



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

MEMORANDUM

To: Design Review Board
From: Scott Guter, AICP, Associate Planner
Date: December 19, 2017
File No.: DRV17-00713
Subject: **TERRENE VENTURES, LLC TOTEM LAKE APARTMENTS
CONCEPTUAL DESIGN CONFERENCE**

I. MEETING GOALS

At the January 8, 2018 Design Review Board (DRB) meeting, the DRB should review the concept design for the Terrene Ventures, LLC Totem Lake Apartments project. At the meeting, the DRB should determine:

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

II. BACKGROUND INFORMATION

The subject property is located at 11903 NE 128th Street (see Attachment 1). The applicant is proposing to construct a new residential project that would consist of six floors of residential units, ground floor residential lobby and amenity areas and three levels of below grade parking. The applicant has provided a context analysis for the site and general project information, which includes three building massing options (see Attachment 2). **The applicant's preferred building massing option is shown as Concept 3 – J Scheme.**

III. SITE

The subject property currently contains a two-story commercial structure with surface parking. The site drops in elevation approximately 8 feet from the north property line (along NE 128th Street) to the south property line. The property has street frontage along NE 128th Street. This street is designated for a Major Pedestrian Sidewalk.

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

North, South, and East: TL1A, various office developments, 160' height limit.

West: TL1A, commercial and residential (Lennar Project), 160' height limit.

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

IV. KEY ZONING REGULATIONS

Zoning regulations for uses in TL1A 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: Permitted uses in this zone include, but are not limited to office, retail and stacked dwelling units.

Staff Comment: The applicant is proposing a residential use as part of the project.

- B. Height: TL1A allows a maximum height of 160 feet measured above the average building elevation for the property if certain criteria are met. Structures may exceed 30 feet in height and up to a maximum 80 feet if the following requirements are met:

- Development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and
- Provides for at least 10 percent of the units as affordable housing units, as defined in Chapter 5 KZC.

In addition, KZC Section 55.07.2 requires that all ground floor uses have a minimum height of 13 feet.

Rooftop appurtenances may exceed the applicable height limitation by a maximum of four (4) feet if the area of all appurtenances and screening does not exceed 10 percent of the total area of the building footprint

*Staff Comment: The proposed structure will be Type VA construction over a podium building limiting it by building code to a maximum 70 feet above the grade plane. 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**. Additionally, the applicant will need to ensure compliance with the pedestrian-oriented elements and affordable housing requirements.*

- C. Parking: Kirkland Zoning Code Section 55.09.040 requires the following parking standards for stacked dwelling units:

- 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.
- The developer may choose to decrease the required number of stalls by providing a parking study pursuant to KZC 105.103(3)(c).

Staff Comment: Staff has not yet evaluated the proposed project for compliance with the City's parking regulations. This will be completed as part of the Design Response Conference review process.

- D. Sidewalks: NE 128th Street is designated to contain a major pedestrian sidewalk. KZC Section 110.52.3 requires a minimum 8 foot wide sidewalk and adequate lighting.

Staff Comment: The final sidewalk configuration will need to be reviewed by Public Works and approved as part of the Design Response Conference decision.

- E. Pedestrian Connection: KZC Section 55.07.6 requires that the project install a pedestrian connection between the TL2 zone and NE 128th Street.

Staff Comments: The applicant will be required to install a north/south pedestrian connection that would be the first of two segments that would connect NE 128th Street to the TL2 zone. The second segment would be located on an intervening property to the south that would need to be redeveloped to complete the connection between the two areas. The final alignment and design of the walkway will be completed as part of the Design Response Conference review process.

V. PEDESTRIAN ORIENTED DESIGN GUIDELINES

In addition to the standard guidelines contained in the *Design Guidelines for Pedestrian-Oriented Business Districts*, the list in Attachment 4 summarizes some of the key guidelines or regulations which apply specifically to the project or project area. The following is a list of key design issues and/or design techniques that should be addressed with this project.

- Pedestrian-oriented space and plazas
- Blank wall treatment
- Vertical and horizontal definition
- Architectural scale
- Horizontal modulation
- Change in roofline
- Human scale
- Building material, color, and detail
- Signage

A complete text and explanation of the adopted *Design Guidelines for Pedestrian-Oriented Business Districts* can be found online at this web address:

<http://www.kirklandwa.gov/Assets/Planning/Planning+PDFs/Design+Guidelines.pdf>.

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

VI. 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 (Concept 3) 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 (plazas, outdoor dining)?
3. What are the key pedestrian connections?
4. How would the project engage pedestrians?

C. Open Space and Landscaping

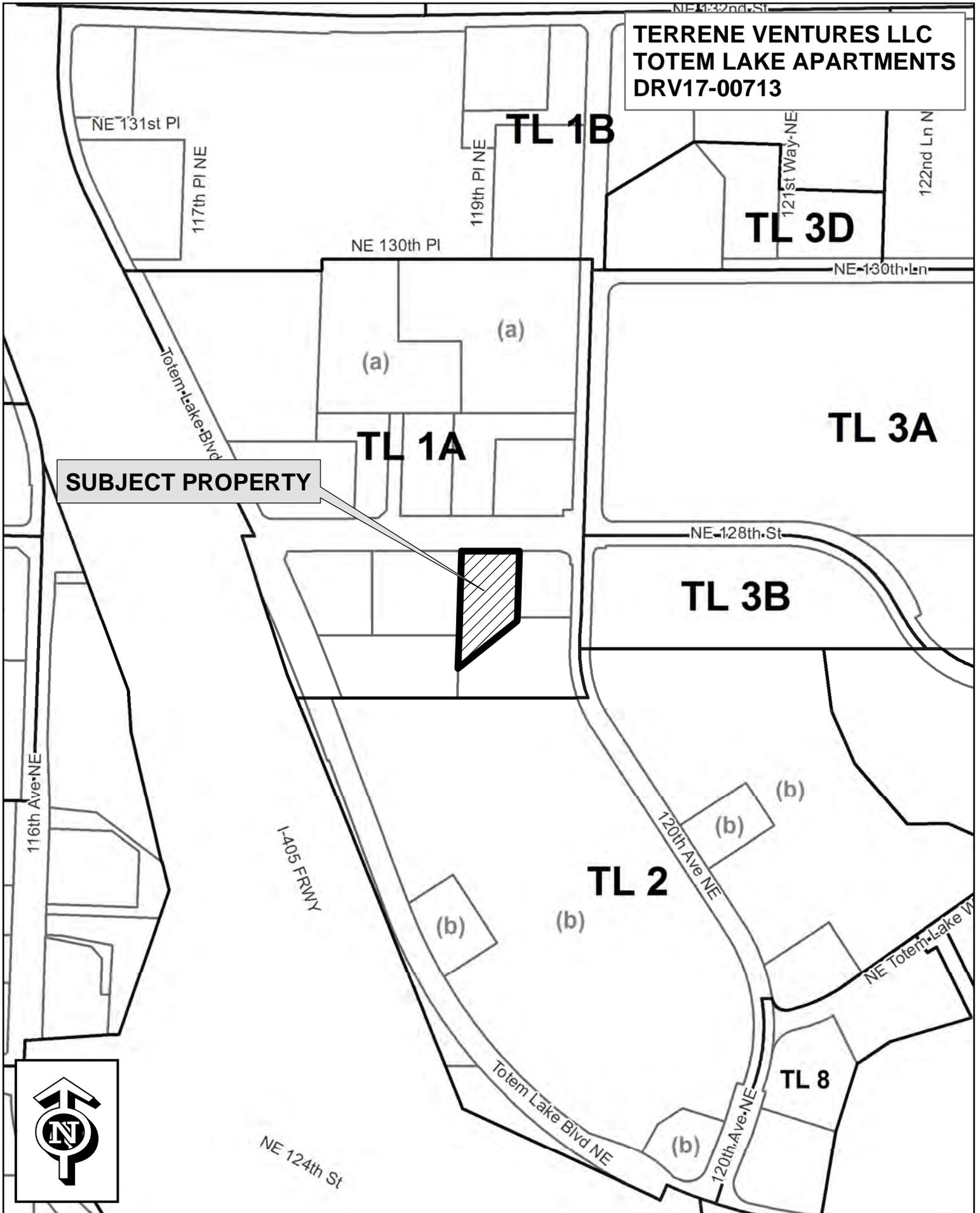
What are opportunities for landscaping and/or open space on the subject property?

VII. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE

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

VIII. ATTACHMENTS

1. Vicinity Map
2. Applicant's Proposal
3. TL 1A General Regulations & Use Zone Chart
4. Design Guidelines – Special Considerations for Totem Center





TOTEM LAKE APARTMENTS CONCEPTUAL DESIGN CONFERENCE

BLANK PAGE

TOTEM LAKE APARTMENTS

Conceptual Design Conference Submittal



Site Address: 11903 NE 128th Street, Kirkland, WA 98034
Parcel #: 692840-0026
Lot Area: 32,992 Sq. Ft.
Zoning: TL-1A
City of Kirkland Planner: Scott Guter
425-587-3247
sguter@kirklandwa.gov

SHEET INDEX

- 1 SHEET INDEX
 - 3 PROPOSAL - PROJECT VISION / GOALS & DESIGN GUIDELINES
 - 4 COMPLETED PROJECTS - TERRENE VENTURES
 - 5 COMPLETED PROJECTS - JOHNSON BRAUND
 - 6 CONTEXT ANALYSIS - VICINITY & URBAN CONTEXT
 - 7 CONTEXT ANALYSIS - VICINITY & PROJECT ZONING
 - 8 CONTEXT ANALYSIS - EXISTING / SURROUNDING CONDITIONS
 - 9 CONTEXT ANALYSIS - VIEW OPPORTUNITIES, SITE ACCESS, ENVIRONMENT
 - 10 CONTEXT ANALYSIS - EXISTING SITE SURVEY & EASEMENTS
 - 11 CONTEXT ANALYSIS - SITE PLAN, OPPORTUNITIES AND CONSTRAINTS
 - 12 STREET CONTEXT VIEWS - EXISTING STREET VIEWS
 - 13 DESIGN CUES - NEIGHBORING ARCHITECTURE
 - 15 ARCHITECTURAL CONCEPT - 3 SCHEMES SUMMARY / COMPARISON
 - 16-17 ARCHITECTURAL CONCEPTS - CONCEPT 1 - INVERTED "L"
 - 18-19 ARCHITECTURAL CONCEPTS - CONCEPT 2 - THE "S"
 - 20-21 ARCHITECTURAL CONCEPTS - CONCEPT 3 - THE "J" - PREFERRED
 - 22 ARCHITECTURAL CONCEPTS - STREETScape CONCEPT IDEAS
 - 23 ARCHITECTURAL CONCEPTS - AMENITY STREET FRONTAGE CONCEPT
-
- I LANDSCAPE - OVERALL LANDSCAPE PLAN
 - II LANDSCAPE - LANDSCAPE ENLARGEMENTS
 - III LANDSCAPE - PLANT MATERIALS

PROJECT TEAM

OWNER/DEVELOPER:

Terrene Ventures
2630 116th Ave NE, Suite 200
Bellevue, WA 98004
(206) 423-3808
Contact: Wade Metz

CIVIL ENGINEER:

Blueline Group
25 Central Way, Suite 400
Kirkland, WA 98033
(425) 216-4051
Contact: Todd Oberg

ARCHITECT:

Johnson Braund, Inc.
15200 52nd Avenue S, Suite 300
Seattle, WA 98188
(206) 766-8300
Contact: Diana Keys

LANDSCAPE ARCHITECT:

The LA Studio
25 Central Way, Suite 400
Kirkland, WA 98033
(425) 216-4051
Contact: Todd Oberg

BLANK PAGE

DEVELOPMENT VISION / GOALS

- Create a residential community that becomes an integral part of the urban fabric of the Totem Lake Business District.
- Through proper planning, develop engaging outdoor spaces for both residents and pedestrians, which in turn will lead to an active and engaged pedestrian environment.
- Provide features that create human scale at the street level and will encourage an active pedestrian-friendly street frontage.
- Develop an appropriate building massing so as to continue a similar scale and design language as recent successful projects in the Business District.
- Promote a quality built environment for the Totem Lake Business District through use of high quality/durable materials such as masonry, storefront glazing, metal canopies and fiber cement siding.
- Enhance the NE 128th Street pedestrian experience and connectivity with a public plaza and pedestrian connection greenbelt which is to include public art and seating.
- Maximize development opportunities for project site including unit count, unit sizes and associated amenity and open spaces.

DESIGN GUIDELINES - PURPOSE FOR TOTEM CENTER

Design objectives promoted in the plan for Totem Center include:

- Accommodate high density, transit-oriented development, consistent with the district's position in an Urban Center.
- Ensure that public and private development contribute to a lively and inviting character in Totem Center.
- Reinforce the character of Totem Center through public investments
- Produce buildings that exhibit high quality design, incorporate pedestrian features and amenities and display elements of both continuity and individuality
- Provide public spaces that are focal points for the community
- Provide visual and functional connections between adjacent developments through landscaping, public spaces and pedestrian connections.

DESIGN GUIDELINES - TOTEM LAKE BUSINESS DISTRICT

The following Design Guidelines For Pedestrian-Oriented Business Districts have been identified and prioritized for this project:

- **Pedestrian Oriented Elements:** Awnings & Canopies, Pedestrian Friendly Building Fronts, Pedestrian Oriented Plazas, Pedestrian Connections, Upper Story activities overlooking the street and reduction of blank walls.
- **Public Improvements and Site Features:** Through site connections from street to street, Pedestrian paths and amenities (benches, planters, fountains, artwork, etc.)
- **Parking Location and Design:** Minimize number of driveways, the intrusive qualities of parking garages must be mitigated and should be screened from view.
- **Scale:** "Architectural Scale" requirements direct large buildings to fit more comfortably with neighboring development. Fenestration patterns, architectural elements, building modulation (horizontal and vertical) should be utilized to reduce appearance of building mass.
- **Building Material, Color & Detail:** Provide design consistency and quality.
- **Natural Features:** Within TL1, special landscaping elements such as gateways, arches, fountains, and sculptures should be incorporated, in order to create a lively streetscape and provide visual interest along the street edge. Where possible, existing mature landscaping should be retained and incorporated into new development to soften the impact of increased site coverage and preserve the green character of the area.

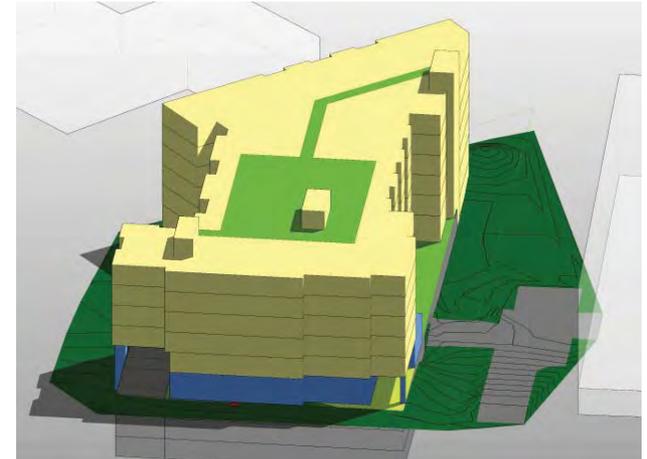


PROJECT DATA - TARGETS/GOALS

Unit Counts:

Residential Units: Goal 134 Units
Affordable Units: 13 Units (10%)

Parking Area: 3 levels below grade
Parking Stalls: Goal 160 Stalls (50% compact)
(Parking Mitigation/ Study)





SINGLE FAMILY PROJECTS
BY TERRENE VENTURES

MULTI-FAMILY PROJECTS BY
TERRENE PRINCIPALS BEFORE
TERRENE VENTURES



DRV17-00713
ATTACHMENT 2

FINI - GREENWOOD



SHUMWAY - KIRKLAND, WA



WATER'S EDGE KIRKLAND, WA
Conceptual Design Conference

DATE: 11-14-2017



PARK LANE - KIRKLAND, WA



OREGON 42 - SEATTLE, WA
Totem Lake Apartments
Terrene Ventures, LLC



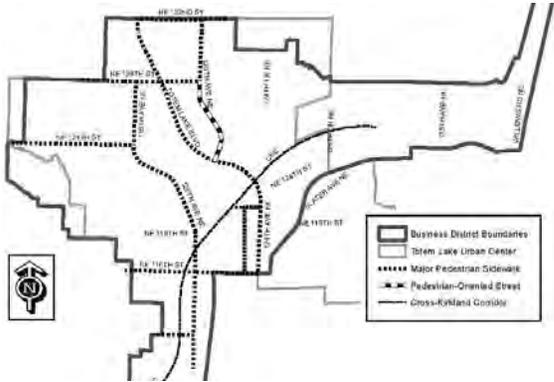
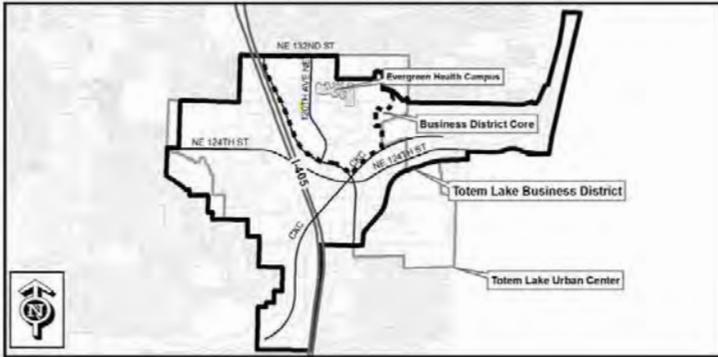
KIRKLAND CENTRAL - KIRKLAND, WA



LINDEN PLACE - SEATTLE, WA
Conceptual Design Conference
DATE: 11-14-2017

VICINITY & URBAN CONTEXT

Business District Core within the Totem Lake Business District



PLAN LEGEND

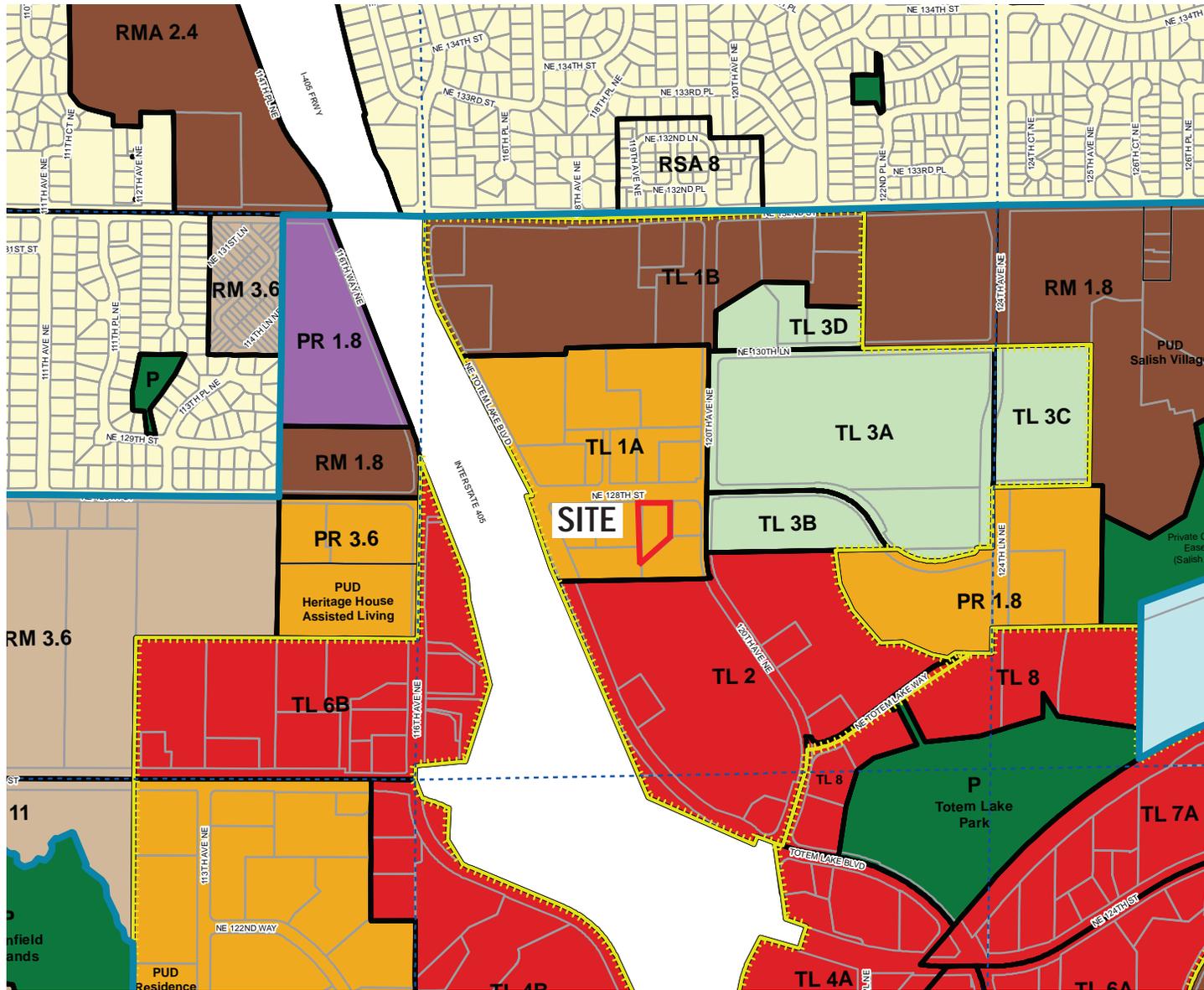
- STATE ROUTES AND HIGHWAYS
- MAJOR ARTERIALS
- MINOR ARTERIALS
- COLLECTOR STREETS
- BUS ROUTE
- TRANSIT CENTER / PARK & RIDE
- PARK
- SIGNIFICANT PLACE
- GATEWAY (WHITE IN PLAN)

PROJECT STREET FRONTAGE IS ON **NE 128TH STREET**.
THIS FRONTAGE IS DESIGNATED AS A **MAJOR PEDESTRIAN SIDEWALK**.
PROJECT IS LOCATED WITHIN THE **TOTEM LAKE BUSINESS CORE DISTRICT**

- PROJECT SITE
- RESIDENTIAL
- MIXED USE
- COMMERCIAL
- HEALTH CARE



CONTEXT ANALYSIS



SITE ZONING: TL 1A

Adjacent Zoning to South: TL 2

The zone adjacent to the South of project site is being developed as The Village at Totem Lake; a mixed use project with multi-family housing over commercial.

Adjacent Zoning to East: TL 3 (A/B)

The area across 120th Ave to the East is zoned for medical.

Adjacent Zoning to North: TL 1B

To the North is zone TL 1B, which is similar to TL 1A with lower building heights adjacent to the residential zones near it.

PROJECT ZONING

TL-1A ZONING SUMMARY:

- Lot Coverage: 85%
- Setbacks: 10' Front; 0ft sides and rear
5' Landscape buffer
- Building Height: 80 feet zoning code*
70 ft building code

*30' per KZC 55.09, up to 80' using exception 3.a: 1) Public improvements is provided: The development of pedestrian-oriented elements that exceed the requirements of KZC92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 2) Provide for at least 10% of the units in new residential developments as affordable housing units.

- Landscape Category: C
- Sign Category: A
- Ground Floor: 13 ft. min. height
- Pedestrian Connection: Required between TL2 and NE 128th street.

EXISTING / SURROUNDING CONDITIONS

The Totem Lake Business District is under a redesign to increase residential units intermixed with commercial and retail spaces. A large contributor to this is the Village at Totem Lake, which will provide over 800 residential units as well as a market, retail, and entertainment establishments. The area is also home to Evergreen Medical Center with associated medical office buildings surrounding.

The large (approved, to be constructed) mixed-use apartment building by Lennar directly adjacent to the project site will provide key design cues for this project development. City of Kirkland planning department has encouraged consistency in design language along the NE 128th street frontage.



1 THE VILLAGE AT TOTEM LAKE MIXED-USE / COMMERCIAL



2 EVERGREEN HEALTH MEDICAL CENTER MEDICAL



3 TOTEM LAKE PARK

DRV17-00713
ATTACHMENT 2



4 LENNAR MIXED-USE APARTMENTS



5 DEYOUNG PAVILION AND TRANSIT MEDICAL / TRANSIT



6 MADISON HOUSE SENIOR LIVING



7 TOTEM LAKE FAMILY MEDICINE MEDICAL



VIEW OPPORTUNITIES

The project site is currently leased to private practice clinics and is surrounded by similar uses. Once developed, residents will have potential views to the South across the Village development to Totem Lake; to the West and Southwest across the valley toward Lake Washington; and to the North and East across the Evergreen Medical campus and surrounding facilities.

SITE ACCESS

Vehicular access to site is from NE 128th Street. The site is surrounded by bus lines that service the greater Kirkland area and has a walking path that leads down to the Village development.

ENVIRONMENT

The project site has its long frontages oriented east and west and short frontages oriented north and south. Goal to maximize use of south frontage for both solar access and view opportunities.



① 128TH STREET NE FROM 120TH AVE NE



⑥ 120TH AVE NE FROM 128TH STREET NE



⑤ ACROSS I-405 FROM TOTEM LAKE BLVD



④ 120TH AVE NE FROM MID-BLOCK



③ SHARED PATH FROM THE VILLAGE



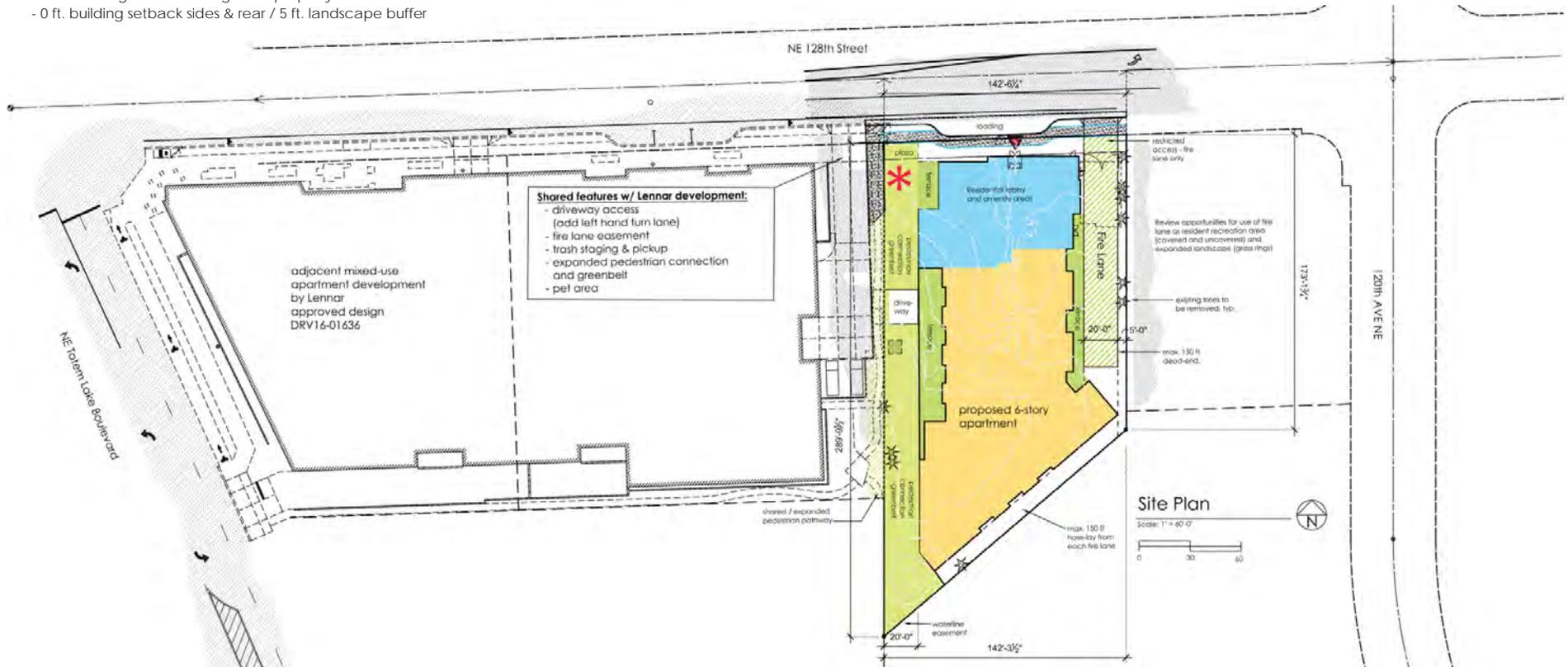
② 128TH STREET NE FROM TOTEM LAKE BLVD

CONSTRAINTS

- The site is an irregular shape that is long and narrow, tapering off to a point at the southwest corner. (Approx. 142 ft x 289 ft.)
- Limited / narrow frontage on NE 128th Street. Only access from NE 128th frontage.
- Long depth of site requires either a loop fire lane or (2) 150 ft dead-end fire lanes with max. 300 ft hose-lay between. Minimum fire lane width = 20 ft.
- Driveway access along east edge is too close to intersection. Limited use with restricted right in/ right out (exception for fire lane only).
- The site slopes approx. 10 ft down to the south. Additional steep drop-off at adjacent south property.
- Easements:
 - 20 ft wide water easement along the entire west edge of the site restricting placement of the building footprint above and below grade
 - 10 ft. electrical easement along north property line.
- Setbacks:
 - 10 ft. building setback along north property line
 - 0 ft. building setback sides & rear / 5 ft. landscape buffer

OPPORTUNITIES

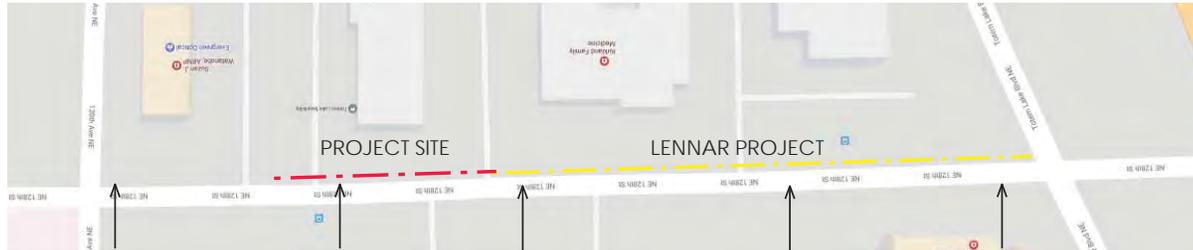
- The water line easement provides opportunities for plaza, greenbelt and meandering pedestrian pathway connection to the Village development to the south. Provides necessary setback to the large adjacent development and driveway / service uses.
- A fire lane easement has been negotiated with adjacent Lennar development so as not to require loop road or additional fire lane along west edge of property.
- A shared driveway easement has been negotiated with adjacent Lennar development to allow unrestricted access from NE 128th. Desire to add a left hand turn lane and to share pedestrian connection / greenbelt uses.
- The change in topography allows for direct access to basement garage along west edge, screened from view from street frontage uses.
- The change in topography allows units to be placed in the daylight basement condition at the south end, providing ground level unit access and "eyes on the path" security at pedestrian pathway.
- Restricted fire lane only vehicular use along east edge provides opportunities for "double use" of this space as resident recreation area and expanded landscape. i.e. grass-crete.



STREET CONTEXT VIEWS



NE 128th Street - Looking South



NE 128th Street - Looking North





ADJACENT LENNAR PROJECT

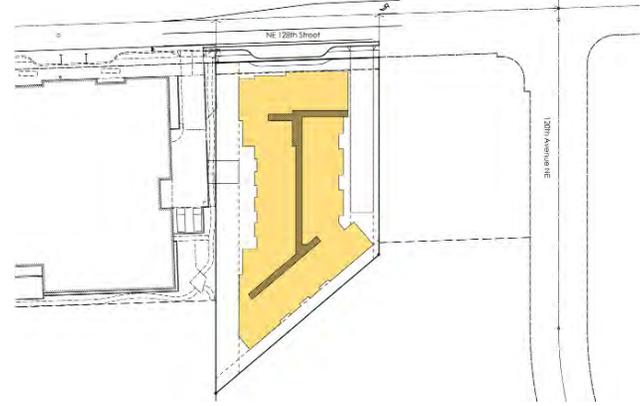
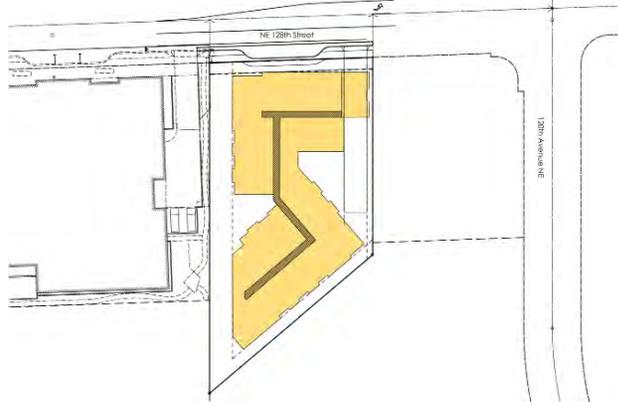
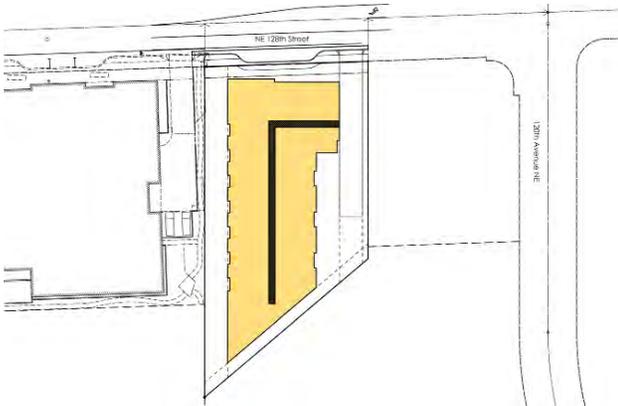
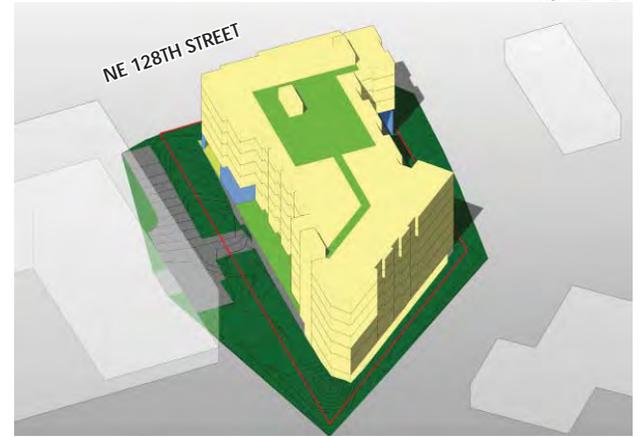
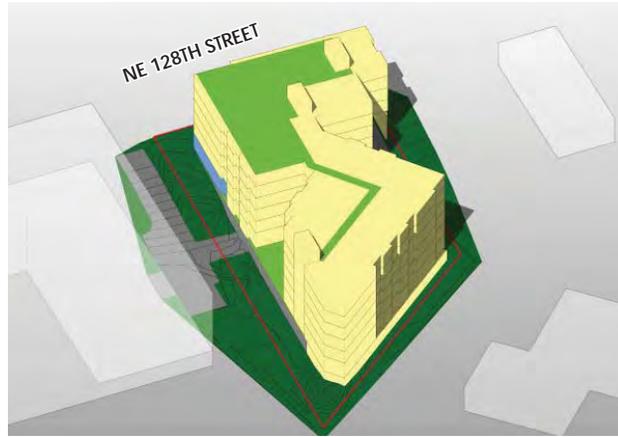
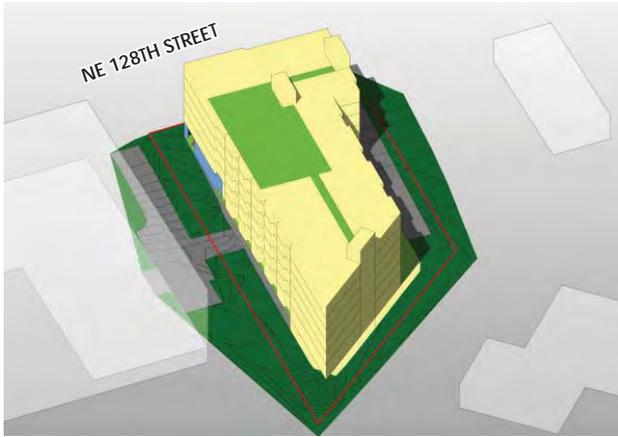
- Similar design language to maintain continuity along 128th Street
- Similar height - 5 over 1 podium building
- High quality materials

THE VILLAGE

- Similar design language - varied massing
- Similar height - 5+ over 1 podium building
- High quality materials



BLANK PAGE



CONCEPT 1 - INVERTED "L"

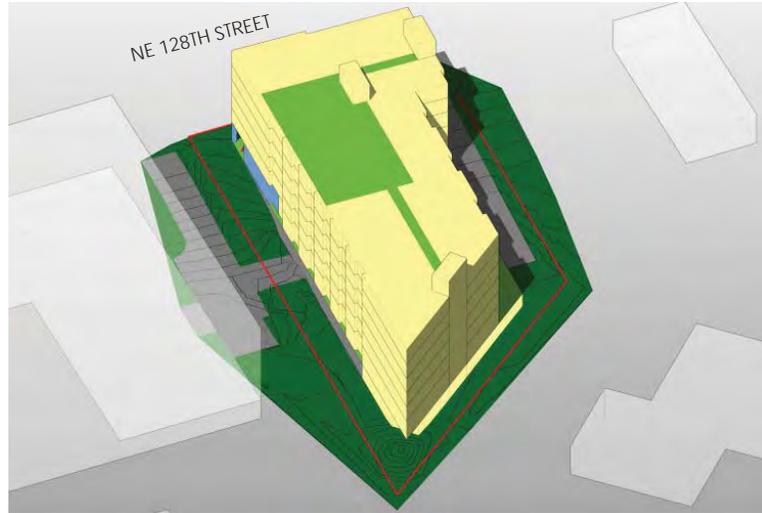
- INVERTED "L" SCHEME
- SIMPLE FOOTPRINT AND MASSING.
- NW CORNER ENTRY
- LARGE EAST FACING COURTYARD ON LEVEL 1
- 6 STORY BUILDING
- MINIMAL MODULATIONS
- ROOF TERRACE

CONCEPT 2 - "S" SCHEME

- "S" SCHEME
- MODULATED FOOTPRINT FOR SPLIT COURTYARDS ON LEVEL 1
- NE CORNER ENTRY
- STRUCTURE OVER FIRE LANE
- 6 STORY BUILDING
- MAXIMIZE VIEW OPPORTUNITIES ALONG SOUTH EDGE OF PROPERTY
- ROOF TERRACE

CONCEPT 3 - "J" SCHEME (PREFERRED)

- "J" SCHEME
- MODULATED FOOTPRINT WITH INDENTED MIDDLE AND SOUTH FACING UNITS
- MID-POINT ENTRY WITH ACTIVE NODES AT EAST & WEST ENDS.
- OPTIMIZED FOOTPRINT FOR TWO TERRACES ON LEVEL 1
- 6 STORY BUILDING
- MAXIMIZE VIEW OPPORTUNITIES ALONG SOUTH EDGE OF PROPERTY
- ROOF TERRACE



AERIAL VIEW LOOKING NE

CONCEPT 1 - INVERTED "L"

DESCRIPTION:

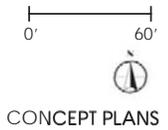
The building is identifiable by an inverted "L" shaped footprint. This concept includes five levels of apartments above a ground level amenity lobby space fronting on NE 128th street. Residential units are also provided at level one behind the amenity spaces with patios or balconies at select units, as well as a courtyard to the east. Upper level units are configured in a double loaded corridor fronting 128th Street and the neighboring Lennar Apartments. Building Entry is located at NW corner adjacent to shared driveway and pedestrian plaza & pathway along west edge of property. The 128th Street frontage steps back above level one providing opportunity for terraces and decks overlooking street. 3 levels of below grade parking.

OPPORTUNITIES:

1. Simple footprint & massing.
2. Highly visible NW corner entry.
3. Maximize size of level one courtyard.

CONSTRAINTS:

1. Building entry is located on busy intersection of shared driveway, pedestrian link and plaza. Remainder of street frontage lacking access points / activities.
2. Large courtyard is east facing with limited # of units access / frontage.
3. Limited short frontage on NE 128th street.
4. Long west and east facing facades with minimal modulation.
5. Tall west facade adjacent to pedestrian pathway.
6. Does not maximize view opportunities to the south.
7. Does not maximize development opportunity / low unit yield.



CONCEPT 1 - INVERTED "L"

MASSING CONCEPTS



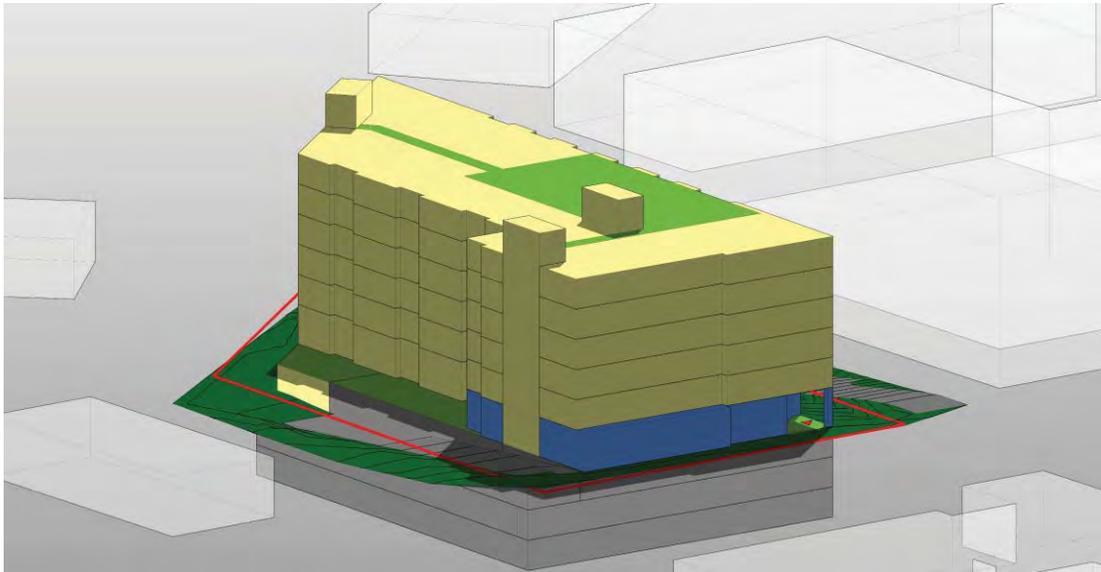
NE 128TH FRONTAGE - NW CORNER VIEW



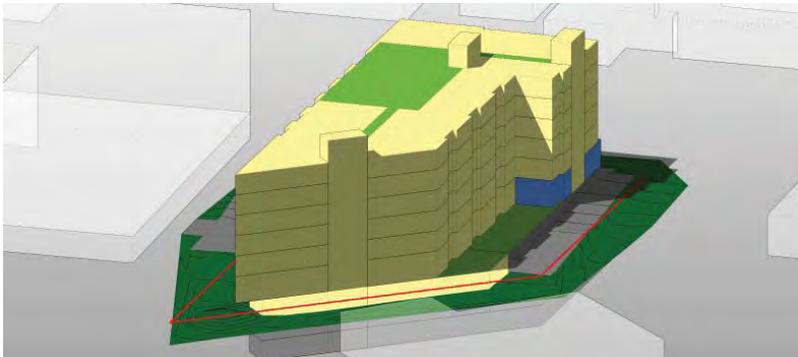
128th STREETScape - LOOKING NORTHEAST



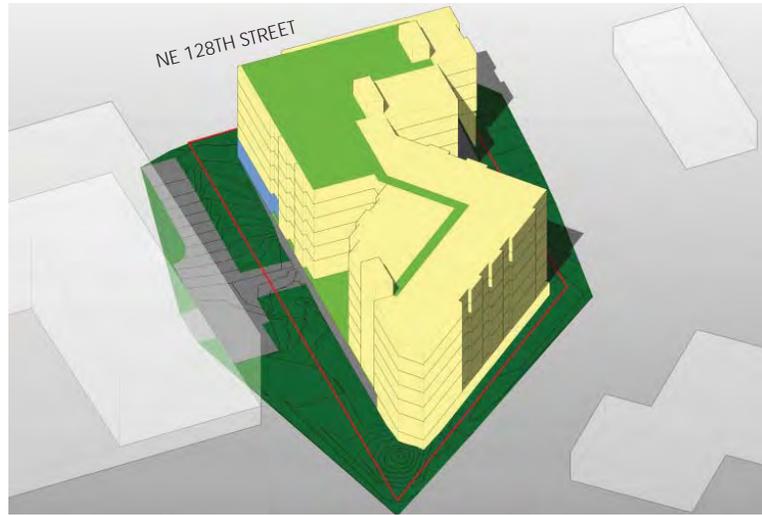
SW VIEW



NE 128TH FRONTAGE - NE CORNER VIEW



SE VIEW



AERIAL VIEW LOOKING NE

CONCEPT 2 - "S" SCHEME

DESCRIPTION:

The building is identifiable by an "S" shaped footprint. This proposed concept includes five levels of apartments above a ground level amenity lobby space fronting on NE 128th street. Residential units are also provided at level one behind the amenity spaces with patios or balconies at select units. The building massing is separated into two parts, oriented to the north and south property edges. This massing creates two courtyards facing east and west. The 128th street frontage is extended by building above fire lane to the east. The building entry is located at NE corner adjacent to covered fire lane, doubling as an entry plaza. 3 levels of below grade parking. Development yield: 127 units.

OPPORTUNITIES:

1. Building frontage is maximized by building over fire lane (received approval from Fire Department).
2. Building entry at NE corner maximizes the use of the covered fire lane as entry plaza.
3. The west pedestrian plaza and pathway and east building entry activates both ends of street frontage.
4. Provides 2 smaller courtyards with both east and west exposures.
5. The long west and east facades are reduced by the massing configuration.
6. Maximizes view opportunities with south facing units.

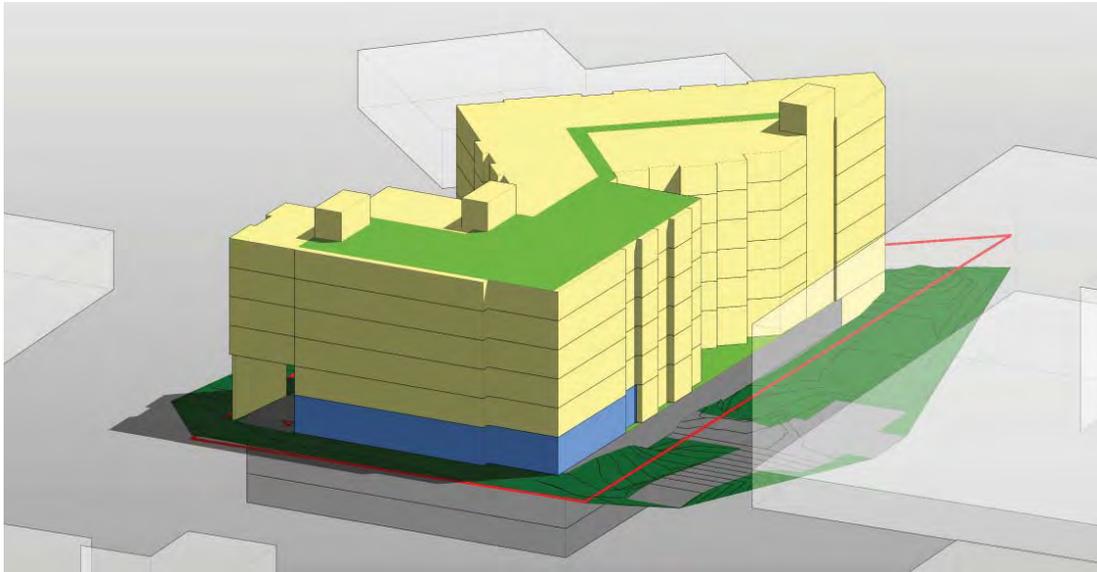
CONSTRAINTS:

1. Inefficient & complicated building footprint.
2. Small courtyards with limited # of unit access / frontage.
3. Design challenge to successfully integrate structure over fire lane with overall building design.
4. Does not maximize development potential / low unit yield.

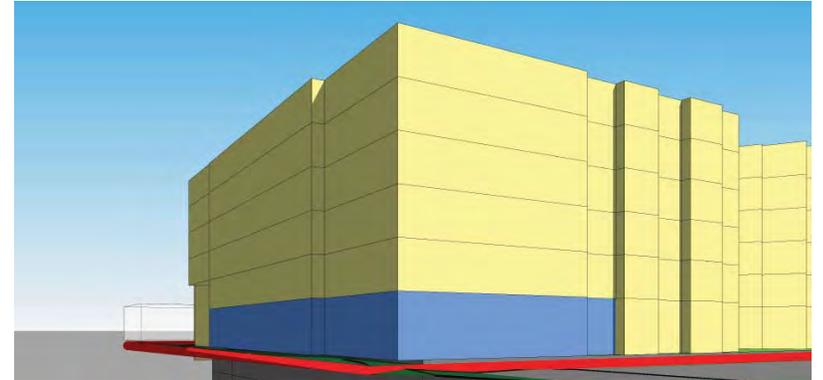


CONCEPT PLANS

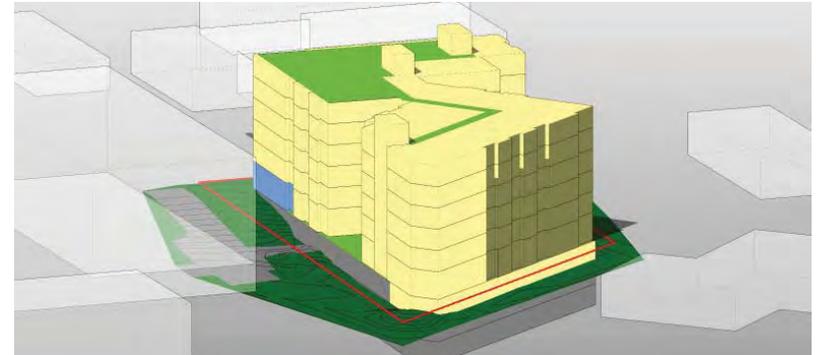
CONCEPT 2 - "S" SCHEME



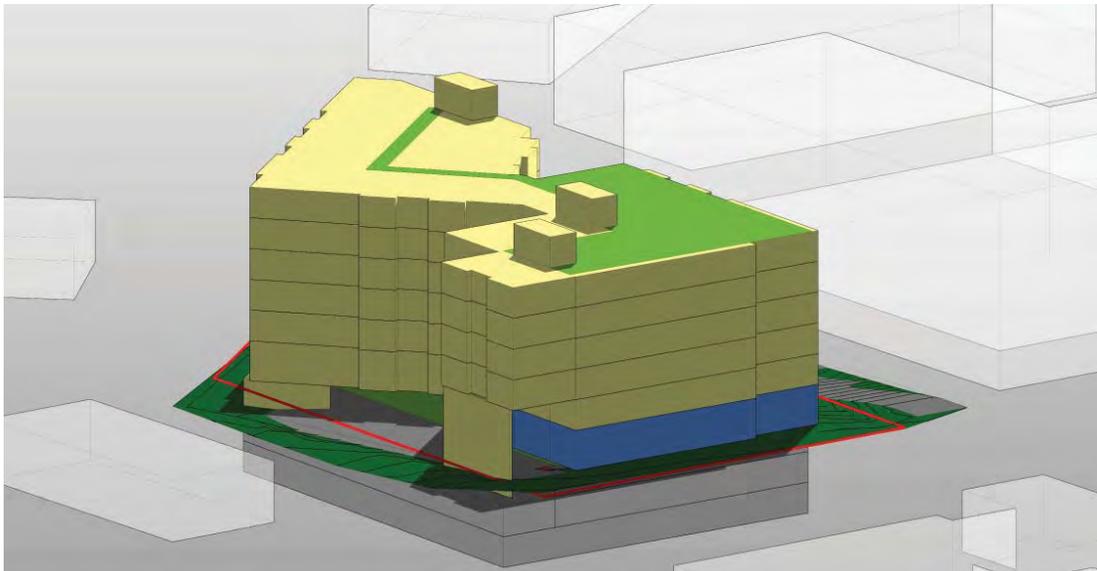
NE 128TH FRONTAGE - NW CORNER VIEW



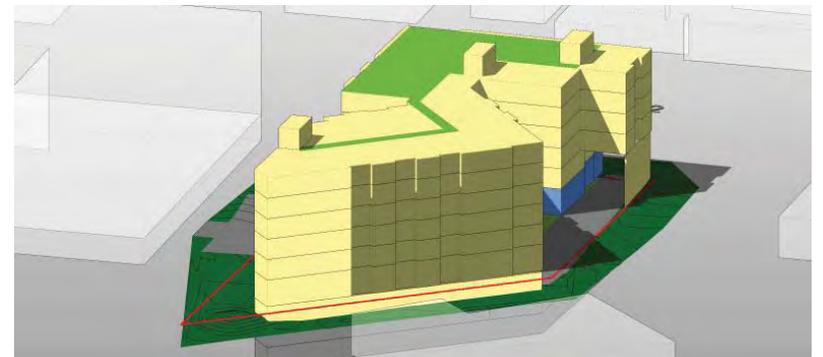
128th STREETSCAPE - LOOKING NORTHEAST



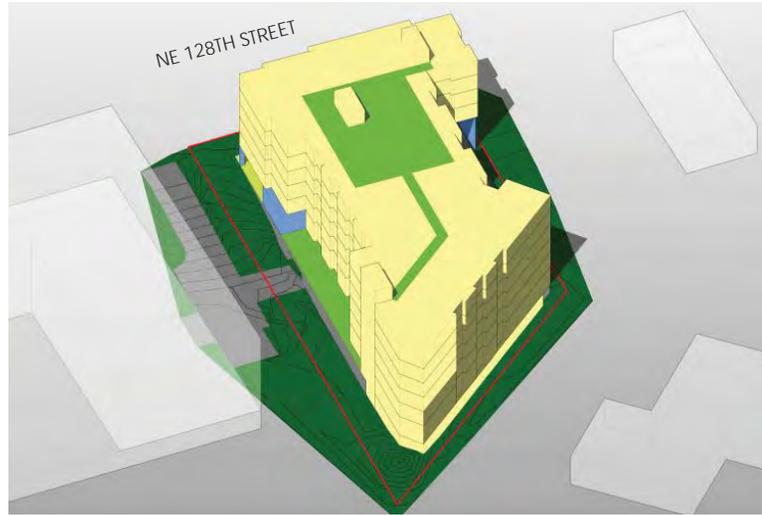
SW VIEW



NE 128TH FRONTAGE - NE CORNER VIEW



SE VIEW



AERIAL VIEW LOOKING NE

CONCEPT 3 - PREFERRED "J" SCHEME

DESCRIPTION:

The building is identifiable by an "J" shaped footprint. This proposed concept includes five levels of apartments above a ground level amenity lobby space fronting on NE 128th street. Residential units are also provided at level one behind the amenity spaces with patios or balconies at select units. The building massing is separated into three parts, oriented to the north and south property edges and aligned to east-west property in the middle. This massing creates two terraces facing east and west. The 128th street frontage is extended by building above fire lane to the east. The building entry is located at the midpoint of the street frontage. At the NW corner, the indoor amenity space opens onto an outdoor space which connects to the public plaza and pathway. At the NE corner, the covered area at the fire lane provides opportunities for outdoor recreation for residents. 3 levels of below grade parking. Development yield: 134 units.

OPPORTUNITIES:

1. Building frontage is maximized by building over fire lane (received approval from Fire Department).
2. Building entry at mid-point combined with outdoor nodes at both west and east ends, activates the entire street frontage.
3. Maximizes indoor / outdoor connections. Maximizes the covered fire lane as residential recreation area.
4. Provides 2 terraces with both east and west exposures. Maximizes the #units access / frontage.
5. The long west and east facades are reduced by the massing configuration with indented middle portion.
6. The indented middle massing provides for a pedestrian scale adjacent to the pathway along the west edge.
7. Maximizes view opportunities with south facing units.

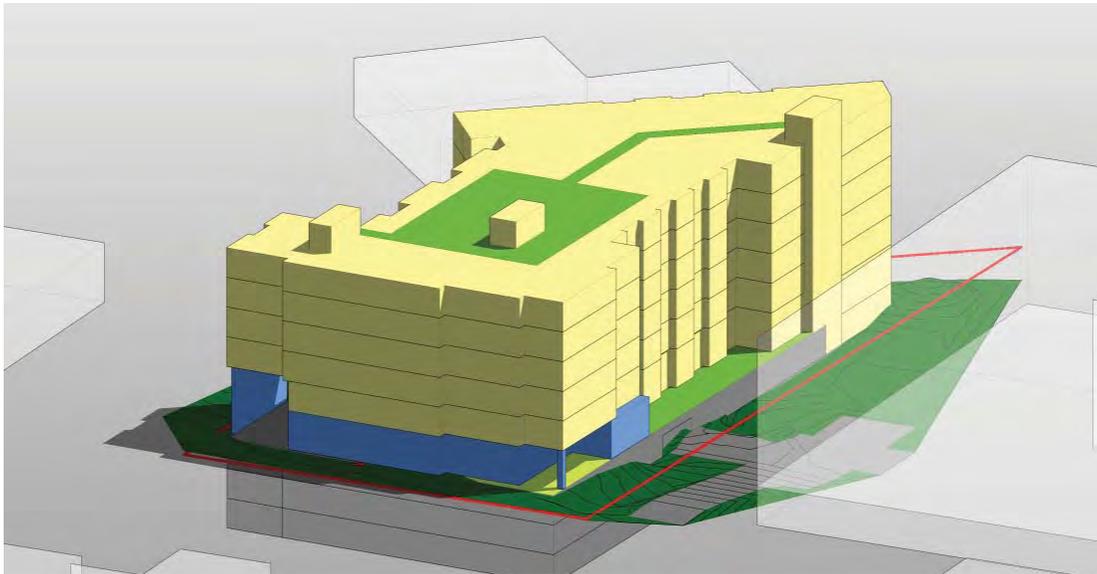
CONSTRAINTS:

1. Design challenge to successfully integrate structure over fire lane with overall building design.

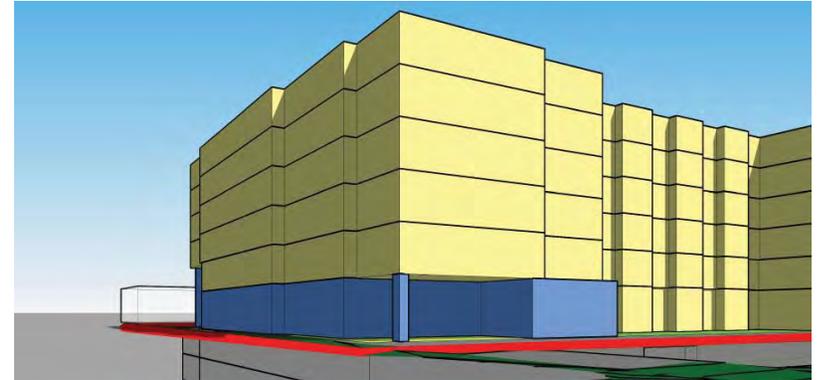


CONCEPT PLANS

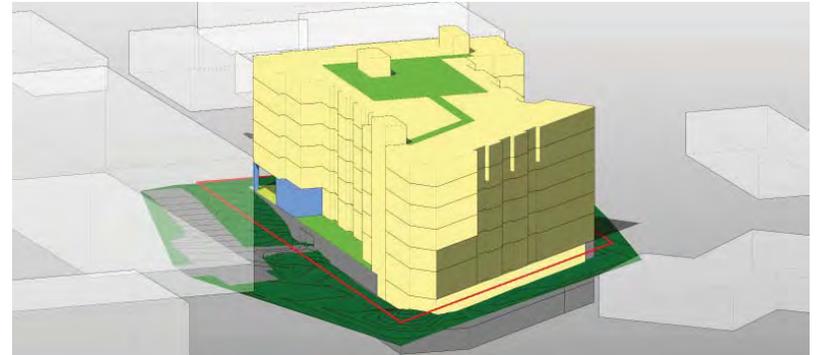
CONCEPT 3 - PREFERRED "J" SCHEME



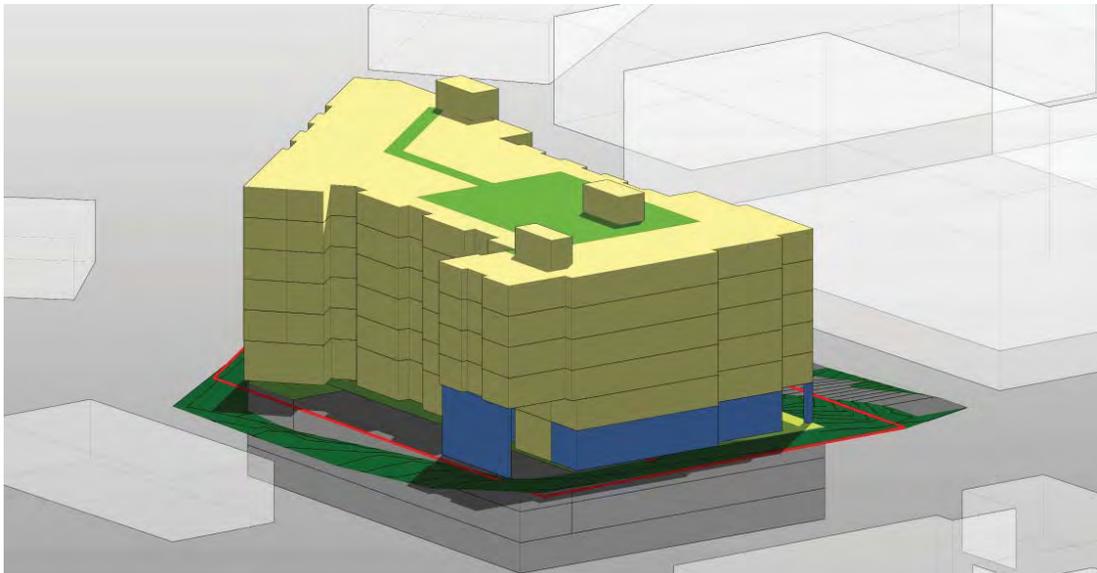
NE 128TH FRONTAGE - NW CORNER VIEW



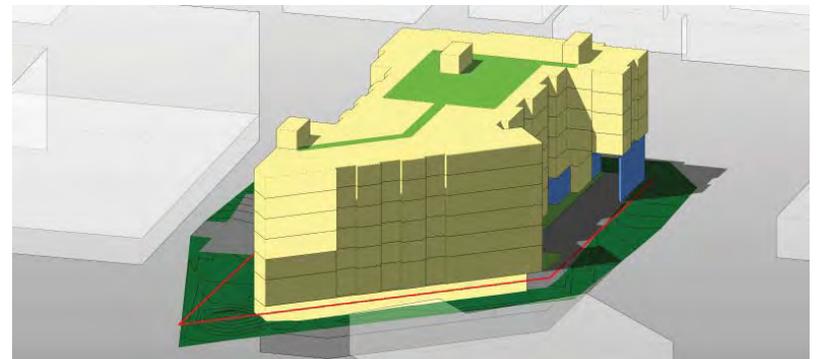
128th STREETSCAPE - LOOKING NORTHEAST



SW VIEW



NE 128TH FRONTAGE - NE CORNER VIEW



SE VIEW



UPPER LEVEL CORNER BALCONIES



OVERHEAD WEATHER PROTECTION, LARGE STOREFRONTS, SCENCE LIGHTING, PLANTERS AND BENCHES

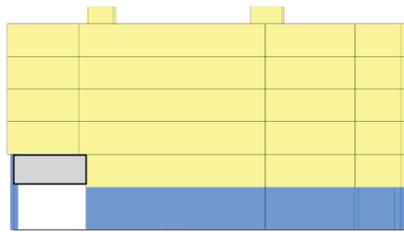


BLANK WALL LANDSCAPE SCREENING



ARTISTIC SCREENING / FENCING ELEMENTS

CONSIDER VERTICAL MASSING EXPRESSION



FIRE LANE

HORIZONTAL MASSING EXPRESSION



SHARED DRIVEWAY & PEDESTRIAN CONNECTION

VERTICAL MASSING EXPRESSION

APPROVED DESIGN - ADJACENT LENNAR APARTMENTS

PREFERRED MASSING SCHEME 3

PEDESTRIAN FRIENDLY BUILDING FRONTAGE:

- Canopies
- Storefront Glazing / Active Uses
- Art Elements
- Benches, Planters
- Indoor/Outdoor Connection
- Upper levels overlook, corner balcony, Juliette balconies



upper window connection to entry lobby

club room w/ multiple seating & activity areas



cozy "living room" fireplace @ entry



multiple small furniture groupings



seating along street windows



leasing offices - visible glass wall



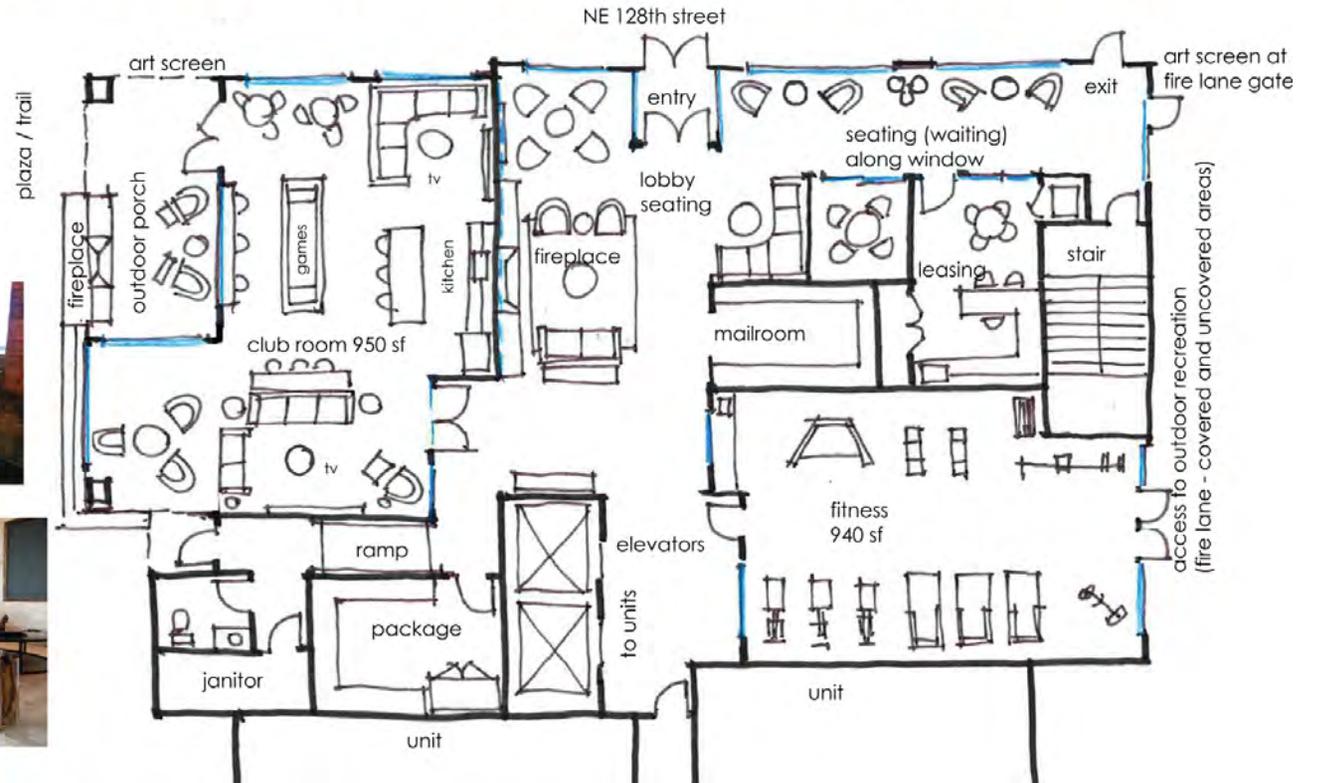
"porch" outdoor connection to plaza & trail



games



layered seating heights



CONCEPT LOBBY / RESIDENTIAL AMENITY STREET FRONTAGE PLAN

BLANK PAGE



Bench



Curved Bench



Cantilevered Bench



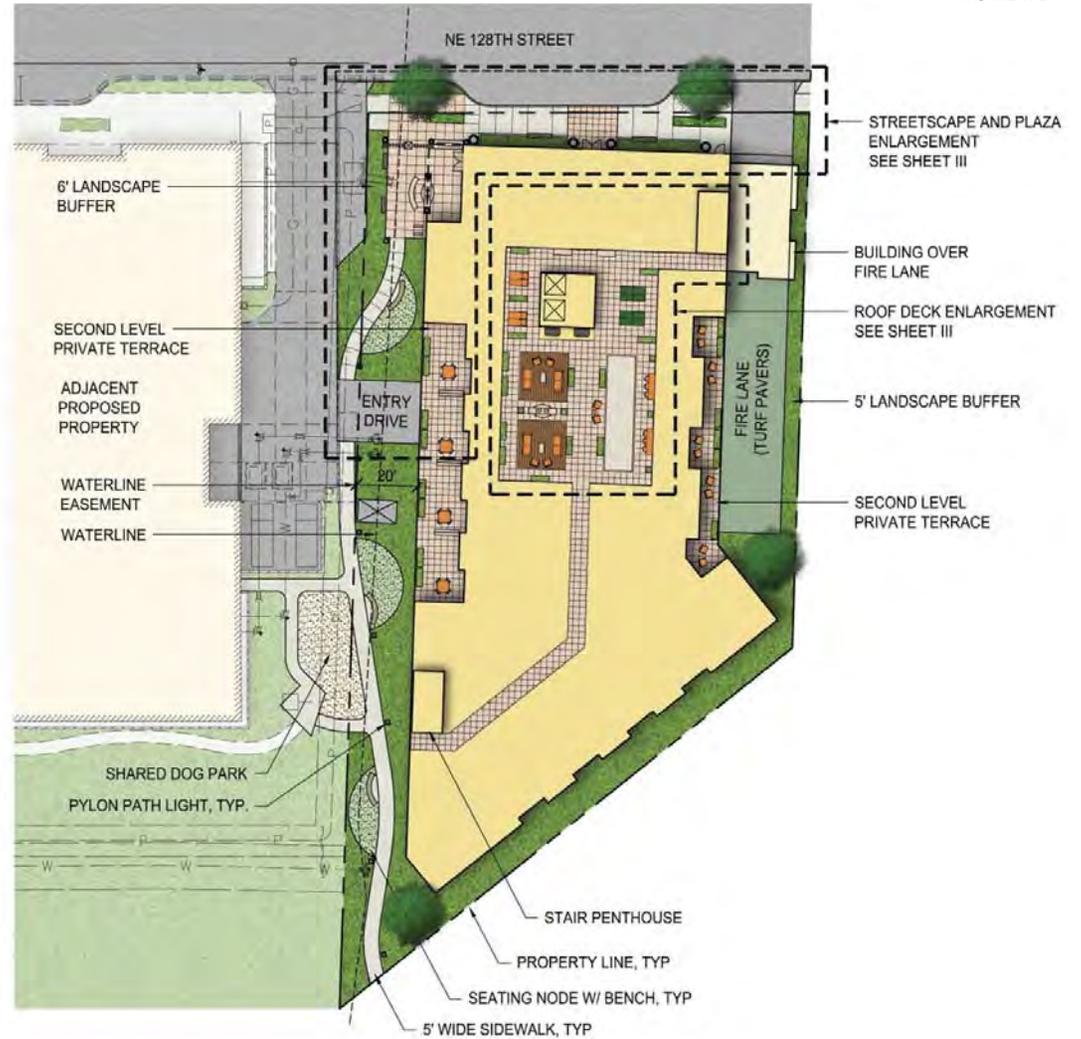
Pylon Path Lights



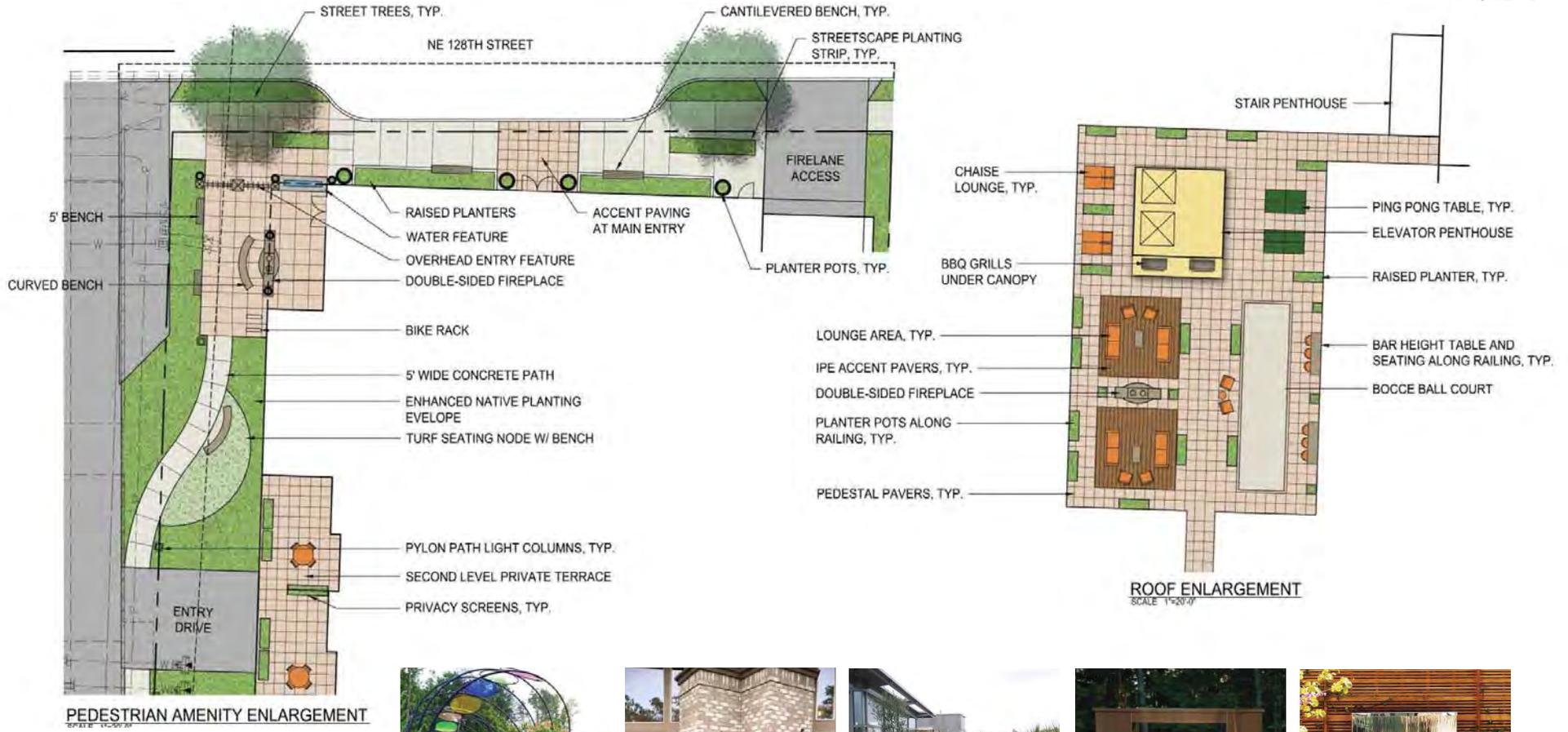
Turf Pavers @ Fire Lane



Bike Racks



LANDSCAPE ENLARGEMENTS



Overhead Entry Feature



Planter Pots



Roof Deck



Fireplace



Entry Water Feature





Dwarf Fountain Grass



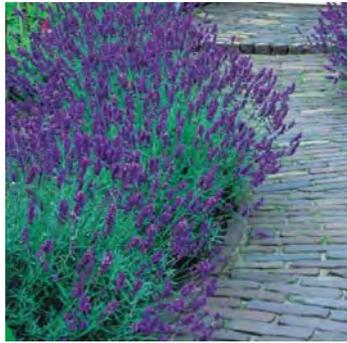
Cavatine Japanese Pieris



Rosemary



Mountain Hemlock



English Lavender



Compact Strawberry Tree



Kelsey Dogwood



Vine Maple



Salal

PLANT LIST

BOTANICAL NAME

COMMON NAME

DECIDUOUS TREES

ACER CIRCINATUM
ACER JAPONICUM 'ACONITIFOLIUM'
CORNUS KOUSA 'SATOMI'
HAMAMELIS X INTERMEDIA

VINE MAPLE
FERNLEAF FULL MOON MAPLE
SATOMI KOUSA DOGWOOD
WITCHHAZEL

EVERGREEN TREES

CHAMAECYPARIS OBTUSA 'GRACILIS'
TSUGA MERTENSIANA

SLENDER HINOKI FALSE CYPRESS
MOUNTAIN HEMLOCK

SHRUBS

ARBUTUS UNEDO 'COMPACTA'
AZALEA VAR.
BERBERIS THUNBERGII 'GORUZAM'
CALLUNA VULGARIS
CHAMAECYPARIS OBTUSA 'FILICOIDES COMPACTA'
CLETHRA ALNIFOLIA
CORNUS SERICEA 'KELSEY'
LAVENDULA ANGUSTIFOLIA 'HIDCOTE SUPERIOR'
NANDINA DOMESTICA 'GULF STREAM'
PIERIS JAPONICA 'CAVATINE'
RHODODENDRON VAR.
RIBES SANGUINEUM
ROSA X 'RADRAZZ'
ROSMARINUS OFFICINALIS
SARCOCOCCA RUSCIFOLIA
VACCINIUM OVATUM

COMPACT STRAWBERRY TREE
EVERGREEN AZALEA
GOLDEN RUBY BARBERRY
HEATHER
COMPACT FERNSPRAY HINOKI CYPRESS
SUMMERSWEET
KELSEY DOGWOOD
HIDCOTE SUPERIOR ENGLISH LAVENDER
GULF STREAM HEAVENLY BAMBOO
CAVATINE JAPANESE PIERIS
RHODODENDRON HYBRIDS
RED-FLOWERING CURRANT
KNOCKOUT ROSE
ROSEMARY
SWEETBOX
EVERGREEN HUCKLEBERRY

GROUNDCOVERS, FERNS, & VINES

ARCTOSTAPHYLOS UVA-URSI
BLECHNUM SPICANT
FRAGARIA CHILOENSIS
MAHONIA REPENS
POLYSTICHUM MUNITUM
RUBUS PENTALOBUS

KINNIKINNICK
DEER FERN
BEACH STRAWBERRY
CREEPING OREGON GRAPE
SWORD FERN
CREEPING BRAMBLE

GRASSES & PERENNIALS

ACORUS GRAMINEUS 'OGON'
CALAMAGROSTIS X ACUTIFOLIA 'OVERDAM'
CAREX MORROWII 'ICE DANCE'
EPIEDIUM X PERRALCHICUM 'FROHNLEITEN'
HEMEROCALLIS 'STELLA D'ORO'
LIRIOPE SPICATA
PENNISETUM ALOPECUROIDES 'HAMELN'

VARIEGATED GRASSLEAF SWEETFLAG
VARIEGATED FEATHER REED GRASS
ICE DANCE SEDGE
FROHNLEITEN HYBRID EPIEDIUM
STELLA D'ORO DAYLILLY
CREEPING LILY TURF
DWARF FOUNTAIN GRASS



Chapter 55 – TOTEM LAKE (TL) ZONES Amended [Ord. 4627](#) [Ord. 4628](#)**55.05 User Guide – TL 1A zone.**

The charts in KZC [55.09](#) contain the basic zoning regulations that apply in the TL 1A zone of the city. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 55.07**Section 55.07 – GENERAL REGULATIONS**

1. Refer to Chapter [1](#) KZC to determine what other provision of this code may apply to the subject property.
2. All ground floor uses shall be a minimum of 13 feet in height. This regulation does not apply to parking garages or property with no frontage on NE 128th Street.
3. In addition to the height exceptions established by KZC [115.60](#), the following exceptions to height regulations in TL zones are established:
 - a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
 - b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.
4. The minimum required front yard is 10 feet, unless otherwise prescribed in the use zone chart. Ground floor canopies and similar entry features may encroach into the front yard, provided the total horizontal dimension of such elements may not exceed 25 percent of the length of the structure. No parking, other than underground parking, may encroach into the required 10-foot front yard.
5. The ability to accommodate new development in the TL 1A zone is dependent upon the construction of two new streets: 119th Avenue NE, between NE 128th Street and NE 130th Place, and NE 130th Place, between 120th Avenue NE and Totem Lake Boulevard NE, as shown on Plate [34A](#). Consistent with and to the extent authorized by applicable statutes and court decisions, new development on properties across which these streets in whole or in part extend shall contribute to the creation of the streets as follows:
 - a. With all new development, the portions of these streets crossing the subject property shall be dedicated as public right-of-way consistent with Plate [34A](#); and
 - b. With all new development exceeding 30 feet in height, the streets shall be improved consistent with Plate [34A](#).
 Minor deviations in the location and width of the streets may be approved by the Public Works Director if the deviations will not negatively affect the functioning of the streets.
6. Properties located between TL 2 and NE 128th Street may be required to provide a pedestrian connection between TL 2 and NE 128th Street.
7. On the parcel located at the southeast corner of this zone (Tax Parcel No. 6928400025), building height may not exceed 30 feet above average building elevation unless:
 - a. Vehicular access is consolidated with a driveway on property to the south, west or north of the subject parcel; or
 - b. Alternative access to the subject parcel is provided at a location approved by the Public Works Department; or
 - c. Vehicular trip generation onto 120th Ave. NE does not exceed 2015 levels.

[link to Section 55.09 table](#)

The Kirkland Zoning Code is current through Ordinance 4619, passed November 21, 2017.

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>)

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.09	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	Office Use	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 3.	30' to 160' above average building elevation. See Spec. Reg. 2.	B	D	See Chapter 105 KZC	<ol style="list-style-type: none"> 1. The minimum floor area ratio (F.A.R.) for development on the subject property is 1.0, or 100 percent of lot size. 2. Building height may be increased as follows: <ol style="list-style-type: none"> a. Building height may exceed 30 feet above average building elevation if one of the following public improvements is provided: <ol style="list-style-type: none"> 1) Dedication and improvement of new streets pursuant to General Regulation 5; or 2) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains. b. Building height may be increased up to 160 feet above average building elevation; provided, that: <ol style="list-style-type: none"> 1) Development on the subject property complies with 4(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 3. Increases in lot coverage may be considered if: <ol style="list-style-type: none"> a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

ATTACHMENT 3
DBV17-00713

Section 55.09

Zone
TL 1A

USE ZONE CHART

Section 55.09		USE ↓ REGULATIONS ↑		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
				Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
					Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
Front	Side	Rear												
.010	Office Use (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE 4. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are subordinate to and are dependent upon this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses. 5. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so noise from this use is not audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application. d. A veterinary office is not permitted if the subject property contains dwelling units.	
.020	Restaurant or Tavern	D.R., Chapter 142 KZC	Same as primary use. See Spec. Reg. 1.							1 per each 100 sq. ft. of gross floor area.	1. This use is only permitted as an accessory use to another permitted use within this zone. It may not be located in a separate structure from the primary use.			

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.09	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						
.030	Any Retail Establishment, other than those specifically listed in this zone, selling goods and providing services including banking and other financial services	D.R., Chapter 142 KZC	Same as primary use. See Spec. Reg. 1.						1 per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> 1. This use is only permitted as an accessory use to another permitted use within this zone. It may not be located in a separate structure from the primary use. 2. The location of drive-through facilities may not compromise pedestrian movement. 3. The following uses and activities are prohibited: <ol style="list-style-type: none"> a. The sale, service, and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers; provided, that motorcycle sales, service, or rental is permitted if conducted indoors; b. Retail establishments providing storage services unless accessory to another permitted use; c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses; d. Outdoor storage of bulk commodities, except in the following circumstances: <ol style="list-style-type: none"> 1) If the square footage of the storage area is less than 10 percent of the retail structure, 2) If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers. 		

Section 55.09

Zone
TL 1A

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.09	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						
.040	Attached or Stacked Dwelling Units or Residential Suites	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 4.	30' to 160' above average building elevation. See Spec. Reg. 3.	C	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Residential development must provide a minimum density of 50 dwelling units per gross acre. 3. Building height may be increased as follows: a. Building height may exceed 30 feet above average building elevation, if: 1) One of the following public improvements is provided: a) Dedication and improvement of new streets pursuant to General Regulation 5; or b) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: 1) Development on the subject property complies with 5(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties.

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

ATTACHMENT 3 DB/1/17-00713

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.09	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						
.040	Attached or Stacked Dwelling Units or Residential Suites (continued)										REGULATIONS CONTINUED FROM PREVIOUS PAGE 4. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property, and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. 5. Residential suites development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified. 6. Developments containing residential suites use shall provide common living area available to all residential suite residents. Common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, storage, stairwells, mailrooms, and hallways shall not be counted as common living area. The minimum amount of common living area for each project shall be 250 square feet plus an additional 20 square feet per living unit.	
.050	Church	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' average building elevation. See Spec. Reg. 3.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to this use. 3. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.
.060	School, Day-Care Center or Mini-School or Mini-Day-Care	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' above average building elevation. See Spec. Reg. 4.	D	B	See KZC 105.25. See Spec. Reg. 3.	1. A six-foot-high fence is required along property lines adjacent to outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 4. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.

Section 55.09

Zone
TL 1A

USE ZONE CHART

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

Section 55.09	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	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 3.	30' to 160' above average building elevation. See Spec. Reg. 2.	B	A	See KZC 105.25.	<ol style="list-style-type: none"> 1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Building height may be increased as follows: <ol style="list-style-type: none"> a. Building height may exceed 30 feet above average building elevation, if: <ol style="list-style-type: none"> 1) One of the following public improvements is provided: <ol style="list-style-type: none"> a) Dedication and improvement of new streets pursuant to General Regulation 5; or b) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: <ol style="list-style-type: none"> 1) Development on the subject property complies with 4(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties.

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.09		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						
.070	Assisted Living Facility (continued)										REGULATIONS CONTINUED FROM PREVIOUS PAGE 3. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.

Section 55.09

Zone
TL 1A

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 55.09	USE ↓ 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							
.080	Convalescent Center or Nursing Home	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 2.	30' to 160' above average building elevation. See Spec. Reg. 1.	C	B	1 for each bed.	1. Building height may be increased as follows: <ol style="list-style-type: none"> Building height may exceed 30 feet above average building elevation, if one of the following public improvements is provided: <ol style="list-style-type: none"> Dedication and improvement of new streets pursuant to General Regulation 5; or Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: <ol style="list-style-type: none"> Development of the subject property complies with 3(a) above. Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 2. Increases in lot coverage may be considered if: <ol style="list-style-type: none"> Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property, and/or Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. 	

DBV17-00713 ATTACHMENT 3

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.09	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						
.090	Public Utility	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' above average building elevation. See Spec. Reg. 1.	A	B	See KZC 105.25.	1. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.
.100	Government Facility or Community Facility							C See Spec. Reg. 2.				1. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies. 2. Landscape category A or B may be required depending on the type of use on the subject property and the impacts associated with this use.
.110	Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.										

Design Guidelines for Pedestrian Oriented Business Districts

In addition to the standard guidelines contained in the Design Guidelines for Pedestrian-Oriented Business Districts, the following list summarizes some of the key guidelines or regulations which apply specifically to the project or project area.

Special Considerations for Totem Center (TL1)

- Public spaces, such as landscaped and/or furnished plazas and courtyards should be incorporated into the development, and be visible and accessible from either a public sidewalk or pedestrian connection.
- Open spaces are especially important in TL 1, where the built environment may be dense. Well-designed open spaces in front of and between buildings, visually linked with the open spaces of adjacent developments, will help to provide relief for the pedestrian.
- Within TL 1, buildings should be set back at least ten feet from the sidewalk. Landscaping and entry features should be located within this setback yard, allowing the sidewalk to be somewhat narrower than on a pedestrian oriented street.
- Street trees within this area should be selected to achieve the varying objectives of the district. Some preliminary ideas for a street tree planting plan are: Totem Lake Boulevard: South of NE 128th Street, trees should be planted that balance the goals of creating a **"greenway" along the boulevard**, providing a safe and inviting pedestrian experience and enabling visibility **of the site's businesses** to the freeway traveler. Smaller trees planted at frequent intervals anchored by larger, **"boulevard" trees at primary site entrances** would achieve these objectives. As an alternative or additional component, groupings of trees planted behind a meandering sidewalk may also be effective.
- A prominent entry to the district exists at the intersection of NE 128th Street and Totem Lake Boulevard, where vehicles and pedestrians arrive from the crossing over I-405. Entry features provided in this area should contribute to the identity associated with the Totem Center district.
- Throughout Totem Center, parking areas located between the street and the building should be discouraged. This is particularly critical in TL 2, where buildings should front on 120th Avenue NE to foster the desired pedestrian-oriented environment.
- Screening and landscaping should be required where parking is adjacent to sidewalks in order to improve visual qualities and reduce clutter.
- The development densities planned for Totem Center may result in the need for large parking structures to support them. Careful design of the structures will be important to retain a visually attractive environment.
- The location of parking structures along pedestrian-oriented streets or pedestrian pathways should be discouraged. Where parking structures cannot be located underground and must be provided on the ground floor, an intervening use is desirable to retain the visual interest along the street. If parking areas are located in a separate structure from the primary use, the structure must be set back from the street, and screened with substantial landscaping.
- Balconies provide private open space, and help to minimize the vertical mass of structures. Residential building facades visible from streets and public spaces should provide balconies of a sufficient depth to appear integrated with the building and not **"tacked on"**.

- An important goal in the Totem Lake Neighborhood Plan is to establish a “greenway” extending in an east/west direction across the neighborhood. Portions of the greenway follow Totem Lake Boulevard, along the western boundary of TL 2. Properties abutting the designated greenbelt should be landscaped with materials that complement the natural areas of the greenway where possible.
- Within TL 1, special landscaping elements such as gateways, arches, fountains and sculptures should be incorporated, in order to create a lively streetscape and provide visual interest along the street edge. Where possible, existing mature landscaping should be retained and incorporated into new development to soften the impact of increased site coverage and preserve the green character of the area.