



CITY OF KIRKLAND

Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.ci.kirkland.wa.us

**ADVISORY REPORT
FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS**

To: Houghton Community Council
Kirkland Hearing Examiner

From: _____ Tony Leavitt, Associate Planner
_____ Eric R. Shields, AICP, Planning Director

Date: September 3, 2009

File: PLAZA AT YARROW BAY OFFICE BUILDING PUD, WETLAND BUFFER MODIFICATION, AND ZONING CODE MODIFICATIONS; ZON08-00017

Hearing Date and Place: September 14, 2009
City Hall Council Chamber
123 Fifth Avenue, Kirkland

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
I. INTRODUCTION	2
A. APPLICATION	2
B. RECOMMENDATIONS	3
II. FINDINGS OF FACT AND CONCLUSIONS	4
A. SITE DESCRIPTION	4
B. HISTORY	5
C. PUBLIC COMMENT	5
D. STATE ENVIRONMENTAL POLICY ACT (SEPA)	5
F. APPROVAL CRITERIA	6
G. DEVELOPMENT REGULATIONS	11
H. COMPREHENSIVE PLAN	16
I. DEVELOPMENT STANDARDS	16
III. SUBSEQUENT MODIFICATIONS	16
IV. CHALLENGES AND JUDICIAL REVIEW	16
V. APPENDICES	17
VI. PARTIES OF RECORD	17

I. INTRODUCTION

A. APPLICATION

1. Applicant: Keith Maehlum of HAL Real Estate Investments Inc.
2. Site Location: 10230 NE Points Drive (see Attachment 1).
3. Request: Zoning permit application for a new 4 story; 74,101 gross square foot office building located within a surface parking lot of the existing Plaza at Yarrow Bay office development (see Attachments 2 and 3). Additional parking will be provided within a modified surface lot and a new underground parking garage. The proposal includes the following permits and modifications:
 - Process IIB zoning permit to allow an office use expansion within the Planned Area (PLA) 3A zone (see Section II.F.1).
 - Preliminary and Final Planned Unit Development permit to allow construction of an alternate City entryway design next to the street and to allow a reduced setback from Lake Washington Boulevard (see Section II.F.2).
 - KZC requires that a City entryway design be provided on the subject property adjacent to Lake Washington Boulevard as follows: an earthen berm, 12 feet wide and with a uniform height of three feet at the center; lawn covering the berm; and London Plane at least two inches in diameter, planted 30 feet on center along the berm. As part of the proposed PUD, the applicant seeks to modify the entryway design requirements by installing a new pedestrian entry plaza at the southeast corner of the site, right-of-way improvements (including curb, 4.5 foot wide landscape strip, and a 5 foot wide sidewalk) and a 10 foot landscape buffer.
 - The proposed PUD seeks to reduce the required front yard setback from Lake Washington Boulevard from 90 feet to 77.5 feet
 - A wetland buffer reduction by enhancing a Type 1 wetland buffer which is located on the subject property (see Section II.F.3). The proposal is to reduce the required wetland buffer on the subject property from 100 feet to 67 feet.
 - Parking modification to reduce the total number of required parking stalls for the project (see Section II.G.2).
 - Land use buffer modification to eliminate the requirement for a 6 foot high fence (see Section II.G.3).
4. Review Process: Process IIB, Houghton Community Council and Hearing Examiner conduct a public hearing and make recommendations; City Council makes final decision. The Houghton Community Council has disapproval jurisdiction over the land use proposal.
5. Summary of Key Issues:
 - Compliance with Process IIB Zoning Permit Approval Criteria (see Section II.F.1)
 - Compliance with PUD Approval Criteria (see Section II.F.2)
 - Compliance with Wetland Buffer Modification Approval Criteria (see Section II.F.3)
 - Compliance with Applicable Development Regulations (see Section II.G)

B. RECOMMENDATIONS

Based on Statements of Fact and Conclusions (Section II), and Attachments in this report, we recommend approval of this application subject to the following conditions:

1. This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 4, Development Standards, is provided in this report to familiarize the applicant with some of the additional development regulations. This attachment does not include all of the additional regulations. When a condition of approval conflicts with a development regulation in Attachment 4, the condition of approval shall be followed.
2. As part of any development permit application, the applicant shall:
 - a. Submit development plans that incorporate the approved wetland buffer enhancement, monitoring, and maintenance plans (see Conclusion II.F.3).
 - b. Submit plans that depict tree protection measures, as recommended in the arborist report, for all existing trees being retained (see Conclusion II.G.4).
 - c. Submit a report from a qualified professional stating the size (DBH), species, and assessment of health and determination of viable trees within the public right-of-way (see Conclusion II.G.4).
 - d. Submit an updated Geotechnical Report that addresses the criteria in KZC Section 85.15 and ensure that all plans incorporate the geotechnical recommendations, along with a written acknowledgment on the face of the plans signed by the architect, engineer, and/or designer that he/she has reviewed the geotechnical recommendations and incorporated these recommendations into the plans (see Conclusion II.G.5).
 - e. Submit a financial security device to the Planning Department to cover the cost of completing the wetland buffer enhancement work. The security shall be consistent with the standards outlined in Zoning Code section 90.145 (see Conclusion II.G.6).
 - f. Submit an erosion control plan, which depicts the location of a six-foot high construction phase fence along the upland boundary of the entire wetland buffer with silt screen fabric installed per City standard. The fence shall remain upright in the approved location for the duration of development activities (see Conclusion II.G.8).
 - g. As part of any development permit application, the applicant should submit plans that include the proposed pedestrian entry plaza, onsite pedestrian improvements and all improvements within the public right-of-way. The plans should also include a long-term maintenance plan for these areas (see Conclusion II.F.2.d).
3. As part of a building permit application, the applicant shall provide a lighting plan showing the location, height, fixture type and wattage of all proposed exterior lights. The lighting plan shall be consistent with the requirements in KZC Section 115.85 (see Conclusion II.G.9).

4. Prior to final inspection of any development permit, the applicant shall:
 - a. Complete installation of the wetland buffer enhancement plan, subject to inspection by the City's wetland consultant at the applicant's expense (see Conclusion II.F.3).
 - b. Provide proof of a written contract with a qualified professional who will perform the monitoring and maintenance program outlined in the wetland buffer enhancement plan, together with a completed contract and fees to fund review of the monitoring and maintenance activities, (i.e. inspection of plant materials, annual monitoring reports or replanting activities) by the City's wetland consultant. Alternatively, the applicant can provide a completed contract and fees to fund completion of the monitoring program by the City's wetland consultant (see Conclusion II.F.3).
 - c. Enter into an agreement with the City, which runs with the property, in a form acceptable to the City Attorney, indemnifying the City for any damage resulting from development activity on the subject property which is related to the physical condition of the property. The applicant shall record this agreement with the King County Department of Elections and Records see Conclusion II.G.5).
 - d. Submit to the Planning Department a financial security device to cover all monitoring and maintenance activities that will need to be done including consultant site visits, reports to the Planning Department, and any vegetation that needs to be replaced. The security should be consistent with the standards outlined in Zoning Code section 90.145 (see Conclusion II.G.6).
 - e. Dedicate a natural greenbelt protection easement encompassing the wetland and associated wetland buffer on the site (see Attachment 9). The boundaries of the Natural Greenbelt Protection Easement should be established by survey. The survey should be located on KCAS or plat bearing system and tied to known monuments (see Conclusion II.G.7).
 - f. Install either (1) a permanent three- to four-foot-tall split rail fence; or (2) permanent planting of equal barrier value; or (3) equivalent barrier, as approved by the Planning Official between the upland boundary of all wetland buffers and the developed portion of the site (see Conclusion II.G.8).

II. FINDINGS OF FACT AND CONCLUSIONS

A. SITE DESCRIPTION

1. Site Development and Zoning:
 - a. Facts:
 - (1) Size: 213,874 square feet (4.91 acres)
 - (2) Land Use: Two existing office buildings (totaling 144,048 gross square feet) and associated surface and underground parking lots.
 - (3) Zoning: Planned Area (PLA) 3A
 - (4) Terrain:
 - (a) The site slopes gradually from Lake Washington Boulevard towards the Yarrow Bay wetlands.
 - (b) According to the Kirkland Sensitive Area Map, the entire site is located within a Seismic Hazard Area.

- (5) Vegetation: The site contains a significant amount of vegetation including invasive plant species (e.g. Himalayan blackberry), wetland vegetation, and trees.
- b. Conclusions:
 - (1) Lot size is not a relevant factor in the review of this application.
 - (2) Land use and zoning are relevant factors in the review of this application, due to the fact that the PLA 3A Use Zone Chart requires that an office use be approved thru a Process IIB Review Process (see Section II.F.1).
 - (3) The presence of sensitive areas and existing vegetation on the subject property is a relevant factor in the review of this application (see Sections II.F.3; II.G.4; II.G.5).
2. Neighboring Development and Zoning:
 - a. Facts: The neighboring properties are zoned as follows and contain the following uses:

North, West, and South: Zoned Park (P), Yarrow Bay Wetlands, Yarrow Creek, and Cochran Springs Creek.

East: Freeway Commercial (FC) III, Linbrook Office Development
 - b. Conclusion: The neighboring park zoning is a factor in the review of the application (see Section II.G.3).

B. HISTORY

1. Facts:
 - a. The existing Plaza at Yarrow Bay Development was approved as part of a Planned Unit Development (PUD) application in 1985. A subsequent PUD amendment was approved in 1987 that reduced the amount of allowable gross floor area to 278,000 square feet. Currently, the site contains a total of approximately 269,941 square feet of gross floor area.
 - b. The original site area for the development was approximately 74.71 acres. In 1990, the property owners conveyed approximately 66.73 acres of land area to the City.
2. Conclusion: Previously approved zoning permits and amendments are relevant factors in the review of the application.

C. PUBLIC COMMENT

The initial public comment period ran from February 9, 2009 to March 9, 2009. The Planning Department received no comments during the initial comment period or prior to the drafting of this memorandum.

D. STATE ENVIRONMENTAL POLICY ACT (SEPA)

1. Facts: A Determination of Nonsignificance (DNS) was issued on August 10, 2009. The Determination, Memorandum, Environmental Checklist and additional environmental information are included as Attachment 5.
2. Conclusion: The applicant and the City have satisfied the requirements of SEPA.

E. CONCURRENCY

1. Facts: The Public Works Department has reviewed the application for concurrency. A concurrency test was passed for traffic on September 5, 2008. An extension was granted by the Public Works Department on August 17, 2009 (see Attachment 6).
2. Conclusion: The project has complied with Traffic Concurrency requirements.

F. APPROVAL CRITERIA

1. Process IIB Zoning Permit
 - a. Facts:
 - (1) Kirkland Zoning Code (KZC) Section 60.22.040 requires that an office use in the Planned Area 3A zone receive Zoning Permit Approval thru a Process IIB Review.
 - (2) Zoning Code section 152.70.3 states that a Process IIB application may be approved if:
 - It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and
 - It is consistent with the public health, safety, and welfare.
 - b. Conclusion: The proposal complies with the criteria in section 152.70.3. It is consistent with all applicable development regulations (see Sections II.G) and the Comprehensive Plan (see Section II.H). In addition, it is consistent with the public health, safety, and welfare because it will allow infill development while minimizing impacts on adjoining sensitive areas and neighboring properties.
2. Planned Unit Development (PUD)
 - a. KZC Chapter 125 Requirements
 - (1) Facts: KZC Chapter 125 establishes three decisional criteria with which the proposed PUD request must comply in order to be granted. The applicant's response to these criteria can be found in Attachment 2. Sections II.F.2.b through 2.d contain staff's findings of fact and conclusions based on these three criteria.
 - (2) Conclusions: Based on the following analysis, the application meets the established criteria for approval of a Preliminary and Final PUD.
 - b. PUD Criterion 1: The proposed PUD must meet the requirements of Zoning Code Chapter 125.
 - (1) Facts:
 - (a) KZC Chapter 125 sets forth the procedures by which a PUD is to be reviewed, criteria for PUD approval, the Zoning Code provisions that may be modified through a PUD, and PUD density provisions.
 - (b) The proposal is being reviewed through the process established by Chapter 125.
 - (c) The proposal the meets the criteria for PUD approval (see the following sections).
 - (d) The proposed modifications are allowed through the PUD process.

- (2) Conclusion: The proposed PUD is consistent with the requirements of KZC Chapter 125.
- c. PUD Criterion 2: Any adverse impacts or undesirable effects of the proposed PUD are clearly outweighed by specifically identified benefits to the residents of the city.
- (1) Facts:
- (a) KZC Section 60.20 lists the general regulations that apply to all uses within the PLA 3A Zone (see Attachment 11).
 - (b) General Regulation 7 states that the required yard of a structure abutting Lake Washington Boulevard must be increased two feet for each one foot that structure extends 25 feet above average building elevation.
 - (c) The proposed structure will be 60 feet above average building elevation, which would require a 90 foot setback from Lake Washington Boulevard.
 - (d) The proposed PUD seeks to reduce the required front yard setback from Lake Washington Boulevard from 90 feet to 77.5 feet (see Attachment 2, page 4).
 - (e) The applicant included a graphic representation that shows a 30' tall structure that could be built 20 feet from the front property line compared to the proposed structure (see Attachment 3, pages 6 thru 10).
 - (f) General Regulation 8 requires that a City entryway design be provided on the subject property adjacent to Lake Washington Boulevard as follows: an earthen berm, 12 feet wide and with a uniform height of three feet at the center; lawn covering the berm; and London Plane trees at least two inches in diameter, planted 30 feet on center along the berm.
 - (g) As part of the proposed PUD, the applicant seeks to modify the entryway design requirements by installing a new pedestrian entry plaza at the southeast corner of the site, right-of-way improvements (including curb, 4.5 foot wide landscape strip, and a 5 foot wide sidewalk) and a 10 foot landscape buffer (see Attachment 2, pages 6 and 7; and Attachment 3, pages 22 thru 28).
 - (h) The Public Works Department has reviewed the proposed right-of-way improvement plan and approves of the proposed design. London plane trees are no longer allowed as street trees due to the invasive roots.
 - (i) A reduction in the setback and a modification of the right-of-way improvements requirements could potentially result in the following impacts:
 - The loss of open space along Lake Washington Boulevard
 - Incompatible right-of-way improvements along the west side of Lake Washington Boulevard.
 - (j) The applicant is proposing the following site design benefits to mitigate the potential impacts:

- Installation of a new pedestrian entry plaza in the southeast corner of the site and within the adjoining right-of-way.
- New pedestrian pathways that lead to a new pedestrian plaza near existing Buildings 1 and 2.
- A 10 foot wide landscape buffer (on the property and within the right-of-way) between Lake Washington Boulevard and the proposed parking lot.
- A majority of the building has a height of 55.25 feet above average building elevation. The taller portions of the building (including rooftop appurtenance screening) are located away from Lake Washington Boulevard.

(2) Conclusions: The adverse impacts or undesirable effects of the proposed PUD have been minimized by a site design that lessens potential development related impacts. To the extent that they remain, the adverse impacts and undesirable effects are outweighed by the PUD benefits including offsite and onsite pedestrian amenities, additional landscape buffering, and the design of the structure.

d. PUD Criterion 3: The applicant is providing one or more of the following benefits to the City as part of the proposed PUD:

- The applicant is providing public facilities that could not be required by the City for development of the subject property without a PUD.
- The proposed PUD will preserve, enhance or rehabilitate natural features of the subject property such as significant woodlands, wildlife habitats or streams that the City could not require the applicant to preserve, enhance, or rehabilitate through development of the subject property without a PUD.
- The design of the PUD incorporates active or passive solar energy systems.
- The design of the proposed PUD is superior in one or more of the following ways to the design that would result from development of the subject property without a PUD:
 - Increased provision of open space or recreational facilities
 - Superior circulation patterns or location or screening of parking facilities
 - Superior landscaping, buffering, or screening in or around the proposed PUD
 - Superior architectural design, placement, relationship or orientation of structure(s)
 - Minimum use of impervious surfacing materials

(1) Facts: The applicant is proposing the following benefits to the City as part of the proposed PUD:

- (a) A new pedestrian entry plaza will be constructed in the southeast corner of the site and within the adjoining right-of-way. The pedestrian plaza will consist of raised brick planters, stained concrete walkway, seating, and numerous trees and shrubs in the plaza area and within the right-of-way.

- (b) The pedestrian entry plaza is also part of a new onsite pedestrian network that leads to a new pedestrian plaza located between the new building and existing buildings 1 and 2 (see Attachment 3, page 16).
- (c) In addition to the wetland buffer enhancement work described in the next section, the applicant is proposing to enhance approximately 3,300 square feet of wetland buffer in the southern portion of the site (see Attachment 9, page 2).

(2) Conclusions:

- (a) The proposed PUD provides a sufficient number of benefits to the City. The PUD will benefit the city by providing a site with superior landscape design, superior structure placement that incorporates pedestrian amenities including new plazas, and enhancement of a wetland buffer area. None of these benefits could be required by the City for development of the subject property without a PUD.
- (b) As part of any development permit application, the applicant should submit plans that include the proposed pedestrian entry plaza, onsite pedestrian improvements and all improvements within the public right-of-way. The plans should also include a long-term maintenance plan for these areas.

3. Modification of a Wetland Buffer

a. Facts:

- (1) KZC 90.60.2 establishes that a Wetland Buffer Modification may only be granted when the proposed development is consistent with all of the following:
 - (a) It is consistent with Kirkland's Streams, Wetlands and Wildlife Study (The Watershed Company, 1998) and the Kirkland Sensitive Areas Regulatory Recommendations Report (Adolfson Associates, Inc., 1998);
 - (b) It will not adversely affect water quality;
 - (c) It will not adversely affect fish, wildlife, or their habitat;
 - (d) It will not have an adverse effect on drainage and/or storm water detention capabilities;
 - (e) It will not lead to unstable earth conditions or create an erosion hazard;
 - (f) It will not be materially detrimental to any other property or the City as a whole;
 - (g) Fill material does not contain organic or inorganic material that would be detrimental to water quality or to fish, wildlife, or their habitat;
 - (h) All exposed areas are stabilized with vegetation normally associated with native wetland buffers, as appropriate; and
 - (i) There is no practicable or feasible alternative development proposal that results in less impact to the buffer.

- (2) The applicant submitted a Wetland Buffer Enhancement Plan report prepared by Altmann Oliver Associates (see Attachments 7). This report included a response to the wetland buffer modification criteria, wetland buffer enhancement plan and drawings, monitoring plan, and maintenance plan.
- (3) The wetland buffer enhancement plan will consist of the removal of existing parking and planting the area with a variety of native trees and shrubs. Strategic placement of habitat features such as down logs will also be a component of the plan.
- (4) The Watershed Company reviewed the Wetland Buffer Enhancement Plan report and requested changes to the proposed plan (see Attachment 8).
- (5) The applicant submitted a response email and revised plans to address The Watershed Company's comments (see Attachment 9).
- (6) The Watershed Company reviewed the revised report and plans and determined they complied with applicable requirements (see Attachment 10).

b. Conclusions:

- (1) Pursuant to the attachments included with this report, including the Wetland Buffer Enhancement Plan reports and the review letters from The Watershed Company, the proposed wetland buffer modification meets the criteria in the Zoning Code, subject to the preceding conditions.
- (2) As part of any development permit application, the applicant should submit development plans that incorporate the approved wetland buffer enhancement, monitoring, and maintenance plans (as identified in Attachment 10).
- (3) Prior to final inspection of any development permit, the applicant should:
 - (a) Complete installation of the wetland buffer enhancement plan, subject to inspection by the City's wetland consultant at the applicant's expense.
 - (b) Provide proof of a written contract with a qualified professional who will perform the monitoring and maintenance program outlined in the wetland buffer enhancement plan, together with a completed contract and fees to fund review of the monitoring and maintenance activities, (i.e. inspection of plant materials, annual monitoring reports or replanting activities) by the City's wetland consultant. Alternatively, the applicant can provide a completed contract and fees to fund completion of the monitoring program by the City's wetland consultant.

G. DEVELOPMENT REGULATIONS

1. Planned Area 3A Requirements

a. Facts:

- (1) KZC Section 60.20 lists the general regulations that apply to all uses within the PLA 3A zone (see Attachment 11).
- (2) General Regulation 3 states that the site must be designed to concentrate development away from and to minimize impacts on the wetlands.
- (3) General Regulation 5 allows the height of the structure to be increased if:
 - (a) The structure does not exceed 60 feet above average building elevation,
 - (b) The amount of pervious surface on the subject property in this zone significantly exceeds 50 percent, and
 - (c) The site is designed to the maximum extent feasible to provide views through the subject property from Lake Washington Boulevard and Bellevue Way while complying with the General Regulations.
- (4) The proposed structure will have a maximum height of 60 feet above average building elevation.
- (5) Staff researched General Regulation 5.b and determined that this regulation was established as part of the original PUD and prior to the conveyance of approximately 66.73 acres of property by the owner to the City of Kirkland. The applicant has included an analysis that shows that the pervious area percentage, when this conveyance is taken into account, is currently 93.6 percent and will decrease to approximately 93.3 percent with the new development (see Attachment 2, page 2). The impervious lot coverage is currently at 60 percent and would be increased to 64 percent with the proposed development.
- (6) The applicant has submitted a view study that looks at the existing and proposed views through the subject property from Lake Washington Boulevard and Bellevue Way (see Attachment 2, pages 3 thru 10).
- (7) The applicant is seeking relief from General Regulations 7 and 8 through the PUD Review Process (see Section II.F.2).
- (8) General Regulation 9 requires that vehicular circulation on the subject property must be designed to minimize traffic impacts on Lake Washington Boulevard and at the SR-520 interchange. The city may limit access points onto Lake Washington Boulevard and Points Drive and require traffic control devices and right-of-way realignment.

b. Conclusion:

- (1) The proposed development complies with General Regulation 3 as it will be located outside of the surrounding wetlands and the wetland buffer enhancement work will help to increase the function of the existing buffer.
- (2) The project complies with General Regulation 5 as the structure does not exceed 60 feet above average building elevation, the amount of

pervious area significantly exceeds 50%, and the proposed office building will have no impact on views through the subject property.

- (3) The project does not comply with General Regulations 7 and 8; as a result the proposal requires approval through the PUD process.
- (4) General Regulation 9 does not apply to the proposal, as the applicant is proposing to utilize existing access points to the site.

2. Required Parking

a. Facts:

- (1) KZC Section 60.22.040 requires that an office use provide 1 parking stall per 300 square feet of gross floor area. The proposed office building with 74,101 square feet gross floor area would need to provide 247 parking stalls.
- (2) The applicant is requesting a decrease in the required number of parking spaces for the project. The applicant is proposing a parking ratio of 1 stall per 355 square feet of gross floor area for the entire development, including the existing buildings.
- (3) Pursuant to KZC Section 105.103.3.c. a parking modification request may be granted if the number of spaces proposed is documented by an adequate and thorough parking demand and utilization study to be sufficient to fully serve the use.
- (4) A parking demand and utilization study was submitted by the applicant as part of this application (see Attachment 5, Enclosure 4).
- (5) The study concluded that 49% of the existing parking supply is being used by the existing uses onsite. The observed peak parking demand rate was 1.69 spaces per 1,000 square feet of office. For the proposed 74,101 office building, the demand would calculate to be 125 parking stalls which is 122 stalls less than the code requires. However, currently the office park demand is much less than the supply leaving approximately 480 vacant spaces. The project site is near a park and ride and transit center and is a Transportation Management Program (TMP) designated site; this combination may contribute to the lesser amount of single occupancy vehicle and in respect lessen the needs for parking.
- (6) The City's Transportation Engineer, Thang Nguyen, reviewed the parking study and concluded that the proposed parking supply can accommodate the proposed office building (see Attachment 5, Enclosure 5).
- (7) KZC Section 105.103.2.a requires that a request for a modification will be considered as part of the zoning permit review process if applicable. Additionally, this section states that the City must find that the applicant meets the criteria listed KZC Section 105.103.3.c.

- b. Conclusion: The proposed parking modification complies with the requirements of KZC Section 105.103.3.c. The City has determined, through the review of an adequate and thorough parking demand and utilization study, that the existing and proposed parking supply will be adequate to meet the demands of the uses on the subject property.

3. Required Landscape Buffers

a. Facts:

- (1) KZC Section 95.40.4 requires that an office use adjoining a park use provide a 15-foot-wide landscaped land use buffer with a six-foot-high solid screening fence along the entire common boundary.
- (2) The subject property adjoins a park to the north, west, and south. The park property contains sensitive areas including a wetland and streams.
- (3) The applicant is requesting a landscape buffer modification to eliminate the requirement for a 6 foot high fence on the north and south sides of the proposed project (see Attachment 12).
- (4) KZC Section 95.40.6.j states that The Planning Official may approve a modification if the owner of the adjoining property agrees to this in writing and the location of pre-existing improvements on the adjoining site eliminates the need or benefit of the required landscape buffer.
- (5) The City of Kirkland is the adjoining property owner in this case. The City's Parks Department agrees to the proposed modifications (see Attachment 13).
- (6) The adjoining property does not contain any improvements and due to the presence of wetlands, streams, and associated buffer will likely never have improvements.

b. Conclusion: The proposed landscape buffer modification complies with the requirements of KZC Section KZC Section 95.40.6.j.

4. Natural Features - Significant Vegetation

a. Facts:

- (1) The applicant submitted a Tree Plan II, including an arborist report, for the project to assess the viability of 5 trees located near the north property line and within the required wetland buffer (see Attachment 14).
- (2) KZC Section 95.35.2.b.2.b.i requires that all development plans depict tree protection measures, as recommended by a qualified professional, if existing trees are to be retained and their dripline is within the area of disturbance.
- (3) The Public Works Department is requiring as part of any development permit, that all existing public right-of-way trees be assessed by a qualified professional to determine if the trees are viable trees.

b. Conclusion:

- (1) As part of any development permit application, the applicant should:
 - (a) Submit plans that depict tree protection measures, as recommended in the arborist report, for all existing trees being retained.
 - (b) Submit a report from a qualified professional stating the size (DBH), species, and assessment of health and determination of viable trees within the public right-of-way.

5. Seismic Hazard Area

a. Facts:

- (1) According to the Kirkland Sensitive Area Map, the entire site is located within a Seismic Hazard Area.
- (2) KZC Section 85.15 requires that applicant submit a Geotechnical Report to address potential impacts of a proposed development.
- (3) The applicant submitted a Geotechnical Review letter from Golder Associates (see Attachment 15). The letter concludes that “the project appears feasible from a geotechnical standpoint”.
- (4) KZC Section 85.25 states that the as part of any approval of development in a landslide hazard area or seismic hazard area, the City may require implementation of the geotechnical recommendations to mitigate identified impacts, along with a written acknowledgment on the face of the plans signed by the architect, engineer, and/or designer that he/she has reviewed the geotechnical recommendations and incorporated these recommendations into the plans.
- (5) KZC Section 85.45 requires that the prior to issuance of any development permit, the applicant should enter into an agreement with the City, which runs with the property, in a form acceptable to the City Attorney, indemnifying the City for any damage resulting from development activity on the subject property which is related to the physical condition of the property (see Attachment 16). The applicant shall record this agreement with the King County Department of Elections and Records.

b. Conclusions:

- (1) As part of any development permit application, the applicant should submit an updated Geotechnical Report that addresses the criteria in KZC Section 85.15 and ensure that all plans incorporate the geotechnical recommendations, along with a written acknowledgment on the face of the plans signed by the architect, engineer, and/or designer that he/she has reviewed the geotechnical recommendations and incorporated these recommendations into the plans.
- (2) Prior to issuance of any development permit, the applicant should enter into an agreement with the City, which runs with the property, in a form acceptable to the City Attorney, indemnifying the City for any damage resulting from development activity on the subject property which is related to the physical condition of the property. The applicant shall record this agreement with the King County Department of Elections and Records.

6. Bonds and Securities

- a. Facts: KZC Section 90.145 establishes the requirement for the applicant to submit a performance and/or maintenance bond to ensure compliance with any aspect of the Drainage Basin regulations contained in Chapter 90 of the Kirkland Zoning Code or any decision or determination made pursuant to the chapter.

b. Conclusions:

- (1) Prior to issuance of any development permit, the applicant should submit a financial security device to the Planning Department to cover the cost of completing the wetland buffer enhancement work. The security shall be consistent with the standards outlined in Zoning Code section 90.145.
- (2) Prior to final inspection of any development permit, the applicant should submit to the Planning Department a financial security device to cover all monitoring and maintenance activities that will need to be done including consultant site visits, reports to the Planning Department, and any vegetation that needs to be replaced. The security should be consistent with the standards outlined in Zoning Code section 90.145.

7. Natural Greenbelt Protection Easement

- a. Facts: KZC Section 90.150 requires the applicant to grant a greenbelt protection easement to the City to protect sensitive areas and their buffers (see Attachment 17). Land survey information shall be provided by the applicant for this purpose.
- b. Conclusion: Prior to final inspection of any development permit, the applicant should dedicate a natural greenbelt protection easement encompassing the wetland and associated wetland buffer on the site (see Attachment 9). The boundaries of the Natural Greenbelt Protection Easement should be established by survey. The survey should be located on KCAS or plat bearing system and tied to known monuments.

8. Wetland Buffer Fence or Barrier

a. Facts:

- (1) KZC Section 90.50 requires that prior to the start of development activities, the applicant install a six-foot high construction-phase chain link fence or equivalent fence, as approved by the Planning Official, along the upland boundary of the entire wetland or stream buffer with silt screen fabric installed per City standard.
- (2) KZC Sections 90.50 require the applicant to install either (1) a permanent three- to four-foot-tall split rail fence; or (2) permanent planting of equal barrier value; or (3) equivalent barrier, as approved by the Planning Official between the upland boundary of all wetland buffers and the developed portion of the site.

b. Conclusion:

- (1) As part of any development permit application, the applicant should submit an erosion control plan, which depicts the location of a six-foot high construction phase fence along the upland boundary of the entire wetland buffer with silt screen fabric installed per City standard. The fence shall remain upright in the approved location for the duration of development activities.
- (2) Prior to final inspection of any development permit, the applicant should install either (1) a permanent three- to four-foot-tall split rail fence; or (2) permanent planting of equal barrier value; or (3) equivalent barrier, as approved by the Planning Official between the upland boundary of all wetland buffers and the developed portion of the site.

9. Site Lighting

- a. Facts: KZC Section 115.85 requires that the applicant use energy efficient light sources, comply with the Washington Energy Code with respect to the selection and regulation of light sources, and select, place, and direct light sources both directable and nondirectable so that glare produced by any light source, to the maximum extent possible, does not extend to adjacent properties or to the right-of-way. The current submittal does not contain a detailed lighting plan that would show the location, height, fixture type, and wattage of proposed lights.
- b. Conclusion: As part of a building permit application, the applicant should provide a lighting plan showing the location, height, fixture type and wattage of all proposed exterior lights. The lighting plan shall be consistent with the requirements in KZC Section 115.85.

H. COMPREHENSIVE PLAN

1. Fact: The subject property is located within the Lakeview neighborhood. The Lakeview Neighborhood Land Use Map designates the subject property for multi-family and office use (see Attachment 18).
2. Conclusion: The proposal is consistent with the multi-family and office use designation within the Comprehensive Plan.

I. DEVELOPMENT STANDARDS

1. Fact: Additional comments and requirements placed on the project are found on the Development Standards, Attachment 4.
2. Conclusion: The applicant should follow the requirements set forth in Attachment 4.

III. SUBSEQUENT MODIFICATIONS

Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

IV. CHALLENGES AND JUDICIAL REVIEW

The following is a summary of the deadlines and procedures for challenges. Any person wishing to file or respond to a challenge or should contact the Planning Department for further procedural information.

A. CHALLENGE

Section 152.85 of the Zoning Code allows the Hearing Examiner's recommendation to be challenged by the applicant or any person who submitted written or oral comments or testimony to the Hearing Examiner. A party who signed a petition may not challenge unless such party also submitted independent written comments or information. The challenge must be in writing and must be delivered, along with any fees set by ordinance, to the Planning Department by 5:00 p.m., _____, seven (7) calendar days following distribution of the Hearing Examiner's written recommendation on the application. Within this same time period, the person making the challenge must also mail or personally deliver to the applicant and all other people who submitted comments or testimony to the Hearing Examiner, a copy of the challenge together with notice of the deadline and procedures for responding to the challenge.

Any response to the challenge must be delivered to the Planning Department within seven (7) calendar days after the challenge letter was filed with the Planning Department. Within the same time period, the person making the response must deliver a copy of the response to the applicant and all other people who submitted comments or testimony to the Hearing Examiner.

Proof of such mail or personal delivery must be made by affidavit, available from the Planning Department. The affidavit must be attached to the challenge and response letters, and delivered to the Planning Department. The challenge will be considered by the City Council at the time it acts upon the recommendation of the Hearing Examiner.

B. JUDICIAL REVIEW

Section 152.110 of the Zoning Code allows the action of the City in granting or denying this zoning permit to be reviewed in King County Superior Court. The petition for review must be filed within twenty-one (21) calendar days of the issuance of the final land use decision by the City.

V. APPENDICES

Attachments 1 through 18 are attached

1. Vicinity Map
2. Project Narrative, PUD Criteria, and ABE Calculations
3. Development Plans
4. Development Standards
5. SEPA Determination and Enclosures
6. Concurrency Review Memorandum
7. Wetland Buffer Modification Report prepared by Altmann Oliver Associates dated October 24, 2008
8. Wetland Buffer Modification Review Letter from The Watershed Company dated December 19, 2008
9. Wetland Buffer Modification Response Email, Revised Plans, and Bond Worksheet prepared by Altmann Oliver Associates
10. Wetland Buffer Modification 2nd Review Letter from The Watershed Company dated January 30, 2009
11. PLA 3A Use Zone Chart
12. Buffer Fence Modification Letter from Baylis Architects dated January 20, 2009
13. Email from Michael Cogle, City of Kirkland Parks Department
14. Arborist Report prepared by GreenForest Inc dated January 12, 2009
15. Geotechnical Report prepared by Golder Associates dated May 12, 2009
16. Geologically Hazardous Areas Covenant
17. Natural Greenbelt Protection Easement
18. Lakeview Neighborhood Land Use Map

VI. PARTIES OF RECORD

Applicant: Keith Maehlum, Vice President, HAL Real Estate Investments Inc, 2025 1st Avenue, Suite 700, Seattle, Washington 98121

Agent: Juan Garcini, Baylis Architects, 10801 Main Street, Bellevue, WA 98004

Agent: Rich Wagner, Baylis Architects, 10801 Main Street, Bellevue, WA 98004

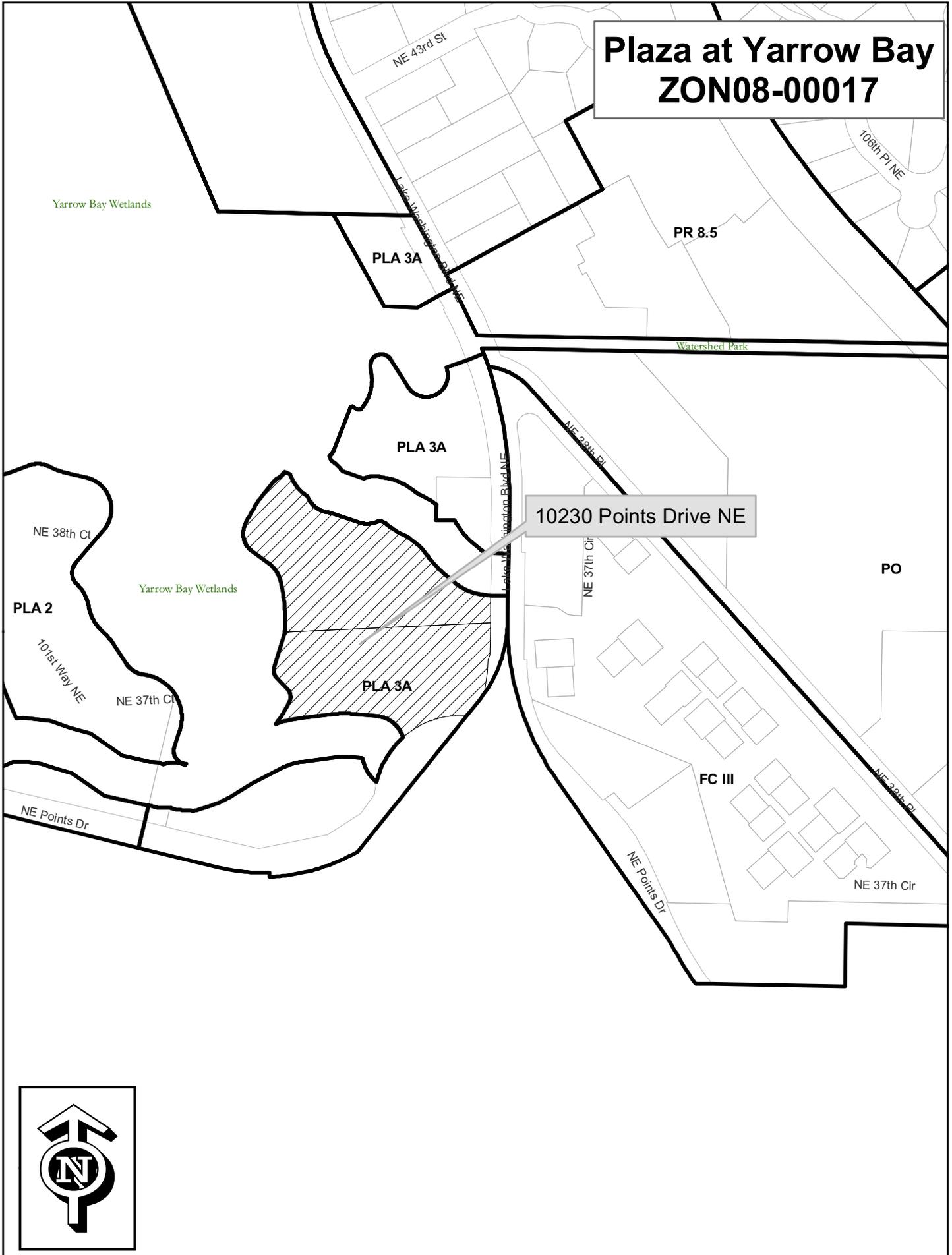
Department of Planning and Community Development

Department of Public Works

Department of Building and Fire Services

A written recommendation will be issued by the Hearing Examiner within eight calendar days of the date of the open record hearing.

Plaza at Yarrow Bay ZON08-00017



Plaza at Yarrow Bay – Building V

Project Narrative and PUD Criteria

January 20, 2009

July 15, 2009 Revised

September 1, 2009 Revised

SUBJECT SITE

This Zoning Permit Application is for the approval of a new building with sub-grade parking, and for the approval of amendments of the underlying Preliminary and Final Planned Unit Development. This request is pursuant to the II-B Application Review Process. This Narrative is updated on July 15, 2009 to include information related to the PUD Criteria for Approval of a minor deviation for the interpretation of the front yard set-back along lake Washington Blvd as explained on page 4.

The site is part of the PLA 3A Zoning designation located in the northwest corner of the intersection of Lake Washington Blvd and NE Points Dr.

The proposed Building V is a four story structure totaling approximately 74,101 GSE, an underground parking structure for 214 stalls, and 73 new surface stalls. The building will be located in the existing surface parking area, forming on the west-end a new open air plaza defined by the existing Buildings I and II, and on the east-end, set back from Lake Washington Blvd and buffered by a treed and landscaped edge. The proposed building height is 54 ft above the apparent grade and 58.5 ft above average building elevation.

Particular attention has been give to the edges of the project to mitigate any negative impacts and highlight the environmental benefits. The north edge of the project abuts the Cochran Springs Creek, which the city is proposing for re-habilitation. This Building V project proposes to set back approximately 67 ft from both the creek and the associated wetlands. This setback moves the existing line of impervious surfaces back more than 40 ft from the creek and liberates approximately 10,000 SF of pavement back to landscaping. Further, along this edge, backfill will be used to bury the entire face of the proposed parking structure, and new landscaping will be blended into the natural landscaping of the re-habilitated creek.

On the east edge, the building has been held back approximately 70 ft from the Lake Washington Blvd. This façade has been designed to minimize the apparent height by avoiding vertical elements and including horizontal lines and sun shades. Buffering this building façade will be a tree-lined sidewalk and landscaped planter approximately level with the top of new parking structure.

The proposed building will be Type II-B-Sprinklered construction with a steel and concrete structural frame. The exterior materials and colors are inspired by the existing structures and will include exposed concrete columns and beams, masonry walls and accents, and aluminum and glass

Plaza at Yarrow Bay – Building V
Project Narrative and PUD Criteria
January 20, 2009
July 15, 2009 Revised
September 1, 2009 Revised

Page 2 of 6

windows. No highly reflected glass is proposed. All rooftop equipment will be concealed by screen walls extending approximately 12 ft above the building roofline. This mechanical equipment screen will be constructed of metal paneling, similar to that of the existing Buildings.

Pedestrian access to the site will be modified by relocating the existing mid-block accesses from the street to the gateway corner of the site. This allows for the corner to be redesigned as a pedestrian refuge from the heavily trafficked intersection. From this refuge space, pedestrians are lead to a “trellised” south-facing promenade extending from the frontage sidewalk to the new open air plaza and to all the building entrances.

Auto access to the subject site will remain unchanged. The existing entrance at NE Points Dr., west of the Lake Washington Blvd., will continue as the only access point. From here, autos will be directed down open air ramps to most of the parking, and up to surface parking.

View Analysis

View obstructions created by the proposed Building V, and especially the impacts on public views of Lake Washington, have been analyzed from twelve (12) different station points. As can be seen in the analysis, the views obstructed are only the views of the existing Buildings I and II. The proposed Building V has no impact on views of Lake Washington.

Stream and Wetland Impacts

Understanding potential impacts on the environmental areas surrounding the site were one of the design criteria for this proposal. The Yarrow Bay Wetlands are to the west and Cochran Creek, and its associated wetlands, are to the north. As is documented in the Wetlands Reports, the proposed project has a very positive environmental impact on both of these interconnected systems. This impact is primarily the result of the opening-up and the re-landscaping of the creek and wetlands corridor and the cooperation of the applicant with the city’s proposed creek corridor re-habilitation.

Impervious Areas

As a result of the proposed Building V project, the impervious area of the subject property will be increased by approximately 9,948 SF. The impervious surface only increases from 60% to 64% which is a low rate of impervious surface.

Plaza at Yarrow Bay – Building V
Project Narrative and PUD Criteria
January 20, 2009
July 15, 2009 Revised
September 1, 2009 Revised

Page 3 of 6

MASTER CAMPUS SITE

The proposed Plaza at Yarrow Bay - Building V is part of a much larger campus plan of four existing structures developed on a 75 acre parcel, located on the southern edge of the City of Kirkland. This office campus was constructed under an approved preliminary PUD in 1982, Final PUD in 1984 and multiple subsequent amendments.

The original PUD and subsequent amendments approved the construction of five (5) office buildings totaling approximately 278,000 gross floor area, plus single-family townhouses. The total proposed office buildings equals five, and the proposed gross floor area is approximately 344,042, an increase of approximately 66, 042 GFA.

From its first design inception, this campus has laced the developable portions of the property into an environmentally sensitive site, allowing the users to enjoy the flora and fauna of the adjacent wetlands and stream corridors. Over the last two decades, the users of all four of the existing buildings have remained interconnected by paths, trails and sidewalks between the buildings. This connectivity, common to campus plans, allows everyone to share the many amenities, such as the gym/workout and showers, deli and barista, auto parking, bicycle storage, and outside gathering spaces, as well as the mundane, such as refuse and recycling collection stations.

The proposed Building V will continue and enhance this campus theme by the continued sharing of these many amenities and the addition of additional amenities, including the expansion of open air and covered plazas.

REQUEST for MODIFICATIONS

As a part of this Zoning Permit Application, the applicant requests the following modifications, deviations and approvals.

- 1) The addition of approximately 66,042 GFA over the existing 278,000 GFA previously approved in the amended PUD.
- 2) A reduction of the total count for parking stalls from 1 stall per 300 GFA to approximately 1 stall per 323 GFA for the campus; a reduction of approximately 6%.
- 3) A deviation from the entry design guidelines of the PUD, as described in the landscape narrative.
- 4) A modification of the wetland buffer requirements, as described in the Wetland Report.
- 5) A modification to the requirement for a 6 ft when adjoining a wetland park.

- 6) A deviation from the required building setback from Lake Washington Boulevard.

The proposed height of the building, above Average Building Elevation, is 53'-9" plus a 6 feet high parapet, for a total of 60 feet.

The setback is calculated at 2 ft back for every 1 ft in height over 25 ft., plus the base 20 ft setback. Thus, the required setback is calculated as follows:

$53.75' \text{ (height of bldg.)} - 25' = 28.75' \times 2 = 57.5' + 20' = 77.5'$.

We propose a setback of 77.5 ft at the building closest dimension, and varies up to 87.25 ft.

Approval of this proposed deviation for the building set-back from Lake Washington Blvd. is requested as a part of the request of the overall PUD application for amendment. Certain existing site conditions make the proposed setback reasonable, including a jog in the existing ROW property line, but, more importantly is the many design benefits:

- The building is stretching to the boulevard at the southeast corner to bring itself closer to the site corner plaza and pedestrians approaching the entire campus by the adjacent transit and nearby park and ride.
- Holding the building an additional 8 ft creates a space between the building and the façade that is not readily usable.
- Every attempt is being made to keep the Central Campus Plaza at the west end of the proposed building as large as possible; to keep the shadows on the north elevation as far from the north stream and buffer; and to keep the south courtyard entry to the campus as gracious as possible.

Although this deviation will create no negative impact on the boulevard, the application does propose a substantial enhancement along the ROW. These enhancements include:

- Relocation of the sidewalk behind a landscaped edge immediately abutting the curb, and
- The addition of a double row of staggered trees creating a small urban forest buffering the building from the more-intense impacts of the auto/truck traffic and buffering the public ROW from the building.

These enhancements will mitigate the impacts that might be perceived from the approval of the deviation of the setback. This can be seen in the many view analysis provided.

Plaza at Yarrow Bay – Building V
Project Narrative and PUD Criteria
January 20, 2009
July 15, 2009 Revised
September 1, 2009 Revised

Page 5 of 6

SITE LANDSCAPE NARRATIVE

Landscape Concept

The site landscape for Building V provides a new entry landscape and plaza that includes on-structure and at grade plantings, a new landscaped parking lot on structure, landscape integration alongside the wetland, and new streetscape plantings along Lake Washington Boulevard NE and Points Drive.

Parking Lot Plantings

New landscape plantings will follow requirements per Kirkland City Code for rooftop parking landscaping.

Landscape Buffers

We are requesting a modification of the Landscape Buffers next to Park requirements to allow for an extension of the Phase 2 Upstream Left Bank planting proposed by City of Kirkland to the Wetland Buffer in lieu of 6 foot high fence on the north and south sides of the development. The new landscaping proposes a 15' buffer which includes 5' parking lot screening (Section 95.40.7) and 10'+ Phase 2 Upstream Left Bank Planting extension. The plan responds to the preliminary plan for wetland buffer plantings proposed by City of Kirkland and will be modified accordingly with future updates.

Wetland Buffer Modification

The project proposes to extend the City's proposed Phase 2 Upstream Left Bank Planting within the Wetland Buffer limits indicated on the site survey.

Irrigation

An automatic irrigation system is proposed to establish new plantings as shown on-structure, on-grade and within the Right-of-Way.

Existing Trees

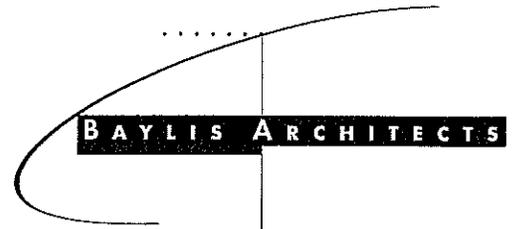
Overall, the plan as configured impacts a preliminary count of 15 conifers and 74 deciduous trees, all onsite. These impacted trees are generally within the building/parking structure footprint and include trees within the current parking lot and trees within the main entry plaza. The majority of the plaza trees -- six Katsuras and 15 Honey Locusts -- are visibly in decline.

Plaza at Yarrow Bay – Building V
Project Narrative and PUD Criteria
January 20, 2009
July 15, 2009 Revised
September 1, 2009 Revised

Page 6 of 6

Impacted trees include the London Plane trees located within the property line along Lake Washington Boulevard. These trees are within five feet of the building/parking structure footprint. Two trees within the required landscape buffer are impacted.

Tree retention and protection requirements to be determined per Section 95.35 Kirkland Zoning Code. The site does not have a minimum tree density requirement per KZC 95.35.2.b.2.d but will comply with the required landscaping pursuant to KZC 95.40.



PRINCIPALS
Brian Brand, AIA
Richard L. Wagner, AIA
Thomas Frye, Jr., AIA

January 20, 2009

City of Kirkland
Planning Department
123 Fifth Avenue
Kirkland, WA 98027

Re: Plaza at Yarrow Bay, Building "V"
File Number: ZON08-00017

Subject: Request for Deviation on Entryway Design
Job Number: 07-1062

Dear Ms. Swan:

In behalf of the owner, we request approval of a deviation from the Entryway Design requirements of the General Regulations, Section 60.20.8 for the PLA3A Zone.

The current regulations require that the frontage along Lake Washington Blvd provide:

- a. An earthen berm, 12 ft wide and 3 ft high;
- b. A lawn covering the berm;
- c. 2" caliper London Plane trees at 30 ft on center.

These requirements were established with the original PUD, some 12 years ago, when the property frontage was a visual backdrop to the auto oriented boulevard and an aesthetic screen to the office buildings beyond. Today, conditions are dramatically different. As density and living patterns have matured in this neighborhood, the frontage now needs to be an active pedestrian space, not just a passive scrim. Further, the internal pedestrian circulation is being enhanced, better linked on-site, and dramatically connected to the gateway corner of the intersection of the rights-of-way.

The proposed frontage improvements start with a 4'-6" landscape buffer immediately behind the curb edge, planted with a densely spaced, double layer of shrubs and punctuated with new trees at 30 ft on center. This treatment is intended to visually protect and isolate the pedestrian from the high speed traffic of the arterial. Behind this landscape buffer is a 5 ft wide concrete paved sidewalk conforming to city standards. Inboard of this sidewalk is an even greater landscape buffer totaling more than 10 ft in width gently sloping up away from the sidewalk and planted with clusters of shrubbery, punctured by new trees spaced between the curb-side street trees, all carpeted with a wild strawberry ground cover.

At the gateway corner, the frontage improvements include a new, open air, reception plaza that connects directly to the integrated pathways around the entire project. The plaza is defined by raised planters that give emphasis to the entry and highlights the trees, shrubbery and ground covers. Special paving materials,

10801 Main Street
Bellevue, WA 98004
T 425 454 0566
F 425 453 8013
www.baylisarchitects.com

patterns and colors, and special seating, will complete the design concept. The planter walls will use masonry to match existing buildings.

The design of the proposed Entrance Way modification is superior in many ways to the design that would result from development of the subject property without a PUD. In particular:

- *Any adverse impacts or undesirable effects of the proposed design are clearly outweighed by specifically identified benefits to the residents of the City.*

The proposed frontage treatments do not have any adverse or undesirable impacts. The density of the proposed landscaping meets and exceeds city standards.

- *The proposal is providing public facilities that could not be required by the City for development of the subject property without a PUD.*

The proposal exceeds the city standards by providing the landscape pedestrian buffer along the arterial, whereas the existing sidewalks are immediately adjacent the speeding autos.

The entry plaza at the gateway intersection is superior to the existing mid-block entry in its size, scale and density of landscaping and in its more welcoming characteristics.

- *Superior circulation patterns or location or screening of parking facilities and superior landscaping, buffering, or screening.*

The proposal moves the existing mid-block connector to the gateway intersection and connects directly to the building rather than through parked cars. The landscaping along the rights-of-way screen the cars by the conscientious selection of the plantings, sizes, colors and spacing of the landscape materials.

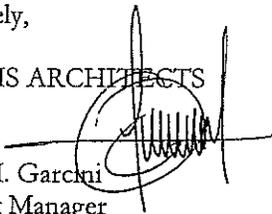
With all these reasons, we ask that the city find that the proposed design is superior to that which might be available without a PUD and grant this request for modification.

If you have any questions or comments, please do not hesitate to give me a call at (425) 454-0566 or e-mail me at garcinij@baylisarchitects.com.

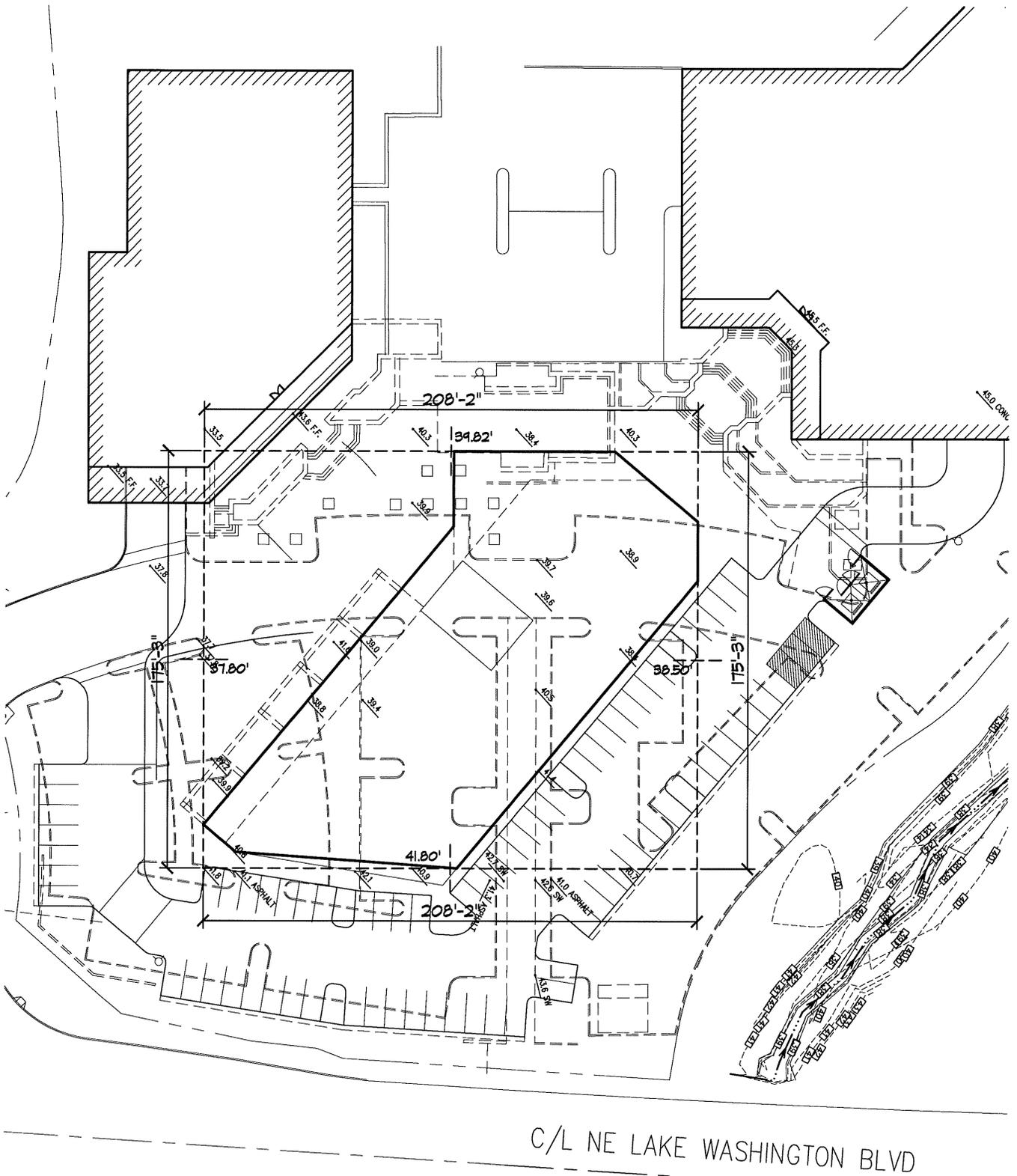
Sincerely,

BAYLIS ARCHITECTS

Juan M. Garcinij
Project Manager



Attachments: Site Plan
Conceptual Landscape Plan
Conceptual Perspective Sketch
cc: Keith Maehlum, HAL Properties



ABE - OPTION# 1

RECTANGLE SEGMENTS



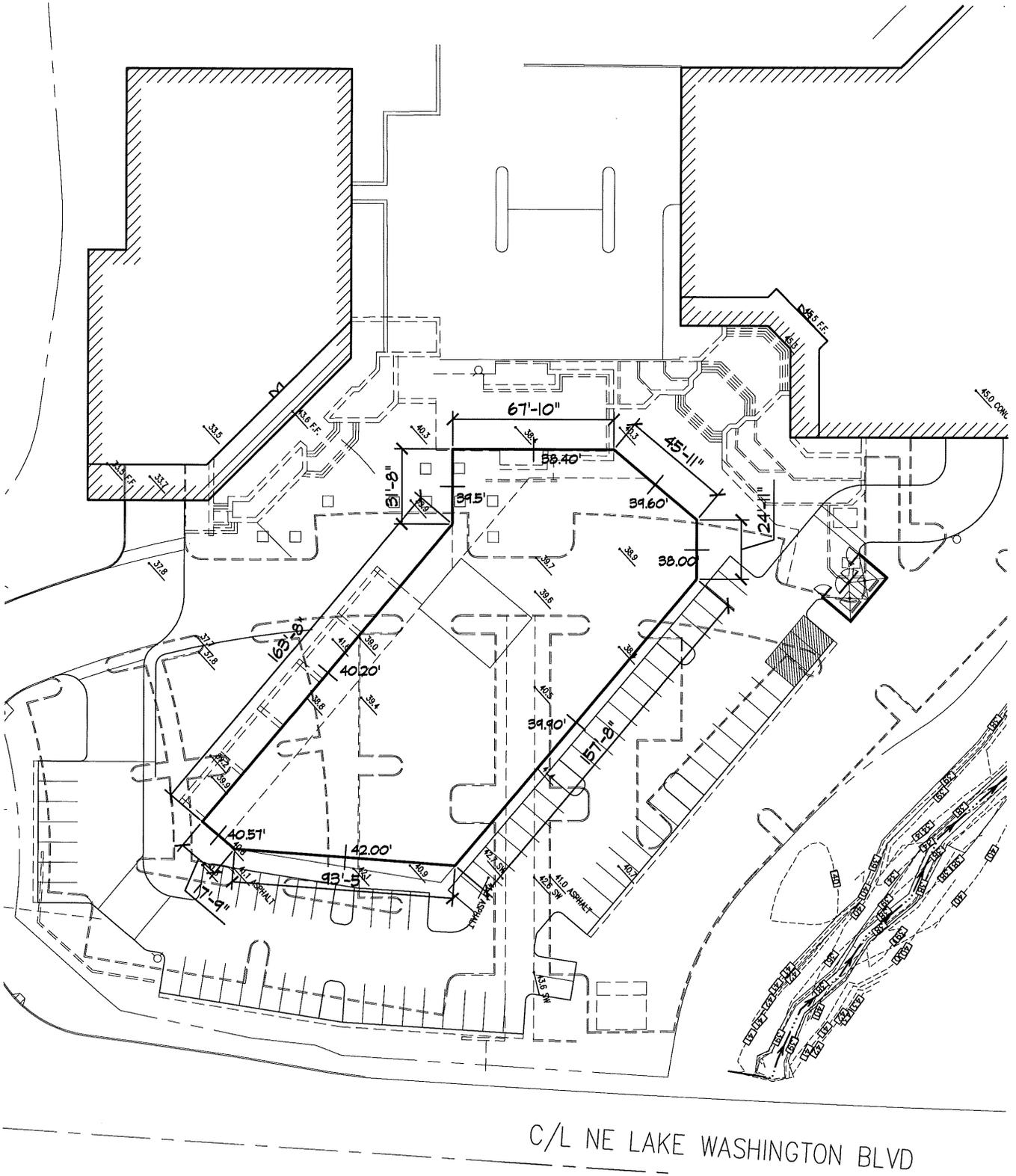
BAYLIS ARCHITECTS

10801 Main Street, Bellevue, WA 98004
F 425 453 8013 T 425 454 0566

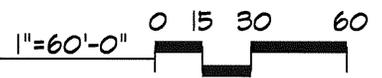
PLAZA AT YARROW BAY - BLDG V | KIRKLAND, WA

PLAZA AT YARROW BAY, INC | Date: 12/12/2008

Job No: 07-1062



ABE - OPTION# 2
WALL SEGMENTS



BAYLIS ARCHITECTS

10801 Main Street, Bellevue, WA 98004
F 425 453 8013 T 425 454 0566

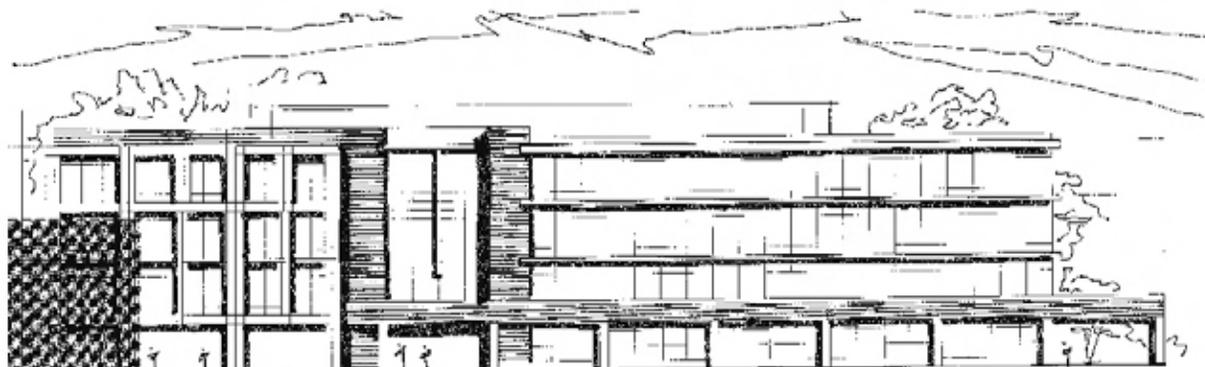
PLAZA AT YARROW BAY - BLDG V | KIRKLAND, WA

PLAZA AT YARROW BAY, INC | Date: 12/12/2008

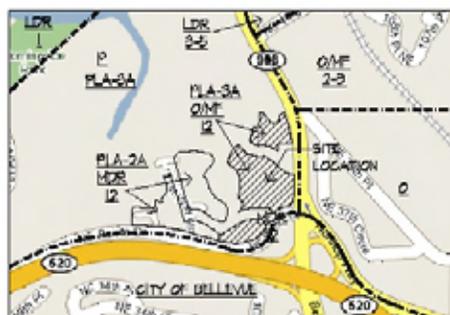
Job No: 07-1062 **2**

PLAZA AT YARROW BAY - BUILDING "V"

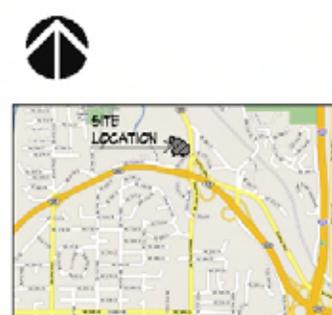
Kirkland, WA.



AERIAL VIEW WITH LANDSCAPE



ZONING MAP



VICINITY MAP

SHEET INDEX

- 0 COVER & VICINITY MAP
- 1 PROJECT DATA
- C-1 CONCEPTUAL CIVIL PLAN
- A002 SITE PLAN - GROUND LEVEL
- A003 SITE PLAN - PARKING LOT UNDERGROUND LEVEL
- 20 ENLARGED ENTRY WAY DESIGN, AND SECTIONS
- 21 ENTRY WAY DESIGN RENDERING
- L101 LANDSCAPE PLAN
- L102 LANDSCAPE PLANT LIST
- L201 TREE PLAN II
- W1.1 IMPACTS AND MITIGATION PLAN
- W1.2 PLANTING PLAN AND DETAILS
- W1.3 SPECIFICATIONS

• FOR REFERENCE ONLY



COVER & VICINITY MAP

1/15

BAYLIS ARCHITECTS

10301 Main Street, Bellevue, WA 98004
P 425 457 8013 T 425 454 0546

PLAZA AT YARROW BAY - BUILDING "V"

KIRKLAND, WA

PLAZA AT YARROW BAY, INC

RE-SUBMITTAL

ZONING PERMIT PACKAGE - PROCESS IIB

Job No: 07-1262

Date: 1/25/09

COPYRIGHT © 2009 BAYLIS ARCHITECTS INCORPORATED ALL RIGHTS RESERVED

SUBJECT SITE DATA:

SITE DATA:

PARCELS: 2025059162, 2025059240
 ADDRESS: 10220, 10230 POINTS DR. NE.
 ZONING: FLA 3A (PLANNED AREA), O/MF OFFICE MULTI-FAMILY LAKEVIEW NEIGHBORHOOD
 SITE AREA: 213,874 SF (4.90 acres)
 DESCRIPTION OF WORK: THE PLAZA AT YARROW BAY-BLDG-V PROJECT PROPOSE TO ADD NEW OFFICE BUILDING TO THE EXISTING BUILDINGS COMPLEX. THE NEW BUILDING WILL BE A FOUR STORY STRUCTURE WITH ONE PARKING LEVEL UNDERGROUND. THIS BUILDING WILL BE DEVELOPED IN THE EXISTING PARKING LOT IN FRONT OF EXISTING BUILDINGS I & II.

TYPE OF CONSTRUCTION: II-B SPRINKLERED
 USE PROPOSED: "B" BUSINESS - OFFICE

DEVELOPMENT STANDARDS:

REQUIRED REVIEW PROCESS: PROCESS IIB
 SITE SIZE: 347,688 SF (7.98 AC)
 PUD SITE AREA: 3,254,446 SF (74.71 AC)
 LOT SIZE: MINIMUM LOT SIZES FOR THIS USE IS 7,200 SF
 BUILDING SETBACKS:
 - FRONT YARD: 20 FEET
 - SIDE YARD: 5 FEET (BUT TWO SIDE YARDS MUST EQUAL AT LEAST 15 FEET)
 - REAR YARD: 10 FEET

BUFFERING LANDSCAPING:
 -5' ALONG THE PERIMETER OF THE PARKING AREAS ABUTTING RIGHTS-OF-WAY
 -15' WIDE LANDSCAPE BUFFER IS REQUIRED NEXT TO THE PARK (NORTH AND SOUTH SIDES OF THE SITE)

LANDSCAPE: CATEGORY "C"
 MAX. BUILDING HEIGHT: 30 FT. ABE (ABOVE BUILDING ELEVATION)
 ALLOWABLE HEIGHT INCREASE: 60 FT. ABE (ABOVE BUILDING ELEVATION) PER GENERAL REGULATIONS SEC. 60.19
 PROPOSED BUILDING HEIGHT: 52 FT ABOVE PARKING DECK
 53.75 FT ABE (ABOVE AVERAGE BUILDING ELEVATION)

SIGN: CATEGORY "D"

BUILDING AREA ANALYSIS:

PROPOSED BUILDING V	
1ST FLOOR	15,916 GFA
2ND FLOOR	19,375 GFA
3RD FLOOR	19,375 GFA
4TH FLOOR	19,375 GFA
TOTAL AREA OF NEW (BUILDING V)	74,101 GFA
EXISTING BUILDING AREA (BUILDING I)	48,452 GFA
EXISTING BUILDING AREA (BUILDING II)	45,596 GFA
TOTAL BUILDING AREA (BUILDING I, II, & V)	218,149 GFA

AREA OF PROPOSED PARKING GARAGE: 70,471 GFA

SUBJECT SITE DATA: (CONTINUED)

SUBJECT SITE PARKING ANALYSIS:

- EXISTING PARKING STALLS IN BUILDINGS I & II (UNDERGROUND & SURFACE SPACES): 508
 - PARKING STALLS REMOVED (UNDERGROUND & SURFACE SPACES): <180>
 - SUB-TOTAL: 328
 - PROPOSED NEW PARKING STALLS (UNDERGROUND LEVEL): 214
 - (SURFACE LEVEL): 73
 - SUB-TOTAL: 287
 - PROPOSED TOTAL PARKING STALLS: 615
- 218,149 GFA / 615 PKG = 1 SPACE PER 355 GFA

PROPOSED PARKING RATIO TO GFA:
 THE KIRKLAND ZONING CODE ALLOWS UP TO 50% COMPACT PARKING STALLS

PROPOSED STANDARD STALL	161	(57%)
PROPOSED COMPACT STALL	126	(43%)
TOTAL PROPOSED	287	

LOT COVERAGE ANALYSIS:

LOT COVERAGE: 70% MAX.
 EXISTING LOT COVERAGE: 128,273 / 213,874 = 60 = 60%

	PERVIOUS	IMPERVIOUS	LOT AREA
BUILDING I		17,075 SF	
BUILDING II		24,663 SF	
PAVEMENT	72,042 SF	86,535 SF	
LANDSCAPE			
WALKWAYS	6,779 SF		
13,559 SF (50%)			
LOT AREA			213,874 SF
TOTAL AREA	78,821 SF	128,273 SF	213,874 SF

PROPOSED LOT COVERAGE: 138,221 / 213,874 = 64 = 64%

	PERVIOUS	IMPERVIOUS	LOT AREA
BUILDING I		17,075 SF	
BUILDING II		24,663 SF	
NEW BUILDING V		19,770 SF	
PAVEMENT		76,713 SF	
LANDSCAPE	65,805 SF		
LANDSCAPE (over structure)	9,848 SF		
WALKWAYS			
1,507 SF (50%)	753 SF		
LOT AREA			213,874 SF
TOTAL AREA	76,406 SF	138,221 SF	213,874 SF

LOT COVERAGE DESCRIPTION:
 THE ACTUAL AMOUNT OF LANDSCAPING WOULD INCREASE, BECAUSE OF THE INCREMENT OF LANDSCAPE AREA AT THE WETLAND BUFFER, AND REDUCTION OF PAVED AREAS (PARKING LOT) ON SITE.

MASTER CAMPUS SITE DATA:

SITE AREA: 3,254,446 (74.71 acres) WITH ORIGINAL PUD
 LOT COVERAGE ANALYSIS WITH WETLANDS AND 5 BUILDINGS:
 EXISTING LOT COVERAGE: 211,059 / 3,254,446 = .064 = 6%
 (see analysis below)

	PERVIOUS	IMPERVIOUS	LOT AREA
BUILDING III		26,951 SF	
PAVEMENT		13,706 SF	
LANDSCAPE	14,383 SF		
WALKWAYS			
2,544 SF (50%)	1,272 SF		
LOT AREA			57,584 SF
TOTAL AREA	13,111 SF	40,657 SF	57,584 SF
BUILDING IV		16,309 SF	
PAVEMENT		25,820 SF	
LANDSCAPE	31,718 SF		
WALKWAYS			
2,382 SF (50%)	1,191 SF		
LOT AREA			76,229 SF
TOTAL AREA	32,909 SF	42,129 SF	76,229 SF
BUILDING I & II			
TOTAL AREA	78,821 SF	128,273 SF	213,874 SF
TOTAL AREA	124,841 SF	211,059 SF	347,687 SF

PROPOSED LOT COVERAGE: 221,007 / 3,254,446 = .067 = 6%
 (see analysis below)

	PERVIOUS	IMPERVIOUS	LOT AREA
BUILDING III	(see analysis above)		
TOTAL AREA	13,111 SF	40,657 SF	57,584 SF
BUILDING IV	(see analysis above)		
TOTAL AREA	32,909 SF	42,129 SF	76,229 SF
BUILDING I & II			
NEW BUILDING V	(see proposed lot coverage analysis)		
TOTAL AREA	76,406 SF	138,221 SF	213,874 SF
TOTAL AREA	122,426 SF	221,007 SF	347,687 SF

PARKING ANALYSIS WITH 5 BUILDINGS:

BUILDING	GFA	PARKING	PARKING RATIO/GFA
I	48,452	508	1/283
II	95,596	(included in Bldg "I")	
III	80,235	299	1/268
IV	45,658	150	1/304
SUB-TOTAL	269,941	957	1/282
Parking spaces removed		<180>	
V	74,101	289	NA
TOTAL	344,042	1,066	1/323
MAXIMUM BUILDING AREA IN AMENDED PUD:			278,000
PROPOSED BUILDING AREA AMENDMENT:			66,042

NTS

RE-SUBMITTAL (REVISION) 09-01-09

Job No: 07-1062

ZONING PERMIT PACKAGE - PROCESS IIB

Date: 9/01/09

PROJECT DATA



BAYLIS ARCHITECTS

10801 Main Street, Bellevue, WA 98004
 F 425 453 8013 T 425 454 0566

PLAZA AT YARROW BAY - BUILDING "V"

KIRKLAND, WA

PLAZA AT YARROW BAY, INC

ZONING PERMIT PACKAGE - PROCESS IIB

COPYRIGHT © 2008 BAYLIS ARCHITECTS INCORPORATED ALL RIGHTS RESERVED



NEIGHBORHOOD MAP

-→ PEDESTRIAN WALKWAY
- ⊕ TRAFFIC SIGNAL
- * BUS STOP/ P&R



VIEW STUDY

PHOTO POINT OF VIEW (1) →



KEY SITE - PHOTO VIEWS

NTS



BAYLIS ARCHITECTS

10801 Main Street, Bellevue, WA 98004
 F 425 453 8013 T 425 454 0566

PLAZA AT YARROW BAY - BUILDING " V "

KIRKLAND, WA

PLAZA AT YARROW BAY, INC

ZONING PERMIT PACKAGE - PROCESS IIB

Job No: 07-1062
 Date: 9/25/08

2



1. VIEW FROM NORTHUP WAY



2. VIEW FROM NORTHUP WAY



3. VIEW FROM NORTHUP WAY



4. VIEW FROM NORTHUP WAY & LAKE WASHINGTON BLVD. NE



5. VIEW FROM LAKE WASHINGTON BLVD. NE



6. VIEW FROM LAKE WASHINGTON BLVD. NE



EXISTING SITE CONTEXT

NTS

BAYLIS ARCHITECTS

10801 Main Street, Bellevue, WA 98004
 F 425 453 8013 T 425 454 0566

PLAZA AT YARROW BAY - BUILDING " V "

KIRKLAND, WA

PLAZA AT YARROW BAY, INC

ZONING PERMIT PACKAGE - PROCESS IIB

Job No: 07-1062
 Date: 9/25/08



7. VIEW FROM LAKE WASHINGTON BLVD. NE



8. VIEW FROM CORNER OF NORTHUP WAY & LAKE WASHINGTON BLVD. NE



9. VIEW FROM BELLEVUE WAY NE



10. VIEW FROM BELLEVUE WAY NE



11. VIEW FROM BRIDGE 520



12. VIEW FROM BELLEVUE WAY NE

EXISTING SITE CONTEXT

NTS



BAYLIS ARCHITECTS

10801 Main Street, Bellevue, WA 98004
 F 425 453 8013 T 425 454 0566

PLAZA AT YARROW BAY - BUILDING "V" II

KIRKLAND, WA

HAL Real Estate Investments Inc.

ZONING PERMIT PACKAGE - PROCESS IIB

Job No: 07-1062

Date: 9/25/08

4

COPYRIGHT © 2008 BAYLIS ARCHITECTS INCORPORATED ALL RIGHTS RESERVED



1. VIEW FROM NORTHUP WAY - 30'



2. VIEW FROM NORTHUP WAY - 30'



1. VIEW FROM NORTHUP WAY - 60'



2. VIEW FROM NORTHUP WAY - 60'



VIEW STUDY

NTS

BAYLIS ARCHITECTS

10801 Main Street, Bellevue, WA 98004
 F 425 453 8013 T 425 454 0566

PLAZA AT YARROW BAY - BUILDING "V" #

KIRKLAND, WA

PLAZA AT YARROW BAY, INC

ZONING PERMIT PACKAGE - PROCESS IIB

Job No: 07-1062

Date: 9/25/08

5

COPYRIGHT © 2008 BAYLIS ARCHITECTS INCORPORATED ALL RIGHTS RESERVED



3. VIEW FROM NORTHUP WAY - 30'



4. VIEW FROM NORTHUP WAY & LAKE WASHINGTON BLVD. NE - 30'



3. VIEW FROM NORTHUP WAY - 60'



4. VIEW FROM NORTHUP WAY & LAKE WASHINGTON BLVD. NE- 60'



VIEW STUDY

NTS

BAYLIS ARCHITECTS

10801 Main Street, Bellevue, WA 98004
 F 425 453 8013 T 425 454 0566

PLAZA AT YARROW BAY - BUILDING " V " |

KIRKLAND, WA |

PLAZA AT YARROW BAY, INC. |

ZONING PERMIT PACKAGE - PROCESS IIB |

job No: 07-1062

Date: 9/25/08

6

COPYRIGHT © 2008 BAYLIS ARCHITECTS INCORPORATED ALL RIGHTS RESERVED



8. VIEW FROM CORNER OF NORTHUP WAY & LAKE WASHINGTON BLVD. NE - 30'



8. VIEW FROM CORNER OF NORTHUP WAY & LAKE WASHINGTON BLVD. NE - 60'



VIEW STUDY

NTS

BAYLIS ARCHITECTS

10801 Main Street, Bellevue, WA 98004
 F 425 453 8013 T 425 454 0566

PLAZA AT YARROW BAY - BUILDING " V "

KIRKLAND, WA

PLAZA AT YARROW BAY, INC

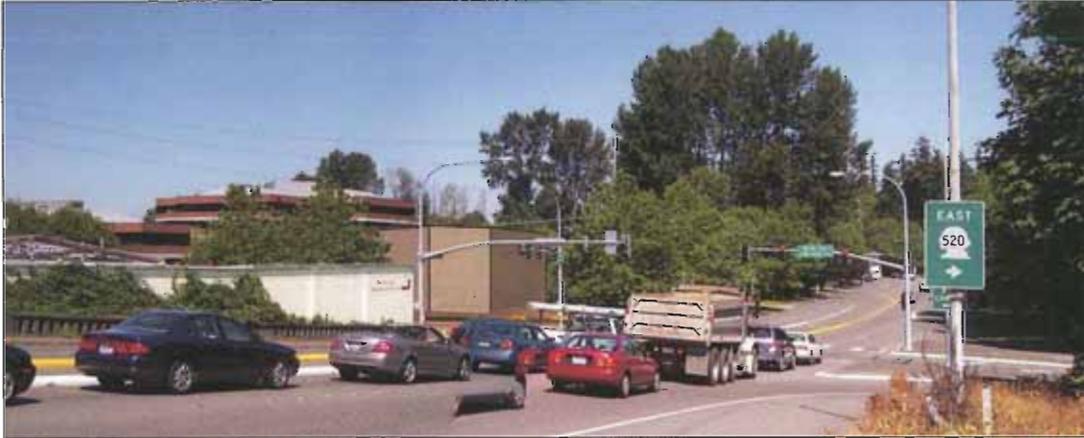
ZONING PERMIT PACKAGE - PROCESS IIB

Job No: 07-1052

Date: 9/25/08



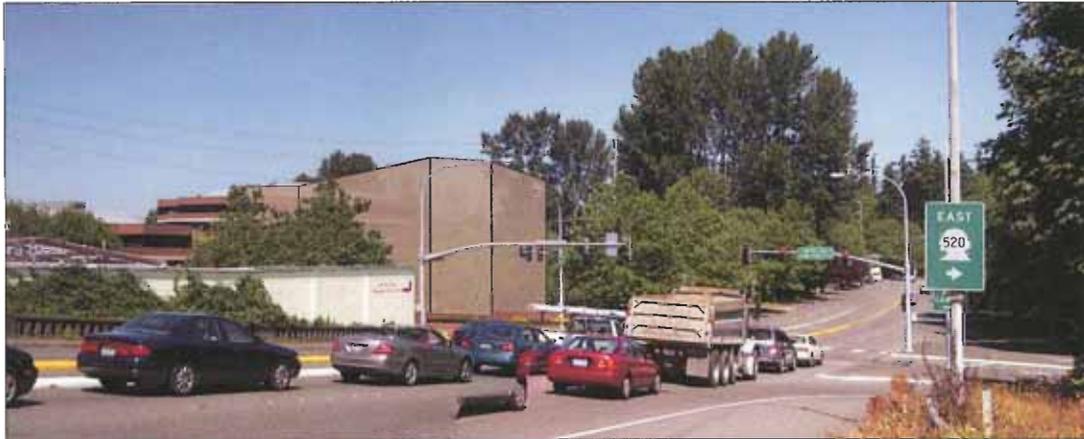
COPYRIGHT © 2008 BAYLIS ARCHITECTS INCORPORATED ALL RIGHTS RESERVED



9. VIEW FROM BELLEVUE WAY NE - 30'



10. VIEW FROM BELLEVUE WAY NE - 30'



9. VIEW FROM BELLEVUE WAY NE - 60'



10. VIEW FROM BELLEVUE WAY NE - 60'



VIEW STUDY

NTS

BAYLIS ARCHITECTS

10801 Main Street, Bellevue, WA 98004
 F 425 453 8013 T 425 454 0566

PLAZA AT YARROW BAY - BUILDING "V" II

KIRKLAND, WA

PLAZA AT YARROW BAY, INC

ZONING PERMIT PACKAGE - PROCESS IIB

Job No: 07-1062
 Date: 9/25/08

8

COPYRIGHT © 2008 BAYLIS ARCHITECTS INCORPORATED ALL RIGHTS RESERVED



12. VIEW FROM BELLEVUE WAY NE - 30'

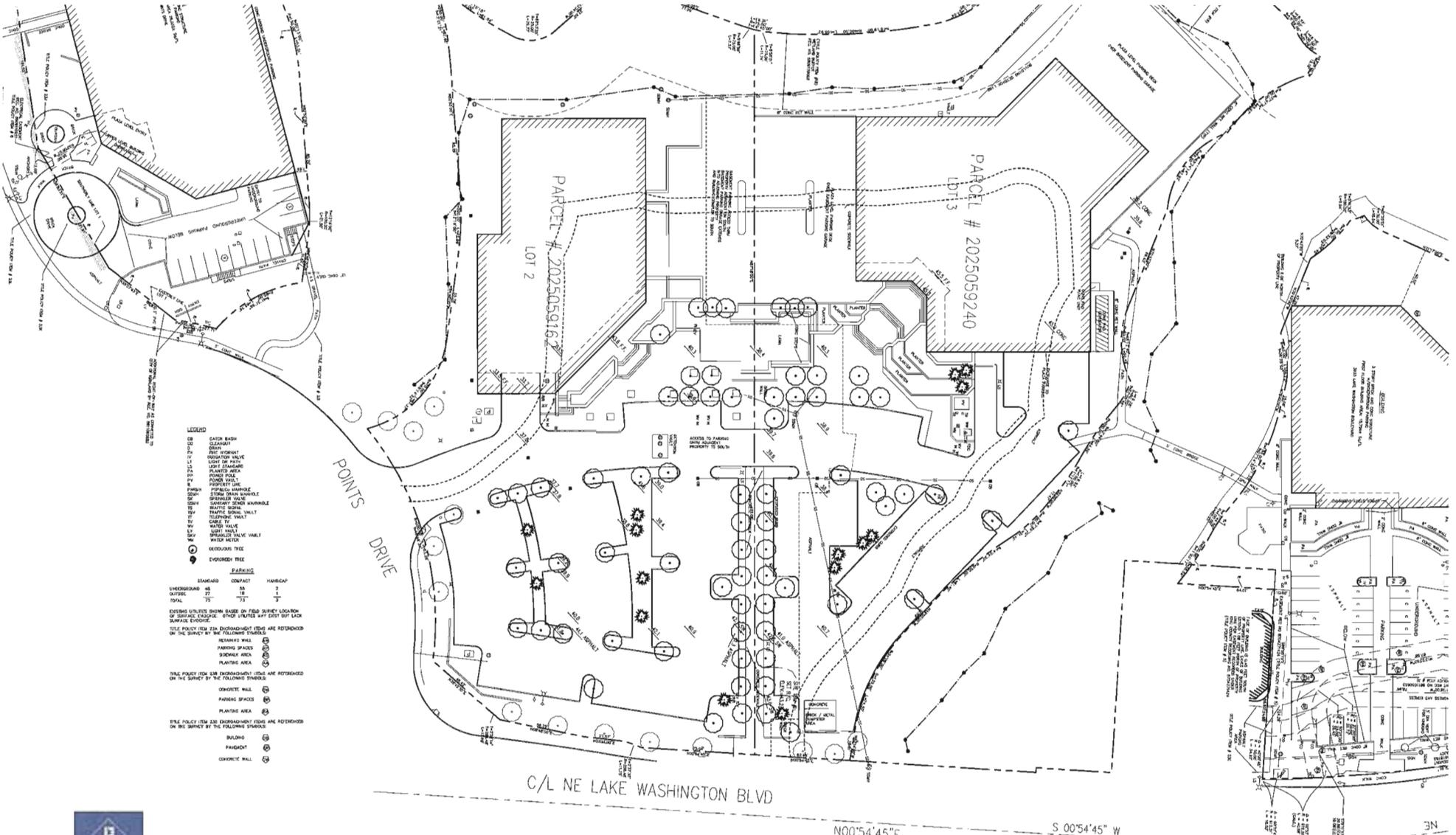


12. VIEW FROM BELLEVUE WAY NE - 60'



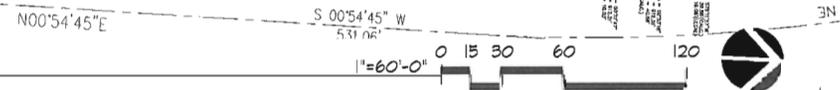
VIEW STUDY

NTS



- LEGEND**
- 12 CATCH BASIN
 - 13 CLEANOUT
 - 14 GROUND WATER
 - 15 REGULATOR VALVE
 - 16 LOCK OF PIPE
 - 17 LOW DRAINAGE
 - 18 PLANTED AREA
 - 19 POWER POLE
 - 20 POWER VALVE
 - 21 PUMP
 - 22 PUMP HOUSE
 - 23 STEEL MAN HOLE
 - 24 SHOWER
 - 25 SANITARY SEWER MANHOLE
 - 26 SEWER MANHOLE
 - 27 TELEPHONE VALVE
 - 28 TRAFFIC SIGNAL MOUNT
 - 29 WATER VALVE
 - 30 WATER METER
 - 31 SPRINKLER VALVE
 - 32 WATER METER
 - 33 DECIDUOUS TREE
 - 34 EVERGREEN TREE
- | STANDARD | CONTACT | HATCH |
|----------------|---------|-------|
| UNDERGROUND 48 | 18 | 1 |
| OUTSIDE 27 | 18 | 1 |
| TOTAL 75 | 73 | |
- EXISTING UTILITIES SHOWN BASED ON FIELD SURVEY LOCATION OF SERVICE ENGINES. OTHER UTILITIES NOT SHOWN BY THIS SURVEY EVIDENCE.
- THIS POLICY ITEM 23B ENFORCEMENT ITEMS ARE REFERENCED ON THE SURVEY BY THE FOLLOWING SYMBOLS:
- 18 PLANTED AREA
 - 19 POWER POLE
 - 20 POWER VALVE
 - 21 PUMP
 - 22 PUMP HOUSE
 - 23 STEEL MAN HOLE
 - 24 SHOWER
 - 25 SANITARY SEWER MANHOLE
 - 26 SEWER MANHOLE
 - 27 TELEPHONE VALVE
 - 28 TRAFFIC SIGNAL MOUNT
 - 29 WATER VALVE
 - 30 WATER METER
 - 31 SPRINKLER VALVE
 - 32 WATER METER
- THIS POLICY ITEM 23B ENFORCEMENT ITEMS ARE REFERENCED ON THE SURVEY BY THE FOLLOWING SYMBOLS:
- 33 DECIDUOUS TREE
 - 34 EVERGREEN TREE

EXISTING SITE PLAN
 SURVEY PROVIDED BY TRIAD ASSOCIATES



BAYLIS ARCHITECTS

10801 Main Street, Bellevue, WA 98004
 F 425 453 8013 T 425 454 0566

COPYRIGHT © 2008 BAYLIS ARCHITECTS INCORPORATED ALL RIGHTS RESERVED

PLAZA AT YARROW BAY - BUILDING "V"

KIRKLAND, WA

PLAZA AT YARROW BAY, INC

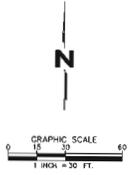
ZONING PERMIT PACKAGE - PROCESS IIB

Job No 07-1062

Date: 9/25/08

TOPOGRAPHIC EXHIBIT

A Portion of Government Lot 1,
Section 20, Township 25 North, Range 5 East, W.M.,
King County, Washington



PARCEL LEGAL DESCRIPTION:

LOT 2, MCKLAND SHORT PLAT #55-87-113, RECORDING NUMBER 8809136002,
LOT LINE ADJUSTMENT 87-47, RECORDING NUMBER 8707200609, BEING A
PORTION OF GOVERNMENT LOT 1 IN SECTION 20-25-N.

HORIZONTAL DATUM:

BASES OF BEARING FOR THIS SURVEY IS THE MONUMENTED CENTERLINE OF NE
LAKE WASHINGTON BLVD., ACCORDING TO THE YARROW BAY VILLAGE SHORT PLAT,
BEARINGS BEING N 00°54'45" E.

SURVEYOR'S NOTES:

- 1-EQUIPMENT:
ST TOTAL STATION USED (ALL PHASES)
ALL EQUIPMENT MAINTAINED IN ADJUSTMENT TO MANUFACTURER
SPECIFICATIONS.
- 2-PROCEDURES:
FIELD TRAVERSE BALANCED BY METHOD OF LEAST SQUARES.
TRAVERSE CLOSURE MEETS OR EXCEEDS MINIMUM REQUIREMENTS IN
ACCORDANCE WITH WAC 332-130.
- 3-SITE ADDRESS:
THE PLAZA AT YARROW BAY I & II
10220 POINTS DRIVE NE
MCKLAND, WASHINGTON 98033
- 4-THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A
CURRENT TITLE SEARCH AND DOES NOT WARRANT AGAINST
ENCUMBRANCES, OR DEFECTS OF TITLE, THAT MAY OR MAY NOT AFFECT
SAID PROPERTY UNLESS OTHERWISE NOTED OR SHOWN

VERTICAL DATUM:

REFERENCE BENCH MARK:
NAVD 88
CITY OF BELLEVUE NO. 0352 ELEV = 47.77'
"CITY OF BELLEVUE" BRASS CAP STAMPED "0352" LOCATED ON
THE EAST SIDEWALK AT LAKE WASHINGTON BLVD., 200' S SOUTH
OF THE 38TH PL.

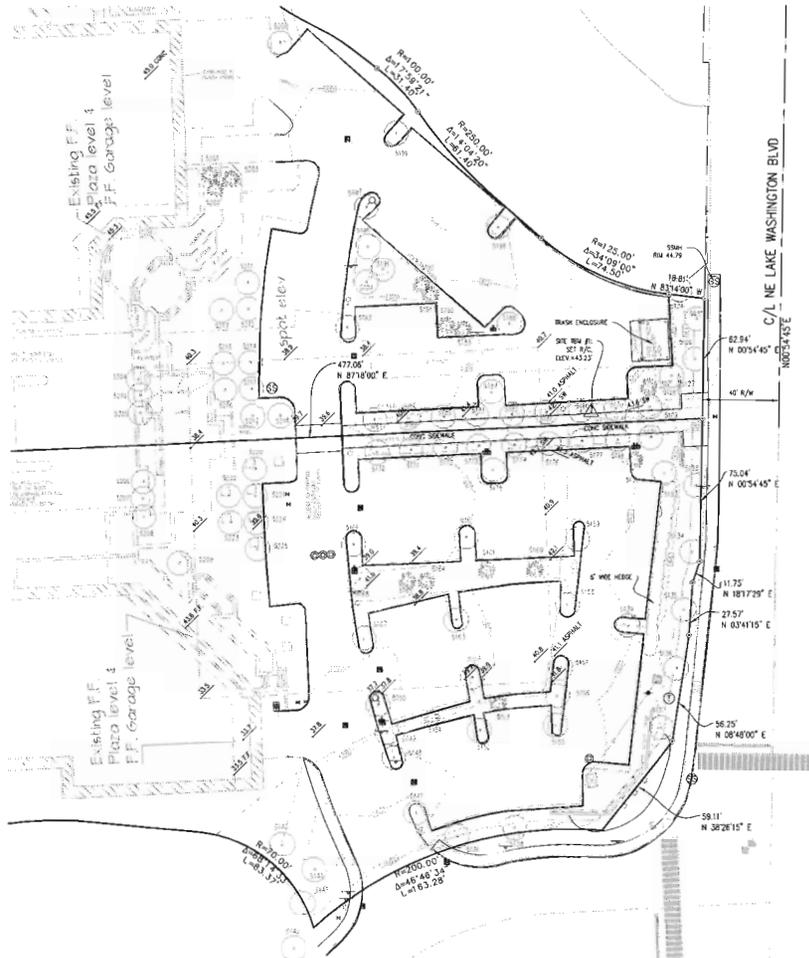
TEMPORARY BENCH MARK #1: ELEV = 43.23'
SET REBAR & CAP IN CONCRETE AT THE NORTH EDGE OF THE
CONCRETE SIDEWALK, LOCATED AT THE EAST SIDE OF THE LOT.

LEGEND:

- 3 CALCULATED POSITION
- ▲ SITE BENCH MARK
- SPOT ELEVATION
- ⊗ POWER POLE
- ⊗ POWER VAULT, SIZE VARIES
- ⊗ JUNCTION BOX, SIZE VARIES
- ROAD SIGNAGE
- ⊗ IRRIGATION CONTROL VALVE
- ⊗ CATCH BASIN
- ⊗ STORM DRAIN MANHOLE
- ⊗ SANITARY SEWER MANHOLE
- ⊗ TELEPHONE MANHOLE
- DECIDUOUS TREE-SIZE VARIES
- EVERGREEN TREE-SIZE VARIES

ABBREVIATIONS:

- ATN ... AUDITOR'S FILE NUMBER
- C.A. ... CENTERLINE
- L.S. ... LICENSED SURVEYOR
- NTS ... NOT TO SCALE
- R/W ... RIGHT OF WAY
- W.M. ... WILLAMETTE MERIDIAN
- S.F. ... SQUARE FOOTAGE
- AC ... ACREAGE
- R/C ... REBAR & CAP
- IP ... IRON PIPE
- F.F. ... FINISHED FLOOR
- SW ... SIDEWALK
- CONC. ... CONCRETE
- [+/-] ... DISTANCE OF MONUMENT ABOVE/BELOW GROUND



PT. NO.	DESCRIPTION	DAMPEN	DIREPLINE
5124	MAPLE	8"	20"
5125	MAPLE	12"	22"
5126	DECIDUOUS	7"	18"
5127	DECIDUOUS	8"	20"
5128	FIR	8"	9"
5129	DECIDUOUS	9"	18"
5130	DECIDUOUS	10"	22"
5131	EVERGREEN (TWIN)-2"		10"
5132	DECIDUOUS	11"	20"
5133	DECIDUOUS	12"	24"
5134	MAPLE	20"	24"
5135	MAPLE	14"	24"
5136	MAPLE	20"	20"
5137	MAPLE	19"	24"
5138	MAPLE	18"	24"
5139	DECIDUOUS	10"	18"
5142	MAPLE	14"	26"
5143	DECIDUOUS	11"	22"
5144	DECIDUOUS	10"	24"
5145	DECIDUOUS	11"	27"
5146	MAPLE	14"	24"
5147	DECIDUOUS	6"	8"
5148	DECIDUOUS	6"	10"
5149	DECIDUOUS	6"	8"
5150	DECIDUOUS	6"	10"
5151	FIR	9"	12"
5152	DECIDUOUS	9"	8"
5153	FIR	10"	12"
5154	DECIDUOUS	9"	8"
5155	DECIDUOUS	6"	8"
5156	DECIDUOUS	8"	12"
5157	DECIDUOUS	8"	12"
5158	DECIDUOUS	10"	14"
5159	DECIDUOUS	8"	8"
5160	DECIDUOUS	10"	12"
5161	FIR	17"	18"
5162	DECIDUOUS	9"	12"
5163	DECIDUOUS	7"	14"
5164	FIR	11"	14"
5165	FIR	24"	12"
5167	DECIDUOUS	24"	12"
5168	DECIDUOUS	13"	20"
5169	DECIDUOUS	8"	12"
5170	DECIDUOUS	10"	12"
5171	DECIDUOUS	6"	12"
5172	DECIDUOUS	6"	12"
5173	DECIDUOUS	9"	18"
5174	DECIDUOUS	9"	12"
5175	DECIDUOUS	9"	12"
5176	DECIDUOUS	9"	12"
5177	DECIDUOUS	9"	12"
5178	DECIDUOUS	9"	12"
5179	DECIDUOUS	9"	12"
5180	DECIDUOUS	8"	12"
5181	DECIDUOUS	9"	12"
5182	DECIDUOUS	2"	10"
5183	DECIDUOUS	9"	12"
5184	DECIDUOUS	2"	12"
5185	DECIDUOUS	8"	12"
5186	DECIDUOUS	8"	9"
5187	DECIDUOUS	10"	18"
5188	DECIDUOUS	6"	10"
5189	FIR	10"	10"
5190	FIR	9"	12"
5191	FIR	14"	18"
5192	FIR	12"	12"
5193	DECIDUOUS	7"	15"
5194	DECIDUOUS	6"	14"
5195	DECIDUOUS	9"	18"
5196	DECIDUOUS	10"	20"
5197	DECIDUOUS	9"	18"
5198	DECIDUOUS	6"	12"
5199	DECIDUOUS	7"	18"
5200	DECIDUOUS	6"	22"
5201	FIR	8"	6"
5202	FIR	10"	12"
5203	FIR	10"	15"
5204	DECIDUOUS	10"	15"
5205	DECIDUOUS	7"	6"
5206	DECIDUOUS	9"	10"
5207	DECIDUOUS	9"	15"
5208	DECIDUOUS	11"	15"
5209	DECIDUOUS	6"	10"
5210	DECIDUOUS	6"	9"
5211	DECIDUOUS	6"	9"
5212	DECIDUOUS	6"	9"
5213	DECIDUOUS	6"	9"
5214	DECIDUOUS	5"	9"
5215	DECIDUOUS	7"	15"
5216	DECIDUOUS	6"	8"
5217	DECIDUOUS	6"	8"
5218	DECIDUOUS	6"	9"
5219	DECIDUOUS	7"	9"
5220	DECIDUOUS	5"	7"
5221	DECIDUOUS	5"	8"
5222	DECIDUOUS	5"	8"
5223	DECIDUOUS	5"	9"
5224	DECIDUOUS	5"	9"
5225	DECIDUOUS	5"	9"

TOPOGRAPHIC EXHIBIT
 A PTN. GOVERNMENT LOT 1
 SEC. 20, T. 25 N., R. 5 E., W.M.
 KING COUNTY, WASHINGTON

HAL REAL ESTATE INVESTMENTS, INC
 2025 1ST AVENUE, STE. 700
 SEATTLE, WASHINGTON
 206-639-8987

DRS. D.R. STRONG CONSULTING ENGINEERS
 ENGINEERS PLANNERS SURVEYORS
 10664 NE 3RD PLACE, SUITE 101
 KENNESAW, WA 98143
 425-877-3863 OFFICE
 206-960-4603 CELL PHONE
 425-877-2433 FAX
 www.drstrong.com

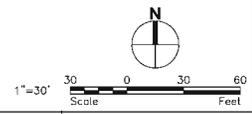
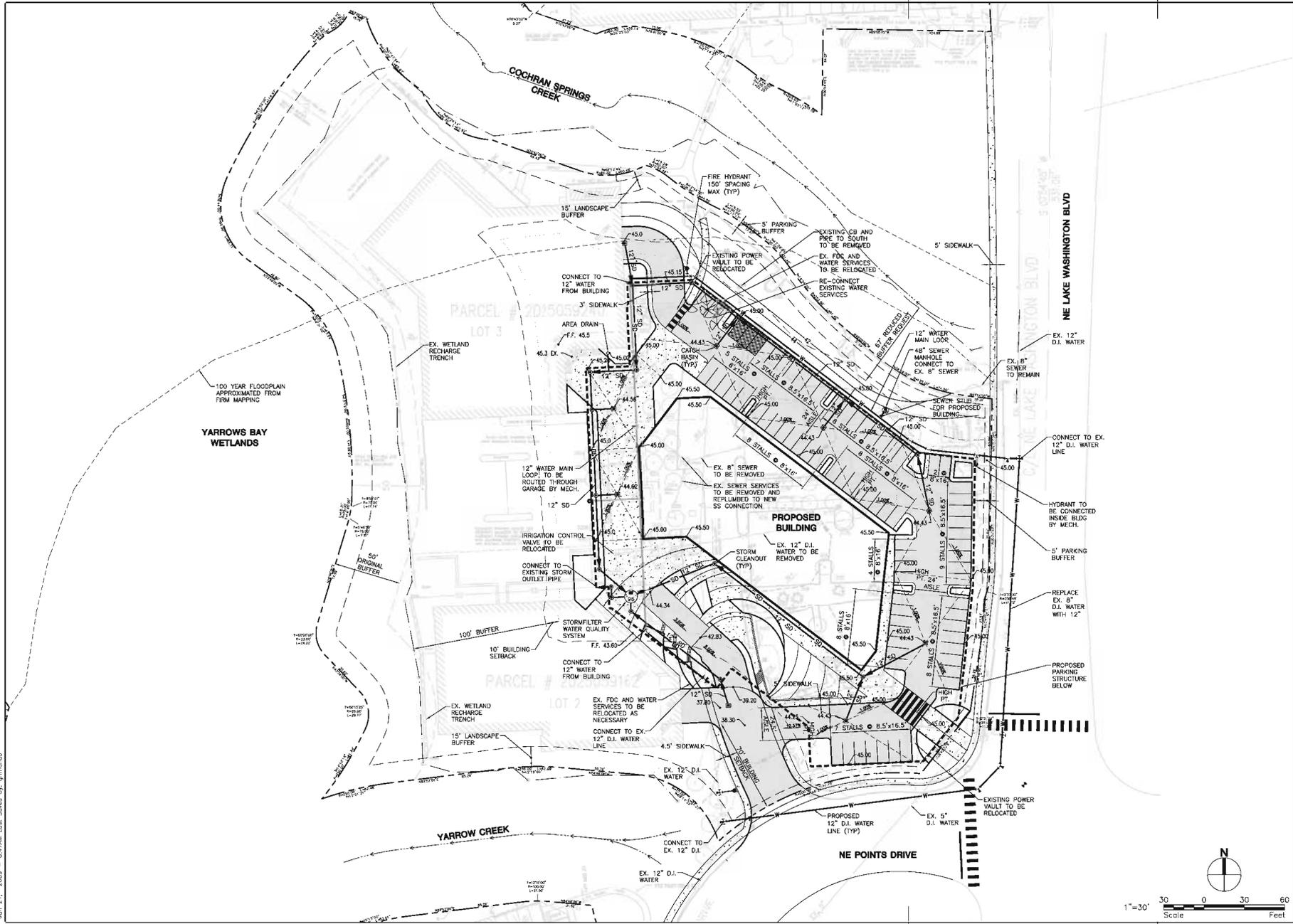


DATE
 REVISION
 APP

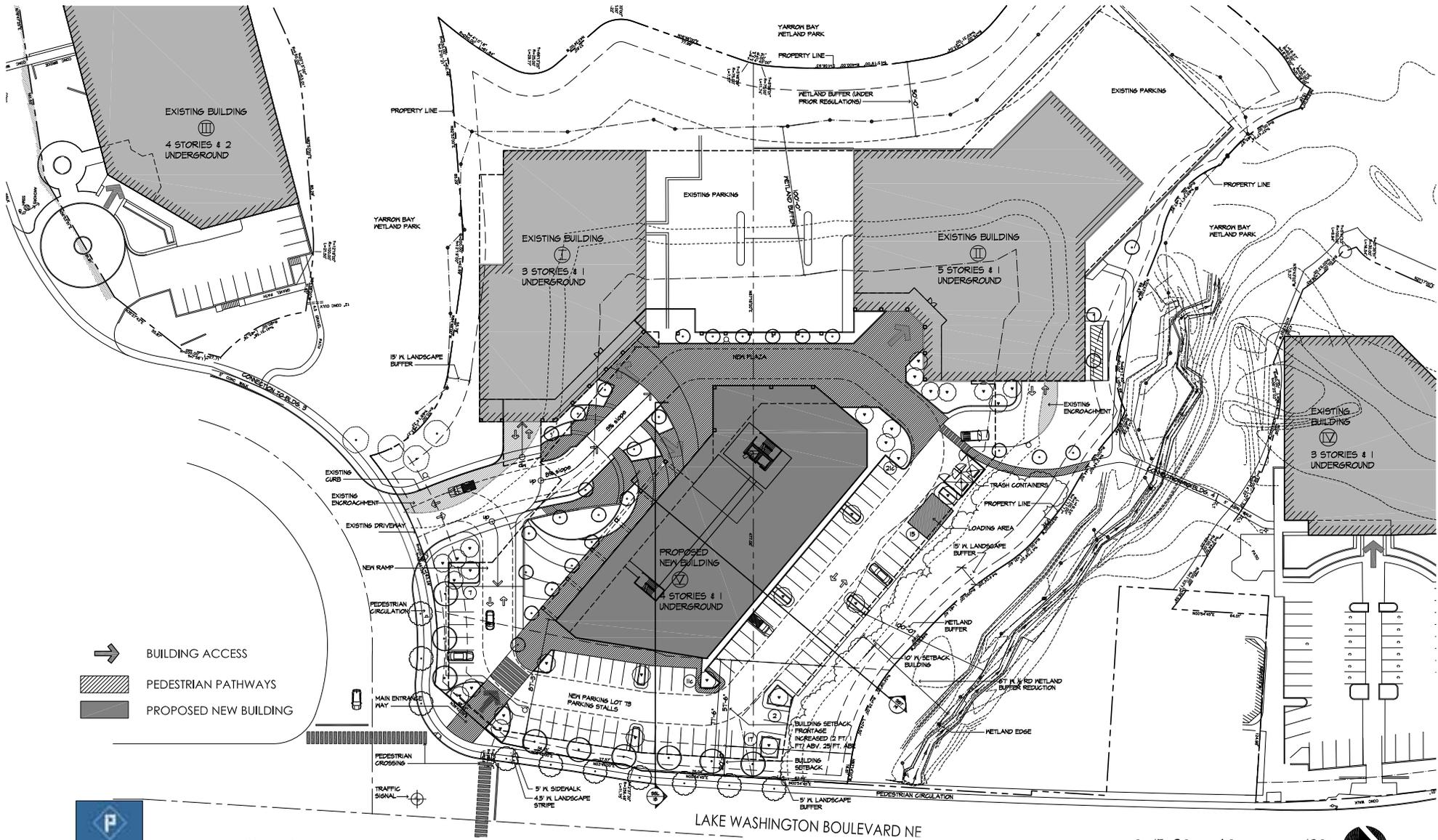
DRAFTED BY: EJS
 FIELD BOOK: 07221
 PROJECT SURVEYOR: WBR
 DATE: 03 15 2008
 PROJECT NO.: 07221.100
 SHEET 1 OF 1

Jun 21, 2020 - 8:47AM Last Saved By: grmendo

R:\Projects\233 (H/L Properties)\002-08 (PYB Expansion)\Dwg\sheets\Zoning Permit\YB-s01.dwg - Scale: 30



PLAZA AT YARROW BAY EXPANSION CONCEPTUAL CIVIL PLAN		1
Client: Plaza at Yarrow Bay, Inc. 8000 Parkside Lane, Suite 700 Seattle, WA 98148 Tel: (206) 448-0090 Keith Mankham Consultant		
Site Development Associates, LLC 3010 1st Avenue, Suite 200 Seattle, WA 98101 Office: 425.464.6033 Fax: 425.464.6073 www.sdaeng.com		
T-30 Date: 6/21/20 Drawn By: JTT Check By: JTT Project No.: 1091009	REVISIONS No. Description 1 100 ZONING PERMIT SUBMITTAL 2 300 ZONING PERMIT SUBMITTAL 3 100 ZONING PERMIT SUBMITTAL	Date 6/21/20 6/21/20 6/21/20



SITE PLAN



BAYLIS ARCHITECTS

10801 Main Street, Bellevue, WA 98004
 F 425 453 8013 T 425 454 0566

PLAZA AT YARROW BAY - BUILDING "V"

KIRKLAND, WA

PLAZA AT YARROW BAY, INC

RE-SUBMITTAL (REVISION) 09-01-09

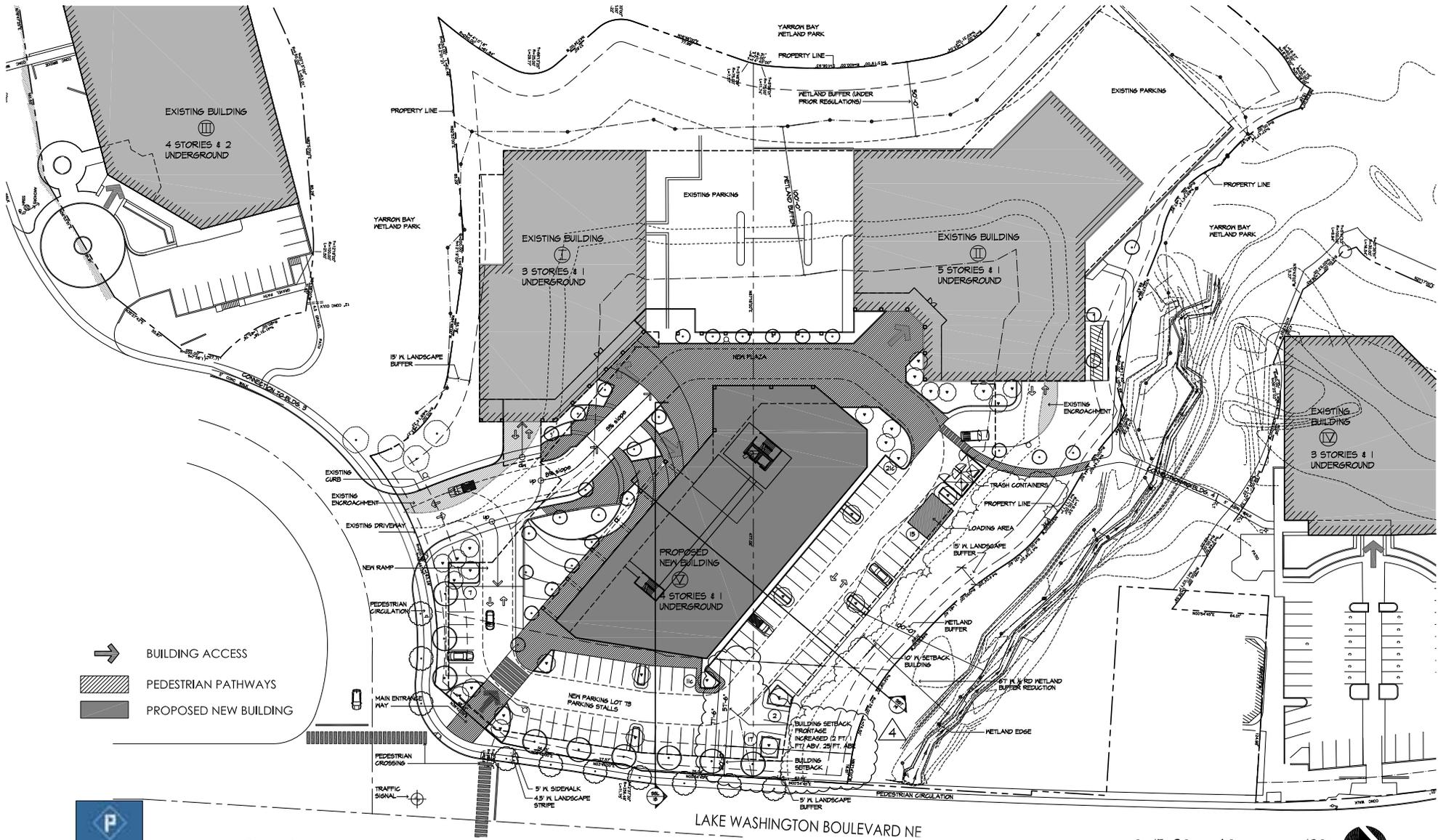
Job No: 07-1062

14

ZONING PERMIT PACKAGE - PROCESS IIB

Date: 9/01/09

COPYRIGHT © 2008 BAYLIS ARCHITECTS INCORPORATED ALL RIGHTS RESERVED



SITE PLAN



BAYLIS ARCHITECTS

10801 Main Street, Bellevue, WA 98004
 F 425 453 8013 T 425 454 0566

PLAZA AT YARROW BAY - BUILDING "V"

KIRKLAND, WA

PLAZA AT YARROW BAY, INC

RE-SUBMITTAL **4** (REVISION) 6-23-09

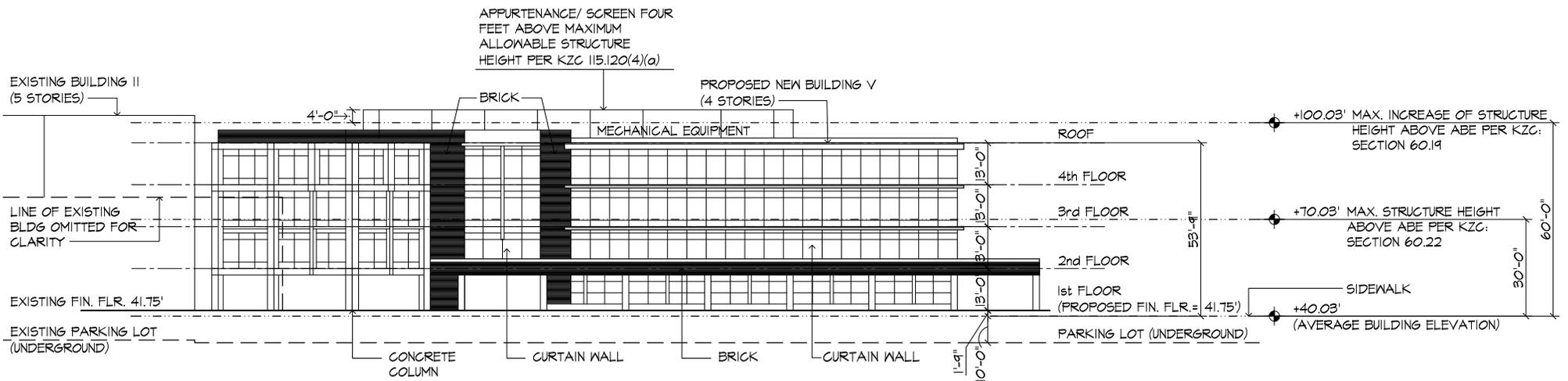
Job No: 07-1062

15

ZONING PERMIT PACKAGE - PROCESS IIB

Date: 6/23/09

COPYRIGHT © 2008 BAYLIS ARCHITECTS INCORPORATED ALL RIGHTS RESERVED



SOUTH ELEVATION



BAYLIS ARCHITECTS

10801 Main Street, Bellevue, WA 98004
 F 425 453 8013 T 425 454 0566

PLAZA AT YARROW BAY - BUILDING "V"

KIRKLAND, WA

PLAZA AT YARROW BAY, INC

RE-SUBMITTAL (REVISION) 9-01-09

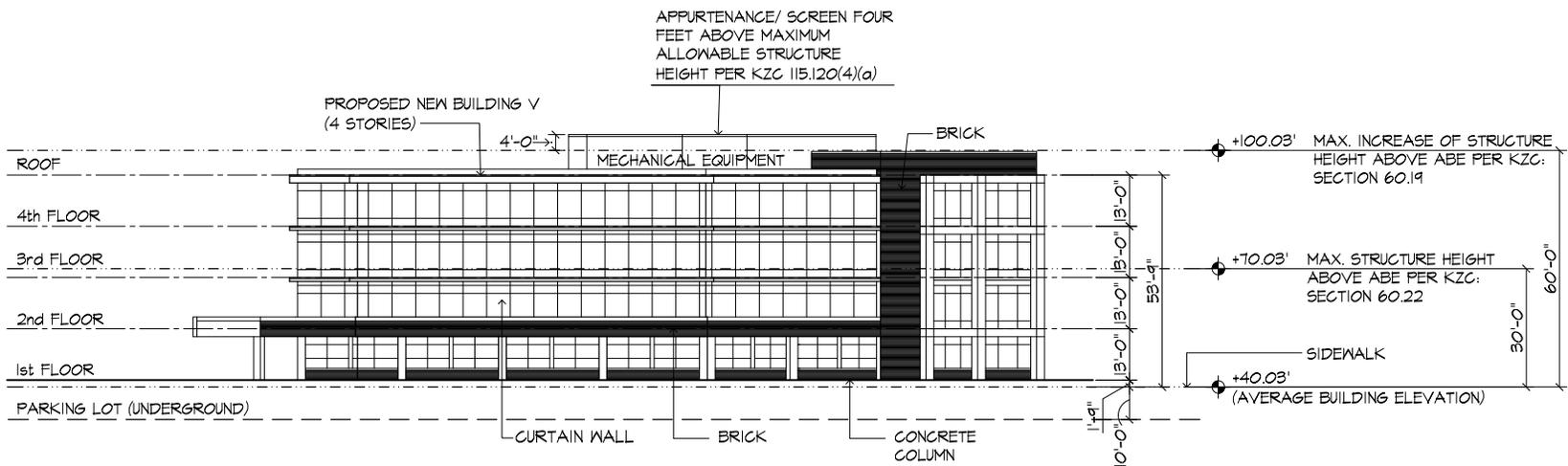
Job No: 07-1062

16

ZONING PERMIT PACKAGE - PROCESS IIB

Date: 9/01/09

COPYRIGHT © 2008 BAYLIS ARCHITECTS INCORPORATED ALL RIGHTS RESERVED



EAST ELEVATION



BAYLIS ARCHITECTS

10801 Main Street, Bellevue, WA 98004
 F 425 453 8013 T 425 454 0566

PLAZA AT YARROW BAY - BUILDING "V"

KIRKLAND, WA

PLAZA AT YARROW BAY, INC

RE-SUBMITTAL (REVISION) 9-01-09

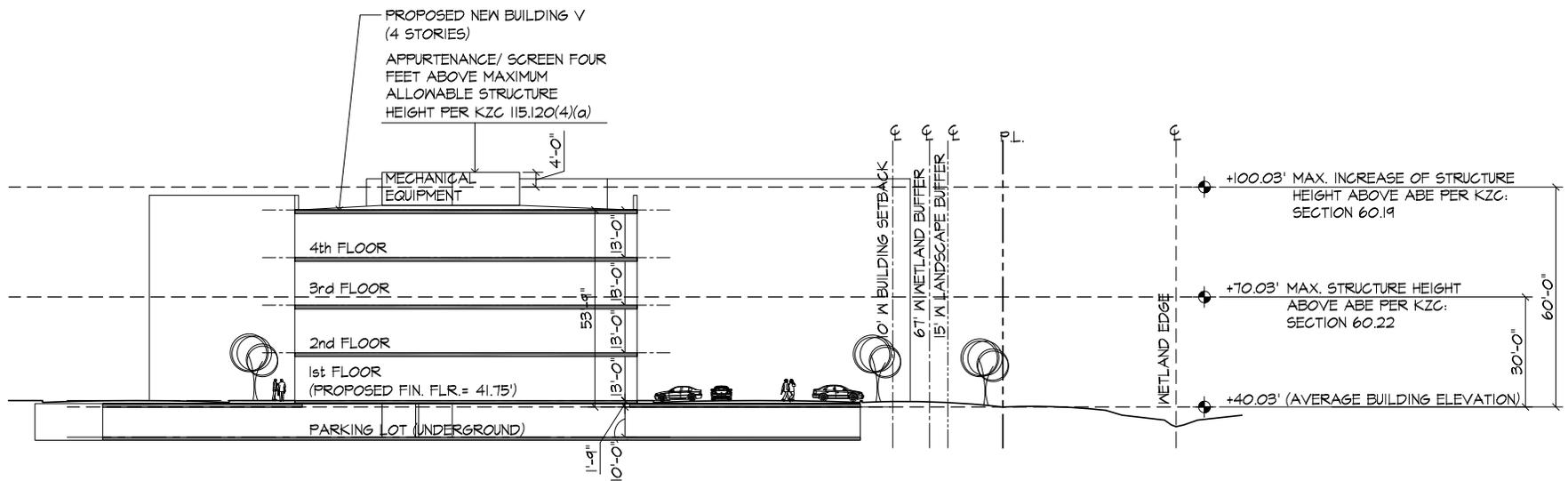
Job No: 07-1062

17

ZONING PERMIT PACKAGE - PROCESS IIB

Date: 9/01/09

COPYRIGHT © 2008 BAYLIS ARCHITECTS INCORPORATED ALL RIGHTS RESERVED



SITE SECTION - TRANSVERSAL



BAYLIS ARCHITECTS

10801 Main Street, Bellevue, WA 98004
F 425 453 8013 T 425 454 0566

PLAZA AT YARROW BAY - BUILDING "V"

KIRKLAND, WA

PLAZA AT YARROW BAY, INC

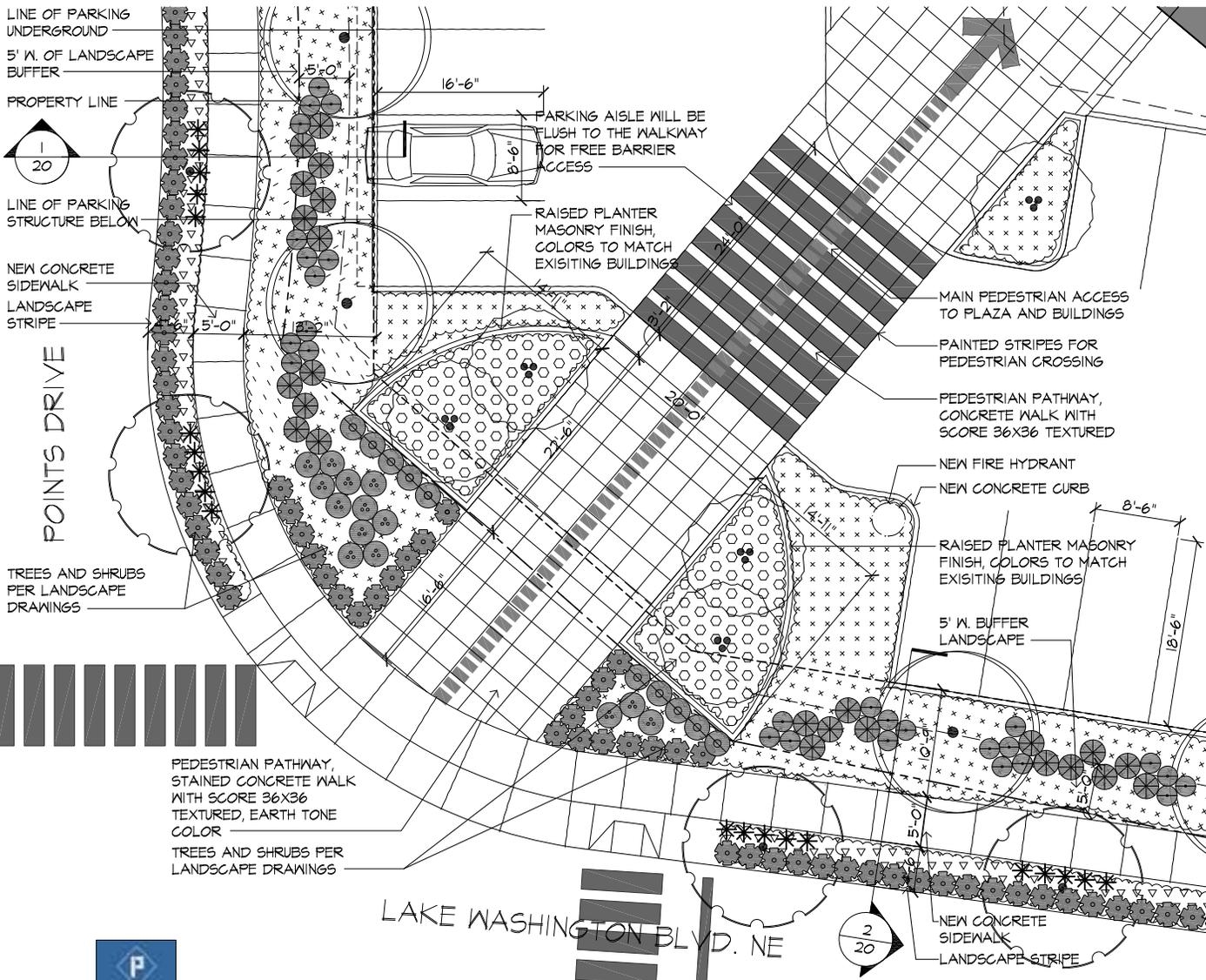
RE-SUBMITTAL (REVISION) 9-01-09

Job No: 07-1062

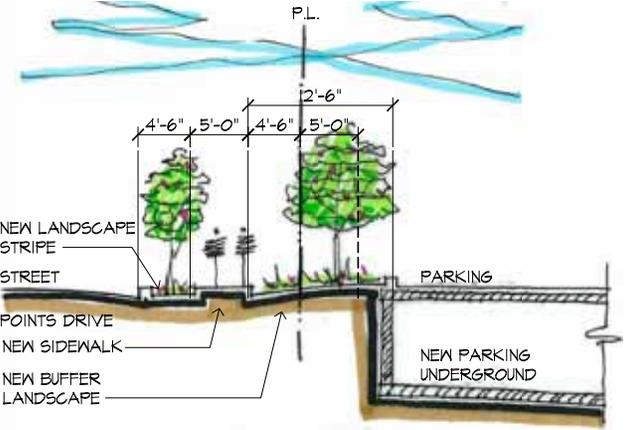
19

ZONING PERMIT PACKAGE - PROCESS IIB

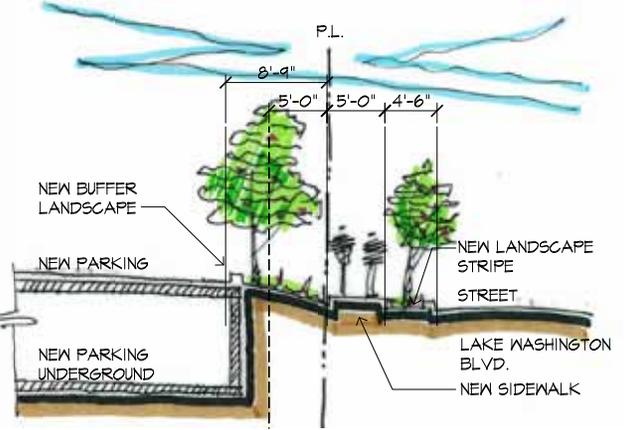
Date: 9/01/09



ENLARGED ENTRY WAY DESIGN



1 SOUTH SECTION 3/32"=1'-0"



2 EAST SECTION 3/32"=1'-0"

NOTE: FOR PLANTING SPECIFICATIONS REF. TO LANDSCAPE DWGS L101 AND L102



BAYLIS ARCHITECTS
 10801 Main Street, Bellevue, WA 98004
 F 425 453 8013 T 425 454 0566

PLAZA AT YARROW BAY - BUILDING "V"

KIRKLAND, WA

PLAZA AT YARROW BAY, INC

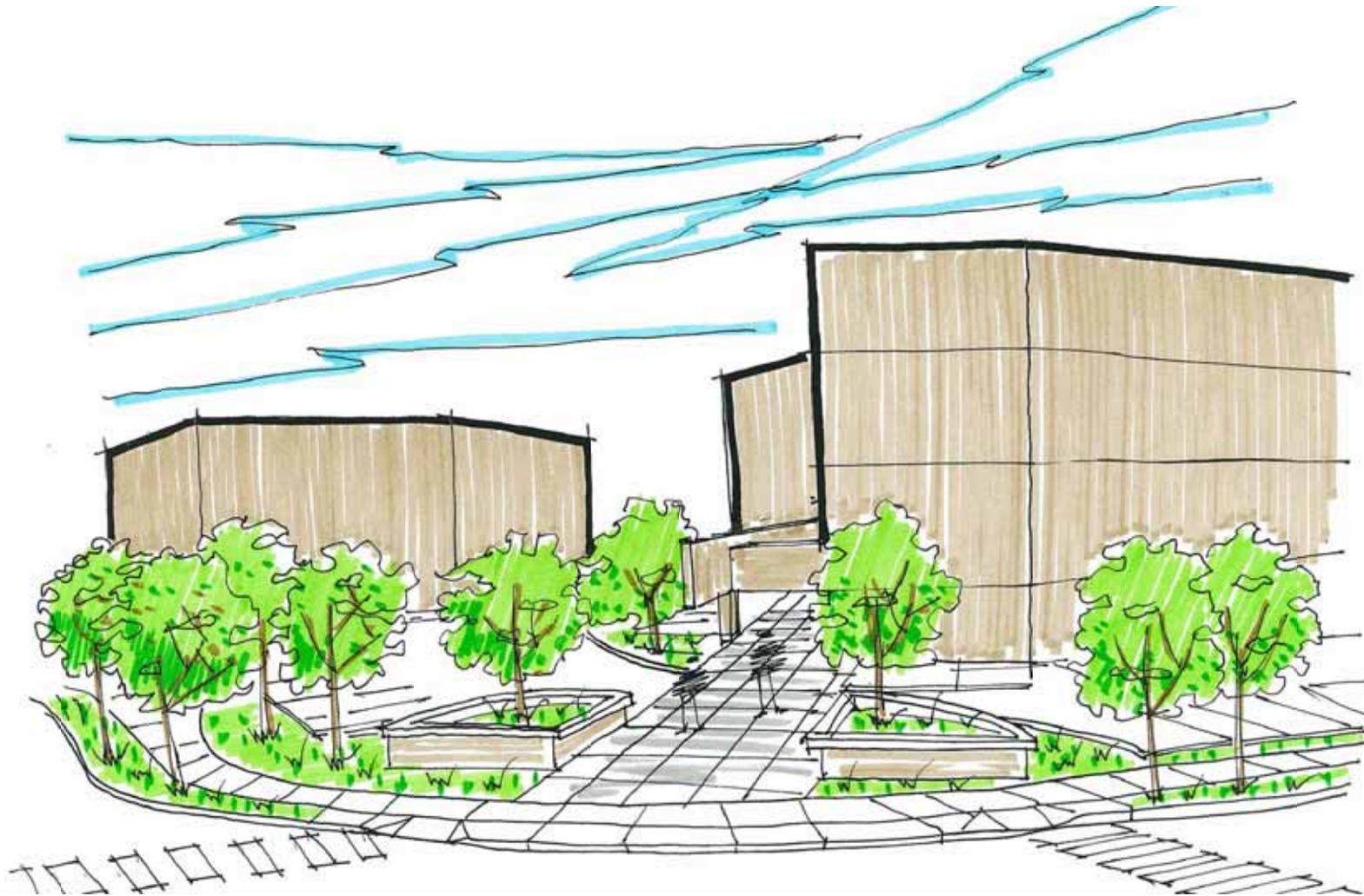
RE-SUBMITTAL

ZONING PERMIT PACKAGE - PROCESS IIB

Job No: 07-1062

Date: 1/20/09

20



ENLARGED ENTRY WAY DESIGN - PERSPECTIVE

NTS



BAYLIS ARCHITECTS

10801 Main Street, Bellevue, WA 98004
 F 425 453 8013 T 425 454 0566

PLAZA AT YARROW BAY - BUILDING " V "

KIRKLAND, WA

PLAZA AT YARROW BAY, INC

RE-SUBMITTAL

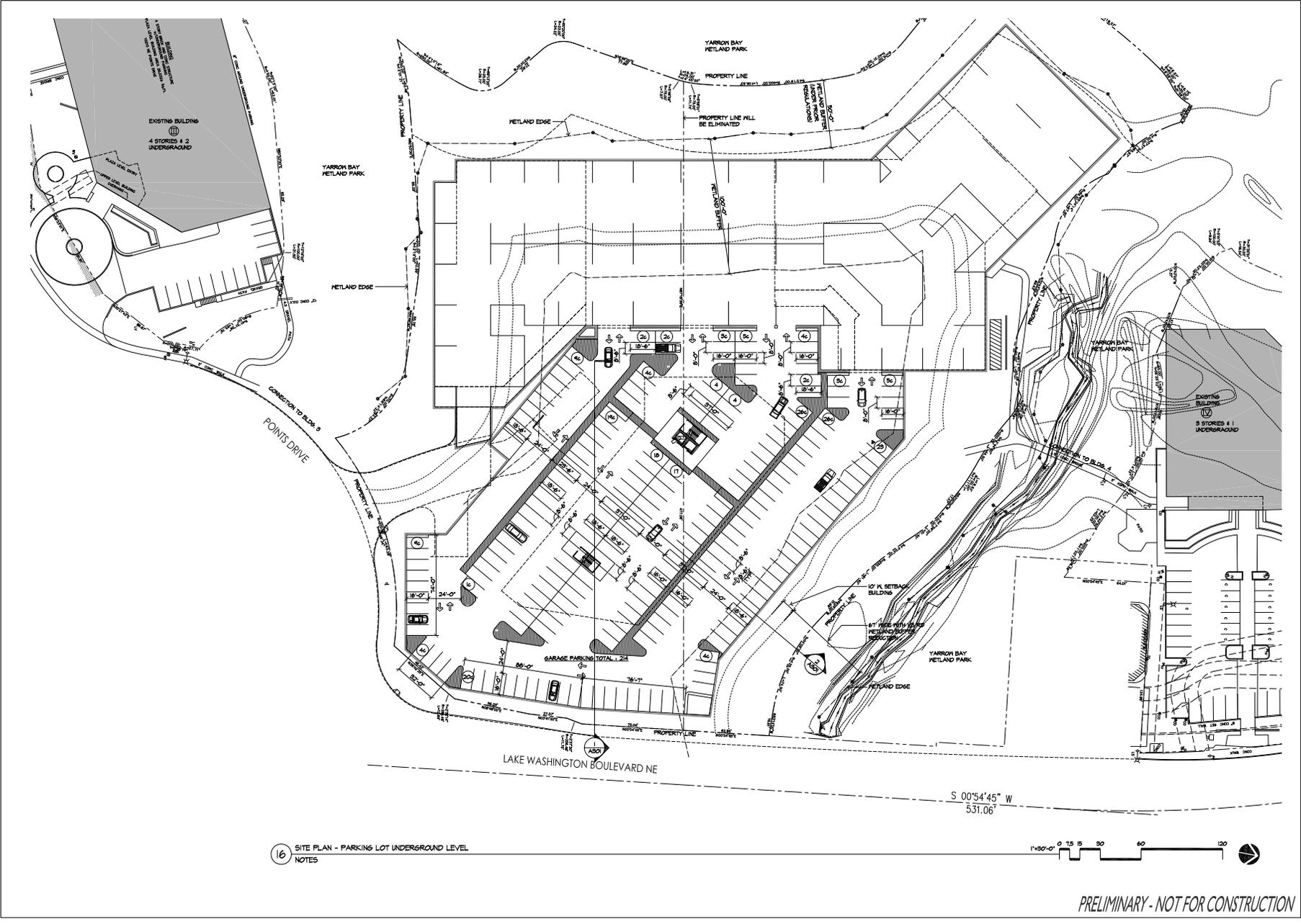
ZONING PERMIT PACKAGE - PROCESS IIB

Job No: 07-1062

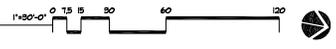
Date: 1/20/09

21

COPYRIGHT © 2008 BAYLIS ARCHITECTS INCORPORATED ALL RIGHTS RESERVED



16 SITE PLAN - PARKING LOT UNDERGROUND LEVEL
NOTES



PRELIMINARY - NOT FOR CONSTRUCTION

Copyright © 2009
BY WILSON JACOBS INCORPORATED
ALL RIGHTS RESERVED
NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM WILSON JACOBS INCORPORATED.

**PLAZA AT YARROW
BAY - BLDG-V**
KIRKLAND, WA

**RE-SUBMITTAL
ZONING
PERMIT SET
12-12-08**

PROJECT NUMBER: 07-1062
PROJECT MANAGER: JG
DRAWN BY: JMSG
PLOT DATE: Jun 23, 2009 3:45pm

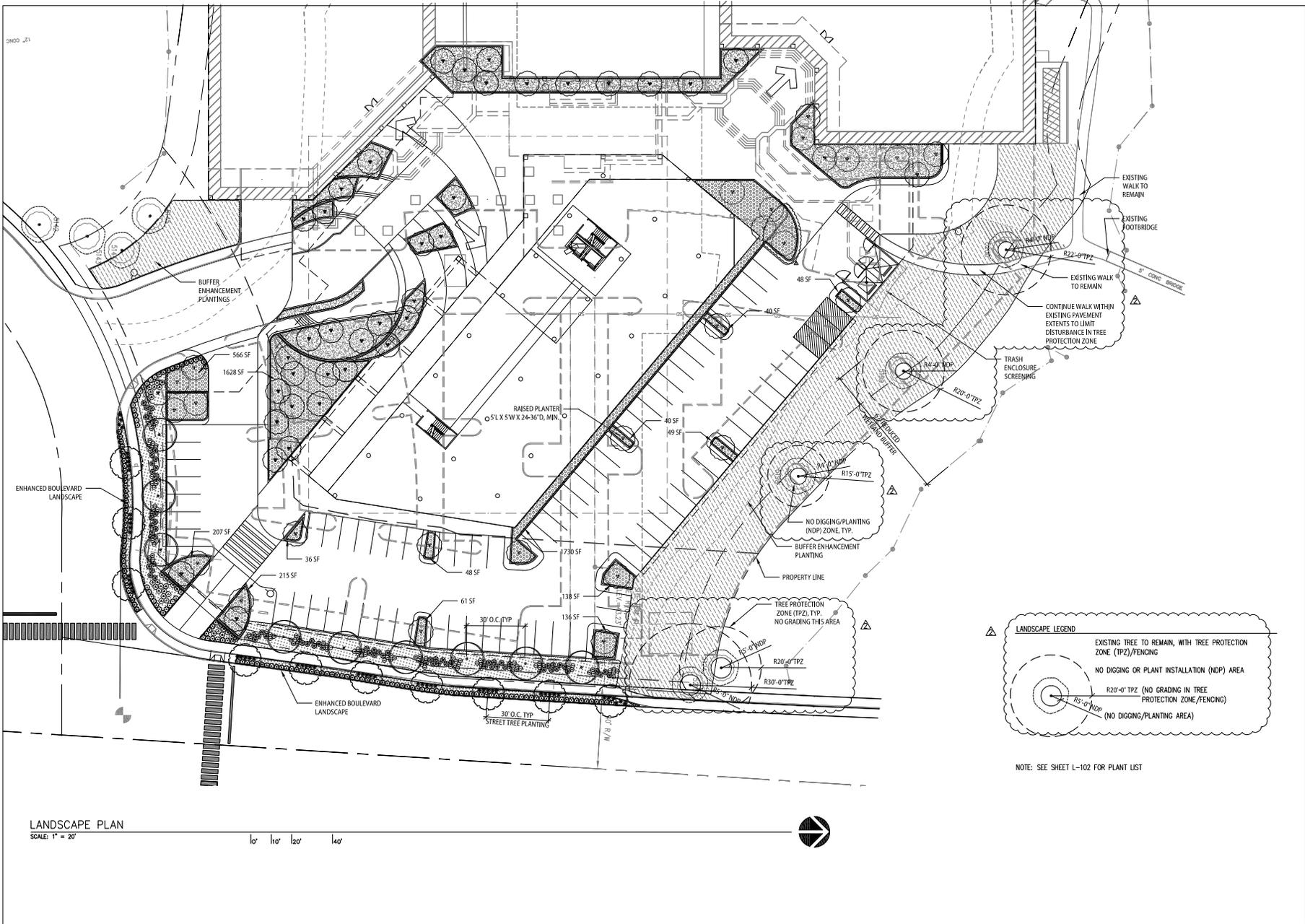
DATE: 9-25-2008 SUBMITTAL
DATE: 12-12-2008 RE-SUBMITTAL
DATE: 1-20-2009 RE-SUBMITTAL

REVISION:



10000 Pike Street
Bellevue, WA 98004
425-455-4555
www.wilsonjacobson.com

SITE PLAN
GARAGE
UNDERGROUND



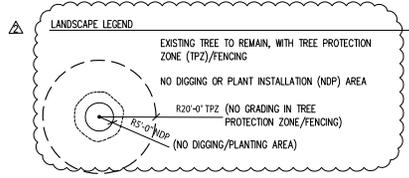
COPYRIGHT © 2008
 ALL RIGHTS RESERVED & INCORPORATED
 HEREIN BY ANY OTHER NAME OR PROJECT NUMBER
 WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT
 OR LANDSCAPE ARCHITECT IS STRICTLY PROHIBITED.

**PLAZA AT YARROW
 BAY - BLDG-V**
 KIRKLAND, WA

PERMIT SET
 01-16-09

PROJECT NUMBER: 07-1062
 PROJECT MANAGER: KJK
 DRAWN BY:
 PLOT DATE:

DATE: 09-25-2008
 12-11-2008
 01-16-09



NOTE: SEE SHEET L-102 FOR PLANT LIST

LANDSCAPE PLAN
 SCALE: 1" = 20'

10' 110' 120' 140'



KAREN KEST
 landscape architects
 10021 Park Street
 Bellevue, WA 98004
 425.453.8000
 F 425.453.8033
 www.karenkiest.com

KAREN KEST
 landscape architects

111 west john street, suite 305
 tacoma washington 98409
 tel: 252.323.6022

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
STREET TREES (TO BE APPROVED BY COK PUBLIC WORKS DIRECTOR)					
	CERCIDIPHYLLUM JAPONICUM	KATSURA	2 1/2" CAL.	B&B	PER PLAN
	BETULA JACQUEMONTII	JACQUEMONTI BIRCH	2 1/2" CAL.	B&B	PER PLAN
	ACER RUBRUM 'BOWHALL'	'BOWHALL' MAPLE	2 1/2" CAL.	B&B	PER PLAN
	PLATANUS X. ACERIFOLIA	LONDON PLANE TREE	2 1/2" CAL.	B&B	PER PLAN
TREES					
	ACER CIRCINATUM*	VINE MAPLE	6"-8" HT.	MULTI. COLLECTED	PER PLAN
	ACER PALMATUM (GREEN)	JAPANESE MAPLE (GREEN)	8"-10" HT.	B&B	PER PLAN
	AMELANCHIER. CANADENSIS	SERVICEBERRY	8"-10" HT.	B&B	PER PLAN
	CRATAEGUS X LAYALI	LAVALLE HAWTHORNE	8"-10" HT.	B&B	PER PLAN
	MAGNOLIA STELLATA	STAR MAGNOLIA	6"-8" HT.	B&B	PER PLAN
	STYRAX JAPONICUS	JAPANESE SNOWBELL	8"-10" HT.	B&B	PER PLAN
	CERCIDIPHYLLUM JAPONICUM	KATSURA	2 1/2" CAL.	B&B	PER PLAN
	BETULA JACQUEMONTII	JACQUEMONTI BIRCH	2 1/2" CAL.	B&B	PER PLAN
	ACER RUBRUM 'BOWHALL'	'BOWHALL' MAPLE	2 1/2" CAL.	B&B	PER PLAN
	PLATANUS X. ACERIFOLIA	LONDON PLANE TREE	2 1/2" CAL.	B&B	PER PLAN

LANDSCAPE TYPES

BUFFER ENHANCEMENT PLANTING
SEE ALTMANN OLIVER ASSOCIATES PLANTING PLAN DATED OCTOBER 24, 2008
SEE GREENFOREST INC, ARBORIST, LETTER DATED 1/12/2009 FOR PLANTING GUIDELINES
WITHIN DRIPLINE OF EXISTING TREES TO BE RETAINED

OTHER LANDSCAPING
SHRUB MIX

20%	CORNUS SERICEA 'KELSEY'	'KELSEY' REDTNG DOGWOOD	1 GAL.	CONT.	24" O.C.
20%	ESCALLONIA X 'NEWPORT DWARF'	'NEWPORT DWARF' ESCALLONIA	1 GAL.	CONT.	24" O.C.
10%	POLYSTICHUM MUNIUM	SWORD FERN	1 GAL.	CONT.	24" O.C.
20%	VIURNUM DAVIDII	DAVID'S VIURNUM	2 GAL.	CONT.	30" O.C.
20%	BUXUS MICROPHYLLA JAPONICA	JAPANESE BOXWOOD	2 GAL.	CONT.	24" O.C.
10%	RHOODENDRON 'HINO CRIMSON'	'HINO CRIMSON' AZALEA	1 GAL.	CONT.	24" O.C.

GROUNDCOVER

	FRAGARIA CHILOENSIS	WLD STRAWBERRY	4" POTS	CONT.	18" O.C.
--	---------------------	----------------	---------	-------	----------

PARKING LOT PERIMETER BUFFER PER COK 95.40.7.B

	CORNUS SERICEA 'KELSEY'	'KELSEY' REDTNG DOGWOOD	1 GAL.	CONT.	24" O.C.
	ESCALLONIA X 'NEWPORT DWARF'	'NEWPORT DWARF' ESCALLONIA	1 GAL.	CONT.	24" O.C.
	POLYSTICHUM MUNIUM	SWORD FERN	1 GAL.	CONT.	24" O.C.
	VIURNUM DAVIDII	DAVID'S VIURNUM	2 GAL.	CONT.	30" O.C.
	FRAGARIA CHILOENSIS	WLD STRAWBERRY	4" POTS	CONT.	18" O.C.

1. PURPOSE IS TO BUFFER ALL PARKING AREAS AND DRIVEWAYS FROM ADJUTING RIGHTS-OF-WAY AND FROM ADJACENT PROPERTY WITH A FIVE-FOOT-WIDE STRIP ALONG THE PERIMETER OF PARKING AREAS AND DRIVEWAYS PLANTED AS FOLLOWS:
 - A. ONE ROW OF TREES, TWO INCHES IN CALIPER AND PLANTED 30 FEET ON CENTER ALONG THE ENTIRE LENGTH OF STRIP
 - B. LIVING GROUNDCOVER PLANTED TO ATTAIN COVERAGE OF AT LEAST 60 PERCENT OF THE STRIP AREA WITHIN TWO YEARS

LANDSCAPING AND BUFFERING STANDARDS FOR DRIVING AND PARKING AREAS PER COK 95.40.7.A.1

	CORNUS SERICEA 'KELSEY'	'KELSEY' REDTNG DOGWOOD	1 GAL.	CONT.	24" O.C.
	ESCALLONIA X 'NEWPORT DWARF'	'NEWPORT DWARF' ESCALLONIA	1 GAL.	CONT.	24" O.C.
	POLYSTICHUM MUNIUM	SWORD FERN	1 GAL.	CONT.	24" O.C.
	VIURNUM DAVIDII	DAVID'S VIURNUM	2 GAL.	CONT.	30" O.C.
	FRAGARIA CHILOENSIS	WLD STRAWBERRY	4" POTS	CONT.	18" O.C.

INTERNAL PARKING LOT LANDSCAPE PLANTED AS FOLLOWS:

- 1) PARKING LOT MUST CONTAIN 25 SQUARE FEET OF LANDSCAPED AREA PER PARKING STALL.
- 2) LANDSCAPE ISLANDS OR PENINSULAS ARRANGED TO SEPARATE GROUPS OF PARKING SPACES (GENERALLY EVERY EIGHT STALLS) FROM ONE ANOTHER AND EACH ROW OF SPACES FROM ANY ADJACENT DRIVEWAY THAT RUNS PERPENDICULAR TO THE ROW.
- 3) AT LEAST ONE DECIDUOUS TREE, TWO INCHES IN CALIPER OR A CONIFEROUS TREE FIVE FEET IN HEIGHT.
- 4) GROUNDCOVER SHALL BE SELECTED AND PLANTED TO ACHIEVE 60 PERCENT COVERAGE WITHIN TWO YEARS.

PARKING LOT LANDSCAPING REQUIRED: 1,925 SF (77 PARKING SPOTS x 25 SF)
PROVIDED: >1,925 SF

ROW PLANTING

	VIURNUM DAVIDII	DAVID'S VIURNUM	2 GAL.	CONT.	30" O.C.
	SPIRAEA 'MAGIC CARPET'	MAGIC CARPET SPIRAEA	2 GAL.	CONT.	30" O.C.
	HEMEROCALLIS STELLA DE ORO	DAYLILY	2 GAL.	CONT.	30" O.C.
	FRAGARIA CHILOENSIS	WLD STRAWBERRY	4" POTS	CONT.	18" O.C.

COPYRIGHT © 2008
KAREN KUEST ARCHITECTS INCORPORATED
ALL RIGHTS RESERVED
NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

PLAZA AT YARROW
BAY - BLDG-V
KIRKLAND, WA

PERMIT SET
01-16-09

PROJECT NUMBER: 07-1062
PROJECT MANAGER: KK
DRAWN BY:
PLOT DATE:
DATE: 09-25-2008
12-11-2008
01-16-09



KAREN KUEST ARCHITECTS
8063 Ryan Street
Bellevue, WA 98004
T 425 455 4500
F 425 455 4513
www.kayjarofna.com

KAREN KUEST
landscape architects

111 west john street, suite 305
seattle washington 98119
425 206 222 4922

