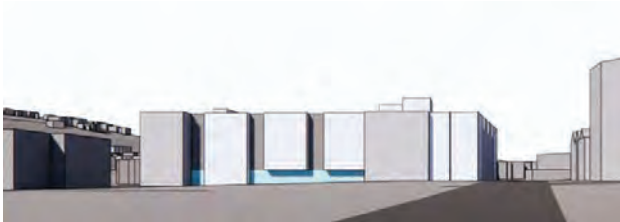
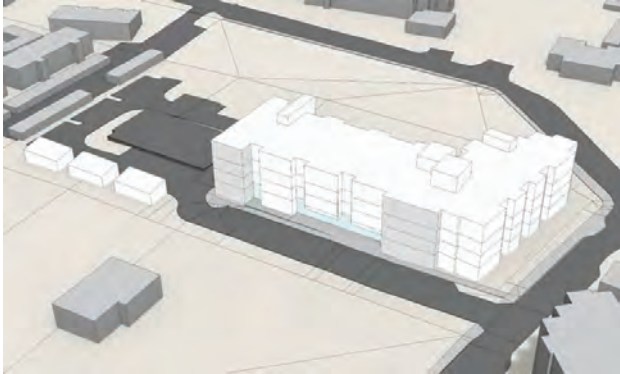


OPTION 1 4 stories of residential units - 45 units
78 surface parking stalls



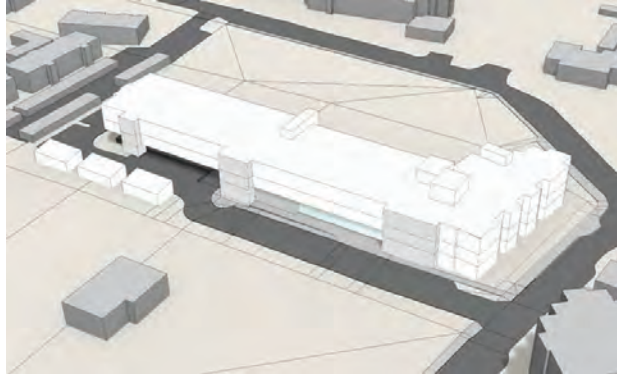
Advantages:

- Compact building with smaller footprint

Disadvantages:

- Reduced floor to floor height does not meet the expectations of the market for this product
- All of the parking is in surface lots with multiple carports providing the required covered parking
- Option 1 doesn't present a unified character to the park to the South
- Majority of the parking is remote to the building entry
- Rooftop Community Room would not be allowed as building code considers it a 5th story

OPTION 2 3 stories of residential units - 45 units
78 total parking stalls



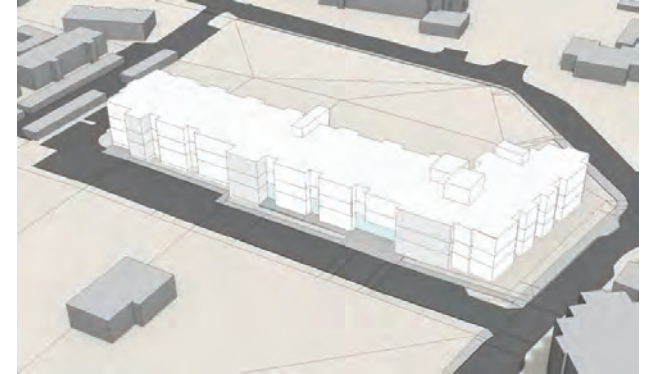
Advantages:

- Moving to three-story concept the floor to floor heights have increased to better meet the market expectation
- This option provides under-building at grade parking for a high percentage of the units
- Resident Community Room at Roof
- Frontage on 97th Ave NE same as Option 1

Disadvantages:

- Open parking garage does not compliment the rhythm of the residential floors above it
- The elevation to the park is not as pedestrian friendly due to the garage and the remaining carports
- The horizontal emphasis makes the building feel longer
- Carports block views to the South

OPTION 3 3 stories of residential units - 51 units
92 total parking stalls



Advantages:

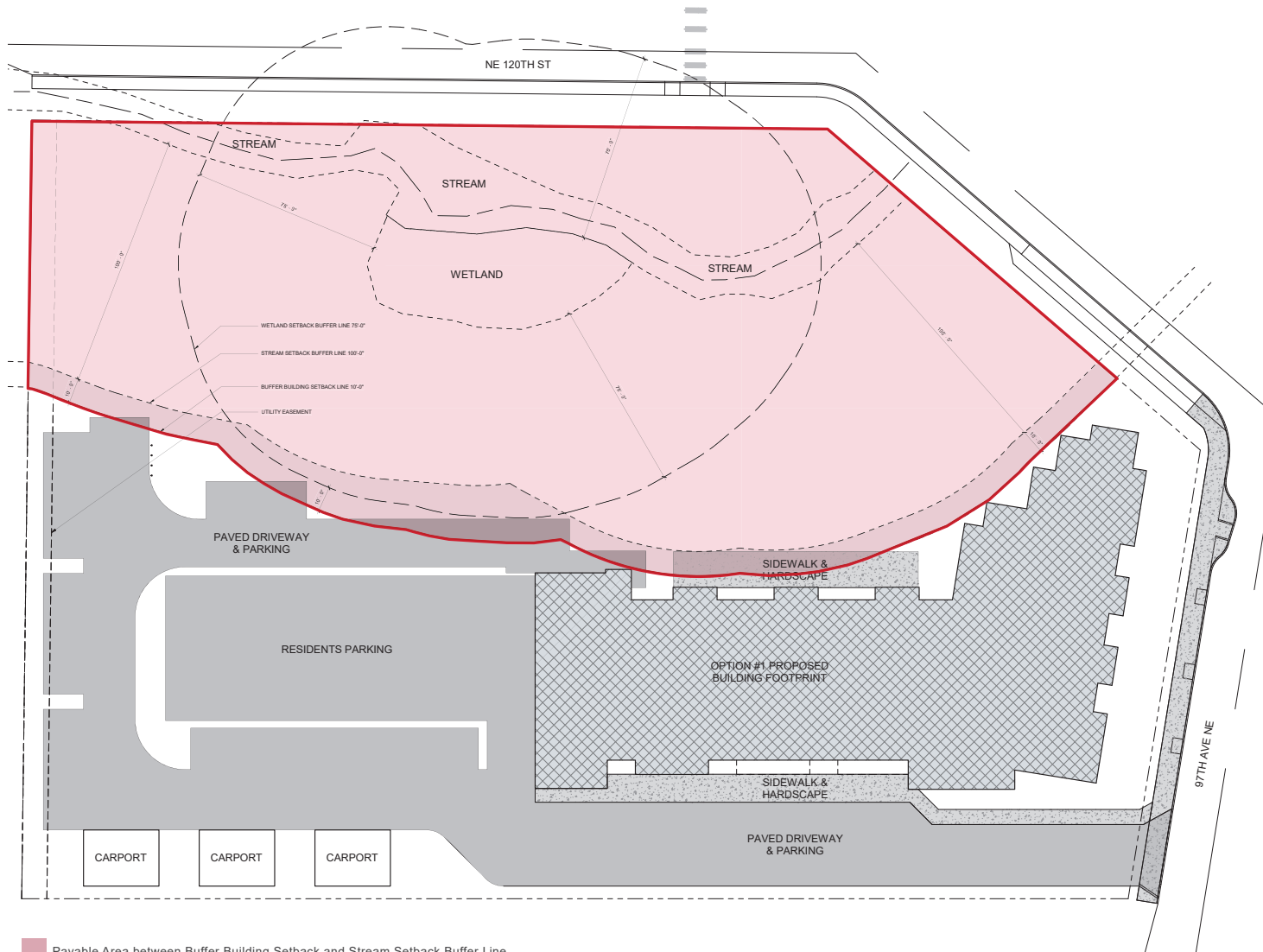
- Vertical modulation is enhanced and prioritized through the use of major recesses in the massing. This reduces the perceived scale of the building in comparison to Option 2
- Horizontal modulation is introduced through major and minor modulation elements. Major modulation elements are emphasized by the use of changes in color, material, and texture
- Higher floor to floor heights to meet market expectations
- Full garage below grade accommodates approximately 60% of vehicles securely
- Less surface parking
- Resident Community Room at Roof
- Frontage on 97th Ave NE same as Option 1
- Freestanding carports no longer required to meet the program requirements
- Natural features of the site are enhanced by the restoration of the creek and wetland buffer

Disadvantages:

- Longer building than Option 1 - approximately equivalent hard surface

CRITICAL SITE BOUNDARIES W/
PROPOSED NEW CONSTRUCTION

OPTION 1



- Pavable Area between Buffer Building Setback and Stream Setback Buffer Line
- No Building Area



CONCEPTUAL DESIGN CONFERENCE
PARKSHORE JUANITA BAY

PROJECT ADDRESS: 11853 97TH AVE NE, KIRKLAND, WA 98034

ID: DRV22-00593 | August 8, 2022 | 15
Revised December 16, 2022



AERIAL VIEW FACING NW



AERIAL VIEW FACING NE



AERIAL VIEW FACING SE



AERIAL VIEW FACING SW

MASSING STUDY - OPTION 1

4 stories of residential units - 45 units
78 surface parking stalls

Advantages:

- Compact building with smaller footprint

Disadvantages:

- Reduced floor to floor height does not meet the expectations of the market for this product
- All of the parking is in surface lots with multiple carports providing the required covered parking
- Option 1 doesn't present a unified character to the park to the South
- Majority of the parking is remote to the building entry
- Rooftop Community Room would not be allowed as building code considers it a 5th story

MASSING STUDY - OPTION 1

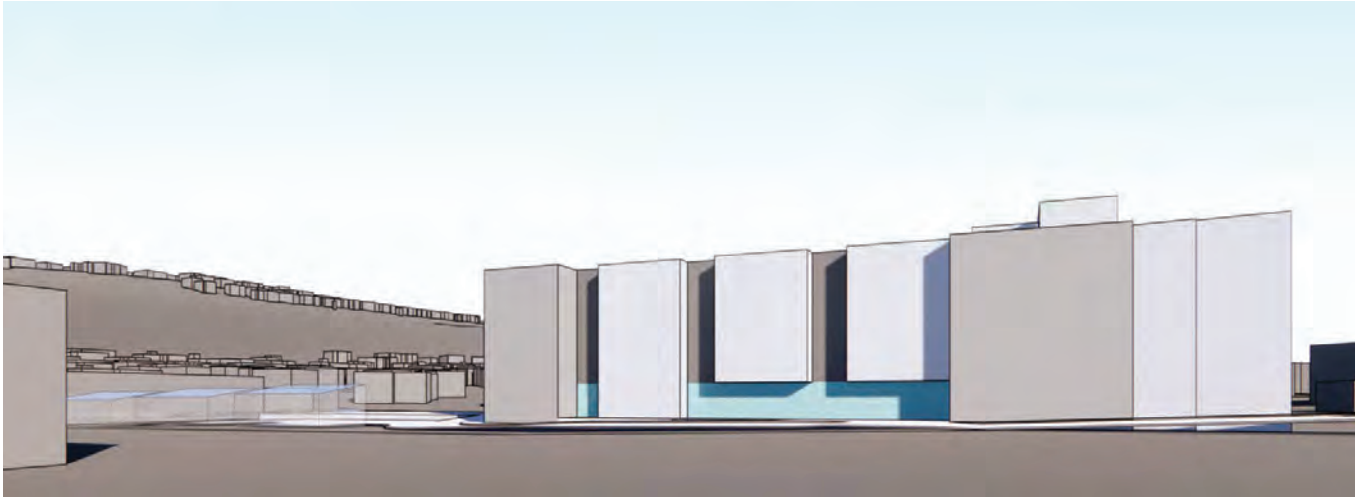
4 stories of residential units - 45 units
78 surface parking stalls

Advantages:

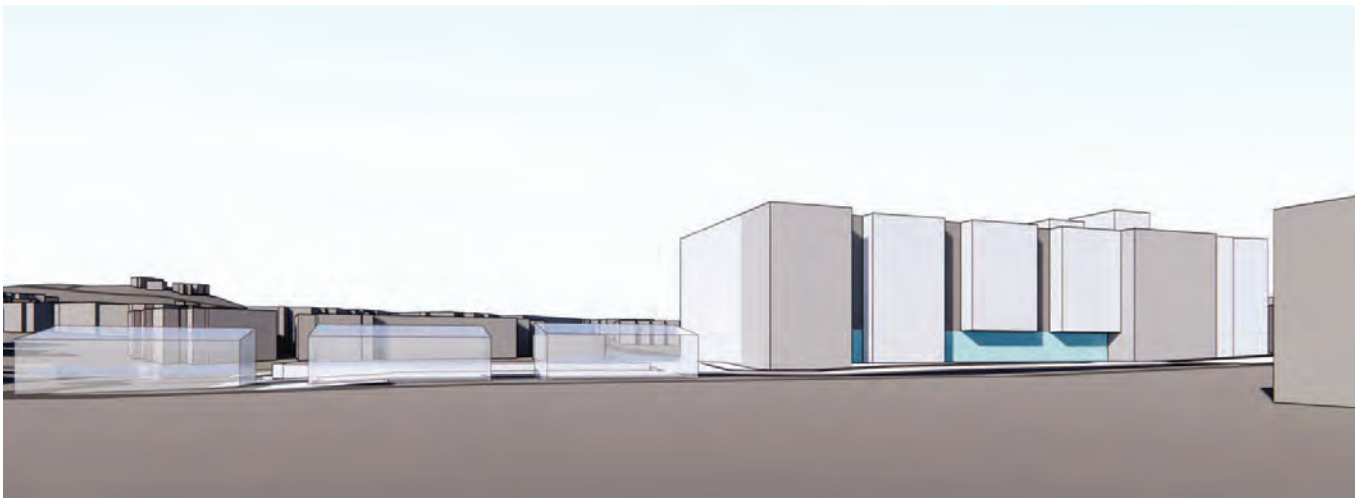
- Compact building with smaller footprint

Disadvantages:

- Reduced floor to floor height does not meet the expectations of the market for this product
- All of the parking is in surface lots with multiple carports providing the required covered parking
- Option 1 doesn't present a unified character to the park to the South
- Majority of the parking is remote to the building entry
- Rooftop Community Room would not be allowed as building code considers it a 5th story



PARK PERSPECTIVE VIEW FACING NW



PARK PERSPECTIVE VIEW FACING NE

MASSING STUDY - OPTION 1

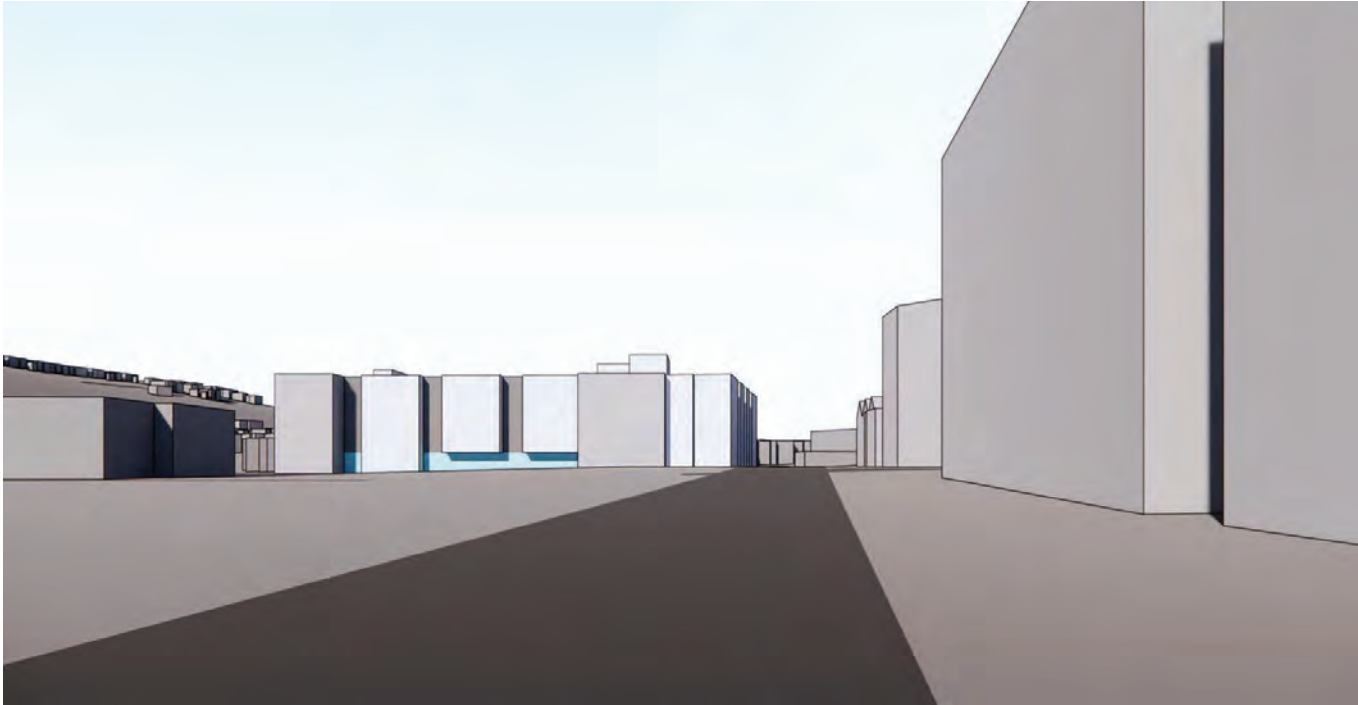
4 stories of residential units - 45 units
78 surface parking stalls

Advantages:

- Compact building with smaller footprint

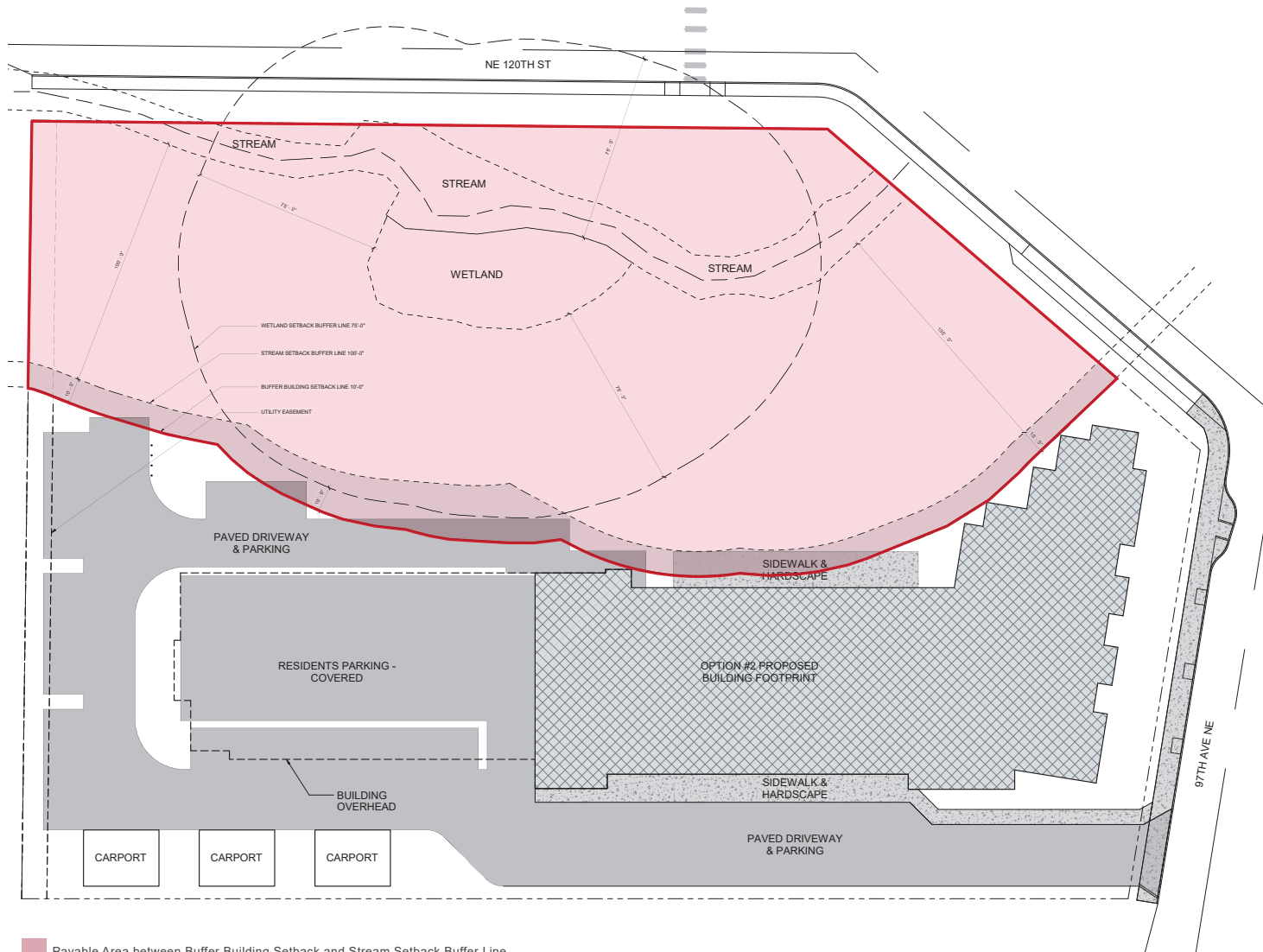
Disadvantages:

- Reduced floor to floor height does not meet the expectations of the market for this product
- All of the parking is in surface lots with multiple carports providing the required covered parking
- Option 1 doesn't present a unified character to the park to the South
- Majority of the parking is remote to the building entry
- Rooftop Community Room would not be allowed as building code considers it a 5th story



97TH AVE NE PERSPECTIVE VIEW FACING N

CRITICAL SITE BOUNDARIES W/
PROPOSED NEW CONSTRUCTION
OPTION 2



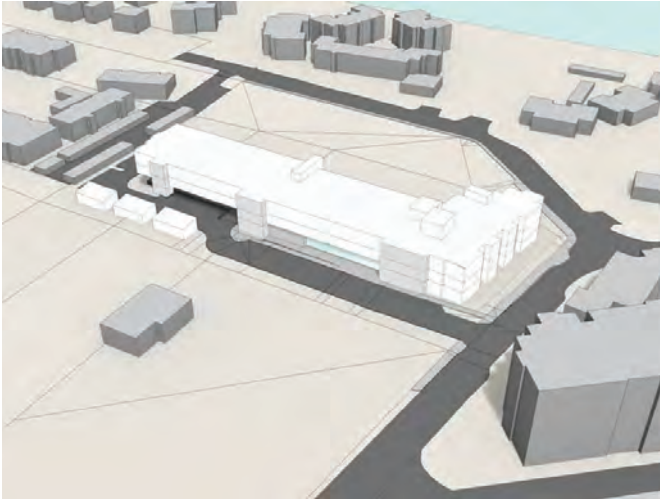
- Pavable Area between Buffer Building Setback and Stream Setback Buffer Line
- No Building Area



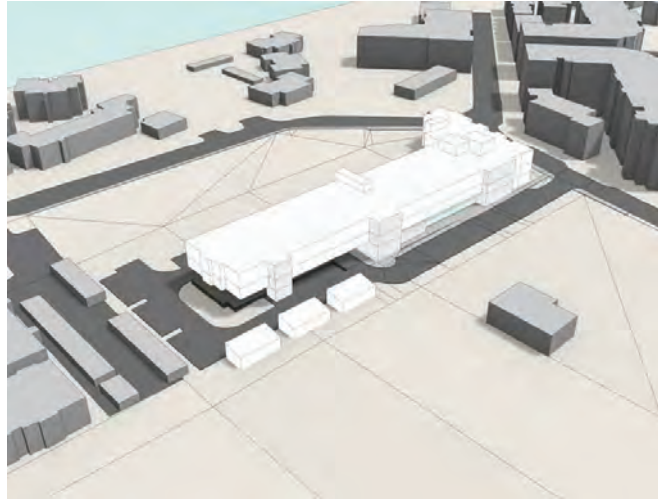
CONCEPTUAL DESIGN CONFERENCE
PARKSHORE JUANITA BAY

PROJECT ADDRESS: 11853 97TH AVE NE, KIRKLAND, WA 98034

ID: DRV22-00593 | August 8, 2022 | 19
Revised December 16, 2022



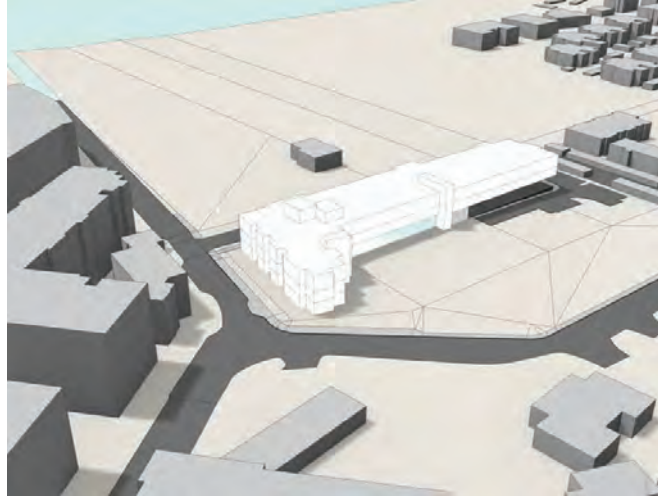
AERIAL VIEW FACING NW



AERIAL VIEW FACING NE



AERIAL VIEW FACING SE



AERIAL VIEW FACING SW

MASSING STUDY - OPTION 2

3 stories of residential units - 45 units
78 total parking stalls

Advantages:

- Moving to three-story concept the floor to floor heights have increased to better meet the market expectation
- This option provides under-building at grade parking for a high percentage of the units
- Resident Community Room at Roof
- Frontage on 97th Ave NE same as Option 1

Disadvantages:

- Open parking garage does not compliment the rhythm of the residential floors above it
- The elevation to the park is not as pedestrian friendly due to the garage and the remaining carports
- The horizontal emphasis of the garage floor makes the building feel longer
- Carports blocking views to the South

MASSING STUDY - OPTION 2

3 stories of residential units - 45 units
78 total parking stalls

Advantages:

- Moving to three-story concept the floor to floor heights have increased to better meet the market expectation
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- The horizontal emphasis of the garage floor makes the building feel longer
- Carports blocking views to the South



PARK PERSPECTIVE VIEW FACING NW



PARK PERSPECTIVE VIEW FACING NE

CONCEPTUAL DESIGN CONFERENCE **PARKSHORE JUANITA BAY**

PROJECT ADDRESS: 11853 97TH AVE NE, KIRKLAND, WA 98034

ID: DRV22-00593 | August 8, 2022 | 21
Revised December 16, 2022

MASSING STUDY - OPTION 2

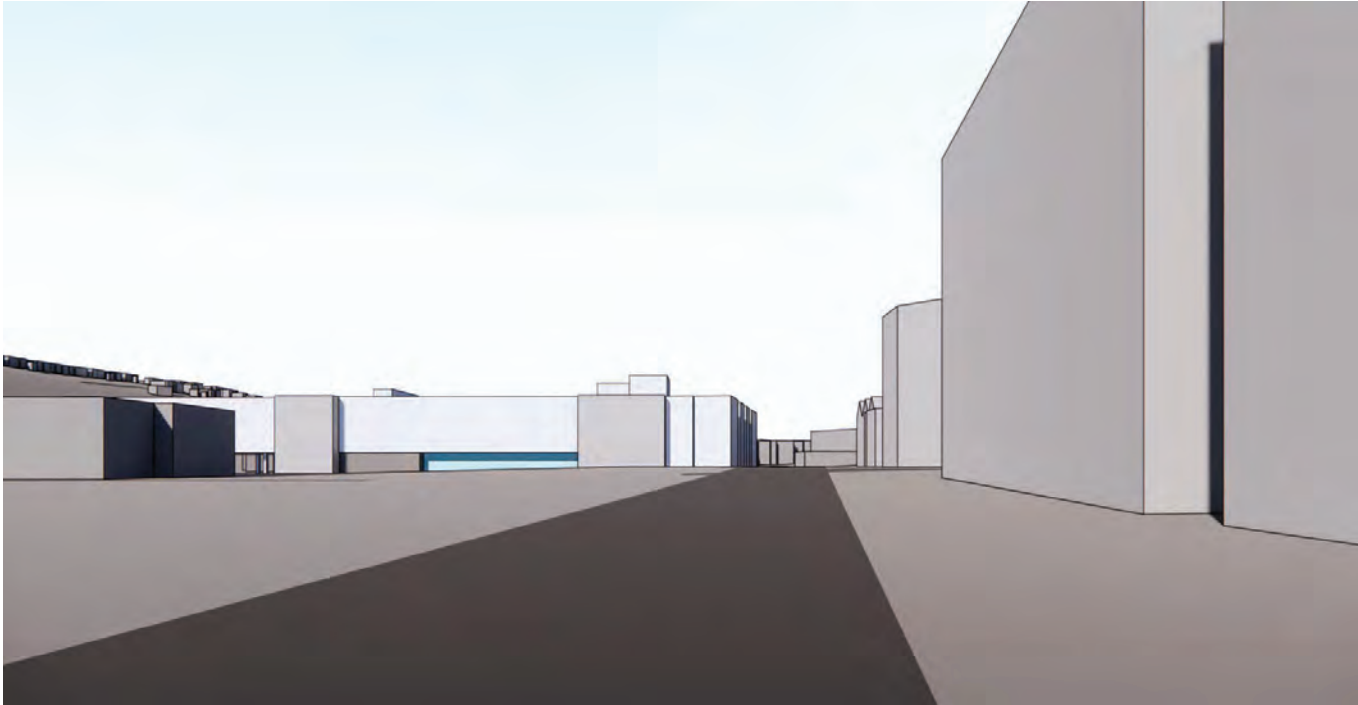
3 stories of residential units - 45 units
78 total parking stalls

Advantages:

- Moving to three-story concept the floor to floor heights have increased to better meet the market expectation
- This option provides under-building at grade parking for a high percentage of the units
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- Frontage on 97th Ave NE same as Option 1

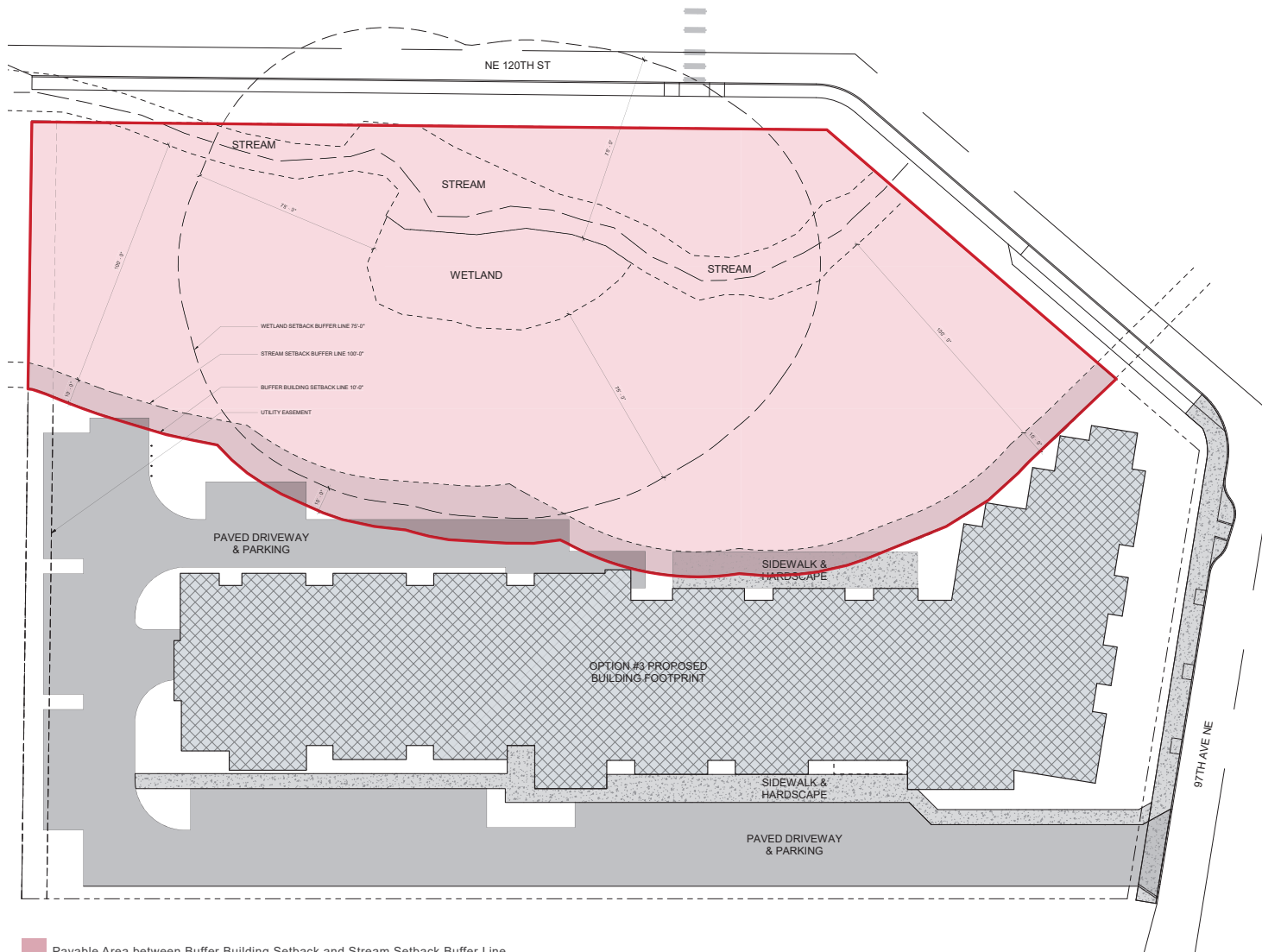
Disadvantages:

- Open parking garage does not compliment the rhythm of the residential floors above it
- The elevation to the park is not as pedestrian friendly due to the garage and the remaining carports
- The horizontal emphasis of the garage floor makes the building feel longer
- Carports blocking views to the South



97TH AVE NE PERSPECTIVE VIEW FACING N

CRITICAL SITE BOUNDARIES W/
PROPOSED NEW CONSTRUCTION
OPTION 3 (PREFERRED)



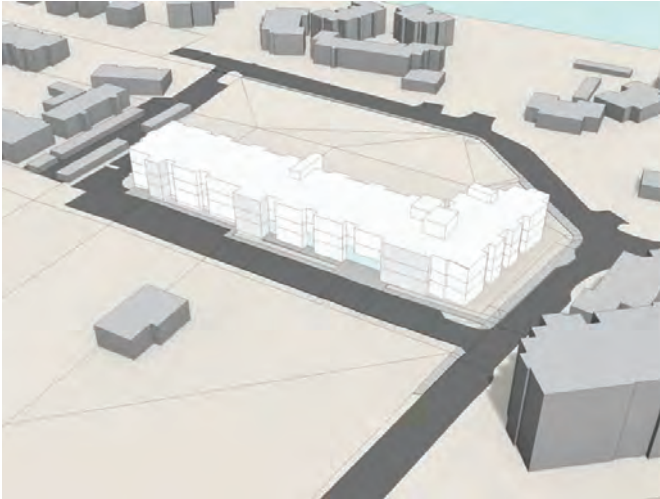
- Pavable Area between Buffer Building Setback and Stream Setback Buffer Line
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CONCEPTUAL DESIGN CONFERENCE
PARKSHORE JUANITA BAY

PROJECT ADDRESS: 11853 97TH AVE NE, KIRKLAND, WA 98034

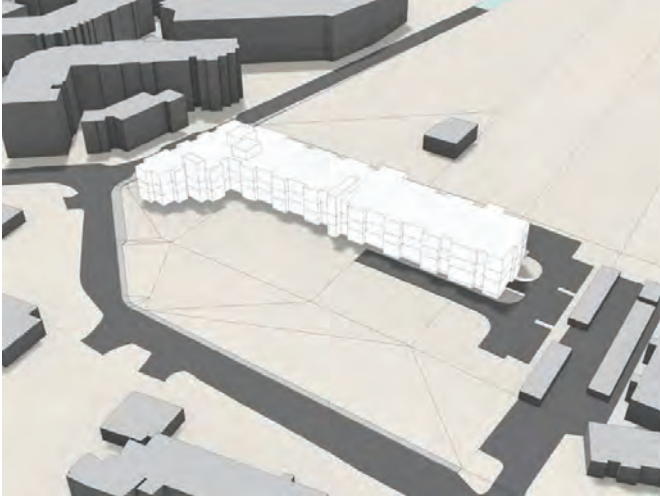
ID: DRV22-00593 | August 8, 2022 | 23
Revised December 16, 2022



AERIAL VIEW FACING NW



AERIAL VIEW FACING NE



AERIAL VIEW FACING SE



AERIAL VIEW FACING SW

MASSING STUDY - OPTION 3 (PREFERRED)

3 stories of residential units - 51 units
92 total parking stalls

Advantages:

- Vertical modulation is enhanced and prioritized through the use of major recesses in the massing. This reduces the perceived scale of the building in comparison to Option 2
- Horizontal modulation is introduced through major and minor modulation elements. Major modulation elements are emphasized by the use of changes in color, material, and texture
- Higher floor to floor heights to meet market expectations
- Full garage below grade accommodates approximately 60% of vehicles securely
- Less surface parking
- Resident Community Room at Roof
- Frontage on 97th Ave NE same as Option 1
- Freestanding carports no longer required to meet the program requirements
- Natural features of the site are enhanced by the restoration of the creek and wetland buffer

Disadvantages:

- Longer building than Option 1 - approximately equivalent hard surface

MASSING STUDY - OPTION 3 (PREFERRED)

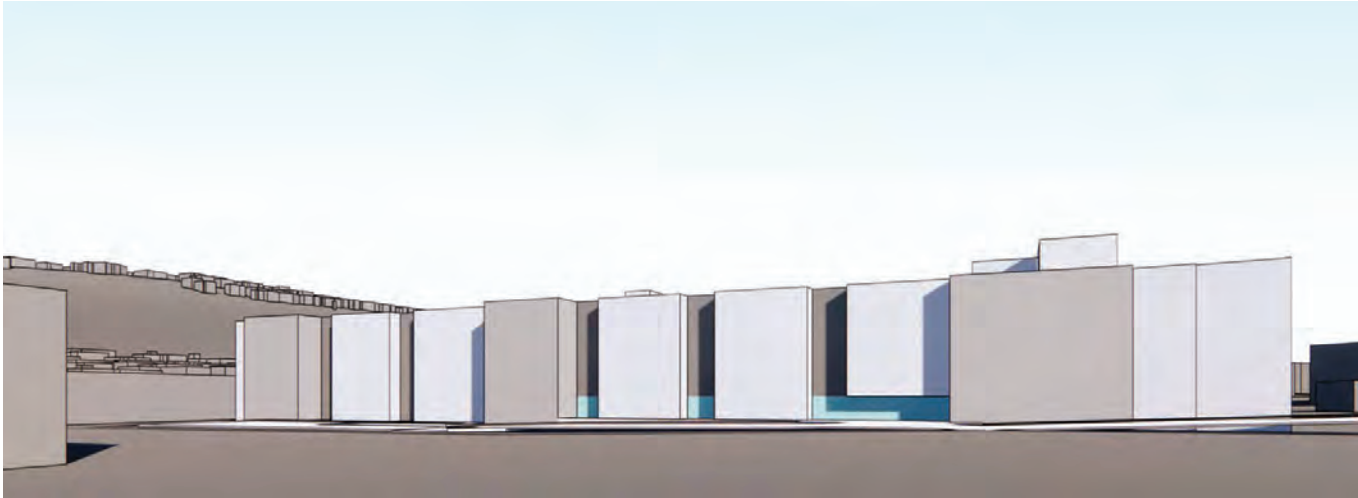
3 stories of residential units - 51 units
92 total parking stalls

Advantages:

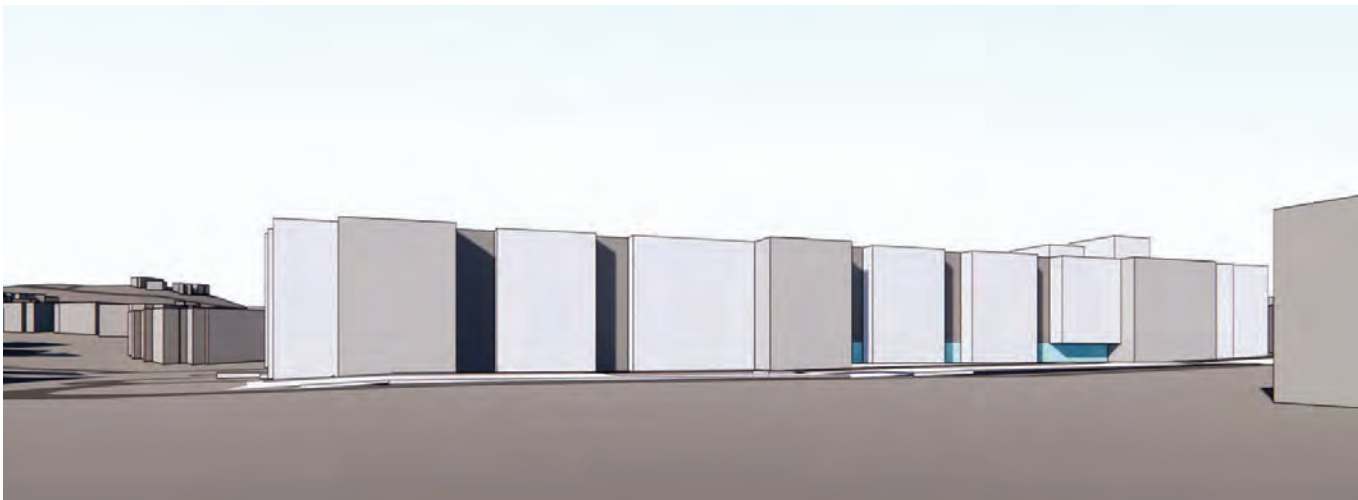
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Disadvantages:

- Longer building than Option 1 - approximately equivalent hard surface



PARK PERSPECTIVE VIEW FACING NW



PARK PERSPECTIVE VIEW FACING NE

CONCEPTUAL DESIGN CONFERENCE **PARKSHORE JUANITA BAY**

PROJECT ADDRESS: 11853 97th AVE NE, KIRKLAND, WA 98034

August 8, 2022
ID: DRV22-00593 | Revised December 16, 2022 | 25

MASSING STUDY - OPTION 3 (PREFERRED)

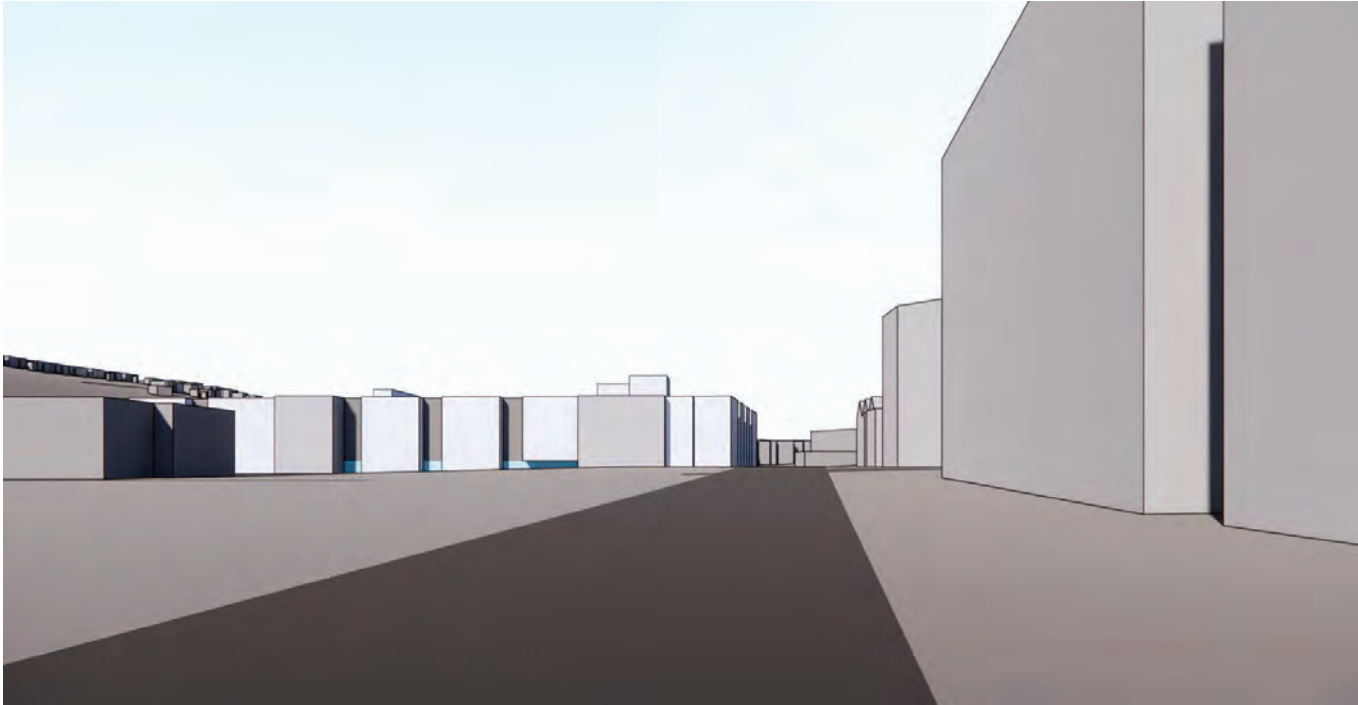
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Advantages:

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Disadvantages:

- Longer building than Option 1 - approximately equivalent hard surface



97TH AVE NE PERSPECTIVE VIEW FACING N

SHADOW ANALYSIS - OPTION 1



OPTION 1 - MARCH/SEPTEMBER 21



OPTION 1 - JUNE 21



OPTION 1 - DECEMBER 21



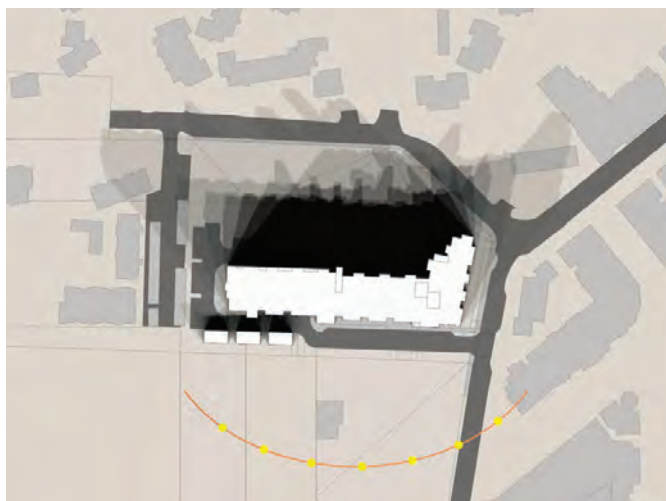
SHADOW ANALYSIS - OPTION 2



OPTION 2 - MARCH/SEPTEMBER 21



OPTION 2 - JUNE 21



OPTION 2 - DECEMBER 21





OPTION 3 - MARCH/SEPTEMBER 21



OPTION 3 - JUNE 21



OPTION 3 - DECEMBER 21

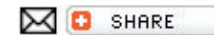


SHADOW ANALYSIS - OPTION 3 (PREFERRED)

Home

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52.39 User Guide – JBD 6 zones.

The charts in KZC [52.42](#) contain the basic zoning regulations that apply in the JBD 6 zones 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 52.40Zone
JBD-6**Section 52.40 – 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. Developments creating four or more new dwelling units shall provide at least 10 percent of the units as affordable housing units as defined in Chapter [5](#) KZC. Two additional units may be constructed for each affordable housing unit provided. In such cases, the minimum lot size listed in the Use Regulations shall be used to establish the base number of units allowed on the site, but shall not limit the size of individual lots. See Chapter [112](#) KZC for additional affordable housing incentives and requirements.
3. The maximum height of structures on the subject property may be increased by up to 13 feet if the impacts of the additional height are mitigated by design techniques that minimize the perceived building mass and achieve superior architectural and human scale (does not apply to Public Parks uses).

[link to Section 52.42 table](#)

Home

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The Kirkland Zoning Code is current through Ordinance 4802, passed June 28, 2022.

Disclaimer: The City Clerk's Office has the official version of the Kirkland Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <https://www.kirklandwa.gov/>

City Telephone: (425) 587-3000

[Code Publishing Company](#)

[eLibrary](#)

Section 52.42	<div>USE</div> <div>REGULATIONS</div>	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
Front	Side	Rear										
.010	Restaurant or Tavern. See Spec. Reg. 1.	D.R., Chapter 142 KZC.	None	0'	0'	0'	80%	26' above average building elevation.	C	E	1 per each 100 sq. ft. of gross floor area.	1. This use is not allowed east of NE 120th Place. 2. Gross floor area for this use may not exceed 10,000 square feet. 3. Drive-in or drive-through facilities are prohibited.
.030	Entertainment, Cultural and/or Recreational Facility See Spec. Reg. 1.										See KZC 105.25.	1. This use is not allowed east of NE 120th Place. 2. Gross floor area for this use may not exceed 10,000 square feet.

Section 52.42

Zone
JBD-6

USE ZONE CHART

Section 52.42	<div>USE</div> <div>REGULATIONS</div>	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.040	Any Retail Establishment other than those specifically listed in this zone, selling goods or providing services, including banking and related financial services. See Special Regulations 1 and 2.	D.R., Chapter 142 KZC.	None	0'	0'	0'	80%	26' above average building elevation.	C	E	1 per each 300 sq. ft. of gross floor area.	<div>1. This use is not allowed east of NE 120th Place.</div> <div>2. The following uses are not permitted in this zone:<div><div>a. Retail establishments providing storage services unless accessory to another permitted use.</div><div>b. Automobile or boat sales and/or rental facilities.</div><div>c. Automobile service station or center.</div><div>d. Boat service or repair.</div><div>e. Outdoor storage of bulk commodities, except in the following circumstances:<div><div>1) If the square footage of the storage area is less than 20 percent of the total square footage of the retail structure; or</div><div>2) If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers.</div></div></div><div>f. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses.</div></div><div>3. Gross floor area for this use may not exceed 10,000 square feet.</div><div>4. Drive-through facilities are prohibited.</div><div>5. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:<div><div>a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises.</div><div>b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.</div></div></div></div>

Section 52.42	<div>USE</div> <div>REGULATIONS</div>	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.050	Office Use	D.R., Chapter 142 KZC.	None	0'	0'	0'	80%	26' above average building elevation.	C	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. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. d. A veterinary office is not permitted if the subject property contains dwelling units. 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; and b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
.060	Detached, Attached or Stacked Dwelling Unit		3,600 sq. ft. with a minimum of 1,800 sq. ft. per unit.						D	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.070	Church		None						C	B	1 per every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to the use.
.080	Private Lodge or Club. See Spec. Reg. 1.											1 per each 300 sq. ft. of gross floor area.

Section 52.42

Zone
JBD-6

USE ZONE CHART

Section 52.42	<div>USE</div> <div>REGULATIONS</div>	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.090	School or Day-Care Center	D.R., Chapter 142 KZC.	None	0'	0'	0'	80%	26' above average building elevation.	D	B	See KZC 105.25.	1. A six-foot-high fence is required along all 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. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
.100	Mini-School or Mini-Day-Care											1. A six-foot-high fence is required along all property lines adjacent to the outside play areas. 2. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 3. May include accessory living facilities for staff persons.

Section 52.42	<div>USE</div> <div>REGULATIONS</div>	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.110	Assisted Living Facility	D.R., Chapter 142 KZC.	3,600 sq. ft.	0'	0'	0'	80%	26' above average building elevation.	D	A	1.7 per independent unit. 1 per assisted living unit.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. 3. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of Stacked Dwelling Units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of Stacked Dwelling Units allowed on the subject property may be approved if the following criteria are met: a. Project is of superior design, and b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.120	Convalescent Center or Nursing Home		None						C	B	1 for each bed.	1. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.130	Public Utility, Government Facility, and Community Facility								D See Spec. Reg. 1.		See KZC 105.25.	1. Landscape Category B or C may be required depending on the type of use on the subject property and the impacts associated with this use on nearby uses.
.140	Public Parks	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

Design Guidelines for Pedestrian Oriented Business Districts

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

Special Consideration for the Juanita Business District:

Sidewalk Width: Movement Zone: A sidewalk should support a variety and concentration of activity yet avoid overcrowding and congestion. The average sidewalk width should be between 10' and 18'. New buildings on pedestrian-oriented streets should be set back a sufficient distance to provide at least 10' of sidewalk. If outdoor dining, seating, vending, or displays are desired, an additional setback is necessary. A concentrated, organized, retail-oriented core with a unified pedestrian circulation network is the goal of the Juanita Business District. The pedestrian system will also serve to connect the perimeter of the district to the core.

Public Improvements and Site Features – Street Trees: Street trees in the business district should be upgraded with varieties that will not block views of businesses or the lake. Particularly along 97th Avenue NE and 120th Place NE trees should be planted to screen parking lots and service entrances. Possibilities are zelkova (elm-like with good fall color) or flowering pears.

Parking Lot Landscaping: Screening and landscaping should be required where parking is adjacent to sidewalks in order to improve visual qualities and reduce clutter.

Natural Features: The underlying goal of redevelopment in the business district is to create a neighborhood-scale, pedestrian district which takes advantage of the amenities offered by Juanita Bay.

Protection and Enhancement of Wooded Slopes: The views of wooded hillsides surrounding the Juanita Business District are a local asset that can be used to upgrade the area's visual impact.

Views of Water: View corridors to Lake Washington should be explored through new development in the JBD. Existing residential views and view opportunities through Juanita Beach Park and down public streets should be preserved. Existing views of the lake should be maintained by widening setbacks as development approaches the water and designing buildings and rooftop appurtenances so that they are placed perpendicular to the water.