Data provided by the City of Kirkland.
Map produced August 2017.

TOTEM LAKE URBAN CENTER ENHANCEMENT + MULTIMODAL TRANSPORTATION NETWORK PLAN

PLACEMAKING ENHANCEMENTS

- Buildings
- Water
- Parks
- Study Area
- City Boundary

Hillside Opportunities (see pg. 78)
Live Work Retail Street (see pg. 72)
CKC Underpass Connection (see pg. 86)

Heronfield Wetlands

Hillside Opportunities (see pg. 78)
Live Work Retail Street (see pg. 72)
CKC Underpass Connection (see pg. 86)
Public Space Requirements

Proposed Revisions to TL 1A (Section 55.09) and TL 1B (Section 55.15)

2. Building height may be increased as follows:
   a. **Buildings greater than 30 feet in height must provide**:
      Building height may exceed 30 feet above average building elevation if one of the following public improvements is provided:
      1) Dedication and improvement of new streets pursuant to General Regulation 5; or
      2) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Development must provide publicly accessible space(s) at their primary frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet and occupy approximately 20% of the lot frontage. Residential developments containing fewer than 50 dwelling units, and non-residential developments containing fewer than 25,000 square feet of space shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval.

Add to design guidelines:

Examples include a combination of pedestrian/multi-use paths through the subject property, public plazas, public art and water features.
### 110.40 Collector Streets

The chart below and diagrams on the next page establish the extent and nature of the improvements that must be provided in collector streets. Residential/Commercial Streets in Totem Lake function as collector streets, but the specific improvements to be provided in these rights of way are designed to create an enhanced pedestrian-oriented streetscape that relates to ground level uses. See Plate 34A for a map of Residential/Commercial collector streets in Totem Lake. See also KZC 110.60 through 110.75 for other requirements that apply to improvements in the right-of-way.

<table>
<thead>
<tr>
<th>Section</th>
<th>Street Type</th>
<th>Right-of-Way</th>
<th>Number of Lanes</th>
<th>Lane Width</th>
<th>Bicycle Lane Width</th>
<th>Parking</th>
<th>Landscape Strip</th>
<th>Curb and Gutter</th>
<th>Sidewalks</th>
</tr>
</thead>
<tbody>
<tr>
<td>.10</td>
<td>Typical Collector</td>
<td>60-foot minimum</td>
<td>2</td>
<td>11-12 feet</td>
<td>Two Class II 5-foot bike lanes (See Special Regulation c.)</td>
<td>Allowed both sides</td>
<td>4.5-foot width required both sides with or without sidewalk</td>
<td>Required both sides</td>
<td>5-foot-wide sidewalks required on both sides of the street unless otherwise specified in the land use Comprehensive Plan, the Nonmotorized Transportation Plan, a design report for the specific street, elsewhere in this code, or as</td>
</tr>
<tr>
<td>.20</td>
<td>Residential/Commercial Collector Street (Totem Lake only)</td>
<td>None.</td>
<td>Two 10-foot lanes</td>
<td>None.</td>
<td>7.5-foot width required both sides. Shall include street trees and may be designed to accommodate flexible parallel parking spaces and parklet opportunities.</td>
<td>Shall be adjacent to the curb. 12.5-foot width required on both sides of the street, with a minimum of the back 6-feet dedicated to sidewalk. Curb and gutter required on both sides. First 6-feet behind the curb should also include seating at street edge and bike racks. Range of improvements provided in this space shall include pedestrian-scale plantings and lighting (12-14’ height). Improvements may vary based on mix of uses. Space may be integrated with adjacent buildings to provide additional public space. See Residential/Commercial street section below.</td>
<td>a specific condition of development.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Typical Collector Street** Special Regulations:

a. The standards listed above are minimum standards; specific standards for individual streets may be outlined in a design report for the subject street.

b. A 2-way left-turn pocket may be added and the parking eliminated.

c. Bike lanes will be installed (constructed and striped) if identified in the City’s [Active Nonmotorized Transportation Plan](#).

d. Parking lane widths are 7.5 feet minimum.

e. The [Public Works Director](#) may require or allow special amenities such as wider planter strips, meandering sidewalks, and curb and gutter bump-ins to save [significant trees](#) and other [natural features](#).
f. Wider planter strips may be required with any sidewalk installation, if adequate right-of-way exists. Landscape strips of at least 6.5 feet in width should be required when the vehicle travel lane is adjacent to the curb.

g. An 8-foot sidewalk with street trees in tree grates 30 feet on-center may be required if the Public Works Director determines that a 4.5-foot planter strip cannot be accommodated.

h. A landscape strip is not required if:

1) The average slope of the ground from the right-of-way to the front yard setback line is greater than 2:1 after the structures are completed on the project; or

2) The Public Works Director determines, in writing, that the frontage of the subject property is too short to provide a useful landscape strip; and it is unlikely that development on the adjacent property will increase this strip in the future.

i. If a landscape strip or street trees in tree grates is not required, the Public Works Department will require street trees, planted 30 feet on-center 2.5 feet behind the sidewalk, where feasible.
Revise to 7.5' to be consistent with text.
Residential/Commercial Collector Streets Special Regulations:

a. The standards listed above are minimum standards; specific standards for individual streets may be outlined in a design report for the subject street.
b. Bike lanes will be installed (constructed and striped) if identified in the City’s Active Transportation Plan.
c. Parking lane widths are 7.5 feet minimum.
d. The Public Works Director may require or allow special amenities such as wider planter strips, meandering sidewalks, and curb and gutter bump-ins to save significant trees and other natural features.
e. Mid-block crossings should include curb extension to shorten crossings and accommodate enhanced lighting
Residential/Commercial Street Section
1. See Section 110.40.20 for required improvements for streets identified as Residential/Commercial Collector Streets.
2. Specific improvements to be determined by the Public Works Director.
3. Note: The precise right-of-way alignment may vary, and shall be determined by the Public Works Director.
Plate 34B

Retain Plate 34D, but renumber to 34B
Figure TL-6: Totem Lake
Planned Streets and Possible New Connections
Figure TL-10: Totem Lake Urban Design