



**CITY OF KIRKLAND**  
**Planning and Building Department**  
123 5th Avenue, Kirkland, WA 98033  
425.587.3600 ~ [www.kirklandwa.gov](http://www.kirklandwa.gov)

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## **MEMORANDUM**

**To:** Design Review Board  
**From:** Aoife Blake, Associate Planner  
**Date:** February 25, 2022  
**File No.:** DRV22-00064  
**Subject:** **SWYFT APARTMENTS  
CONCEPTUAL DESIGN CONFERENCE**

### **I. MEETING GOALS**

At the March 7, 2022 Design Review Board (DRB) meeting, the DRB should review the concept design for the Swyft Apartments project. At the meeting, the DRB should determine:

- A. How the design guidelines affect or pertain to the proposed development.
- B. Determine which guidelines apply to the proposed development.
- C. Determine what other application materials are needed for the Design Response Conference.

### **II. BACKGROUND INFORMATION**

The subject property is located at 11919 NE 128<sup>th</sup> Street and 12707 120<sup>th</sup> Avenue NE (see Attachment 1). The applicant is proposing to construct an 8 to 16-story mixed use building consisting of approximately 300 residential units, ground floor residential lobby, 35,000 square feet of medical office space, and a below grade parking garage. Vehicular access to the property is proposed from NE 128<sup>th</sup> Street and via an access easement on the Totem Lake Mall property to the south. The applicant has provided a context analysis for the site and general project information, which includes three building massing options (see Attachment 2). The applicant's preferred building massing option is shown as Massing Option 3.

### **III. SITE**

The subject property (containing 67,410 square feet) currently contains medical office uses. The site drops in elevation from NE 128<sup>th</sup> Street to the Totem Lake Mall by approximately 44 feet, with the biggest drop in elevation occurring midway through the subject property. The corner property has street frontage along NE 128<sup>th</sup> Street and 120<sup>th</sup> Avenue NE, designated as a minor arterial and a collector street types, respectively. NE 128<sup>th</sup> Street is designated a Major Pedestrian Sidewalk.

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

North: TL 1A, Medical office, 160 feet above average building elevation

South: TL 2, Commercial, 135 feet above average building elevation

East: TL 2 & 3B, Commercial & hospital, 135 feet above average building elevation and 150 feet above average building elevation, respectively.

West: TL 1A, Residential and medical office, 160 feet above average building elevation

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

#### IV. **KEY ZONING REGULATIONS**

Zoning regulations for uses in the Totem Lake 1A zone are found in the use-zone chart (see Attachment 3). The following regulations are important to point out as they form the basis of any new development on the site.

##### A. Permitted Uses:

- Permitted uses in this zone include, but are not limited to, office, stacked dwelling units, retail and restaurant uses. Attachment 3 contains a complete list of allowed uses.
- Residential development must provide a minimum density of 50 dwelling units per gross acre.

*Staff Comment: The applicant is proposing residential and medical office uses, which are permitted in this zone. The residential development is proposed to comply with the minimum density in this zone.*

##### B. Height: The TL 1A zone allows a maximum height of 160 feet as measured above the average building elevation subject to special regulation 3 in KZC 55.09.040.

*Staff Comment: The applicant will need submit height calculations with the Design Response Conference application. The applicant should show how the proposed building complies with each of the special regulations associated with height. Staff will review the project for compliance with the City's height regulations during the Design Response phase.*

##### C. Open Space: The development is required to provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces.

*Staff Comment: Staff and the DRB should review the location, size, dimensions, and features and improvements proposed for the publicly accessible open space(s) as part of the Design Review Conference application.*

##### D. Setbacks: The required setbacks are 10 feet from the NE 128<sup>th</sup> Street and 120<sup>th</sup> Avenue NE.

*Staff Comment: The applicant's preferred massing complies with the setback requirement on NE 128<sup>th</sup> Street and 120<sup>th</sup> Avenue NE.*

##### E. Parking: The project is required to comply with the following parking standards:

- Residential:
  - 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.
- Office: Parking requirement of this use is based on actual parking demand of existing uses similar to the proposed use, per KZC 105.25.

*Staff Comment: The applicant will be required to demonstrate compliance with applicable City parking requirements.*

- F. Sidewalks: NE 128<sup>th</sup> Street is designated to contain a major pedestrian sidewalk. KZC 110.52.3 requires a minimum 8-foot-wide sidewalk and adequate lighting. 120<sup>th</sup> Ave NE is designated a pedestrian-oriented street. KZC 110.52.2 requires a minimum 10-foot-side sidewalk.

*Staff Comment: The final sidewalk configuration will need to be reviewed by Public Works and approved as part of the Design Response Conference decision.*

- G. Pedestrian Connection: KZC Section 55.07.6 requires that the project install a pedestrian connection between the TL 2 zone and NE 128th Street.

*Staff Comments: The applicant will be required to extend a north/south pedestrian connection that would connect NE 128th Street to the TL2 zone. The first part of this pedestrian connection has been installed through The Jade property (11903 NE 128<sup>th</sup> St). The final alignment and design of the walkway will be completed as part of the Design Response Conference review process.*

- H. Affordable Housing: KZC Section 112.15 requires the project provide 10 percent of the units as affordable housing units.

*Staff Comments: Compliance with the City's Affordable Housing Regulations will occur during the building permit process.*

## **V. PEDESTRIAN ORIENTED DESIGN GUIDELINES**

In addition to the standard guidelines contained in the *Design Guidelines for Pedestrian-Oriented Business Districts*, the list in Attachment 4 highlights some of the key guidelines and special considerations that apply specifically to the project or project area. The following is a list of key design issues and/or design techniques that should be addressed with this project.

- Pedestrian-oriented space and plazas
- Blank wall treatment
- Vertical and horizontal definition
- Architectural scale
- Horizontal modulation
- Change in roofline
- Human scale
- Building material, color, and detail
- Signage

A complete text and explanation of the adopted Design Guidelines for Pedestrian-Oriented Business Districts can be found online at this web address:

<https://www.kirklandwa.gov/files/sharedassets/public/planning-amp-building/design-guidelines-for-pedestrian-oriented-business-districts.pdf>

## **VI. CONTEXT**

The context or setting in which the proposed development will be located is important in determining the appropriate design regulations that would apply. The following are several questions that are geared towards identifying the physical environment around and on the subject property. These questions will help supplement the discussion on the key design guidelines appropriate for the proposed project.

### **A. How does the site relate to its surroundings?**

The applicant and Design Review Board should discuss the physical and built environment on and around the subject property. Topics include height of neighboring structures, topography, and landscaping.

### **B. What are the Opportunities and Constraints of the Site and Vicinity given the following topics?**

- Streetscape
- Urban Form
- Activities and Uses in the area
- Pedestrian Patterns and Environment
- Character of Adjacent Buildings
- Landscaping/Open Space

## **VII. DISCUSSION ISSUES**

The role of the DRB at the Conceptual Design Conference is to help determine how the design guidelines found in the Pedestrian-Oriented Design Guidelines apply to the proposed development. The following sections and questions below are representative of the City's design guidelines. These questions are to be used as a tool to help identify how design guidelines would apply to the proposed project.

### **A. Scale**

1. What are the key vantages of the project?
2. Identify appropriate mitigation techniques for building massing of the proposed buildings. Possible techniques include vertical and horizontal modulation, corner treatment, and roof forms. The applicant has provided three massing schemes including a preferred option (Option 3) for the DRB's review and comment (see Attachment 2).

### **B. Pedestrian Access**

1. How does the proposed massing and location of structures relate or respond to the pedestrian environment?
2. What are opportunities for pedestrian oriented spaces at the street level (plazas, outdoor dining etc.)?
3. What are the key pedestrian connections?



4. How would the project engage pedestrians?

**C. Open Space and Landscaping**

KZC Section 55.09.010 outlines that developments with larger than 50 dwelling units shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size and shall have no dimension less than 15 feet.

What are opportunities for landscaping and/or open space on the subject property?

**VIII. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE**

The Design Review Board shall determine what models, drawings, perspectives, 3-D SketchUp model, or other application materials the applicant will need to submit with the design review application.

**IX. ATTACHMENTS**

1. Vicinity Map
2. CDC Plan Submittal
3. Totem Lake 1A Use Zone Chart
4. Design Guidelines – Special Considerations for Totem Lake Business District Core



## City of Kirkland GIS



## Legend

- City Limits
- Grid
- QQ Grid
- Cross Kirkland Corridor
- Regional Rail Corridor
- Streets
- Parcels
- Lakes
- Schools
- Overlay Zones
  - (EQ)
  - (HL)
  - (HP)
- Planned Unit Development
- Design District
- City Zoning
  - Commercial
  - Industrial
  - Transit Oriented Development
  - Office
  - High Density Residential
  - Medium Density Residential
  - Low Density Residential
  - Institutions
  - Park/Open Space
- Olympic Pipeline Corridor

1:3,777



## Notes

629.6 0 314.79 629.6 Feet

NAD\_1983\_StatePlane\_Washington\_North\_FIPS\_4601\_Feet

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# SWYFT APARTMENTS

CONCEPTUAL DESIGN CONFERENCE

CITY OF KIRKLAND WASHINGTON | MARCH 7TH, 2022



**Gensler**

DESIGN PROPOSAL

PROJECT INFORMATION

<b>Owner and Developer</b>	
MainStreet Property Group	
<b>Design / Consultant Team</b>	
Architecture:	Gensler
Structure	PCS Structural Solutions
Landscape	Swift Company
Civil	The Blueline Group
Mechanical/Plumbing	Ocean Park
Electrical	Valley Electric / Rushing
<b>Sustainability Target</b>	
LEED Gold	
<b>Address</b>	
11919 Ne 128th Street and 120th Avenue Ne, Kirkland, WA 98033	
<b>Parcel Number(s)</b>	
6928400022 6928400025	
<b>Zoning</b>	
TL-1A	
<b>Construction Type</b>	
Highrise Type IA	
<b>Use(s)</b>	
Residential Apartments Amenity Support Spaces Retail Medical Office Building	
<b>Scale</b>	
292,000 GSF 300 Units (Targeted) 430 Parking stalls	

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## DESIGN PROPOSAL

### OBJECTIVES & DRIVERS

This design proposal by MainStreet Property Group and Gensler, seeks to continue the growth and development of the Totem Lake neighborhood with the addition of a unique and vibrant mixed-use project.

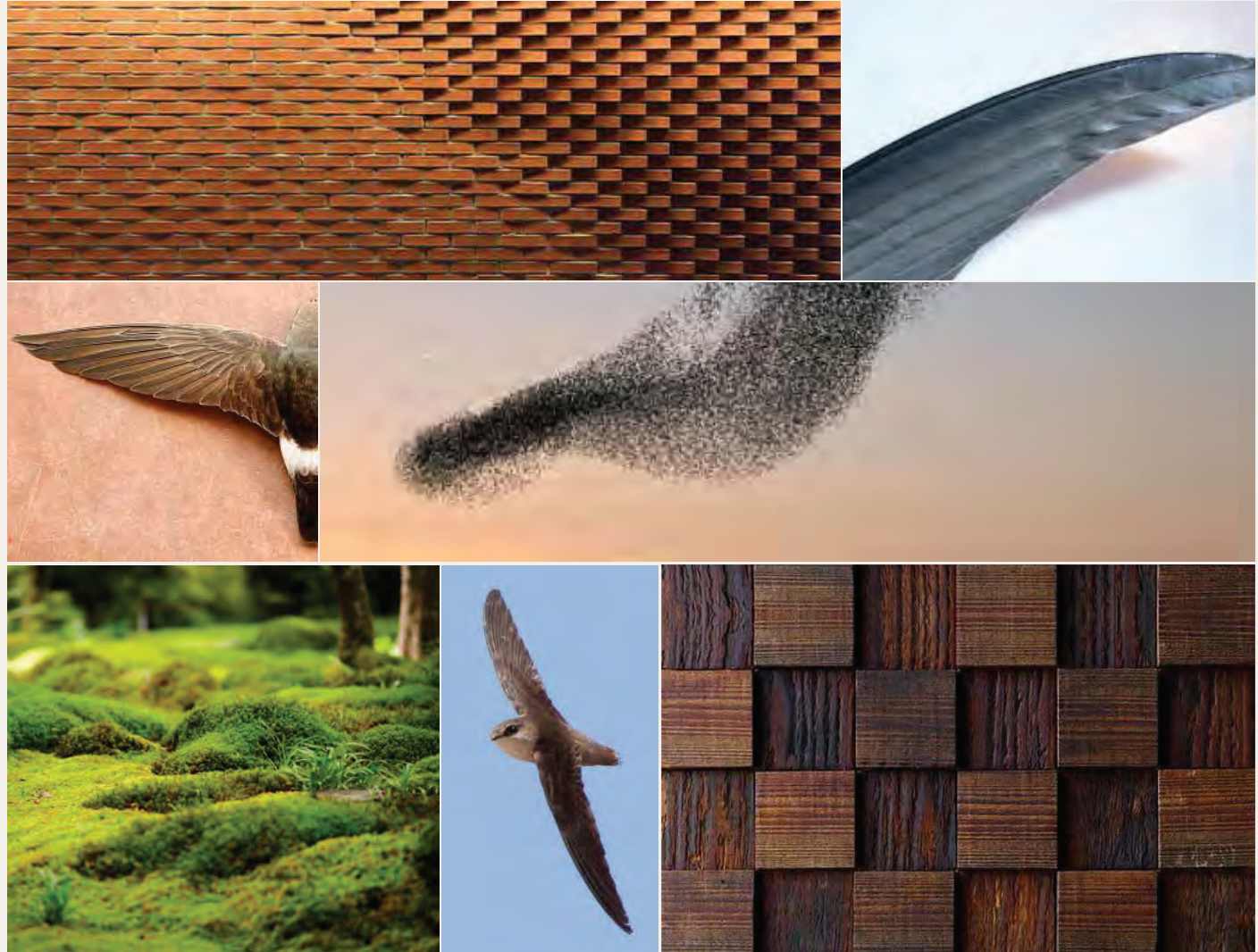
The proposal has taken the name Swyft as it seeks to provide a unique character and brand to the neighborhood, drawing it's inspiration from the Swift bird which is known for its sleek beauty and unique characteristics. The Swift bird has the ability to soar at great heights for long durations. It is always on the move and highly collaborative in nature as witnessed in the mesmerizing murmuration patterns created during flight. Likewise, building aims to bring a community together that is always adapting and on the move. It aims to embrace the idea of soaring through its height and create a building that becomes a visual marker.

The development is comprised of the following:

- A new 16 story mixed-use building.
- A residential program targeting 300 rental units mixing market-rate and affordable options.
- One 35,000 SF medical office floor plate
- A target of 430 off-street parking spaces

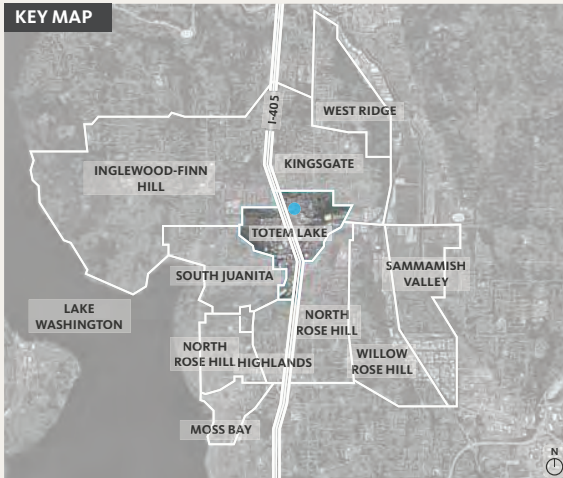
The project fits into and contributes to the surrounding community by:

- Providing housing options including affordable options
- Expanding the availability of medical office space in this neighborhood
- Broadening the varied mix of use and amenities in the area
- Activating pedestrian and bicycle zones at street-level
- Creating synergy and connectivity between recent development along NE 128th Street and The Village at Totem Lake





## SITE // LOCATION MAP



The project site is located at the intersection of NE 128th Street and 120th Avenue NE, near the recently completed Village at Totem Lake.

The project will be nestled into a vibrant existing fabric that will mix established medical buildings, retail, food and beverage with new residential living and additional medical office space, all making use of the nearby transit center while enhancing the walkability of the neighborhood.

### LEGEND

- Medical Center
- Park & Ride
- Residential
- Shopping Mall
- Park / Open Space
- ⬢ 5 Minute Walk Distance



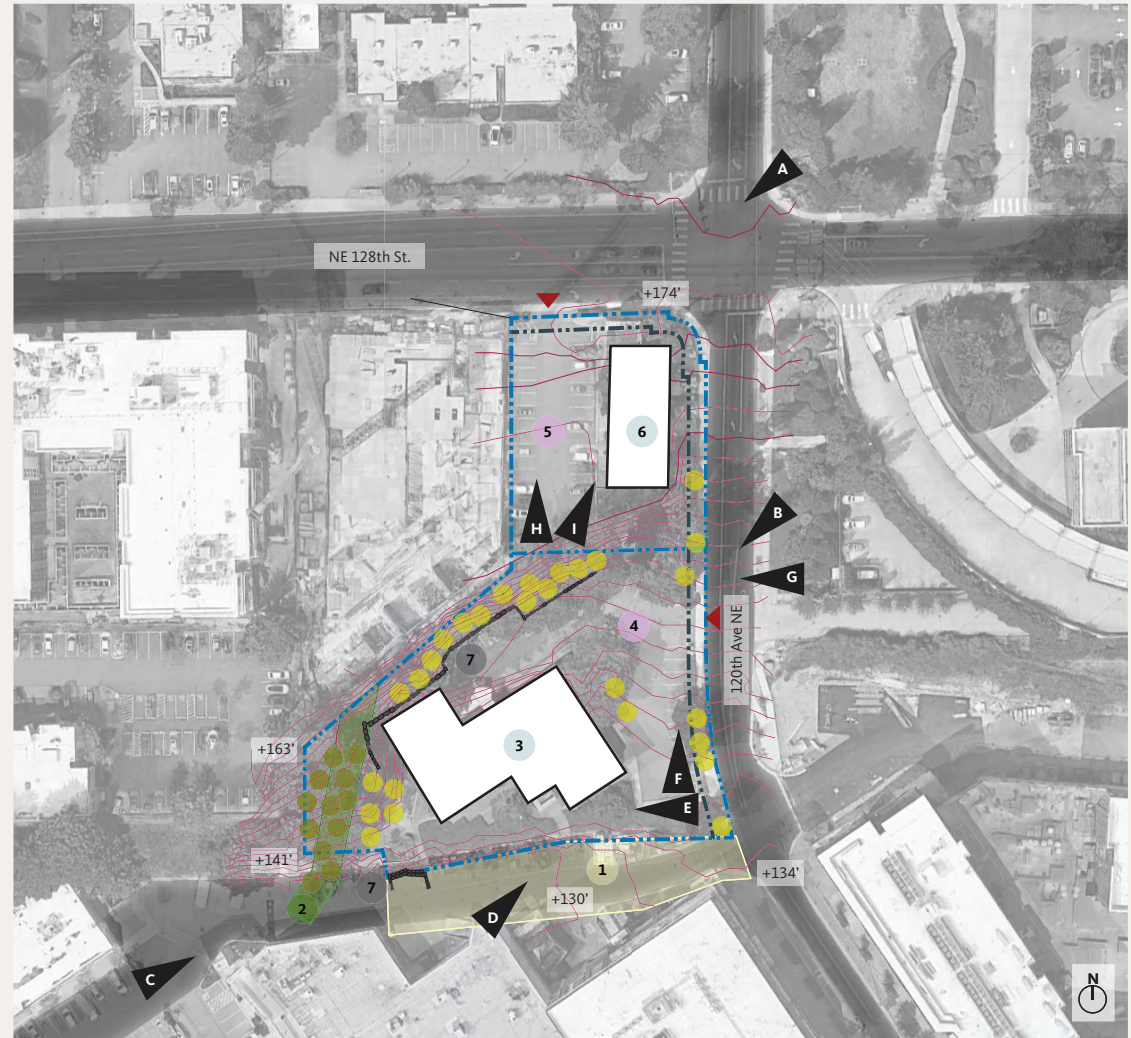


## SITE // EXISTING CONDITIONS



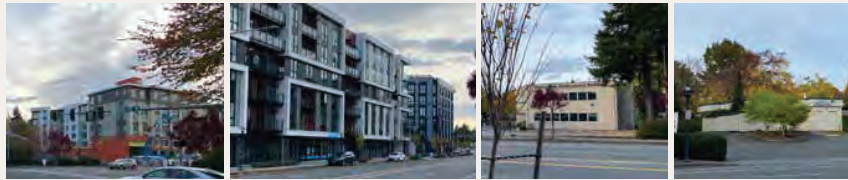
### LEGEND

- 1 Access easement
- 2 Utility easement
- 4 Existing surface parking
- 6 Existing building
- 7 Existing rockery to be removed
- Property line
- 10' Setback
- A Camera position
- Existing trees to be removed
- Existing trees to remain
- Main access





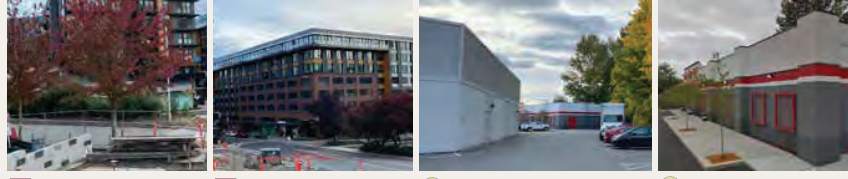
## SITE // CONTEXT



1 Jade Apartments    2 The Bower Apartments    3 Evergreen Medical / Dental Center    4 Evergreen Medical / Dental Center



5 Evergreen Health Medical Center    6 Bus Stop    7 Evergreen Health Rehabilitation Services



8 Aspect at Totem Lake Apartment    9 Bell Totem Lake Apartments    10 Shopping Mall    11 Autozone



12 Evergreen Health Urgent Care



8 9 View North towards site between Aspect and Bell

### SHAPE LEGEND

- Under Construction
- Existing Surrounding Uses
- Recently Completed Projects

### COLOR LEGEND

- Medical
- High Density Residential
- Shopping Mall





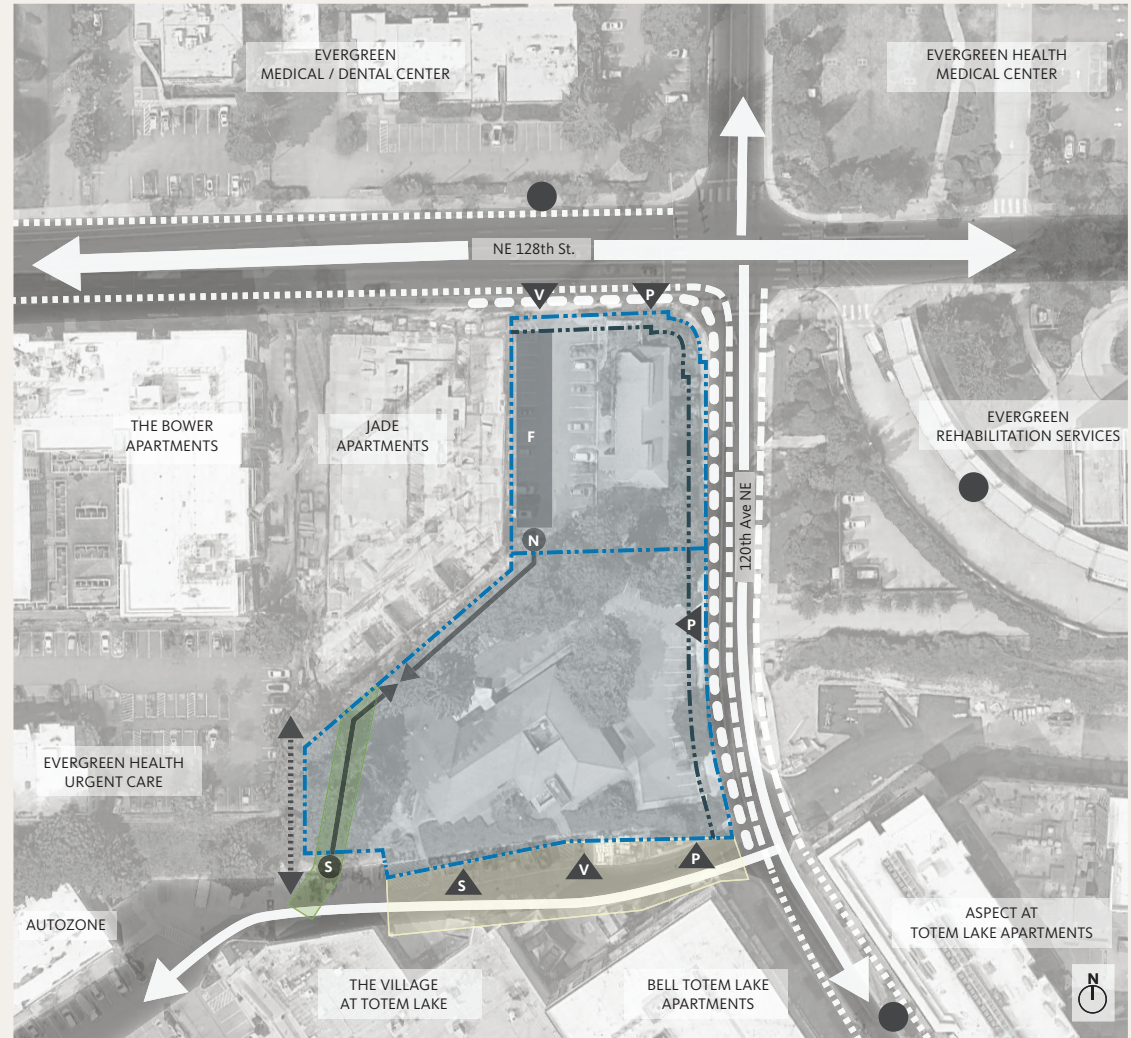
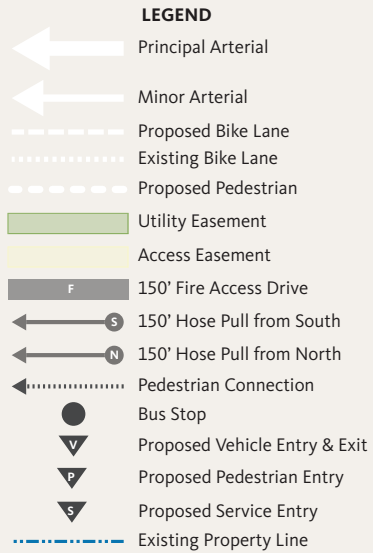
## SITE // ACCESS

The site is centrally located within Kirkland's Totem Lake neighborhood at the intersection of NE 128th Street and 120th Avenue NE. The site is across the street from the Totem Lake Transit Center with five bus routes stopping within 300' of the site. These routes serve downtown Kirkland, UW Bothell, Kenmore, Redmond and Seattle's University District.

The site is a short 1/8" mile walk to the Village at Totem Lake. It is easily accessed from 405 via the exit at NE 124th Street. NE 128th Street provides ready access from Juanita.

The project is served by three primary at-grade pedestrian entries: the main residential entry at the northeast corner, a secondary entry at the southeast corner serving both residential and medical office uses and a mid-block entry along 120th Avenue NE.

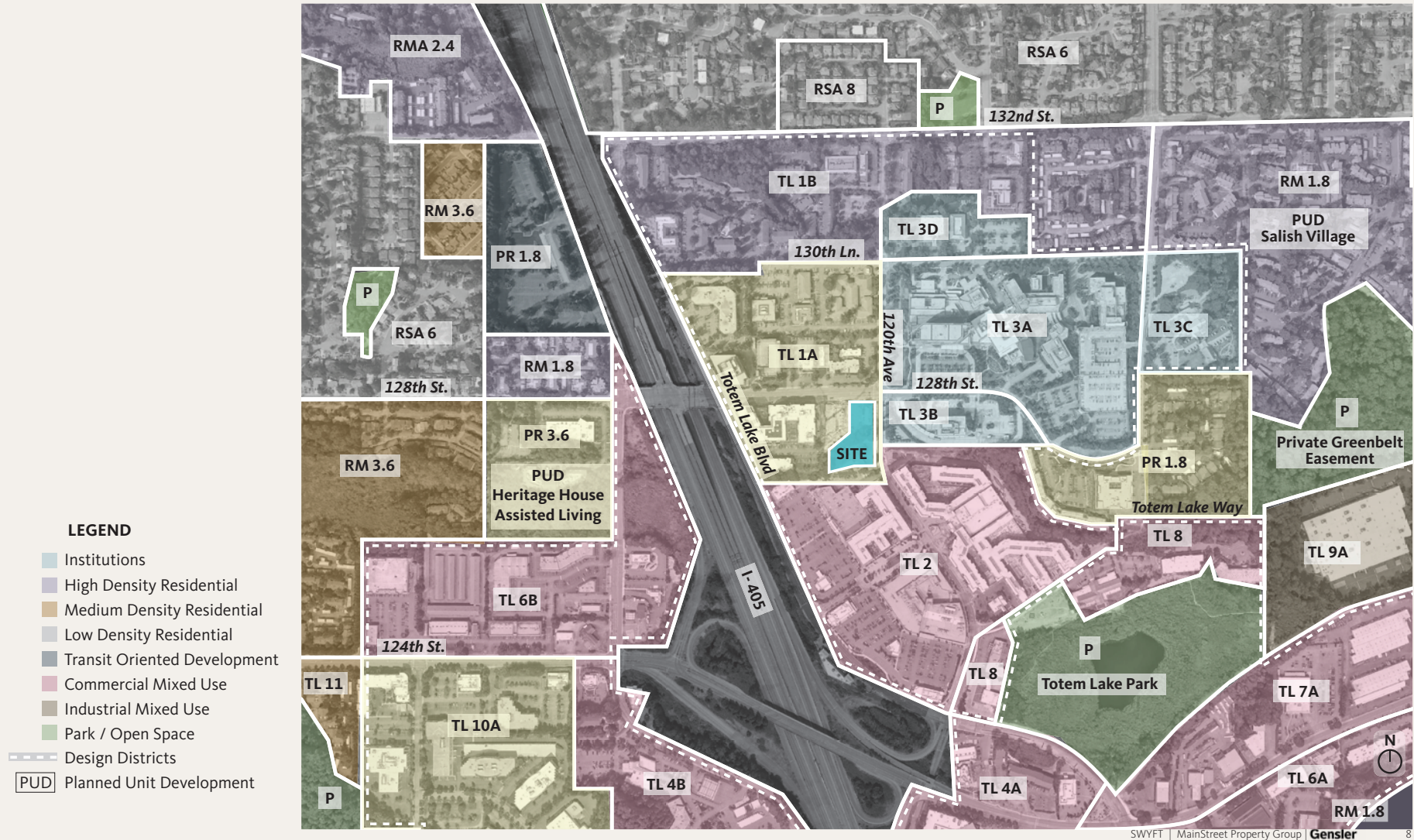
There are two means of accessing the site by car and bike. A ramp at the project's northwest corner serves as the primary entry. At the south, an at-grade entry to the garage is next to the loading docks and solid waste bays.





# SITE // ZONING ANALYSIS

## ZONING MAP



# SITE // ZONING ANALYSIS

## ZONING

ZONE: TL-1A Office (O/MF)  
Zoning Requirements for TL-1A Office (O/MF)

### SETBACKS

Front / street facing: 10'  
Side: 0'  
Rear: 0'

City-proposed right-of-way improvements affecting buildable area east boundary, as diagrammed.

### HEIGHT LIMITS

80' & 160' from average grade (+155.40')  
Building height may be increased up to 160 feet above average building elevation; provided, that Development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height. Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties  
At least 10 percent of units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.

### LOT COVERAGE

Maximum: 85% (57,298.5 sf)  
Proposed Footprint:  
Building, incl. fire lane: 54,834 sf = 81.3%  
Based on site area as follows: North parcel: 21,114 sf; South parcel: 46,296 sf; Combined: 67,410 sf  
Increases in lot coverage may be considered, if other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for usable green space.

### ALLOWED USES

Mixed-use development including multi-family residential, medical office, and retail uses  
Residential uses must provide a minimum density of 50 units per acre  
Proposed: 300 units; 1.548 acres (193.8 units per acre)

### GENERAL REGULATIONS 55.07

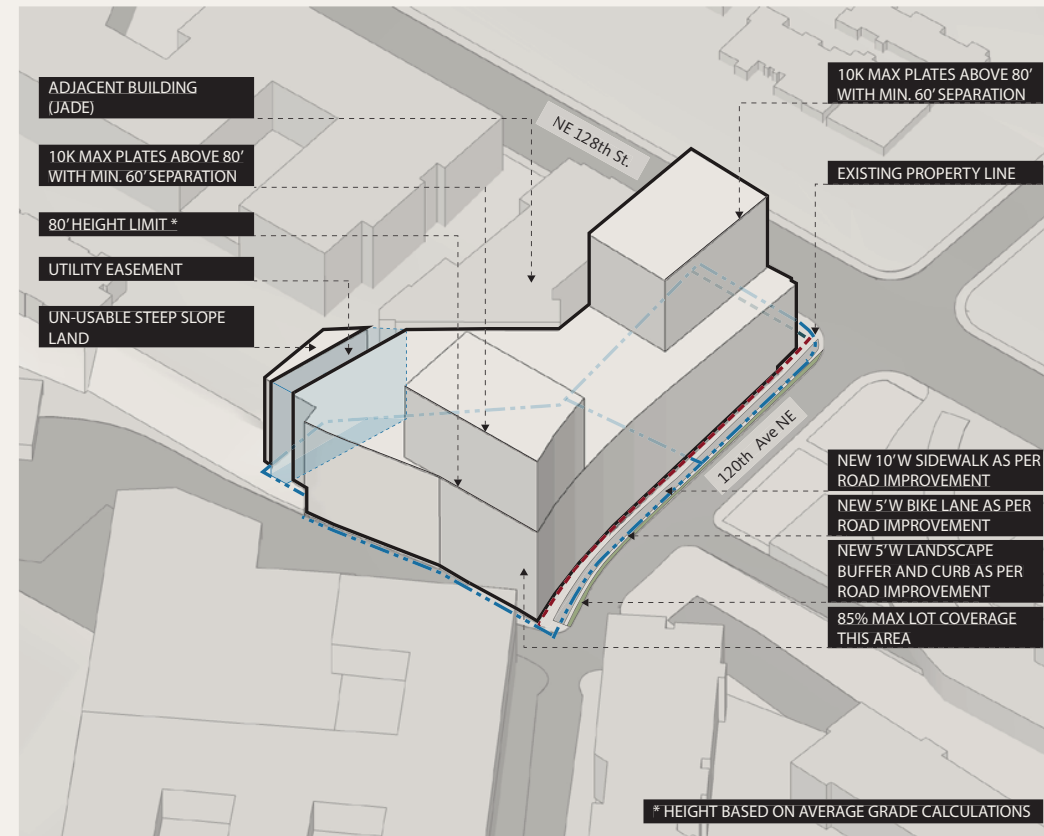
All ground floor uses shall be a minimum of 13 feet in height

### PARKING REQUIREMENTS

Residential: 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  
Guest Parking – For medium- and high-density residential uses, parking spaces in addition to the minimum required parking shall be required parking as follows  
A minimum ten (10) percent of the total number of required parking spaces shall be provided for guest parking and located in a common area accessible by guests  
Office: Planning Official shall establish a parking requirement on a case-by-case basis, based on actual parking demand on existing uses similar to the proposed use, provided that shelters permitted as a community facilities use may count available on-street parking toward the parking requirement at the discretion of the City. The number of available on-street parking spaces shall be determined by the City Traffic Engineer based on a study prepared by a licensed transportation engineer or other qualified professional. Food service: 1 per 100SF of gross floor area

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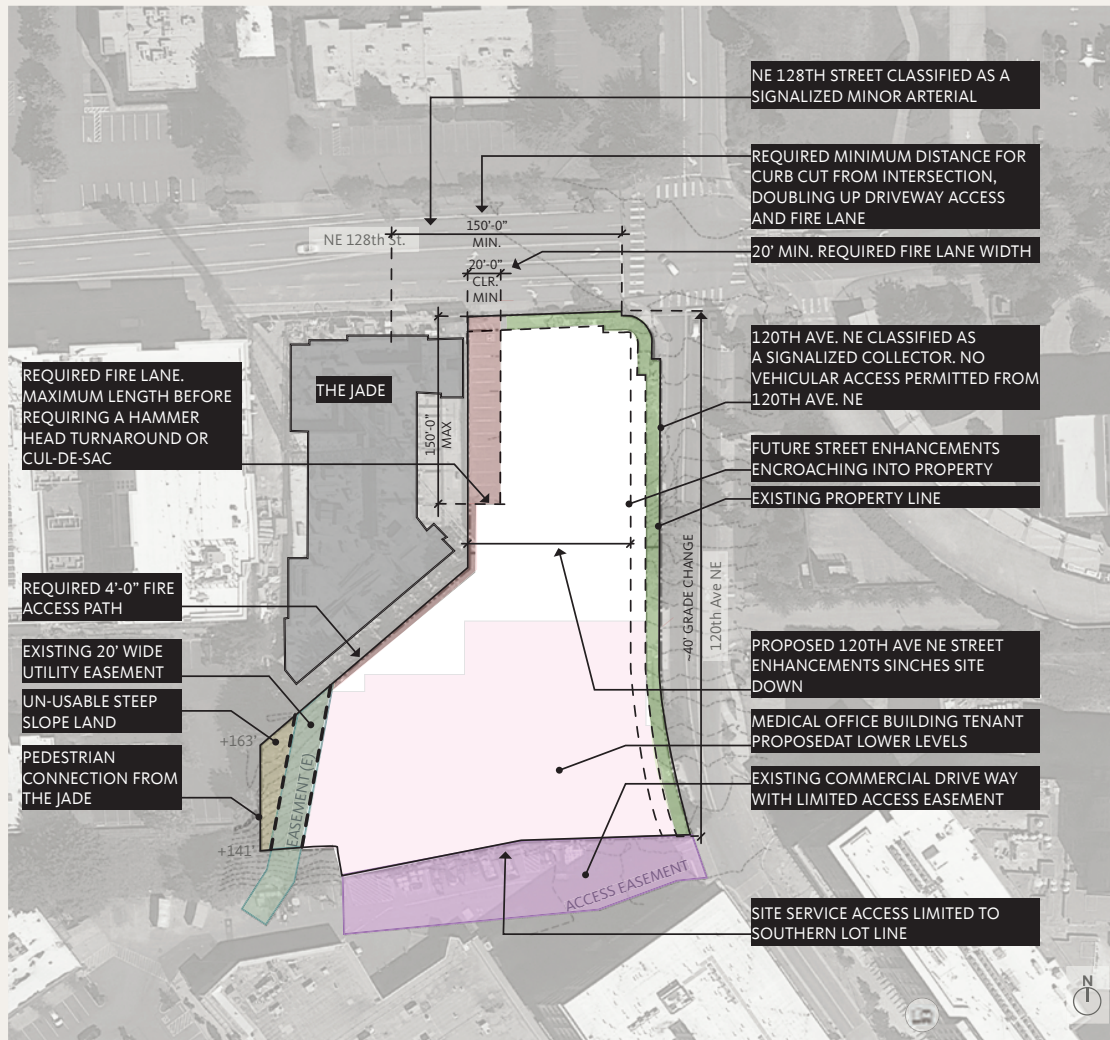
## ALLOWABLE MASSING



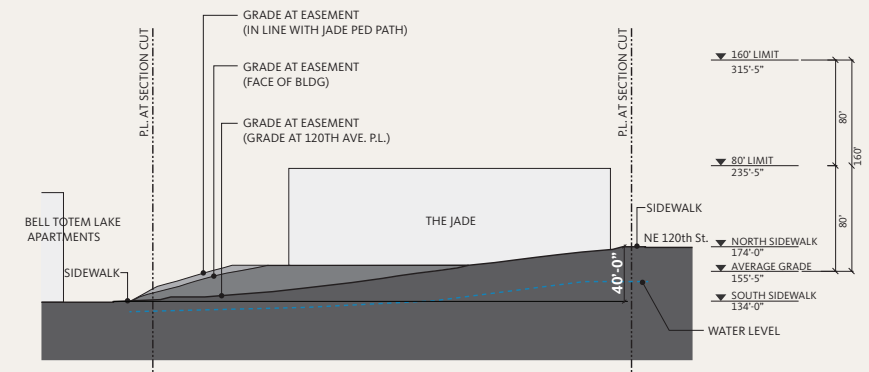


## SITE // CONSTRAINTS

### SITE PLAN



### SITE SECTION



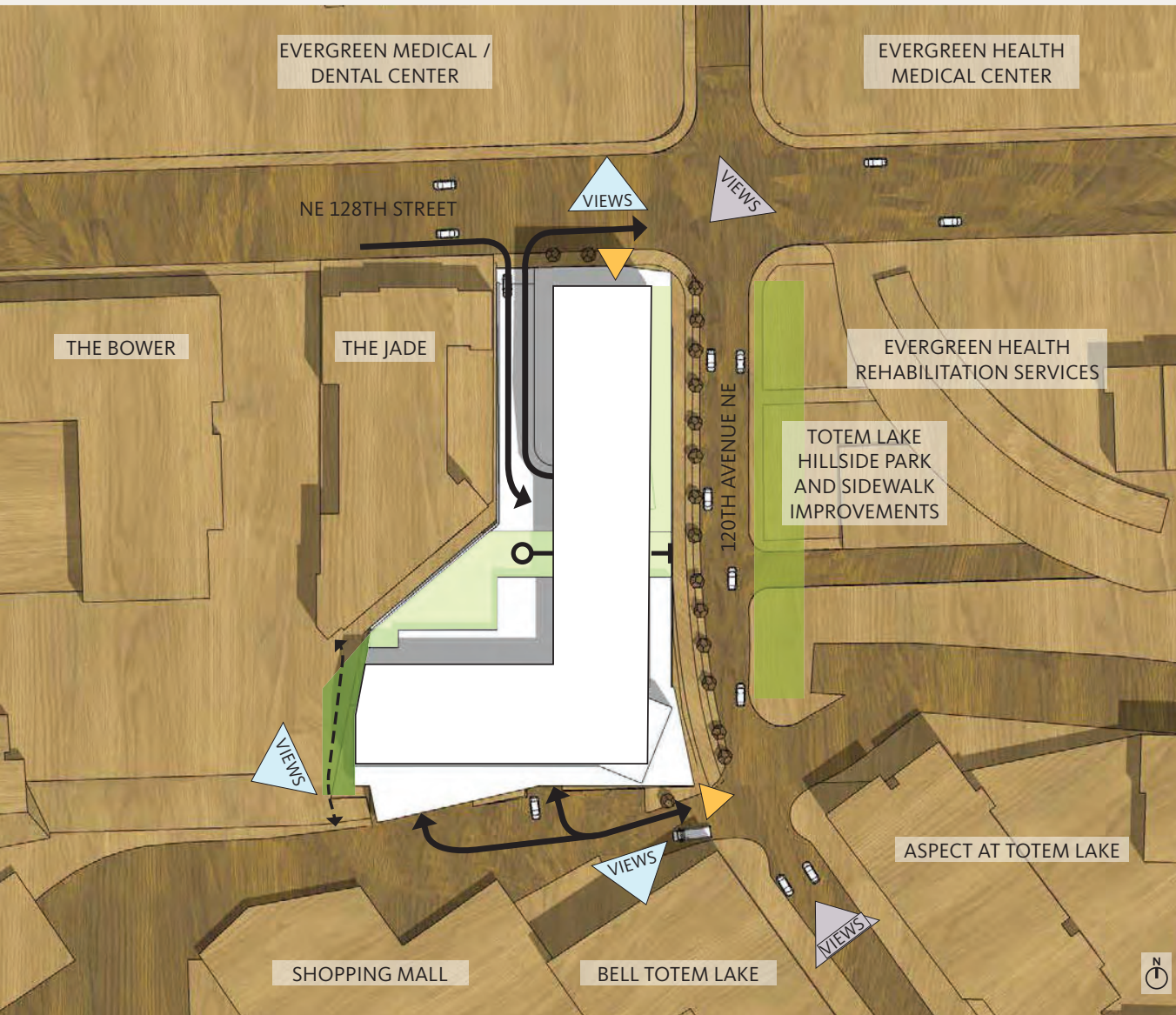
### EXISTING GRADE



### REQUIRED IMPROVEMENTS



## DEVELOPMENT // SITE PLAN



### Site Plan Drivers

The Swyft project proposes to develop two parcels bounded on two sides by NE 128th Street and 120th Avenue NE. The southern edge is bounded by a private access drive and on the West, the project abuts the Jade Residences.









This development will provide a unique, mixed use building that combines residential uses with a medical office use. The site development will aid in anchoring recent development to the South as it continues to pull the established 120th Avenue street frontage northward, culminating at the intersection of NE 128th Street.

The main vehicular access will be located on 128th Street adjacent to the Jade property to maximize the distance from the intersection. The building design proposes a primary residential entry point to be located at this intersection to help activate the street frontage. Service and secondary access will be from the southern drive way access road.

Particular attention is being placed on the SE corner of the site to establish an architectural presence and focal point as it is highly visible from the Village at Totem Lake retail areas. Here a secondary residential entry point is being proposed, alongside a separate medical office building lobby. This mixture will allow residents and office workers to have direct access to the adjacent retail offerings.

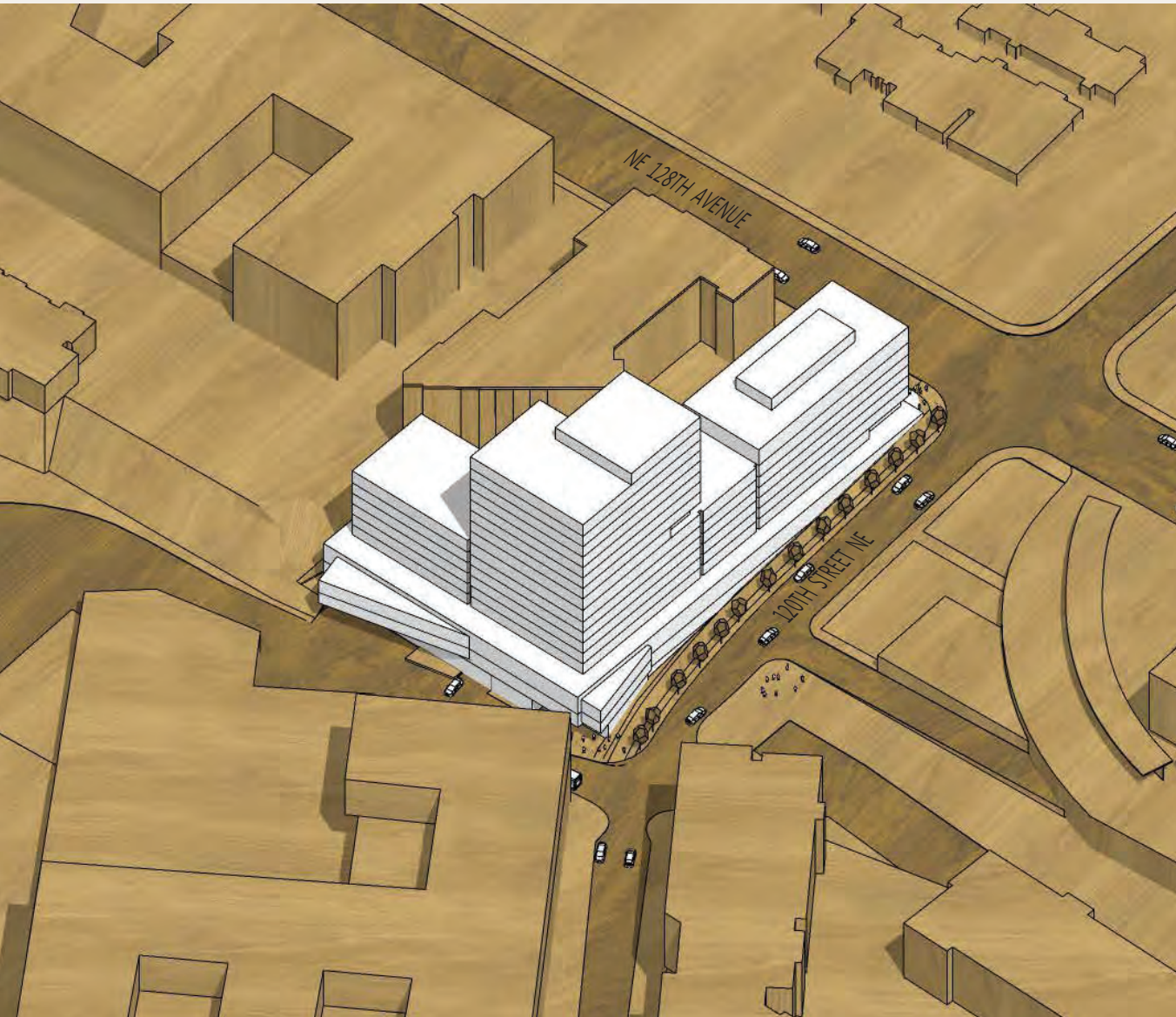
In an effort to minimize massing along 120th Avenue NE, a mid block opening is being incorporated (see preferred massing) that will modulate the facade at grade, provide visual access to the internal courtyard and provide covered outdoor area for potential activities throughout the year.

The residential building has been placed away from the Jade in order to allow for the required parking access, fire access and as a gesture to maintain open space and light penetration between Swyft and The Jade. The design proposes a 160' tower above the 80' level as shown in the following 3 massing studies.

-  Major pedestrian building access points
-  Major views of surrounding context
-  Significant pedestrian vantage point of building
-  Vehicular access route
-  Pedestrian access route
-  Visual access and openings
-  Hillside Park and sidewalk improvements (By others)
-  Proposed green zone in area of easement



## DEVELOPMENT // PROPOSED MASSING 1



### Massing Scheme Drivers

Massing scheme 1 proposes building up to the allowable 160' height by placing an "L" shaped tower on the SE corner of the site, along 120th Avenue NE and the access drive on the South. By anchoring the tallest portion of the design at lowest grade point, it maximizes height based on the average grade calculations.

This massing approach will create a significant anchor to the existing, adjacent context and introduce strong street presence along the eastern portion of the site.

This scheme embraces length, by having the lower portions of the building create a continuous flush edge along the East and the South facades. Facade breaks or reveals are introduced to define separate masses and allow the tower to read as a strong vertical volume on the SE corner as it reaches the 160' height limit.

#### PROS

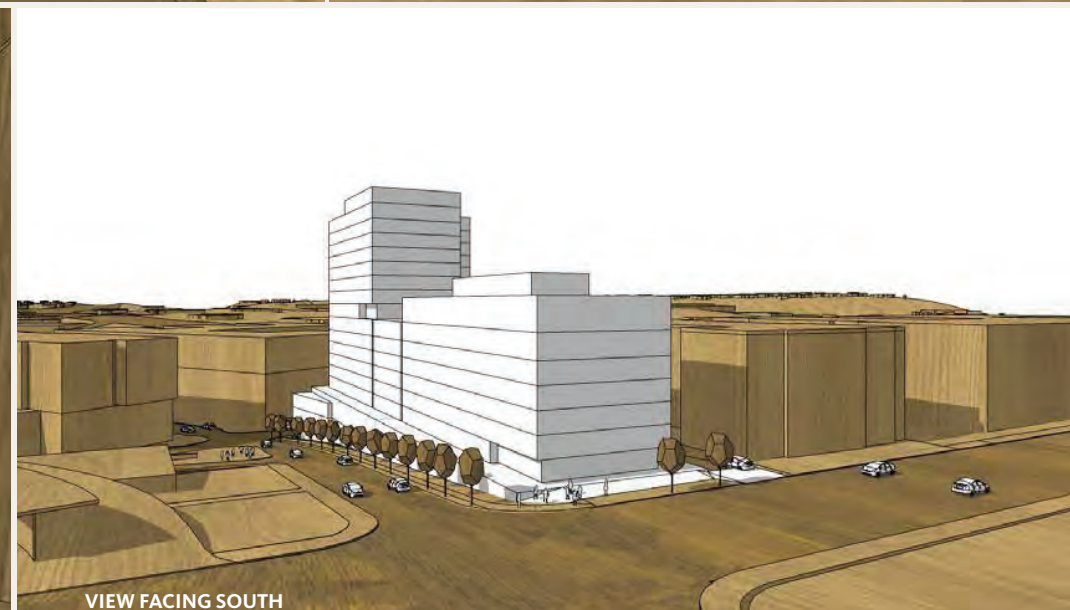
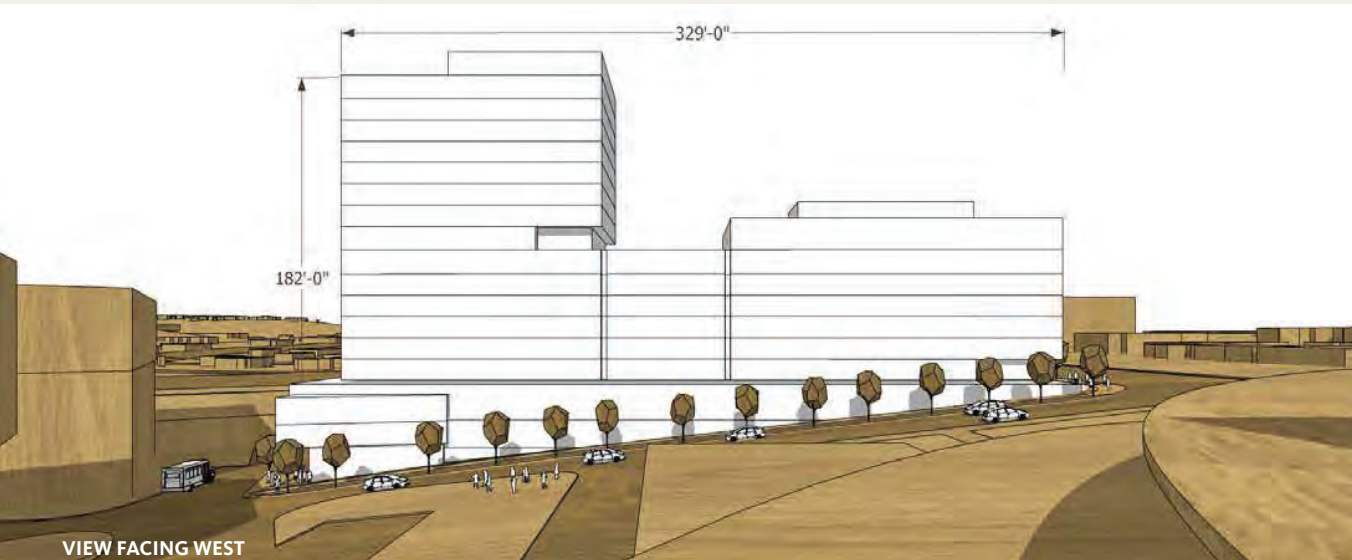
- LOWER SCALE ALONG NE 128TH AVENUE.

#### CONS

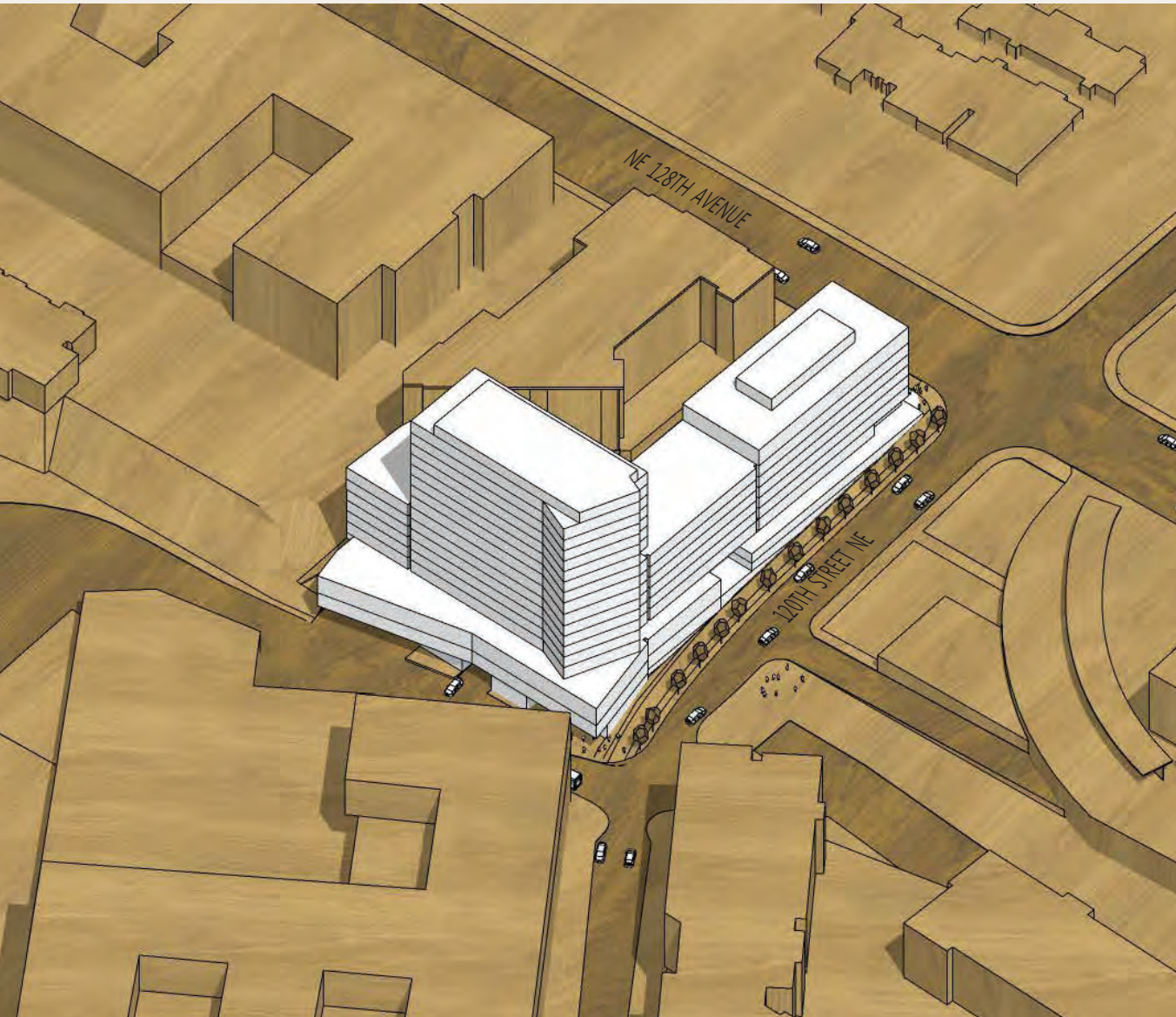
- ADVERSE SHADOW IMPACTS ON THE JADE RESIDENCES
- OUT OF SCALE WITH CONTEXT; TOWER APPEARS "SUPER TALL" DUE TO PLACEMENT AT LOWEST GRADE POINT
- EXTREMELY MASSIVE AND BULKY IN APPEARANCE DUE TO "L" CONFIGURATION AT SE CORNER
- IMPOSING FROM A PEDESTRIAN EXPERIENCE
- BULK VISIBLE FROM 405 DUE TO TOWER LOCATION



## DEVELOPMENT // PROPOSED MASSING 1



## DEVELOPMENT // PROPOSED MASSING 2



### Massing Scheme Drivers

Massing scheme 2 proposes building up to the allowable 160' height by placing a tower on the SE corner of the site, perpendicular to 120th Avenue NE. By anchoring the tallest portion of the design at lowest grade point, it maximizes height based on the average grade calculations.

This massing approach will create a significant anchor to the existing, adjacent context and allow a majority of the apartments to have unobstructed views towards the South and the North.

In order to mitigate length, the scheme proposes vertical breaks in the facade to allow the tower to retain its height while giving the appearance of separating the lower building massing as separate blocks. With a similar approach, the northern building mass is also treated as a separate block through a vertical reveal on the 120th street facade. With both masses defined, the length of the East facade along 120th Street NE is reduced.

Lastly, this scheme proposes to angle the SE corner of the tower as a gesture to the roadway curvature below and an opening at the lowest levels along 120th Street NE is introduced to further provide massing relief at the pedestrian level.

#### PROS

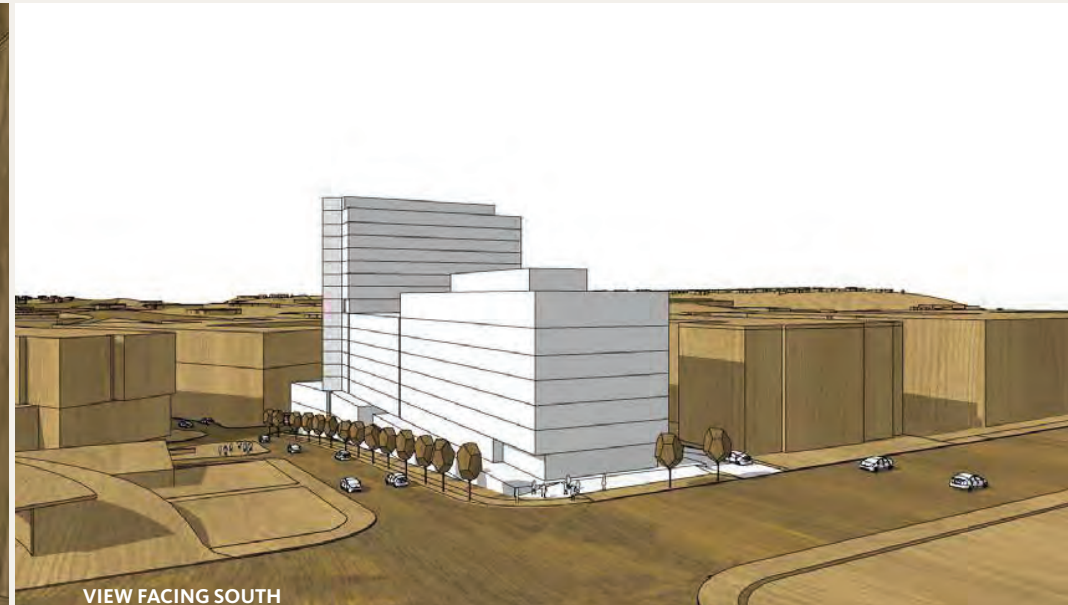
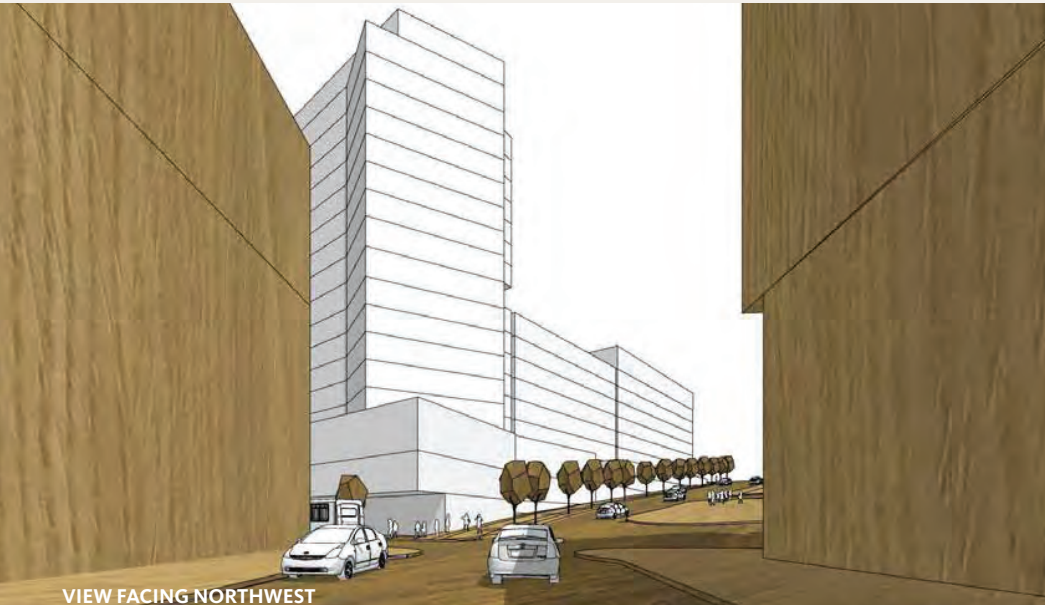
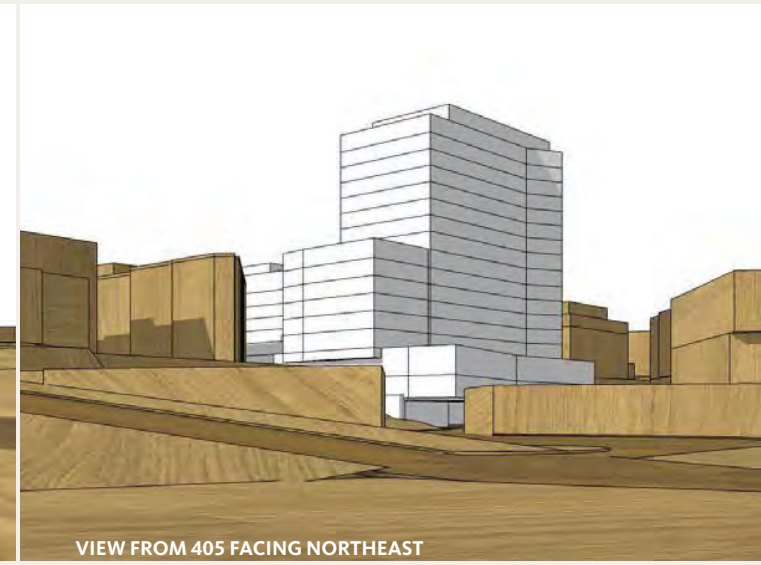
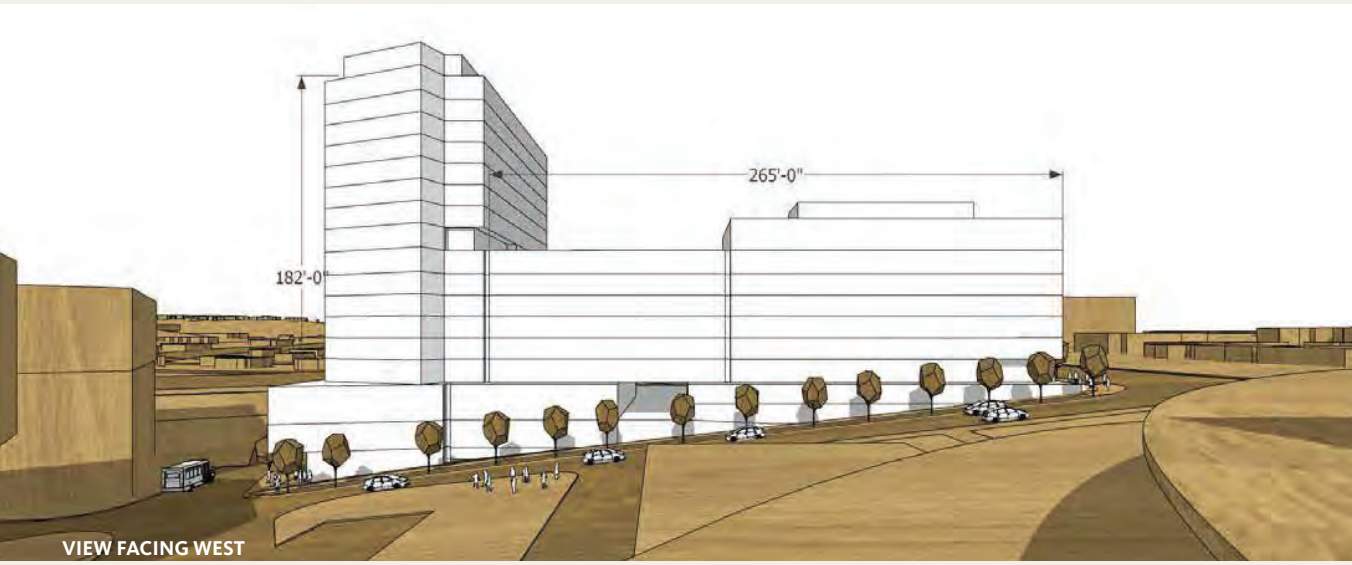
- LOWER SCALE ALONG NE 128TH AVENUE
- MOST UNITS WITH PREMIUM VIEWS

#### CONS

- ADVERSE SHADOW IMPACTS ON THE JADE RESIDENCES
- OUT OF SCALE WITH CONTEXT; TOWER APPEARS "SUPER TALL" DUE TO PLACEMENT ON SOUTHERN EDGE AT LOWEST GRADE POINT
- LENGTH OF LOWER LEVEL ALONG 120TH STREET NE UNDESIRABLE EVEN WITH MODULATION
- BULK VISIBLE FROM 405 DUE TO TOWER LOCATION

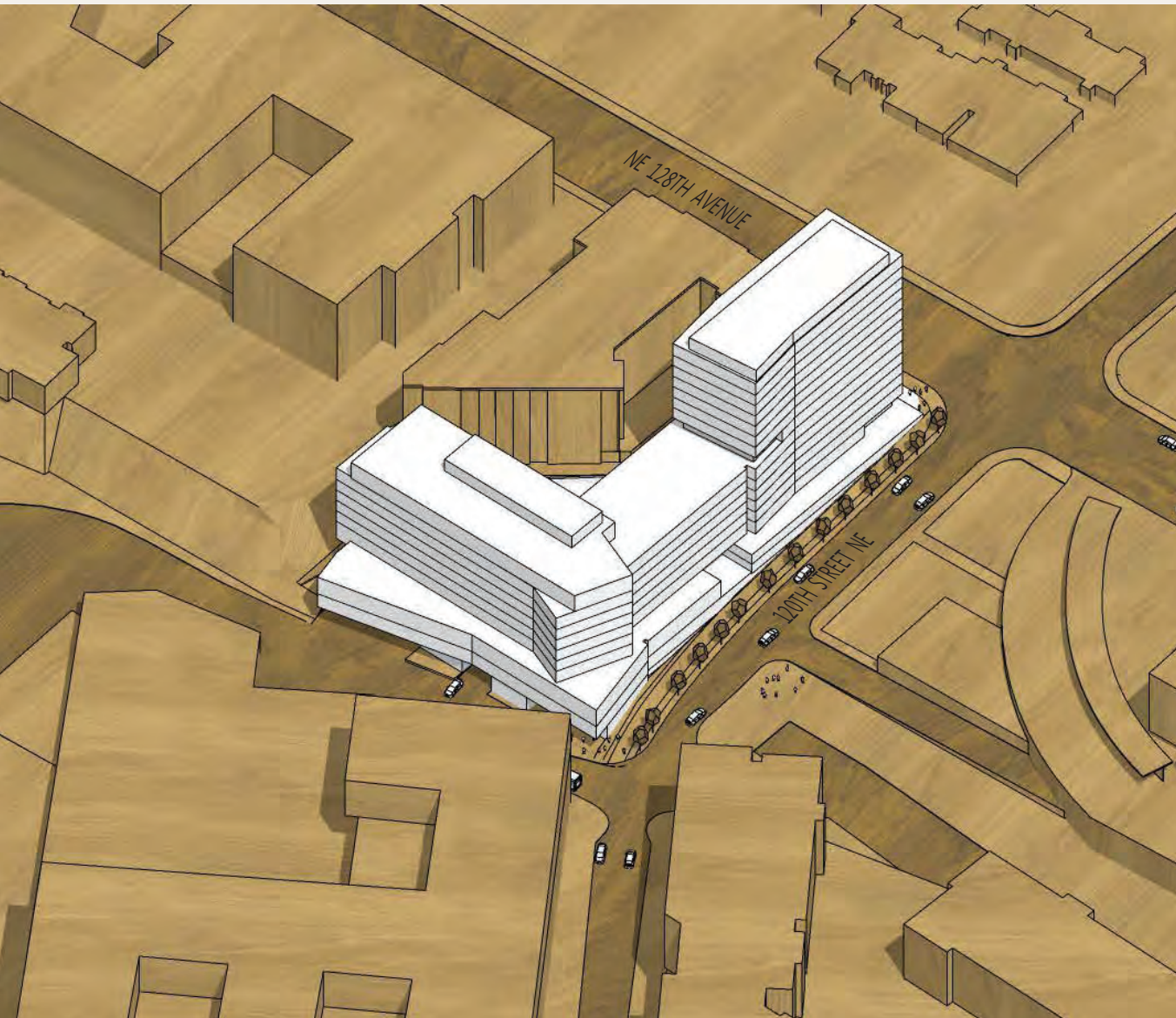


## DEVELOPMENT // PROPOSED MASSING 2





## DEVELOPMENT // PROPOSED MASSING 3 (PREFERRED)



### Massing Scheme Drivers

The preferred massing scheme utilizes the allowable maximum height to build up mass as it embraces the steep grade change towards the North. By anchoring the tallest portion of the design at the intersection of NE 128th Street and 120th Avenue NE, the tower creates a distinguishable marker and will appear less massive in height.

This massing approach allows for a finer breakdown of volume to disrupt what would otherwise be an extremely long and horizontal structure. The tower placement creates a powerful corner move as it comes down to grade, while the southern massing retains the lower heights that can be found at the immediately adjacent projects, maintaining a similar approach. This scheme proposes that both the tower and the lower mass on the southern edge gesture towards the curvature of the roadway below, creating a scheme that acknowledges the urban grid shift and enhances it by pulling it up vertically throughout the building design.

In order to mitigate length, the preferred massing scheme proposes a break in the facade near the mid block point. This break will be further enhanced in an effort to create a band that functions an architectural break between the tower and lower level massing. An opening at the lowest levels along 120th Street NE is introduced to further provide massing relief at the pedestrian level.

#### PROS

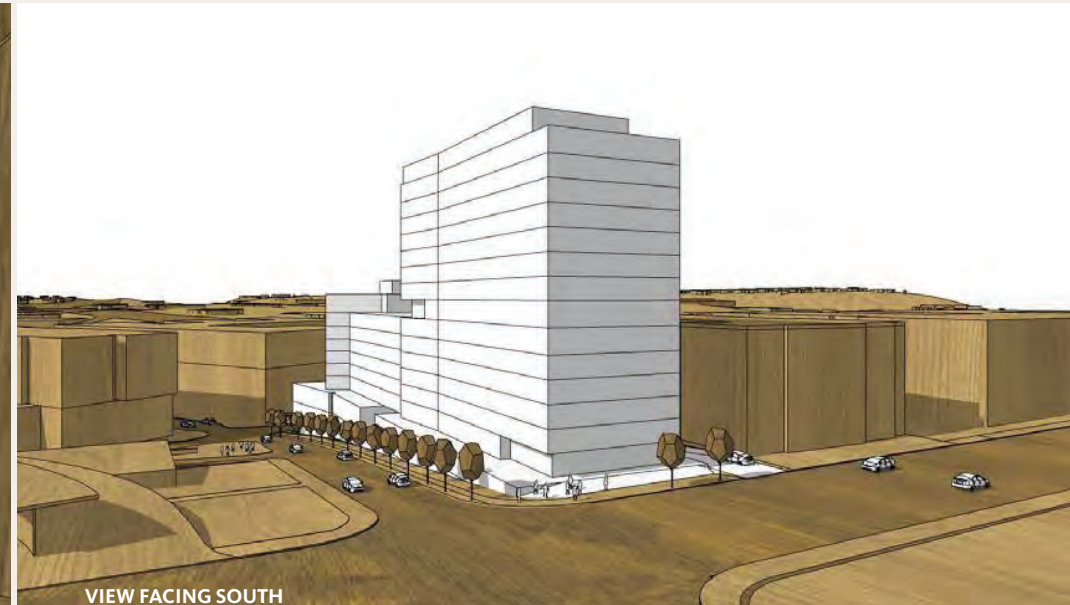
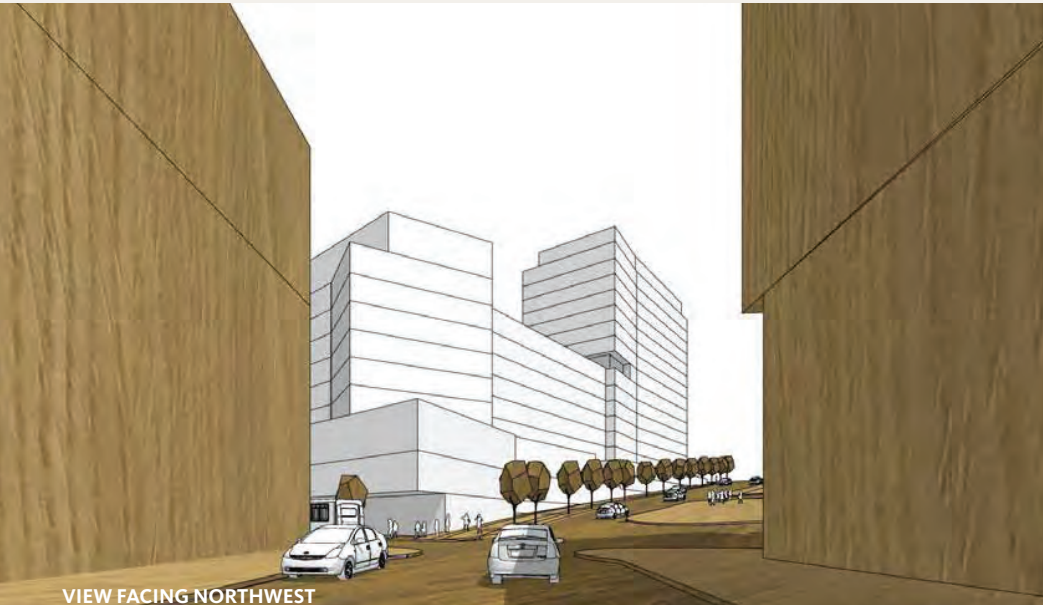
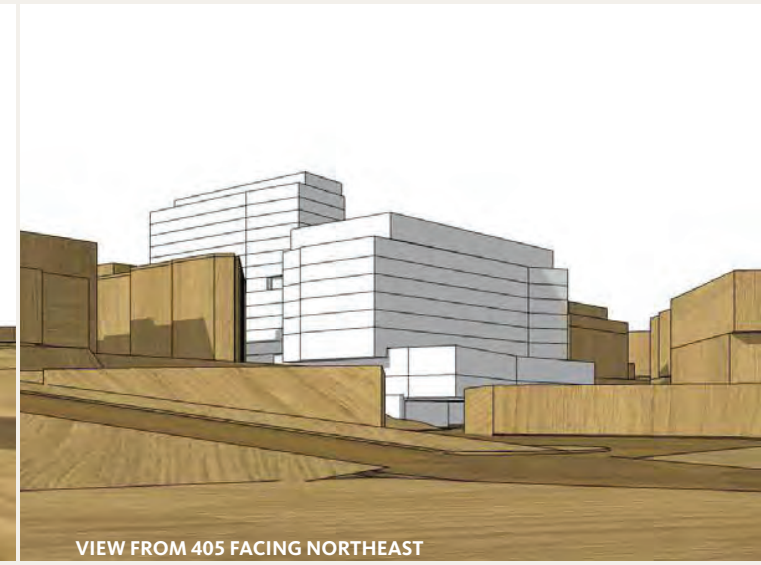
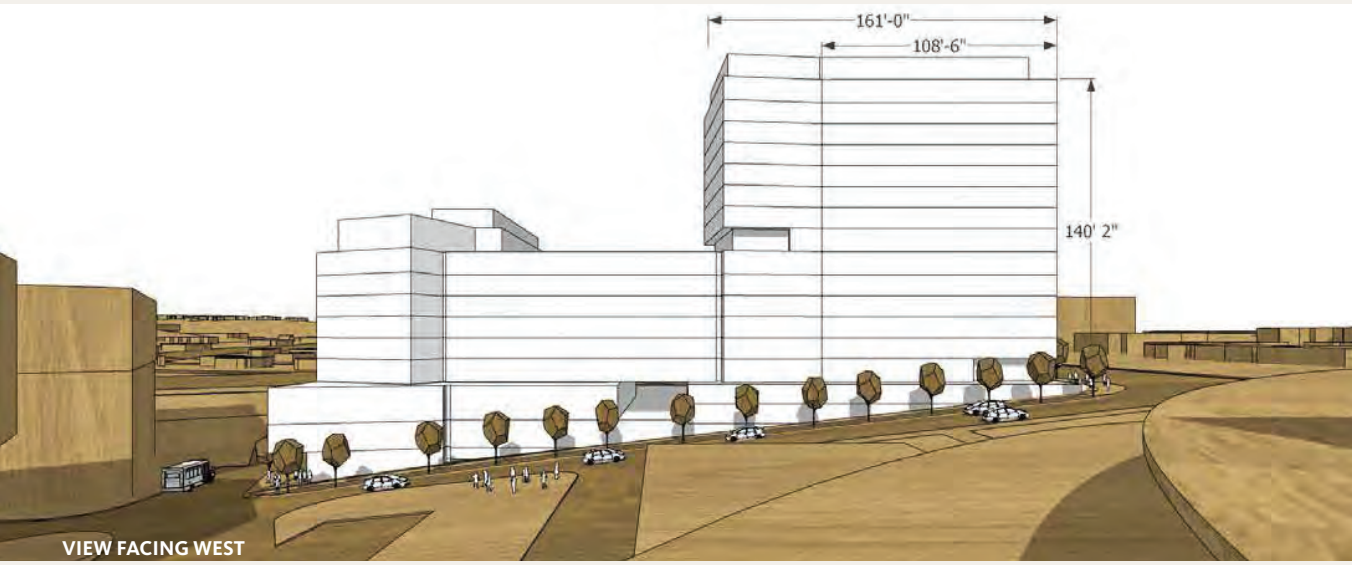
- DEFINED AS DISTINCT MASSES
- PROPORTION ON 120TH STREET NE., BREAKS DOWN HORIZONTALITY
- GREATER OPPORTUNITIES FOR ARTICULATION OF DISTINCT VOLUMES
- ANCHORS MAIN INTERSECTION ON THE NORTH BY LOCATING THE TOWER AT HIGHEST GRADE
- TOWER IS LOWER IN HEIGHT (~40' LESS) THAN MASSING OPTIONS 1 AND 2
- LESS BULKY FROM 405 DUE TO TOWER LOCATION
- STRONG GESTURE TO URBAN FABRIC

#### CONS

- FEWER UNITS WITH MOST DESIRABLE SOUTHERN VIEWS



## DEVELOPMENT // PROPOSED MASSING 3 (**PREFERRED**)



## Chapter 55 - TOTEM LAKE (TL) ZONES

### 55.05 User Guide - TL 1A zone.

The charts in KZC 55.09 contain the basic zoning regulations that apply in the TL 1A 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 55.07

Zone  
TL 1A

#### Section 55.07 – GENERAL REGULATIONS



1. Refer to Chapter 1 KZC to determine what other provision of this code may apply to the subject property.
2. All ground floor uses shall be a minimum of 13 feet in height. Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five feet. This regulation does not apply to parking garages or property with no frontage on NE 128th Street.
3. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
  - a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
  - b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.
4. The minimum required front yard is 10 feet, unless otherwise prescribed in the use zone chart. Ground floor canopies and similar entry features may encroach into the front yard, provided the total horizontal dimension of such elements may not exceed 25 percent of the length of the structure. No parking, other than underground parking, may encroach into the required 10-foot front yard.
5. The ability to accommodate new development in the TL 1A zone is dependent upon the construction of two new streets: 119th Avenue NE, between NE 128th Street and NE 130th Place, and NE 130th Place, between 120th Avenue NE and Totem Lake Boulevard NE, as shown on Plate 34A. Consistent with and to the extent authorized by applicable statutes and court decisions, new development on properties across which these streets in whole or in part extend shall contribute to the creation of the streets as follows:
  - a. With all new development, the portions of these streets crossing the subject property shall be dedicated as public right-of-way consistent with Plate 34A; and
  - b. With all new development exceeding 30 feet in height, the streets shall be improved consistent with Plate 34A.

Minor deviations in the location and width of the streets may be approved by the Public Works Director if the deviations will not negatively affect the functioning of the streets.
6. Properties located between TL 2 and NE 128th Street may be required to provide a pedestrian connection between TL 2 and NE 128th Street.

7. On the parcel located at the southeast corner of this zone (Tax Parcel No. 6928400025), building height may not exceed 30 feet above average building elevation unless:
- a. Vehicular access is consolidated with a driveway on property to the south, west or north of the subject parcel; or
  - b. Alternative access to the subject parcel is provided at a location approved by the Public Works Department; or
  - c. Vehicular trip generation onto 120th Ave. NE does not exceed 2015 levels.

[link to Section 55.09 table](#)



Section 55.09	USE  REGULATIONS 	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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Office Use	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 3.	30' to 160' above average building elevation. See Gen. Reg. 2 and Spec. Reg. 2.	B	D	See Chapter 105 KZC.	<div>1. The minimum floor area ratio (F.A.R.) for development on the subject property is 1.0, or 100 percent of lot size.</div> <div>2. Building height may be increased as follows:<div>a. Buildings greater than 30 feet above average building elevation shall provide:<div>1) Dedication and improvement of new streets pursuant to General Regulation 5; or</div><div>2) Where General Regulation 5 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of gross floor area shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval.</div></div></div> <div>b. Building height may be increased up to 160 feet above average building elevation; provided, that:<div>1) Development on the subject property complies with 2(a) above.</div><div>2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC).</div><div>3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor.</div><div>4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties.</div></div>
REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE												

## Section 55.09

Zone  
TL 1A



## USE ZONE CHART

Section 55.09	USE ↓ REGULATIONS ↓	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 YARD (See Ch. 115)			Lot Coverage				
Front	Side	Rear									
.010	Office Use (continued)										REGULATIONS CONTINUED FROM PREVIOUS PAGE  3. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. 4. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are subordinate to and are dependent upon this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses. 5. 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 noise from this use is not 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.
.020	Restaurant or Tavern	D.R., Chapter 142 KZC	Same as primary use. See Spec. Reg. 1.						1 per each 100 sq. ft. of gross floor area.	1. This use is only permitted as an accessory use to another permitted use within this zone. It may not be located in a separate structure from the primary use.	

Section 55.09

Zone  
TL 1A



USE ZONE CHART

Section 55.09	USE  REGULATIONS 	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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.030	Any Retail Establishment, other than those specifically listed in this zone, selling goods and providing services including banking and other financial services	D.R., Chapter 142 KZC	Same as primary use. See Spec. Reg. 1.						1 per each 300 sq. ft. of gross floor area.	<div>1. This use is only permitted as an accessory use to another permitted use within this zone. It may not be located in a separate structure from the primary use.</div> <div>2. The location of drive-through facilities may not compromise pedestrian movement.</div> <div>3. The following uses and activities are prohibited:<div><div>a. The sale, service, and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers; provided, that motorcycle sales, service, or rental is permitted if conducted indoors;</div><div>b. Retail establishments providing storage services unless accessory to another permitted use;</div><div>c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses;</div><div>d. Outdoor storage of bulk commodities, except in the following circumstances:<div><div>1) If the square footage of the storage area is less than 10 percent of the retail structure,</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></div>		

Section 55.09



Zone  
TL 1A

USE ZONE CHART

Section 55.09	USE  REGULATIONS 	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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.040	Attached or Stacked Dwelling Units	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 4.	30' to 160' above average building elevation. See Gen. Reg. 2 and Spec. Reg. 3.	C	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. 2. Residential development must provide a minimum density of 50 dwelling units per gross acre. 3. Building height may be increased as follows: a. Buildings greater than 30 feet above average building elevation shall provide: 1) One of the following improvements: a) Dedication and improvement of new streets pursuant to General Regulation 5; or b) Where General Regulation 5 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval; and 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: 1) Development on the subject property complies with 3(a) above.

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE



Section 55.09	USE  REGULATIONS 	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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.040	Attached or Stacked Dwelling Units (continued)									REGULATIONS CONTINUED FROM PREVIOUS PAGE 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 4. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property, and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.		

Section 55.09

Zone  
TL 1A

USE ZONE CHART

Section 55.09	USE ↓ REGULATIONS ↓	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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.045	Residential Suites	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 3.	30' to 160' above average building elevation. See Gen. Reg. 2 and Spec. Reg. 2.	C	A	See Spec. Reg. 4.	1. Residential development must provide a minimum density of 50 dwelling units per gross acre. 2. Building height may be increased as follows: a. Buildings greater than 30 feet above average building elevation shall provide: 1) Dedication and improvement of new streets pursuant to General Regulation 5; or 2) Where General Regulation 5 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: 1) Development on the subject property complies with 2(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC).
REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE												

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		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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.045	Residential Suites (continued)										REGULATIONS CONTINUED FROM PREVIOUS PAGE  3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 3. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. 4. Parking shall be provided at a rate of one stall per living unit plus one per on-site employee, and modifications to decrease the parking requirement are prohibited. However, if parking is managed pursuant to Special Regulation 5, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee. 5. The required parking shall be 0.5 per living unit where the parking is managed as follows and the property owner agrees to the following in a form approved by the City and recorded with King County: a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for private parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars.  REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE	





Section 55.09

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TL 1A

USE ZONE CHART

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			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.045	Residential Suites (continued)										REGULATIONS CONTINUED FROM PREVIOUS PAGE  b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum the TMP shall include the following requirements: 1) Charge for on-site parking, unbundled from the rent, for tenants who have cars. 2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars. 3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges. 4) Adequate secured and sheltered bicycle parking to meet anticipated demand. 5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City. 6) At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and detailed report of initial resident parking demand and alternative commute travel. The report format shall be reviewed and approved by the City. 7) Following the initial survey, the property owner shall submit a biennial survey of residents prepared and conducted by a licensed transportation engineer or other qualified professional documenting on-site and potential off-site parking utilization and alternative commute travel. The Planning Director may increase or decrease the frequency of the survey based on the documented success of the TMP. 8) Acknowledgment by the property owner that it shall be a violation of this code for the actual parking demand for the project to exceed the available supply of required parking or to fail to comply with the provisions of the TMP or reporting requirements.  REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE	



Section 55.09	USE  REGULATIONS 	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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.045	Residential Suites (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE  c. After one year of project occupancy, the Planning Official may allow a decrease in the required number of spaces if the number of spaces proposed is documented by an adequate and thorough parking demand and utilization study of the property. The study shall be prepared by a licensed transportation engineer or other qualified professional, and shall analyze the operational characteristics of the use which justify a parking reduction. The scope of the study shall be proposed by the transportation engineer and approved by the City Transportation Engineer. The study shall provide at least two days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City Transportation Engineer. 6. All residential suites and all required parking within a project shall be under common ownership and management. 7. Development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified. 8. Developments containing this use shall provide common living area available to all residential suite residents. Common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, storage, stairwells, mailrooms, and hallways shall not be counted as common living area. The minimum amount of common living area for each project shall be 250 square feet plus an additional 20 square feet per living unit.
.050	Church	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' average building elevation. See Gen. Reg. 2 and Spec. Reg. 3.	C	B	1 for every 4 people based on maximum occupancyload 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 this use. 3. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.

## Section 55.09

Zone  
TL 1A

## USE ZONE CHART

Section 55.09	USE ↓ REGULATIONS ↓	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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.060	School, Day-Care Center or Mini School or Mini-Day-Care	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' above average building elevation. See Gen. Reg. 2 and Spec. Reg. 4.	D	B	See KZC 105.25. See Spec. Reg. 3.	1. A six-foot-high fence is required along property lines adjacent to outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. 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. 4. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.
.070	Assisted Living Facility						85% See Spec. Reg. 3.	30' to 160' above average building elevation. See Gen. Reg. 2 and Spec. Reg. 2.	B	A	See KZC 105.25.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Building height may be increased as follows: a. Buildings greater than 30 feet above average building elevation shall provide: 1) One of the following public improvements: a) Dedication and improvement of new streets pursuant to General Regulation 5; or b) Where General Regulation 5 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval; and
REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE												

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		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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.070	Assisted Living Facility (continued)										REGULATIONS CONTINUED FROM PREVIOUS PAGE  2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: 1) Development on the subject property complies with 2(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 3. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.	

Section 55.09

Zone  
TL 1A



USE ZONE CHART

Section 55.09	USE ↓ REGULATIONS ↓	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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.080	Convalescent Center or Nursing Home	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 2.	30' to 160' above average building elevation. See Gen. Reg. 2 and Spec. Reg. 1.	C	B	1 for each bed.	1. Building height may be increased as follows: a. Buildings greater than 30 feet above average building elevation shall provide: 1) Dedication and improvement of new streets pursuant to General Regulation 5; or 2) Where General Regulation 5 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: 1) Development of the subject property complies with 1(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor.
REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE												

Section 55.09

Zone  
TL 1A

USE ZONE CHART

Section 55.09	USE  REGULATIONS 	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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.080	Convalescent Center or Nursing Home (continued)										REGULATIONS CONTINUED FROM PREVIOUS PAGE  4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 2. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property, and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.	
.090	Public Utility	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' above average building elevation. See Gen. Reg. 2 and Spec. Reg. 1.	A	B	See KZC 105.25.	1. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.
.100	Government Facility or Community Facility								C See Spec. Reg. 2.			1. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies. 2. Landscape category A or B may be required depending on the type of use on the subject property and the impacts associated with this use.
.110	Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50 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 regulation which apply specifically to the project or project area.

### **Special Consideration for Totem Lake Business District Core**

“Pedestrian-Friendly” Building Fronts: Along 120th Avenue NE, buildings should be designed to add vitality along the sidewalk, by providing multiple entrance points to shops, continuous weather protection, outdoor dining, transparency of windows and interactive window displays, entertainment and diverse architectural elements.

Pedestrian-Oriented Plazas: Open spaces are especially important in TL 1, where the built environment may be dense. Well-designed open spaces in front of and between buildings, visually linked with the open spaces of adjacent developments, will help to provide relief for the pedestrian.

Pathway Width: Within TL 1, buildings should be set back at least ten feet from the sidewalk. Landscaping and entry features should be located within this setback yard, allowing the sidewalk to be somewhat narrower than on a pedestrian oriented street.

Street Trees: Street trees within this area should be selected to achieve the varying objectives of the district. Some preliminary ideas for a street tree planting plan are:

120th Avenue NE: South of NE 128th Street, choose street trees that will emphasize the pedestrian connection between the upper and lower mall, such as the use of larger trees at crossings and major points of entry. Choose spacing and varieties to create a plaza-like character to encourage pedestrian activity. Trees in planters and colorful flower beds will soften the area for pedestrians but allow visual access to adjoining businesses.

The tree planting plan used along NE 128th Street between Totem Lake Boulevard and 120th Avenue NE should be continued to the segment of 120th Avenue NE between NE 128th Street and NE 132nd Street, to provide a consistent identity throughout the district.

Entry Gateway Features: Public art and private efforts can be used to establish gateway features to strengthen the character and identity of the Business District Core and the neighborhood.

Parking Locations and Entrances: Throughout the Totem Lake Business District Core, parking areas located between the street and the building should be discouraged.

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

Parking Garages: The development densities planned for the Totem Lake Business District Core may result in the need for large parking structures to support them. Careful design of the structures will be important to retain a visually attractive environment. The location of parking structures along pedestrian-oriented streets or pedestrian pathways should be discouraged. Where parking structures cannot be located underground and must be provided on the ground floor, an intervening use is desirable to retain the visual interest along the street. If parking areas are located in a separate structure from the primary use, the structure must be set back from the street, and screened with substantial landscaping.

Architectural Elements: Decks, Bay Windows, Arcades, Porches - Balconies provide private open space, and help to minimize the vertical mass of structures. Residential building facades visible from streets and public spaces should provide balconies of a sufficient depth to appear integrated with the building and not “tacked on”.

Building Modulation Vertical: Since greater heights are allowed in TL 1 than elsewhere in the city, the impacts of increased height are a concern. Impacts associated with taller buildings are generally ones of reduced open space and privacy, shadowing and loss of light. Massing of development in slimmer but taller towers rather than in shorter, wider buildings presents an opportunity to create open space between existing buildings, particularly when buildings step back from property lines and neighboring structures. For new buildings to fit in to the existing setting, a balance between higher and lower structures should be maintained. To preserve openness between structures, separation between towers, both on a development site and between adjacent properties, should be provided. The specific separation should be determined based on height, relation and orientation to other tall structures, configuration of building mass and solar access to public spaces. Taller buildings or “towers” in TL 1 should have relatively compact floor plates. The use of towers above a two-three story podium creates a varied building footprint and the perception of a smaller overall building mass. When the building’s mass is instead concentrated in lower buildings with larger floor plates, greater emphasis should be placed on open space and plazas to provide relief at the pedestrian level. Design treatments used in the upper portion of a building can promote visual interest and variety in the Totem Lake Business District Core skyline. Treatments that sculpt the facades of a building, provide for variety in materials, texture, pattern or color, or provide a specific architectural rooftop element can contribute to the creation of a varied skyline.

Visual Quality of Landscapes: Within TL 1, special landscaping elements such as gateways, arches, fountains and sculptures should be incorporated, in order to create a lively streetscape and provide visual interest along the street edge. Where possible, existing mature landscaping should be retained and incorporated into new development to soften the impact of increased site coverage and preserve the green character of the area.