



CITY OF KIRKLAND
Planning and Building Department
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MEMORANDUM

To: Design Review Board
From: Tony Leavitt, Senior Planner
Date: June 25, 2018
File No.: DRV18-00312
Subject: CONTINENTAL DIVIDE MIXED USE PROJECT
DESIGN RESPONSE CONFERENCE

I. MEETING GOALS

At the July 2, 2018 Design Review Board (DRB) meeting, the DRB should conduct a Design Response Conference and determine if the project is consistent with the design guidelines contained in Design Guidelines for the Rose Hill Business District and the Design Guidelines for Residential Development, as adopted in Kirkland Municipal Code (KMC) Section 3.30.040.

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

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

II. PROPOSAL

The subject property is located at 8505 132nd Avenue NE (see Attachment 1). The applicant is proposing to construct a four story mixed use building. The main building will have a single story commercial space along NE 85th Street and transition to 3 stories of residential units above a parking level. A single story commercial building will be located near NE 85th Street (see Attachment 2).

The proposal includes a request for minor variations to allow encroachments into the required front yard setback along NE 85th Street.

III. SITE

The subject property is 2.26 acres (98,429 square feet) in size and consists of 8 existing parcels zoned RH (Rose Hill Business District) 8. The site currently contains multiple single family residences and associated accessory structures. All existing structures will be demolished as part of the proposal.

The majority of the site is relatively flat with the only significant grade in the southeast corner of the site.

The property has street frontage along NE 85th Street, 132nd Avenue NE and 131st Avenue NE.

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

North: RSX 7.2. Single family residence. Maximum height is 30 Feet.

East: Multifamily development located in Redmond

West and South: RH8. Single-family and commercial uses to the west. Office use to the south. Maximum height of 35 feet.

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

IV. CONCEPTUAL DESIGN CONFERENCE

A Conceptual Design Conference was held on December 4, 2017. The DRB provided direction to the applicant in preparation for the Design Response Conference. At the meeting, the DRB discussed:

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

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

V. DESIGN RESPONSE CONFERENCE

The Design Review Board reviews projects for consistency with the Design Guidelines for the Rose Hill Business District and the Design Guidelines for Residential Development, as adopted in Kirkland Municipal Code Chapter 3.30. In addition to the standard guidelines contained in the Design Guidelines for the Rose Hill Business District and the Design Guidelines for Residential Development, the following information summarizes key guidelines that apply specifically to the project or project area. See also Section VI for information regarding zoning regulations and how they affect the proposed development.

A. Design Guidelines

1. General

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

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

See the adopted Design Guidelines for the Rose Hill Business District and the Design Guidelines for Residential Development for complete text and explanations.

B. Compliance with Design Guidelines

1. Scale

a. DRB Discussion

The DRB expressed a preference for **the applicant's preferred design**. The DRB requested the following items for submittal:

- Increase modulation on the main building and commercial building. Specifically, the long north and east facades need to be addressed.
- Additional work on the building roof forms to make them more residential in nature and some continuity between the interior and exterior roof forms.
- **Work on the "gateway" feature in the southeast corner of the site.** Incorporate design elements to activate the corner.
- Additional work on the transition from the commercial to residential portions in the southeast corner.
- Provide solar studies to illustrate shadow impact on adjacent properties.
- Treatment of blank walls including the parking garage.
- Ensure that the commercial spaces along NE 85th include pedestrian oriented facades.

b. Supporting Design Guidelines

The Design Guidelines contain the following policy statements that address the use of these techniques:

- Incorporate entry gateway features in new development on NE 85th Street at 120th and 132nd Avenues. Gateway features should incorporate some or all of the following: a. Distinctive landscaping including an assortment of varieties of roses. b. Artwork (e.g. vertical sculpture incorporating historical information about Rose Hill). c. A gateway sign with the City logo. d. Multicolored masonry forming a base for an entry sign. e. Decorative lighting elements.
- Encourage design treatments that emphasize street corners through the use of building location and design, plaza spaces, landscaping, distinctive architectural features, and/or signage.
- Encourage all buildings located at or near street corner to incorporate special architectural elements that add visual interest and provide a sense of human proportion and scale. This could include a raised roofline, turret, corner balconies, bay windows, special awning or canopy design, and/or distinctive use of building materials (see the following examples).
- Incorporate transparent windows and doors and weather protection features along all non-residential facades adjacent to a sidewalk or internal pathway. Weather protection features could include awnings, canopies, marquees, or other permitted treatments.

- Site and orient multi-story buildings to minimize impacts to adjacent single family residents. For example, if a multistory building is located near a single family property, provide landscaping elements and/or minimize windows and openings to protect the privacy of adjacent homes.
- Avoid blank walls near sidewalks, major internal walkways, parks, and pedestrian areas.
- Mitigate the intrusive qualities of parking garages. Along streets, pedestrian pathways, and in pedestrian areas, ground-level commercial uses should be incorporated into parking structures. Extensive landscaping should be used to screen the parking garage near residential areas and in high visibility locations.
- Incorporate fenestration techniques that indicate the scale of the building.
- Encourage vertical modulation on multi-story buildings to add variety and to make large buildings appear to be an aggregation of smaller buildings.
- Encourage a variety of horizontal building modulation techniques to reduce the architectural scale of the building and add visual interest.
- For Office buildings, utilize design techniques to break up long continuous walls. A combination of horizontal building modulation, change in fenestration, and/or change in building materials should be used to accomplish this.
- Encourage a variety of roofline modulation techniques.
- Encourage a combination of architectural building elements that lend the building a human scale.
- Encourage buildings in the East End to utilize architectural styles common to neighboring residential areas.
- Locate and orient buildings towards streets, plazas or common open spaces, and major internal pathways.
- Configure buildings to create focal points especially on larger sites.
- Configure development to provide opportunities for coordinated pedestrian and vehicular access.

c. Staff Analysis

As requested by the DRB, the applicant has provided detailed plans for review (see Attachment 2).

The DRB should provide input on the following items:

- *Does the building provide enough horizontal and/or vertical modulation when viewed from key vantages?*
- *Are the building corners and gateway feature adequately treated?*
- *Are the roof forms modulated enough and compatible with neighboring residential?*
- *Analysis of the requested minor variations is included in Section V.C below.*

2. Open Space and Landscaping

a. DRB Discussion

The DRB had the following recommendations regarding open space and landscaping:

- Provide detailed landscaping plans for the site including the courtyard, buffer areas and the northern common area.

b. Supporting Design Guidelines

The Design Guidelines and Zoning Regulations contain the following guideline addressing the visual quality of landscapes:

- KZC Chapter 95 requires that a landscape plan be approved as part of the Design Review Process.
- Encourage special landscaping elements on all street corners in the Rose Hill Business District. Such landscaping elements should incorporate a variety of plant types and textures that add seasonal interest.
- Provide pedestrian amenities along all sidewalks, interior pathways, and within plazas and other open spaces.
- Design all buildings abutting a public sidewalk or major internal pathways to provide direct pedestrian access to the sidewalk or pathway.
- Provide pedestrian plazas in conjunction with nonresidential uses.
- Position plazas in visible locations on major internal circulation routes, close to bus stops, or where there are strong pedestrian flows on neighboring sidewalks.
- Incorporate plenty of benches, steps, and ledges for seating. A combination of permanent and moveable seating is encouraged. Seating areas should be provided with views of amenities, landscaping elements, or people watching.
- Provide landscaping elements that add color and seasonal interest. This can include trees, planting beds, potted plants, trellises, and hanging plants.
- Incorporate common open space into multi-family residential uses.
- Provide private open space for multi-family residential units.
- Locate vehicular parking areas to the side or rear of buildings, to the extent possible. This is most important on street corners and in the Neighborhood Center, where a concentration of storefronts along the street is desired.
- Take advantage of topography to hide parking underneath buildings.

c. Staff Analysis

The DRB should review the landscape treatment around the building, within the courtyard area and public plaza, and at the gateway. Landscaping should be placed in areas to help mitigate building massing and enhance the pedestrian experience along the project frontages.

The DRB should provide input on the following items:

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

3. Building Materials, Color, and Details

a. DRB Discussion

This topic was not discussed in detail at the Conceptual Design Conference.

b. Supporting Design Guidelines

The Design Guidelines contain the following policy statements that address the use of these technique:

- Encourage the integration of ornament and applied art with the structures and the site environment. For example, significant architectural features should not be hidden, nor should the urban context be overshadowed. Emphasis should be placed on highlighting building features such as doors, windows, eaves, and on materials such as wood siding and ornamental masonry. Ornament may take the form of traditional or contemporary elements. Original artwork or hand-crafted details should be considered in special areas. Ornament and applied art can be used to emphasize the edges and transition between public and private space, and between walls to ground, roof to sky, and architectural features to adjacent elements. Ornament may consist of raised surfaces, painted surfaces, ornamental or textured banding, changing of materials, or lighting.
- Utilize a variety of quality building materials such as brick, stone, timber, and metal, to add visual interest to the buildings and reduce their perceived scale. Masonry or other durable materials should be used near the ground level.
- Limit the use of concrete block, metal siding, and stucco or similar materials including Exterior Insulation and Finish System (EIFS) on all visible building facades from the street and pedestrian routes and near primary entrances. Such materials should be trimmed properly and used in conjunction with other preferred materials. EIFS should be sheltered from extreme weather by roof overhangs or other methods.
- The use of a range of colors compatible within a coordinated color scheme should be encouraged.

c. Staff Analysis

Attachment 2, Sheet 12 contains color elevation drawings and callouts for the proposed building materials. The applicant has been directed to bring larger material samples to the DRB meeting. The DRB should provide feedback to the applicant regarding the proposed materials and colors.

C. Minor Variations

1. **Applicant's Request**

- a. KZC Section 142.37.1.a allows an applicant to request minor variations to the minimum required setback in the RHBD zone.
- b. The DRB may grant a minor variation only if it finds that the following are met (KZC Section 142.37.4):

- The request results in superior design and fulfills the policy basis for the applicable design regulations and design guidelines;
 - The departure will not have any substantial detrimental effect on nearby properties and the City or the neighborhood.
- c. A 10 setback is required along NE 85th Street. The applicant has requested the following minor variations:
- 8.167 foot encroachment for the standalone commercial building.
 - 1.5 foot encroachment for the main building.
 - Approximately 575 square feet of total setback encroachment.

The applicant's response to the minor setback variation criteria above can be found in Attachment 2, Sheet 27.

2. Staff Analysis

The applicant's request is supported by the design guidelines for Building Location and Orientation in the East End of the RHBD Design District. The specific design guideline encourages development to locate and orient buildings towards the street with parking to the side or the rear.

At a minimum this should include:

- Non-residential facades located directly adjacent to the sidewalk or buildings featuring a modest landscaped front yard area or plaza area between the sidewalk and the façade.
- Primary building entries and windows facing the street.
- Landscaping trimmed to maintain visibility between the sidewalk and the building.

VI. KEY ZONING REGULATIONS

The applicant's proposal is also subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, Fire and Building Code, and Public Works Standards. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 3, Development Standards, is provided to familiarize the applicant with some of these additional development regulations. These regulations and standards are not under the review authority of the DRB and will be reviewed for compliance as part of the building permit review for the project.

In terms of zoning, development on the subject property is subject to the regulations in RH 8 (see Attachment 4) as well as other applicable KZC sections. The following regulations are important to point out as they form the basis of any new development on the site. Below are some of the key zoning standards that apply to the development followed by staff comment in italics.

- A. Permitted Uses: Retail, office, and residential (stacked dwelling units) are allowed in this zone. Residential may not be located on the ground floor of a structure.

Staff Comment: The applicant is proposing ground floor commercial space along NE 85th Street and stacked residential units behind. Staff is working on a zoning code interpretation that would allow a residential use and associated parking on the ground floor along 131st Avenue NE and 132nd Avenue NE based on the fact these street are residential in nature and do not support retail.

- B. Setbacks: A minimum 10 foot front yard setback is required along NE 85th Street. The required front yard setbacks from 131st Avenue NE and 132nd Avenue NE are 20 feet. The rear setback (from the north property line) is 15 feet. Any structure within 30 feet of the northern property line is limited to 50 feet in width if it exceeds 15 feet in height. The DRB can approve required yard (setback) minor variations per KZC Section 142.37.

Staff Comment: A 10 foot front yard setback is required along NE 85th Street. The applicant has requested a minor variation to the setback requirement pursuant to KZC Section 142.37. See Section V.C above.

- C. Height: The maximum building height is 35 feet above average building elevation, except maximum building height is 30 feet within 30 feet of an RSX zone. KZC Section 115.60.2.d allows a peaked roof structure an additional 5 feet of height if the slope of the roof is equal to or greater than three (3) feet vertical to 12 feet horizontal.

Staff Comment: The applicant has submitted initial building height calculations that show compliance with the height limitation. Additionally the applicant is taking advantage of the five foot height bonus for peaked roof structures.

- D. Lot Coverage: RH8 zoning regulations allow a maximum 70% lot coverage.

Staff Comment: The applicant has submitted initial calculations that show compliance with this requirement. Staff will confirm compliance with the building permit review.

- E. Parking: Office and retail uses must provide one parking space for each 300 square feet of gross floor area. Restaurant uses must provide one parking space for each 100 square feet of gross floor area. The KZC requires the following parking standards for stacked dwelling units:

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

Staff Comment: Staff has not yet evaluated the proposed project for compliance with the City's parking regulations. The applicant must demonstrate compliance with the City's parking requirements as part of any building permit.

- F. Landscaping: Based on the proposed uses on the subject property and the adjoining developments, the following land use buffers are required:

- North buffer: 15 feet
- West buffer: 5 feet adjoining the office use and 15 feet adjoining the low density residential use.

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

Staff Comment: Staff has not yet evaluated the proposed project for compliance with the City's Affordable Housing Regulations. The review will occur as part of the building permit.

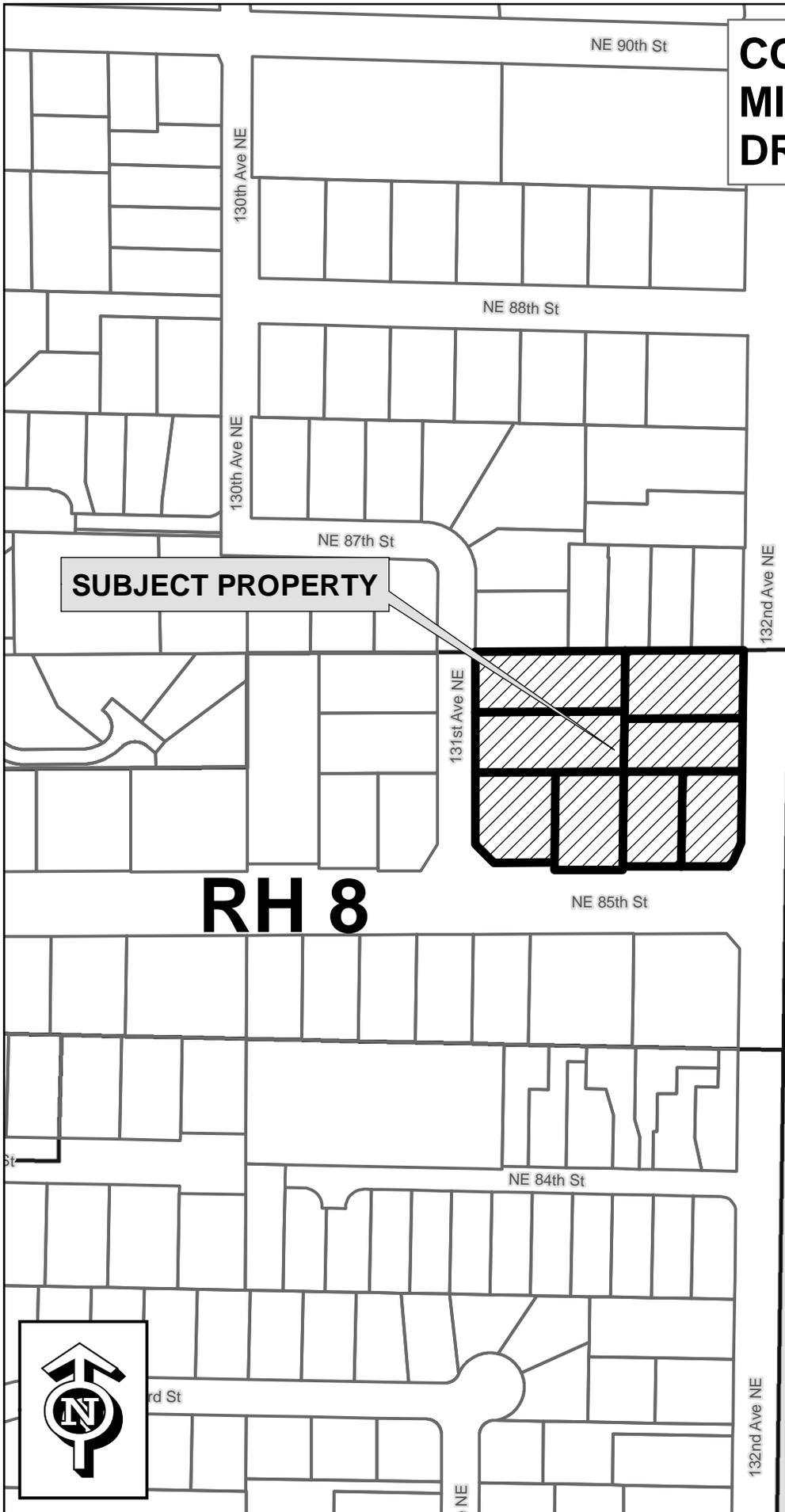
VII. PUBLIC COMMENT

Prior to the finalization and distribution of this memo, Staff received 5 comment emails. The emails are included as Attachment 5.

VIII. ATTACHMENTS

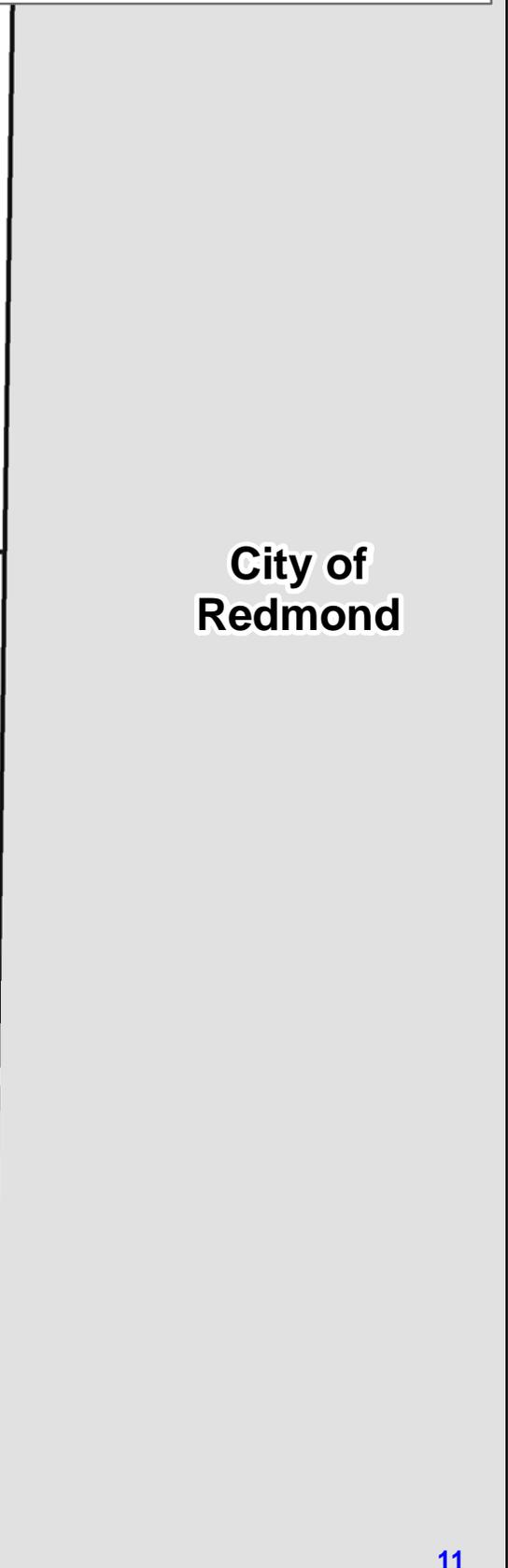
1. Vicinity Map
2. **Applicant's** Plan Submittal
3. Development Standards
4. RH 8 Use Zone Chart
5. Public Comment Letters

**CONTINENTAL DIVIDE
MIXED USE
DRV18-00312**



SUBJECT PROPERTY

RH 8



**City of
Redmond**





DESIGN RESPONSE CONFERENCE

8505 132nd Avenue NE

Date TBD, 2018

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PROJECT TEAM & OUR PREVIOUS WORK



^ Use of modulation and patterns to add visual interest



^ Active outdoor spaces



^ Fenestration patterns



^ Residential scale matching the neighborhood



^ Use of color, materials and textures



^ Reduce larger massing into smaller forms



^ Active building entries, use of overhangs, canopies

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ARCHITECT

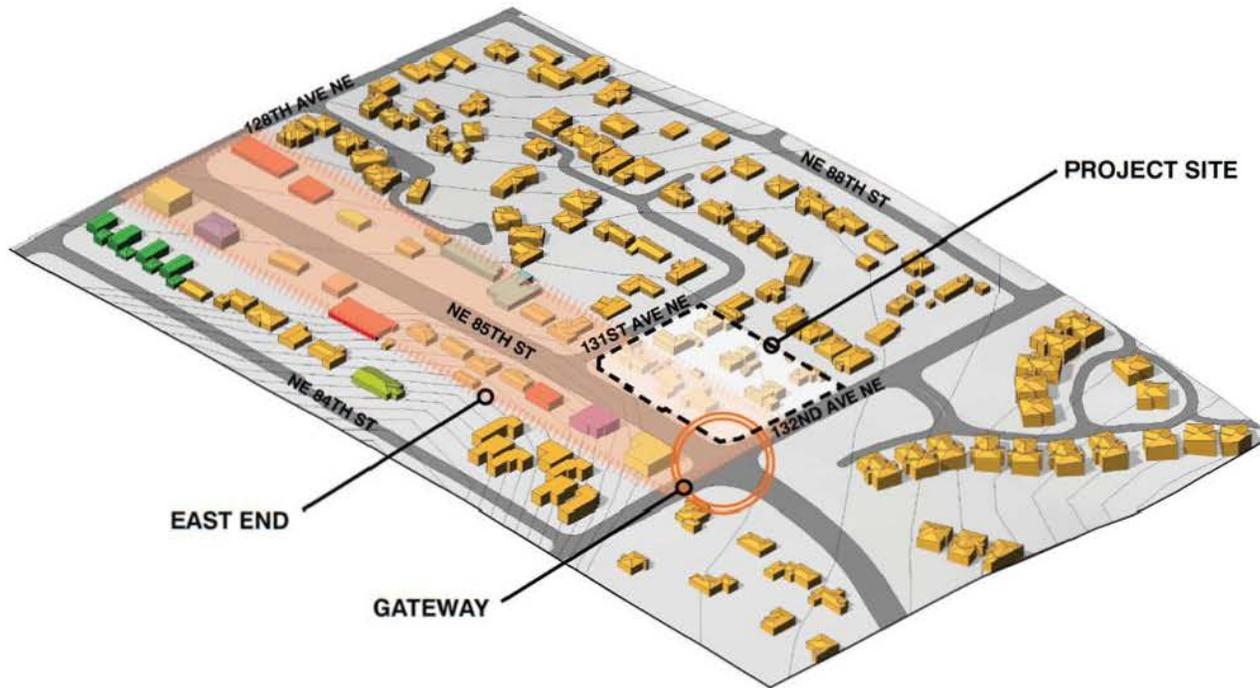
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Featured projects shown designed or developed by members of the project team

SECTION 1

PROJECT OVERVIEW



- | | | |
|--|--|---|
| OFFICE | RESTAURANT | CONDOMINIUM |
| DAYCARE CENTER | CONV. WITH GAS | APARTMENTS |
| RETAIL STORE | SERVICE BUILDING | SCHOOL |
| RESI-SINGLE FAM | CHURCH/ RELIG. | PROJECT SITE |
| MEDICAL/DENTAL | | |

PROJECT INFORMATION

- | | |
|---------------------|-------------------|
| - Site Area | Approx. 98,429 sf |
| - Residential Units | Approx. 133 |
| - Office Space | Approx. 7,500 sf |
| - Parking Stalls | Approx. 200 |

PROJECT OBJECTIVES

The Continental Divide is a mixed-use development that will serve as a gateway to the Rose Hill District.

This project is designed to serve the developing Rose Hill District by creating a mixed-use community of high quality design. The project will be responsive to the unique needs of its residents and will enhance the neighborhood with excellent walkability and an enriched streetscape design.

The project site area is approximately 98,429 SF. The proposed building is comprised of 3 wood frame levels over 1 level of parking.

The vehicle entrance for the office buildings and visitors will be located from 131st Ave NE with the commercial buildings located facing NE 85th St providing a pedestrian facade. The commercial structures will provide a buffer from the commercial street while creating an entry courtyard for the residential building.

The residential complex will be located to the north of the site with a 30' wide landscaped buffer providing a transition between the multifamily development and the single-family neighborhood. Vehicle access will be provided from both 131st and 132nd Avenues NE while the pedestrian entrance will be accessed from the landscaped courtyard.

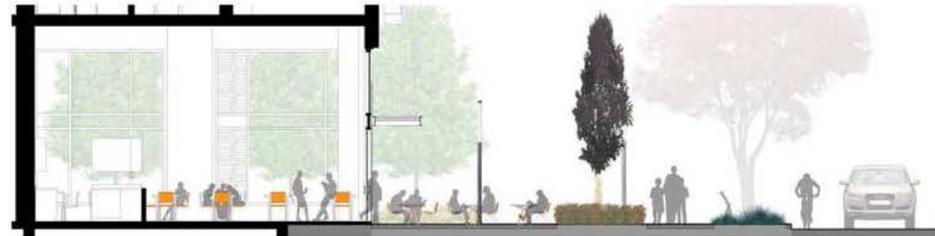
Through its scale, modulation and material selection, the proposed building will reflect characteristics of the area's recent & historical development, offering a vibrant, enduring asset to the community.

PROJECT VISION

The vision for this development is to create a new low-rise residential community that seamlessly blends into the established Rose Hill neighborhood as a timeless and elegant design that provides a comfortable place for residents and visitors.

ENHANCE THE NEIGHBORHOOD

- Establish a gateway to the Rose Hill neighborhood by developing corner site
- Create a transition from lower densities to the Rose Hill Business District
- Provide pedestrian-oriented store fronts along NE 85th St
- Make new public & semi-public open space to enhance NE 85th St



^ Example of enhanced pedestrian street with landscape buffers and activated spaces

ENDURING BUILDING

- Architectural design that references context
- Incorporate high quality, durable materials



^ Example of low-rise residential project

RESPOND TO UNIQUE NEEDS OF ROSE HILL

- Create new low-rise higher density housing opportunities within the neighborhood
- Provide pedestrian-friendly space for new businesses while maintaining off-street parking



^ Example of buffers separating private and public spaces

SECTION 2

CDC UPDATE REVIEW



^ VIEW A - LOOKING NORTH - WEST



^ PLAN VIEW. SITE CONTEXT

**“ENTRY COURT” DESIGN
FROM LAST MEETING**

IMPLEMENTING BOARD'S GUIDELINES



STREET FRONTAGE

- GATEWAY CORNER DETAILING
- PEDESTRIAN-FRIENDLY BUILDING FRONTS
- PARKING SCREENED FROM STREET



RESIDENTIAL BUILDING EVOLUTION

- REDUCE SCALE OF LONG FACADES
- CONTEXT SENSITIVE ARCHITECTURAL STYLE
- PROVIDE A CLEAR ENTRY FROM COURTYARD



GROUND LEVEL RELATIONSHIPS

- RESIDENTIAL OPEN SPACE
- LANDSCAPE BUFFER TO SINGLE FAMILY

STREET FRONTAGE | GATEWAY CORNER DETAILING



^ VIEW OF SOUTHEAST CORNER

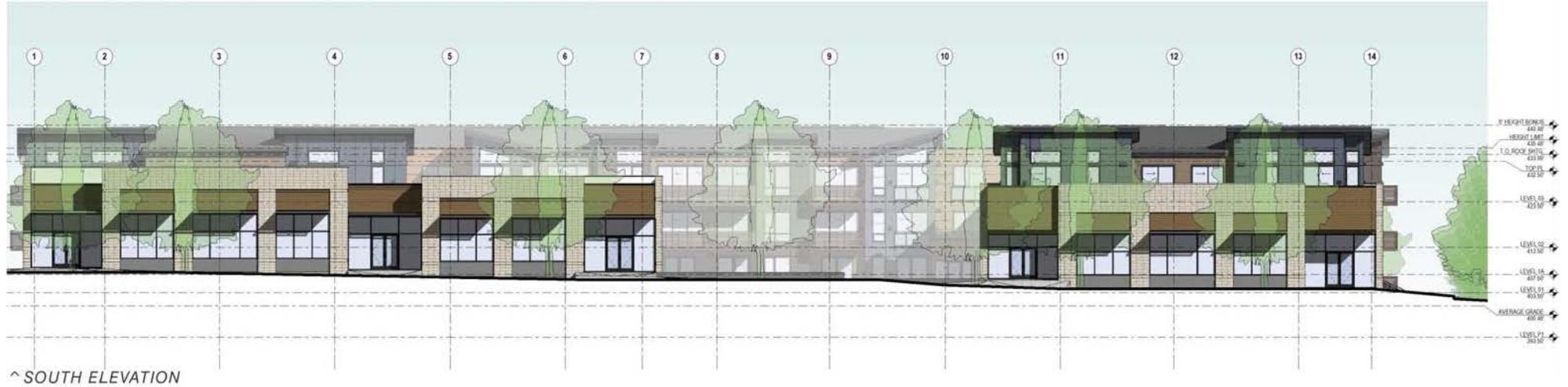
- Commercial building activates the corner
- Indicates the beginning of a more neighborhood scale
- Visible entries start a pedestrian oriented language



^ VIEW OF SOUTHEAST CORNER LOOKING DOWN THE STREET

- Eyebrow canopies and the shed roofs above frame the public way
- A landscape gateway element will indicate the beginning of the "East End" neighborhood

PEDESTRIAN-FRIENDLY BUILDING FRONTS

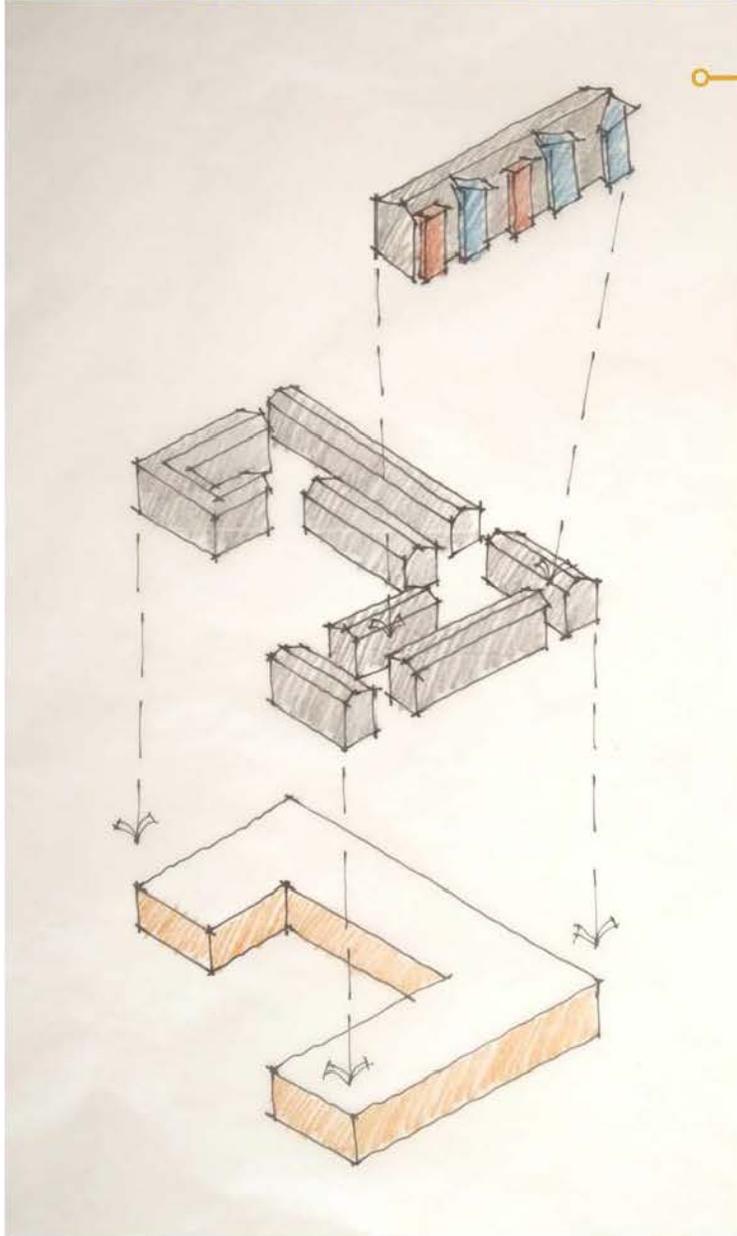


Pedestrian Oriented Facade

- Small scale commercial shops are brought right to the sidewalk.
- Periodic shop entrances activate the street.
- Trees and planting buffer the sidewalk from the street.
- The parking is screened from the sidewalk.
- Open courtyard connects the building entrance to the sidewalk.
- Zoning Departure per KZC 92.10.3.e.1, Diagram 92.10.A & Design Guildlines Fig. 19

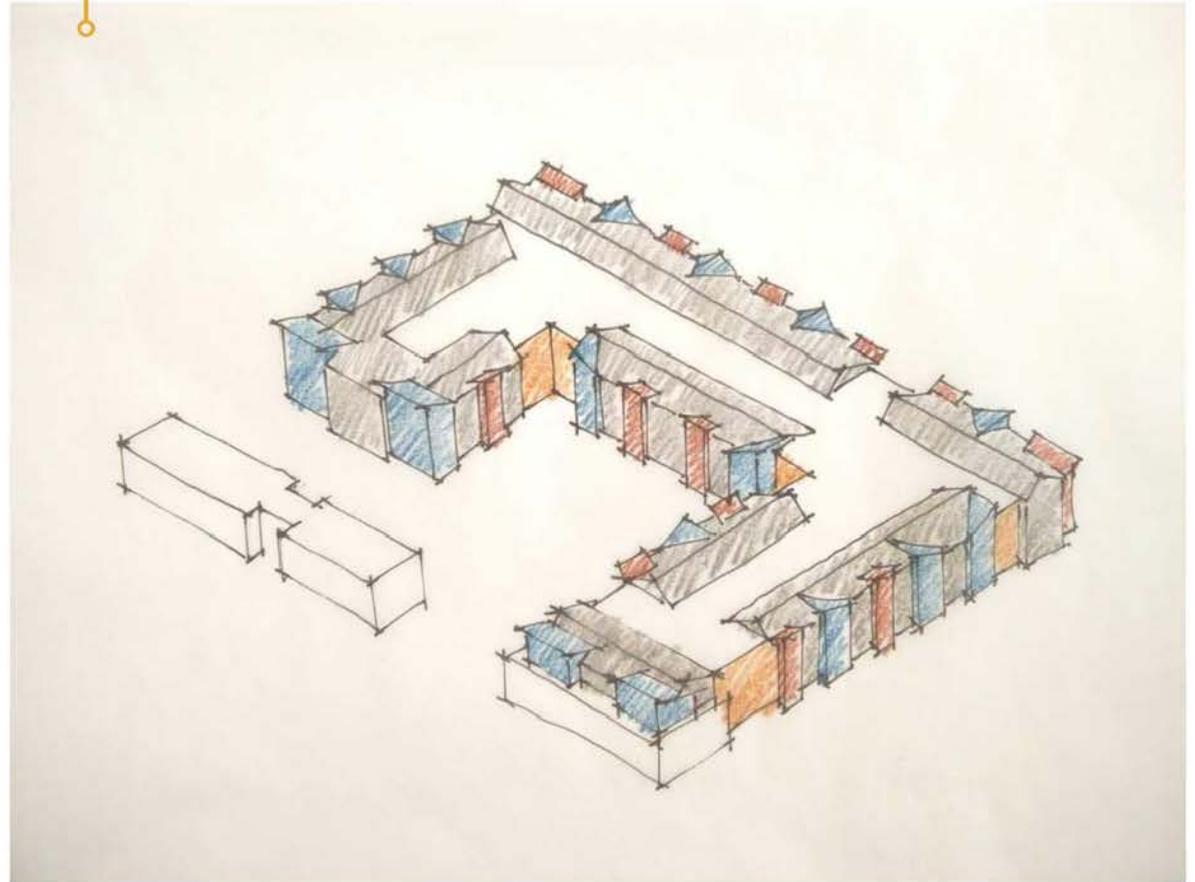
^ VIEW ON SIDEWALK LOOKING SOUTH

RESIDENTIAL BUILDING EVOLUTION | RESIDENTIAL BUILDING SCALE



1 HIERARCHY OF ELEMENTS

2 ASSEMBLED PIECES



CONTEXT SENSITIVE ARCHITECTURAL STYLE



- Form is broken down to smaller elements with a residential scale.
- Roof forms add personality and interest



- The axon view shows the hierarchy of elements shown in the diagram on the previous page:
 1. Individual bays
 2. Larger groupings defined by the gabled roofs
 3. The apartment block which is revealed as points of entry and connector pieces between the groupings.

BUILDING MATERIALS



FIBER CEMENT PANELS
PAINTED **A**



HORIZONTAL F.C. PANELS
PAINTED **B**



F.C. LAP SIDING 5" EXPOSURE
PRE-FINISHED **C**



FIBER CEMENT PANELS
PAINTED **D**



STACKED CMU
MIX OF GROUND-FACE & SPLIT FACE **E**



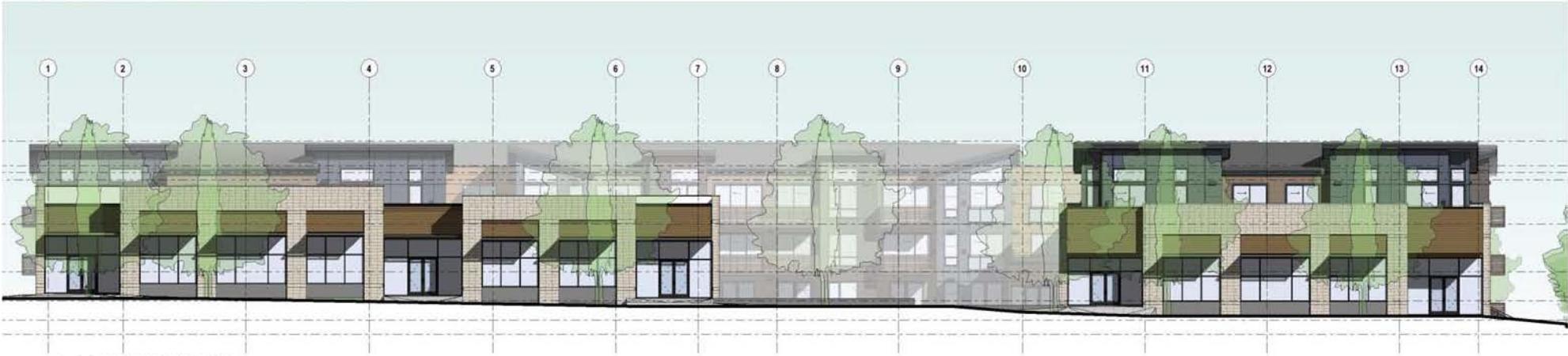
STOREFRONT
BLACK ANODIZED **F**



VINYL WINDOWS
BLACK FRAMES **G**



BUILDING ELEVATIONS



^ SOUTH ELEVATION



^ EAST ELEVATION

BUILDING ELEVATIONS



BUILDING ENTRY ARTICULATION

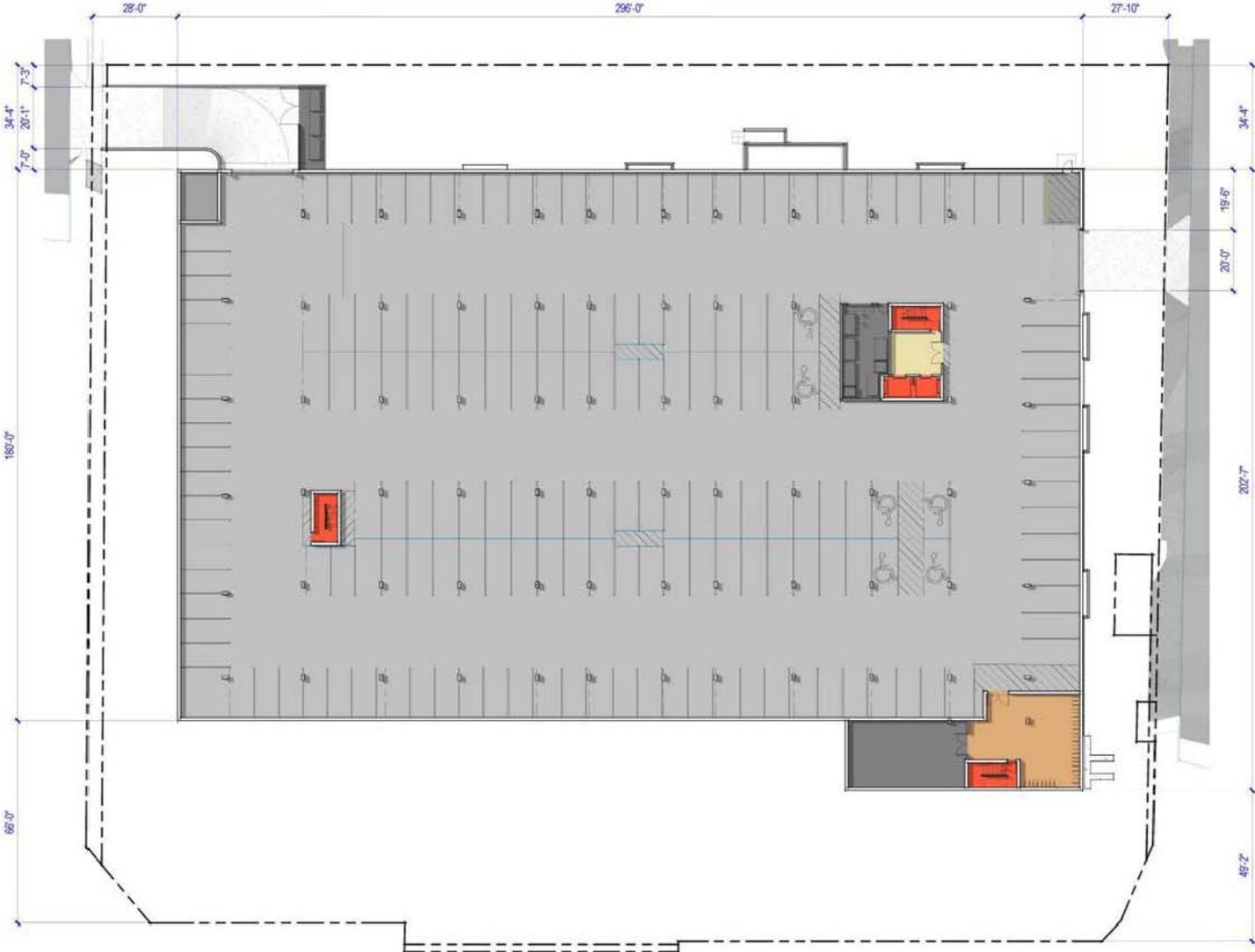


- The building entry is clearly articulated as a distinct element
- Entry location creates a logical connection to the open space and the sidewalk.
- Entry is clearly identifiable without dominating the facade so that the building feels like a row of townhouses instead of a big apartment block.
- The lobby connects to the amenity space on the North side.

BUILDING PLANS - GROUND LEVEL



BUILDING PLANS - PARKING LEVEL



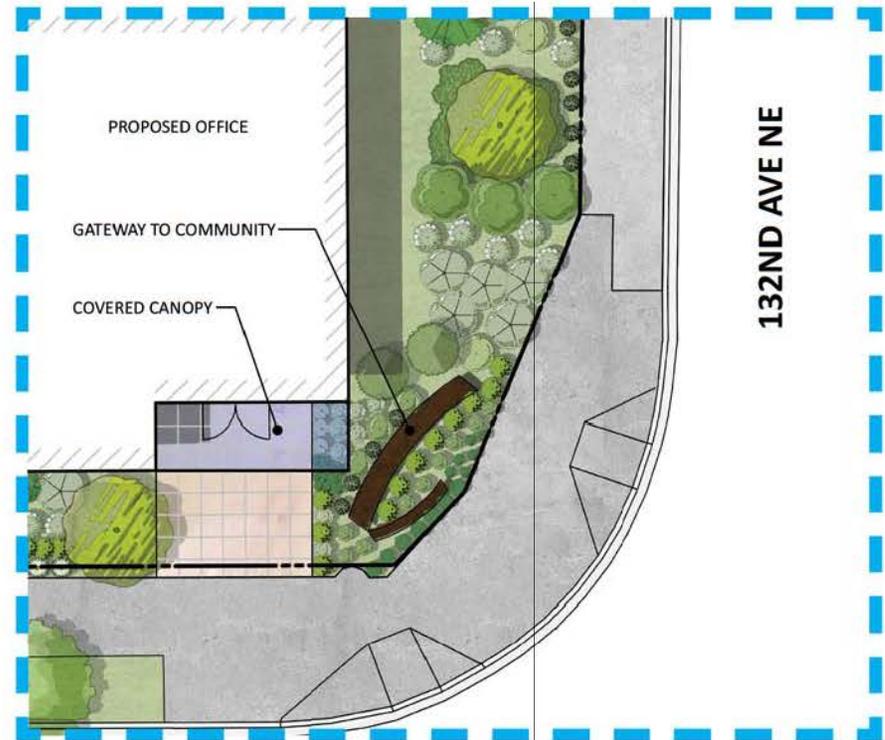
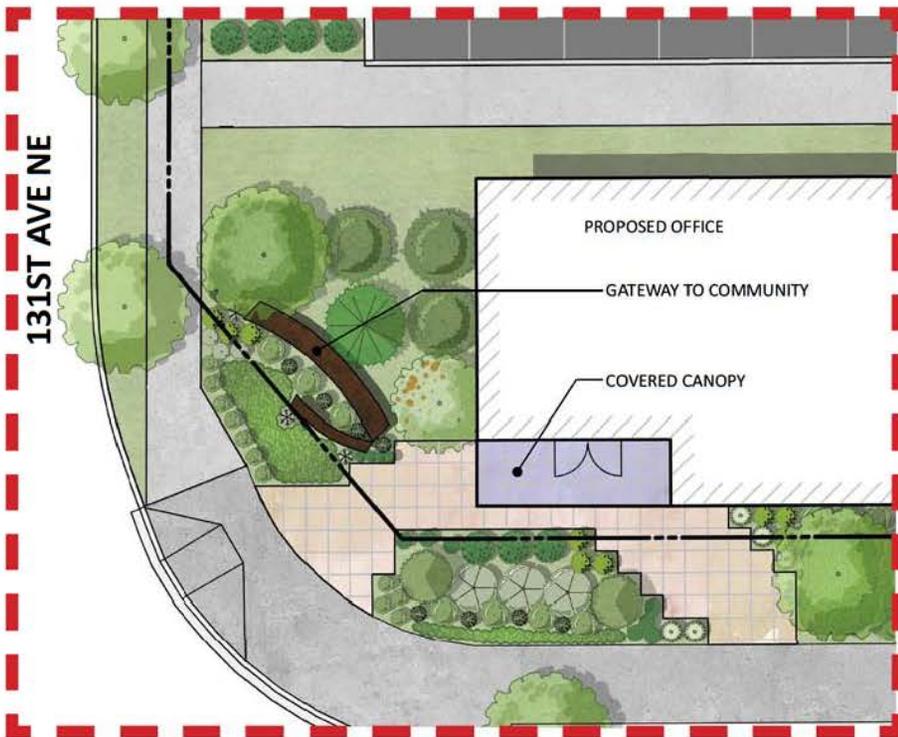
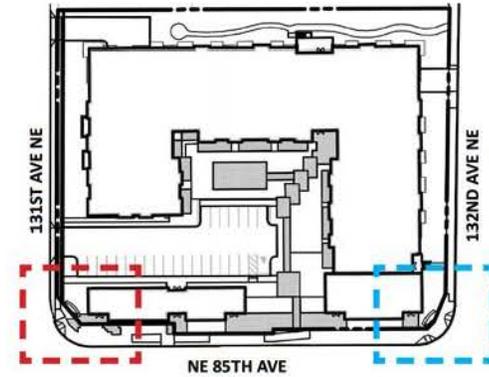
BUILDING PLANS - UPPER LEVEL PLAN



GROUND LEVEL | OVERALL LANDSCAPE PLAN



COMMUNITY GATEWAY ELEMENTS



PUBLIC / SEMI-PUBLIC OPEN SPACE



RESIDENTIAL OPEN SPACE



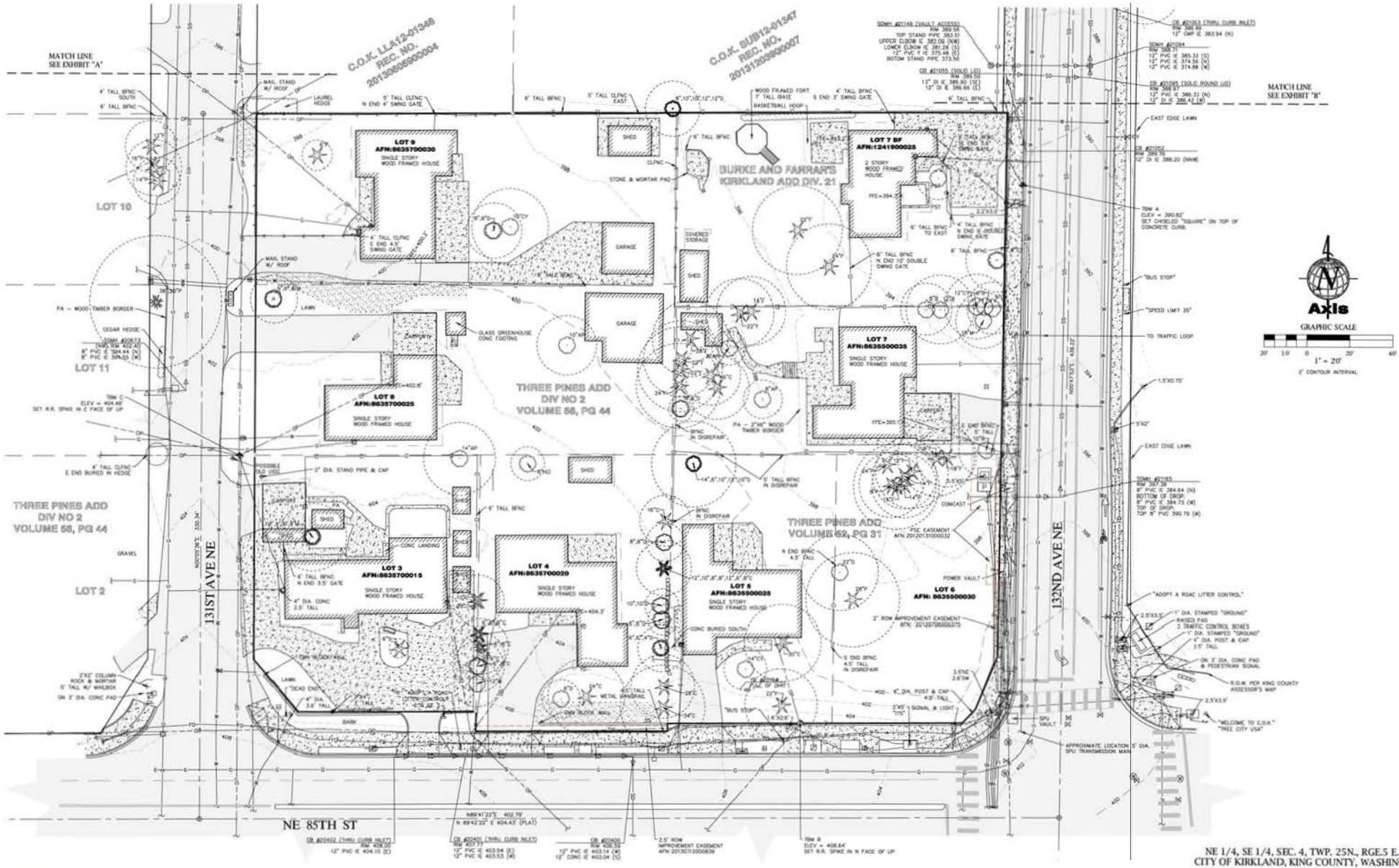


THANK YOU!

SECTION 5

APPENDIX

APPENDIX | SITE SURVEY



APPENDIX | CODE SUMMARY

ZONE: RH-8 LOT SIZE: 98,429

SECTION 53.82

2. 10% AFFORDABLE UNITS REQUIRED PER KZC 112.15
- 112.15
 3. CALCULATION IN RH ZONES SHALL BE CALCULATED BASED ON THE TOTAL NUMBER OF DWELLING UNITS
 4. UNITS WILL BE ROUNDED UP/FRACTION IS AT LEAST 0.65
- 112.20
 - 2a. IN RH ZONES, ADDITIONAL BUILDING HEIGHT HAS BEEN GRANTED IN EXCHANGE FOR AFFORDABLE HOUSING
 3. ON LOTS IN RH-8, ADDITIONAL RESIDENTIAL CAPACITY HAS BEEN GRANTED IN EXCHANGE FOR AFFORDABLE HOUSING
- 5.10.023

AFFORDABLE HOUSING UNIT - AFFORDABLE TO HOUSEHOLDS WHOSE HOUSEHOLD ANNUAL INCOME DOES NOT EXCEED 50% OF THE KING COUNTY MEDIAN HOUSEHOLD INCOME AS DETERMINED BY HUD, AND NO MORE THAN 30% OF THE MONTHLY HOUSEHOLD INCOME IS PAID FOR MONTHLY HOUSING EXPENSES (RENT AND UTILITY ALLOWANCE).
- 112.20.3
 - 3b. IN THE RH ZONES, THE PERCENT OF AFFORDABLE UNITS REQUIRED FOR ALTERNATIVE AFFORDABILITY WILL BE:

AFFORDABILITY LEVEL	% OF PROJECT UNITS REQUIRED TO BE AFFORDABLE
60% OF MEDIAN INCOME	13%
70% OF MEDIAN INCOME	17%
 - c. TO ENCOURAGE PIONEER DEVELOPMENTS IN ROSE HILL, THE DEFINITION OF AFFORDABLE HOUSING FOR PROJECTS IN THE RH ZONE SHALL BE:

NUMBER OF TOTAL UNITS	AFFORDABILITY LEVEL
FIRST 50 UNITS	70% OF MEDIAN INCOME
SECOND 50 UNITS	60% OF MEDIAN INCOME
ABOVE 100 UNITS	50% OF MEDIAN INCOME
 - d. DEPENDING ON THE LEVEL OF AFFORDABILITY PROVIDED, THE AFFORDABLE UNITS MAY NOT BE ELIGIBLE FOR THE IMPACT FEE WAIVERS IN 5a AND 5b
 - 5a. MAY REQUEST AN EXEMPTION FROM PAYMENT OF ROAD IMPACT FEES FOR AFFORDABLE HOUSING
 - 5b. MAY REQUEST AN EXEMPTION FROM PAYMENT OF PARK IMPACT FEES FOR AFFORDABLE HOUSING
- 112.35
 - 1.a. AFFORDABLE HOUSING UNITS SHALL BE INTERMINGLED
 3. SHALL CONSIST OF A RANGE OF NUMBER OF BEDROOMS THAT ARE COMPARABLE TO UNITS IN THE OVERALL DEVELOPMENT
 - d. IN NO CASE SHALL THE AFFORDABLE UNITS BE >10% SMALLER THAN THE COMPARABLE UNITS, OR LESS THAN 500 SF FOR A ONE BEDROOM, 700 SF FOR A 2 BEDROOM
 - g. THE INTERIOR FINISH AND QUALITY OF CONSTRUCTION OF THE AFFORDABLE UNITS SHALL AT A MINIMUM BE COMPARABLE TO ENTRY LEVEL RENTAL IN KIRKLAND
3. STRUCTURES LOCATED WITHIN 30' OF A LOW DENSITY ZONE 115.136 ESTABLISHES ADDITIONAL LIMITATIONS
- 115.136
 1. ANY PORTION OF A STRUCTURE GREATER THAN 15' IN HEIGHT SHALL BE NO GREATER THAN 50' IN LENGTH WITHIN 30' OF A LOW DENSITY ZONE
 5. IF THE LOT AREA > 18,000 SF, MAXIMUM BUILDING HEIGHT IS 35' ABOVE AVERAGE BUILDING ELEVATION, EXCEPT MAXIMUM BUILDING HEIGHT IS 30' WITHIN 30' OF AN RBX ZONE
 6. THE GROUND FLOOR SHALL BE 15' IN HEIGHT EXCEPT FOR STACKED DWELLING UNITS AND PARKING GARAGES
 7. WITHIN REQUIRED FRONT YARDS, CANOPIES AND OTHER SIMILAR ENTRY FEATURES MAY ENCROACH, MAY NOT EXCEED 25% OF THE LENGTH OF THE STRUCTURE
 8. SOME DEVELOPMENT STANDARDS OR DESIGN REGULATIONS MAY BE MODIFIED AS PART OF THE DESIGN REVIEW PROCESS
 9. THE PUBLIC WORKS OFFICIAL SHALL APPROVE THE NUMBER, LOCATION AND CHARACTERISTICS OF DRIVEWAYS ON NE 85TH ST.
 - a. MAY REQUIRE ACCESS FROM SIDE STREETS
 - c. MAY RESTRICT ACCESS TO RIGHT TURN IN AND OUT
 - d. MAY PROHIBIT ACCESS ALTOGETHER ALONG NE 85TH ST
 10. DRIVE-THROUGH AND DRIVE-IN FACILITIES ARE NOT PERMITTED
 14. A CITY ENTRYWAY FEATURE SHALL BE PROVIDED ON THE PARCEL LOCATED AT THE NW CORNER OF NE 85TH ST AND 132ND AVE. ENTRYWAY FEATURES SHALL INCLUDE A SIGN, ART, LANDSCAPING OR LIGHTING PER CHAPTER 12.

SECTION 53.84 TABLE

- .010, .030, .040 - OFFICE USE, ENTERTAINMENT, CULTURAL, RECREATIONAL, RETAIL AND STACKED DWELLING UNITS REQUIRED YARDS -
 - FRONT - 10' ADJACENT TO 85TH, 20' OTHERWISE (SEE ROSE HILL DESIGN GUIDELINES)
 - SIDE - 0'
 - REAR - 15'
- LOT COVERAGE - 70%
- HEIGHT - 30' - SEE 53.82.5 - 35' ALLOWED IN LOTS > 18,000 SF
- LANDSCAPE CATEGORY - A
- PARKING - OFFICE, RETAIL, ENTERTAINMENT = 1/3000 SF
RESTAURANT = 1/1000 SF
- STACKED DWELLING UNITS = 1.2 PER STUDIO, 1.3 PER 1 BEDROOM, 1.6 PER 2 BEDROOM + 10% VISITOR PARKING PER KZC 105.20
- GROSS FLOOR AREA < 4,000 SF FOR INDIVIDUAL USE IN ENTERTAINMENT, CULTURAL, RECREATIONAL, AND RETAIL
- A DELI, BAKERY OR SIMILAR MAY INCLUDE 10% OF GROSS FLOOR AREA FOR SEATING
- STACKED DWELLING UNITS MAY NOT BE LOCATED ON THE GROUND FLOOR OF A STRUCTURE
- 5.10.345 - GROUND FLOOR - THE FLOOR OF A STRUCTURE THAT IS CLOSEST IN ELEVATION TO FINISHED GRADE ALONG THE FACADE OF THE STRUCTURE THAT IS PRINCIPALLY ORIENTED TO THE STREET WHICH PROVIDES PRIMARY ACCESS TO THE SUBJECT PROPERTY
- 357 - HEIGHT - VERTICAL DISTANCE MEASURED FROM THE AVERAGE BUILDING ELEVATION TO THE HIGHEST POINT OF ANY ELEMENT, EXCLUDING EXCEPTIONS IN 115.60
- 115.60 - CALCULATING LOT COVERAGE - THE AREA OF ALL STRUCTURES AND PAVEMENT AND ANY OTHER INTERVIEWS SURFACE WILL BE CALCULATED AS A PERCENTAGE OF TOTAL LOT AREA. LOT AREA NOT CALCULATED UNDER LOT COVERAGE MUST BE DEVOTED TO OPEN SPACE PER 5.10.610.
2. EXCEPTIONS:
 - b. PREVIOUS AREA BELOW EAVES, BALCONIES AND OTHER CANTILEVERED PORTIONS
 - c. LANDSCAPED AREAS AT LEAST 2' WIDE AND 40 SF OVER SUBTERRANEAN STRUCTURES THAT WILL PROVIDE CLEANING AND PERCOLATION SIMILAR TO THAT PROVIDED BY EXISTING SITE CONDITIONS.
3. EXEMPTIONS - PREVIOUS PAVEMENT WILL BE CALCULATED AT A RATIO OF 50% OF THE TOTAL AREA COVERED
- 115.120 - ROOFTOP APPURTENANCES
 3. NEW CONSTRUCTION SHALL VISUALLY SCREEN ROOFTOP APPURTENANCES BY INCORPORATING THEM INTO THE ROOF FORM OR BY USING ARCHITECTURAL DESIGNS SUCH AS CLUSTERS HAVING A SLOPE OF AT LEAST 3:12. SUCH ROOF FORMS MAY EXTEND 5' ABOVE THE HEIGHT LIMIT.
 - 4a. ROOFTOP APPURTENANCES MAY EXCEED THE APPLICABLE HEIGHT LIMIT BY A MAX OF 4' IF THE AREA <10% OF ROOF AREA.

ROSE HILL DESIGN DISTRICT

- 92.05 - DESIGN REGULATIONS - ROSE HILL BUSINESS DISTRICT - EAST END (SEE ROSE HILL DESIGN GUIDELINES)
- 92.10 - PEDESTRIAN-ORIENTED FACADES
 - 2a. THE BUILDING'S PRIMARY ENTRANCE MUST BE LOCATED ON THIS FACADE AND FACING THE STREET.
 - b. TRANSPIRENT WINDOWS AND/OR DOORS MUST OCCUPY AT LEAST 75% OF THE FACADE AREA BETWEEN 2' AND 7' ABOVE THE SIDEWALK
 - c. WEATHER PROTECTION FEATURES AT LEAST 5' WIDE MUST BE PROVIDED OVER AT LEAST 75% OF THE FACADE
 3. a. BUILDING LOCATION FEATURING PEDESTRIAN-ORIENTED FACADES: RHBD BUILDINGS MAY BE LOCATED ADJACENT TO SIDEWALK IF THEY CONTAIN A PEDESTRIAN-ORIENTED FACADE. BUILDINGS NOT FEATURING A PEDESTRIAN-ORIENTED FACADE ALONG A STREET MUST PROVIDE A BUILDING SETBACK OF 10' FROM ANY PUBLIC STREET WITH LANDSCAPE.
 - b. RHBD EAST END
 1. PREFERRED OPTION - BUILDINGS ADJACENT TO SIDEWALK WITH PEDESTRIAN-ORIENTED FACADE
 2. SECOND OPTION - LOCATE AND ORIENT THE BUILDING TOWARDS NE 85TH ST, 10' MINIMUM LANDSCAPED SETBACK
 3. LEAST PREFERRED OPTION - LOCATE THE BUILDING AT THE REAR OF THE PROPERTY WITH PARKING BETWEEN NE 85TH STREET AND THE BUILDING
 4. MULTI-STORY BUILDINGS ADJACENT TO A LOW DENSITY ZONE SHALL BE CONFIGURED AND DESIGNED TO MAXIMIZE PRIVACY IMPACTS ON ADJACENT LOW DENSITY USES.
 6. a. FOR DEVELOPMENT AT STREET CORNERS, THE APPLICANT MUST PROVIDE 1 OR MORE OF THE FOLLOWING:
 1. LOCATE AND ORIENT THE BUILDING TOWARDS THE STREET CORNER (WITHIN 10' OF CORNER PROPERTY LINE) WITH DIRECT PEDESTRIAN ACCESS FROM THE STREET CORNER
 2. PROVIDE AN ARCHITECTURAL FEATURE THAT ADDS IDENTITY OR DEMARCATION OF THE AREA
 3. PROVIDE A PEDESTRIAN-ORIENTED SPACE AT THE CORNER LEADING DIRECTLY TO A BUILDING ENTRY
 4. INSTALL SUBSTANTIAL LANDSCAPING (AT LEAST 30' BY 30' OR 900 SF)
- 92.15 PEDESTRIAN-ORIENTED IMPROVEMENTS
 1. MIN 175 SF OF PEDESTRIAN-ORIENTED SPACE AT THE MAIN BUILDING ENTRANCE IN A CENTRAL LOCATION, OR ADJACENT TO A PARKING AREA, MUST BE 6' ABOVE THE PARKING LOT SURFACE AND MUST BE PAVED WITH CONCRETE OR UNIT PAVERS.
 2. c.1 ALL NON-RESIDENTIAL USES MUST PROVIDE PEDESTRIAN-ORIENTED SPACE AT 1% OF THE LOT AREA PLUS 1% OF THE NON-RESIDENTIAL GROSS FLOOR AREA
 - 2 TO QUALIFY AS A PEDESTRIAN-ORIENTED SPACE, AN AREA MUST HAVE ALL OF THE FOLLOWING
 - a. PEDESTRIAN ACCESS TO THE ADJUTING STRUCTURES FROM THE STREET OR A NONVEHICULAR COURTYARD
 - b. PAVED WALKING SURFACES OF EITHER CONCRETE OR APPROVED UNIT PAVING
 - c. PEDESTRIAN SCALED LIGHTING (15' MAX) AT LEVEL AVERAGING 2 FOOT CANDLES
 - d. CONTAIN 2 LF SEATING AREA OR 1 INDIVIDUAL SEAT PER 65 SF OF AREA BETWEEN THE SIDEWALK AND THE BUILDING
 - e. SPACES MUST BE POSITIONED IN AREAS WITH SIGNIFICANT PEDESTRIAN TRAFFIC TO PROVIDE INTEREST AND SECURITY
 - f. LANDSCAPING COVERING AT LEAST 20% OF THE SPACE.
 3. BLANK WALL TREATMENT
 - a.1 A WALL OR PORTION OF A WALL WITH A SURFACE OF AT LEAST 400 SF HAVING BOTH A LENGTH AND A WIDTH OF AT LEAST 10' WITHOUT A WINDOW, DOOR, BUILDING MODULATION AT LEAST 1' IN DEPTH OR OTHER ARCHITECTURAL FEATURE.
 2. ANY WALL OR PORTION OF A WALL BETWEEN 4' AND 15' ABOVE GROUND LEVEL WITH A HORIZONTAL DIMENSION LONGER THAN 15' WITHOUT A WINDOW, DOOR, BUILDING MODULATION OF AT LEAST 1' IN DEPTH OR OTHER ARCHITECTURAL FEATURE.
 - b. EACH BLANK WALL THAT IS VISIBLE FROM ANY RIGHT-OF-WAY, INTERNAL ACCESS ROAD, PEDESTRIAN-ORIENTED SPACE OR THROUGH SIDEWALKS MUST BE TREATED AT LEAST 1 OF THE FOLLOWING WAYS:
 1. INSTALLATION OF A VERTICAL TRELLIS WITH PLANT MATERIAL
 2. LANDSCAPED PLANTING BED AT LEAST 5' WIDE OR RAISED PLANTER BED 2' HIGH AND 3' WIDE WITH PLANTS THAT WILL OBSCURE OR SCREEN AT LEAST 50% OF THE BLANK WALL WITHIN 2 YEARS
 3. BY PROVIDING ARTWORK, SUCH AS MOSAICS, MURALS, SCULPTURES
 4. a. EACH FACADE OF A GARAGE OR A BUILDING CONTAINING GARAGE MUST EITHER
 1. PROVIDE A GROUND FLOOR AREA EXTENDING ALONG THE ENTIRE FACADE WHICH IS DEVELOPED FOR PEDESTRIAN-ORIENTED BUSINESS
 2. PROVIDE A PEDESTRIAN-ORIENTED SPACE AT LEAST 10' IN DEPTH EXTENDING ALONG THE ENTIRE FACADE
 3. TREAT THE FACADE CONSISTENT WITH REQUIREMENTS FOR BLANK WALLS
 - c.3 PARKING STRUCTURES ADJACENT TO NON-PEDESTRIAN-ORIENTED STREETS AND NOT FEATURING A PEDESTRIAN-ORIENTED FACADE SHALL BE SETBACK AT LEAST 10' FROM THE SIDEWALK AND FEATURE SUBSTANTIAL LANDSCAPING, INCLUDES A COMBINATION OF EVERGREEN AND DECIDUOUS TREES (1 PER 20 LINEAL FEET) SHRUBS (1 PER 20 SF) AND GROUND COVER (60% OF AREA WITHIN 3 YEARS).
 6. PARKING WITHIN THE BUILDING SHALL BE ENCLOSED OR SCREENED THROUGH ANY COMBINATION OF WALLS, DECORATIVE GRILLS, OR TRELLIS WORK WITH LANDSCAPING
- 92.30 ARCHITECTURAL AND HUMAN SCALE
 2. THE APPLICANT SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS TO MODERATE THE VERTICAL SCALE. ALL BUILDINGS SHALL INCLUDE DESIGN TECHNIQUES WHICH CLEARLY DEFINE THE BUILDING'S TOP, MIDDLE AND BOTTOM. THE FOLLOWING TECHNIQUES ARE SUGGESTED:
 - a. TOP: SLOPED ROOFS, STRONG EAVE LINES, CORNICHE TREATMENTS, HORIZONTAL TRELLISES OR SUNSHADES
 - b. MIDDLE: WINDOWS, BALCONIES, MATERIAL CHANGES
 - c. BOTTOM: PEDESTRIAN-ORIENTED STOREFRONTS, PEDESTRIAN-SCALE BUILDING DETAILS, AWNINGS, ARCADES, EARTH MATERIALS SUCH AS CONCRETE, STONE, STUCCO
3. TECHNIQUES TO MODERATE BULK AND MASS IN THE RHBD
 - a. ALONG ALL STREETS AND PUBLIC OPEN SPACES, THE MAXIMUM FACADE LENGTH IS 120'. ANY FACADE THAT EXCEEDS 120' SHALL BE DIVIDED BY A 30' WIDE MODULATION
 2. MODULATION SHALL BE 20' IN DEPTH AND SHALL START AT FINISHED GRADE AND EXTEND THROUGH ALL FLOORS
 3. DECKS AND ROOF OVERHANGS MY ENCRACH 3' PER SIDE
4. TECHNIQUES TO ACHIEVE ARCHITECTURAL SCALE, THE APPLICANT SHALL USE AT LEAST 2 OF THE FOLLOWING ELEMENTS
 - a. ALL STORIES ABOVE THE 2ND STORY MUST BE SET BACK AT LEAST 10' FROM THE GROUND FLOOR ALONG AT LEAST 2 FACADES
 - b. HORIZONTAL BUILDING MODULATION - ON ALL BUILDING FACADES VISIBLE FROM A STREET, PROVIDE HORIZONTAL MODULATION CONSISTENT WITH ALL OF THE FOLLOWING:
 1. THE MAXIMUM ALLOWABLE HORIZONTAL DIMENSION OF THE FACADE BETWEEN MODULATIONS IS 6' 0"
 2. THE MINIMUM DEPTH OF MODULATION IS 10'
 3. THE MINIMUM WIDTH OF MODULATION IS 15'
 - c. ON ALL FACADES VISIBLE FROM A STREET, PROVIDE BALCONIES WHICH ARE CONSISTENT WITH THE FOLLOWING:
 1. BALCONIES MUST BE PLACED ON AT LEAST EVERY OTHER FLOOR ABOVE THE GROUND FLOOR
 2. MAXIMUM HORIZONTAL DISTANCE BETWEEN BALCONIES IS 100'
 3. MINIMUM SIZE OF BALCONY IS 100 SF
 - d. CHANGE IN ROOFLINE - PROVIDE VERTICAL MODULATION OF THE ROOFLINE OF ALL FACADES ADJOINING A STREET. FOR BUILDINGS WITH FLAT, GABLED, HIPPED OR SIMILAR ROOFS, THE MAXIMUM LENGTH OF ANY CONTINUOUS ROOF LINE, WITH A SLOPE OF LESS THAN 3' IN 12, IS 50' WITHOUT BEING MODULATED. AT LEAST 1 OF THE FOLLOWING METHODS MUST BE USED:
 1. THE HEIGHT OF THE ROOF LINE MUST CHANGE AT LEAST 8" IF THE ADJACENT ROOF SEGMENTS ARE LESS THAN 50'
 2. THE HEIGHT OF THE ROOF LINE MUST CHANGE AT LEAST 12" IF THE ADJACENT ROOF SEGMENTS ARE GREATER THAN 50'
 3. THE LENGTH OF A SLOPED OR GABLED ROOF LINE SEGMENT MUST BE AT LEAST 20'. THE MINIMUM SLOPE IS 3' IN 12

5. TECHNIQUES TO ACHIEVE ARCHITECTURAL SCALE IN THE RHBD
 - a. THE FOLLOWING STANDARDS SUPPLEMENT THE REQUIRED TECHNIQUES DESCRIBED ABOVE, WHERE THERE ARE SIMILAR TECHNIQUES, THE STANDARDS IN THIS SECTION SHALL APPLY. ALL BUILDING IN THE RHBD SHALL INCLUDE AT LEAST 3 OF THE FOLLOWING MODULATION TECHNIQUES AT THE ARTICULATION INTERVALS DESCRIBED BELOW ALONG ALL FACADES CONTAINING THE PRIMARY BUILDING ENTRIES:
 1. REPEATING DISTINCTIVE WINDOW PATTERNS AT INTERVALS LESS THAN THE ARTICULATION INTERVAL
 2. HORIZONTAL BUILDING MODULATION - MINIMUM DEPTH OF MODULATION IS 2' AND MINIMUM WIDTH FOR EACH MODULATION IS 4' IF TIED TO A CHANGE IN COLOR OR BUILDING MATERIAL AND ROOF LINE MODULATION AS DEFINED BELOW. OTHERWISE, MINIMUM DEPTH OF MODULATION IS 10' AND MINIMUM WIDTH IS 15'
 3. PROVIDE A SEPARATE COVERED ENTRY OR SEPARATE WEATHER PROTECTION FEATURE FOR EACH ARTICULATION INTERVAL
 4. CHANGE OF ROOF LINE - TO QUALIFY FOR THIS MEASURE, THE MAXIMUM LENGTH OF ANY CONTINUOUS ROOFLINE SHALL NOT BE LESS THAN THE ARTICULATION INTERVAL AND COMPLY WITH THE TREATMENTS BELOW:
 - a. FOR SEGMENTS LESS THAN 50' THE HEIGHT OF THE VISIBLE ROOFLINE MUST CHANGE AT LEAST 4" IF TIED TO HORIZONTAL BUILDING MODULATION, OR AT LEAST 8" IN OTHER CASES
 - b. FOR SEGMENTS MORE THAN 50' THE HEIGHT OF THE VISIBLE ROOFLINE MUST CHANGE AT LEAST 6" IF TIED TO HORIZONTAL BUILDING MODULATION, OR AT LEAST 12" IN OTHER CASES
 - c. THE LENGTH OF SLOPED OR GABLED ROOFLINE SEGMENTS MUST BE AT LEAST 20'. MINIMUM SLOPE OF 3' IN 12.
 5. CHANGE IN BUILDING MATERIAL OR TRIM STYLE COORDINATED WITH HORIZONTAL BUILDING MODULATION
 6. PROVIDE LIGHTING FIXTURES, TRELLIS, SING OR OTHER LANDSCAPE FEATURE WITH EACH INTERVAL
 - b. ARTICULATION INTERVALS
 1. NO MORE THAN 30' FOR BUILDINGS CONTAINING RESIDENTIAL USES ON ALL FLOORS ABOVE THE GROUND FLOOR AND IN THE EAST END
 6. ACHIEVING HUMAN SCALE IN ALL ZONES
 - a.3 THE APPLICANT SHALL USE AT LEAST 3 OF THE ELEMENTS LISTED BELOW IN THE DESIGN OF ANY FACADE FACING A STREET IF THE BUILDING FACADE IS 3 STORIES OR THE FACADE IS MORE THAN 100' LONG.
 - b.1. ON EACH STORY ABOVE THE GROUND FLOOR, PROVIDE BALCONIES OR DECKS AT LEAST 6' WIDE AND 6' DEEP
 2. ON EACH STORY ABOVE THE GROUND FLOOR, PROVIDE BAY WINDOWS THAT EXTEND AT LEAST 1' FROM THE FACADE
 3. PROVIDE AT LEAST 150 SF OF PEDESTRIAN-ORIENTED SPACE IN FRONT OF EACH FACADE PER 92.15
 4. PROVIDE AT LEAST 50% OF THE WINDOW AREA ABOVE THE GROUND FLOOR OF EACH FACADE CONSISTENT WITH ALL OF THE FOLLOWING:
 - a. THE WINDOWS MUST HAVE GLAZED AREAS WITH DIMENSIONS LESS THAN 5' x 7'
 - b. THE WINDOWS MUST BE SURROUNDED BY 1" RIM AT LEAST 2' WIDE
 - c. INDIVIDUAL WINDOW UNITS MUST BE SEPARATED FROM ADJACENT WINDOW UNITS BY AT LEAST 6"
 5. PROVIDE AT LEAST 50% OF THE WINDOWS ABOVE THE GROUND FLOOR OF EACH FACADE FACING A STREET IN PANES WITH DIMENSIONS LESS THAN 2' x 3' AND WITH INDIVIDUAL PANE SEPARATED BY WINDOW MULLIONS
 6. PROVIDE A HIPPED OR GABLED ROOF WHICH COVERS AT LEAST 50% OF THE BUILDING FOOTPRINT AND HAS A SLOPE > 3' IN 12
 7. IF THE MAIN ENTRANCE OF THE BUILDING IS ON THE FACADE OF THE BUILDING FACING A STREET, PROVIDE A COVERED PORCH OR ENTRY
 8. PROVIDE 1 OR MORE STORIES ABOVE THE GROUND FLOOR SETBACK AT LEAST 6' FROM THE GROUND FLOOR FACADE
 8. COMPOSE SMALLER BUILDING ELEMENTS NEAR THE ENTRY OF A LARGE BUILDING.
- 92.35 BUILDING MATERIAL, COLOR AND DETAIL
 1. REQUIRED ELEMENTS IN ALL ZONES - THE APPLICANT SHALL INCORPORATE AT LEAST 3 OF THE FOLLOWING ELEMENTS ON EACH FACADE FACING A STREET:
 - a. DECORATIVE ROOF LINES, ORNAMENTAL MOLDING, FRIEZE OR OTHER ROOF LINE DEVICE AT LEAST 8" HIGH
 - b. DECORATIVE MOLDING OR FRAMING DETAILS AROUND ALL GROUND FLOOR WINDOWS AND DOORS
 - c. DECORATIVE GLAZING ON ALL GROUND FLOOR WINDOWS AND DOORS, INCLUDING STAINED GLASS.
 - d. RAILINGS, GRILL WORK, LANDSCAPE GUARDS OR OTHER SIMILAR ELEMENTS
 - e. TRELLISES OR ARBORS HAVING AN AREA OF AT LEAST 100 SF AND PLANTED
 - f. DECORATIVE LIGHT FIXTURES EITHER 1" ONE-OF-A-KIND, OR 1" EVERY 30' ALONG THE FACADE
 - USE ANY OF THE FOLLOWING DECORATIVE MATERIALS:
 1. DECORATIVE MASONRY - PATTERNS OTHER THAN RUNNING BOND, AT LEAST 2 COLORS INSTALLED IN LAYERS OR TIERS TO FORM A DECORATIVE PATTERN, SOLID COURSES, TILE BAND
 2. INDIVIDUALIZED WOOD PATTERNS OR CONTRASTING WOOD PATTERNS
 3. CERAMIC TILE, STONE, GLASS BLOCKS, CAMERA GLASS OR OTHER SIMILAR TO FORM A GEOMETRIC PATTERN
 - h. DECORATIVE UNIT PAVING, INCLUDING AT LEAST 50 SF OF MULTICOLORED TILE, PAVER BLOCKS, BRICK IN A DECORATIVE PATTERN
 - i. ARTWORK
 - j. METAL, SIDING MUST HAVE A MATTED FINISH, IN A NEUTRAL EARTH TONE OR DULLED COLOR, AND MUST HAVE VISIBLE WINDOW AND DOOR TRIM
 8. WATER SPIGOTS SHALL BE PROVIDED ON ALL BUILDING FACADES ALONG SIDEWALKS FOR CLEANING AND PLANT WATERING

APPENDIX | ZONING AND AREA SUMMARY

GROSS AREAS MEASURED TO OUTSIDE FACE OF EXTERIOR WALLS

GROSS FLOOR AREA	
FUNCTION	AREA
LEVEL P1	
PARKING	53,416 SF
RESIDENTIAL-COMMON	1,312 SF
LEVEL P1	54,728 SF
LEVEL 01	
COMMERCIAL	7,378 SF
RESIDENTIAL	31,424 SF
RESIDENTIAL-COMMON	6,228 SF
LEVEL 01	47,600 SF
LEVEL 02	
RESIDENTIAL	34,613 SF
RESIDENTIAL-COMMON	4,878 SF
LEVEL 02	39,492 SF
LEVEL 03	
RESIDENTIAL	37,962 SF
RESIDENTIAL-COMMON	4,326 SF
LEVEL 03	41,288 SF
TOTALS	183,378 SF

LOT AREA (AFTER DEDICATION) = 98,109 SF
 ALLOWABLE LOT COVERAGE = 0.7 x 98,109 SF = 68,676 SF

LOT COVERAGE	
TYPE	AREA
BUILDING	43,953 SF
BUILDING	3,891 SF
PATIO	950 SF
PATIO	905 SF
PATIO	130 SF
PATIO	564 SF
PATIO	790 SF
PAVING	13,395 SF
PAVING	68 SF
PAVING	250 SF
PAVING	227 SF
PAVING	529 SF
PAVING	1,710 SF
PAVING	266 SF
PAVING	281 SF
Grand total	67,907 SF

PARKING SCHEDULE	
TYPE	STALLS
LEVEL P1	
ADA	2
VAN	1
C	15
S	14
LEVEL P1	32
LEVEL 01	
VAN	1
C	1
S	11
LEVEL 01	13
LEVEL 02	
S	11
LEVEL 02	11
LEVEL 03	
S	11
LEVEL 03	11
TOTAL PARKING	200

STANDARD STALLS (MARKED 'S') - 8'-0" x 18'-0"
 COMPACT STALLS (MARKED 'C') - 8' x 16'
 ADA AND VAN STALLS - STANDARD 8'-0" x 18'-0" MIN
 50% OF STALLS MAY BE COMPACT
 MAX COMPACT = 200 x 0.5 = 100
 # OF COMPACT STALLS = 92

REQUIRED UNIT PARKING			
TYPE	UNIT	PARKING REQUIRED	TOTAL PARKING
OPEN 1	1	1.2	11.2
ONE BED	11	1.3	14.4
ONE BED +	11	1.3	14.4
TWO BED	11	1.4	15.4
TOTALS	34	5.4	56.4

SUBTOTAL REQUIRED RESIDENTIAL = 173 STALLS

COVERED BICYCLE STORAGE (KZC 105.34)
 REDUCTION OF (1) STALL PER (6) BICYCLE SPACES
 (33) BICYCLE SPACES PROVIDED, REDUCTION OF (5) STALLS

173 - 5 = 168 RESIDENTIAL STALLS REQUIRED

GUEST PARKING (KZC 105.20.3)
 10% OR REQUIRED SPACES = 0.1 x 168 = 16.8 = 17 STALLS

REQUIRED COMMERCIAL PARKING: KZC SECTION 53.04
 7,378 SF @ 1/300 SF = 24.59 = 25 STALLS

SHARED FACILITIES (KZC 105.45)
 2 OR MORE USES MAY SHARE A PARKING AREA IF THE NUMBER OF PARKING SPACES IS EQUAL TO THE GREATEST NUMBER OF REQUIRED SPACES FOR USES OPERATING AT THE SAME TIME

GUEST PARKING AND COMMERCIAL SHARE PARKING

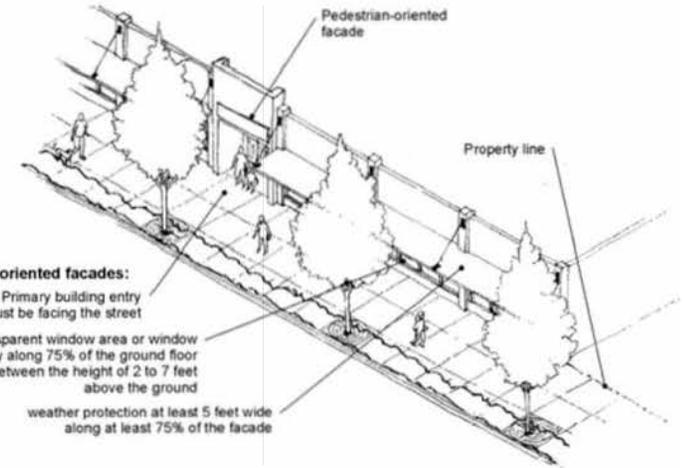
TOTAL REQUIRED PARKING = 168 + 25 = 193 STALLS
 TOTAL PROVIDED = 200 STALLS

AVERAGE BUILDING ELEVATION			
MARK	LENGTH	ELEVATION	L x E
A 397.75	300.00	397.75	119,325.00
B 396.75	245.00	396.75	96,999.75
C 405	300.00	405	121,500.00
D 403	245.00	403	98,735.00
TOTALS	1,090.00		436,519.75

	PERIMETER	L x E	AVERAGE GRADE (Lx/PERIMETER)
AVERAGE BUILDING ELEVATION	1,090	436,519.75	400.48

REQUESTED ZONING CODE DEPARTURES:

- KZC 53.84 USE ZONE CHART: Proposed building creates "pedestrian oriented facade" along NE 85th St, instead of the 10'-0" front yard setback (see KZC 92.10.3.e.1 & Diagram 92.10.A & Design Guidelines fig. 19)



- KZC 92.30.3: Proposed building modulation satisfies intent of reducing building bulk and mass through use of smaller scale, repetitive volumes. Larger modulations are also used, but are non-conforming to dimension standards stated in the code.

- KZC 115.115.3: Exterior balconies on the east and west facades of the building extend up to 2' into required front yards along 131st Ave NE and 132nd Ave NE.

- KZC 115.120.4.b: Elevator penthouse extends 5' above height limit, due to construction requirements of elevator manufacturer, instead of being limited to the 4' height bonus allowed under KZC 115.120.4.a.

APPENDIX | CONTEXT PHOTOS



^ A. 13131 NE 85TH ST (OFFICE BUILDING)



^ B. 13111 NE 85TH ST (DAYCARE CENTER)



^ C. 13027 NE 85TH ST (RETAIL STORE)



^ D. 13021 NE 85TH ST (SINGLE FAMILY - C/I USE)

APPENDIX | CONTEXT PHOTOS



^ E. 13020 NE 85TH ST (SINGLE FAMILY - C/I USE)



^ F. 8519 131ST AVE NE (SINGLE FAMILY)



^ G. 8527 131ST AVE NE (SINGLE FAMILY)



^ H. 8535 131ST AVE NE (SINGLE FAMILY)

APPENDIX | CONTEXT PHOTOS



^ I. 8534 131ST AVE NE (SINGLE FAMILY)



^ J. 8531 132ND AVE NE (SINGLE FAMILY)



^ K. VIEW LOOKING NORTH/EAST (PROJECT SITE TO WEST)

APPENDIX | SITE PHOTOS



^ L. CONTEXT MONTAGE - LOOKING WEST TOWARDS PROJECT SITE (FROM 132ND AVE NE)



^ M. CONTEXT MONTAGE - LOOKING NORTH TOWARDS PROJECT SITE (FROM NE 85TH ST)

APPENDIX | SITE PHOTOS



←----- 131ST AVE NE ----->
^ N. CONTEXT MONTAGE - LOOKING EAST TOWARDS PROJECT SITE (FROM 131ST AVE NE)

APPENDIX | SUN STUDY

SPRING EQUINOX



MARCH 20TH - 10 AM



MARCH 20TH - 12 PM



MARCH 20TH - 2 PM



SUMMER SOLSTICE



JUNE 21ST - 10 AM



JUNE 21ST - 12 PM



JUNE 21ST - 2 PM



WINTER SOLTICE



DECEMBER 21ST - 10 AM



DECEMBER 21ST - 12 PM



DECEMBER 21ST - 2 PM



APPENDIX | SUN STUDY

SPRING EQUINOX



MARCH 20TH - 10 AM



MARCH 20TH - 12 PM



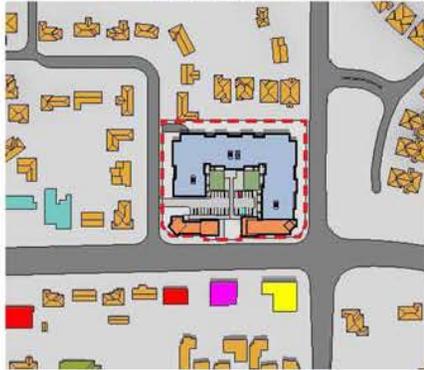
MARCH 20TH - 2 PM



SUMMER SOLSTICE



JUNE 21ST - 10 AM



JUNE 21ST - 12 PM



JUNE 21ST - 2 PM



WINTER SOLSTICE



DECEMBER 21ST - 10 AM



DECEMBER 21ST - 12 PM



DECEMBER 21ST - 2 PM

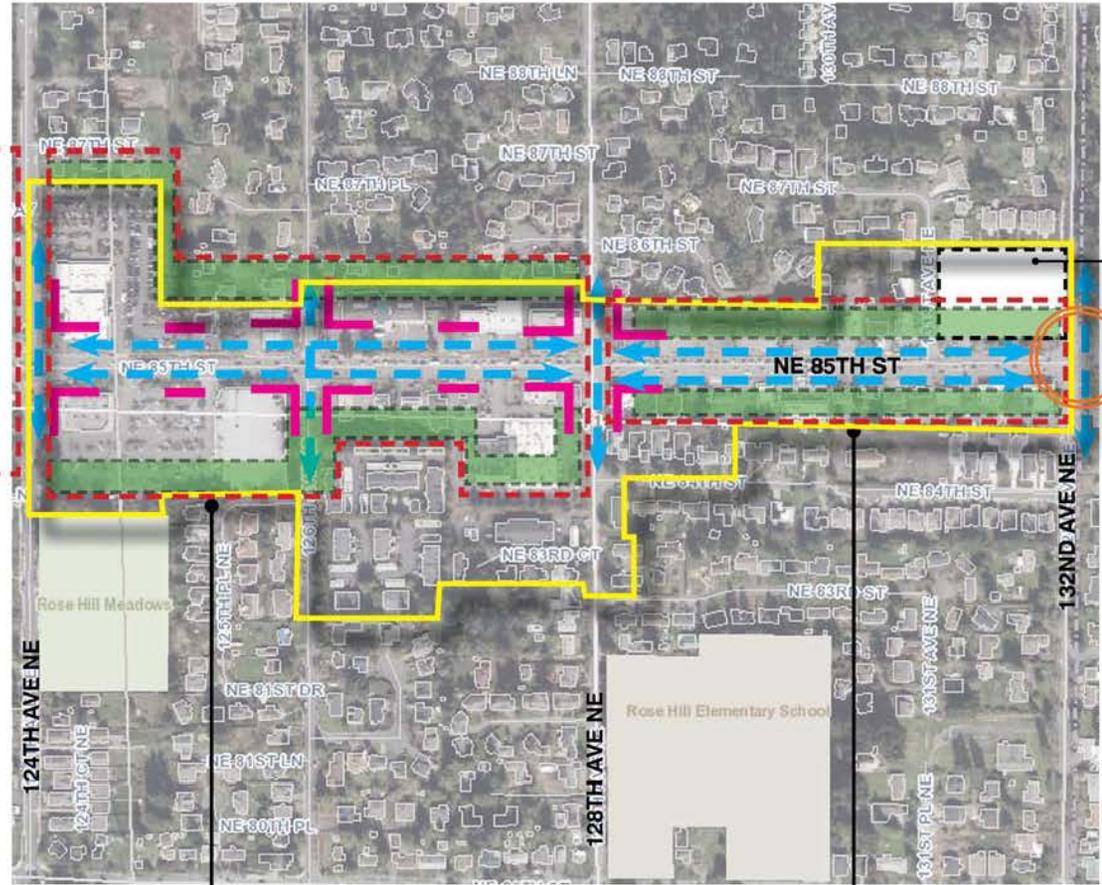


SECTION 2

CONTEXT STUDY

GRAPHIC LEGEND

-  ROSE HILL DESIGN DISTRICT
-  PROJECT SITE
-  CORRIDOR SUB-AREAS
-  PEDESTRIAN ACCESS
-  BUFFER ZONE- MINIMIZE IMPACT ON RESIDENTIAL AREAS
-  STOREFRONT CONCENTRATIONS
-  CORRIDOR GATEWAY



PROJECT SITE

REGIONAL CENTER

NEIGHBORHOOD CENTER

EAST END

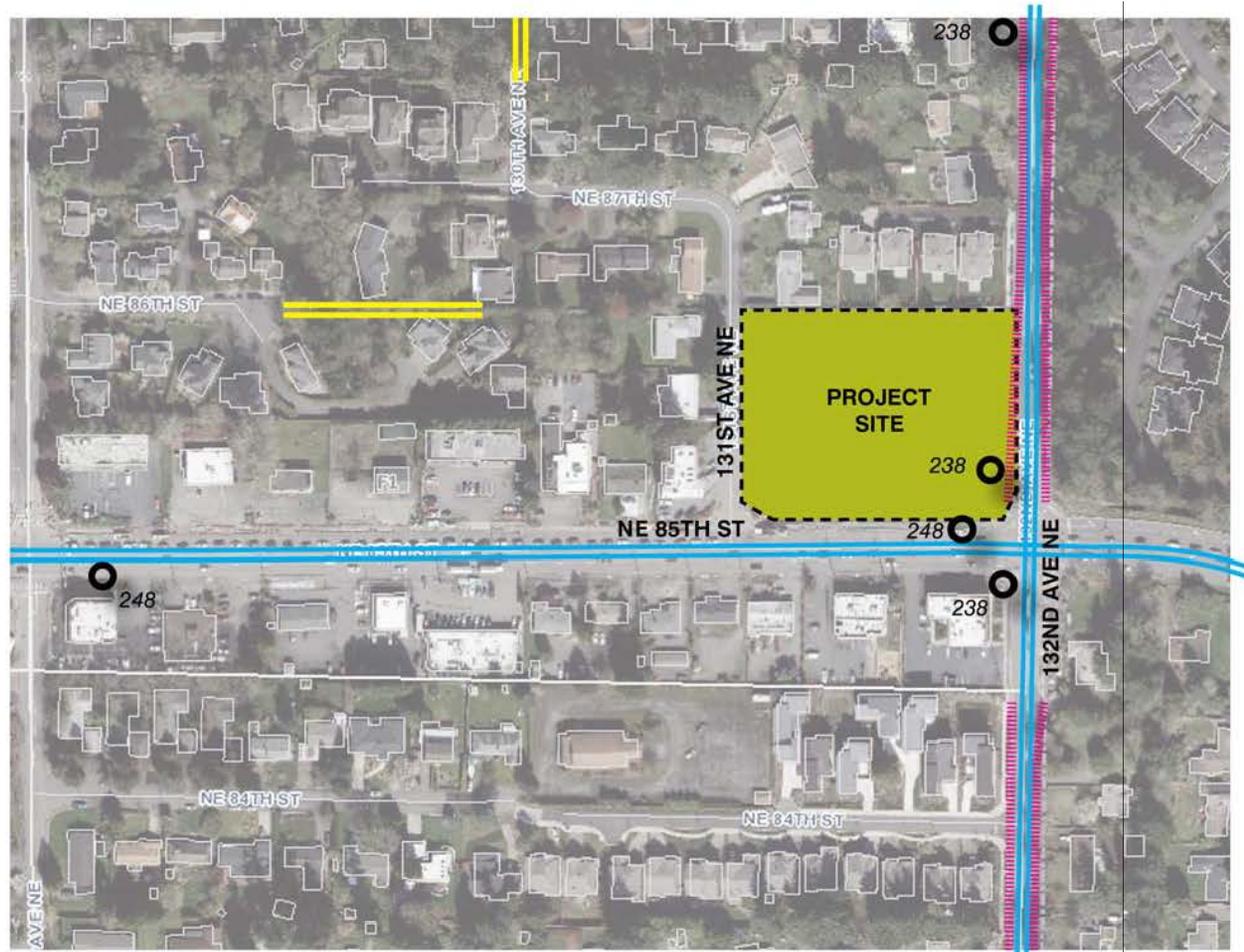
- LOWER BUILDING HEIGHTS & INTENSITY
- CONSOLIDATED SITES & ACCESS
- MORE RESIDENTIAL IN DESIGN
- FLEXIBLE SITE DESIGN
- SMALL FAMILY BUSINESSES
- SERVICE BUSINESSES
- SMALL-SCALE MIXED USE
- GENEROUS LANDSCAPING

GRAPHIC & INFORMATION REFERENCE: DESIGN GUIDELINES FOR ROSE HILL BUSINESS DISTRICT - FIGURE 3



GRAPHIC LEGEND

-  TRANSIT ROUTES
-  TRAILS
-  BUS STOPS
-  BIKE PATHS
-  PROJECT SITE

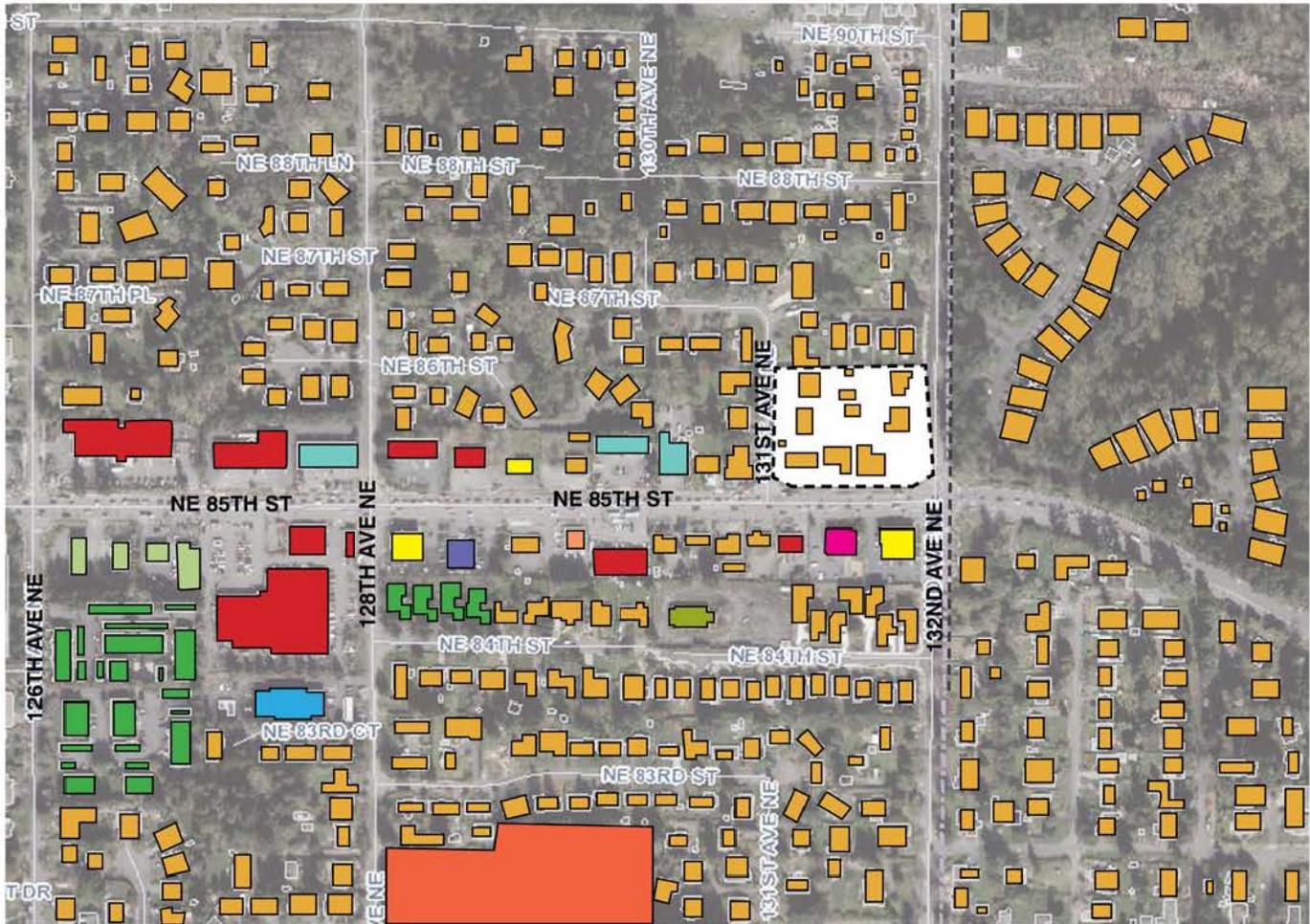


Walk Score: 54
 Transit Score: 35

Source: www.walkscore.com



- OFFICE
- DAYCARE CENTER
- RETAIL STORE
- RESI-SINGLE FAM
- MEDICAL/DENTAL
- RESTAURANT
- CONV. WITH GAS
- SERVICE BUILDING
- CHURCH/ RELIG.
- CONDOMINIUM
- APARTMENTS
- SCHOOL
- PROJECT SITE





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

DEVELOPMENT STANDARDS LIST

FILE: COMTINENTAL DIVID MIXED USE, DRV17-00312

ZONING CODE STANDARDS

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

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

100.25 Sign Permits. Separate sign permit(s) are required. In JBD and CBD cabinet signs are prohibited.

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

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

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

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

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

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

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

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

designated for compact cars.

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

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

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

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

105.96 Drive Through Facilities. See section for design criteria for approving drive through facilities.

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

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

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

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

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

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

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

115.115 Required Setback Yards. This section establishes what structures, improvements and activities may be within required setback yards as established for each use in each zone.

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

115.120 Rooftop Appurtenance Screening. New or replacement appurtenances on existing

buildings shall be surrounded by a solid screening enclosure equal in height to the appurtenance. New construction shall screen rooftop appurtenances by incorporating them in to the roof form.

Prior to issuance of a grading or building permit:

27.06.030 Park Impact Fees. New residential units are required to pay park impact fees prior to issuance of a building permit. Please see KMC 27.06 for the current rate. Exemptions and/or credits may apply pursuant to KMC 27.06.050 and KMC 27.06.060. If a property contains an existing unit to be removed, a "credit" for that unit shall apply to the first building permit of the subdivision.

Prior to occupancy:

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

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

DEVELOPMENT STANDARDS

DRV18-00312



FIRE DEPARTMENT

FIRE DEPARTMENT COMMENTS

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

ACCESS

The project fronts on 3 rights of way. The distance between 132nd and 131st is approximately 350 feet. The fire department has no additional requirements for vehicular access; access as proposed with a pedestrian pathway across the north side, is adequate. (i.e. a fire lane across the north part of the project is not required).

HYDRANTS

2 new hydrants are required to be installed; one on 131st near the northern property line; and one on 132nd, near the northern property line. Both new hydrants as well as the existing hydrant on 132nd shall be equipped with a 5" Storz fitting.

FIRE FLOW

Fire flow requirement is based on size of building and type of construction. For a 135,000 square foot building and based on worst case scenario for type of construction (V-1hr); from Table B105.1 of the IFC, the fire flow requirement will be 1,800 gpm.

Fire flow on NE 85th and 132nd Ave NE is 6500 gpm, which is adequate.

However, fire flow on 131st is less than 1,500 gpm due to 4" lines. The fire flow on NE 131st must be improved to at least 1,800 gpm.

FIRE SPRINKLERS

A sprinkler system is required to be installed throughout the large building and garage.

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

A dedicated sprinkler riser room is required and it shall be placed on an exterior wall. The underground line shall run from the outside directly up into the riser room (meaning, it shall not run under the slab for any distance nor through unheated space which would require the use of heat tape or insulation). If the riser room has direct access from the outside, a PIV is not required. The sprinkler riser room may be used for other mechanical equipment, but not for the main electrical room nor shall it be used for storage; it may be used to house the fire alarm panel.

NOTE: TWO PERMITS are required from the Fire Department for installation of the fire sprinkler system, one for the underground and one for the sprinkler system itself. No work shall be performed on the sprinkler system without a Fire Department permit.

The civil drawings may be used as reference but do not constitute permission to install the fire sprinkler underground. The underground permit is NOT over-the-counter, so should be applied for well in advance of the anticipated date of start of construction.

(If the small office building on the corner of NE 85th and 131st Ave NE is under 5,000 square feet, has no residential component, and it not connected to the underground parking, fire sprinklers are not required in this specific building.)

FIRE ALARM

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

(If the small office building does not require a fire sprinkler system ((see above)), then a fire alarm system is also not required.)

FIRE EXTINGUISHERS

Portable fire extinguishers are required per Section 906 of the IFC. Travel distance to a fire extinguisher shall not exceed 75 feet as measured along the route of travel.

KEY BOX

A Key box is required (Knox Box). It shall be installed in an approved accessible location no higher than six feet above grade. In most cases it will be located at the front entrance to the building. The box may be purchased on-line at www.knoxbox.com; or by filling out an order form which is available from the Fire Department office. Contact the Fire Prevention Bureau at 425-587-3650 for more information.

BUILDING RADIO COVERAGE

This is not a requirement for a radio system per se, only giving information that the building "may" need a radio system because it is not exempted outright from the requirement (via any of the below thresholds). During the construction process, the building shall be evaluated for radio coverage. If it is determined that a radio system is required, a fire department construction permit is required for installation.

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

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

Exception:

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

PUBLIC WORKS DEPARTMENT

PUBLIC WORKS CONDITIONS

Public Works Staff Contacts

Land Use and Pre-Submittal Process:

Building and Land Surface Modification (Grading) Permit Process:

John Burkhalter, Development Engineer Supervisor

Phone: 425-587-3846 Fax: 425-587-3807

E-mail: jburkhalter@kirklandwa.gov

General Conditions:

1. All public improvements associated with this project including street and utility improvements, must meet the

City of Kirkland Public Works Pre-Approved Plans and Policies Manual. A Public Works Pre-Approved Plans and Policies manual can be purchased from the Public Works Department, or it may be retrieved from the Public Works Department's page at the City of Kirkland's web site.

2. This project will be subject to Public Works Permit and Connection Fees. It is the applicant's responsibility to contact the Public Works Department by phone or in person to determine the fees. The applicant should anticipate the following fees:

- o Water, Sewer, and Surface Water Connection Fees (paid with the issuance of a Building Permit)
- o Side Sewer Inspection Fee (paid with the issuance of a Building Permit)
- o Septic Tank Abandonment Inspection Fee
- o Water Meter Fee (paid with the issuance of a Building Permit)
- o Right-of-way Fee
- o Review and Inspection Fee (for utilities and street improvements).
- o Building Permits associated with this proposed project will be subject to the traffic, park, and school impact fees per Chapter 27 of the Kirkland Municipal Code. The impact fees shall be paid prior to issuance of the Building Permit(s). Any existing buildings within this project which are demolished will receive a Traffic Impact Fee credit, Park Impact Fee Credit and School Impact Fee Credit. This credit will be applied to the first Building Permits that are applied for within the project. The credit amount for each demolished building will be equal to the most currently adopted Fee schedule. In addition, the Project has a \$35,775 impact fee credit for the land they gave as right-of-way for the NE 85th Street Corridor Improvements Project.

3. Performance and Maintenance Securities:

- There is a standard right of way Performance Security ranging from \$10,000.00 to 30,000.00 (value determined based on amount of right-of-way disruption). This security will be held until the project has been completed.
- Once the Project has been completed there will be a condition of the permit to establish a two year Maintenance Security. Value to be determined.

4. Prior to submittal of a Building or Zoning Permit, the applicant must apply for a Concurrency Test Notice. Contact Thang Nguyen, Transportation Engineer, at 425-587-3869 for more information. A separate Concurrency Permit will be created.

5. After Concurrency has passed a certificate will be issued that will read as follows: CERTIFICATE OF CONCURRENCY: This project has been reviewed and approved for water, sewer, and traffic concurrency. Any water and sewer mitigating conditions are listed within the conditions below. Any traffic mitigating conditions will be found in an attached memorandum from the Public Works Traffic Engineering Analyst to the Planning Department Project Planner. Upon issuance of this permit, this project shall have a valid Certificate of Concurrency and concurrency vesting until the permit expires. This condition shall constitute issuance of a Certificate of Concurrency pursuant to chapter 25.12 of the Kirkland Municipal Code.

6. All civil engineering plans which are submitted in conjunction with a building, grading, or right-of-way permit must conform to the Public Works Policy G-7, Engineering Plan Requirements. This policy is contained in the Public Works Pre-Approved Plans and Policies manual.

7. All street improvements and underground utility improvements (storm, sewer, and water) must be designed by a Washington State Licensed Engineer; all drawings shall bear the engineers stamp.

8. All plans submitted in conjunction with a building, grading or right-of-way permit must have elevations which are based on the King County datum only (NAVD 88).

9. A completeness check meeting is required prior to submittal of any Building Permit applications.

10. Prior to issuance of any commercial or multifamily Building Permit, the applicant shall provide a plan for garbage storage and pickup. The plan shall conform to Policy G-9 in the Public Works Pre-approved Plans and be approved by Waste Management and the City.

11. The required tree plan shall include any significant tree in the public right-of-way along the property frontage.

Sanitary Sewer Conditions:

1. The existing sanitary sewer main within the public right-of-way along the front of the property is adequate to serve all the lots within the proposed project.
2. The following is the status of the Emergency Sewer Program Liens according to our records for each property associated with this development. These Liens will need to be paid off prior to issuance of any permit. Some of these may have been paid off since 2013, but I didn't recheck their status for this meeting.
 - 8525 132nd Ave NE Released
 - 8519 132nd Ave NE Released
 - 8505 132nd Ave NE Lien - \$19,387.06

 - 8526 131st Ave NE Lien - \$14,735.44
 - 8520 131st Ave NE Released

 - 13104 NE 85th St Released
 - 13112 NE 85th St Released
 - 13112 NE 85th St Lien - \$19,387.06
3. Provide a side sewer stub sized to accommodate the Project.
4. All side sewer stubs serving the property shall be PVC type pipe per Public Works Pre-approved Plans Sanitary Sewer Design Criteria. Any side sewer not meeting this standard shall be removed and replaced.
5. Any businesses serving food or drink are required to have grease interceptor on the waste line prior to discharge to the City sewer system. The interceptor shall be sized per the Uniform Plumbing Code (minimum).

Water System Conditions:

1. The existing water main in the public right-of-way along the front of the subject property is adequate to serve domestic needs, but needs some upgrades to meet fire flow requirements. We will have RH2 model the system to provide a minimum of 2500 gpm in our system adjacent to the Project per Fire Department requirements. The specific area of concern is 131st Ave NE which only has a flow of approximately 1,500 gpm. The results will need to be incorporated into your Civil Design and constructed prior to Building Permit final.
2. Provide water service(s) from the water main to serve the Project; City of Kirkland will set the water meter(s). The water meter size is determined when the Building Permit is submitted and shall be sized per the Uniform Plumbing Code. Residential units typically require ¾" meters, but may be served by one large meter.
3. The existing water service shall be abandoned unless otherwise approved by the Development Engineer or Construction Inspector.
4. In mixed-use projects each use shall have a separate water meter, e.g., the retail use shall have a separate water meter from residential use.

Surface Water Conditions:

1. Provide temporary and permanent storm water control in accordance with the 2016 King County Surface Water Design Manual (the Manual) and the City of Kirkland Addendum (Policy D-10).
2. To determine the drainage review level required, the target impervious surface area is the maximum allowable lot coverage area for the project, plus any offsite improved impervious areas. See Policies D-2 and D-3 in the Public Works Pre-Approved Plans for drainage review information, or contact Kirkland Surface Water staff at (425) 587-3800 for assistance. The Kirkland Drainage Review Flow Chart is a helpful tool to determine a project's

drainage review level. Drainage review levels are summarized below:

- Full Drainage Review
 - o Any non-residential project that creates more than 2,000 sf of new and/or replaced impervious surface, or greater than 7,000 sf of land disturbing activity will trigger a Full Drainage Review.
 - o For single family residential projects that do not fall under Simplified Drainage Review, they will be a Full Drainage Review.
3. If a stormwater detention system is required, it shall be designed to Level 2 standards. Historic (forested) conditions shall be used as the pre-developed modeling condition.
 4. Evaluate the feasibility and applicability of dispersion, infiltration, and other stormwater Low Impact Development (LID) facilities per the 2016 King County Surface Water Design Manual. If feasible, stormwater LID facilities are required. If LID is determined to be infeasible, a Surface Water Adjustment is required for the project. Also, if LID is infeasible, pervious pavement cannot be used to reduce overall impervious lot coverage.
 5. Special inspections may be required for LID facilities on this project. Provide documentation of inspections by a licensed geotechnical professional that the facility will function as designed.
 6. If the project will create or replace more than 5,000 square feet of new impervious area that will be used by vehicles (PGIS - pollution generating impervious surface). Provide stormwater quality treatment per the 2016 King County Surface Water Design Manual. The enhanced treatment level is required for multi-family residential, commercial, and industrial projects.
 7. Because this project site is one acre or greater, the following conditions apply:
 - Amended soil requirements (Pre-Approved Plan CK-E.12) must be used in all landscaped areas.
 - If the project meets minimum criteria for water quality treatment (5,000 sf pollution generating impervious surface area), the enhanced level of treatment is required if the project is multi-family residential, commercial, or industrial. Enhanced treatment targets the removal of metals such as copper and zinc.
 - The applicant is responsible to apply for a Construction Stormwater General Permit from Washington State Department of Ecology. Provide the City with a copy of the Notice of Intent for the permit. Permit Information can be found at the following website: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>
 - o Among other requirements, this permit requires the applicant to prepare a Storm Water Pollution Prevention Plan (SWPPP) and identify a Certified Erosion and Sediment Control Lead (CESCL) prior to the start of construction. The CESCL shall attend the City of Kirkland PW Dept. pre-construction meeting with a completed SWPPP.
 - Turbidity monitoring by the developer/contractor is required if a project contains a lake, stream, or wetland.
 - A Stormwater Pollution Prevention and Spill (SWPPS) Plan must be kept on site during all phases of construction and shall address construction-related pollution generating activities. Follow the guidelines in the 2016 King County Surface Water Design Manual for plan preparation.
 8. Provide a level one off-site analysis (based on the King County Surface Water Design Manual, core requirement #2).
 9. Provide an erosion control report and plan with Building or Land Surface Modification Permit application. The plan shall be in accordance with the 2009 King County Surface Water Design Manual.
 10. Construction drainage control shall be maintained by the developer and will be subject to periodic inspections. During the period from May 1 and September 30, all denuded soils must be covered within 7 days; between October 1 and April 30, all denuded soils must be covered within 12 hours. Additional erosion control measures may be required based on site and weather conditions. Exposed soils shall be stabilized at the end of the workday prior to a weekend, holiday, or predicted rain event.
 11. Provide collection and conveyance of right-of-way storm drainage.
 12. Provide a plan and profile design for the storm sewer system.

13. Provide a 15' wide access easement to the storm detention control manhole; easement must be improved with 10' of asphalt and drainage control to protect against erosion.

Street and Pedestrian Improvement Conditions:

1. The subject property abuts 132nd Ave NE, NE 85th St and 131st Ave NE. These streets are Arterial, Arterial and Neighborhood Access type streets, respectively. Zoning Code sections 110.10 and 110.25 require the applicant to make half-street improvements in rights-of-way abutting the subject property. Section 110.30-110.50 establishes that this street must be improved with the following:

A. 132nd Ave NE Improvements:

- Remove curb, gutter and sidewalk, and install an 8 foot wide buffered bike lane, Type A curb, 4.5' wide planter with street trees 30' on center, and a 5' wide sidewalk. (condition revised after discussions with RJ and JP; 5 foot bike lane to remain with current curb alignment and provide/enhance 8 foot sidewalk with street trees 30 foot on-center in 4x6 tree wells).
- The curb radius at the intersection with 85th may remain as is to maintain the existing 5' wide bike lane.

B. NE 85th Street Improvements:

- Replace and cracked or broken curb, gutter and sidewalk.
- Remove curb cuts and replace curb, gutter and sidewalk accordingly.
- The City of Kirkland is open to exploring the possibility of parallel parking along the NE 85th St frontage and would want to review a comprehensive traffic study before granting any approval. Please contact Thang Nguyen for details of the study requirements. In addition, the following improvements would be required.
 - o Move the face of curb back 8 feet to allow for the parking lane.
 - o Provide a 7 foot wide sidewalk, 6.5 foot wide planter with street trees 30 foot on-center, and pedestrian lighting every 60 feet on-center.
 - o Dedicate sufficient right-of-way to encompass the improvements.

C. 131st Ave NE Improvements:

- Install curb and gutter 18 feet from centerline of right-of-way to face of curb.
- Provide a 4.5 foot planter strip with street trees 30 foot on-center and a 5 foot sidewalk.
- Dedicate 5 foot of right-of-way along the frontage.

2. When three or more utility trench crossings occur within 150 lineal ft. of street length or where utility trenches parallel the street centerline, the street shall be overlaid with new asphalt or the existing asphalt shall be removed and replaced per the City of Kirkland Street Asphalt Overlay Policy R-7.

- Existing streets with 4-inches or more of existing asphalt shall receive a 2-inch (minimum thickness) asphalt overlay. Grinding of the existing asphalt to blend in the overlay will be required along all match lines.
- Existing streets with 3-inches or less of existing asphalt shall have the existing asphalt removed and replaced with an asphalt thickness equal or greater than the existing asphalt provided however that no asphalt shall be less than 2-inches thick and the subgrade shall be compacted to 95% density.

3. Meet the requirements of the City of Kirkland Driveway Pre-Approved Policy R-4.

- Driveways along 132nd Ave NE and 131st Ave NE shall be located a minimum of 150 feet north of the intersections with 85th measured from the face of curb. The presubmittal documents are not dimensioned so this could not be verified. All driveways will be reviewed during SEPA as part of the traffic and parking analysis.
- No driveways from 85th are allowed.

4. For Multi-family projects, the garage access serving more than 1 unit shall be at least 20 ft. wide. This comment is in reference to any parking garage not individual garages for townhomes that may be requested.

5. All street and driveway intersections shall not have any visual obstructions within the sight distance triangle. See Public Works Pre-approved Policy R.13 for the sight distance criteria and specifications.

6. It shall be the responsibility of the applicant to relocate any above-ground or below-ground utilities which conflict with the project associated street or utility improvements.

7. Underground all new and existing on-site utility lines and overhead transmission lines.

8. Underground any new off-site transmission lines.

9. Zoning Code Section 110.60.9 establishes the requirement that existing utility and transmission (power, telephone, etc.) lines on-site and in rights-of-way adjacent to the site must be underground. The Public Works Director may determine if undergrounding transmission lines in the adjacent right-of-way is not feasible and defer the undergrounding by signing an agreement to participate in an undergrounding project, if one is ever proposed. In this case, the Public Works Director has determined that undergrounding of existing overhead utility on NE 85th Street, 132nd Avenue NE and 131st Avenue NE is feasible at this time and the undergrounding of off-site/frontage transmission lines should not be deferred with a Local Improvement District (LID) No Protest Agreement.

10. New LED street lights may be required along the 131st Avenue NE and 132nd Avenue NE Project frontages per Puget Power design and Public Works approval. Contact the INTO Light Division at PSE for a lighting analysis. If lighting is necessary, design must be submitted prior to issuance of a grading or building permit.

11. A striping plan for the street must be submitted with the building or grading permit.

53.80 User Guide.

The charts in KZC [53.84](#) contain the basic zoning regulations that apply in the RH 8 zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 53.82



Section 53.82 – GENERAL REGULATIONS

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

1. Refer to Chapter [1](#) KZC to determine what other provisions of this code may apply to the subject property.
2. Development creating four or more new dwelling units that includes lots or portions of lots adjoining 131st Avenue NE or 132nd Avenue NE that are located more than 120 feet north of NE 85th Street shall provide at least 10 percent of the units as affordable housing units as defined in Chapter [5](#) KZC. See Chapter [112](#) KZC for additional affordable housing incentives and requirements.
3. For structures located within 30 feet of a parcel in a low density zone (or a low density use in PLA 17), KZC [115.136](#) establishes additional limitations on structure size.
4. On lots that are not abutting NE 85th Street or are not consolidated with at least one lot abutting NE 85th Street, development shall be subject to the permitted uses and regulations in the RSX zone, except that isolated parcels may be developed independently with office use.
5. If the lot area of the subject property is equal to or greater than 18,000 square feet, maximum building height is 35 feet above average building elevation, except maximum building height is 30 feet within 30 feet of an RSX zone, on lots located more than 120 feet north of NE 85th Street, between 132nd Avenue NE and parcels abutting 131st Avenue NE.
6. The ground floor of all structures on the subject property shall be a minimum of 15 feet in height. This requirement does not apply to:
 - a. The following uses: vehicle service stations, automotive service centers, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, public utilities, government facilities or community facilities.
 - b. Parking garages.
 - c. Additions to existing nonconforming development where the Planning Official determines it is not feasible.
7. Within required front yards, canopies and similar entry features may encroach; provided, that the total horizontal dimension of such elements may not exceed 25 percent of the length of the structure.
8. Some development standards or design regulations may be modified as part of the design review process. See Chapters [92](#) and [142](#) KZC for requirements.
9. The Public Works Official shall approve the number, location and characteristics of driveways on NE 85th Street in accordance with the driveway and sight distance policies contained in the Public Works Pre-Approved Plans manual. Taking into consideration the characteristics of this corridor, the Public Works Official may:
 - a. Require access from side streets; and/or
 - b. Encourage properties to share driveways, circulation and parking areas; and/or
 - c. Restrict access to right turn in and out; or
 - d. Prohibit access altogether along NE 85th Street.

(GENERAL REGULATIONS CONTINUED ON NEXT PAGE)

(GENERAL REGULATIONS CONTINUED FROM PREVIOUS PAGE)

10. Drive-through and drive-in facilities are not permitted in this zone.
11. See Chapters [100](#) and [162](#) KZC for information about nonconforming signs. KZC [162.35](#) describes when nonconforming signs must be brought into conformance or removed.
12. For lighting requirements associated with development see KZC [115.85\(2\)](#).
13. Prior to any of the following uses occupying a structure on a property adjoining a residential zone, the applicant shall submit a noise study prepared by a qualified acoustical consultant for approval by the Planning Official:
 - Establishments expected to operate past 9:00 p.m.
 - Retail establishment providing entertainment, recreational or cultural activities.
 - Veterinary offices.
 - Any establishment where animals are kept on site.
 - Establishments involving a large truck loading dock for deliveries.

The study shall verify that the noise expected to emanate from the site adjoining any residential-zoned property complies with the standards specified in KZC [115.95\(1\)](#) and (2) and WAC [173-60-040\(1\)](#) for a Class B source property and a Class A receiving property.
14. A City entryway feature shall be provided on the parcel located at the northwest corner of the intersection of NE 85th Street and 132nd Avenue, or adjacent parcel under common ownership with such parcel. Entryway features shall include such elements as: a sign, art, landscaping and lighting. See Chapter [92](#) KZC, Design Regulations.

[link to Section 53.84 table](#)

Section 53.84



USE ZONE CHART

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

Section 53.84	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Office Use	D.R., Chapter 142 KZC.	None	10' adjacent to NE 85th St., otherwise 20'.	0'	15'	70%	30' above average building elevation. See Gen. Regs. 3 and 5.	A	D	If a medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
.020	Restaurant								E	1 per each 100 sq. ft. of gross floor area.	1. May not be located above the ground floor of a structure. 2. Gross floor area for each individual use may not exceed 4,000 sq. ft.	
.030	Entertainment, Cultural and/or Recreational Facility									See KZC 105.25.	1. Gross floor area for each individual use may not exceed 4,000 sq. ft.	
.040	Any Retail Establishment other than those specifically listed, limited or prohibited in this zone, selling goods or providing services, including banking and related financial services.								D	1 per each 300 sq. ft. of gross floor area.	1. The following uses are not permitted in this zone: a. Vehicle service stations. b. Automotive service centers. c. Uses with drive-in facilities or drive-through facilities. d. Retail establishments providing storage services unless accessory to another permitted use. e. A retail establishment involving the sale, service or rental of motor vehicles, sailboats, motor boats, recreation trailers, heavy equipment and similar vehicles; provided, that motorcycle sales, service or rental is permitted if conducted indoors. f. Storage and operation of heavy equipment, except delivery vehicles associated with retail uses. g. Storage of parts unless conducted entirely within an enclosed structure. 2. This use may not be located above the ground floor of a structure except for personal service establishments that provide services involving the care of a person, or of a person's apparel, such as laundry and dry cleaning services, beauty shops, barber shops, shoe repair shops and tailors may be located above the ground floor; provided, that the use of exterior areas adjoining residential uses is prohibited.	

REGULATIONS CONTINUED ON NEXT PAGE

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 53.84	USE ↓ REGULATIONS ↘	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.040	Any Retail Establishment other than those specifically listed, limited or prohibited in this zone, selling goods or providing services, including banking and related financial services. (continued)										REGULATIONS CONTINUED FROM PREVIOUS PAGE 3. Gross floor area for each individual use may not exceed 4,000 sq. ft. 4. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded. 5. Retail establishments selling marijuana or products containing marijuana are not permitted on properties abutting the school walk routes shown on Plate 46.	
.050	Stacked Dwelling Units See Spec. Reg. 1.	D.R., Chapter 142 KZC.	None	10' adjacent to NE 85th St., otherwise 20'.	0'	15'	70%	30' above average building elevation. See Gen. Regs. 3 and 5.	A	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. This use may not be located on the ground floor of a structure. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.060	Assisted Living Facility, Convalescent Center or Nursing Home See Spec. Reg. 1.										Independent unit: 1.7 per unit. Assisted living facility: 1 per unit. Convalescent Center or Nursing Home: 1 per each bed.	1. This use may not be located on the ground floor of a structure. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.070	Church										1 per every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to the use.

Section 53.84



USE ZONE CHART

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

Section 53.84	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.080	School, Day-Care Center, Mini-School or Mini-Day-Care Center	D.R., Chapter 142 KZC.	None	10' adjacent to NE 85th St., otherwise 20'.	0'	15'	70%	30' above average building elevation. See Gen. Regs. 3 and 5.	A	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 3. May include accessory living facilities for staff persons. 4. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. 5. For school use, structure height may be increased, up to 35 feet, if: <ol style="list-style-type: none"> a. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements.
.090	Public Utility											1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.100	Government Facility Community Facility							C See Spec. Reg. 1.				
.110	Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.										

Tony Leavitt

From: Junyan Lin <junyan_lin@hotmail.com>
Sent: Tuesday, June 19, 2018 5:51 PM
To: Tony Leavitt
Subject: DRV18-00312

Hello Mr Leavitt,

My name is Junyan Lin. I'm the home owner of 8535 132nd Ave NE Kirkland WA 98033, which is directly to the north of project DRV18-00312. I'd like to get more information about this project, as detailed as possible.

I'm very concerned about the proposal.

1. We have mostly single family houses around this area. Adding 133 residential units is a very significant increase to the residential population. What is the plan to update infrastructure including traffic, school, etc to support the new families? The traffic is already very bad at the 85th St/132nd Ave intersection in the morning, especially Sundays.
2. There are quite a few beautiful old trees on the lot of DRV18-00312, which is a huge bonus for the overall environment of this area. I noticed that a couple of trees have already been removed around the corner of 85th St and 132nd Ave last year. How many more trees are going to be removed? It took so much time for trees to grow to this big. And we have all sorts of birds and squirrels living on those trees. Please be considerate, save the trees and protect our environment.
3. A much taller building right behind my house could potentially a big threat to my privacy. I have skylights in the bathroom! This was never a concern when all surrounded houses are about the same height.

Looking forward to more information for this project. And if possible, would you please keep me updated on the subject? Thank you so much for your time.

Best regards,
Junyan Lin

Tony Leavitt

From: S. Davis <spicker76@yahoo.com>
Sent: Thursday, June 21, 2018 10:14 AM
To: Tony Leavitt
Subject: Permit No. DRV18-00312

Hi, I am not in support. In 2014 this developed had 6 parcels changed from residential to RH 8 via a CAR. So of these 8 parcels, 6 were originally zoned RSx 7.2. Now they are want to change a office zoning max 30 ft in height to high density mixed use 4 story building!

I believe the city needs to understand the impact to the community and the area for traffic purposes.

Susan Davis
12923 NE 101st Place
4257390605

spicker76@yahoo.com Have a GREAT day! :)

Tony Leavitt

From: cr8tive <cr8tive@frontier.com>
Sent: Thursday, June 21, 2018 11:04 AM
To: Tony Leavitt
Subject: Permit # DRV18-00312 - 85th & 132nd Project Public Comment

Hello Tony,

I appreciate your time to answer my questions today. As a 22-year resident on this street, I have extreme concerns about this project and am unable to attend the July 2 meeting.

To recap, my questions and concerns include:

- When were the residential properties, specifically 8526 and 8520, rezoned from residential to commercial? I was aware of the plan for commercial on 85th, but was not aware that it advanced into our neighborhood.
 - What density were they rezoned to?
 - Have any other properties on our street been rezoned?
- Myself and my neighbors did not receive any prior notice of this Design Review meeting or development plans for this property.
- The density of a project with this excessive size is out of place in the North Rose Hill neighborhood.
- As a teacher at Mark Twain Elementary, I am very aware of the current overcrowding issue and a project of this size will have a tremendous impact on this school.
- As a participant in the Solarize Kirkland project, my investment in green energy will be significantly impacted with a 4-story building 30ft from my property.
- I am concerned about the intense odor and noise that will come from the pet relief area located next to my property.
- Upkeep of the property is an additional concerns since the City of Kirkland currently does not respond to property maintenance concerns of vehicles parked on front yards, vehicle storage on the street and trash cans out 24/7 of many of the rental properties in the area.
- Since the 85th street upgrade and the addition of the double yellow line, it is difficult to turn north on to our street off of 85th. Morning and afternoon rush hour traffic makes it tremendously difficult to leave or enter 131st. I can't imagine how we will access 85th or our neighborhood with the increase of 200+ cars for this multi-use project. On days that City Church/Church Home are in session, it is also difficult to get in or out of our street, 85th and 132nd.
- With Northwest Animal Eye Specialists on the corner at 13020, our street has become increasingly congested with employee and customers parking down 131st and NE 87th St. Frequently, we can't not park in front of our own home while mail and trash services are also blocked. I am concerned with the additional overflow parking that the 134 units will create.

Thank you for your time to address these concerns.

Lynn Armstrong
8534 131 AVE NE
Kirkland WA 98033
425-301-4142
Cr8tive@frontier.com

Tony Leavitt

From: Hartnell Nancy <legs1st@gmail.com>
Sent: Sunday, June 24, 2018 1:47 AM
To: Tony Leavitt
Subject: Permit # DRV18-00312

Mr. Leavitt,

I am opposed to the approval of the project with the permit number listed in the subject line. Adding more congestion to 85th, adding more children to the schools in the area and the fact that Rose Hill is talking about the storm runoff all all things that will be impacted by another mega build.

Please keep me informed as to this project.

Mrs. Nancy Hartnell

6/22/18

To: Kirkland Design Review Board

RE: Continental Divide Mixed Use DRV18-00312
8505 132nd Ave NE

From: Ron and Yvonne Stoehr
8805 130th Ave NE
Kirkland WA 98033



As a North Rose Hill resident whose residential access to 132nd Ave NE is between the megachurch and 85th, we are acutely aware of the traffic patterns at the corner of 85th Ave NE and 132nd Ave NE. In hopes to mitigate further congestion at the intersection and improved walkability, we would like the board to consider the following:

- Construction of a right turn lane when traveling south on 132nd Ave NE turning west onto 85th
- Lengthening the current right lane traveling south on 132nd at the 85th approach
- A westbound exit from the new construction directly onto 85th
- Continuation of a sidewalk from 132nd onto NE 88th St so our neighborhood residents can safely walk to the new businesses to be put in with the housing
- Family friendly retail and dining that will improve the neighborhood walk score

Thank You,
Ron & Yvonne Stoehr

Two handwritten signatures in blue ink. The top signature is "Yvonne Stoehr" and the bottom signature is "Ron Stoehr".

