



CITY OF KIRKLAND
Planning and Building Department
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MEMORANDUM

To: Design Review Board
From: Tony Leavitt, Senior Planner
Date: July 9, 2020
File No.: DRV20-00375
Subject: **SLATER MIXED USE DEVELOPMENT CONCEPTUAL DESIGN CONFERENCE**

I. MEETING GOALS

At the July 20, 2020 Design Review Board (DRB) meeting, the DRB should review the concept design for the Slater Mixed Use Development project. At the meeting, the DRB should determine:

- A. How the design guidelines affect or pertain to the proposed development.
- B. Determine which guidelines apply to the proposed development.
- C. Determine what other application materials are needed for the Design Response Conference.

II. BACKGROUND INFORMATION

The subject property is located at 12045 Slater Avenue NE (see Attachment 1). The applicant is proposing to construct a three-building, 7 to 8 story mixed-use project with residential apartments (486 units) and retail space (approximately 20,000 sq. ft.). The applicant's preferred scheme would have retail and residential in Building 1 and residential only in Buildings 2 and 3. Parking is proposed within structured parking below the buildings. Vehicular access to the property is proposed from both NE 120th Street and Slater Avenue NE. The applicant has provided a program description and general project information which includes three building massing options (see Attachment 2). The applicant's preferred building massing option is shown as Scheme 3.

III. SITE

The subject property (approximately 4.80 acres) currently contains offices and a service yard for Frontier Communications. The northeast corner of the site has a no building easement (see Attachment 2, Page 42). The area is being preserved to allow Frontier Communications to continue to operate and maintain the existing remote switching station building.

The site elevation has a significant upward grade change from the western edge of the property to Slater Avenue NE. The property has street frontage along NE 120th Street and Slater Avenue NE. Both streets are designated as minor arterials.

The following list summarizes the zoning designation, uses, and allowed heights of properties adjacent to the subject property:

North: TL 6A, 35-foot to 75-foot max, currently developed as Public Storage, Francis Village Residential Buildings and the Totem Place commercial building.

East: RM 2.4, 30-foot max, currently developed as the Evergreen Villas Condominiums

South: TL 6A, 35-foot to 75-foot max , currently developed as Infiniti of Kirkland

West: TL 6A, 35-foot to 75-foot max, currently developed with vehicle service and commercial uses

Additional photographs prepared by the applicant that show the surrounding properties are contained in Attachment 2.

IV. **KEY ZONING REGULATIONS**

Zoning regulations for uses in the TL6A zone are found in the use-zone chart (see Attachment 3). The following regulations are important to point out as they form the basis of any new development on the site.

A. Permitted Uses:

1. Permitted uses in this zone include but are not limited to retail, office and stacked dwelling units (residential).
2. The street level floor of residential buildings adjacent to NE 120th Street are required to have commercial uses and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building). The Design Review Board may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest.
3. Residential lobbies are allowed on the street level provided they do not exceed 20 percent of the building's linear frontage.
4. Pursuant to Zoning Code Interpretation 19.1, the street level commercial use requirement does not apply to residential buildings adjacent to Slater Avenue NE.

Staff Comment: The applicant is proposing retail and residential uses. Staff will review the proposed buildings for compliance with the street level commercial requirements as part of the Design Response Conference application.

B. Height:

1. The TL6A zone allows a maximum height of 75 feet as measured above the average building elevation (ABE) for a stacked dwelling unit use.
2. The ground floor of all structures with retail frontage shall be a minimum of 13 feet in height.
3. No portion of a structure on the subject property within 40 feet of Slater Avenue in TL 6A may exceed 30 feet above the elevation of Slater Avenue as measured at the midpoint of the frontage of the subject property on Slater Avenue.
4. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
 - a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.

- b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.

Staff Comment: The applicant will need to submit height calculations with the Design Response Conference application. Staff will review the project for compliance with the City's height regulations during the Design Response phase.

- C. Setbacks: The required setbacks are 10 feet from the NE 120th Street and Slater Avenue NE.

Staff Comment: The applicant's preferred design scheme complies with the TL 6A setback requirements.

- D. Open Space: The development is required to provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. The proposed development shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval.

Staff Comment: Staff and the DRB should review the proposed development for compliance with open space regulations as part of the Design Response Conference application.

- E. Parking: The project is required to comply with the following parking standards for the proposed uses:

- Residential
 - 1.2 stalls per studio unit
 - 1.3 stalls per 1 bedroom unit
 - 1.6 stalls per 2 bedroom unit
 - 1.8 stalls per 3 or more bedroom unit
 - Guest Parking: A minimum 10% of the total number of required parking spaces shall be provided for guest parking and located in a common area accessible by guests. If the required number of guest parking spaces results in a fraction, the applicant shall provide the number of spaces equal to the next higher whole number.
- Retail: 1 stall per 300 square feet of gross floor area

Staff Comment: The applicant will be required to demonstrate compliance with applicable City parking requirements.

- F. Pedestrian Connection: The Public Works Department is requiring that the project install the following pedestrian connections:

- 10-foot wide pedestrian easement (with 8 feet of paved surface) from Slater Avenue NE to the Francis Village pedestrian easement in the northeast corner of the site.

- 10-foot wide pedestrian easement (with 8 feet of paved surface) along the west property line from NE 120th Street to the Public Storage site for a future pedestrian connection.

Staff Comments: The required easements and pathway designs will need to be included as part of the Design Response Conference application.

- G. **Affordable Housing Requirements:** The project is required to provide at least 10 percent of the units as affordable housing units as defined in KZC Chapter 5.

Staff Comment: Staff has not yet evaluated the proposed project for compliance with the City's Affordable Housing Regulations.

V. **TOTEM LAKE NEIGHBORHOOD DESIGN GUIDELINES**

The project will be reviewed for consistency with the Design Guidelines for the Totem Lake Neighborhood. The following is a list of key design issues and/or design techniques that should be addressed with this project.

- Building Location and Orientation
- Public Improvements (Sidewalks and Street Trees)
- Pedestrian Connections, Lighting, and Amenities
- Blank Wall Treatment
- Residential Open Space
- Parking Lots and Vehicular Circulation
- Architectural Style and Scale
- Human Scale
- Building Details and Materials
- Signs
- Visual Quality of Landscapes

See adopted Design Guidelines for the Totem Lake Neighborhood for complete text and explanations.

VI. **CONTEXT**

The context or setting in which the proposed development will be located is important in determining the appropriate design regulations that would apply. The following are several questions that are geared towards identifying the physical environment around and on the subject property. These questions will help supplement the discussion on the key design guidelines appropriate for the proposed project.

A. **How does the site relate to its surroundings?**

The applicant and Design Review Board should discuss the physical and built environment on and around the subject property. Topics include height of neighboring structures, topography, and landscaping.

B. **What are the Opportunities and Constraints of the Site and Vicinity given the following topics?**

- Streetscape
- Urban Form
- Activities and Uses in the area

- Pedestrian Patterns and Environment
- Character of Adjacent Buildings
- Landscaping/Open Space

VII. DISCUSSION ISSUES

The role of the DRB at the Conceptual Design Conference is to help determine how the design guidelines found in the Pedestrian-Oriented Design Guidelines apply to the proposed development. The following sections and questions below are representative of the City's design guidelines. These questions are to be used as a tool to help identify how design guidelines would apply to the proposed project.

A. Scale

1. What are the key vantages of the project?
2. Identify appropriate mitigation techniques for building massing of the proposed buildings. Possible techniques include vertical and horizontal modulation, corner treatment, and roof forms. The applicant has provided several massing schemes including a preferred option for the DRB's review and comment (see Attachment 2).

B. Pedestrian Access

1. How does the proposed massing and location of structures relate or respond to the pedestrian environment?
2. What are opportunities for pedestrian oriented spaces at the street level?
3. What are the key pedestrian connections?
4. How would the project engage pedestrians?

C. Open Space and Landscaping

What are opportunities for landscaping and/or open space on the subject property?

VIII. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE

The Design Review Board shall determine what models, drawings, perspectives, 3-D SketchUp model, or other application materials the applicant will need to submit with the design review application.

IX. ATTACHMENTS

1. Vicinity Map
2. CDC Plan Submittal
3. TL6A Use Zone Chart

**SLATER MIXED USE
DRV20-00375**



CITY OF KIRKLAND . DRB - CONCEPTUAL DESIGN CONFERENCE 06.26.2020

SLATER

MIXED-USE DEVELOPMENT

FAIRFIELD
RESIDENTIAL

carrierjohnson + CULTURE

SLATER

MIXED-USE DEVELOPMENT | THE SLATER SITE



SLATER

MIXED-USE DEVELOPMENT | VICINITY MAP



SLATER

MIXED-USE DEVELOPMENT | MAIN CONNECTIONS



SLATER MIXED-USE DEVELOPMENT | ADJACENT USES



SLATER MIXED-USE DEVELOPMENT | VIEWS OUT

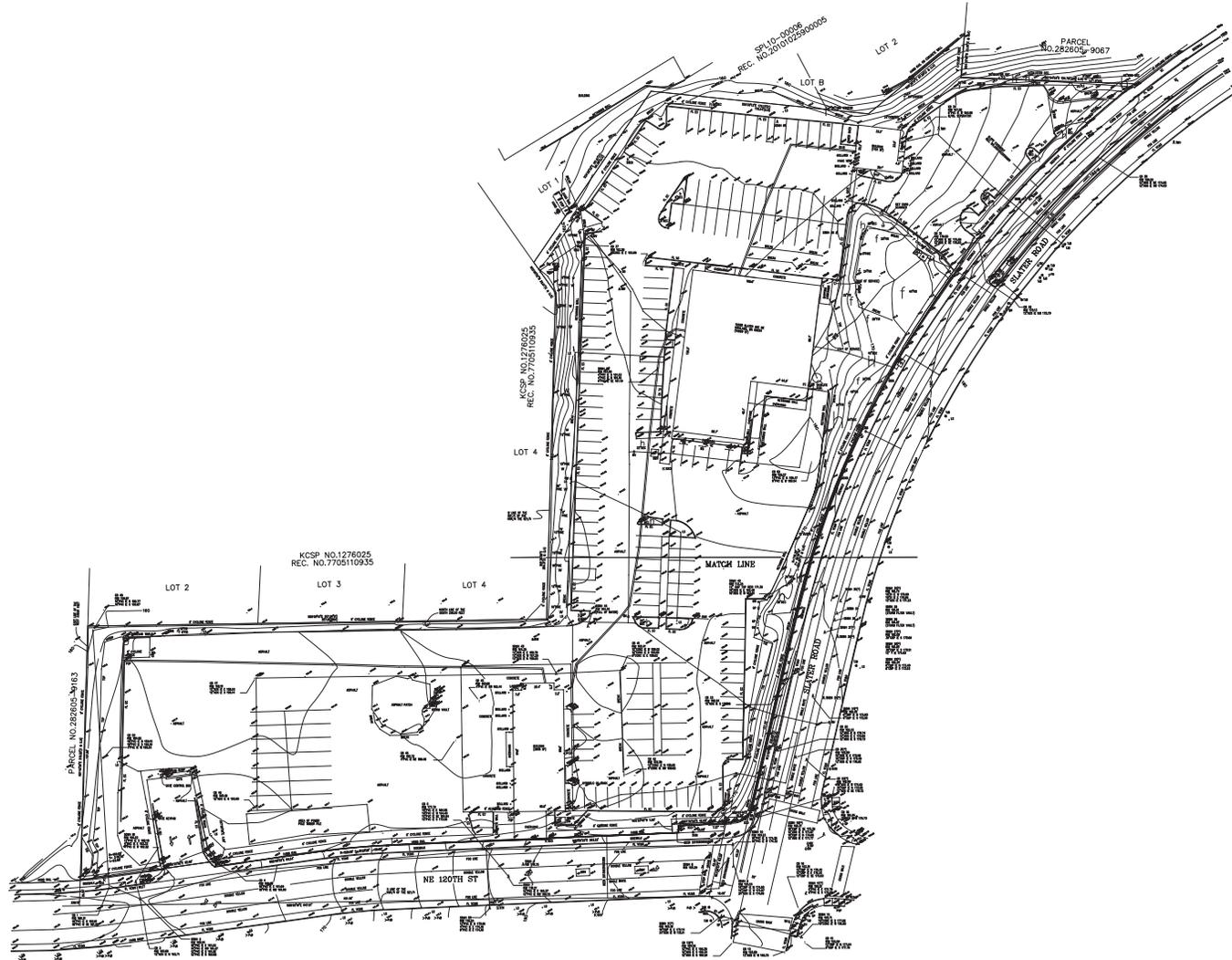


SLATER MIXED-USE DEVELOPMENT | PEDESTRIAN CONNECTIONS



SLATER

MIXED-USE DEVELOPMENT | ALTA SURVEY



SLATER

MIXED-USE DEVELOPMENT | SITE PHOTOGRAPHY

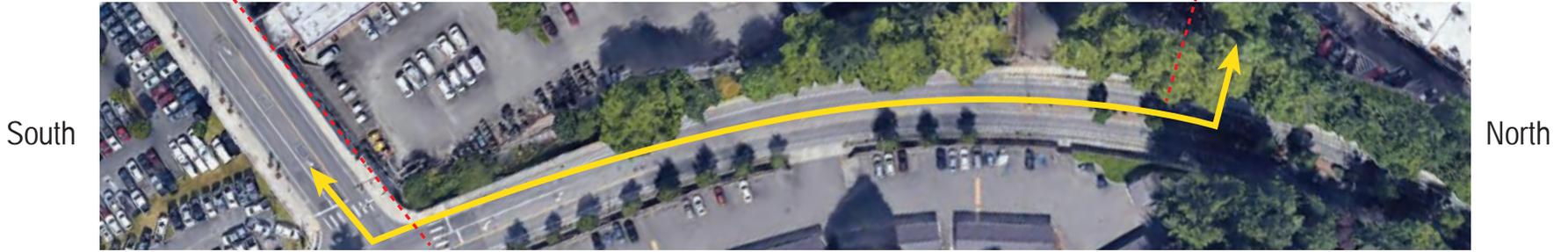
NE 120th St



SLATER

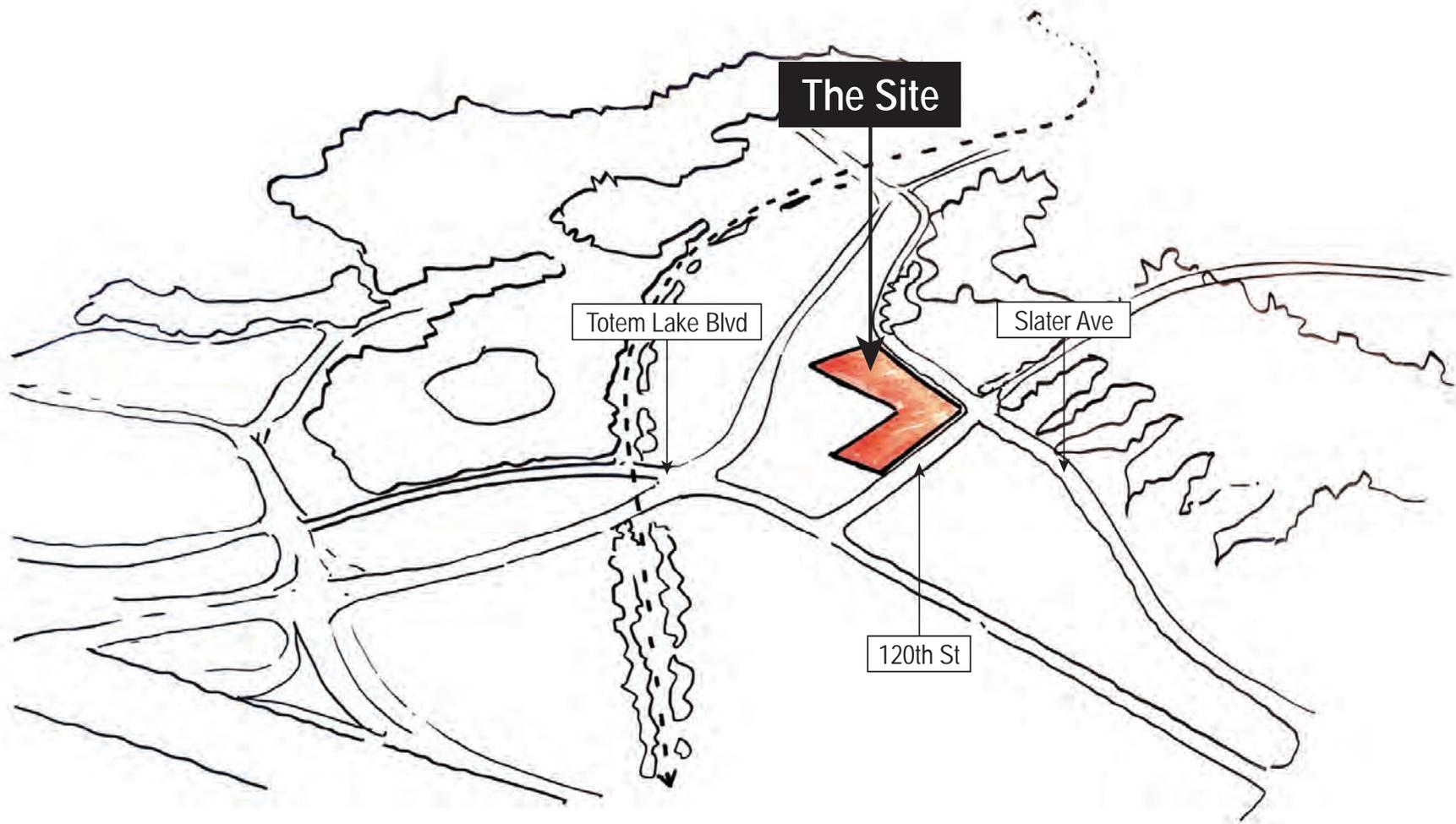
MIXED-USE DEVELOPMENT | SITE PHOTOGRAPHY

Slater Ave NE

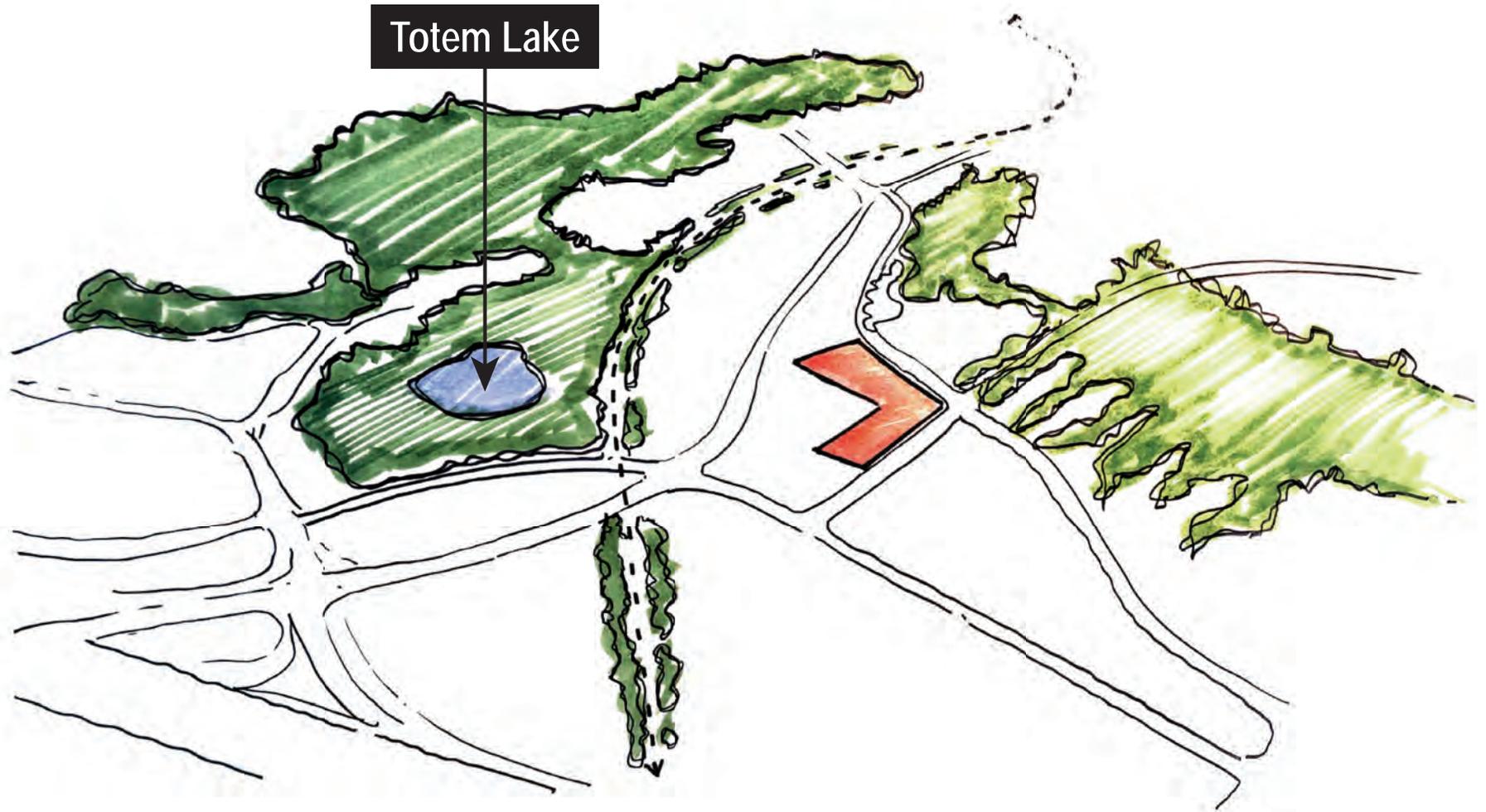


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MIXED-USE DEVELOPMENT | CONCEPT DIAGRAMS

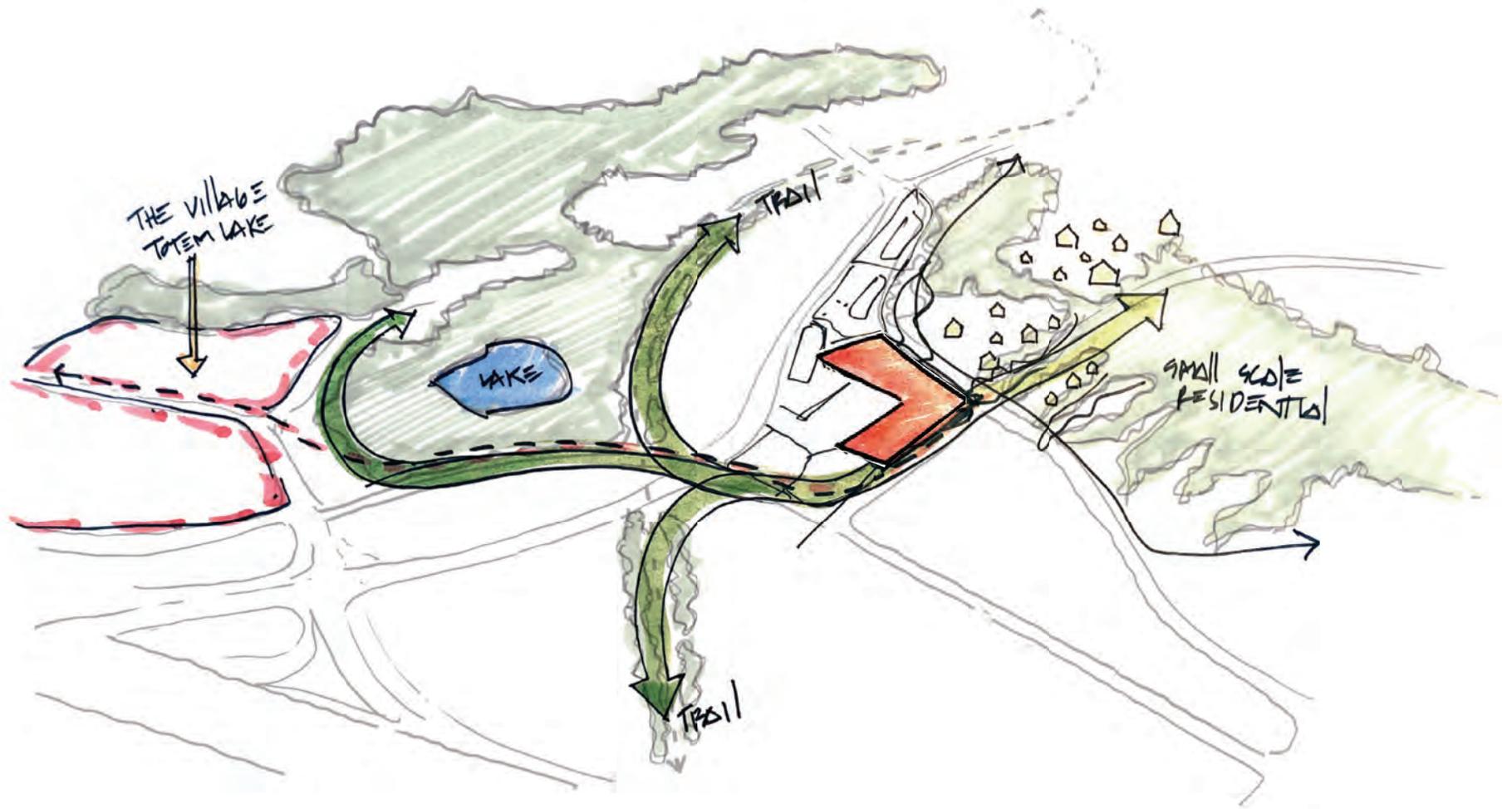


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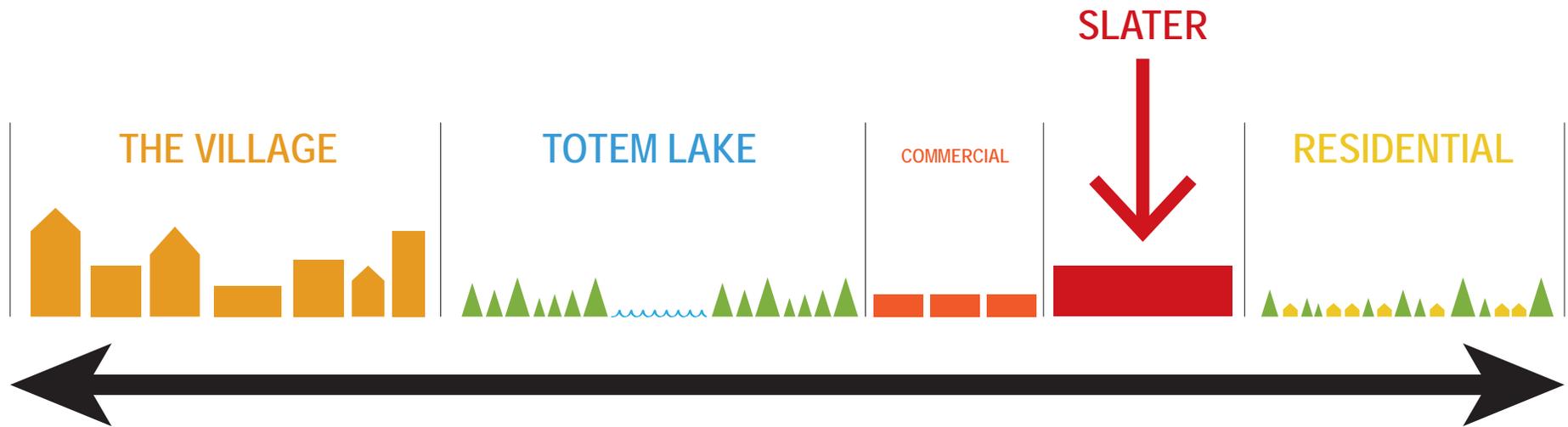
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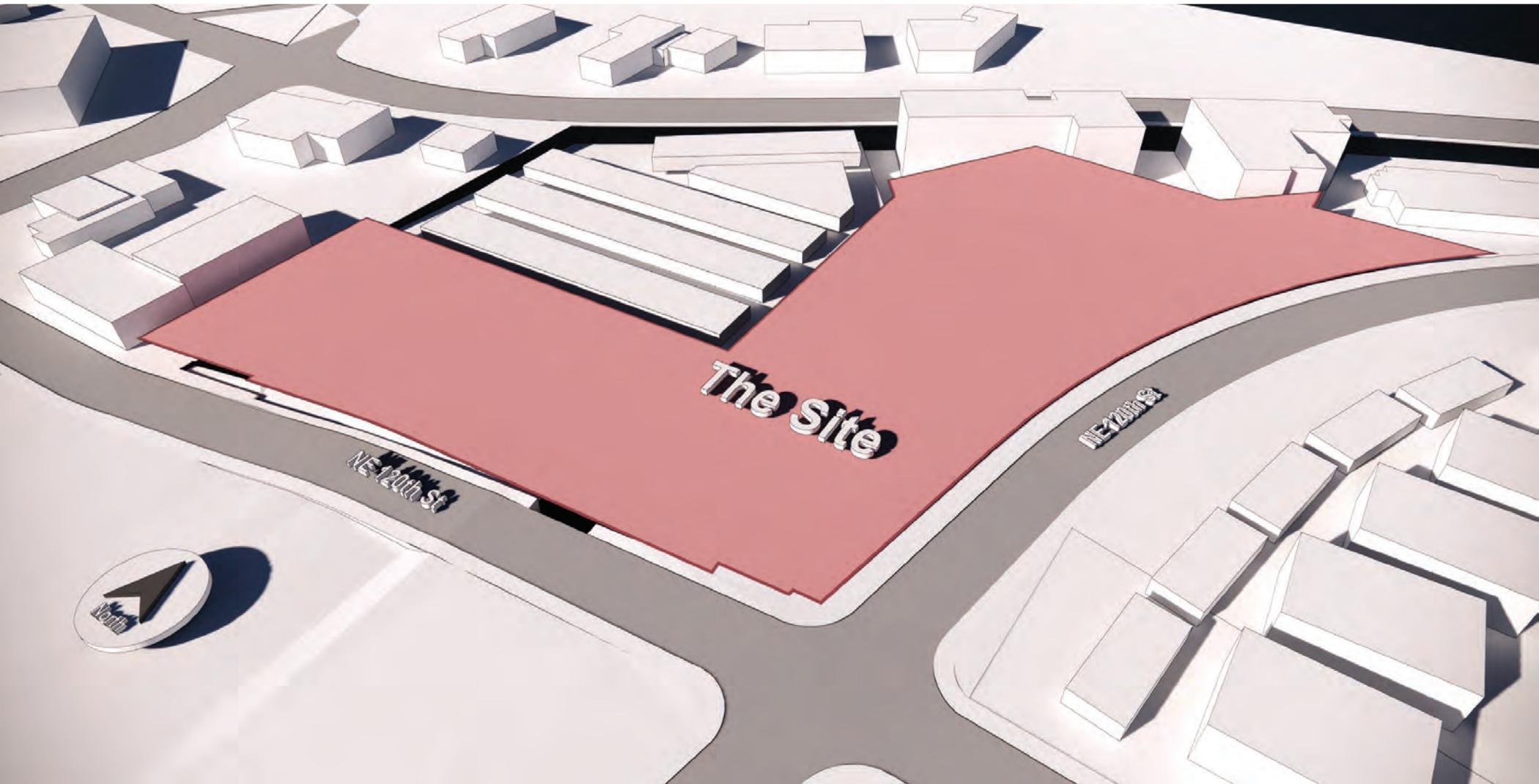
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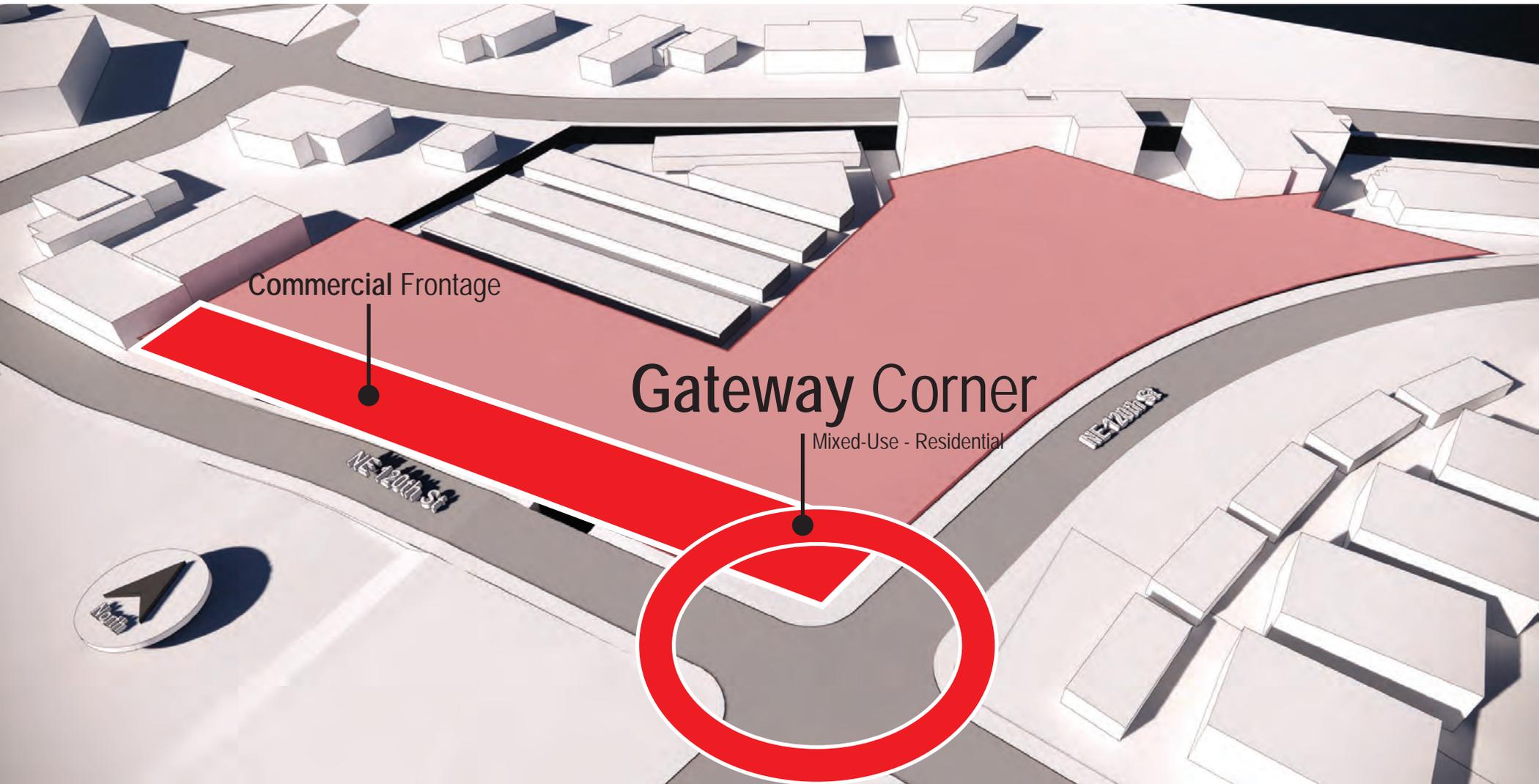
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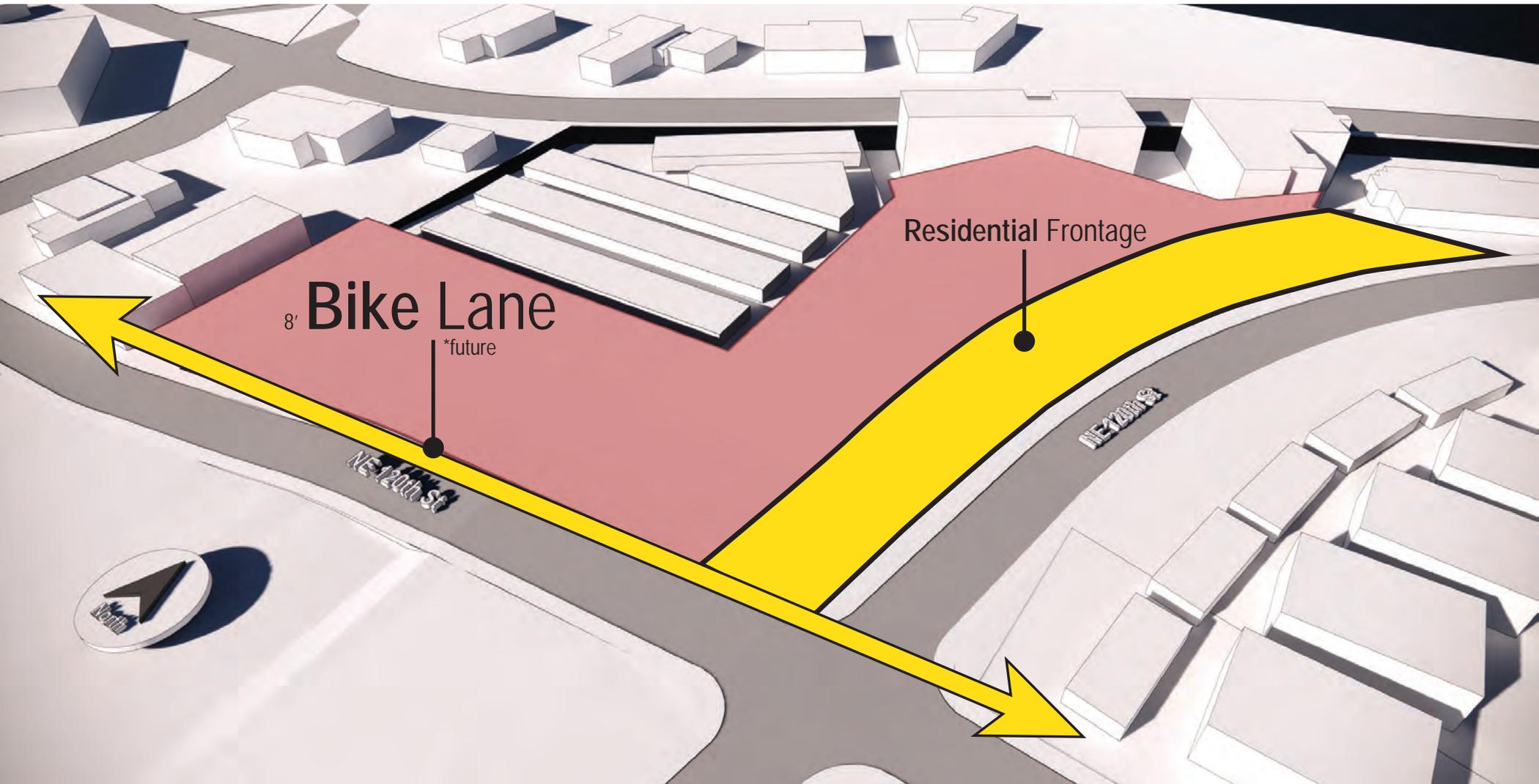
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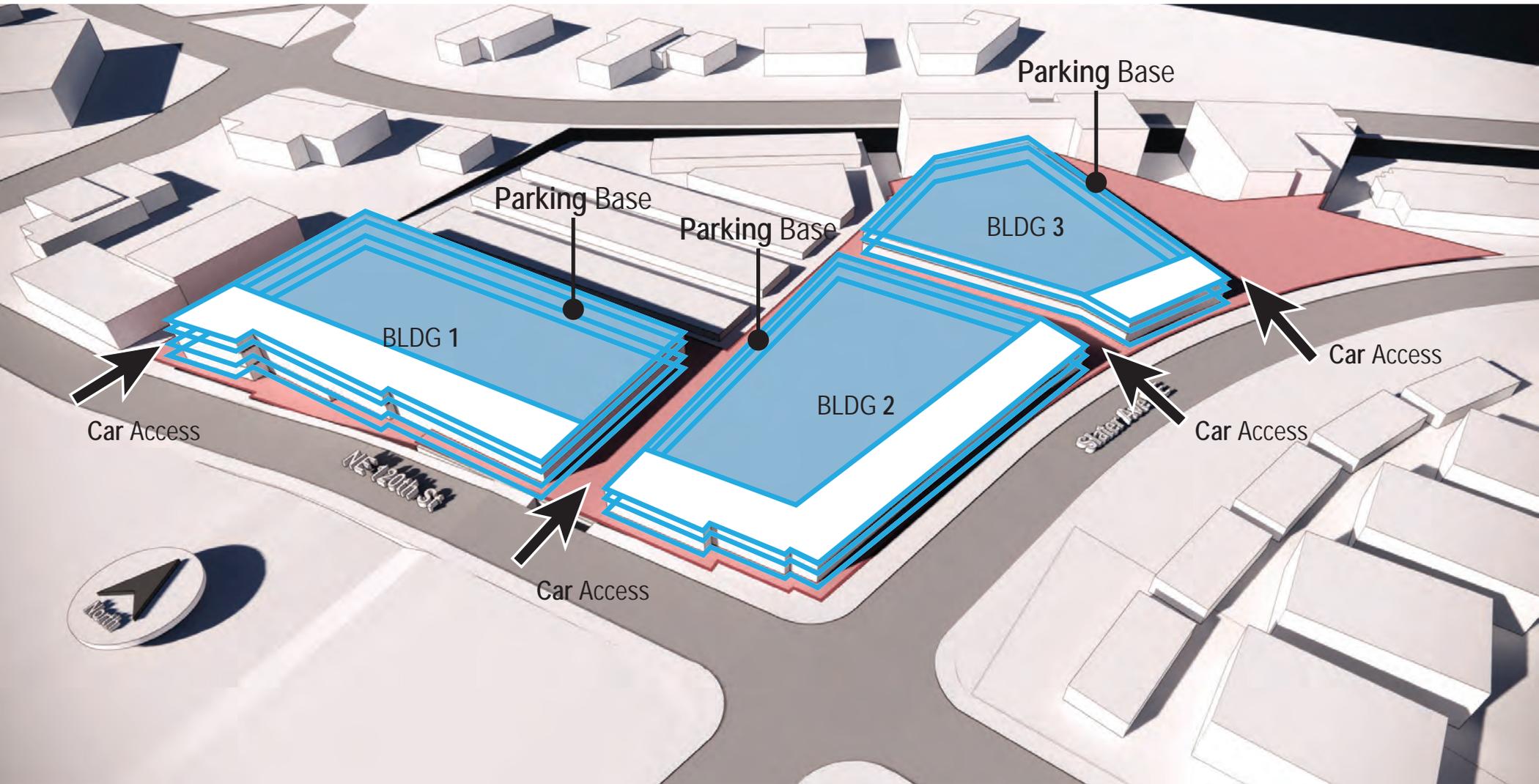
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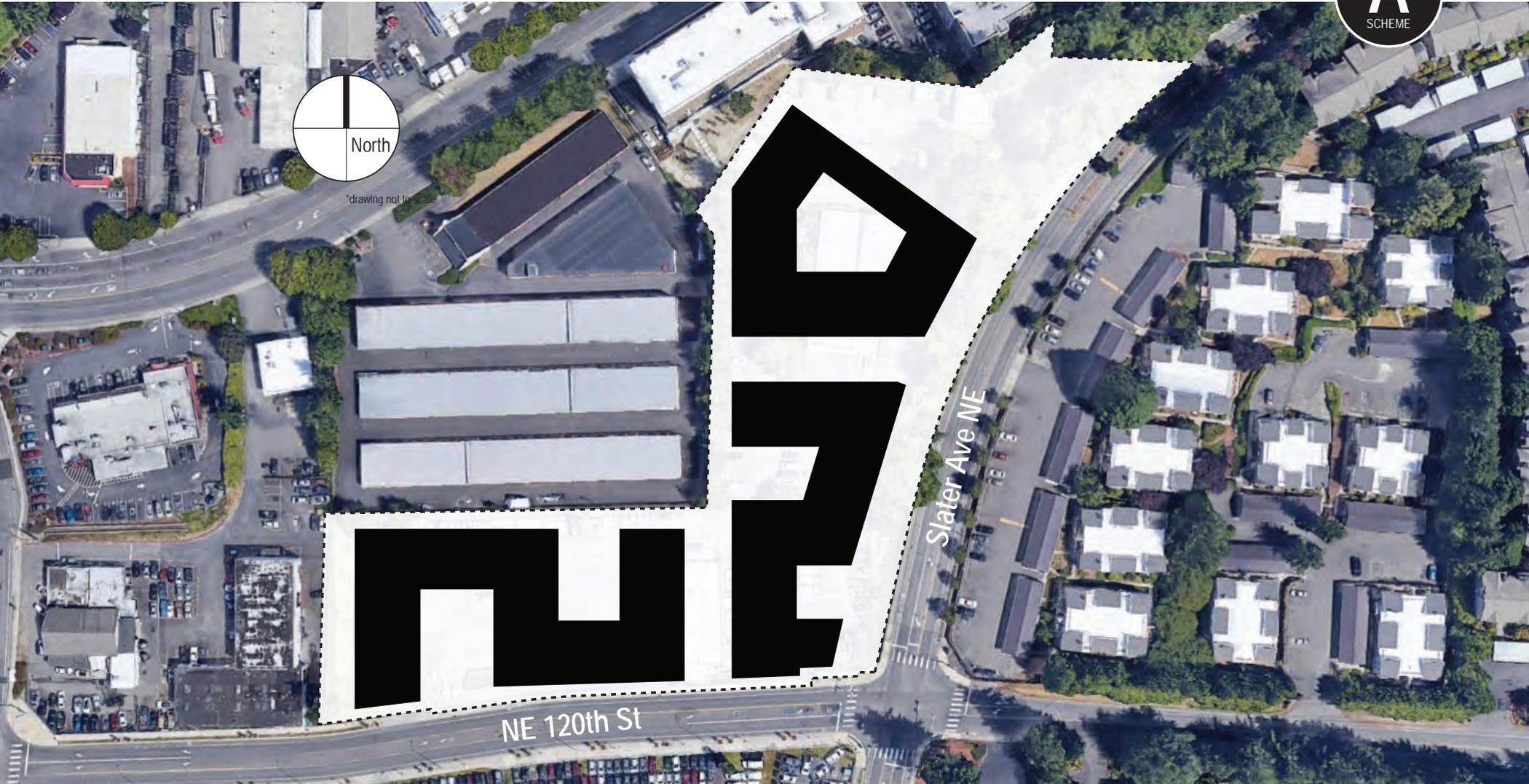
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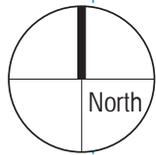
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MIXED-USE DEVELOPMENT | MASSING ALTERNATIVES



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MIXED-USE DEVELOPMENT | MASSING ALTERNATIVES



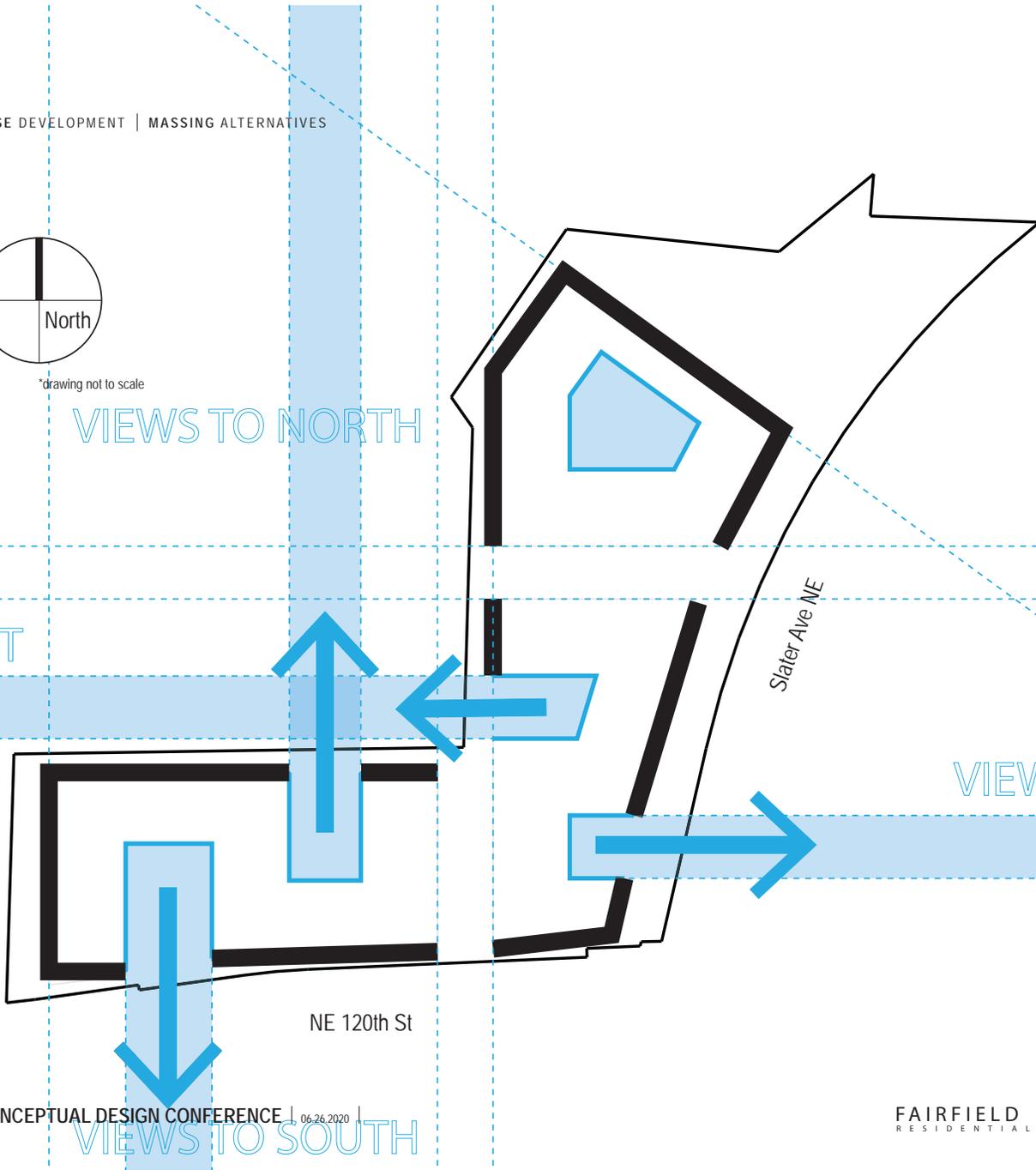
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VIEWS TO NORTH

VIEWS TO WEST

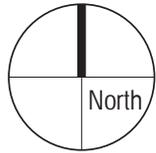
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VIEWS TO SOUTH

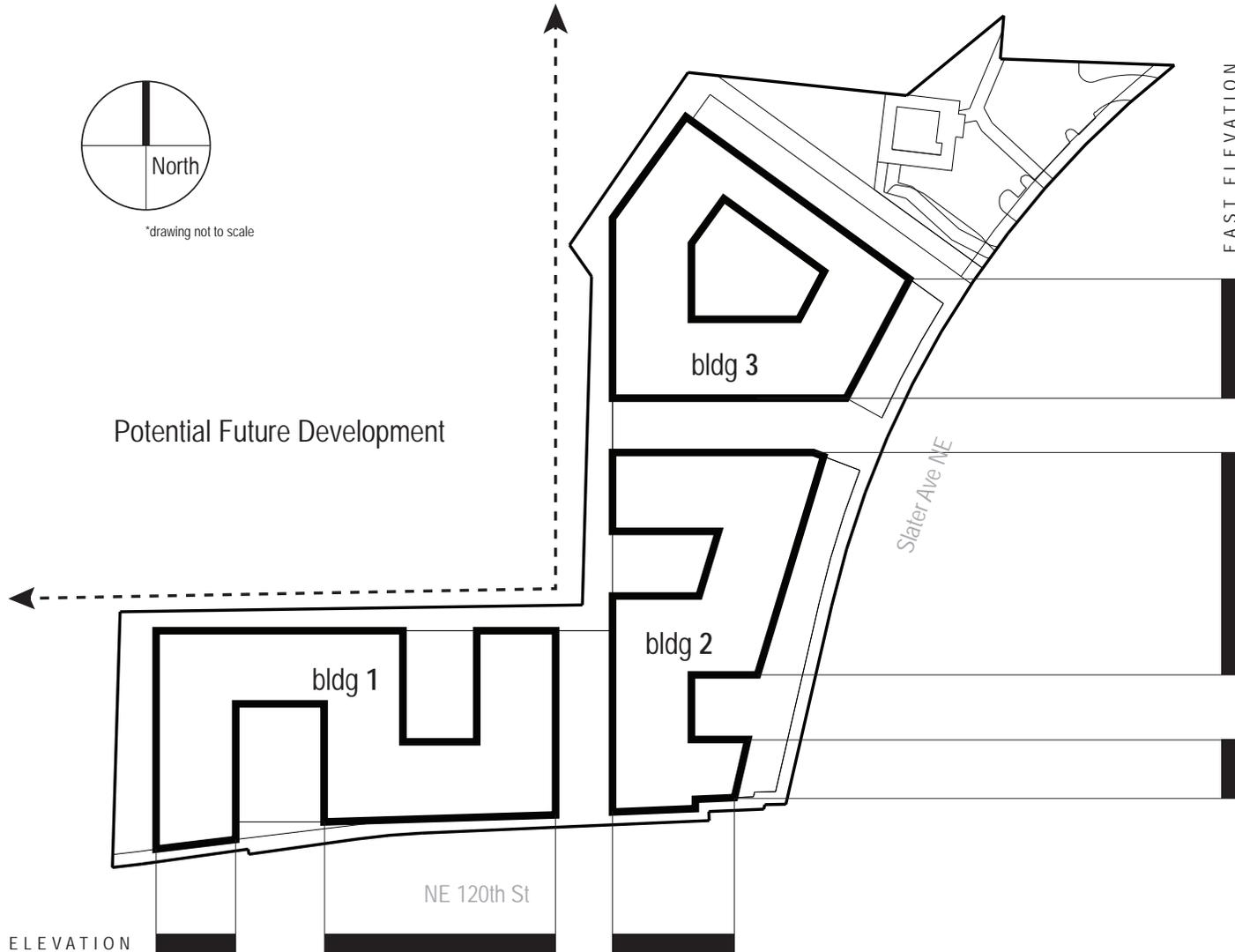


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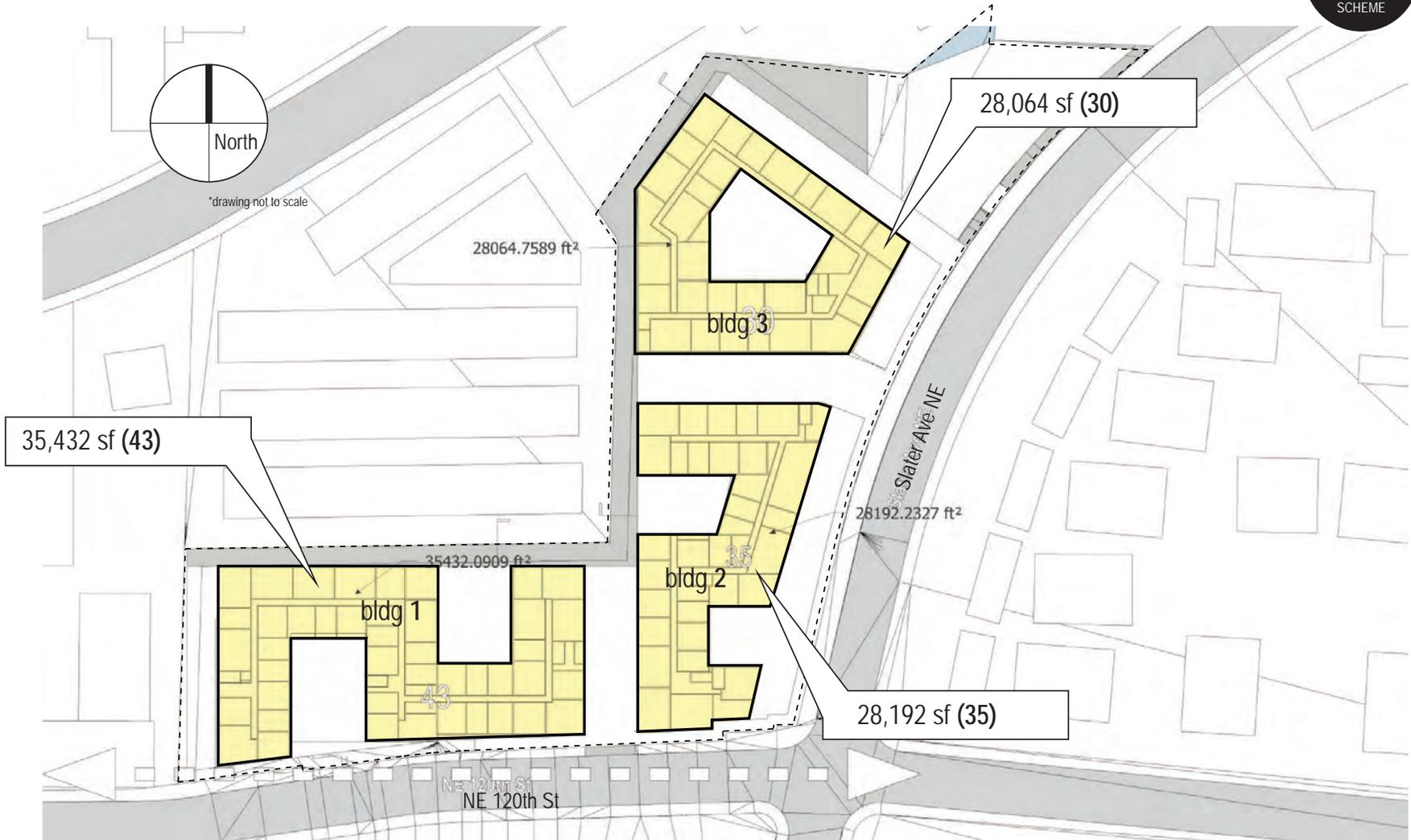


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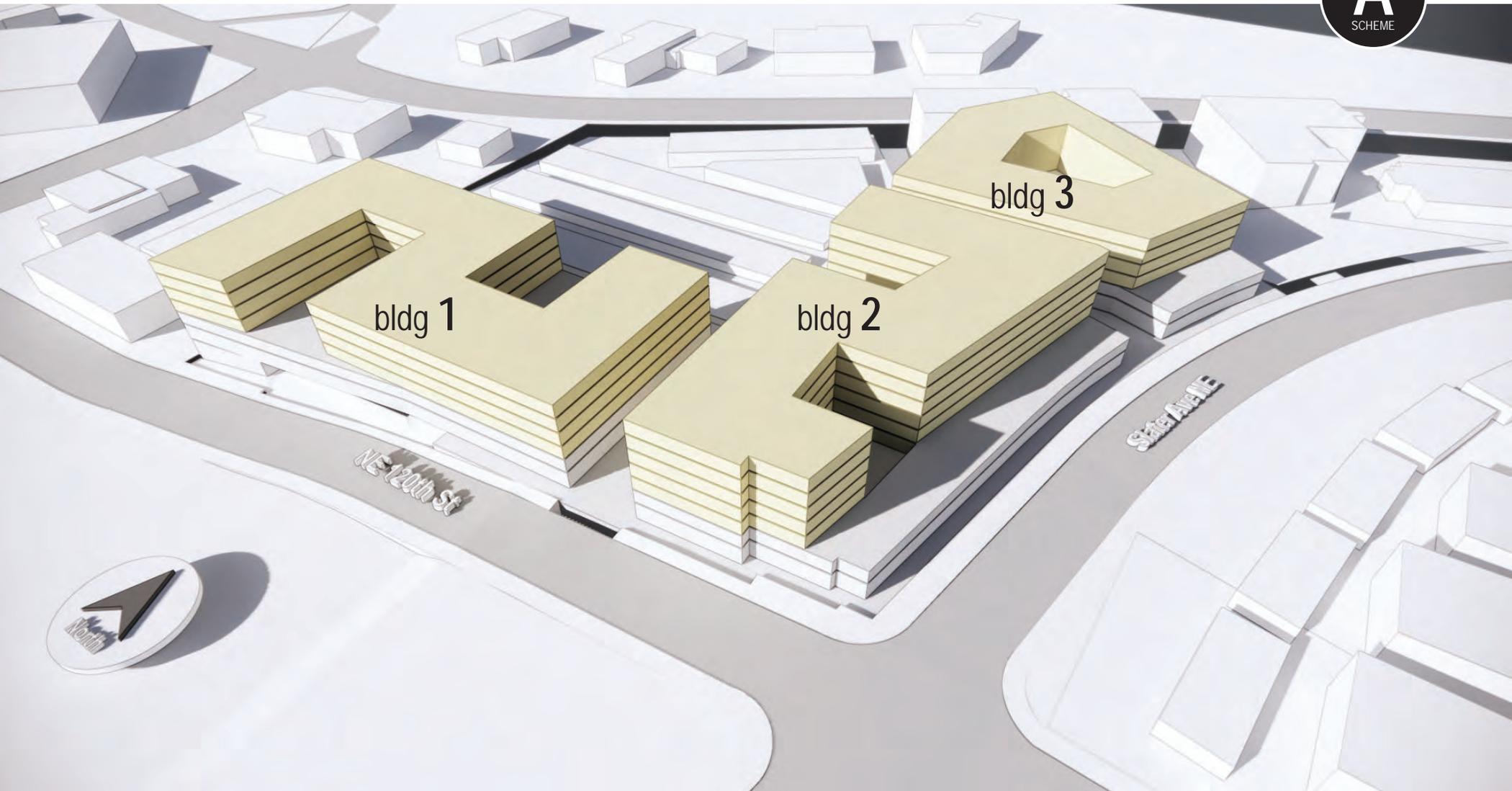


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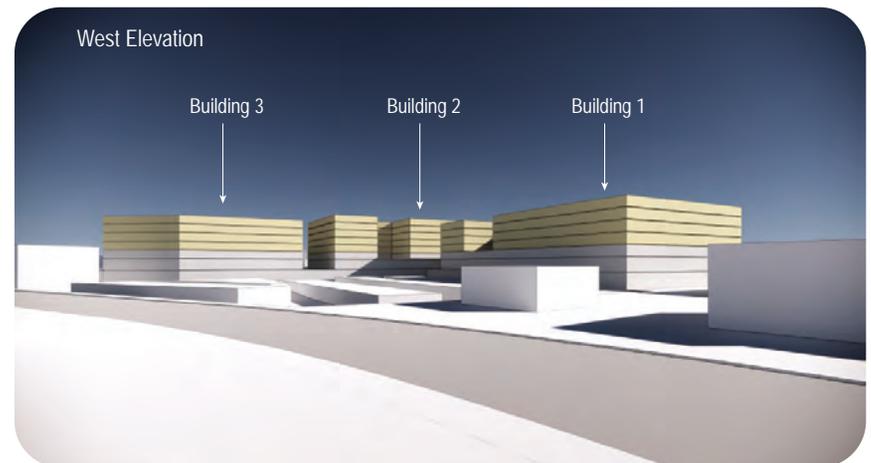
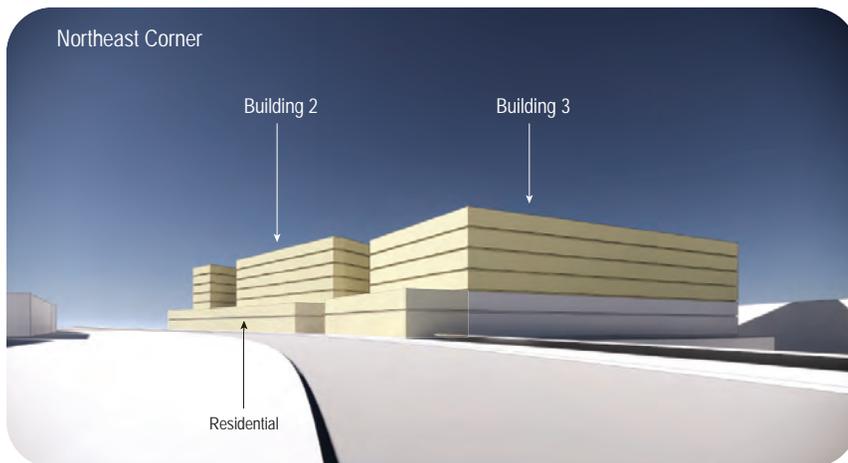
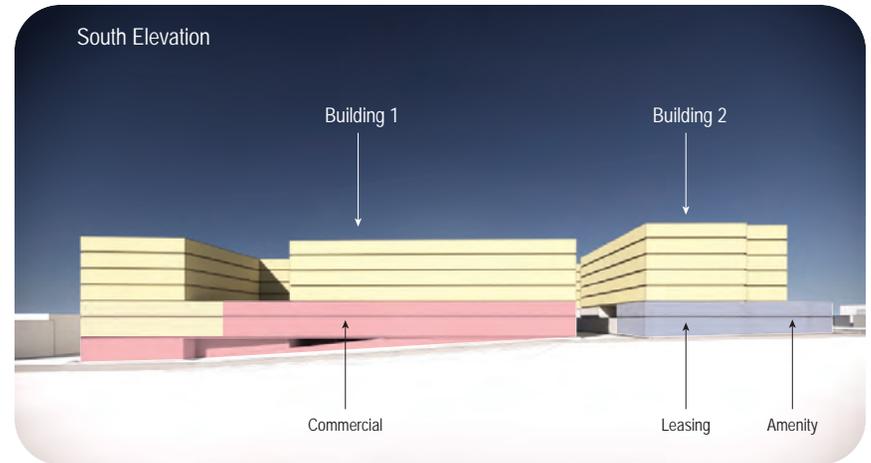
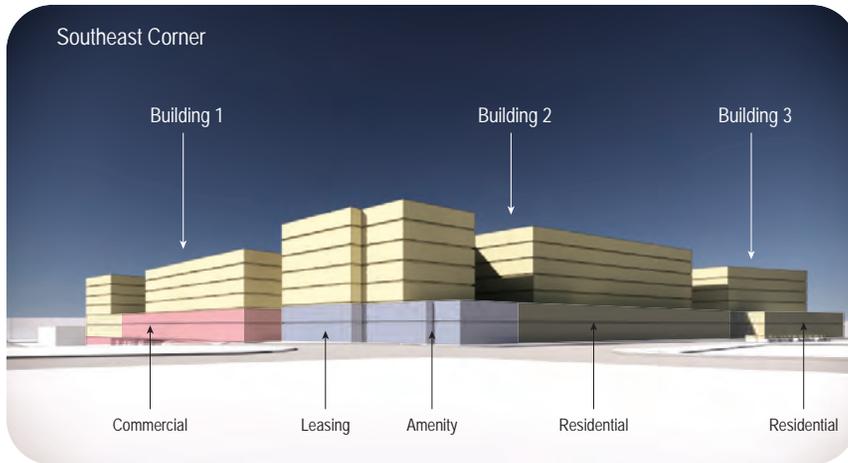


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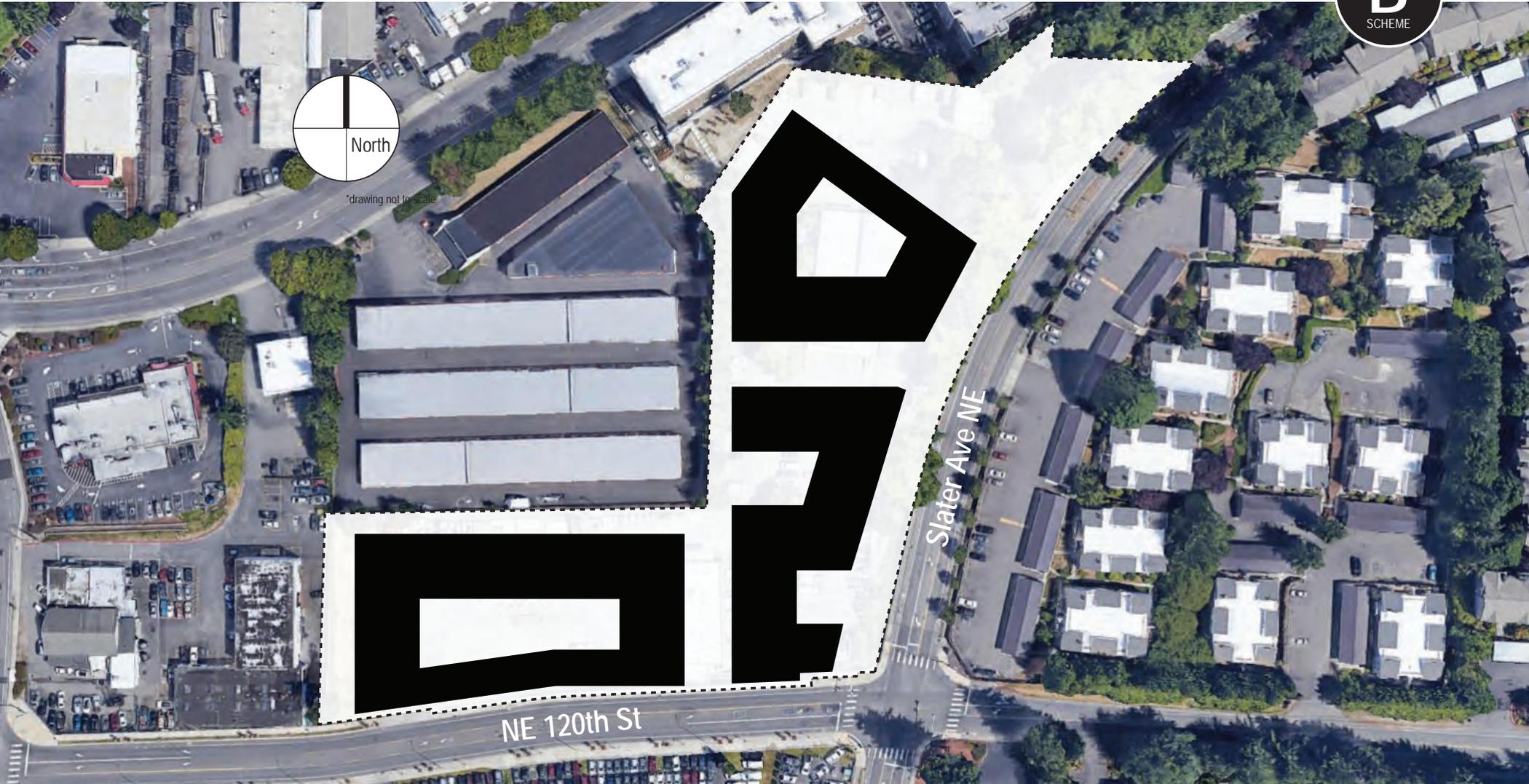
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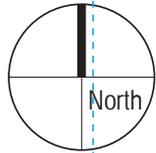
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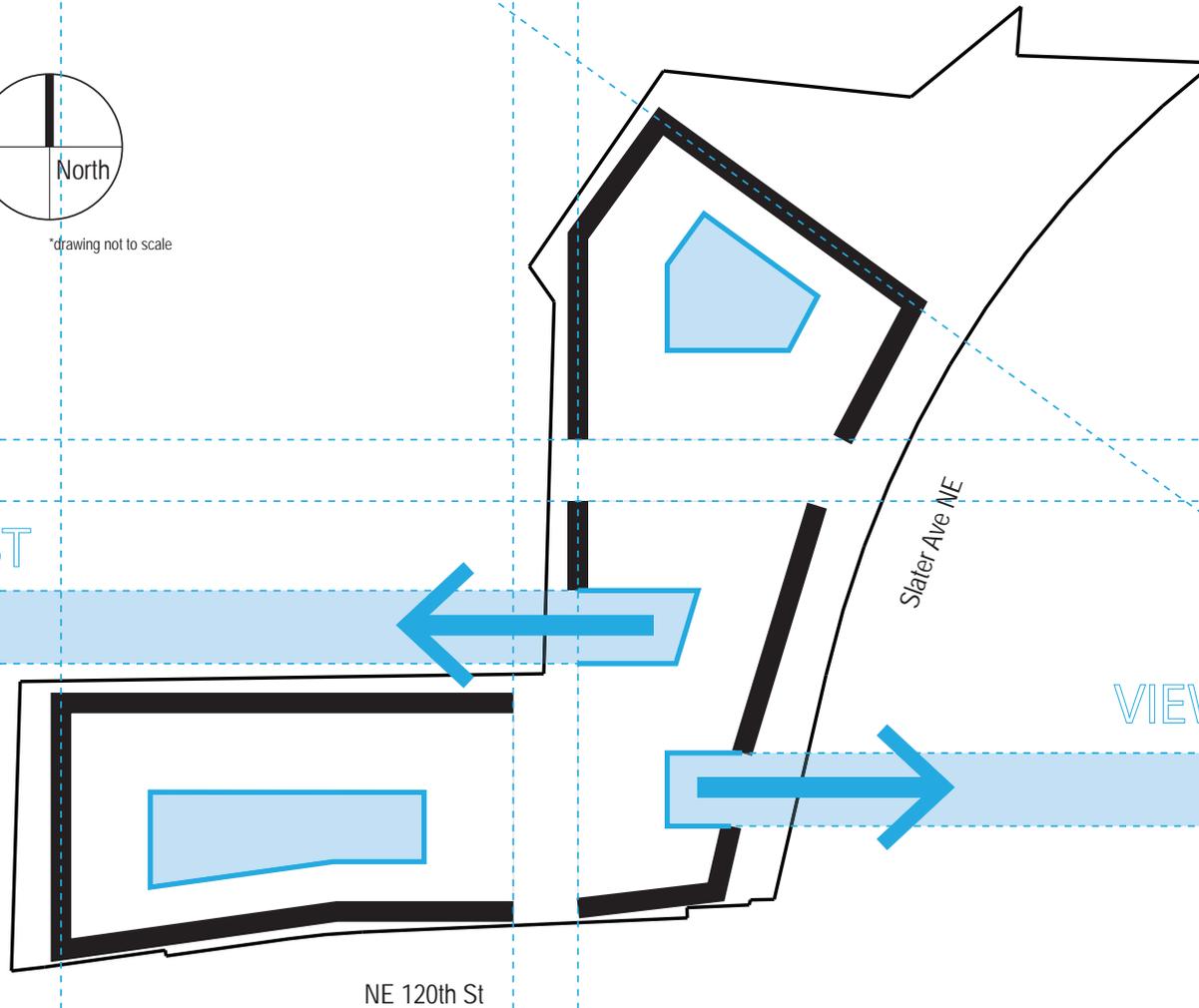
MIXED-USE DEVELOPMENT | CONCEPTUAL MASSING PERSPECTIVES



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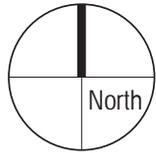
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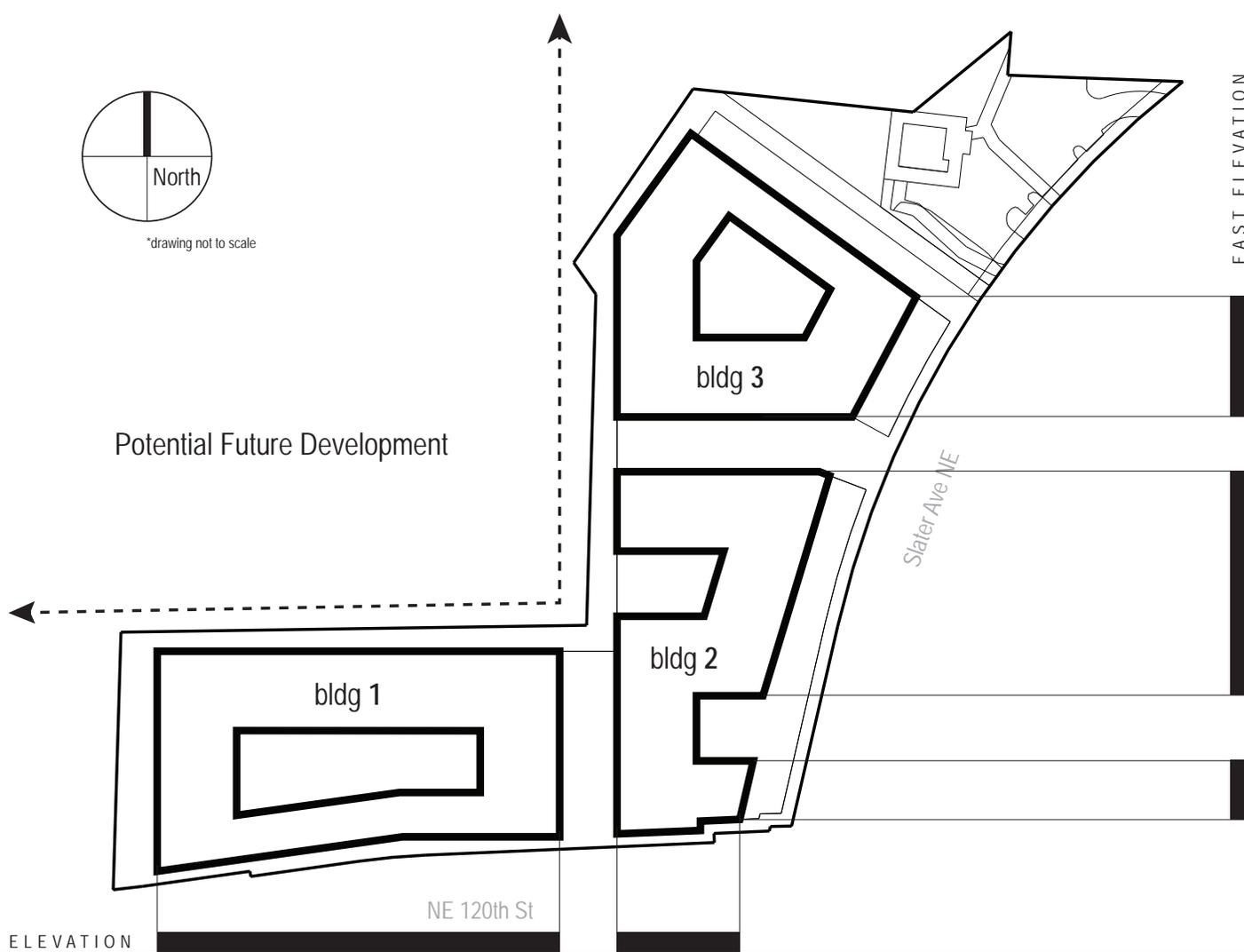


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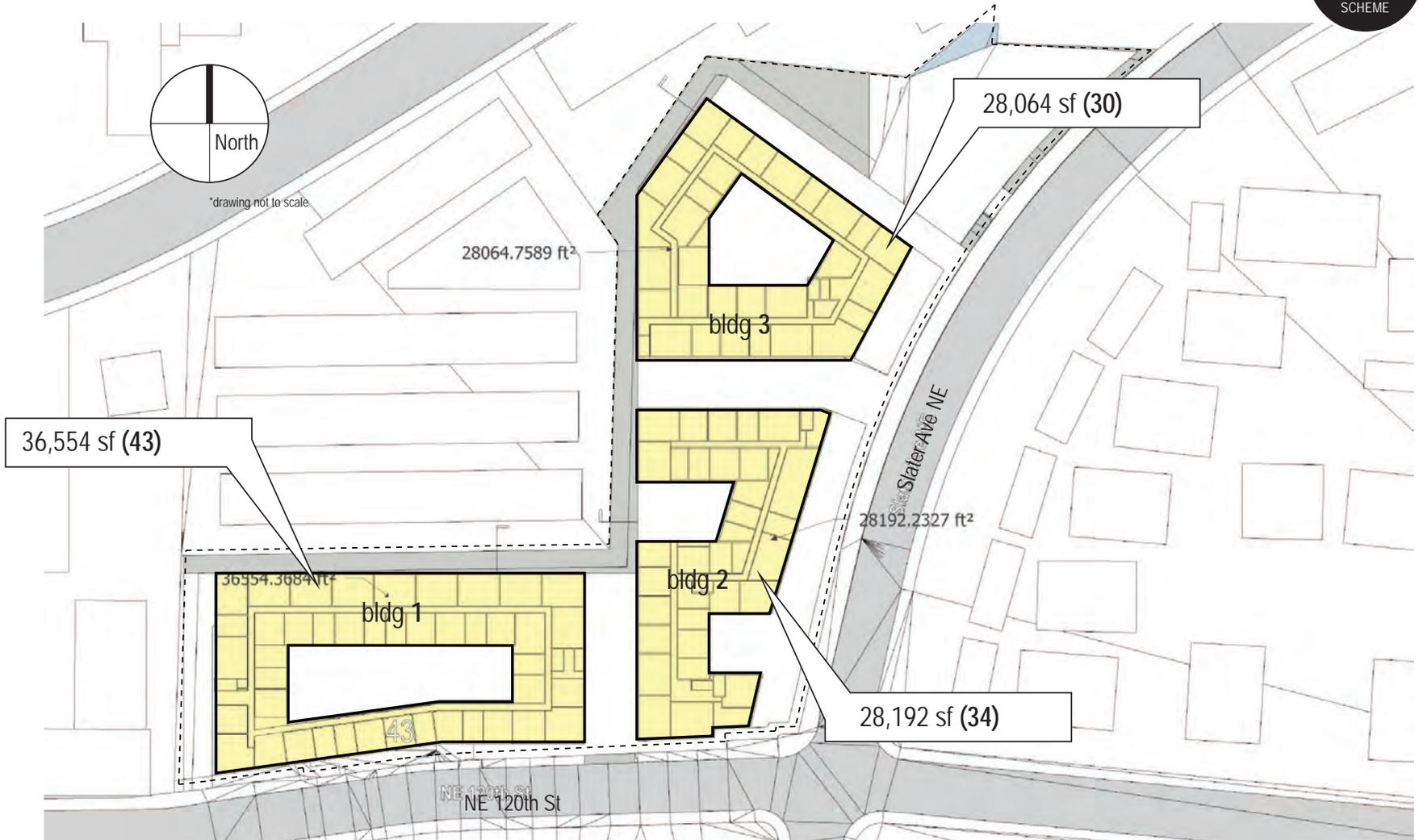


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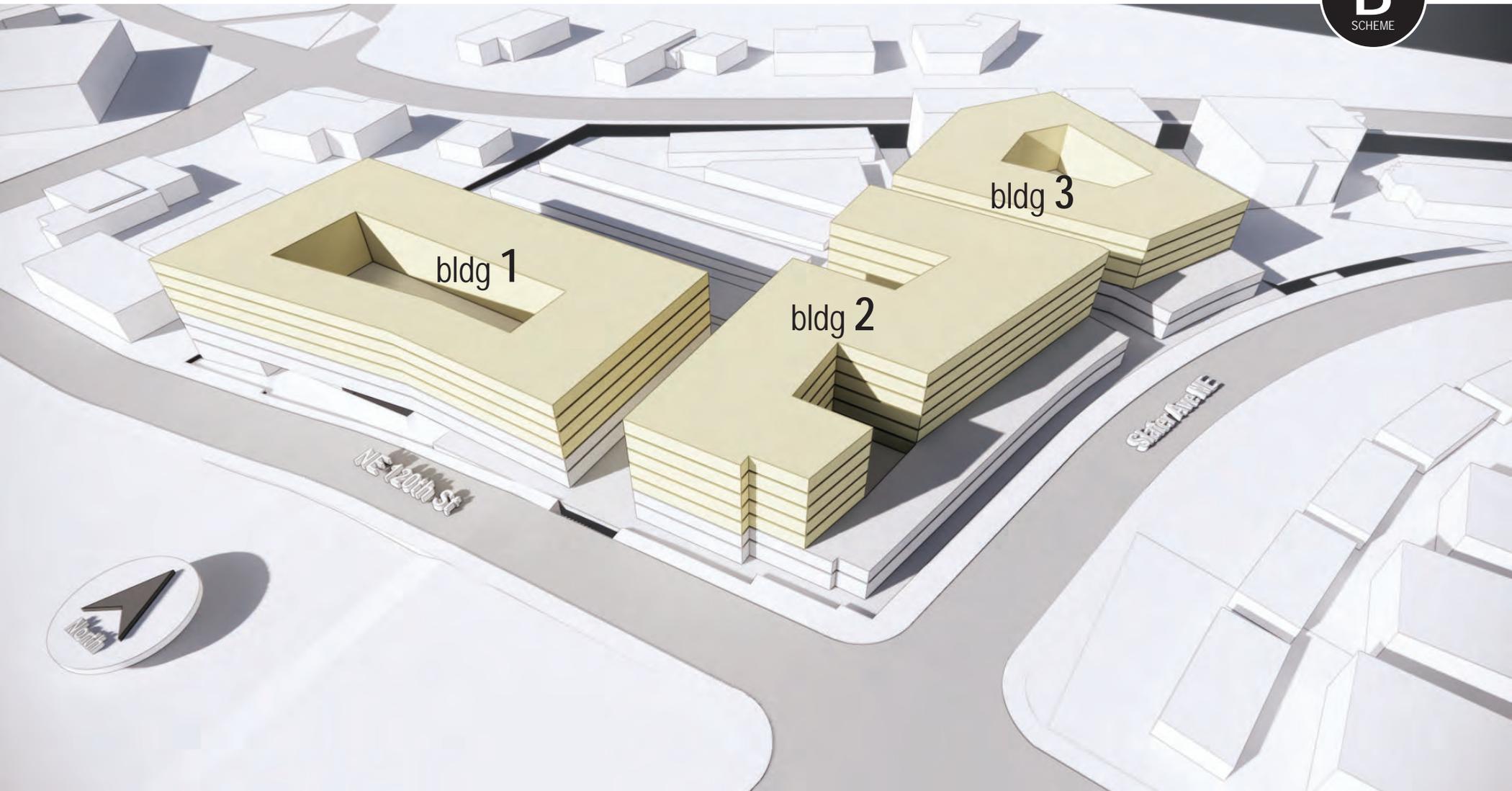


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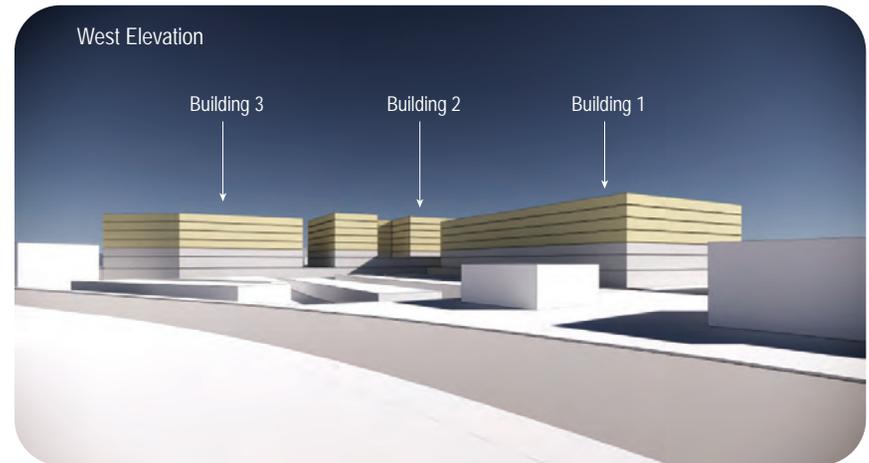
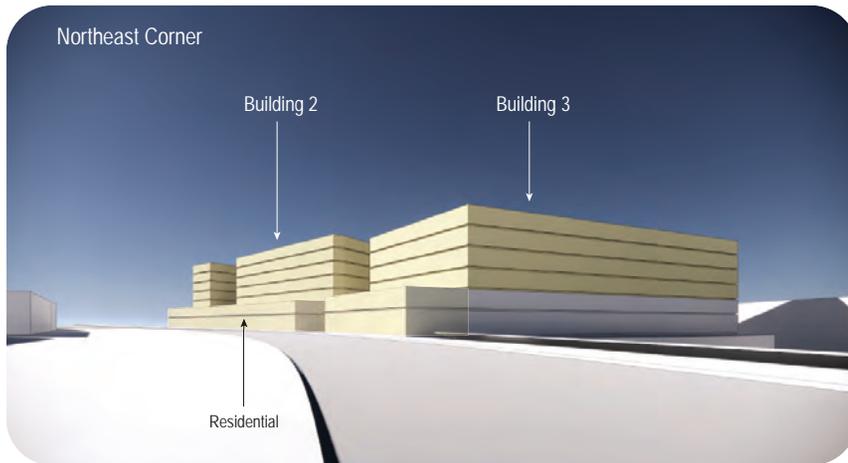
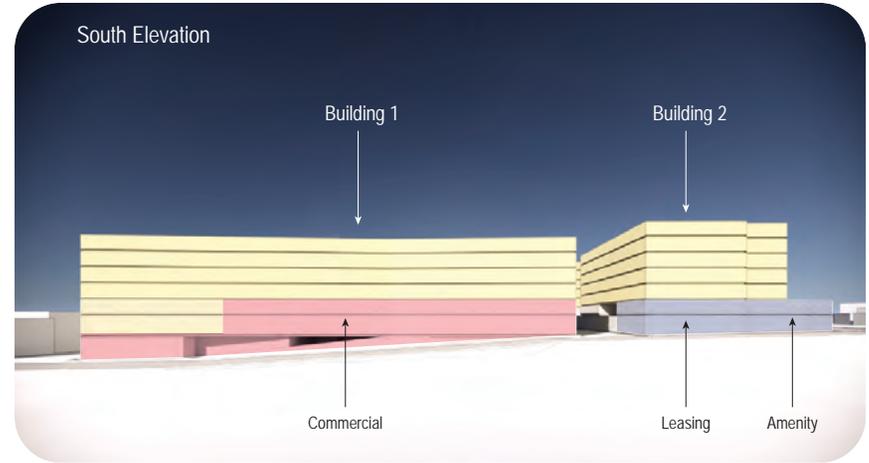
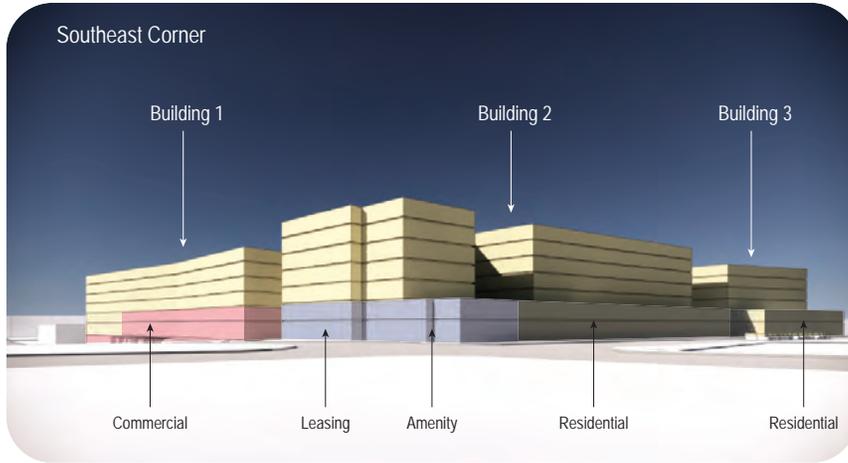


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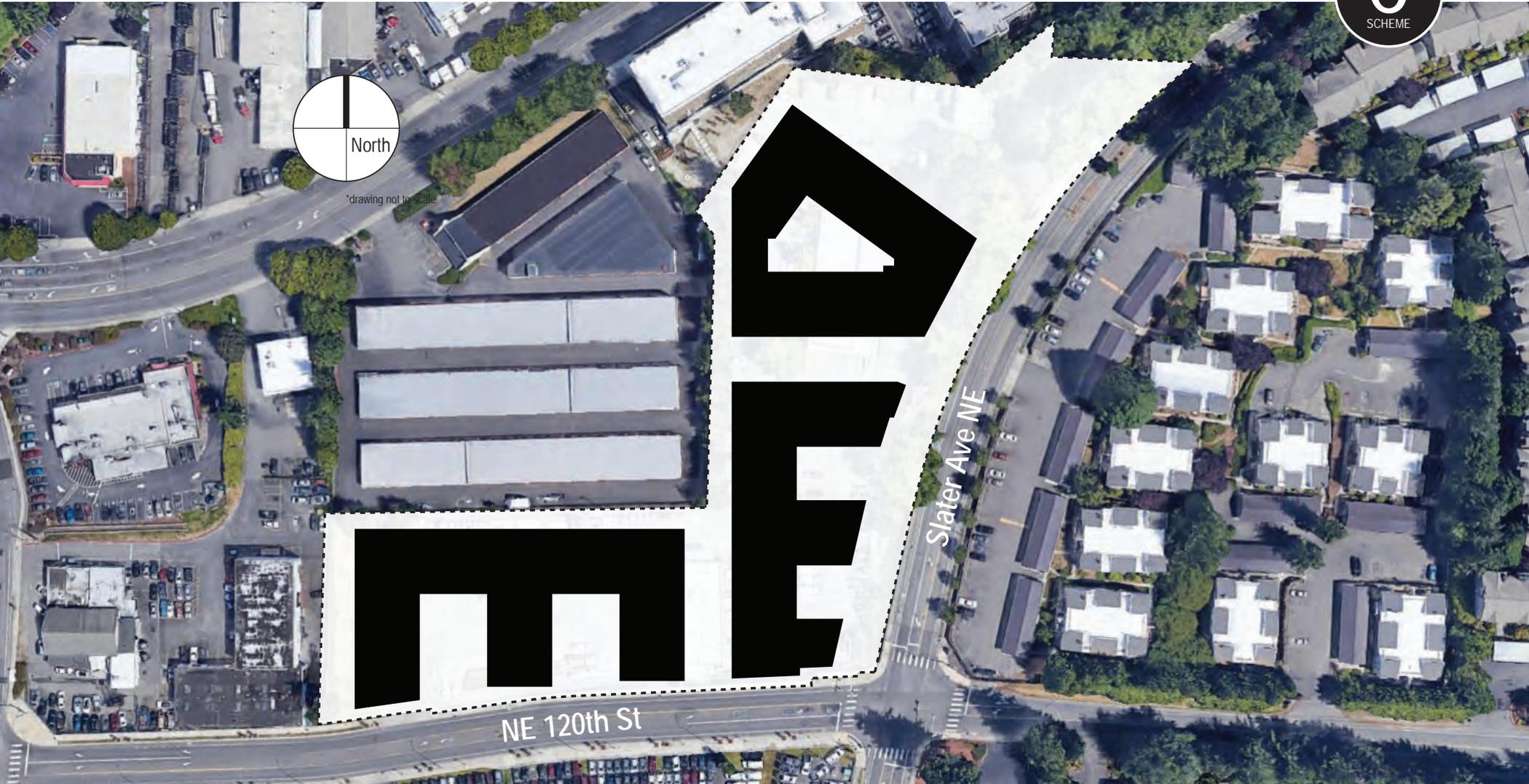
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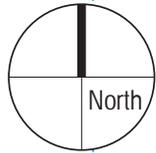
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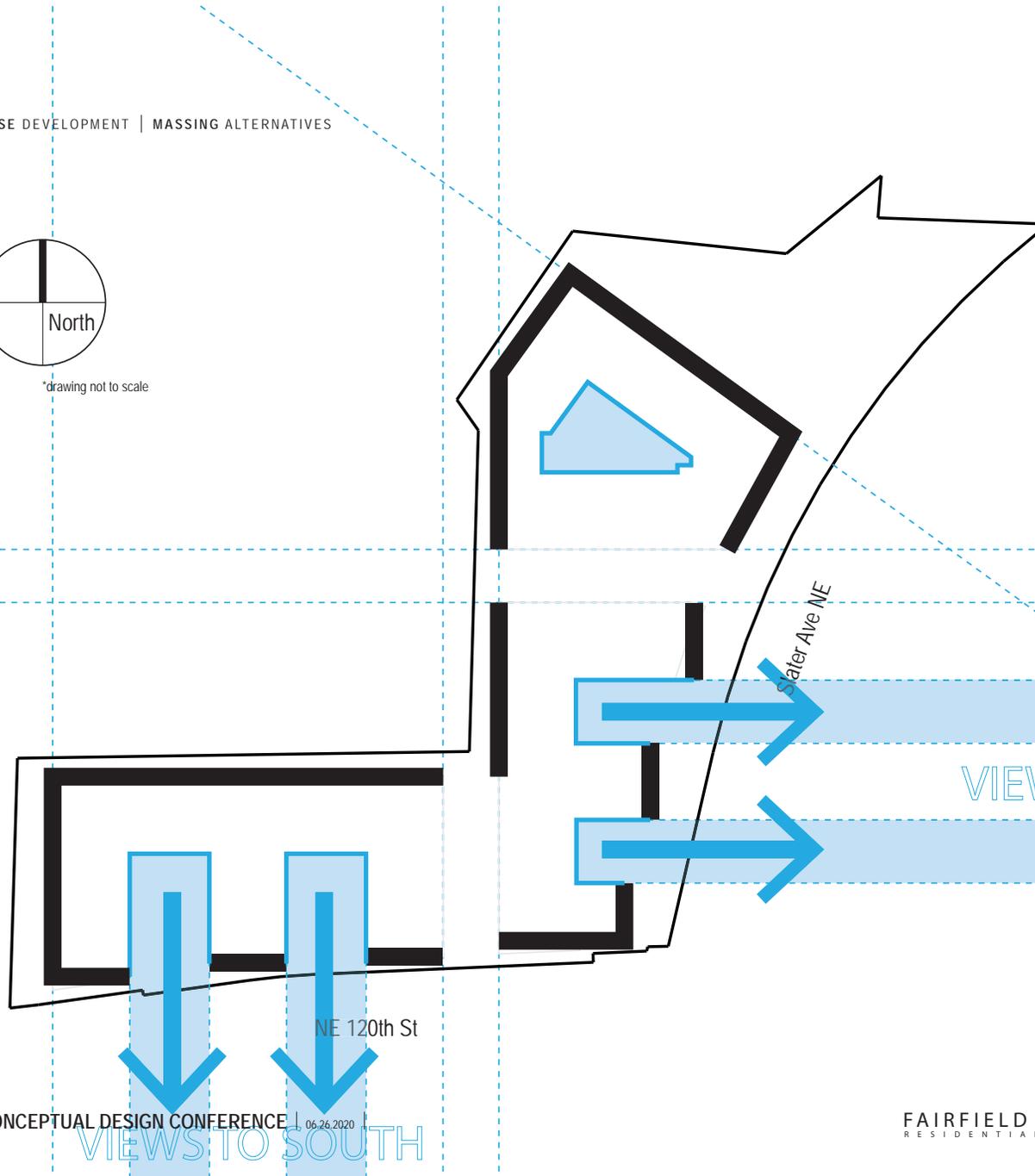


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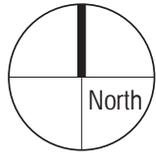
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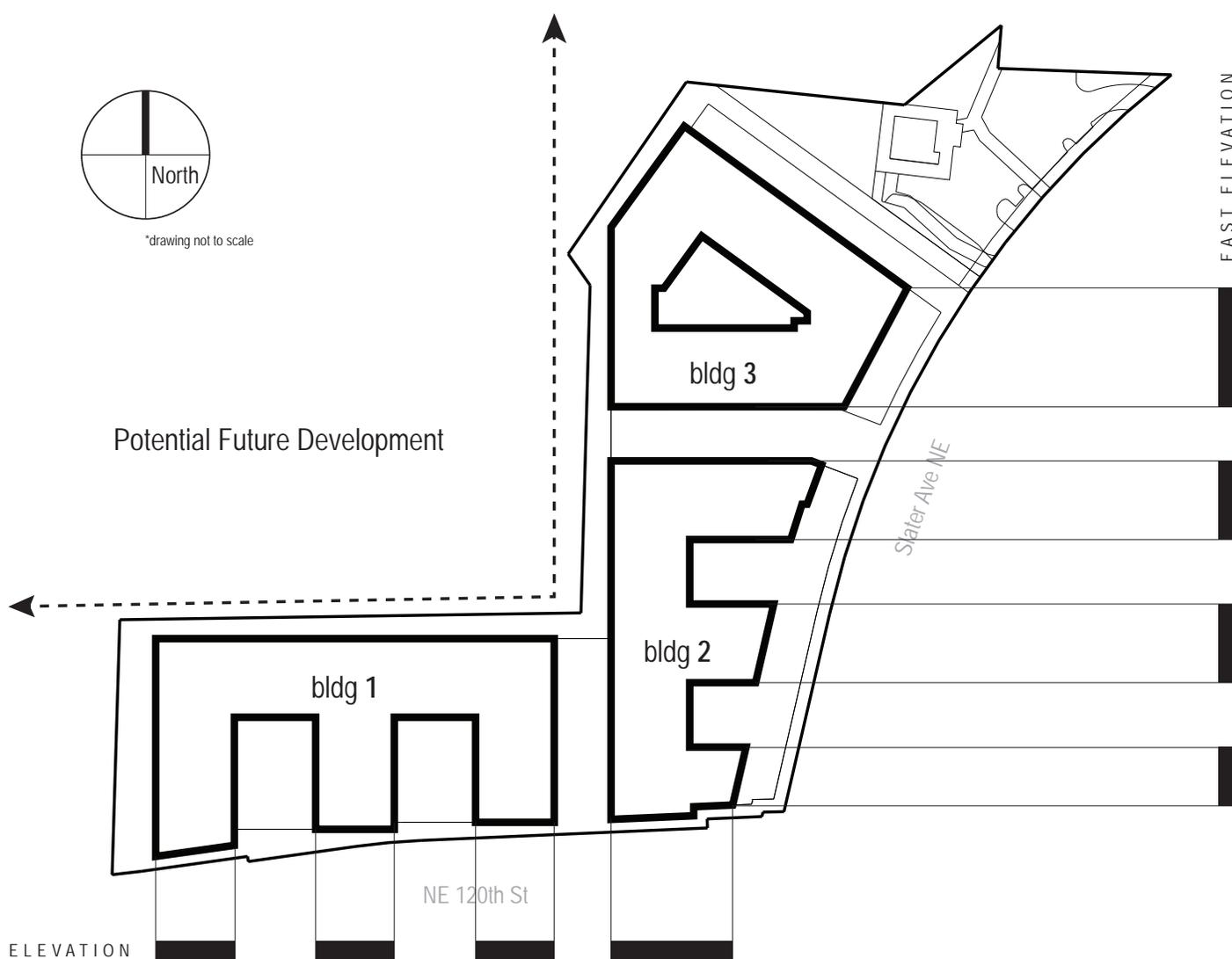
VIEWS TO SOUTH

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MIXED-USE DEVELOPMENT | MASSING ALTERNATIVES

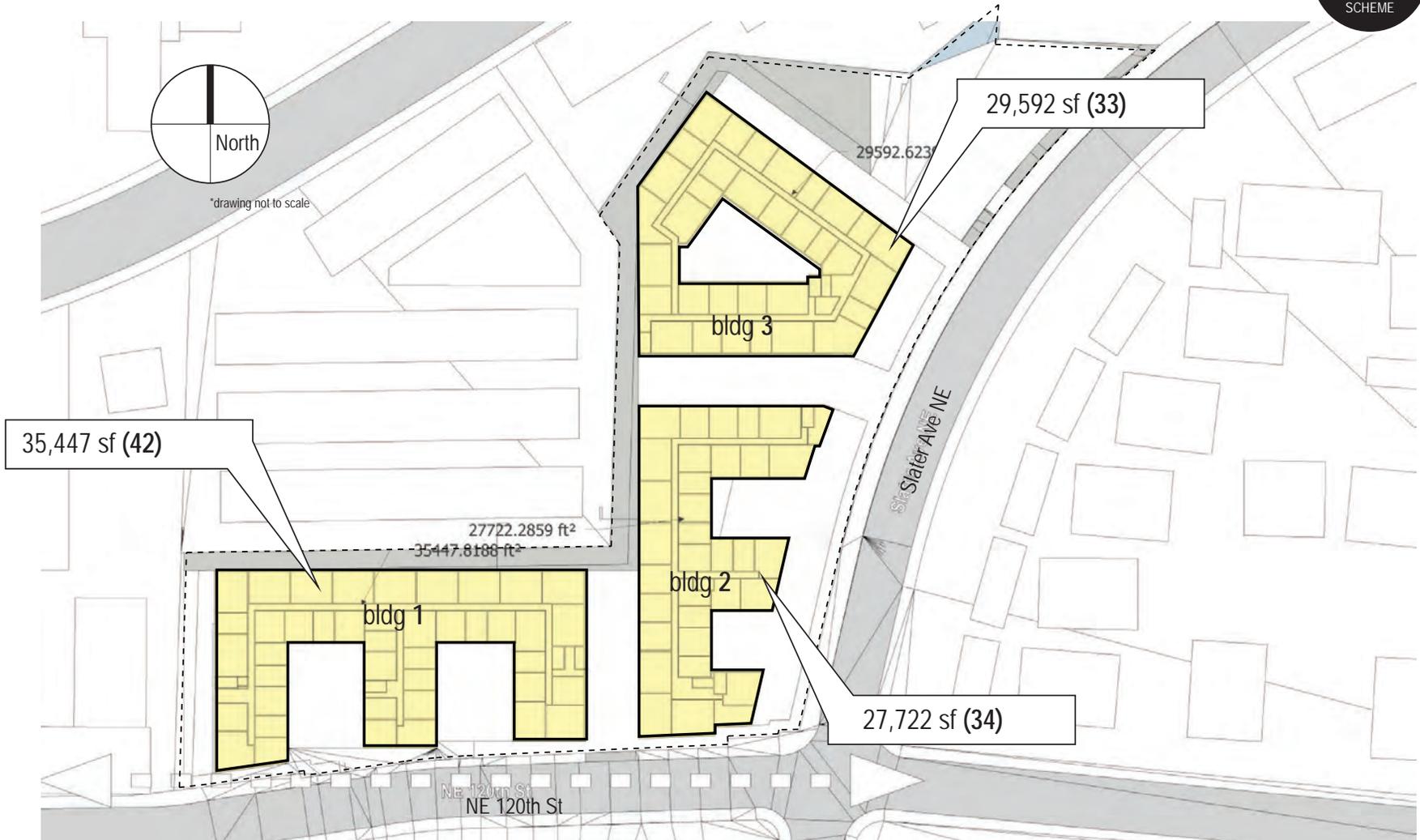


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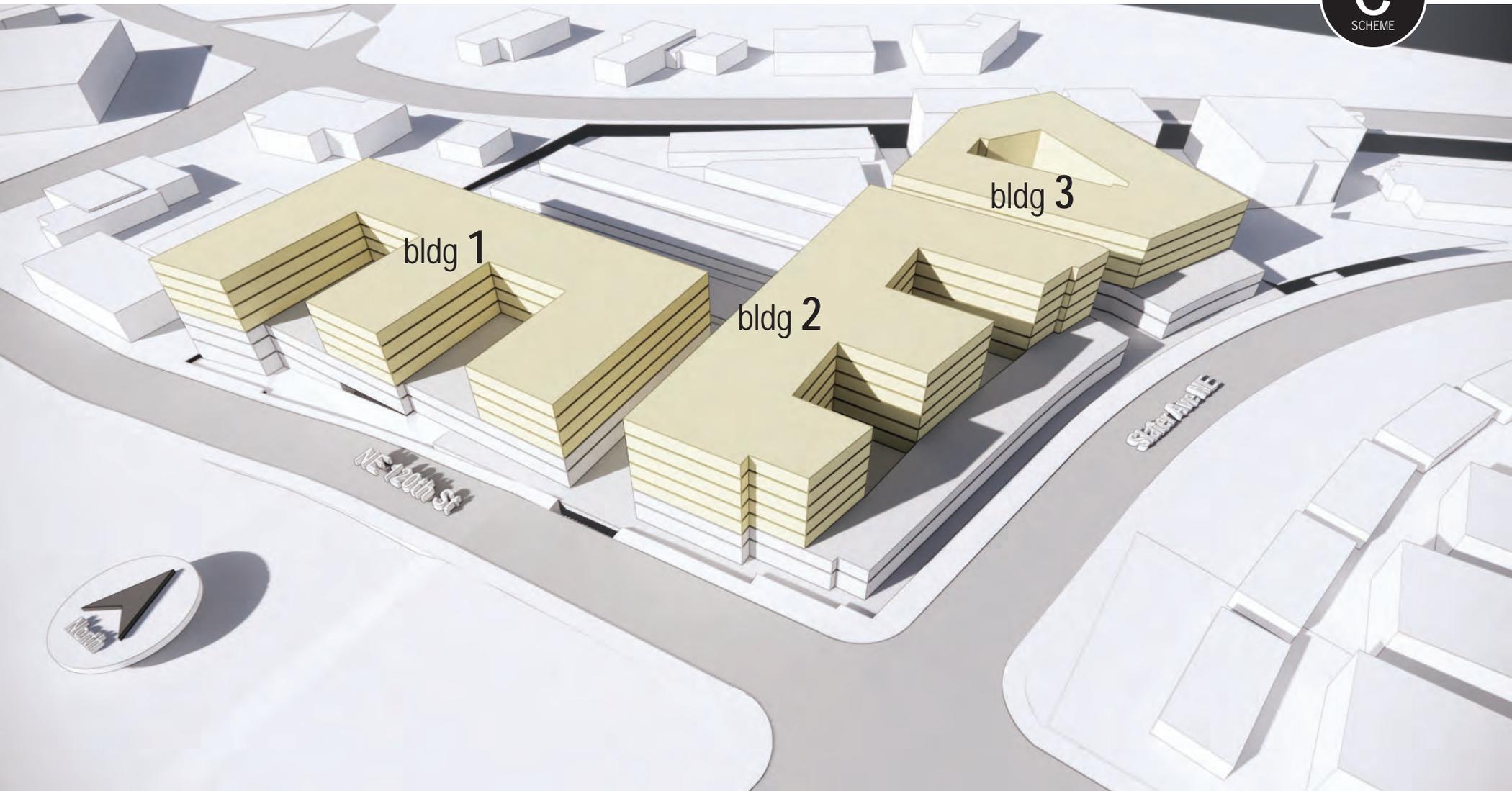


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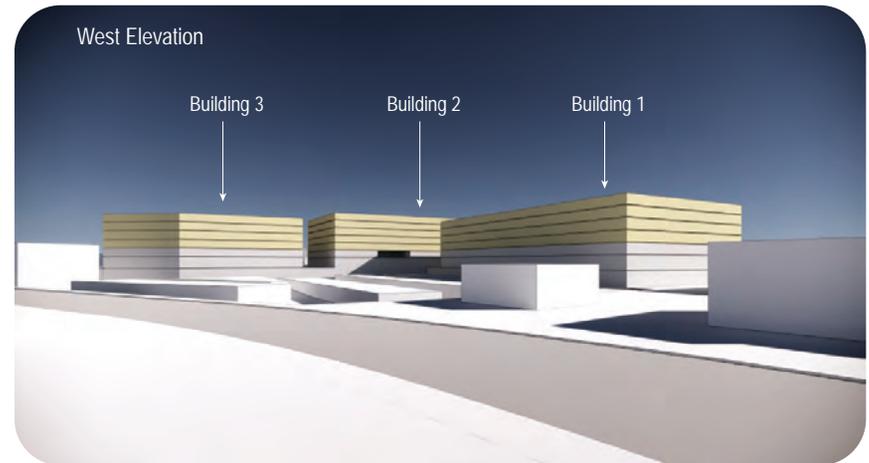
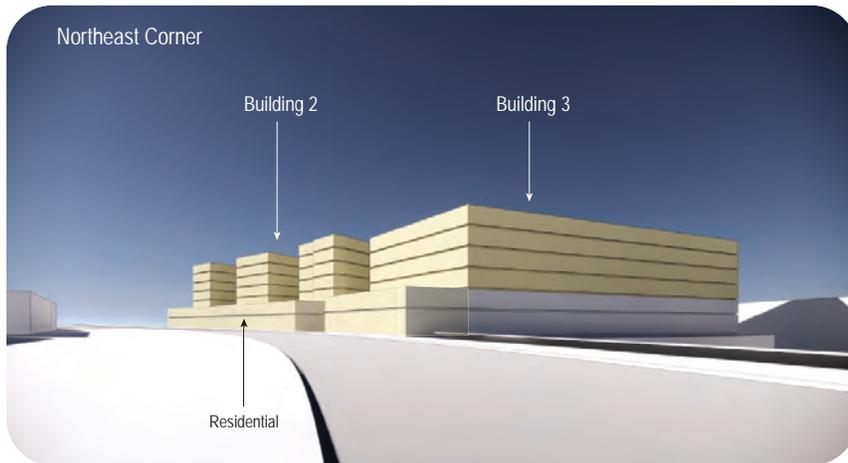
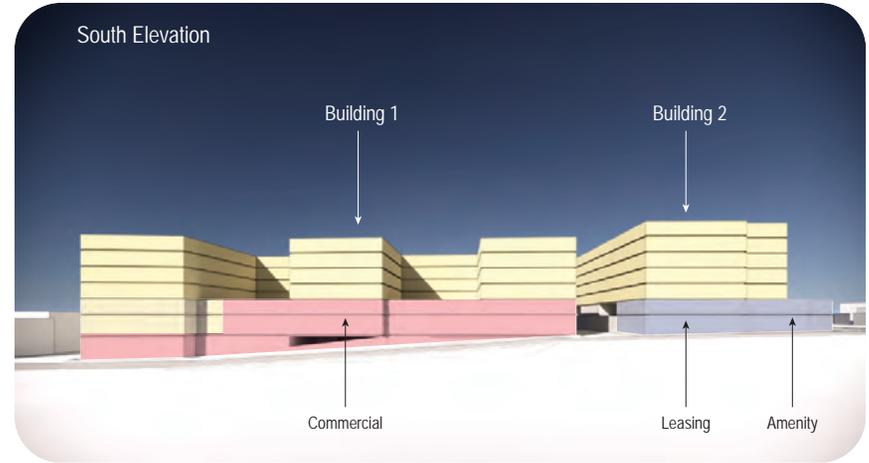
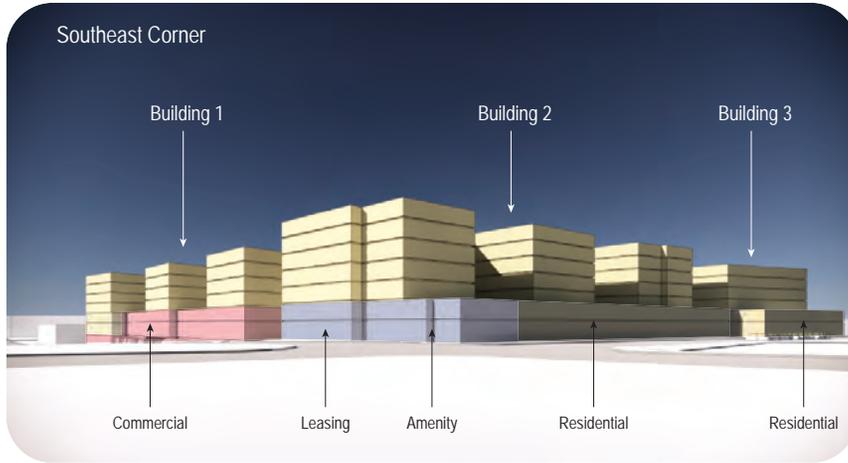


SLATER MIXED-USE DEVELOPMENT | MASSING ALTERNATIVES



SLATER

MIXED-USE DEVELOPMENT | MASSING ALTERNATIVES



SLATER

MIXED-USE DEVELOPMENT | MASSING ALTERNATIVES - PROS & CONS

A SCHEME

- Double S + Doughnut scheme
- Views out to all sides.
- Potential blocked views on north and west sides with future projects.
- Breaking down scale on south and east elevation.
- Courtyard orientations open to sun. North Courtyards limit sun access.

-483 Units
-Res. Rentable: 362,366 SF
-Gross Building: 846,189 SF
-Retail: 20,041 SF
-813 Parking Spaces
-7 to 8 Stories
-85' Height Max



B SCHEME

- Double Doughnut + S scheme
- Views limited to east and west.
- Potential to having views blocked on west facing courtyard.
- Limited openness of doughnut courtyards.
- South and east elevations not enough brokenness.

-478 Units
-Res. Rentable: 358,616 SF
-Gross Building: 844,620 SF
-Retail: 20,041 SF
-813 Parking Spaces
-7 to 8 Stories
-85' Height Max



C PREFERRED SCHEME

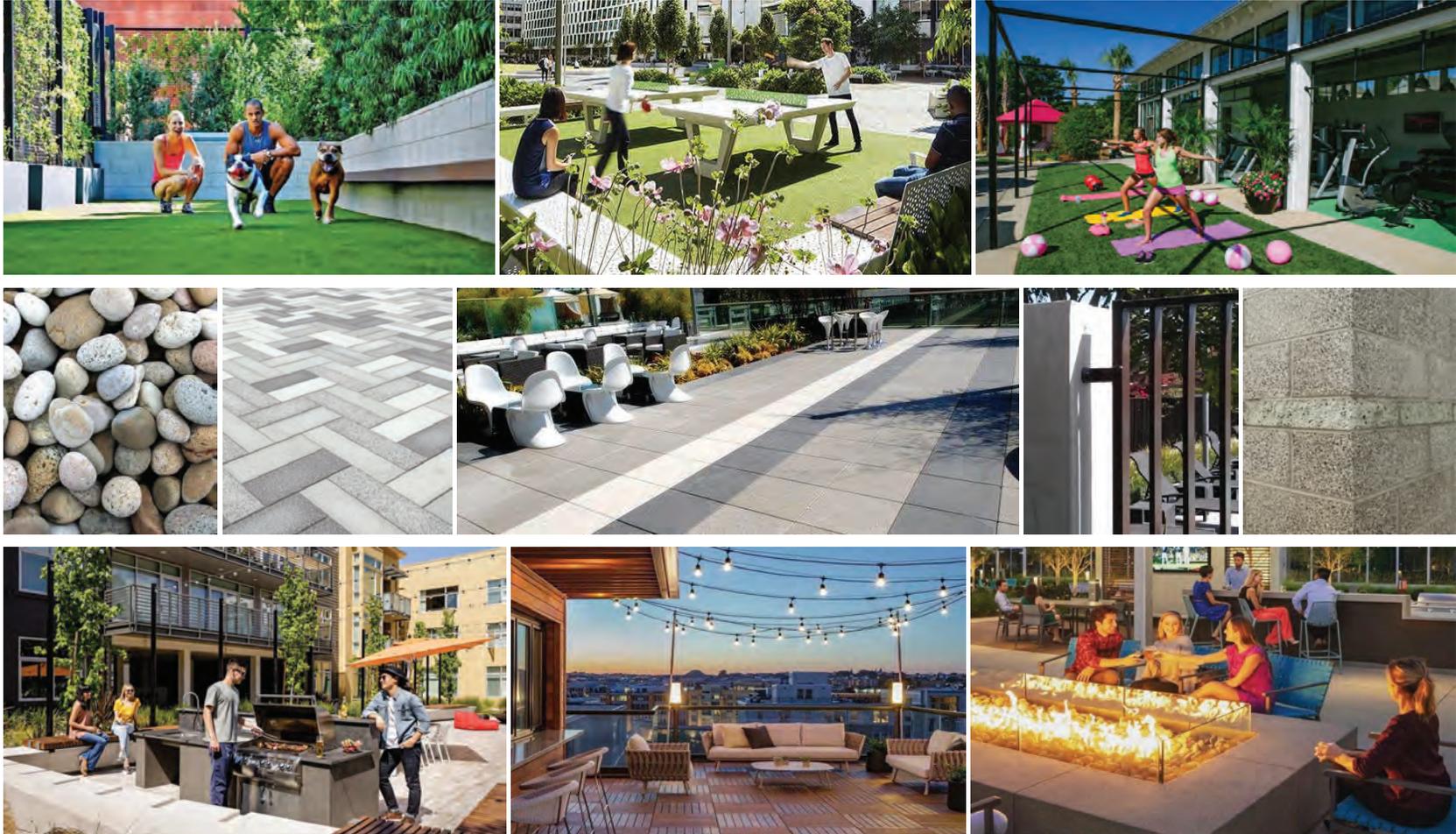
- Double E + Doughnut scheme
- Views out to east and south.
- Minimizes risk of having project on north/west faces of building.
- Breaking down scale on south and east elevation with all courtyards.
- Sun orientation maximized on south and east courtyards.

-486 Units
-Res. Rentable: 364,616 SF
-Gross Building: 849,891 SF
-Retail: 20,041 SF
-813 Parking Spaces
-7 to 8 Stories
-85' Height Max



SLATER

MIXED-USE DEVELOPMENT | LANDSCAPE CONCEPT



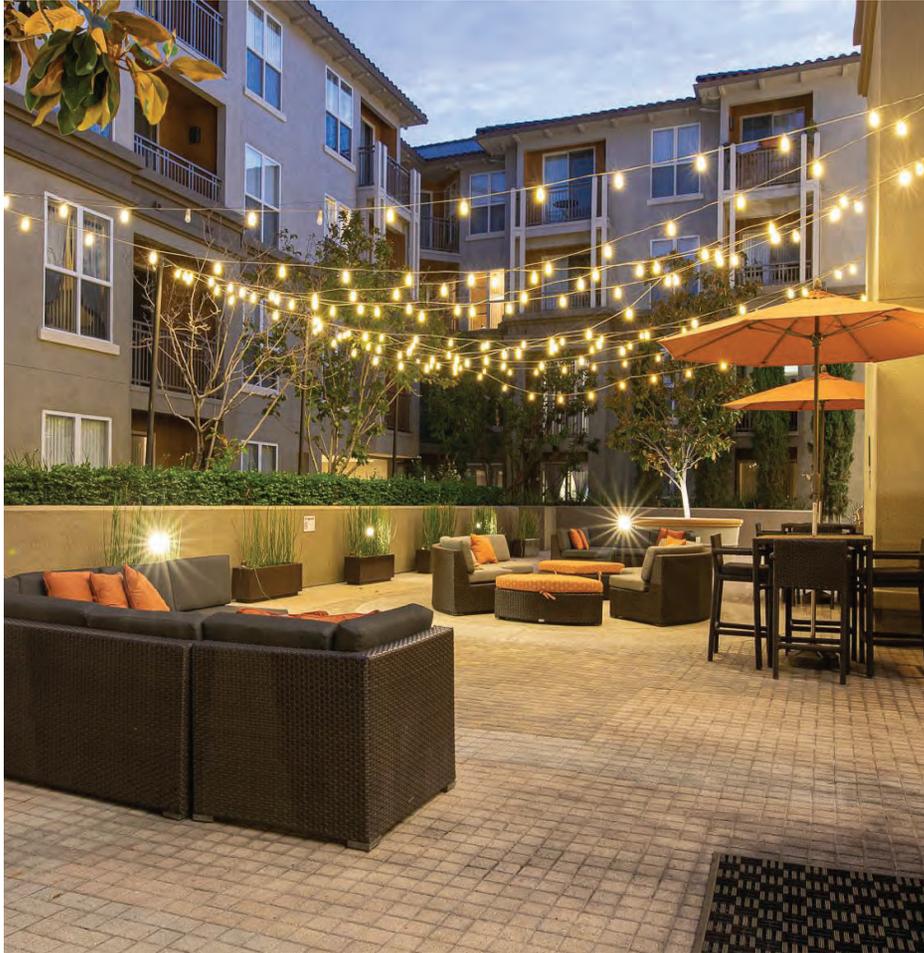
SLATER

MIXED-USE DEVELOPMENT | LANDSCAPE CONCEPT



SLATER

MIXED-USE DEVELOPMENT | LANDSCAPE CONCEPT



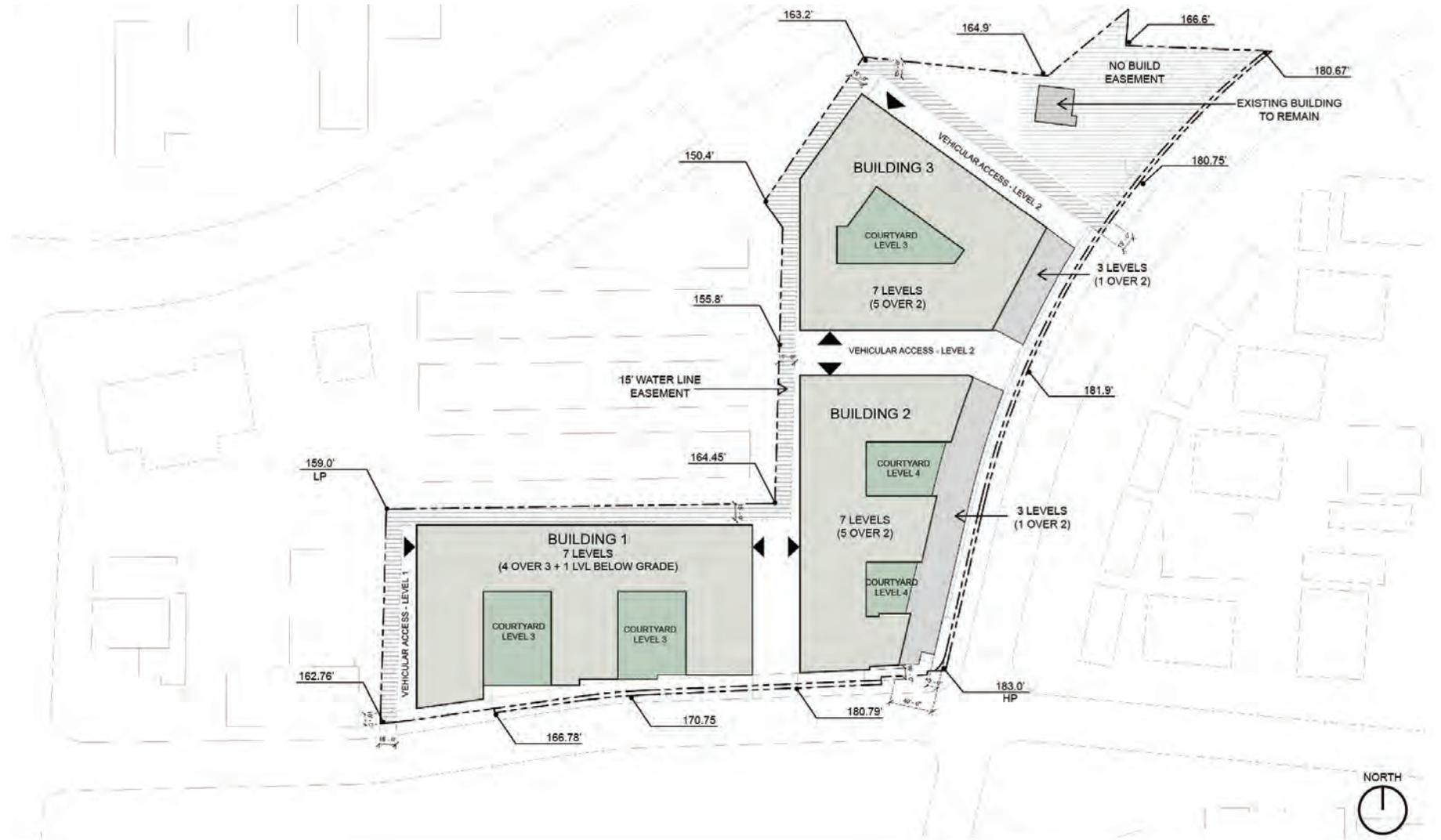
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MIXED-USE DEVELOPMENT | PREFERRED SCHEME - FIRE ACCESS



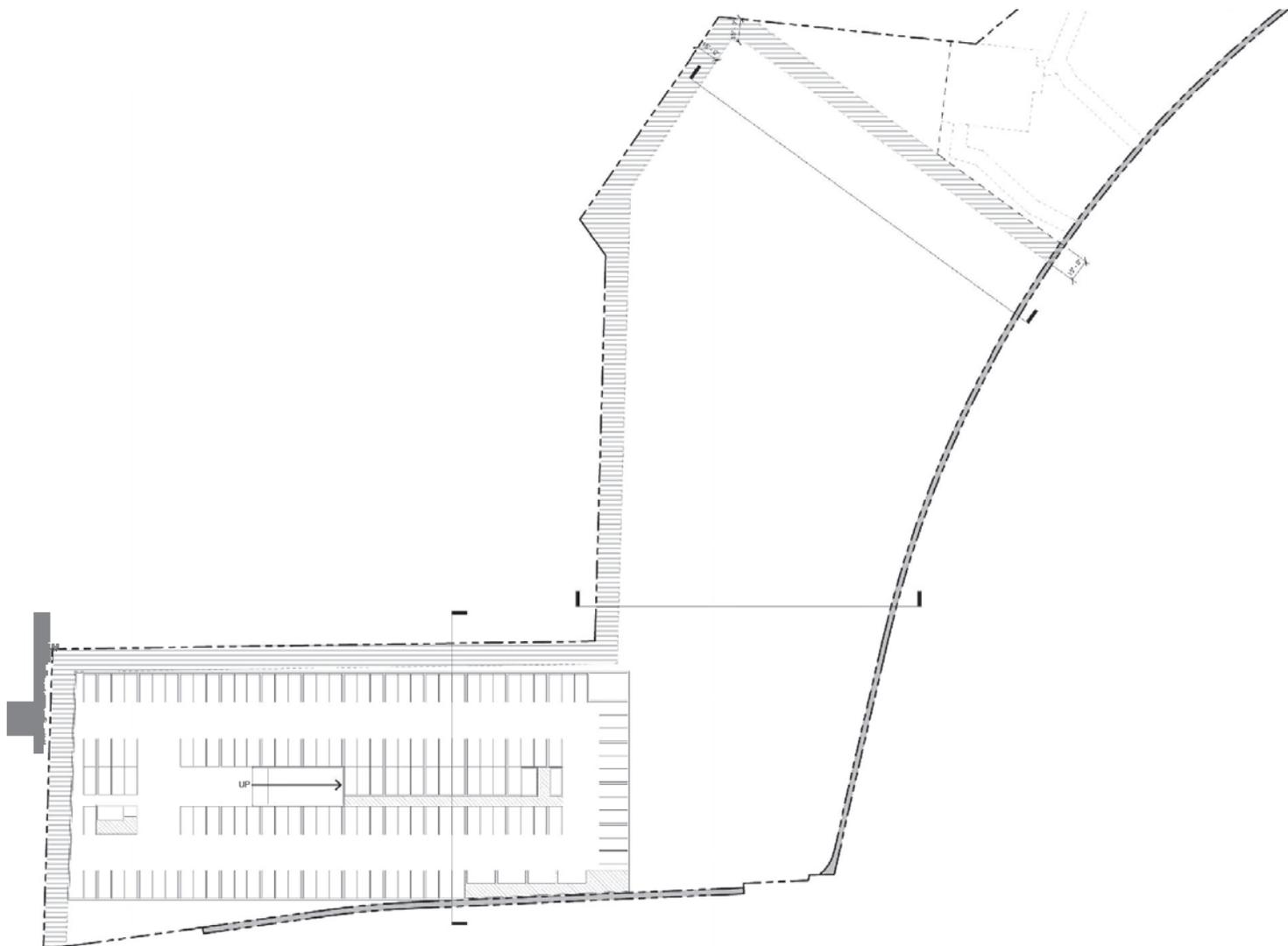
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MIXED-USE DEVELOPMENT | PREFERRED SCHEME - FLOOR PLANS - SITE PLAN



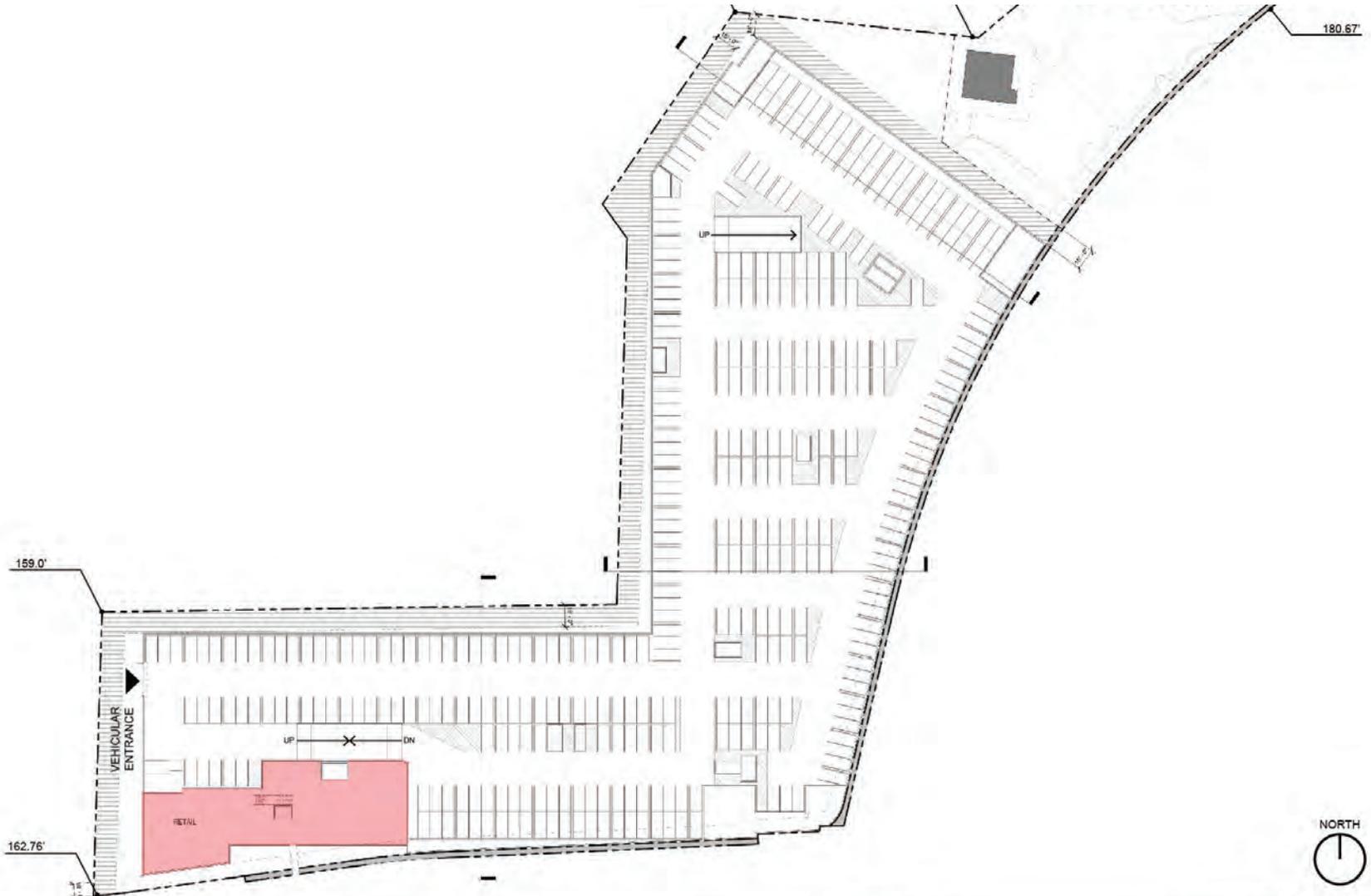
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MIXED-USE DEVELOPMENT | PREFERRED SCHEME - FLOOR PLANS - LEVEL B1



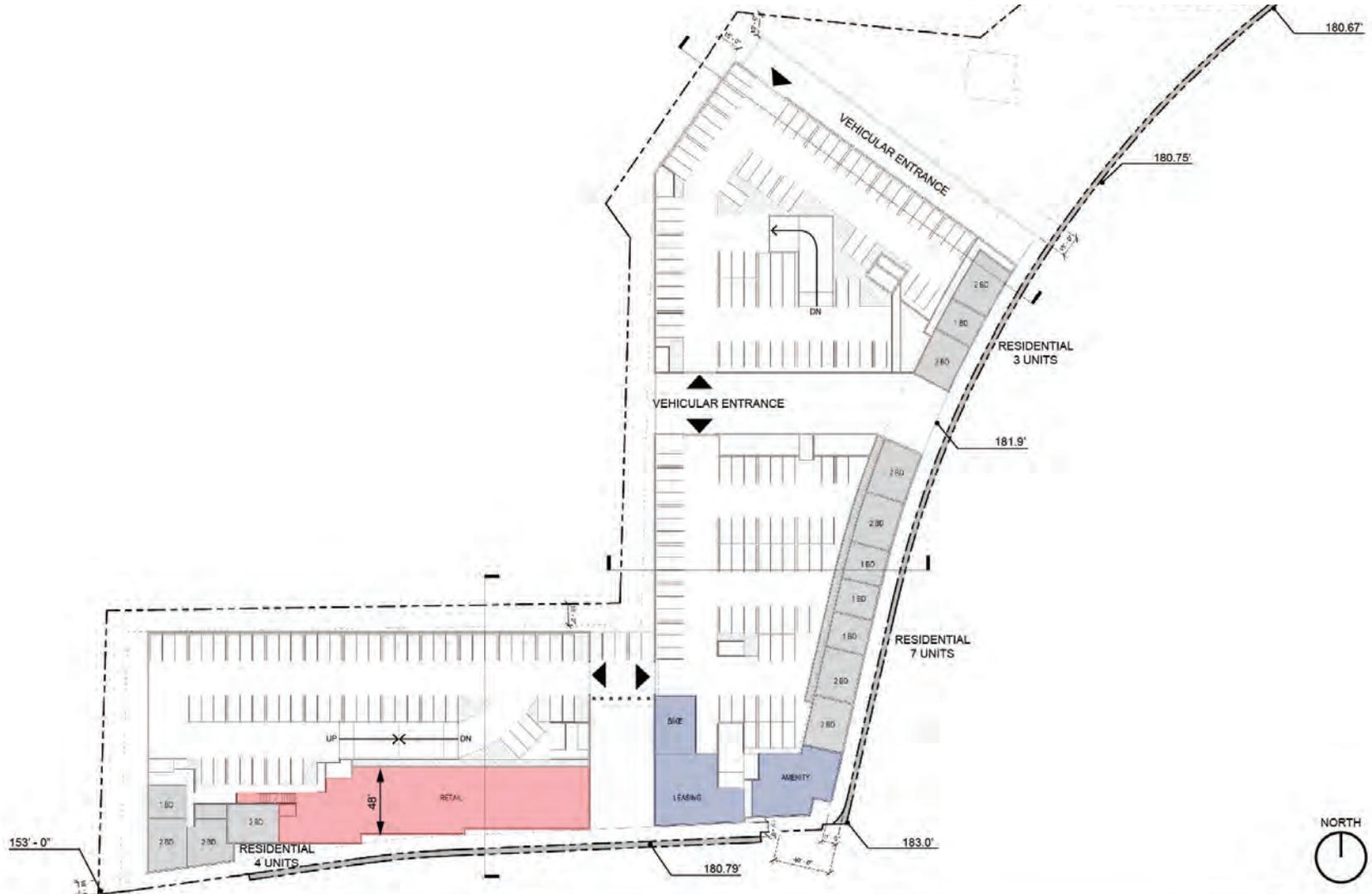
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MIXED-USE DEVELOPMENT | PREFERRED SCHEME - FLOOR PLANS - LEVEL 1



SLATER

MIXED-USE DEVELOPMENT | PREFERRED SCHEME - FLOOR PLANS - LEVEL 2



SLATER

MIXED-USE DEVELOPMENT | PREFERRED SCHEME - FLOOR PLANS - LEVEL 3



SLATER

MIXED-USE DEVELOPMENT | PREFERRED SCHEME - FLOOR PLANS - LEVEL 4



SLATER

MIXED-USE DEVELOPMENT | PREFERRED SCHEME - FLOOR PLANS - LEVEL 5



SLATER

MIXED-USE DEVELOPMENT | PREFERRED SCHEME - FLOOR PLANS - LEVEL 6



SLATER

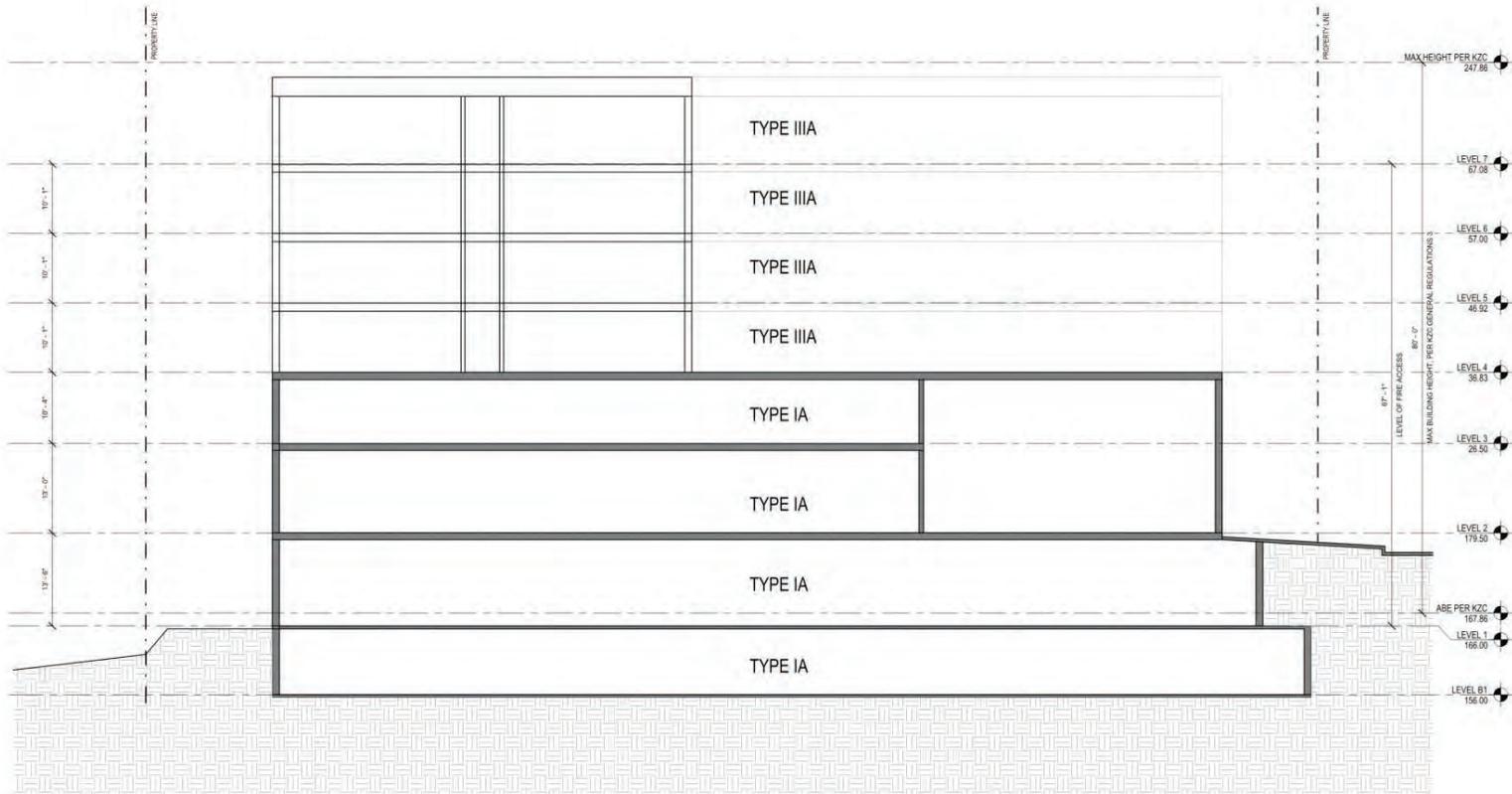
MIXED-USE DEVELOPMENT | PREFERRED SCHEME - FLOOR PLANS - LEVEL 7



SLATER MIXED-USE DEVELOPMENT | PREFERRED SCHEME - FLOOR PLANS - ROOF PLAN



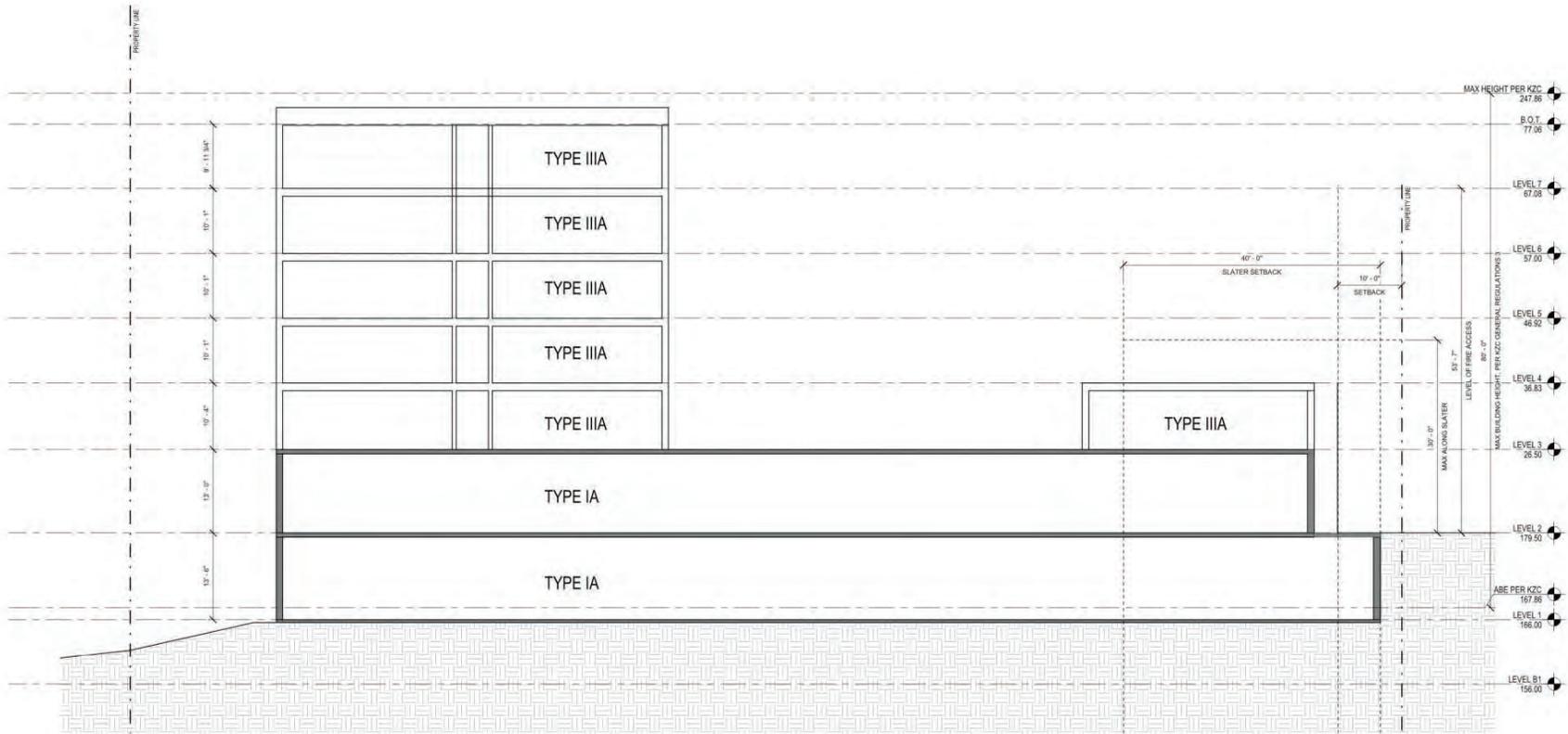
SLATER MIXED-USE DEVELOPMENT | PREFERRED SCHEME - SECTION CUT - BLDG 1



2 BUILDING 1 SECTION
SCALE: 1/8" = 1'-0"

SLATER

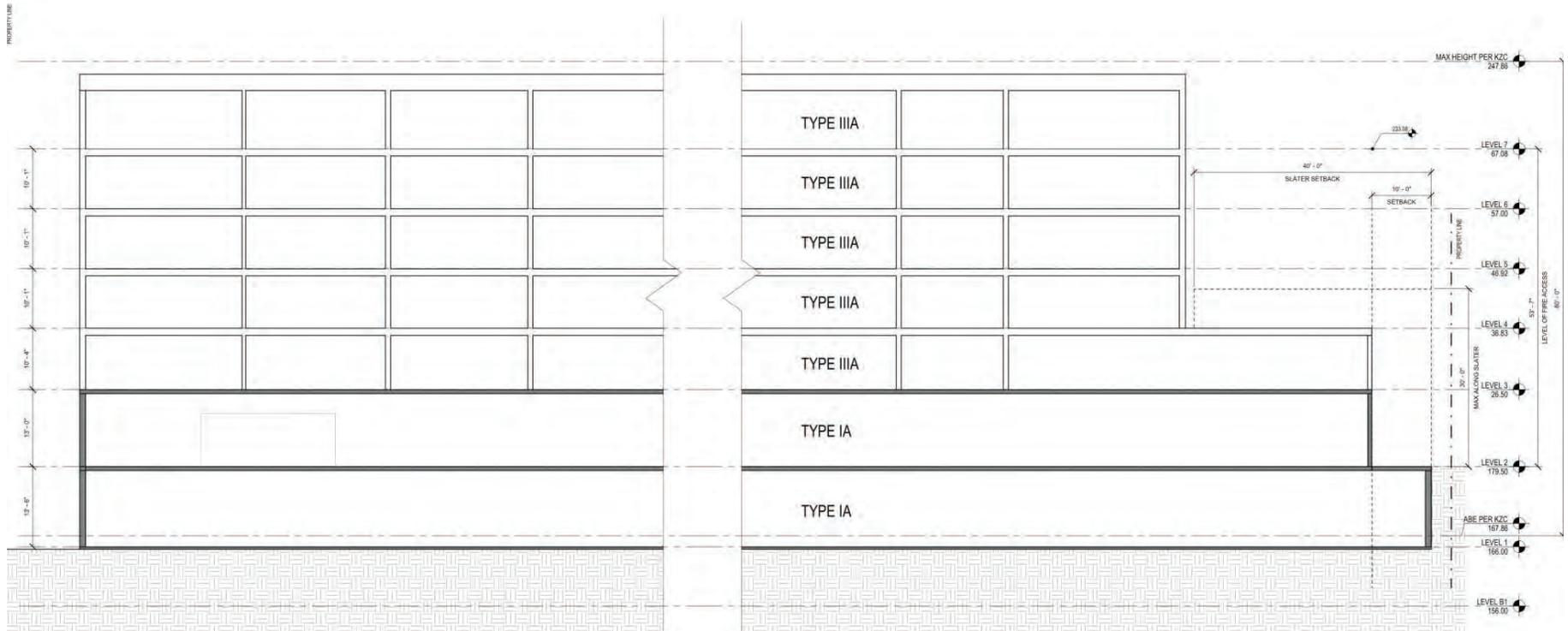
MIXED-USE DEVELOPMENT | PREFERRED SCHEME - SECTION CUT - BLDG 2



1 BUILDING 2 SECTION
SCALE: 1/8" = 1'-0"

SLATER

MIXED-USE DEVELOPMENT | PREFERRED SCHEME - SECTION CUT - BLDG 3



1 BUILDING 3 SECTION
SCALE: 1/8" = 1'-0"

55.41 User Guide – TL 6A and TL 6B zones.

The charts in KZC [55.45](#) contain the basic zoning regulations that apply in the TL 6A and TL 6B zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 55.43


Zone
TL 6A,
6B

Section 55.43 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter [1](#) KZC to determine what other provisions of this code may apply to the subject property.
2. Where feasible, primary access for nonresidential uses within TL 6 shall be from 124th Avenue NE, NE 124th Street, or NE 120th Street.
3. The ground floor of all structures with frontage on a paved pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space shall be a minimum of 13 feet in height (see Plate [34C](#), Chapter [180](#) KZC). Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five feet. This requirement does not apply to:
 - a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, residential development in TL 6A where over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of the King County median income, public utilities, government facilities or community facilities;
 - b. Parking garages;
 - c. Additions to existing nonconforming development where the Planning Official determines it is not feasible; or
 - d. Parcels located more than 500 feet north of NE 124th Street, east of 116th Avenue NE.
4. Development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of gross floor area or fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval.
5. In addition to the height exceptions established by KZC [115.60](#), the following exceptions to height regulations in TL zones are established:
 - a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
 - b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.
6. Access for drive-through facilities must be approved by the Public Works Official. See Chapter [105](#) KZC for requirements.
7. Some development standards or design regulations may be modified as part of the design review process. See Chapter [92](#) or [142](#) KZC for requirements.

(GENERAL REGULATIONS CONTINUED ON NEXT PAGE)

(GENERAL REGULATIONS CONTINUED FROM PREVIOUS PAGE)

8. In TL 6B, development must provide a grid of internal access roads (see Plate [34A](#), Chapter [180](#) KZC) pursuant to the following standards:
 - a. A centralized east-west connection that forms the spine for the site. Such a connection would reduce the need for vehicular circulation on NE 124th Street.
 - b. Two to three north-south connections from NE 124th Street to the east-west connection noted above. A desirable distance between access roads is between 250 and 300 feet. The maximum allowable distance between access roads shall be 350 feet. These may be public or private streets. Wider separation (up to 500 feet) may be considered where properties dedicate a minimum 30-foot-wide public pedestrian corridor.
 - c. Suggested cross-sections for each of these roads:
 - 1) Two travel lanes (one lane each way);
 - 2) On-street parallel parking;
 - 3) Eight- to 12-foot-wide sidewalks on each side of the street with street trees placed 30 feet on-center. Sidewalk width may be reduced where planting strips (minimum four feet wide) are maintained between the street and sidewalk.
 The above access roads may be private or public.
9. The applicant shall install a through-block pathway or other pathways to link streets and/or activities (see Plate [34C](#), Chapter [180](#) KZC). Include at least one mid-block east-west pathway connecting uses to 116th Avenue NE and a network of north-south pathways at intervals no greater than 350 feet that link uses to NE 124th Street. Through-block pathways may be integrated with internal access roads and/or provided within separate pedestrian-only corridors. See KZC [105.19](#) for through-block pathway standards. Additional through-block pathways not shown in the Comprehensive Plan may be required by the City on parcels larger than two acres in order to enhance pedestrian access on large sites.
10. No portion of a structure on the subject property within 40 feet of Slater Avenue in TL 6A may exceed 30 feet above the elevation of Slater Avenue as measured at the midpoint of the frontage of the subject property on Slater Avenue.

Section 55.45

Zone
TL 6A,
6B

USE ZONE CHART

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

Section 55.45	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						
.010	Vehicle Service Station	D.R., Chapter 142 KZC	22,500 sq. ft.	40'	15' on each side	15'	80%	35' above average building elevation.	A	E	See KZC 105.25.	1. May not be more than two vehicle service stations at any intersection.
				See Spec. Reg. 2.								
.020	A Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair. See Spec. Reg. 3.		None	10'	0'	0'		45' above average building elevation. See Gen. Regs. 3 and 10.				
.030	Restaurant or Tavern							B			1 per each 100 sq. ft. of gross floor area.	1. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls. b. Access for drive-through facilities shall be approved by the Public Works Department. Drive-through facilities shall be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.
.050	Any Retail Establishment, other than those specifically listed in this zone, selling goods or providing services, including banking and related financial services							C			1 per each 300 sq. ft. of gross floor area.	1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 2. Retail establishments providing storage services are not permitted in this zone unless accessory to another permitted use.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.45	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						
.060	Office Use	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	65' above average building elevation. See Gen. Regs. 3 and 10.	C	D	If a medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. The following regulations apply to veterinary offices only: <ol style="list-style-type: none"> May only treat small animals on the subject property. Outside runs and other outside facilities for the animals are not permitted. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application. A veterinary office is not permitted in any development containing dwelling units. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> The ancillary assembled or manufactured goods are subordinate to and dependent on this use. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
.070	Hotel or Motel									E	1 per each room. See also Spec. Reg. 2.	1. May include ancillary meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.
.080	Entertainment, Cultural and/or Recreational Facility										See KZC 105.25.	
.090	Private Lodge or Club									B	1 per each 300 sq. ft. of gross floor area.	45' above average building elevation. See Gen. Reg. 10.

Section 55.45

Zone
TL 6A,
6B

USE ZONE CHART

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

Section 55.45	USE ⇓ REGULATIONS ⇓	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.100	Attached or Stacked Dwelling Units. See Spec. Reg. 1.	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	75' above average building elevation. See Gen. Regs. 3 and 10.	D	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	<ol style="list-style-type: none"> The street level floor of the building shall include commercial use. The commercial use shall be oriented toward fronting streets, major pedestrian sidewalks and through-block pathways, and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street, major pedestrian sidewalk or through-block pathway). Lobbies for this use are allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along the street. The Design Review Board may determine the orientation of the commercial use where multiple pedestrian circulation routes exist (see Plate 34C). The Design Review Board may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest. This requirement does not apply to ground floor residential use in TL 6A where over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of King County median income, adjusted for household size. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

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

Section 55.45	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						
.105	Residential Suites See Spec. Reg. 1.	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	75' above average building elevation. See Gen. Regs. 3 and 10.	D	A	See Spec. Reg. 2.	<ol style="list-style-type: none"> 1. The street level floor of the building shall include commercial use. The commercial use shall be oriented toward fronting streets, major pedestrian sidewalks and through-block pathways, and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street, major pedestrian sidewalk or through-block pathway). Lobbies for this use are allowed within the commercial frontage, provided they do not exceed 20 percent of the building's linear commercial frontage along the street. The Design Review Board may determine the orientation of the commercial use where multiple pedestrian circulation routes exist (see Plate 34C). The Design Review Board may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest. 2. Parking shall be provided at a rate of one stall per living unit plus one per on-site employee, and modifications to decrease the parking requirement are prohibited. However, if parking is managed pursuant to Special Regulation 3, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee. 3. The required parking shall be 0.5 per living unit where the parking is managed as follows and the property owner agrees to the following in a form approved by the City and recorded with King County: <ol style="list-style-type: none"> a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for private parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars. b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum the TMP shall include the following requirements: <ol style="list-style-type: none"> 1) Charge for on-site parking, unbundled from the rent, for tenants who have cars. 2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars.

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.45

Zone
TL 6A,
6B

USE ZONE CHART

Section 55.45		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage				
USE ↓	REGULATIONS ↑		Front	Side	Rear						
.105	Residential Suites (continued)										<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <ul style="list-style-type: none"> 3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges. 4) Adequate secured and sheltered bicycle parking to meet anticipated demand. 5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City. 6) At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and detailed report of initial resident parking demand and alternative commute travel. The report format shall be reviewed and approved by the City. 7) Following the initial survey, the property owner shall submit a biennial survey of residents prepared and conducted by a licensed transportation engineer or other qualified professional documenting on-site and potential off-site parking utilization and alternative commute travel. The Planning Director may increase or decrease the frequency of the survey based on the documented success of the TMP. <p>REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE</p>

Section 55.45

Zone
TL 6A,
6B

USE ZONE CHART

Section 55.45		USE ↓ REGULATIONS ↓		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
				Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
					Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage				
Front	Side	Rear											
.105	Residential Suites (continued)											<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>8) Acknowledgment by the property owner that it shall be a violation of this code for the actual parking demand for the project to exceed the available supply of required parking or to fail to comply with the provisions of the TMP or reporting requirements.</p> <p>c. After one year of project occupancy, the Planning Official may allow a decrease in the required number of spaces if the number of spaces proposed is documented by an adequate and thorough parking demand and utilization study of the property. The study shall be prepared by a licensed transportation engineer or other qualified professional, and shall analyze the operational characteristics of the use which justify a parking reduction. The scope of the study shall be proposed by the transportation engineer and approved by the City Transportation Engineer. The study shall provide at least two days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City Transportation Engineer.</p> <p>4. All residential suites and all required parking within a project shall be under common ownership and management.</p> <p>5. Development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified.</p> <p>6. Developments containing this use shall provide common living area available to all residential suite residents. Common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, storage, stairwells, mailrooms, and hallways shall not be counted as common living area. The minimum amount of common living area for each project shall be 250 square feet plus an additional 20 square feet per living unit.</p>	

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.45	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						
.110	Wholesale Trade See Spec. Reg. 1. Packaging of Prepared Materials Wholesale Printing or Publishing Industrial Laundry Facility	D.R., Chapter 142 KZC	None	20'	0'	0'	80%	35' above average building elevation. See Gen. Reg. 3.	A	C	1 per each 1,000 sq. ft. of gross floor area.	<ol style="list-style-type: none"> This use is only allowed on property in TL 6A. May include, as part of this use, accessory retail sales or service. The building housing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.
.120	Church			10'	5' on each side	10'		45' above average building elevation. See Gen. Reg. 10.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See also Spec. Reg. 2.	<ol style="list-style-type: none"> May include accessory living facilities for staff persons. No parking is required for day-care or school ancillary to this use.
.130	School, Day-Care Center, Mini-School or Mini-Day-Care Center				0'	0'			D		See KZC 105.25.	<ol style="list-style-type: none"> A six-foot high fence is required only along the property lines adjacent to the outside play areas. Hours of operation may be limited to reduce impacts on nearby residential uses. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. May include accessory living facilities for staff persons. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.

Section 55.45

Zone
TL 6A,
6B

USE ZONE CHART

Section 55.45		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	Lot Size	MINIMUMS			Lot Coverage	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)								
USE	REGULATIONS		Front	Side	Rear							
 	.140 Assisted Living Facility Convalescent Center Nursing Home	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	45' above average building elevation. See Gen. Reg. 10.	D	A	Assisted Living: 1.7 per independent unit. 1 per assisted living unit. Convalescent Center or Nursing Home: 1 per 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. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
	.150 Public Utility								A	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
	.160 Government Facility Community Facility								C See Spec. Reg. 1.			
.170 Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.											