Conventional zoning evolved with a focus on separating land uses, and over time has added elements to regulate other considerations such as building height. This use-first approach can create unpredictable outcomes that don't achieve community goals.

Form-based Codes are an approach to zoning that focuses on physical form, while still considering factors such as land use. This approach can create more predictable results that reflect community goals.



### For more information please visit:

**Station Area Plan:** www.kirklandwa.gov/stationareaplan





# NE 85TH STREET STATION AREA PLAN FORM-BASED CODE

#### Form-Based Code Applied



#### NE 85th Street Station Area Plan Policy Tools

The NE 85th St Station Area Plan communicates the vision and direction for the subarea, the Comprehensive Plan sets the goals, policies, and growth capacity for the district. The Form-Based Code regulates development, and the design guidelines provide additional guidance on architectural and landscape design principles.

#### NE 85th Street **Station Area Plan**

Kirkland Zoning Code Amendments & Station Area Form-Based Code



# **01. REGULATING DISTRICTS**

Regulating districts function like zoning districts by translating the vision and goals of the NE 85th Street Station Area Plan into regulations for future development. Regulating districts consist of two elements:

- **Regulating Plan** that maps these districts (1)to specific parcels and
- 2 **Regulating District Standards** that specify development standards for each district.



### **Using Regulating Plan**

### For more information please visit:

**Station Area Plan:** www.kirklandwa.gov/stationareaplan





# NE 85TH STREET STATION AREA PLAN FORM-BASED CODE

#### **Regulating Plan** (1)



#### (2) **Regulating District Standards**



#### Massing & Development Standards

\* Not all districts will have a Base and Bonus Maximum Height, some will just have a single Maximum Allowed Height.

### **02. FRONTAGE TYPES**

The public realm includes the elements that define the pedestrian experience, from streetscape elements like trees and sidewalks to the ground floors of buildings design. Frontage types link private development and the public right of way to create a cohesive, pedestrian friendly public realm that reflects the goals and vision of NE 85th St Station Area Plan.

### Frontage Types Examples



Plaza/Public Space



Urban Street Edge



Residential Stoop/Porch

# For more information please visit:

Station Area Plan: www.kirklandwa.gov/stationareaplan



Plaza/Public Space



Retail/Active Use



Private Yard





# NE 85TH STREET STATION AREA PLAN FORM-BASED CODE

#### Frontage Standards



#### Plaza/Public Space Frontage Standards



#### Private Yard Frontage Standards

# 03. Street Types

Street types translate the vision and goals in the NE 85th Station Area Plan into design concepts for improvements to public and private rights of way. Each street type specifies prototypical dimensions, transportation mode considerations, and adjacent development expectations. The streets in the station area are intended to support a safer, more multimodal neighborhood.

### **Street Types Examples**



Main Street

Major Thoroughfare



Neighborhood Mixed Use



Green Mid-Block Connection

### For more information please visit:

**Station Area Plan:** www.kirklandwa.gov/stationareaplan





# NE 85TH STREET STATION AREA PLAN FORM-BASED CODE

#### Street Types Plan





104' R.O.W.

## **04. DISTRICTWIDE STANDARDS**

Transitions are districtwide standards that ensure new buildings are appropriately scaled relative to adjacent development. These standards limit the building envelope by requiring building heights to step down where there are significant changes in maximum allowed heights between two areas. Other districtwide standards such as Sustainability Standards provide requirements to meet the vision and goals of the NE 85th Street 85th Station Area Plan.

### Sustainability Standards Examples









# For more information please visit:

Station Area Plan: www.kirklandwa.gov/stationareaplan





# NE 85TH STREET STATION AREA PLAN FORM-BASED CODE

### Neighborhood Transitions Examples



#### Transition Requirements

1 Create a vertical plane 15' away from and parallel to the common lot line.

2 Establish a maximum height of the vertical plane that is equal to the midpoint grade elevation plus the maximum allowed height for the zone of the adjoining property.

(3) From the top of this vertical plane, extend a sky exposure plane at an angle of 25 degrees to the maximum allowed height of the subject property zone.

#### Example 1



#### This new development adjacent to existing residential neighborhood incorporates a range of transition strategies including upper-story stepbacks, landscape buffer and architectural articulation.



