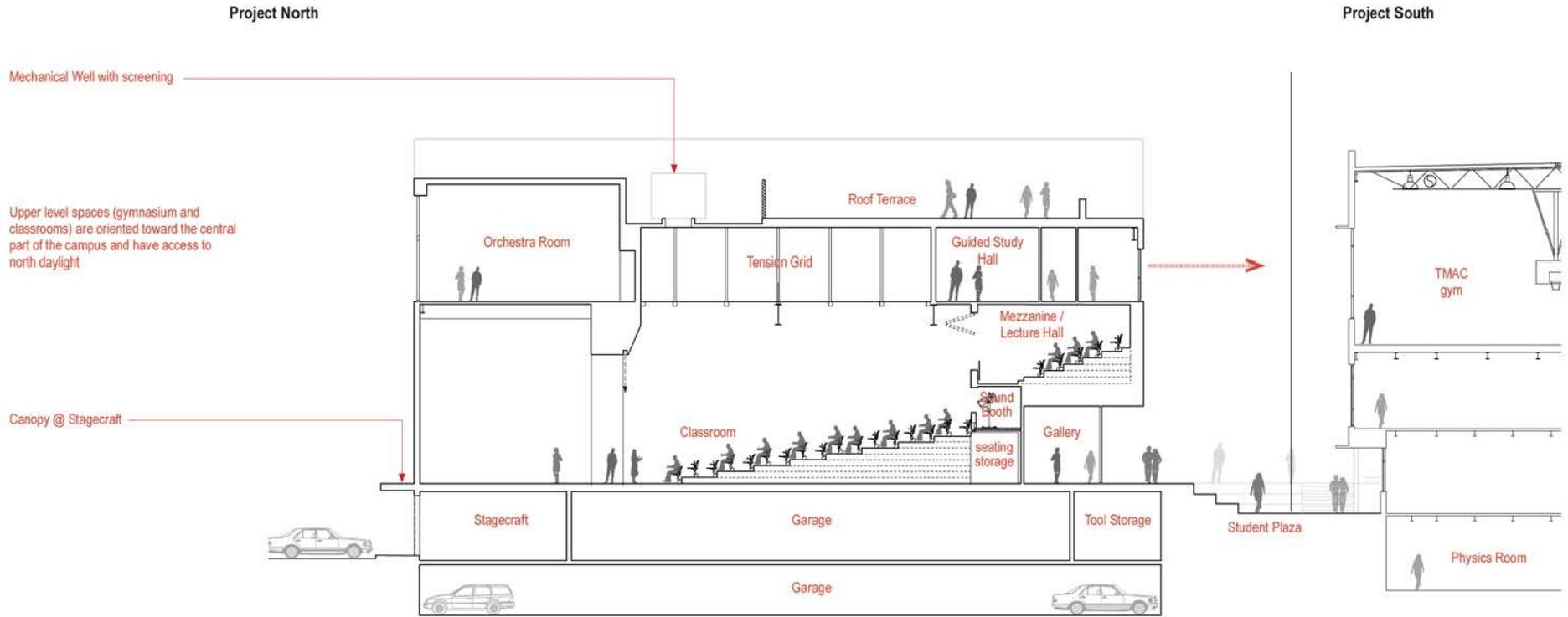


ROOF PLAN

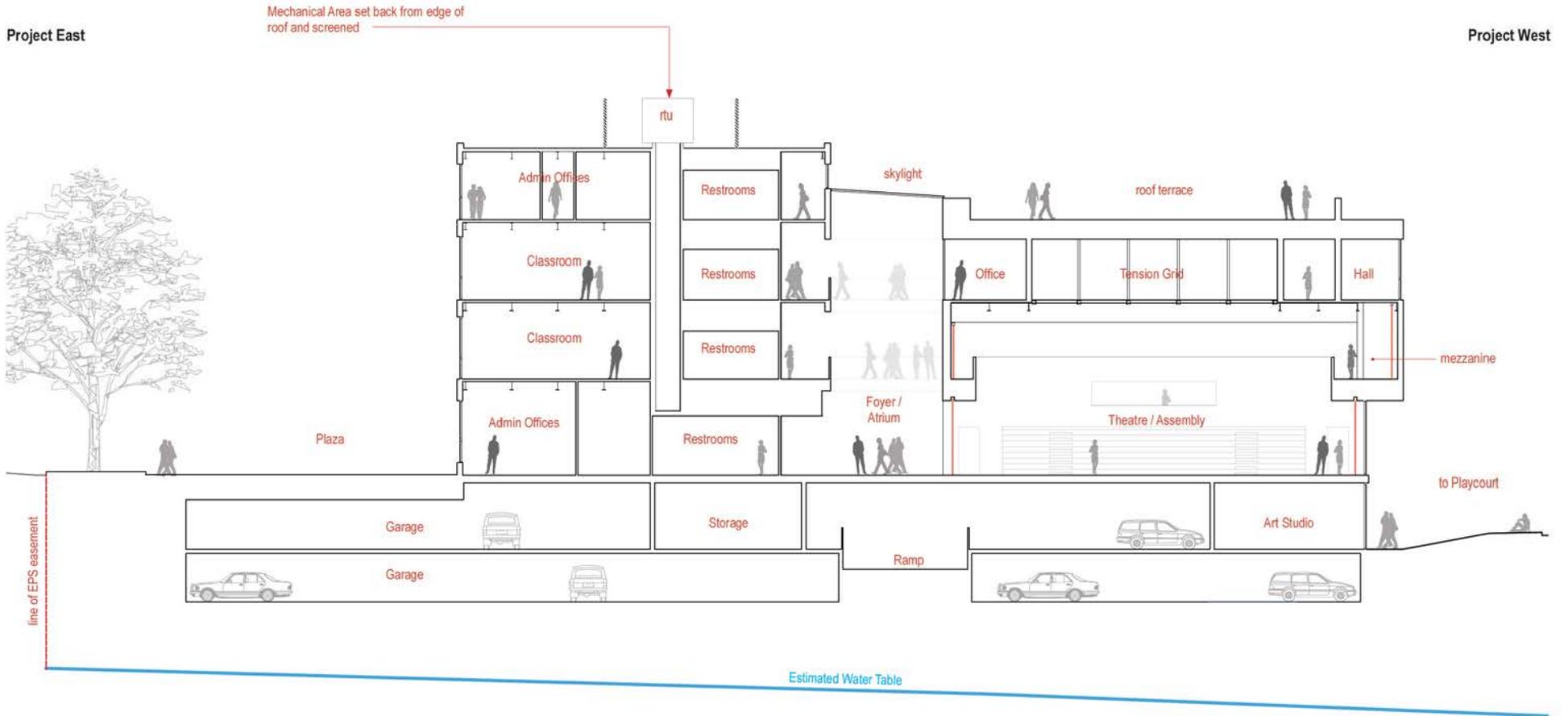
- 1 Mechanical Zone**
A screened area on the roof for rooftop mechanical equipment. Area is set back from the east, north and south building edges to minimize its visibility.



BUILDING SECTION



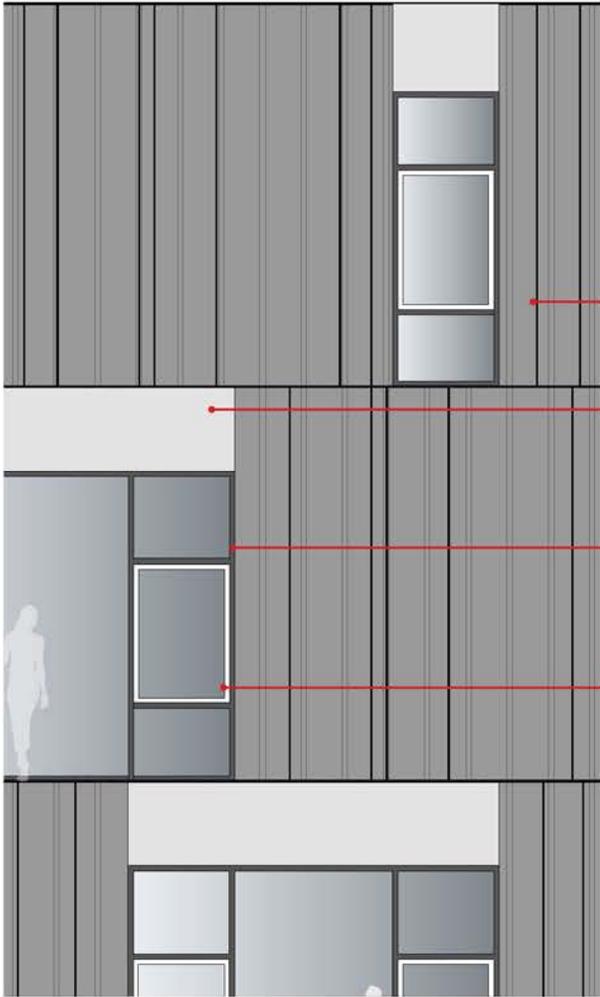
BUILDING SECTION





CONTEXT SECTION

MATERIAL PALETTE



1 Vertical, profiled metal cladding (shifting)
Color: Charcoal / graphite / zinc

2 Flat panel cladding
Color: gray

3 Window system (fiberglass)
Color: Black

4 Windows: accent operables (fiberglass)
Color: aluminum

5 Interior Accent (curtains, walls, signage)
Accent color and/or wood



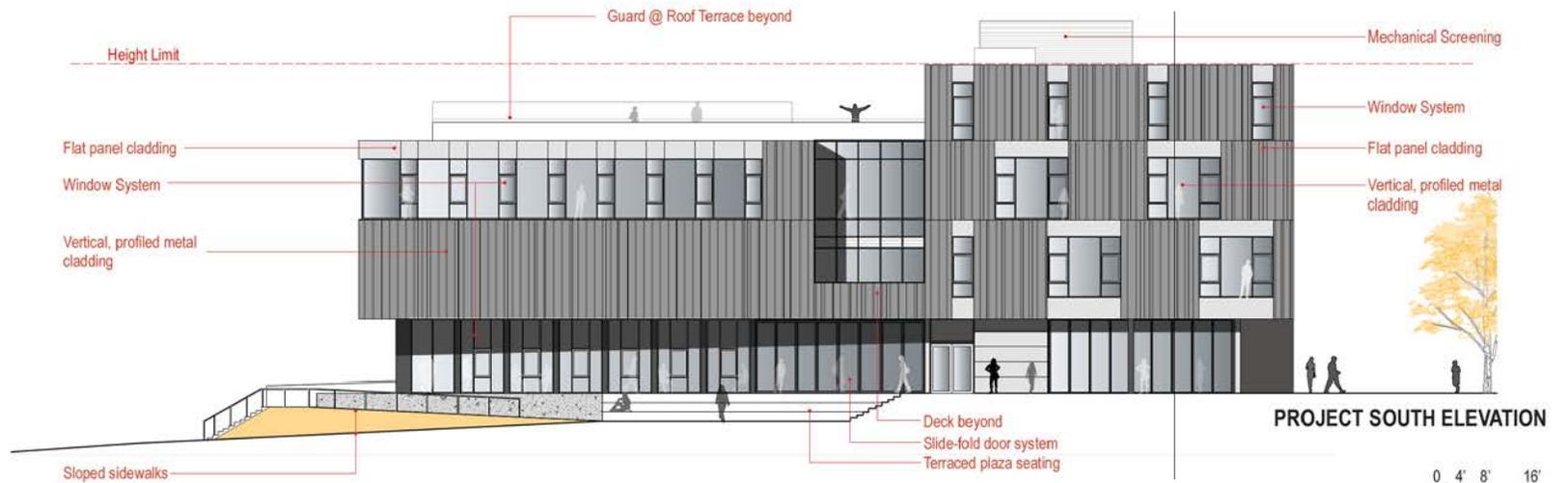
BUILDING ELEVATIONS

PROPOSED MATERIAL PALETTE

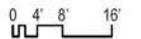
- Profiled Metal Siding**
 - Charcoal / Dark graphite
- Flat panel cladding**
 - Gray
- Window system**
 - black with aluminum operable units



PROJECT EAST ELEVATION



PROJECT SOUTH ELEVATION



BUILDING ELEVATIONS

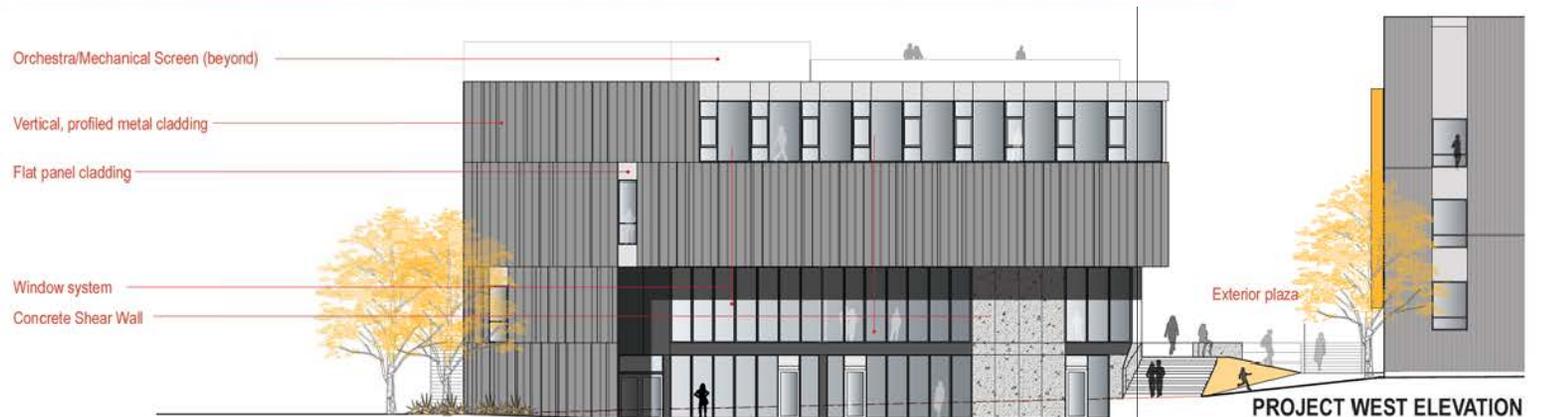


- Ramp
- Planting buffer
- Coiling door with open grille
- Stair with open railing (bar grate)
- Window + glazed garage door with steel canopy

PROJECT NORTH ELEVATION

Height Limit

TMAC Beyond



PROJECT WEST ELEVATION

0 4' 8' 16'

PROPOSED DESIGN
Birdseye from East



PROPOSED DESIGN
Birdseye from West



PROPOSED DESIGN
View from across NE 38th Place

Commons Plaza

The project enhances the connection from NE 38th to the LPC Commons and plaza at the heart of the campus, and provides an accessible connection. The extended plaza includes site seat walls and terraced seating for pedestrian engagement and amenity.

Proposed TALI HALL

The proposed building spatially and visually responds to pedestrian network and opens up to the street with a substantial amount of transparency of the activity within the building. Upper floor windows are inset to give relief and horizontal modulation within the site's tight constraints.

EPS Parking Lot and Campus Entry

Existing campus parking area off the main entrance into the campus. Some surface parking is replaced by below-grade parking and extensive surface landscaping, trees and green.



PROPOSED DESIGN

View from sidewalk along NE 38th Place

Mechanical Screening

Mechanical units and screening are not visible from this view

Building Fenestration + Modulation

Generous glazing including a set back window wall at the upper floor provides transparency to the activities within and provides articulation, scale and serves as a facade treatment that adds visual interest to the building.

Expanded Landscaping

Asphalt parking is replaced by expansive landscaping with colorful, draught-tolerant plants and trees at the NE campus entry and along the NW side of the building. The landscaping improves the pedestrian experience and softens the asphalt-rich Linbrook Office Park. Existing stalls are replaced with a below-grade parking structure. Pedestrian ramp breaks up scale of north facade and provides pedestrian access that avoids crossing parking garage entrance.

Building Articulation + Reduced Scale

West portion of the building is stepped down below the height limit to relate to the sloping grade and reduce the height, bulk and scale. Articulation includes awning element at the stagecraft shop, and the large expanse of glass at the music room and atrium create visual interest to building composition.



PROPOSED DESIGN

View looking southeast from the PUD fire lane

Building Fenestration + Modulation

Generous glazing including atrium and music room at the upper floor provides transparency to the activities, scale and serves as a facade treatment that adds visual interest to the building. Canopy + windows @ Stagecraft also adds visual interest and modulation.



PROPOSED DESIGN
View from existing playcourt area

Building Fenestration

Active interior spaces are oriented toward active exterior spaces. The composition of mullions provides articulation, scale and serves as a facade treatment that adds visual interest to the building. The theatre/assembly space has large windows to allow visual connections to the activity within the typically black-box.

Modulation of the Mass

The building is carved back to create a covered exterior plaza and secondary entrance off the playcourt to the art program. The west side also is reduced by essentially one floor to reduce the massing on this elevation. The upper floors also subtly peel back from the TMAC, making the form more dynamic and give the plaza more space. The ground floor is recessed to create a covered walkway along new student plaza between TALI and TMAC. At the upper levels, the corner dissolves into a glass vantage point with territorial views.

Expanded Student Plaza + Improved Accessibility
A new student plaza is created with integrated seating for informal gathering and improved connections between LPC, TALI and TMAC, as well as an accessible path from the entry plaza to the active playcourt



PROPOSED DESIGN

View of Student Plaza and TALI from TMAC

Covered Walkway

The ground floor is recessed to create a covered walkway with ample visibility into the gallery, atrium and admissions meeting room. Large slide-fold doors can be opened up to increase the permeability between TALI Hall and the expanded student plaza.

Building Articulation

The building curves back at the ground floor and the atrium. The form has a subtle fold, making the form more dynamic.

Improved Pedestrian Connections + Experience

Widened stairs and integrated terraced seating improve the pedestrian experience on campus and accessibility between buildings, the existing Commons, the TMAC (including its adjacent, interior amphitheatre) and the playcourt.



PROPOSED DESIGN
View from Lake Washington Blvd Overpass



**Response to Concept Design Meeting Notes
TALI HALL – Eastside Prep
DRV17-00073**

*[PUBLIC47 response in red]
21 February 2017*

Discussion Issues

A. Scale

The DRB expressed a preference for massing Alternative #3. Other recommendations and comments by the DRB are summarized below.

· A key vantage point identified DRB was from the site entrance. Internal vantage points include the offices to the north and the campus to the south. Other potential vantage points may include various areas along NE 38th Place, across the street, and potentially from Northrup Way between the existing buildings. The building design should be mindful of these vantages.

[PUBLIC47: Design development has proceeded using massing alternative #3, consistent with the DRB's expressed preference. The Packet addresses the following vantage points:

- Entrance vantage point addresses the view from across NE 38th Place and from the sidewalk along NE 38th Place, which emphasizes the shift from parking to a landscaped plaza in front of the new building. The view here also draws the eye to the pedestrian plaza between the TALI Hall and existing buildings and identifies the site as a campus setting;
- Internal vantage points include views from the existing play court to the southwest, depicting the key circulation spine of the campus. This landscaped student/pedestrian plaza between the subject building and remainder of the campus buildings includes improved ADA access integrated into a park-like setting,
- Other external vantage points addressed include a view from Lake Washington Blvd overpass at SR-520, which shows terraced effect from the existing buildings along Northrup Way, to the new campus buildings, to the wooded hillsides and multifamily housing beyond NE 38th Place. Birdseye views are also provided.

· The scaling and design of the project should update the existing office park aesthetic as it transitions from a suburban to urban office park. The TMAC building began this shift. TMAC is very visible and does not seem to belong in the current campus context.

This new building will add to the general mass of the campus. The new building needs to address the existing context and also address the new direction for the campus.

[PUBLIC47: The building is consistent with the up-zone contemplated by the City and is consistent with the Design Guidelines for the Yarrow Bay District. Like the TMAC building, the subject building is modern in character and material, utilizing contemporary finishes, clean lines and unique composition, embodying the school's desires and ethos. Together, the subject building and TMAC address the street and its neighbors in a horizontal manner and shift the character of the campus to a more modern feel. There is significantly more glazing to break up the larger TALI Hall structure, broken up into rhythms of 3' and 4' widths working to address a desire for human scale. Windows are further broken up with operable features changing color to soften the façades. All four sides of the subject property are addressed equally as suggested in the design guidelines. It shares similarities with the TMAC (the most recently completed structure), without being identical. Siding materials will work to create textural elements and depth. The two buildings complement each other as they establish a new aesthetic for the office park.]

· Project's north facade is boxy and flat. The massing along the north façade should react to the offices it faces and the south façade should complement the newer TMAC building.

[PUBLIC47: A great deal of design effort was given to concerns that the massing models were "boxy". The North elevation was reshaped completely, incorporating large window openings to visually reduce the building's mass. Special care was taken to create a visual connection to activity spaces, classrooms and offices. We recessed the atrium to create more modulation and developed a strong, 3-story floor to ceiling glazing element to break up the building into three parts. The atrium's core provides a column of transparency and daylight separating the two building wings. This feature is further accented by a skylight and glass on the opposite end of the atrium. Above the theater (within the northwestern building wing), the orchestra room has a generous window opening. This

visually reduces the height of the building and balances the strong textural walls of the theater below. In addition, the northwest side of the building incorporates a canopy and large glass opening along the sidewalk in front of the stagecraft shop, establishing human scale and interest at the street level. The building steps down in height on the northwest side, reducing the height and bulk by almost a full story. The garage entrance is tucked back and under the atrium, which de-emphasizes it from the adjacent street and business park. The northeastern classroom wing of the building is faced with a ramp, raised planter and landscape buffer that all help to break down the scale of the wall, which is also punctuated with large windows.]

- The east façade lacks modulation and should respond accordingly as the new public facing building facing NE 38th Place.

[PUBLIC47: As a dominant modern form, the subject building approaches modulation with texture, transparency and modulation. Strong horizontal bands help to reinforce a desire to create human scale. Glazing rhythms, on the east façade responds spatially and visually to the pedestrian network on NW 38th Place. A substantial amount of transparency opens to the street creating visual connections to the activity within the building. Large windows at the classrooms break up the east façade and provide visual interest. The upper floor is essentially a large window wall that is recessed a couple feet to create modulation and a visual breakup of the floors vertically by articulating the top floor differently, and it provides significant transparency into the school. An inviting landscaped entry plaza has replaced surface parking. The building is also down slope from NE 38th (helping to reduce its scale and feel from the street), and setback significantly from the street. TALI Hall is significantly smaller in scale than the recently completed Kirkland Crossing Apartments across the street.

The Design Guidelines for Yarrow Bay Business District contain the following guidelines that address the use of these techniques:

- Within interior portions of sites orient buildings to plazas, common open spaces or major internal pedestrian walkways.

[PUBLIC47: A great deal of attention has been given to the entry plazas walkways and accessibility routes. The main entries to the project are oriented to the entry plaza and student plaza. The whole southeast edge of the TALI Hall along the plaza level is oriented to address the plaza. It is transparent with continuous rain protection, and includes numerous openings including a large operable partition to make an interior-exterior connection between the atrium and student plaza.]

- Configure development to provide focal points and opportunities for coordinated pedestrian and vehicular access.

[PUBLIC47: Despite some restrictions by the Linbrook community regulations, the design works to create a strong entry presence by relocating surface parking underground. A landscaped plaza and strong community pedestrian spine that bisects and connects the campus buildings helps to downplay the small amount of remaining convenience parking. The project develops a strong promenade with patios and gathering spaces while maintaining needed vehicular access. The main entry is obvious to a visitor as they enter the site through the entry plaza and see the large, recessed entry and signage.]

- Incorporate fenestration techniques proportionate in size and pattern for the scale of the building. This is particularly important on upper floors, where windows should be divided into individual units with each window unit separated by a visible mullion or another element. “Ribbon windows” (continuous horizontal bands of glass) or “window walls” (glass over the entire surface) do little to indicate the scale of the building and are thus discouraged, except in special circumstances where they serve as an accent element.

[PUBLIC47: The primary fenestration concept is a window module that includes a narrow unit with an operable sash paired with a wider fixed unit, complementing the TMAC vocabulary but not copying it. The composition of mullions provides articulation, human scale and serves as a façade treatment that adds visual interest. Vertical siding elements shift alignment from floor to floor to gain visual interest and texture. Horizontal alignment is consistent throughout. Window walls are used on the north and south elevations (at the atrium) to visually break-up the mass and maximize daylight in key common areas of the building.]

- Encourage vertical modulation on multi-story buildings to add variety. Vertical modulation may be particularly effective for tall buildings adjacent to a street, plaza, or residential area to provide compatible architectural scale and to minimize shade and shadow impacts.

[PUBLIC47: Vertical modulation is incorporated at the atrium on the south and north elevations, splitting the mass into two parts. The modulation on the south creates a balcony that relates to the student plaza below. On the northeast façade, the upper floor is a large window wall that is recessed and visually breaks-up the façade vertically. On the north and southwest façade, the lower portion of the building is recessed with large expanses of glass. The upper floor is a large expanse of glass as well. The combination creates an elegant vertical modulation while maintaining building “wholeness” which is important to the school and the design. The northwest façade is modulated not only by the atrium, but also by the large music room windows on the upper floor of the west wing, and the large windows and canopy at the pedestrian level at the stagecraft room. A raised landscape buffer also breaks up the façade vertically as well as changes in siding.]

· Incorporate horizontal building modulation techniques to reduce the architectural scale of the building and add visual interest. Horizontal building modulation is the horizontal articulation or division of an imposing building façade through upper story setbacks, awnings, balconies, roof decks, eaves, and banding of contrasting materials.

[PUBLIC47: A portion of the building’s mass is “carved” out to create horizontal modulation and covered pathways. The western half of the building steps down a story, reducing the building’s height while creating a roof terrace. The cladding composition incorporates banding of contrasting materials and shifting between floors to add visual interest. At the southeast elevation, the atrium is carved back and an exterior balcony is created to give rain protection to the entry and visual modulation to the project. At the northeast elevation, the music room pops above the rest of the west wing to give the music room the added height that is required for its acoustic programmatic needs.]

Elevations that are modulated with horizontal elements appear less massive than those with sheer, flat surfaces. Recommended horizontal building modulation techniques include:

- Roofline modulation and a change in building materials.
- Step back building facades, generally above the second floor.
- Break up long continuous walls with a combination of horizontal building modulation, change in fenestration, and/or change in building materials. This is especially important for office buildings.
- Encourage a variety of roofline modulation techniques such as hipped or gabled rooflines and modulated flat rooflines. Generally, the larger the building or unbroken roofline, the bigger the modulation should be. In determining the appropriate roof type and amount of modulation, consider the distance from which the building can be viewed. For example, a large commercial building adjacent to a parking lot is capable of being viewed from a relatively large distance and will consequently necessitate greater roofline modulation
- Encourage a combination of architectural elements that give buildings a human scale.

Examples include arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, street front courtyards and plazas outside of retail spaces. Window fenestration techniques described in Section 4 can also be effective. Consider the distances from which buildings can be viewed (from the sidewalk, street, parking lot, open space, etc.).

[PUBLIC47: The building design strives to greatly improve the pedestrian experience on campus and reduce surface parking. The building will provide below-grade parking (while not required) to reduce the amount of asphalt, add significant amount of landscaping to the benefit of the pedestrian experience. The building incorporates large windows and openings that create strong indoor-outdoor connections, both physically and visually. The building mass, as discussed and approved in CDC, is carved at the pedestrian plaza level to organically articulate the structure massing and offer pedestrians rain protection, sun shading, and playful gathering spaces. Further, modulation comes from the atrium, which is recessed at both the northwest and southeast facades and with three stories of full-height glazing. The west wing of the building steps down, following the slope of the site. This reduces the height, bulk and scale of the building significantly from what is allowed in the zoning code. It reduces the height of the building on the play court side and as it faces the TMAC to the south. The atrium and step-down also reduce the height as perceived from the business park to the north. The building is further modulated on the northwest by the change in height at the music room (again, organic modulation) and with its large window wall that creates visual interest both inside for the students and from the outside.] A large window and canopy at the stagecraft shop at the sidewalk level of the northwest façade also provides modulation. Windows/siding are developed to provide not only ample daylight to the users / classrooms, but to break up the visual massing of the buildings on its various facades. So, the building, while of one language and wholeness, evolves, molds and transforms as one moves around the building as a response to its context, its site and its programmatic needs, creating visual interest, experiential variety and dynamic building for the evolving campus.]

Avoid blank walls near sidewalks, major internal walkways, parks, and pedestrian areas. Use the following treatments to mitigate the negative effects of blank walls (in order of preference):

- Configure buildings and uses to avoid blank walls exposed to public view.
- Provide a planting bed with plant material to screen most of the wall.
- Install trellises with climbing vines or plant materials to cover the surface of the wall. For long walls, use trellises to avoid monotony.
- Provide artwork on the wall surface.
- Provide architectural techniques that add visual interest at a pedestrian scale, such as a combination of horizontal building modulation, change in building materials and/or color, and use of decorative building materials.
- Provide decorative lighting fixtures.

[PUBLIC47: Blank walls are minimized in the design of the TALI Hall. The strong textural elements help to sculpt the structure and add interest. There is a small portion of parking garage that is above grade where the concrete walls area exposed at the northwest elevation. These architectural concrete elements are minimal, but help to break up the façade palette. A significant raised landscape buffer helps to soften the façade as the building moves down the slope. This breaks up the height of the concrete garage wall to keep it to a minimum and provides landscape screening including trees and shrubs.]

- Where buildings are not located at the sidewalk, incorporate landscaping, a pedestrian plaza or open space between the building and the sidewalk or provide building façade treatment.

[PUBLIC47: Provided in site plan and landscape plan.]

- Incorporate transparent windows, pedestrian entrances, and weather protection along facades adjacent to a sidewalk or internal pathway. Weather protection features could include awnings, canopies, marquees, or other similar treatments.

[PUBLIC47: Glazing is used generously at the pedestrian level to create visual connection between interior and exterior spaces where pedestrian traffic will be most common. The design provides weather protection at the main entries and along the full length of the south pedestrian plaza.]

- Locate building entrances that open on to plazas.

[PUBLIC47: The two main entrances open to the entry plaza and student plaza.]

- Provide transitional zones along building edges to allow for outdoor seating areas and a planted buffer.

[PUBLIC47: Provided in the site plan.]

- Use a variety of quality building materials such as brick, stone, timber, and metal to add visual interest to the buildings and reduce their perceived scale. Use masonry or other durable materials - especially near the ground level.

[PUBLIC47: Metal is used as the primary building material to reinforce and communicate a sense of permanence. and is compatible with past use of brick. Variable profiles are integrated together to create visual interest and reduce homogeneity while panels shift at the floor line between stories to break up the field. Secondary infill panels are used to further express window openings, create visual interest and reduce the perceived scale of the building mass.]

- Avoid use of concrete block and large expansive tilt up concrete facades.

[PUBLIC47: Not used.]

B. Pedestrian Access

The DRB supported the concept of emphasizing and/or strengthening the relationship to existing commons area south of the proposed building as a means of uniting the campus.

Additional details should be provided in terms of the amount of sun access to the commons and the proposed landscaping for the plaza. Other recommendations and comments by the

DRB are summarized below.

- The plaza spaces are very important and the project should show how these spaces unite the campus.

[PUBLIC47: The new student plaza is located between the proposed building and the existing buildings, creating a central common area and pedestrian corridor that reads as a shared campus space. Stepped seating turns the grade change between TALI Hall and the TMAC into a space for gathering. The new entry plaza clearly denotes the entry to the campus and directly connects to the entry of the proposed TALI Hall and existing commons.]

- A circulation (block) grid of pedestrian connections both within and beyond campus is supported. In the SketchUp model the garage entrance to the building seems to be directly under the atrium disrupting this connection. Board supports the pedestrian connection shown on page 21 of the packet (page 13 of applicant's conceptual plans)

- The pedestrian crossings should be large enough to be visible and allow adequate sunlight.

[PUBLIC47: Provided in the site plan.]

The Design Guidelines for Yarrow Bay Business District contain the following guidelines that pertain to pedestrian access:

- Provide pedestrian plazas in conjunction with building and site spaces that are accessible to the general public, residents and transit users.

[PUBLIC47: Provided in the site plan.]

- Provide weather protection along the primary exterior entrance of all businesses, residential units, and other buildings.

[PUBLIC47: Provided. See additional information in the packet and the response to the next item that is also discussing this same issue.]

- Design weather protection features to provide adequate width and depth at building entries.

[PUBLIC47: The design provides weather protection at the main entries and along the full length of the south pedestrian plaza, as discussed and approved in the Concept Design Conference. The building is recessed at least 6 feet to provide that rain protection and give articulation to the building. At the north side, a canopy has been added outside the stagecraft shop.]

- Pedestrian covering treatments may include: covered porches, overhangs, awnings, canopies, marquees, recessed entries or other similar features. A variety of styles and colors should be considered and be compatible with the architectural style of the building and the ground floor use.

[PUBLIC47: The overhang above the recessed area mentioned in the previous response will include a soffit that provides visual interest to the pedestrian level. Finishes being considered are wood or painted aluminum.]

- Backlit, plastic awnings are not appropriate.

[PUBLIC47: Not used.]

C. Open Space and Landscaping

The DRB requested a detailed landscape plan. The applicant should continue to explore additional landscaping opportunities along the north façade of the proposed building. The applicant should also include how these spaces will be used.

KZC Chapter 95 requires that a landscape plan be approved as part of the design review process. The Design Guidelines for Yarrow Bay Business District contain the following guidelines that pertain to open space and the visual quality of landscapes:

- Provide landscaping elements that add color and seasonal interest. This can include trees, planting beds, potted plants, trellises, and hanging plants.

[PUBLIC47: Provided in the landscape plan. See packet for planting schedule and images of appropriate plants and trees.]

- Locate plazas in sunny locations.

[PUBLIC47: As discussed in CDC, the property lines restrict the placement of buildings on the Linbrook PUD, but the design provides for additional plaza space and the most active spaces are along the south sides of the building as well as the east and west where there is good access to daylight. The design incorporates a roof terrace plaza with great access to daylight.]

- Provide landscaping, plazas or building façade treatments to enhance the pedestrian experience. In general, buildings that have less pedestrian orientation will merit more landscaping and façade treatments to prevent blank walls.

[PUBLIC47: Glazing is used generously at the pedestrian level to create visual connection between interior and exterior spaces where pedestrian traffic will be most common. Planting beds are in areas where glazing is not as possible due to program constraints such as around the theater, or structural constraints such as around stair cores and foundation walls.]

- Position plazas in locations adjacent to and visible from major streets, such as along NE 38th Place, major internal circulation routes, or where there are strong pedestrian flows on neighboring sidewalks. For large sites, development should be configured to create one or more focal plazas. To enhance visibility and accessibility, plazas usually should be no more than 3' above or below the adjacent sidewalk or internal pathway.

[PUBLIC47: The entry plaza is located adjacent to NE 38th Place. The plaza extends along the main pedestrian flow between the proposed building and the existing buildings. The plaza is no more than 3' above or below the adjacent sidewalks or internal pathways.]

- Design landscaping for the purpose and context in which it will be located. The auto-oriented landscaping requires strong plantings of a structural nature to act as buffers or screens for pedestrians. The pedestrian landscape should emphasize the subtle characteristics of the plant materials. The building landscape should use landscaping that complements the building's qualities and screens service areas or blank walls while not blocking views of the business or signage.

[PUBLIC47: Trees are used on the east and north edges of the site plan to help buffer and screen the automobile traffic on NE 38th Place as well as the parking area to the north. These trees also help attenuate the mass of the larger building as viewed from the adjacent business park and the street. Smaller tree species, shrubs, and groundcover are used in planting beds within the plaza area and adjacent to the west play court to enhance the pedestrian experience.]

- Encourage a colorful mix of drought tolerant and low maintenance trees, shrubs and perennials. Except in special circumstances, ivy should be avoided

[PUBLIC47: Provided in the landscape plan. See packet for planting schedule and images of plants and trees.]

D. Items Required for Design Response Conference

In addition to the items outlined in the application form for the Design Response Conference, the DRB noted the need for the following items to be submitted for review

- SketchUp model (or other model), including adjoining buildings, illustrating various views of the project; specifically from:

[PUBLIC47: See packet.]

o NE 38th Place site entry to existing commons area

[PUBLIC47: See packet.]

o Northrup Way between hotel and office building

[PUBLIC47: See packet.]

· Elevations

[PUBLIC47: See packet.]

· Sections through the project and including adjoining buildings

[PUBLIC47: See packet.]

· Sun study (possible live ScetchUp model)

[PUBLIC47: See packet.]

When further refining the proposal and responding to the DRB's comments, please be sure to review Design Guidelines for Yarrow Bay Business District. This document can be accessed at the Planning Department's website, which can be found at:

<http://www.kirklandwa.gov/depart/Planning.htm>

Design Response Conference (DRC) – Additional Items

The DRC application packet and checklist can be found online via the 'Applications and Forms' link on the Planning Department's website (left-side column). As part of your DRC application, please submit the following items:

· Mechanical equipment location and screening information

· Height calculation

· Lot coverage information

· Landscape plan

· Tree Retention Plan - please see KZC Section 95.30 for details

· Site plan showing location additional opportunities for pedestrian connections from the building to NE 38th Place - see KZC Section 105.18 for details.

END OF DOCUMENT

SITE ANALYSIS

Looking at the more immediate campus context, the project provides the school with an opportunity to evolve its campus into a more pedestrian-friendly experience better suited to its current and future needs, add green space, and improve connectivity and accessibility between its facilities and exterior spaces.

KEY ELEMENTS:

Limited footprint: The Project will be located on two distinct parcels with proposed interconnecting access and circulation at ground level and upper stories (e.g. stairs, elevators, corridors, bridges).

Grade change: With nearly 10 feet of grade change from the Commons plaza down to the playcourt to the west, this project will seek to create a fluid, integrated, accessible pedestrian experience. This student-activated "street" will stitch together the main campus entry, the new arts and education facility, the Commons (currently the heart of the campus), the recently-completed TMAC and the active outdoor play space to the west.

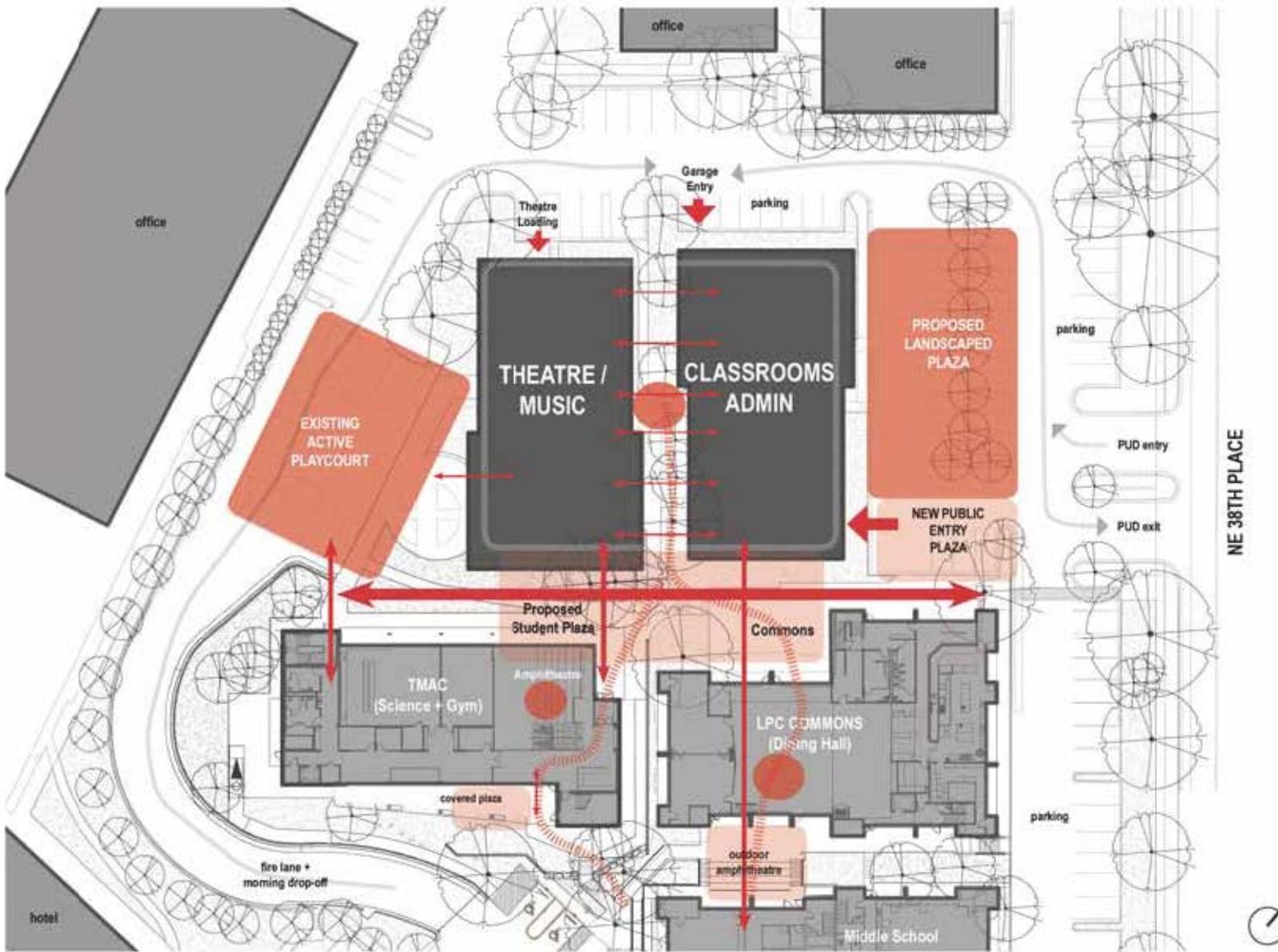
With this newly defined exterior space, the project has the potential to create a dynamic environment that fosters students interaction, improves cohesiveness of the campus community, and encourages collaboration.

Vehicle access: The vehicular access to the campus is shared with the businesses to the north and needs to be maintained.

Vehicles will be kept to the perimeter of the campus while maintaining the fire access lane, that is used only for morning drop-off and in the event of an emergency. Entry to the new below-grade parking lot will be to the north, away from student pedestrian movement throughout the day.

Landscaped Plaza: A new landscaped plaza is proposed between the new building and NE 38th Place. This would reduce the surface parking at the public face of the school and seeks to create an improved street appeal and sense of place.

With a new proposed landscaped plaza between the new building and NE 38th, the school aims to improve the pedestrian experience for the students and provide additional consolidated green space.





DEVELOPMENT STANDARDS

DRV17-00073

PLANNING DEPARTMENT

PLANNING DEPARTMENT DEVELOPMENT STANDARDS LIST – Contact Scott Guter, Phone Number 425.587.3247:

85.25.1 Geotechnical Report Recommendations. The geotechnical recommendations contained in project's report shall be implemented.

85.25.3 Geotechnical Professional On-Site. A qualified geotechnical professional shall be present on site during land surface modification and foundation installation activities.

95.51.2.a Required Landscaping. All required landscaping shall be maintained throughout the life of the development. The applicant shall submit an agreement to the city to be recorded with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall provide a final as-built landscape plan and an agreement to maintain and replace all landscaping that is required by the City.

95.44 Parking Area Landscape Islands. Landscape islands must be included in parking areas as provided in this section.

95.45 Parking Area Landscape Buffers. Applicant shall buffer all parking areas and driveways from the right-of-way and from adjacent property with a 5-foot wide strip as provided in this section. If located in a design district a low hedge or masonry or concrete wall may be approved as an alternative through design review.

95.50 Tree Installation Standards. All supplemental trees to be planted shall conform to the Kirkland Plant List. All installation standards shall conform to Kirkland Zoning Code Section 95.45.

95.52 Prohibited Vegetation. Plants listed as prohibited in the Kirkland Plant List shall not be planted in the City.

100.25 Sign Permits. Separate sign permit(s) are required.

105.10.2 Pavement Setbacks. The paved surface in an access easement or tract shall be set back at least 5 feet from any adjacent property which does not receive access from that easement or tract. An access easement or tract that has a paved area greater than 10 feet in width must be screened from any adjacent property that does not receive access from it. Screening standards are outlined in this section.

105.18 Pedestrian Walkways. All uses, except single family dwelling units and duplex structures, must provide pedestrian walkways designed to minimize walking distances from the building entrance to the right of way and adjacent transit facilities, pedestrian connections to adjacent properties, between primary entrances of all uses on the subject property, through parking lots and parking garages to building entrances. Easements may be required. In design districts through block pathways or other pedestrian improvements may be required. See also Plates 34 in Chapter 180.

105.32 Bicycle Parking. All uses, except single family dwelling units and duplex structures with 6 or more vehicle parking spaces must provide covered bicycle parking within 50 feet of an entrance to the building at a ratio of one bicycle space for each twelve motor vehicle parking spaces. Check with Planner to determine the number of bike racks required and location.

105.18 Entrance Walkways. All uses, except single family dwellings and duplex structures, must provide pedestrian walkways between the principal entrances to all businesses, uses, and/or buildings on the subject property.

105.18 Overhead Weather Protection. All uses, except single family dwellings, multifamily, and industrial uses, must provide overhead weather protection along any portion of the building, which is adjacent to a pedestrian walkway.

105.18.2 Walkway Standards. Pedestrian walkways must be at least 5' wide; must be distinguishable from traffic lanes by pavement texture or elevation; must have adequate lighting for security and safety. Lights must be non-glare and are mounted no more than 20' above the ground.

105.18.2 Overhead Weather Protection Standards. Overhead weather protection must be provided along any portion of the building adjacent to a pedestrian walkway or sidewalk; over the primary exterior entrance to all buildings. May be composed of awnings, marquees, canopies or building overhangs; must cover at least 5' of the width of the adjacent walkway; and must be at least 8 feet above the ground immediately below it. In design districts, translucent awnings may not be backlit; see section for the percent of property frontage or building facade.

105.19 Public Pedestrian Walkways. The height of solid (blocking visibility) fences along pedestrian pathways that are not directly adjacent a public or private street right-of-way shall be limited to 42 inches unless otherwise approved by the Planning or Public Works Directors. All new building structures shall be setback a minimum of five feet from any pedestrian access right-of-way, tract, or easement that is not directly adjacent a public or private street right-of-way. If in a design district, see section and Plate 34 for through block pathways standards.

105.25 Required Parking. Parking spaces are required for this use are determined on a case-by-case bases.

105.58 Parking Lot Locations in Design Districts. See section for standards unique to each district.

105.65 Compact Parking Stalls. Up to 50% of the number of parking spaces may be designated for compact cars.

105.60.2 Parking Area Driveways. Driveways which are not driving aisles within a parking area shall be a minimum width of 20 feet.

105.60.3 Wheelstops. Parking areas must be constructed so that car wheels are kept at least 2' from pedestrian and landscape areas.

105.60.4 Parking Lot Walkways. All parking lots which contain more than 25 stalls must include pedestrian walkways through the parking lot to the main building entrance or a central location. Lots with more than 25,000 sq. ft. of paved area must provide pedestrian routes for every 3 aisles to the main entrance.

105.77 Parking Area Curbing. All parking areas and driveways, for uses other than detached dwelling units must be surrounded by a 6" high vertical concrete curb.

110.52 Sidewalks and Public Improvements in Design Districts. See section, Plate 34 and public works approved plans manual for sidewalk standards and decorative lighting design applicable to design districts.

110.60.5 Street Trees. All trees planted in the right-of-way must be approved as to species by the City. All trees must be two inches in diameter at the time of planting as measured using the standards of the American Association of Nurserymen with a canopy that starts at least six feet above finished grade and does not obstruct any adjoining sidewalks or driving lanes.

115.25 Work Hours. It is a violation of this Code to engage in any development activity or to operate any heavy equipment before 7:00 am. or after 8:00 pm Monday through Friday, or before 9:00 am or after 6:00 pm Saturday. No development activity or use of heavy equipment may occur on Sundays or on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas Day. The applicant will be required to comply with these regulations and any violation of this section will result in enforcement action, unless written permission is obtained from the Planning official.

115.45 Garbage and Recycling Placement and Screening. For uses other than detached dwelling units, duplexes, moorage facilities, parks, and construction sites, all garbage receptacles and dumpsters must be setback from property lines, located outside landscape buffers, and screened from view from the street, adjacent properties and pedestrian walkways or parks by a solid sight-obscuring enclosure.

115.47 Service Bay Locations. All uses, except single family dwellings and multifamily structures, must locate service bays away from pedestrian areas. If not feasible must screen from view.

115.90 Calculating Lot Coverage. The total area of all structures and pavement and any other impervious surface on the subject property is limited to a maximum percentage of total lot area. See the Use Zone charts for maximum lot coverage percentages allowed. Section 115.90 lists exceptions to total lot coverage calculations See Section 115.90 for a more detailed explanation of these exceptions.

115.95 Noise Standards. The City of Kirkland adopts by reference the Maximum Environmental Noise Levels established pursuant to the Noise Control Act of 1974, RCW 70.107. See Chapter 173-60 WAC. Any noise, which injures, endangers the comfort, repose, health or safety of persons, or in any way renders persons insecure in life, or in the use of property is a violation of this Code.

115.115.3.g Rockeries and Retaining Walls. Rockeries and retaining walls are limited to a maximum height of four feet in a required yard unless certain modification criteria in this section are met. The combined height of fences and retaining walls within five feet of each other in a required yard is limited to a maximum height of 6 feet, unless certain modification criteria in this section are met.

115.115.3.p HVAC and Similar Equipment: These may be placed no closer than five feet of a side or rear property line, and shall not be located within a required front yard; provided, that HVAC equipment may be located in a storage shed approved pursuant to subsection (3)(m) of this section or a garage approved pursuant to subsection (3)(o)(2) of this section. All HVAC equipment shall be baffled, shielded, enclosed, or placed on the property in a manner that will ensure compliance with the noise provisions of KZC 115.95.

115.115.5.c Driveway Setbacks. Vehicle parking areas for schools and day-care centers greater than 12 students shall have a minimum 20-foot setback from all property lines.

115.115.d Driveway Setbacks. Parking areas and driveways for uses other than detached dwelling units, attached and stacked dwelling units in residential zones, or schools and day-cares with more than 12 students, may be located within required setback yards, but, except for the portion of any driveway which connects with an adjacent

street, not closer than 5 feet to any property line.

115.120 Rooftop Appurtenance Screening. New or replacement appurtenances on existing buildings shall be surrounded by a solid screening enclosure equal in height to the appurtenance. New construction shall screen rooftop appurtenances by incorporating them in to the roof form.

115.135 Sight Distance at Intersection. Areas around all intersections, including the entrance of driveways onto streets, must be kept clear of sight obstruction as described in this section.

110.60.5 Landscape Maintenance Agreement. The owner of the subject property shall sign a landscape maintenance agreement, in a form acceptable to the City Attorney, to run with the subject property to maintain landscaping within the landscape strip and landscape island portions of the right-of-way. It is a violation to pave or cover the landscape strip with impervious material or to park motor vehicles on this strip.

110.60.6 Mailboxes. Mailboxes shall be installed in the development in a location approved by the Postal Service and the Planning Official. The applicant shall, to the maximum extent possible, group mailboxes for units or uses in the development.

KMC 29.24.010 Fill Material. All materials used as fill must be non-dissolving and non-decomposing. Fill material must not contain organic or inorganic material that would be detrimental to the water quality, or existing habitat, or create any other significant adverse impacts to the environment.

BUILDING DEPARTMENT

Contact: Tom Jensen – tjensen@kirklandwa.gov

1. A geotechnical report is required to address development activity. The report must be prepared by a Washington State licensed Professional Engineer. Recommendations contained within the report shall be incorporated into the design of the subsequent structures.
2. This parcel is comprised of multiple lots and must be consolidated prior to permit issuance. A Lot Consolidation by Restrictive Covenant document will be created by the City for signature by the property owners and sent to King County for recording at the time of permit issuance.
3. Prior to issuance of Building, Demolition or Landsurface Modification permit applicant must submit a proposed rat baiting program for review and approval. Kirkland Municipal Ordinance 21.41.302.
4. A separate demolition permit is required for removal of each of the existing structures.
5. Plumbing meter and service line shall be sized in accordance with the current UPC.
6. Any vault or retaining walls to be constructed with the LSM will require separate building permits.
7. Building permits must comply with 2015 edition of the International Building, Residential and Mechanical Codes and the Uniform Plumbing Code as adopted and amended by the State of Washington and the City of Kirkland.
8. Structures must comply with 2015 edition of the International Energy Conservation Code as adopted and amended by the State of Washington.
9. Kirkland reviews, issues and inspects all electrical permits in the city. Kirkland currently uses the 2014 Washington Cities Electrical Code chapters 1 and 3 as published by WABO. Permits submitted after June 30, 2017 shall comply with the 2017 code edition.
10. Structures must be designed for seismic design category D, wind speed of 110 miles per hour and exposure B.
11. Nonstructural components must be designed for seismic design category D, wind speed of 110 miles per hour and exposure B.
12. Fire apparatus loading is required for the area over and around the vault. Required Loading for Fire Department Apparatus: HS 20 loading required: Point load of 45,000 lbs., due to max reaction at stabilizer outrigger. This load must be applied on an 18 by 18-inch area and also applied as an unfactored load on a 10 by 14-inch area.
13. If an accessible elevator is required - standby power is also required. Separate service and/or a connection ahead of service disconnect are not approved means of achieving standby power in Kirkland. See IBC 1007.2 and 1007.4
14. The applicant is cautioned to investigate the implications of the Americans with Disabilities Act on the construction of this project. For more information the applicant may contact the Office of the General Counsel, Architectural and Transportation Barriers Compliance Board, 1111 18th Street, N.W., Suite 501, Washington, DC 20036, Ph# (800) 514-0301.
15. An area must be set aside for recyclable materials, organics and solid waste. Ref.: WAC 51-50-009 - in addition this area must be accessible to the serving utility (Waste Management) Ref.: KMC 16.08.075

FIRE DEPARTMENT

FIRE DEPARTMENT COMMENTS

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Contact: Grace Steuart at 425-587-3660; or gsteuart@kirklandwa.gov

ACCESS

Access as shown is acceptable.

HYDRANTS

One additional hydrant is required to be installed near the entrance to the complex off of NE 38th. The new hydrant and the existing hydrants which are used to serve the building shall be equipped with 5" Storz fittings.

FIRE FLOW

Fire flow in the area is approximately 2500 gpm, which is adequate for development.

FIRE SPRINKLERS

A sprinkler system is required to be installed throughout the building. A separate permit is required from the Fire Department prior to installation. Submit three sets of plans, specifications and calculations for approval; or submit electronically. All plans shall be designed and stamped by a person holding a State of Washington Certificate of Competency Level III certification. The system shall be installed by a state licensed sprinkler contractor. REF RCW 18.60 State of Washington.

FIRE SPRINKLER UNDERGROUND

If the sprinkler contractor for the underground is not the same contractor as for the interior of the building, a separate fire permit is required. The underground supply line, shall be installed by a state licensed sprinkler contractor with the appropriate level of certification (note: it is not acceptable for the civil contractor to install the underground under the "supervision" of a sprinkler contractor; the installer of the underground must hold the appropriate certification)

STANDPIPES

Standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet above the lowest level of the fire department vehicle access. Therefore, a standpipe is required (it may be incorporated into the fire sprinkler system). Submit three sets of plans for approval; or electronically. The plans shall include isometric elevation drawing of the entire standpipe system including location of any isolation valves.

FIRE ALARM

A fire alarm system is required to be installed throughout the building. A separate permit is required from the Fire Department prior to installation. Submit three sets of plans and specifications for approval; or the permit may be applied for electronically at MyBuildingPermit.com. The system shall comply with Washington State Barrier Free requirements regarding installation of visual devices and pull stations. The specific requirements for the system can be found in Kirkland Operating Policy 10.

FIRE EXTINGUISHERS

Portable fire extinguishers are required per Section 906 of the IFC. Minimum rating is 2A10BC. Extinguishers shall be mounted or in cabinets so that the top of the extinguisher is no more than 5 feet above the finished floor.

Travel distance to a fire extinguisher shall not exceed 75 feet as measured along the route of travel.

KEY BOX

A Key box is required (Knox Box). It shall be installed in an approved accessible location no higher than six feet

above grade. In most cases it will be located at the front entrance to the building. The box may be purchased on-line at www.knoxbox.com; or by filling out an order form which is available from the Fire Department office. Contact the Fire Prevention Bureau at 425-587-3650 for more information.

EMERGENCY RADIO COVERAGE (Effective 7-1-16)

This is not a requirement for a radio system per se, only providing you with information regarding the City's radio requirement for new buildings. The building "may" need a radio system unless it meets the exception listed below.

510.1 Emergency Responder Radio Coverage. All new buildings shall have approved radio coverage for emergency responders within any building meeting any of the following conditions.

1. There are more than five stories above grade plane (as defined by the International Building Code, Section 202);
2. The total building area is 50,000 square feet or more;
3. The total basement area is 10,000 square feet or more;

Or

4. There are floors used for human occupancy more than 30 feet below the finish floor of the lowest level of exit discharge.

Exception:

1. Buildings and area of buildings that have minimum radio coverage signal strength levels of the King County Regional 800 MHz Radio System within the building in accordance with Section 510.4.1.

The radio system shall be installed in accordance with Section 510 of this code and with applicable provisions of NFPA 72, National Fire Alarm Signaling Code. This section shall not require improvement of the existing public safety communication system.

510.3 Construction permit.

A construction permit is required for installation of or modification to emergency responder radio coverage systems and related equipment. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

510.4 Criteria for Installation and Maintenance of Emergency Radio Systems is provided in Kirkland Fire Department Operating Policy #12 which is available on the Internet and at City Hall.

PUBLIC WORKS DEPARTMENT

PUBLIC WORKS CONDITIONS

Permit #: DRV17-00073
Project Name: EPS Art & Humanities Bldgs
Project Address: 10613 NE 38th PI
Date: February 3, 2017

Building and Land Surface Modification (Grading) Permit Process:

Philip Vartanian, Development Engineer
Phone: 425-587-3856 Fax: 425-587-3807
E-mail: pvartanian@kirklandwa.gov

General Conditions:

1. All public improvements associated with this project including street and utility improvements, must meet the City of Kirkland Public Works Pre-Approved Plans and Policies Manual. A Public Works Pre-Approved Plans and Policies manual can be purchased from the Public Works Department, or it may be retrieved from the Public Works

Department's page at the City of Kirkland's web site.

2. This project will be subject to Public Works Permit and Connection Fees. It is the applicant's responsibility to contact the Public Works Department by phone or in person to determine the fees. The applicant should anticipate the following fees:
 - o Water, Sewer, and Surface Water Connection Fees (paid with the issuance of a Building Permit)
 - o Side Sewer Inspection Fee (paid with the issuance of a Building Permit)
 - o Water Meter Fee (paid with the issuance of a Building Permit)
 - o Review and Inspection Fee (for utilities and street improvements).
 - o Building Permits associated with this proposed project will be subject to the traffic impact fee per Chapter 27 of the Kirkland Municipal Code. The impact fees shall be paid prior to issuance of the Building Permit(s). Any existing buildings within this project which are demolished will receive a Traffic Impact Fee credit. This credit will be applied to the Building Permits that are applied for within the project. The credit amount for each demolished building will be equal to the most currently adopted Fee schedule.
3. Prior to submittal of a Building or Zoning Permit, the applicant must apply for a Concurrency Test Notice. Contact Thang Nguyen, Transportation Engineer, at 425-587-3869 for more information. A separate Concurrency Permit will be created.
4. After Concurrency has passed a certificate will be issued that will read as follows: CERTIFICATE OF CONCURRENCY: This project has been reviewed and approved for water, sewer, and traffic concurrency. Any water and sewer mitigating conditions are listed within the conditions below. Any traffic mitigating conditions will be found in an attached memorandum from the Public Works Traffic Engineering Analyst to the Planning Department Project Planner. Upon issuance of this permit, this project shall have a valid Certificate of Concurrency and concurrency vesting until the permit expires. This condition shall constitute issuance of a Certificate of Concurrency pursuant to chapter 25.12 of the Kirkland Municipal Code.
5. All civil engineering plans which are submitted in conjunction with a building permit must conform to the Public Works Policy G-7, Engineering Plan Requirements. This policy is contained in the Public Works Pre-Approved Plans and Policies manual.
6. All street improvements and underground utility improvements (storm, sewer, and water) must be designed by a Washington State Licensed Engineer; all drawings shall bear the engineers stamp.
7. All plans submitted in conjunction with a building permit must have elevations which are based on the King County datum only (NAVD 88).
8. A completeness check meeting is required prior to submittal of any Building Permit applications.
9. Prior to issuance of any commercial Building Permit, the applicant shall provide a plan for garbage storage and pickup. The plan shall conform to Policy G-9 in the Public Works Pre-approved Plans and be approved by Waste Management and the City.

Sanitary Sewer Conditions:

1. The existing sanitary sewer main on site is adequate to serve the proposed above ground building but the lower levels (garage) must be pumped. Must protect existing sewer main in place or redesign any modifications to meet project needs.
2. Provide a plan and profile for any redesign of the sewer main.
3. A 20 foot wide public sanitary sewer easement may need to be recorded if sewer main is modified.
4. Provide a 6-inch minimum side sewer stub. Side sewers serving buildings shall be PVC gravity sewer pipe per Public Works Pre-Approved Criteria. Remove and replace any substandard pipes. If existing side sewer is to be reused provide a video of the line for verification of working condition for reuse.
5. Any businesses serving food or drink are required to have grease interceptor on the waste line prior to discharge to the City sewer system. The interceptor shall be sized per the Uniform Plumbing Code (minimum).

Water System Conditions:

1. The existing water mains on site are adequate to serve the proposed development.
2. Provide adequate water service from the water main to the meter to the building; City of Kirkland will set the water meter. The water size is determined when the Building Permit is submitted and is sized per the Uniform Plumbing Code.
3. The existing water service(s) shall be abandoned at the main, unless approved otherwise by Public Works.
4. See Fire Department conditions for additional requirements relating to the water system.

Surface Water Conditions:

1. Provide temporary and permanent storm water control in accordance with the 2016 King County Surface Water

Design Manual (the Manual) and the City of Kirkland Addendum (Policy D-10).

2. To determine the drainage review level required, the target impervious surface area is the maximum allowable lot coverage area for the project, plus any offsite improved impervious areas. See Policy D-3 in the Public Works Pre-Approved Plans for drainage review information, or contact Kirkland Surface Water staff at (425) 587-3800 for assistance. The Kirkland Drainage Review Flow Chart is a helpful tool to determine a project's drainage review level. Drainage review levels are summarized below:

- Full Drainage Review
 - Any non-residential project that creates more than 2,000 sf of new and/or replaced impervious surface, or greater than 7,000 sf of land disturbing activity will trigger a Full Drainage Review.
 - For single family residential projects that do not fall under Simplified Drainage Review, they will be a Full Drainage Review.
3. Evaluate the feasibility and applicability of dispersion, infiltration, and other stormwater low impact development facilities on-site (per section 5.2 in the 2009 King County Surface Water Design Manual). If feasible, stormwater low impact development facilities are required. See PW Pre-Approved Plan Policy L-1 or L-2 (depending on drainage review) for more information on this requirement. If Low Impact Development (LID) is determined to be infeasible, a Surface Water Adjustment is required for the project. Also, if LID is not feasible, pervious pavement cannot be used to reduce overall impervious lot coverage.
4. Special inspections may be required for Low Impact Development (LID) on this project. Provide documentation of inspections by a licensed geotechnical engineer that LID will function as designed. See Policy D-8 for requirements of Soil Report.
5. Soil Amendment per Pre-Approved Plan CK-E.12 is recommended for all landscaped areas.
6. Storm water detention system shall be designed to Level II standards. Historic (forested) conditions shall be used as the pre-developed modeling condition.
7. If the project will create or replace more than 5,000 square feet of new impervious area that will be used by vehicles (PGIS - pollution generating impervious surface). Provide storm water quality treatment per the 2009 King County Surface Water Design Manual. The enhanced treatment level is encouraged when feasible for multi-family residential, commercial, and industrial projects less than 1 acre in size.
8. Provide a level one off-site analysis (based on the King County Surface Water Design Manual, core requirement #2).

Street and Pedestrian Improvement Conditions:

1. The subject property abuts NE 38th Place (in Kirkland). This street is a Collector type street. Zoning Code sections 110.10 and 110.25 require the applicant to make half-street improvements in rights-of-way abutting the subject properties. Plate 34 in the Kirkland Zoning Code establishes that this street must be improved with the following:

- A. The center turn lane, two through lanes and 5 ft wide bike lanes shall be maintained. If the existing bike lane along the property frontage is less than 5 ft wide, it shall be widened to 5 ft.
- B. The sidewalk along the street shall be 10 ft wide behind a 6-inch wide vertical curb and gutter (type A).
- C. Street trees planted in 4x6 ft tree wells, 30 ft on center will be required.
- D. Pedestrian lighting shall be installed 60 ft on-center along the property frontage.
- E. Dedication of adequate property to accommodate required improvements.

However Public Works will support a modification to these required improvements to be waived, due to the disturbance/removal of existing mature tree line abutting NE 38th Pl. Existing right of way improvement can be maintained with the exception of the followings:

- A. Remove and replace existing driveway ramps on NE 38th Pl, install new curb ramps to meet current ADA standards.
 - B. Remove any barriers at the crossing of driveways.
 - C. Replace any damaged or broken sidewalk, curb and gutter.
 - D. Provide striping as needed.
2. It shall be the responsibility of the applicant to relocate any above-ground or below-ground utilities which conflict with the project, associated street, or utility improvements.
3. Underground any new and existing on-site utility lines and overhead transmission lines.
4. Underground any new off-site transmission lines.
5. A striping plan for the street must be submitted with the building or grading permit.

Related City Website Links

- City of Kirkland Pre-Approved Plans and Policies

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- Public Works Development Fees
- Stormwater FAQs
- Application Forms (Electronic, Paper)
- KZC105 – Private Drive, Private and Pedestrian Walkway Requirements
- KZC110 - Public Right-of-way Improvement Requirements

56.15 User Guide – YBD 2 and YBD 3 zones.

The charts in KZC [56.20](#) contain the basic zoning regulations that apply in each YBD 2 and YBD 3 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 56.18


Zone
YBD 2,
YBD 3

Section 56.18 – 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. In addition to the height exceptions established by KZC [115.60](#), the following exceptions to height regulations in the YBD 2 and YBD 3 zones are allowed:
 - a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapets 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.
3. A City entry or gateway feature shall be designed and installed on the subject property adjacent to Lake Washington Boulevard between the southern City limit line and NE 38th Place pursuant to the standards in KZC [110.60](#). The specific location and design of the gateway shall be evaluated with the Design Review Process.
4. Driveways onto Lake Washington Boulevard, NE 38th Place and Northup Way shall be limited to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible (does not apply to Public Park uses). The Public Works Official shall approve the number, location and design of all driveways.
5. The minimum ground floor story height shall be 13 feet for retail establishments selling goods or services including banking and financial services, restaurant and tavern, or office.
6. The upper story setback for all floors above the second story within 40 feet of the property line abutting NE 38th Place shall average 15 feet. For the purpose of this regulation, the term "setback" shall refer to the horizontal distance between the property line and any exterior wall abutting the street prior to any potential right-of-way dedication. The required upper story setbacks for all floors above the second story shall be calculated as Total Upper Story Setback Area, as shown on Plate [35](#).
7. Developments in parts of this zone may be limited by Chapter [83](#) or [90](#) KZC, regarding development near streams, lakes, and wetlands.
8. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC [115.24](#).

[link to Section 56.20 table](#)

The Kirkland Zoning Code is current through Ordinance 4532, passed October 4, 2016.

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

City Website: <http://www.kirklandwa.gov/> (<http://www.kirklandwa.gov/>)

City Telephone: (425) 587-3190

Code Publishing Company (<http://www.codepublishing.com/>)

eLibrary (<http://www.codepublishing.com/elibrary.html>)

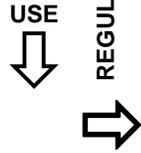
Section 56.20

Zone
YBD 2,
YBD 3

USE ZONE CHART

DRV17-00073

ATTACHMENT 8
Section 56.20



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

Required Review Process	MINIMUMS			MAXIMUMS		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
	Lot Size	REQUIRED YARD (See Ch. 115)										
		Front	Side	Rear								
D.R., Chapter 142 KZC	.010	Vehicle Service Station	2,250 sq. ft.	40'	15' on each side. See also Spec. Reg. 3.	15'	80%	In YBD 2, 55' above average building elevation. In YBD 3, 60' above average building elevation.	A	E	See KZC 105.25.	<ol style="list-style-type: none"> The following uses and activities are prohibited: <ol style="list-style-type: none"> The outdoor storage, sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers. There may not be more than two vehicle service stations at any intersection. This use is only allowed if the subject property abuts Lake Washington Boulevard or Northup Way. 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.
	.020	Restaurant or Tavern	None	0' adjacent to NE 38th Place and Northup Way.	0'	0'			C		1 per each 100 sq. ft. of gross floor area.	<ol style="list-style-type: none"> The following uses and activities are prohibited: <ol style="list-style-type: none"> Drive-in or drive-through facilities. The gross floor area of individual retail establishments may not exceed 15,000 square feet except within a mixed use development in which the floor area of other uses exceeds the floor area of retail establishments.
	.030	Office Use			0' adjacent to NE 38th Place and Northup Way. Otherwise, 20'.					D		If medical, dental or veterinary office, then one per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.

Section 56.20

Zone
YBD 2,
YBD 3

USE ZONE CHART

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

Section 56.20	USE ↓ REGULATIONS →	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.040	Hotel or Motel	D.R., Chapter 142 KZC	None	0' adjacent to NE 38th Place and Northup Way. Otherwise, 20'.	0'	0'	80%	In YBD 2, 55' above average building elevation.	C	E	1 per each room. See also Spec. Reg. 2. 1 per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> May include ancillary meeting and convention facilities. 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.
.050	A Retail Establishment other than those specifically listed, limited, or prohibited in the zone, selling goods, or providing services including banking and related financial services											<ol style="list-style-type: none"> The following uses and activities are prohibited: <ol style="list-style-type: none"> The outdoor storage, sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers. Vehicle repair. Retail establishment providing storage services. Storage and operation of heavy equipment, except delivery vehicles associated with retail uses. Storage of parts unless conducted entirely within an enclosed structure. Drive-in or drive-through facilities. The gross floor area of individual retail establishments may not exceed 15,000 square feet except within a mixed use development in which the floor area of other uses exceeds the floor area of retail establishments. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: <ol style="list-style-type: none"> The seating and associated circulation area do not exceed more than 10 percent of the gross floor area of the use; and It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.
.060	Stacked Dwelling Units											<ol style="list-style-type: none"> Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

Section 56.20

Zone
YBD 2,
YBD 3

USE ZONE CHART

DRV17-00073

ATTACHMENT 8
Section 56.20

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

USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure					
			Front	Side	Rear							
.070	Assisted Living Facility, Convalescent Center or Nursing Home	D.R., Chapter 142 KZC	None	0' adjacent to NE 38th Place and Northup Way. Otherwise, 20'.	0'	0'	80%	In YBD 2, 55' above average building elevation. In YBD 3, 60' above average building elevation.	A	Independent unit: 1.7 per unit. Assisted living unit: 1 per unit. Convalescent center or nursing home: 1 per each bed.	<ol style="list-style-type: none"> 1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents the required review process shall be the least intensive process between the two uses. 	
.080	Private Lodge or Club								B			1 per each 300 sq. ft. of gross floor area
.090	Hospital Facility								B	See KZC 105.25.		
.100	Public Utility								A			
.110	Church								C	1 for every 4 people based on maximum occupant load of any area of worship. See Spec. Reg. 2.		<ol style="list-style-type: none"> 1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to the use.

Section 56.20

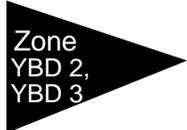
Zone
YBD 2,
YBD 3

USE ZONE CHART

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

Section 56.20	USE ↓ REGULATIONS →	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.120	School or Day-Care Center	D.R., Chapter 142 KZC	None	0' adjacent to NE 38th Place and Northup Way. Otherwise, 20'.	0'	0'	80%	In YBD 2, 55' above average building elevation. In YBD 3, 60' above average building elevation.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 2. 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. 3. May include accessory living facilities for staff persons. 4. Electrical signs shall be permitted at junior high/middle schools and high schools. One pedestal sign with a readerboard having electronic programming is allowed per site only if: <ol style="list-style-type: none"> a. It is a pedestal sign (see Plate 12) having a maximum 40 square feet of sign area per sign face; b. The electronic readerboard is no more than 50 percent of the sign area; c. Moving graphics and text or video are not part of the sign; d. The electronic readerboard does not change text and/or images at a rate less than one every seven seconds and shall be readily legible given the text size and the speed limit of the adjacent right-of-way; e. The electronic readerboard displays messages regarding public service announcements or school events only; f. The intensity of the display shall not produce glare that extends to adjacent properties and the signs shall be equipped with a device which automatically dims the intensity of the lights during hours of darkness; g. The electronic readerboard is turned off between 10:00 p.m. and 6:00 a.m.; h. The school is located on a collector or arterial street. The City shall review and approve the location of the sign on the site. The sign shall be located to have the least impact on surrounding residential properties. If it is determined that a proposed electronic readerboard would constitute a traffic hazard the Planning Director may impose restrictions or deny the readerboard.
.130	Mini-School or Mini-Day-Care								E			

Section 56.20



USE ZONE CHART

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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 Government Facility Community Facility	D.R., Chapter 142 KZC	None	0' adjacent to NE 38th Place and Northup Way. Otherwise, 20'.	0'	0'	80%	In YBD 2, 55' above average building elevation. In YBD 3, 60' above average building elevation.	C See Spec. Reg. 1.	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.
.150 Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										