



CITY OF KIRKLAND
Planning and Building Department
123 5th Avenue, Kirkland, WA 98033
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MEMORANDUM

To: Design Review Board
From: Jennifer Anderer, Associate Planner
Date: February 6, 2023
File No.: DRV22-00407
Subject: **THE FOUNDRY
CONCEPTUAL DESIGN CONFERENCE**

I. MEETING GOALS

At the February 6, 2023, Design Review Board (DRB) meeting, the DRB should review the concept design for the Foundry 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.
- C. Determine what other application materials are needed for the Design Response Conference.

II. BACKGROUND INFORMATION

The subject property comprises two parcels located at 12700 NE 124th Street and 12704 NE 124th Street (see Attachment 1). The applicant is proposing to construct a 7-story mixed-use building consisting of approximately 449 to 514 residential units and 13,444 square feet of street level commercial space along NE 124th Street. Parking is proposed within an underground parking garage. Vehicular access to the property is proposed from NE 124th Street and 128th Lane NE. The applicant has provided a program description 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 19,910 square feet) currently contains the Totem Commercial Center, a distribution center with two single-story industrial buildings. Overall, the site is relatively flat, with a drop in elevation from NE 124th Street to the Cross Kirkland Corridor of approximately 8 feet or a 1.5% grade change. The site is positioned lower than NE 124th Street right-of-way, 128th Lane NE right-of-way, and the CKC by an average of 4 feet and higher than the adjacent property to the west by an average of 2 feet. The property has street frontage along NE 124th Street, which is designated as a principal arterial, and 128th Lane NE, which is designated as a neighborhood access street.

The site contains a wetland buffer in the northwest corner of the subject property. An approved critical area determination (SAR22-00631) identified a 75-foot buffer with a 10-foot buffer setback from an off-site wetland.

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

North: TL 9A – Industrial Use – 45 feet above average building elevation

Cross Kirkland Corridor - open public right-of-way – height is not applicable

South: TL 6A – Commercial Use – 45 feet above average building elevation

East: TL 7B – Commercial Use – 45 feet above average building elevation

West: TL 7A – Commercial Use – 80 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 TL 7A 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 mixed-use developments containing attached dwelling units.

Staff Comment: The applicant is proposing a mixed-use development containing attached dwelling units.

- B. Height: The TL 7A zone allows a maximum height of 80 feet as measured above the average building elevation.

KZC section(s) 55.51.005 Special Regulation 3 allow(s) the following exceptions to this height:

- The ground floor of structures 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 the structure by up to five feet.

Staff Comment: The applicant will need to submit height calculations with the Design Response Conference application. Staff will review the project for compliance with the City's height regulations during the Design Response phase.

- C. 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.
- Commercial
 - Retail and Office: 1 stall per 300 square feet of gross floor area
 - Restaurant: 1 stall per 100 square feet of gross floor area

- Medical Office: 1 stall per 200 square feet of gross floor area

Staff Comment: The applicant will be required to demonstrate compliance with applicable City parking requirements during the Design Response phase.

- D. Pedestrian Connection: KZC Section 55.51.005 Special Regulation 4 requires that the project design must accommodate future pedestrian connections to the CKC.

Staff Comments: The applicant is proposing well-landscaped pedestrian access from both NE 124th Street and 128th Lane NE to the CKC. The final alignment and design of the walkway will be completed as part of the Design Response Conference review process.

- E. Cross Kirkland Corridor: KZC Section 115.24 establishes setback and design guidelines for properties adjoining the Cross Kirkland Corridor as follows:

- Required Yards: There must be at least a 10-foot required yard along the north property line adjacent to the CKC.
- Site Design: The development should be designed in a manner to complement the public nature of the CKC by incorporating the following:
 - i. Landscape islands pursuant to KZC 95.44 should be provided so that no more than 8 contiguous parking stalls are located along the corridor.
 - ii. In addition to the landscape buffering required in the KZC (see below) the design needs to integrate with and complement the corridor functions.
 - iii. A pedestrian entrance facing the CKC with a pedestrian pathway installed pursuant to KZC 105.18.2.a. Any stairs require a bicycle runnel.
 - iv. Bicycle parking as required under KZC 105.32 needs to be provided at a ratio of 1 bicycle stall for every 6 motor vehicle stalls and need to be accessible by bicycle to the CKC.
- Building Design: Building design should focus on the high visibility from the CKC by incorporating the following:
 - i. Facades that face the CKC must comply with the blank wall treatments described in KZC 92.15.3.
 - ii. Any parking or garages visible from the CKC need to comply with the standards in KZC 92.15.4.a.
 - iii. Building facades visible from the CKC need to incorporate similar building materials and window treatments as other building facades.
 - iv. Building facades facing the CKC cannot exceed 120 feet without vertical definition, such as a change in color and materials, modulation of sufficient width and depth to define the vertical element, or some combination of these elements that carry through all floors of the building.

Staff Comments: The Design Board will review the project for compliance with the adjoining properties standards as part of the Design Response Conference review process. At the Conceptual Design Conference, the Design Board should provide design guidance and identify any required submittal materials that the applicant should include in the Design Response Conference application.

- F. Landscape Buffer: KZC Section 55.51.005 Special Regulation 5 requires that the subject property comply with the landscape buffer 1 standards in KZC 95.42. Landscape buffer 1 requires a 15-foot side landscape strip vegetated to the standards detailed in KZC 95.42 with a 6-foot high solid fence or wall along the outside edge of the land use buffer or on the property line when adjacent to a private property. A fence or wall is not required, with the landscape buffer is adjacent and parallel to an improved public right-of-way. The buffer is not required when the subject property is directly across the street from a principal or minor arterial.

Based on this requirement, the subject property is subject to the following landscape buffer standards:

- North Property Line (adjacent to the CKC): 15-foot landscape strip
- South Property Line (adjacent to NE 124th St): No landscaping buffer is required because NE 124th Street is classified as a principal arterial.
- East Property Line (adjacent to 128th Place NE): 15-foot landscape strip
- West Property Line (adjacent to private property): 15-foot landscape strip and a 6-foot-high solid fence or wall.

KZC 142.37 permits minor variations to the landscape buffer requirements in the Totem Lake Business District. This section of the code grants the Design Review Board the authority to approve a minor variation from these standards based on the following criteria:

- The request results in superior design and fulfills the policy basis for the applicable design regulations and design guidelines;
- The departure will not have any substantial detrimental effect on nearby properties and the City or the neighborhood.

Staff Comments: The conceptual plans do not comply with the landscape buffer requirements as proposed. Staff recommends that the applicant revise the design to comply with the landscape buffer requirements. If a modification is requested, the applicant must submit a design that complies with the modification criteria and specifically addresses the modification criteria for each landscape buffer requesting a minor variation from the landscape buffer 1 standards. The applicant will be required to demonstrate compliance with applicable City landscape buffer requirements during the Design Response phase. At the Conceptual Design Conference, the Design Board should provide design guidance and identify any required submittal materials that the applicant should include in the Design Response Conference application.

- G. Ground Floor Retail: KZC Section 55.51.005 Special Regulation 2 requires at least 20 percent of the total gross floor area located on the street-level floor along NE 124th Street of the building shall include commercial use. Residential uses may be located on the street level floor of a structure only if there is an intervening commercial use with a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building on NE 124th Street), between this use and NE 124th Street. Lobbies for residential use are allowed within the commercial frontage, provided they do not exceed 20 percent of the building's linear commercial frontage along the street.

The Design Review Board may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible

given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest.

Staff Comments: The applicant will be required to demonstrate compliance with the ground floor retail requirements during the Design Response phase.

- H. Wetland Buffer: The project is required to comply with the wetland buffer requirements. No portion of the development may encroach into the wetland buffer unless the work is exempt under KZC 90.35 or permitted to do so under KZC section 90.40.

Staff Comments: Staff will review the project for compliance with the City's stream and wetland buffer regulations during the Design Response phase.

- I. Vegetative Buffer: To apply the standard buffer widths, the project is required to vegetate the on-site stream and wetland buffers to the following standards:

- Native cover of at least 80 percent on average throughout the buffer area. Additionally, the first two of the following strata of native plant species each must compose at least 20 percent areal cover, and the third may compose no more than 20 percent areal cover:
 - i. Multi-age forest canopy (combination of existing and new vegetation);
 - ii. Shrubs; and
 - iii. Woody groundcover (such as kinnikinnick, salal and sword fern) or unmowed herbaceous groundcover;
- At least three (3) native species each making up a minimum of 10 percent coverage (for diversity);
- Less than 10 percent noxious weeds cover using King County weed list and permanent removal of all knotweed; and
- Removal of lawn and any illegal fill as determined by the City.

Staff Comments: The critical area determination (SAR22-00631) confirmed that the existing site conditions do not meet the vegetative buffer standards. The applicant will be required to submit vegetative buffer plan prepared by a qualified critical area professional and fund a peer review of the plan. During the Design Response phase, staff will review the project for compliance with the City's vegetative buffer standards.

V. **PEDESTRIAN ORIENTED DESIGN GUIDELINES**

In addition to the standard guidelines contained in the *Design Guidelines for Totem Lake 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
- Interior pedestrian connections (*special consideration for TL7A zone*)

See adopted Design Guidelines for Totem Lake Business Districts for complete text and explanations.

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 several massing schemes including a preferred option (Option 3) for the DRB's review and comment (see Attachment 2).
3. What site and building design techniques should be incorporated into the design to meet the standards for projects adjacent to the CKC?

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)?
3. What are the key pedestrian connections?
4. How would the project engage pedestrians?
5. What are opportunities for the project to accommodate future pedestrian connections to the CKC?
6. What are opportunities for the project to provide safe and convenient public pedestrian access between NE 124th Street through the subject property to the CKC?

C. Open Space and Landscaping

1. What are opportunities for landscaping and/or open space on the subject property?
2. What landscape buffer minor variation techniques would result in superior design and not have a substantially detrimental effect on nearby properties, the City, and/or the neighborhood?

VIII. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE

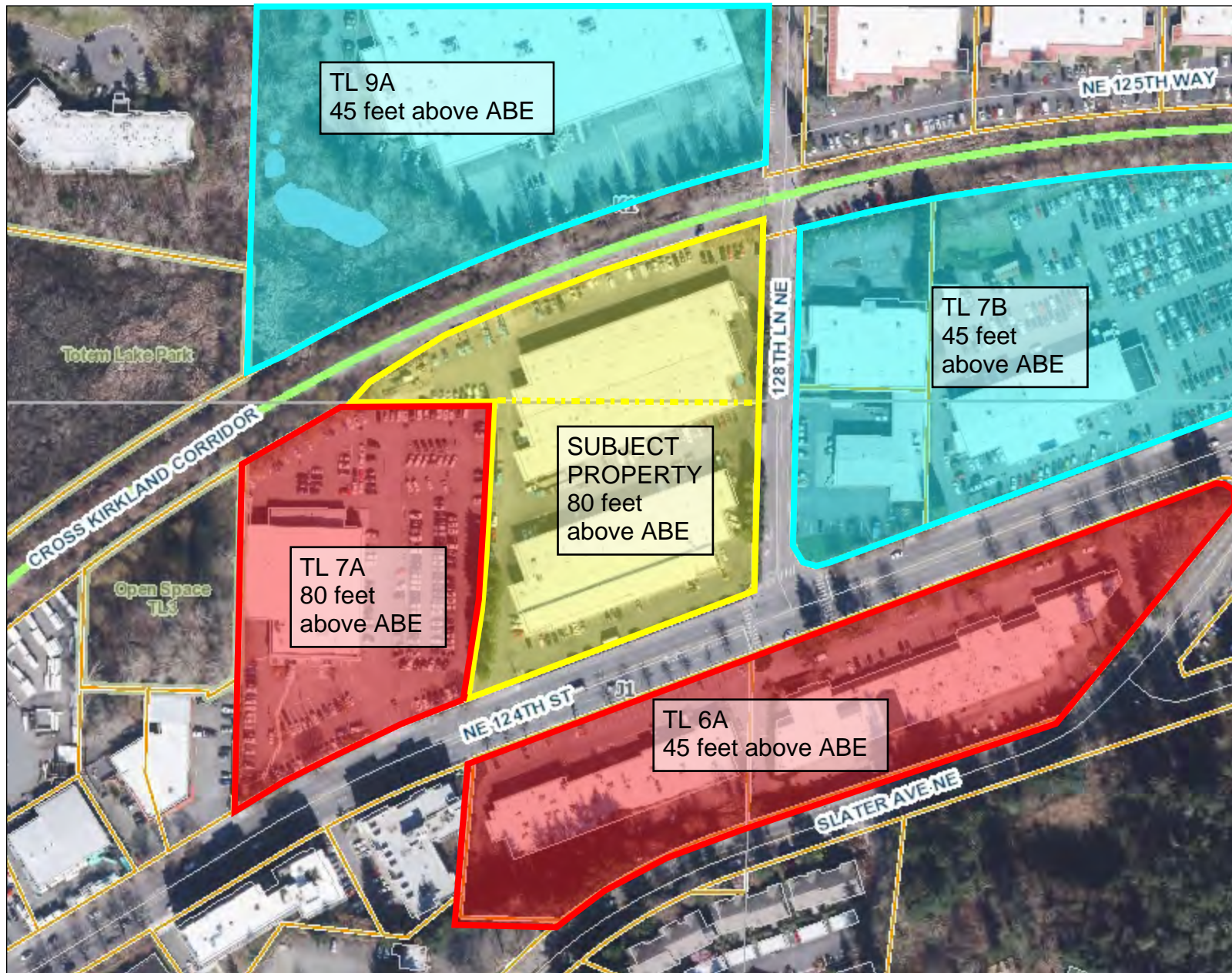
The Design Review Board shall determine what models, drawings, perspectives, 3-D SketchUp model, or other application materials the applicant will need to submit with the design review application.

IX. ATTACHMENTS

1. Vicinity Map
2. CDC Plan Submittal
3. TL 7A Use Zone Chart
4. Design Guidelines – Special Considerations for TL 7A



City of Kirkland GIS



Legend

- City Limits
- Grid
- QQ Grid
- Cross Kirkland Corridor
- Regional Rail Corridor
- Streets
- Parcels
- Buildings
- Lakes
- Parks
- Schools
- Olympic Pipeline Corridor
- Water Body Area

1: 2,400



Notes

400.0 0 200.00 400.0Feet

NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

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City of Kirkland

NEW MIXED-USE DEVELOPMENT

THE FOUNDRY at Totem Lake

Conceptual Design Conference

THE FOUNDRY at Totem Lake

Brought to you by American Capital Group 

OBJECTIVES & DRIVERS

We are proud to present our newest proposed Multifamily Development, Foundry at Totem Lake, designed by American Capital Group for the City of Kirkland's Design Review Board consideration. The Foundry earns its name as a nod to Kirkland's beginning while ultra-focused on the needs of its future. This development aims to anchor the Totem Lake business district on the edge of the TL7 zoning with our sensational new mixed-use building. American Capital Group looks forward to making an additional contribution towards the exciting growth the City of Kirkland has recently experienced in Totem Lake. While central Totem Lake has benefitted from a surge in development in recent years, the Eastern portions of the TL zoning have fallen a bit behind. The existing light industrial feel of this underutilized area will see significant improvement with the approval of our proposed design.

This development compliments the surrounding community by:

- Providing much needed housing options along the CKC and the South Side of the lake
- Direct ADA accessible access to the CKC from our property
- Improves the storm water system, upgrading the site to today's best practices as outlined in the KCSWM
- Provides fresh, convenient commercial space with a pedestrian plaza entry to serve a wide variety of local businesses and residents
- Balances Totem Lake and Totem Lake Park with the Village Development to the North.
- By embracing nature, extensive use of landscaping, street trees, trees within our site, and a publicly accessible park will replace a site that is 100% hardscape today.
- We have meticulously designed this building with human scale in mind. The seemingly large structure is broken up by alternating courtyards, vertical articulation, horizontal articulation, and roofline modulation throughout.
- Creating synergy and connectivity between the Village at Totem Lake and the opposite side of the lake. Providing a more walkable environment.

The proposed development is comprised of the following:

- A new 7 story mixed use building
- 449 rental units with 20% affordable, utilizing the MFTE program
- Over 13,000 sf of street level retail space
- Off street structured parking



Why The Foundry?

Back in 1886, Peter Kirk, an enterprising businessman, auctioned off his property and manor in England and headed to America to make a fortune. He found his way to the Pacific Northwest. Like many entrepreneurs in his time, Kirk had big dreams, particularly for the land east of Seattle by the waters of Lake Washington. He thought it was the perfect place to build a steel town to support a mill.

Kirk and his business partners built Moss Bay Iron and Steel Works with high hopes of creating the "Pittsburgh of the West." The steel mill was completed in late 1892, but went under during the Panic of '93, the financial crisis that swept the nation in the spring. That economic downturn stopped the steel mill in its tracks. The mill closed without producing any steel. Kirk never did see his dreams come alive; he eventually retired and moved north to the San Juan Islands.



Artist Photo By Clayton Roush For

PROJECT LOCATION | 12700 NE 124th ST KIRKLAND, WA 98034



PROJECT INFORMATION

OWNER & DEVELOPER
American Capital Group

BUILDER
American Home Builders

DESIGN/CONSULTANT TEAM
 Architecture ACG Design
 Structural Fossatti Pawlak
 Landscape SCJ Alliance
 Civil BRH
 Mechanical/Plumbing
 Electrical Robison

ADDRESS
12700 & 12704 NE 124th ST
Kirkland, WA 98034

KING COUNTY PARCEL #'S
2826059039
2826059059

ZONING
TL-7A

CONSTRUCTION TYPE
Midrise Type VA over Type 1A Podium

USE(S)
Residential Apartments
Amenity Spaces
Leasing
Retail

SCALE
868,632 GSF
449 Units
718 Parking Stalls
13,000 SF of Retail

AFFORDABLE HOUSING
90 MFTE Units
12-Year Exemption
10% @ 50% King County AMI
10% @ 80% King County AMI

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ZONING ANALYSIS

ZONE:

TL-7A

LEGAL DESCRIPTION:

This project is a 2-lot assemblage. A new legal description will be determined after Completion of consolidation and a lot line adjustment.

Primary address 12700 NE 124th ST Kirkland, WA 98034.

SETBACKS:

Front:

- 10 ft

Side & Rear:

- 0 ft

HEIGHT LIMIT:

Base height in TL-7A is 80' above average elevation. Bonus of 5' where necessary to accommodate 13' ground floor ceiling height. (KZC 55.51.005 reg 3)

LOT COVERAGE:

LOT AREA: 200,317

HARDSCAPE COVERAGE: 158,201.64 sf (78.9%)

ALLOWABLE LOT COVERAGE: 160,253.60 sf (80% Max hardscape)

PARKING REQUIREMENT:

Multifamily dwelling: Base Requirement, see following note for reductions

- Studio units: 1.2 per dwelling unit
- One-bedroom units: 1.3 per dwelling unit
- Two-bedroom units: 1.6 per dwelling unit
- Three Bedroom plus units: 1.8 per dwelling unit
- Guest Spaces: 10% of required residential spaces
- Retail & Office Parking: 1 per 300 square feet

This development qualifies for a parking space reduction due to proximity to transit

In accordance with KZC 105.20.4c and RCW 36.70A.620:

- Studios Reduced to: .75 spaces per dwelling unit
- One Bedrooms Reduced to: 1 space per dwelling unit

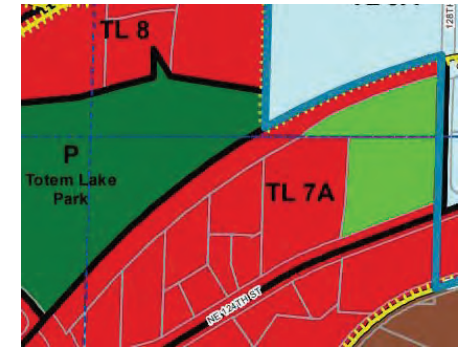
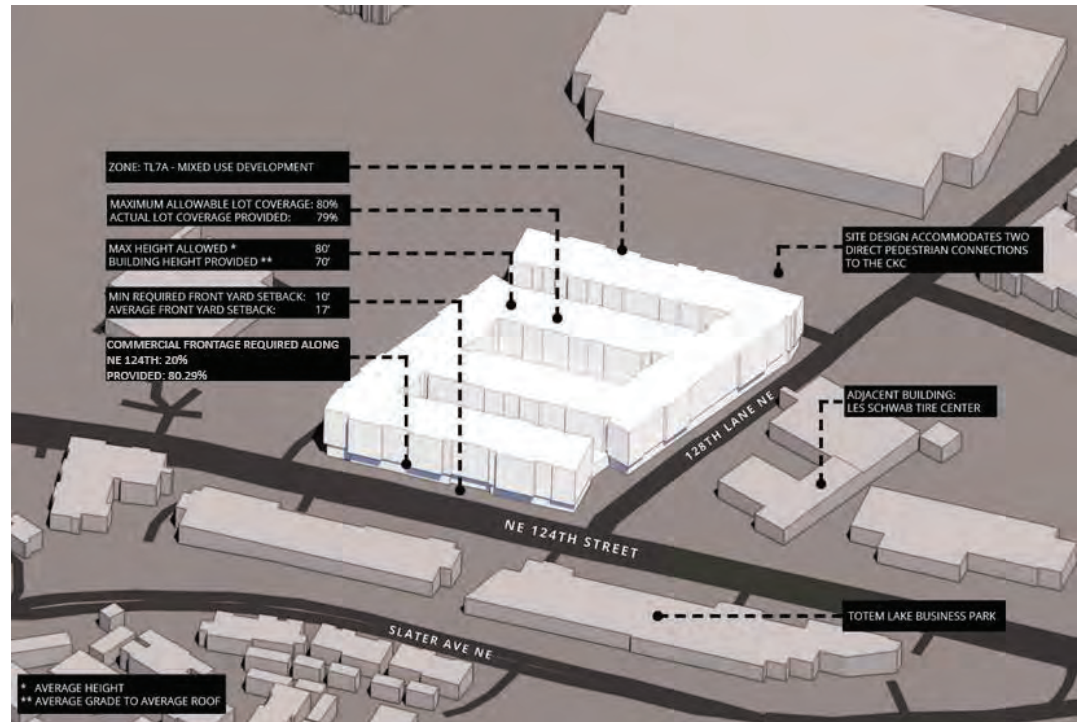
BICYCLE PARKING REQUIREMENT:

- One Bicycle Space for every 12 motor vehicle spaces: 698 residential vehicle spaces/12: 58 Bicycle Spaces

COVERED BICYCLE STORAGE BONUS:

Vehicle Parking spaces can be reduced a maximum of 5% of the total spaces in return for 1 Covered Bicycle Space for every 6 Motor Vehicle Spaces.

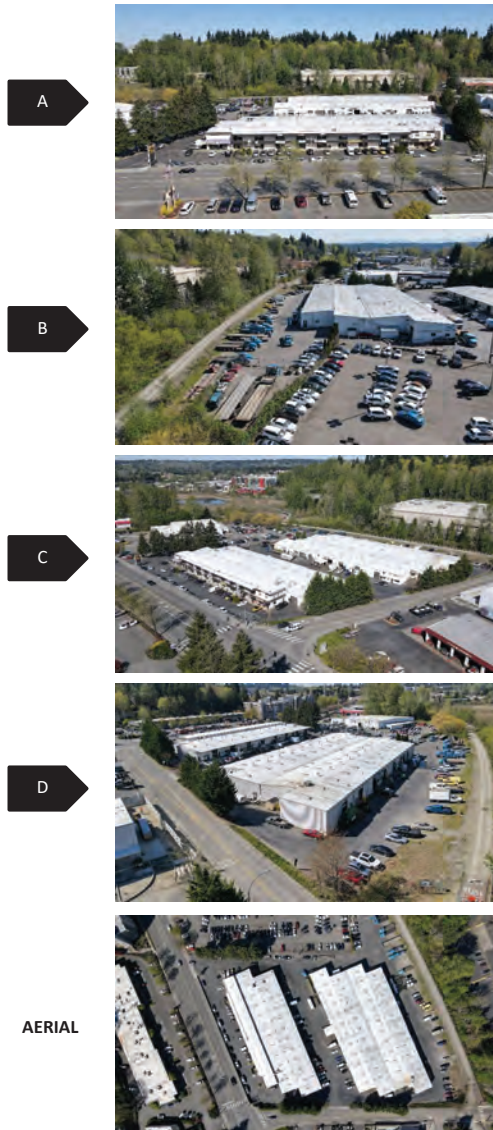
- Covered Bicycle Spaces Provided: 192
- Parking Reduction: -32 Spaces



SITE PLAN



EXISTING SITE CONDITIONS



SITE PLAN-DEVELOPMENT

DEVELOPMENT & SITE PLAN DRIVERS

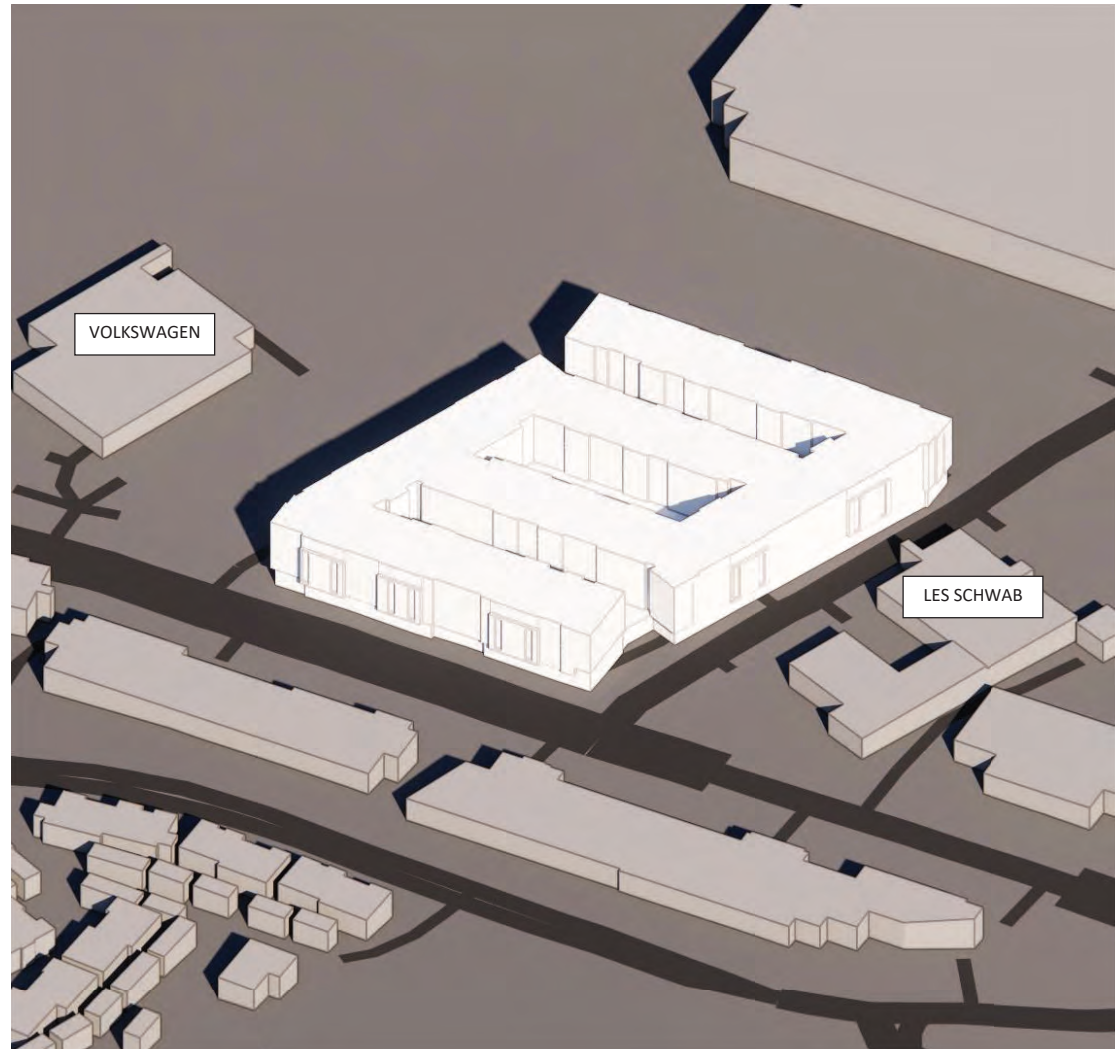
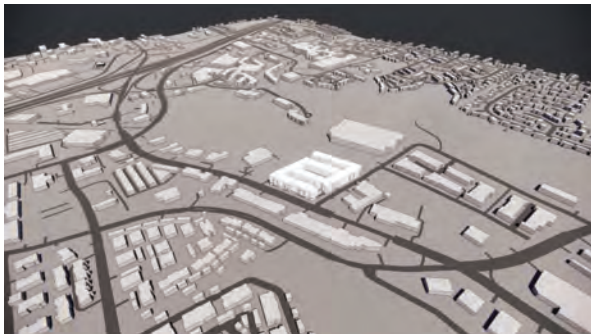
The Foundry development proposes to combine two parcels with primary frontage on 124th ST NE and secondary frontage on 128th ST NE. The project abuts the Volkswagen dealership and the CKC along Totem Lake.

This development will provide direct access to the Cross Kirkland Corridor trail in 2 locations, with one ADA (Accessible) ramp for all people to access the trail, and provides a close connection to the Village at Totem Lake.

The main vehicular access will be located in nearly the same location as the current building off of 124th adjacent to Volkswagen and maximizing the distance to the intersection at 128th. To improve circulation there will be a private drive serving vehicular, pedestrian, and fire access around the property to our secondary access off 128th. There is direct pedestrian access to the CKC.

The NW and SE corners will mirror themselves and serve as a prominent architectural feature, visible from the Village at Totem Lake and the major intersection. To minimize the overall scale of the building we are proposing 3 courtyards, 2 of which will be open at opposite corners, a publicly accessible plaza serving the commercial and lobby space set back from 124th and providing pedestrian weather protection the length of the Frontage.

The design proposes one building well under the 80' height limit, a fitness park, dog park, commercial/retail spaces, plentiful amenities, and the appropriate scale for this 4.598 acre site, adding balance to Totem Lake.



LOT COVERAGE

The area of all structures and any other hardscape on the subject property will be calculated as a percentage of total lot area.

3. Partially Exempt Materials – The following materials shall receive a 50 percent exemption for the area they cover. However, this exemption shall not exceed 10 percent of the total lot size.

- Pavers no larger than 10 inches by 10 inches per individual paver.
- Grassed modular grid pavement.
- Open grid decking over non-hardscaped area.
- Artificial turf.

Per KZC the maximum lot coverage is 80%

The TL7A zoning limits lot coverage to 80% and KZC 115.90 provides an option for partially exempt materials. These materials receive only 50% credit towards the requirement. Our site when considering building coverage, pedestrian walkways, ROW improvements, and all site amenities is below this requirement with 79.24% of our lot covered with impervious surface.

Currently the site is 100% impervious, meaning our introduction of parks and greenspace should substantially improve the current condition.


Additionally, we will be introducing best practices when designing our new storm system that should yield a great environmental improvement. Including amending design to reflect the critical area buffer shown in the included survey.

Our coverages breakdown as follows:

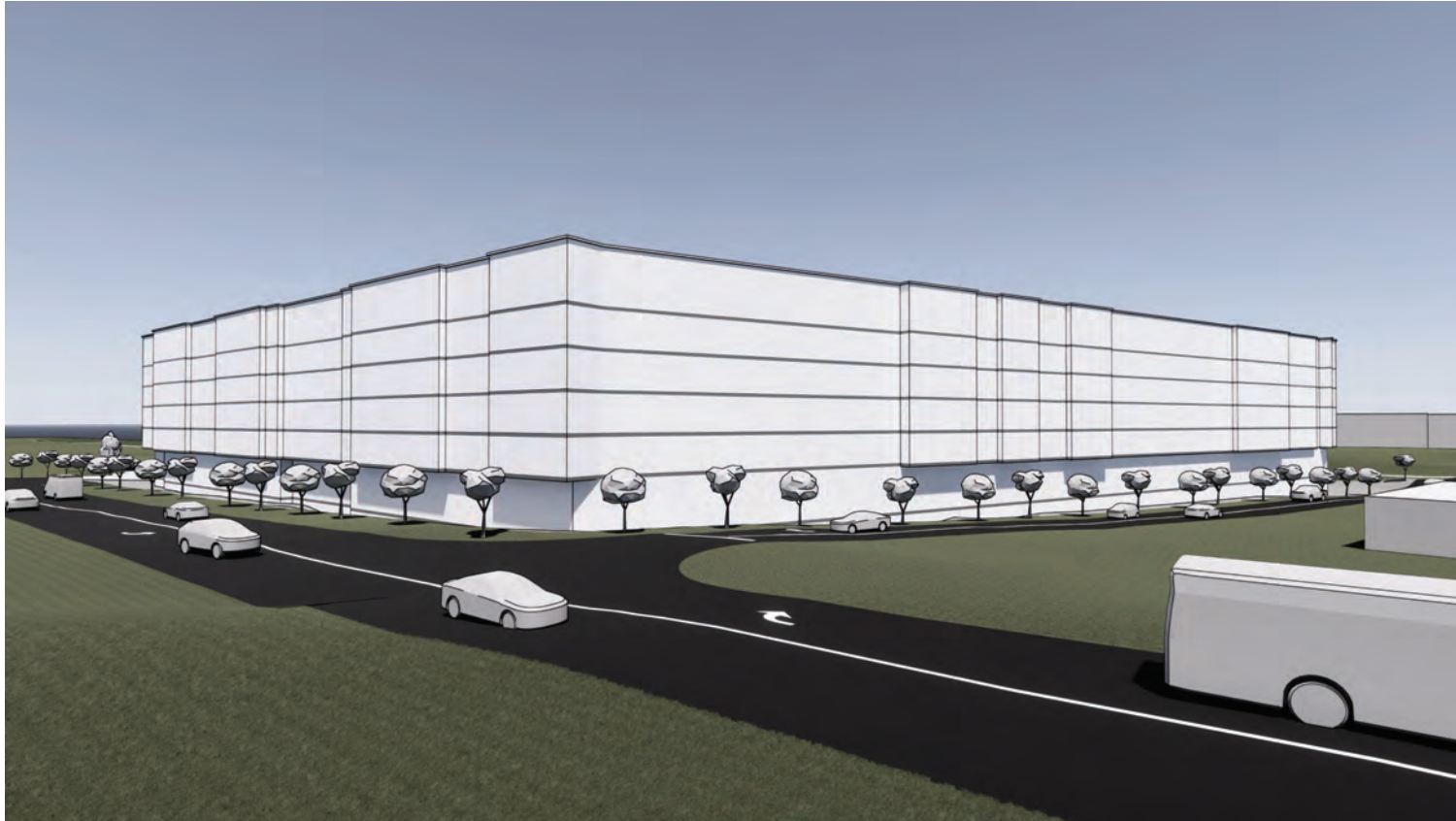
SITE AREA: 200,317.00 SF (4.60 ACRES)
BUILDING FOOTPRINT: 135,820.80 SF
ALLOWED: 160,253.60 SF (MAX 80% LOT AREA)
 40,063.40 SF (MIN 20% GREENSCAPE)
PROPOSED
TOTAL PERVIOUS AREA: 41,276.50 SF (20.60% LOT GREENSCAPE)
TOTAL IMPERVIOUS AREA: 160,148.83 SF (79.95% LOT AREA)
PERVIOUS SURFACE COVERAGE
PERVIOUS SURFACE AREA INCLUDES:
 50% CREDIT PERVIOUS SURFACE (PAVERS, DRIVEWAY, TURF, TRAIL)
 11,601.14 SF
LANDSCAPE SURFACE AREA GREENSCAPE: 29,675.36 SF



DESIGN GUIDELINES & INTENT

<p>The Foundry at Totem Lake has considered all TLBD and TL7A Design Guidelines in our design. The intent of the Totem Lake Design guidelines as we understand it has been captured, with few exceptions that result in a superior design.</p> <p>All facades of this building include a variety of materials, horizontal, and vertical modulation. Some sections of the building façade exceed 30 ft between modulations, but in all of those cases there are alternating materials and interesting fenestration to break it up.</p> <p>One section in particular is our feature corners. This sectioned has been enhanced with wood planks and metal paneling to provide a unique street corner. Breaking this up would result in an inferior design.</p> <p>Additional Design Comments Include:</p>	<p>INTERIOR PEDESTRIAN CONNECTIONS: KZC 55.51.4</p> <p>4. Site design must accommodate future pedestrian connections to the CKC. TL Design Guidelines: Pg 24</p> <p>a. Provide convenient pedestrian access between the street, bus stops, buildings, parking areas, and open spaces. Internal pedestrian connections are particularly important on large sites where some uses may be placed away from a street.</p> <p>Developer Response: This proposed development provides a direct, safe, well landscaped pedestrian access from both NE 124th and 128th Lane to the CKC. *See page 5 for additional detail.</p>	<p>HUMAN SCALE: TL DESIGN GUIDELINES PG 33 Section 18</p> <ul style="list-style-type: none"> To encourage the use of building components that relate to the size of the human body To add visual interest to buildings <p>a. Encourage a combination of architectural building elements that lend the building a human scale.</p> <p>Developer Response: The Foundry, as proposed (specifically in our preferred alternative) Has thoughtfully considered human scale. Typically a building of this size would be greatly challenged to provide a human scale. The Foundry is different: The multiple separations in the façade opening up 2 of the 3 courtyards, the partially recessed balconies, window fenestration, landscaping, and pedestrian weather protection are only a few examples of how we achieved this. This building blends into the environment and radically improves the South side of Totem Lake.</p>
<p>STREET CORNERS: KZC 92.10.D.6</p> <p>Building Location at Street Corners in the RHBD and TLBD Zones</p> <p>a. General Standards – For development at street corner sites, the applicant must incorporate one (1) or more of the following site treatments:</p> <ol style="list-style-type: none"> Locate and orient the building towards the street corner (within 10 feet of corner property line). To qualify for this option, the building must have direct pedestrian access from the street corner. Exception: Properties in the RHBD Regional Center must provide a 10-foot minimum setback between NE 85th Street and any building. Provide an architectural feature that adds identity or demarcation of the area. Such an architectural element may have a sign incorporated into it (as long as such sign does not identify an individual business or businesses) (see Figure 92.10.D). Provide a “pedestrian-oriented space” at the corner leading directly to a building entry or entries (see KZC 92.15 and Figure 92.10.D). Install substantial landscaping (at least 30-foot by 30-foot or 900 square feet of ground surface area with trees, shrubs, and/or ground cover). <p>Developer Response: The Foundry is located at the corner of NE 124th and 128th Ln NE. Currently the existing commercial site is set below the street level 5-10 ft. Our proposed design brings the primary frontage to the street level and our street corner features unique architectural features such as wood planks, signage, and a residential plaza slightly offset from the corner due to the topography of the site. Our building is within 6 ft of the ROW and contains over 927 sf of substantial landscaping. The varying heights and thoughtful design increase the overall visual interest of the street corner.</p>	<p>PEDESTRIAN PLAZAS: TL DESIGN GUIDELINES PG 26</p> <p>a. Provide pedestrian plazas in conjunction with mixed-use development and non-residential uses</p> <p>Developer Response: The Foundry, as proposed provides substantial publicly accessible amenities when compared to typical private development. The existing site is 5-10 below the ROW elevation with very little pedestrian access. Our design proposes a plaza the full length of the commercial/retail and lobby spaces. The entire primary frontage along NE 124th will feature a public plaza 14 ft-17ft wide. This area is ADA accessible with plentiful seating and bicycle lockers.</p> 	<p>RESIDENTIAL OPEN SPACE: TL DESIGN GUIDELINES PG 27</p> <p>a. Incorporate common open space into multi-family residential uses. In the Totem Lake Business District, where very high density residential uses are allowed, the quality of the space in providing respite from the buildings on the site is more critical than the amount of space provided.</p> <p>b. Provide private open space for multi-family residential units. For townhouses and other ground-based housing units, provide patios, decks, and/or landscaped front or rear yards adjacent to the units. For all other units, provide balconies large enough to allow for human activity.</p> <p>Developer Response: The Foundry, will provide significant open space for our Residents, providing a range of activities for all age groups. We do not have ground floor residential units; however, all of our courtyard level units will feature private patios. A large percentage of our higher units will enjoy private decks as well. The Foundry will include 3 large courtyards with many games, BBQ's, lounge areas, fire pits, and other amenities for our Residents. At the ground level we've proposed a large fitness park with viewing areas of the wetland, a sprint track, fitness stations, benches, and a walking path. This area will have direct access to the CKC. We are also including a large, fenced dog park, a residents plaza entry, and many other open spaces. See page 8 for additional detail.</p>

ALTERNATIVE MASSING PROPOSED: 1



ALTERNATIVE 1

Alternative massing scheme 1 proposes building up to 70' in height with a fully enclosed structure featuring modern vertical modulation extending through all levels of the residential façade.

This scheme features 3 enclosed courtyards surrounded by residential and a pedestrian plaza running the length of the primary frontage.

Pros

- Additional units
- Potential weather protection in the courtyards
- Pedestrian Oriented Plaza

Cons

- Lacks design character compared to other options
- Low natural light in courtyards
- Cost
- Increased parking need results in a need for a sub grade level. Water table is approximately 3' deep, resulting in a substantial cost.
- Increased scale along 128th Lane

UNITS: 514

PARKING SPACES: 814

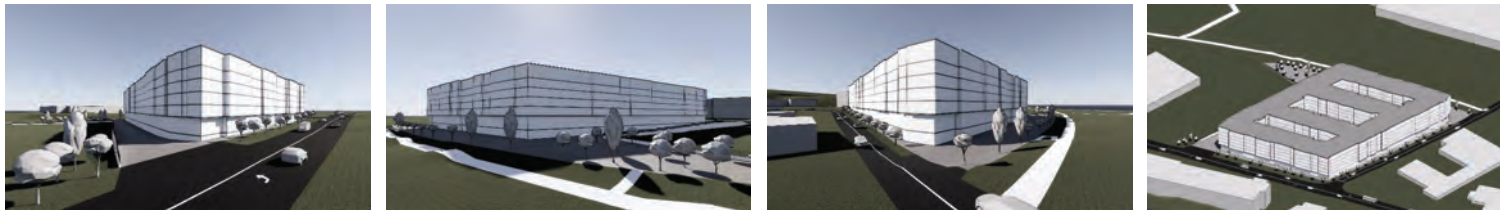
RETAIL: 13,000 SF

NET RENTABLE: 451,065 SF

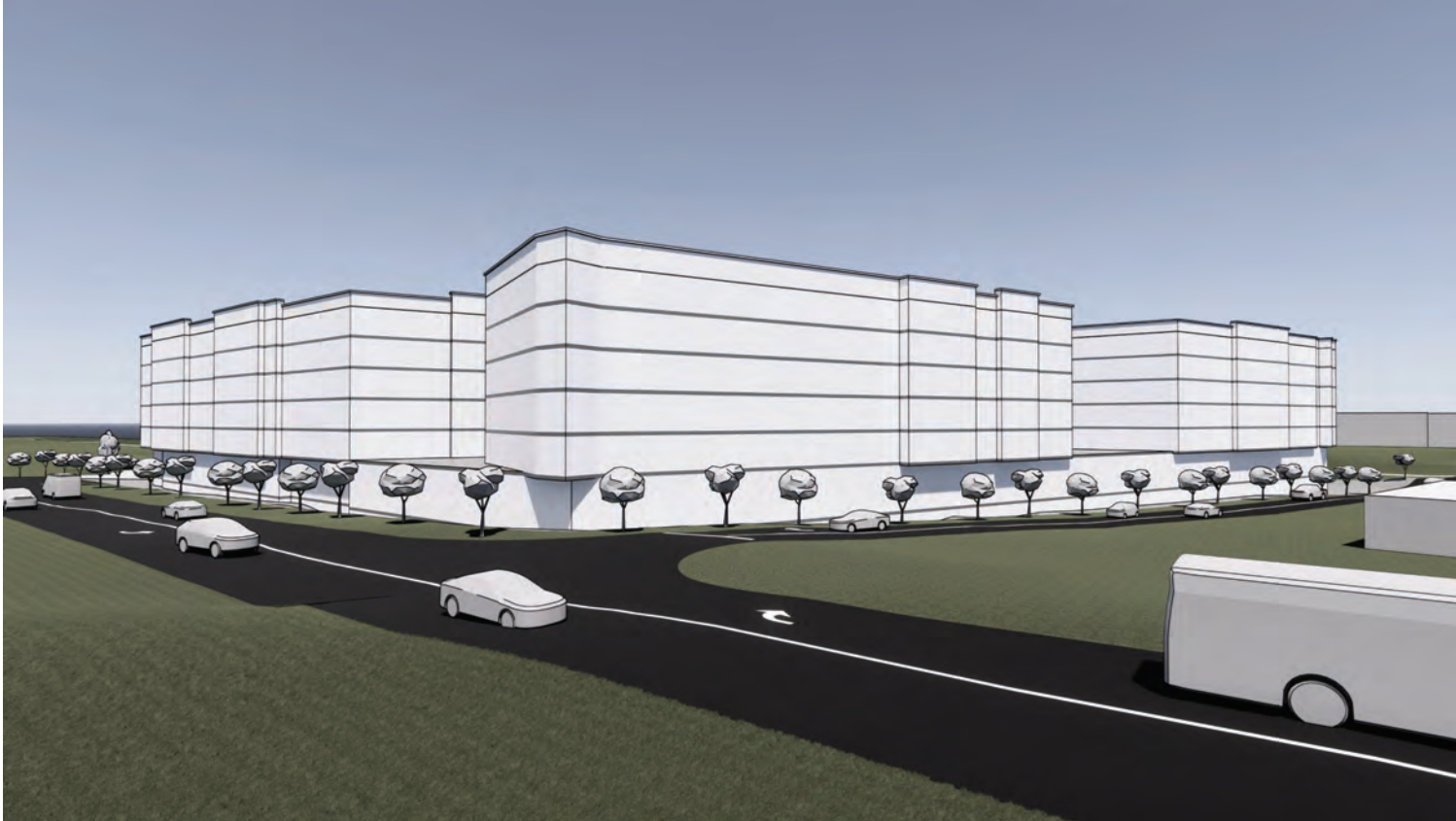
GROSS BUILDING: 929,459 SF

STORIES: 7

PROPOSED MAX HEIGHT: 70'



ALTERNATIVE MASSING PROPOSED: 2



ALTERNATIVE 2

Alternative massing scheme 2 has a double donut with an additional opening to the South. This scheme provides separation in the façade by opening 2 of the courtyards to the NW and SE.

This scheme reduces the overall mass of the building to more of a human scale. In addition to the pedestrian plaza running the length of the frontage, the NE corner will feature added visual interest.

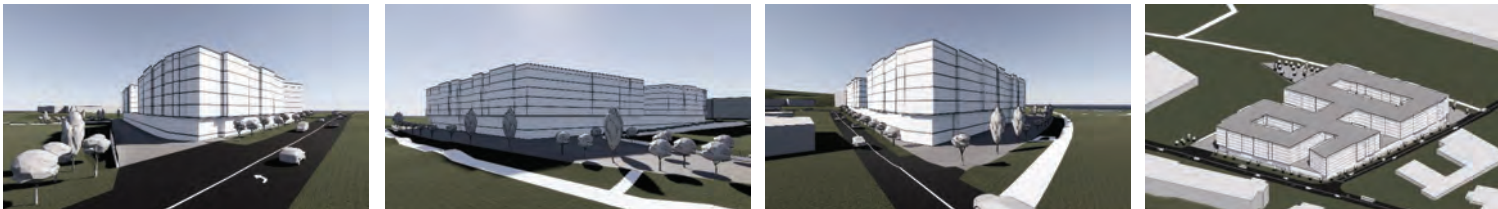
Pros

- Open courtyards to the NW and SE provide natural light
- Views to the NW and SE
- Improved human scale
- Additional Units
- Pedestrian Oriented Plaza

Cons

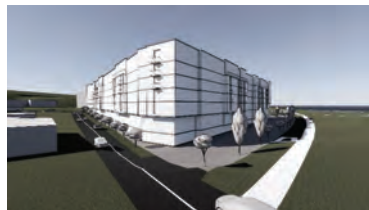
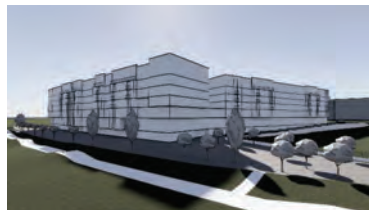
- Reduced modulation
- Increased parking need results in a need for a sub grade level. Water table is approximately 3' deep, resulting in a substantial cost.

UNITS: 491
PARKING SPACES: 771
RETAIL: 13,000 SF
NET RENTABLE: 430,972 SF
GROSS BUILDING: 908,150 SF
STORIES: 7
PROPOSED MAX HEIGHT: 70'



ALTERNATIVE MASSING PROPOSED: 3

(Preferred)



ALTERNATIVE 3 PREFERRED

Our preferred massing scheme, alternative 3 draws on all of the best features of the previous options and many others before them. This scheme proposes a height under 70' with numerous private balconies partially built into the modulation carrying to the 6th floor, then stepping back, breaking up the façade for improved visual interest and scale.

The primary frontage along 124th features a pedestrian plaza supporting the retail space running nearly the entire length of the building. Our NE corner feature design and material treatment to increase visual interest..

The North and South courtyards will also open up to the NW and SE with views of the Village.

Pros

- Human Scale
- Pedestrian Oriented Plaza
- Maximizes views from every façade
- Higher quality units
- Greater private open space
- Parking needs can be achieved above grade, reducing cost.
- Less bulky structure from all angles
- The most visually interesting street corner

Cons

- Additional cost
- Reduced number of units

UNITS: 449

PARKING SPACES: 718

RETAIL: 13,000 SF

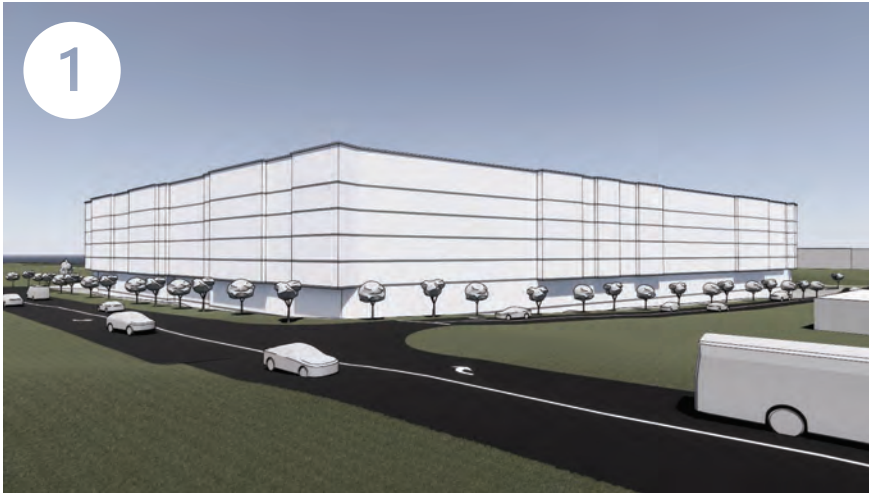
NET RENTABLE: 394,405 SF

GROSS BUILDING: 868,632 SF

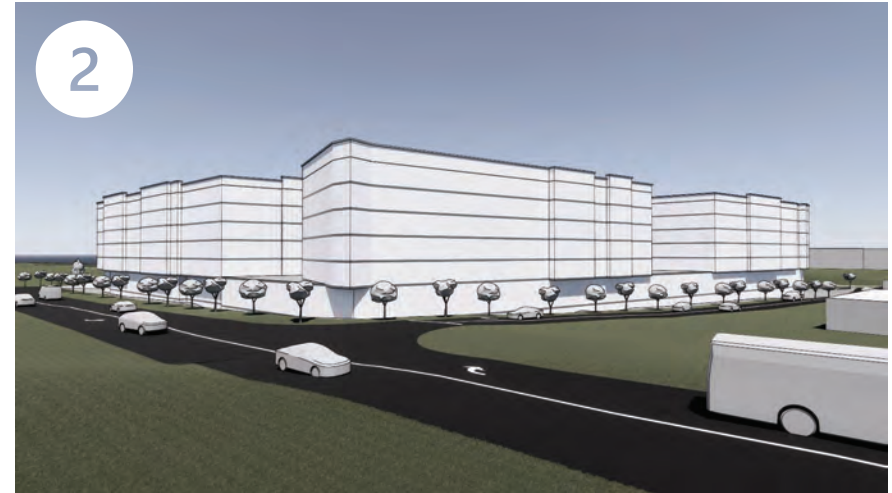
STORIES: 7

PROPOSED MAX HEIGHT: 70'

MASSING SCHEME COMPARISON



ALTERNATIVE 1. TRIPLE DONUT, BELOW
GRADE PARKING. PAGE 9



ALTERNATIVE 2. SINGLE DONUT, WITH U SHAPE AND BELOW
GRADE PARKING. PAGE 10



ALTERNATIVE 3. PREFERRED
SINGLE CENTRAL DONUT, RECESSED BALCONIES, ABOVE GRADE PARKING. PAGE 12

MINOR MODIFICATION REQUEST 1 | REMOVAL OF 15' LANDSCAPE BUFFER

Departure Request:

Permit the landscaping buffer on the West side of the property as designed. Due to the shape of the lot, some areas are yield less than 15' of landscaping.

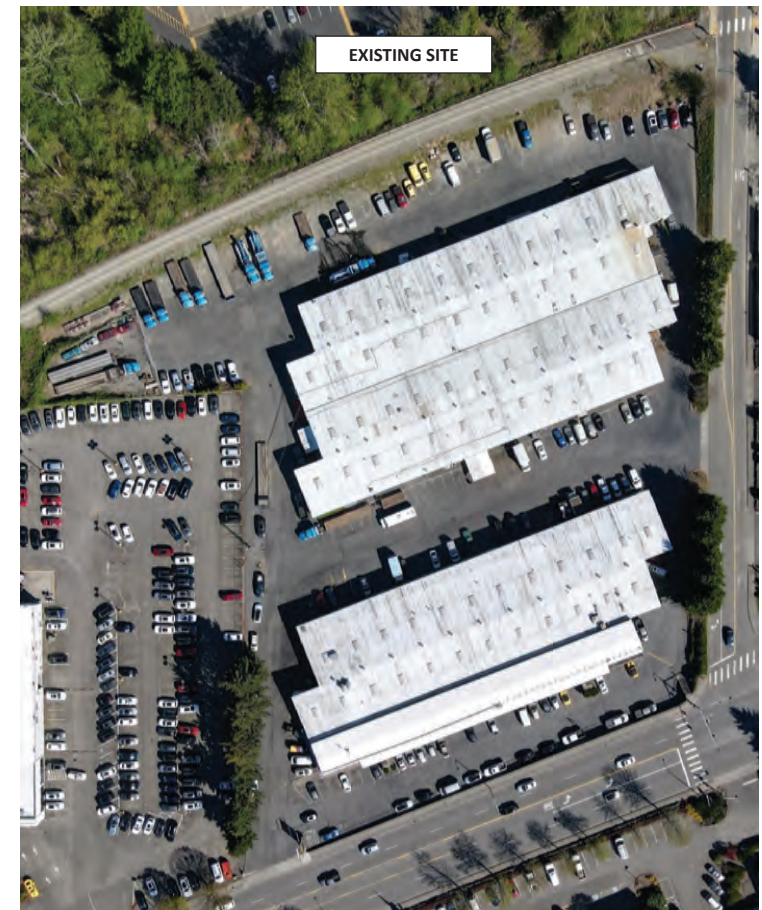
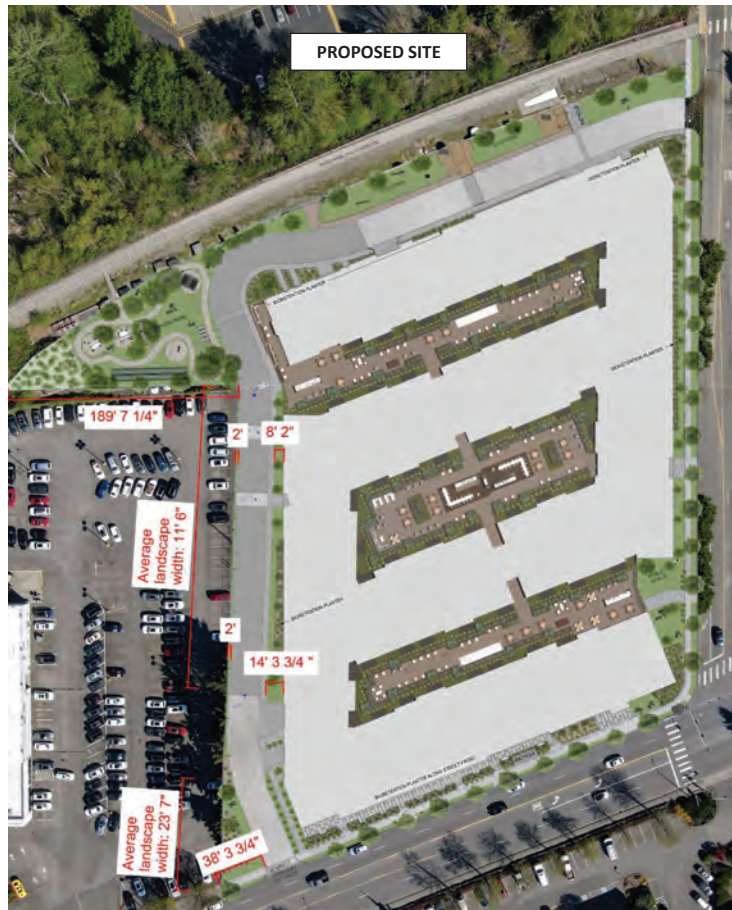
Criteria: KZC 142.37. C. & 5

This departure results in a superior design and has a substantial public benefit. Granting this departure results in improved setbacks from the adjoining property and achieves the City's intent for this design guideline.

KZC 95.42 (1)

1. Buffering Standard 1. For standard 1, the applicant shall provide a 15-foot-wide landscaped strip with a six-foot-high solid screening fence or wall. Except for public utilities, the fence or wall must be placed on the outside edge of the land use buffer or on the property line when adjacent to private property.

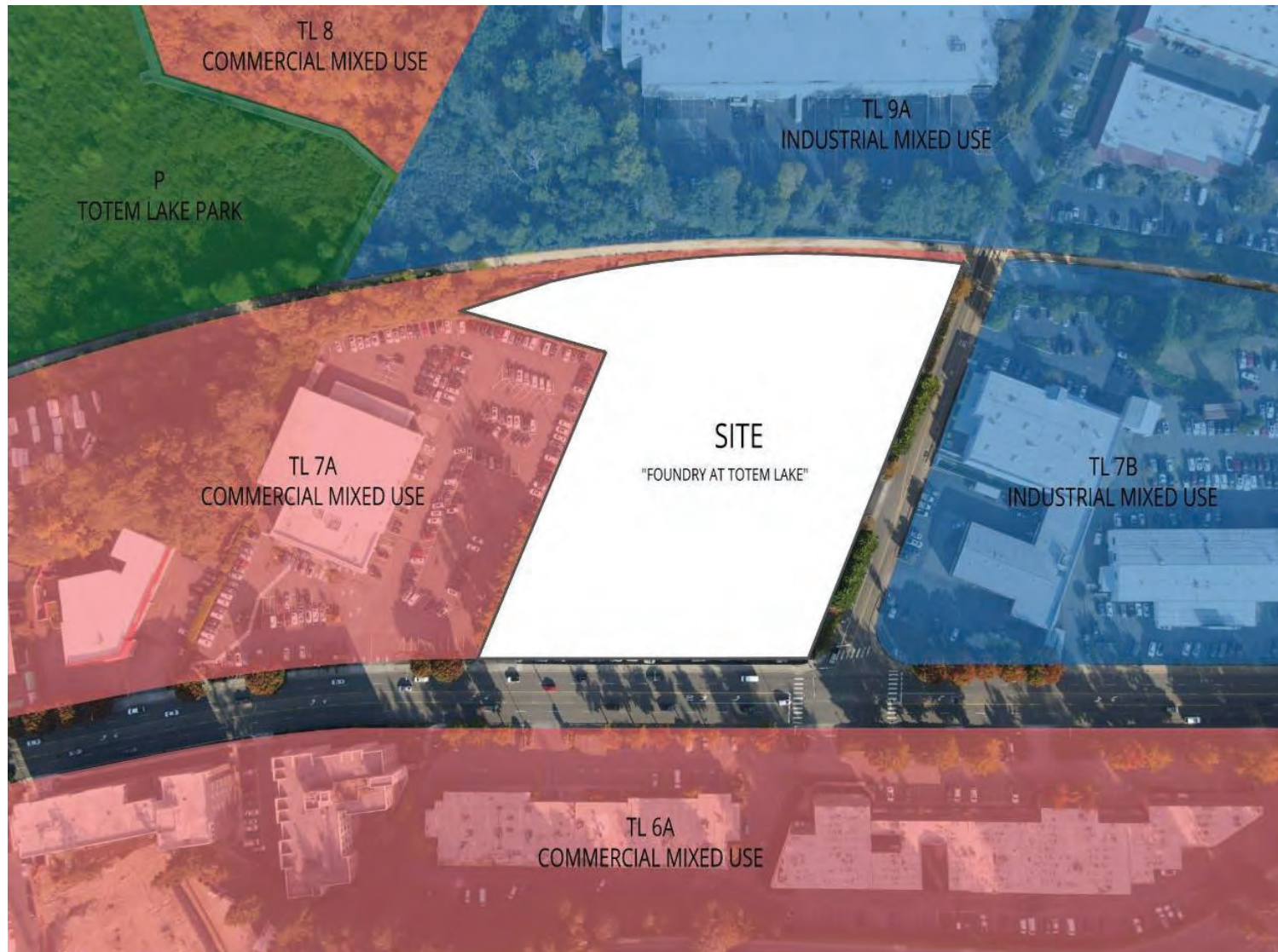
Per KZC 95.42.1, a 15 foot landscape buffer is required along adjacent properties. Only our Western property line abuts another property, currently the Volkswagen dealership. Along this property line are several differing elevations which act like a fence and buffer themselves. Between our property line and our building's West façade we are providing a semi-pervious publicly accessible road, and semi pervious pedestrian pathway which allow pedestrian and vehicular access to the CKC, the fitness park, the dog park, and the parking garage entrances. This drive aisle also serves as Fire Department access to the West and South sides of the building. Our design provides a significant buffer between the adjacent property. When not including the fitness park we are averaging 17' 6" of landscaping on the West side of the property. This is over and above the 24' semi pervious drive aisle and 5' pedestrian walkway on this side of the property. Our total landscaping and buffer far exceeds the 15' required by the City. All landscaped areas on this side of the property will be landscaped according to the Type 1 landscape standards in KZC 95.42.1.



SITE CONTEXT



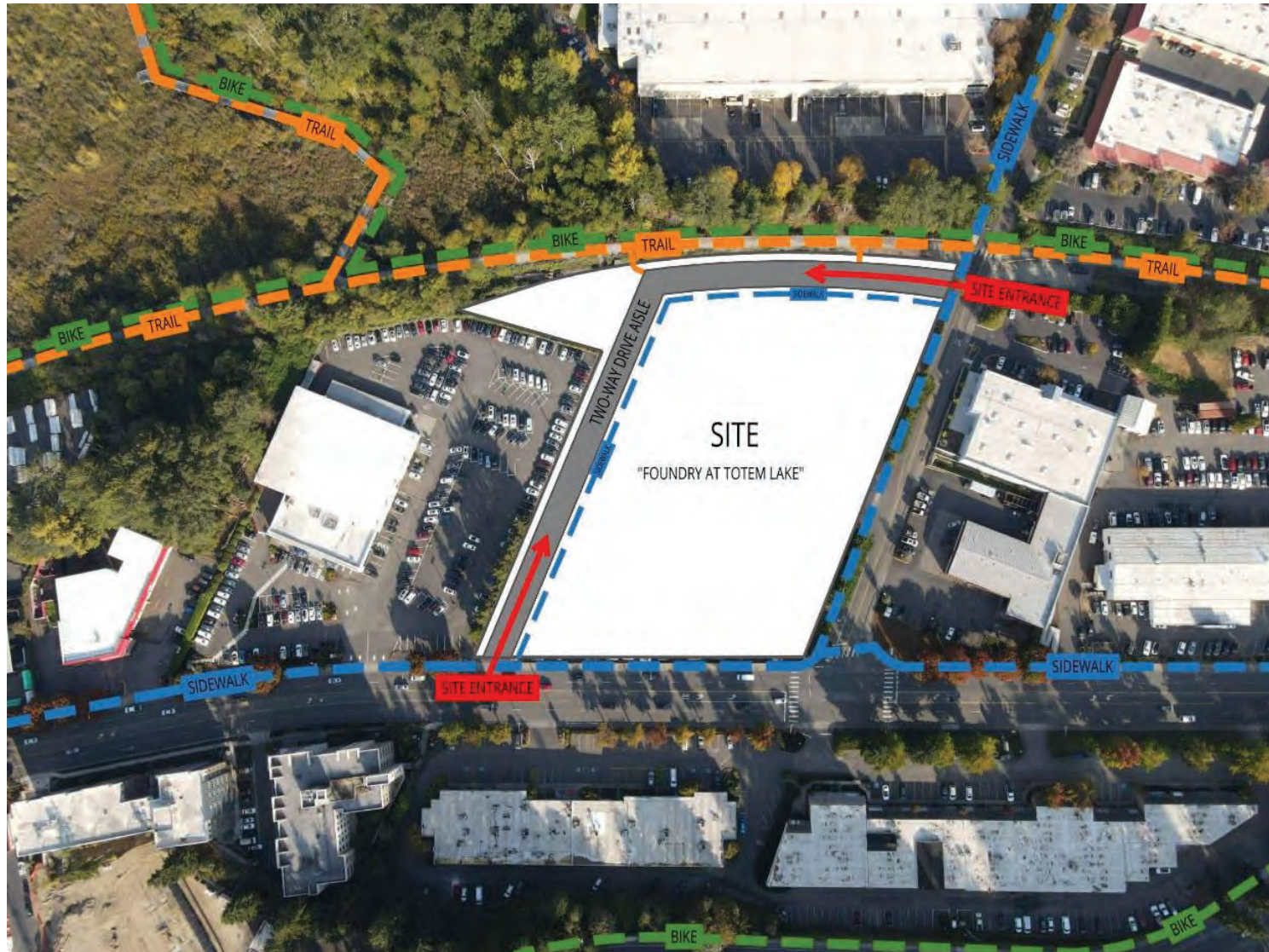
SITE CONTEXT-SURROUNDING ZONING



SITE CONTEXT-VIEWS



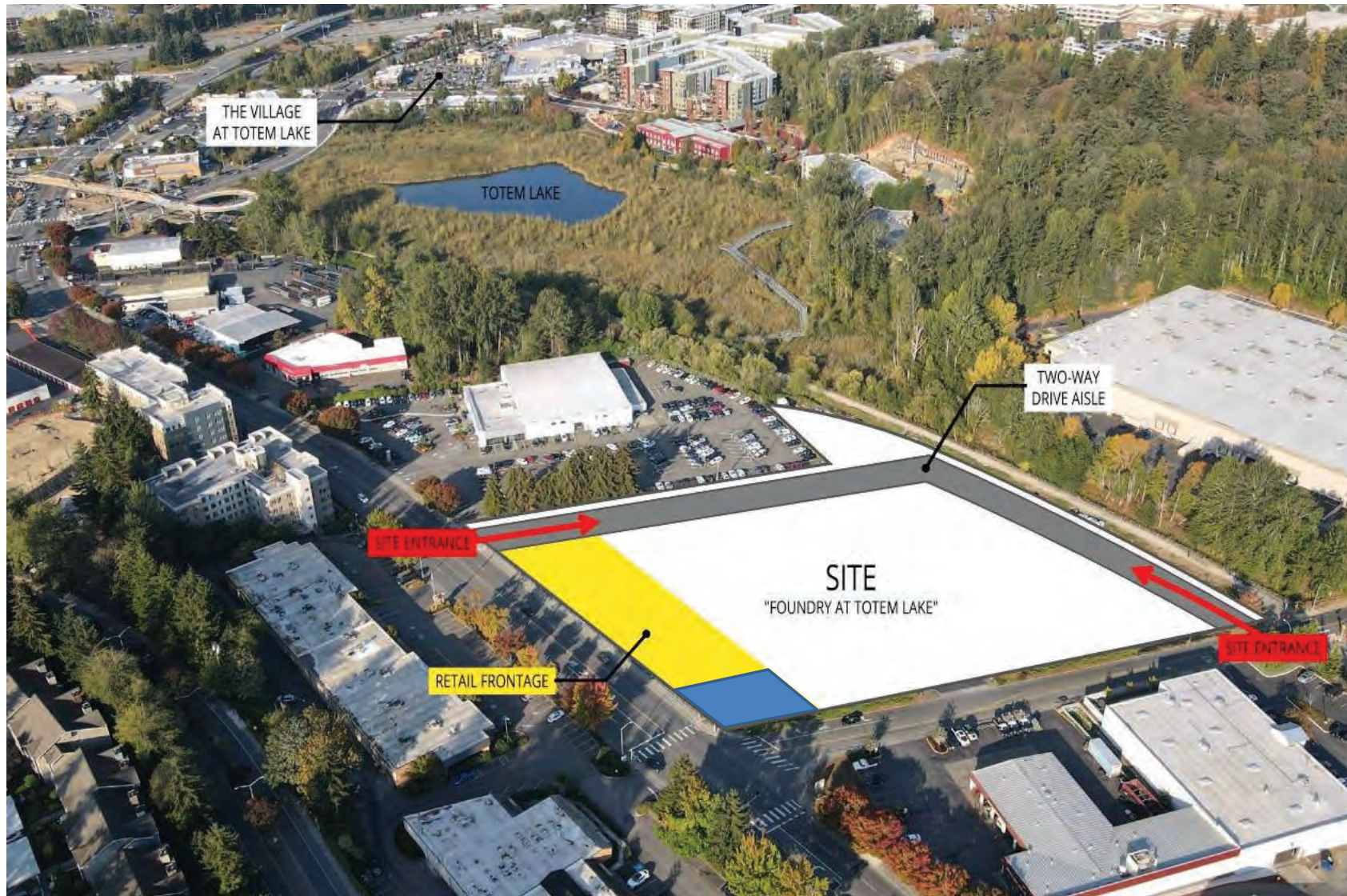
SITE CONTEXT-CIRCULATION



SITE CONTEXT-CIRCULATION 2



SITE CONTEXT-CIRCULATION 3



SITE CONTEXT-CIRCULATION 4



RETAIL/COMMERCIAL FLOORPLAN

Retail SF Provided: 13,444.39 SF

Total ground floor sf along NE 124th: 31,506 GSF

Retail GSF: 13,444.39 SF

Percentage of building frontage dedicated to commercial: 80.29%

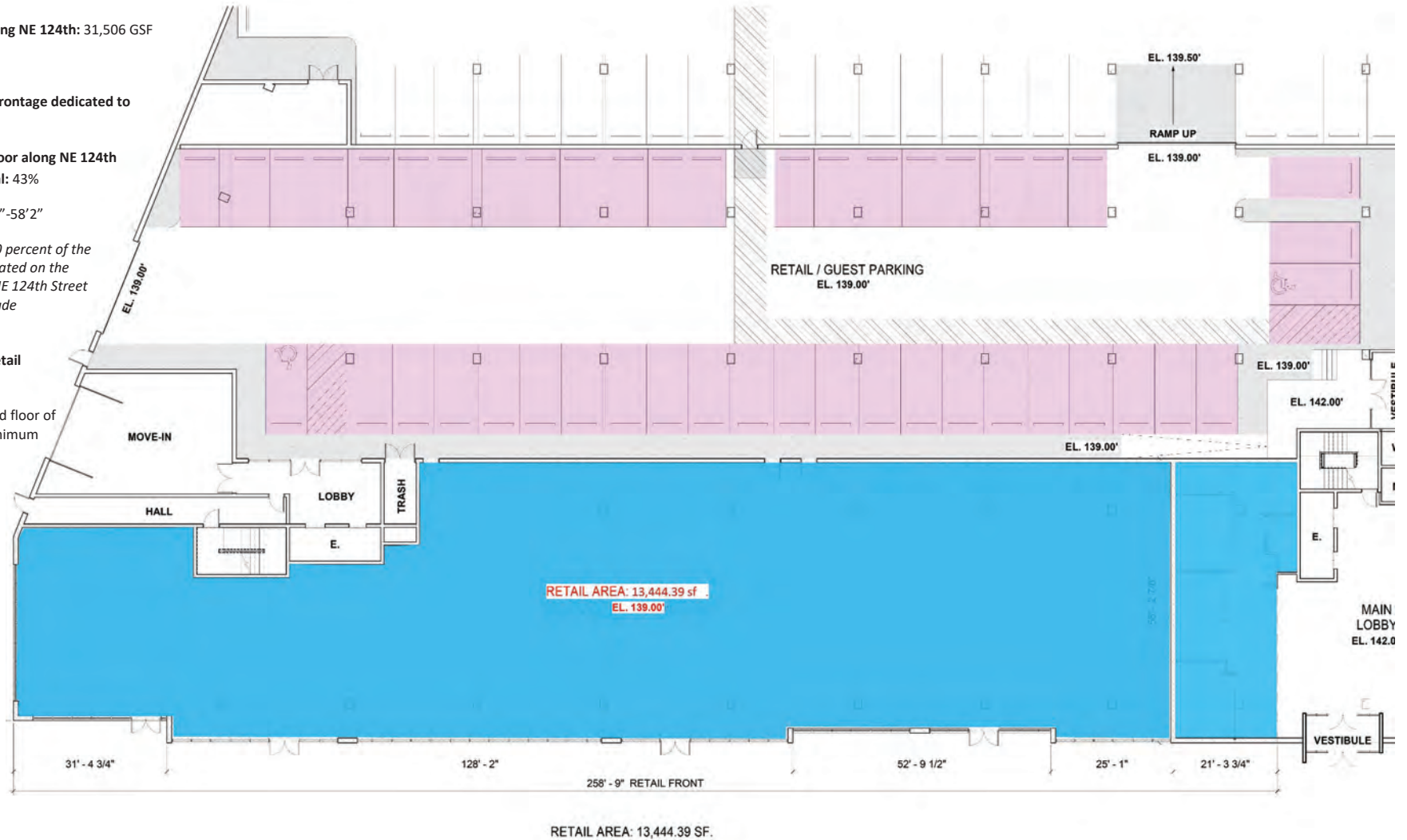
Percentage of ground floor along NE 124th dedicated to commercial: 43%

Retail space depth: 40'3"-58'2"

KZC 55.51.02: At least 20 percent of the total gross floor area located on the street-level floor along NE 124th Street of the building shall include commercial use.

Clear ceiling height of retail space: 14 ft

KZC 55.51.03: The ground floor of structures shall be a minimum of 13 feet in height.



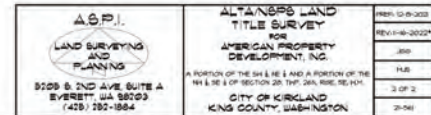
31



RETAIL/COMMERCIAL: FULL SITE FLOORPLAN



33



DIRECTLY ADJACENT TO THE CROSS KIRKLAND CORRIDOR TRAIL & THE GATEWAY TO TOTEM LAKE



The Totem Lake Connector will be a bicycle and pedestrian bridge, which will connect the two ends of the 5.75-mile Cross Kirkland Corridor currently severed by one of Kirkland's most complicated intersections: Totem Lake Boulevard and Northeast 124th Street.



The Totem Lake Business District will continue to evolve into an attractive urban center – as a dense, compact community, with a mix of business, commercial and residential uses and a high level of transit and pedestrian activity. Outside of the Business District Core, the Plan for the Totem Lake Business District envisions new connections between areas separated by built features such as I-405 and building design that promotes a sense of community identity and continuity throughout the district. The Totem Lake Business District will continue to evolve into an attractive urban center – as a dense, compact community, with a mix of business, commercial and residential uses and a high level of transit and pedestrian activity. Outside of the Business District Core, the Plan for the Totem Lake Business District envisions new connections between areas separated by built features such as I-405 and building design that promotes a sense of community identity and continuity throughout the district.

The TL7 zoning area located at the eastern edge of the Gateway Hub, just southeast of the lake itself, the TL 7A subarea lies between the NE 124th Street arterial and the CKC. The Totem Lake gateway hub includes the westernmost tip of the zone. Site design in this area responds to its prominence at the north end of the CKC Connector overpass as a major route for bicycle and pedestrian commuters and recreational users and development includes pedestrian connections from NE 124th Street to the CKC.

The FOUNDRY Totem Lake expands on this vision and takes the Gateway feel and pedestrian connections to the CKC to another level. Our proposed development will welcome all people arriving to Totem Lake from the East, whether they are arriving by car, foot, bicycle, or another high tech efficient means of transportation. We look forward to delivering this building in early to mid 2025.

Section 55.51

Zone
TL 7A,
7B

USE ZONE CHART

ATTACHMENT 3
DRV22-00407

Section 55.51	<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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.005	Mixed Use Development Containing Attached or Stacked Dwelling Units	D.R., Chapter 142 KZC. See Gen. Reg. 3.	1.5 acres	10'	0'	0'	80%	80' above average building elevation. See Spec. Reg. 3.	See Spec. Reg. 5.	C	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. This use is permitted only in TL 7A. 2. At least 20 percent of the total gross floor area located on the street-level floor along NE 124th Street of the building shall include commercial use. Residential use may be located on the street level floor of a structure only if there is an intervening commercial use with a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building on NE 124th Street), between this use and NE 124th Street. The Design Review Board may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest. Lobbies for residential use are allowed within the commercial frontage, provided they do not exceed 20 percent of the building's linear commercial frontage along the street. 3. The ground floor of structures 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. 4. Site design must accommodate future pedestrian connections to the CKC. 5. Landscaping for this use must comply with KZC 95.42(1). Where an existing residential use exists on the adjacent property, KZC 95.42(2) shall apply. 6. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 7. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents.

Section 55.51

Zone
TL 7A,
7B

USE ZONE CHART

Section 55.51	<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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Packaging of Prepared Materials Manufacturing See Spec. Reg. 1.	D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	10'	0'	0'	90%	TL 7A: 80' above average building elevation. TL 7B: 45' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. The following manufacturing uses are permitted: a. Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment; b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; d. Packaging of prepared materials; e. Textile, leather, wood, paper and plastic products from pre-prepared material; and f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. 2. May include, as part of this use, accessory retail sales, office or service utilizing not more than 35 percent (50 percent for properties located within 150 feet of the Cross Kirkland or Eastside Rail Corridor) of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.
.015	Breweries, Wineries, Distilleries										1 per each 1,000 sq. ft. of gross floor area. Tasting rooms 1 per each 100 sq. ft. of gross floor area.	1. May include tasting rooms, accessory retail sales, or office utilizing not more than 35 percent of the gross floor area (no limit on properties in this zone where a restaurant use is allowed).
.020	Warehouse Storage Service										1 per each 1,000 sq. ft. of gross floor area.	1. May include, as part of this use, accessory retail sales, office or service utilizing no more than 35 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.
.030	Wholesale Trade											
.040	Industrial Laundry Facility											
.050	Wholesale Printing or Publishing											

Section 55.51

Zone
TL 7A,
7B

USE ZONE CHART



Section 55.51	<div>USE</div> <div>↓</div> <div>REGULATIONS</div> <div>↑</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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.060	A Retail Establishment providing storage services. See Spec. Regs. 1, 2 and 3.	D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	10'	0'	0'	90%	TL 7A: 80' above average building elevation. TL 7B: 45' above average building elevation.	A	E	See KZC 105.25.	1. May include accessory living facilities for resident security manager. 2. This use not permitted if any portion of the subject property is located within 150 feet of the Cross Kirkland or Eastside Rail Corridor. 3. This use is not permitted unless accessory to another permitted use.
.070	A Retail Establishment providing building construction, plumbing, electrical, landscaping, or pest control services						80%	B	1 per each 300 sq. ft. of gross floor area.		1. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.	
.080	A Retail Establishment selling building materials or hardware											
.085	A Retail Establishment selling marijuana or products containing marijuana											
.090	A Retail Establishment providing rental services											90%

Section 55.51

Zone
TL 7A,
7B

USE ZONE CHART



Section 55.51	<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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.095	Attached or Stacked Dwelling Units	D.R., Chapter 142 KZC. See Gen. Reg. 3.	3,600 sq.ft. per unit	10'	0'	0'	80%	TL 7A: 80' above average building elevation. TL 7B: 45' above average building elevation.	B	E	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. This use is permitted only in TL 7B, north of NE 126th Place, east of 132nd Ave NE, on parcels that abut the RMA 3.6 zone to the east and west. 2. Landscaping for this use must comply with KZC 95.42(1). Where an existing residential use exists on the adjacent property, KZC 95.42(2) shall apply. 3. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 4. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents.
.098	Residential Suites See Spec. Reg. 1.		1.5 acres					80' above average building elevation. See Spec. Reg. 3.	See Spec. Reg. 5.	C	See Spec. Reg. 7.	1. This use is permitted only in TL 7A. 2. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. Residential use may be located on the ground floor of a structure only if there is an intervening commercial use with a minimum depth of 20 feet (as measured from the face of the building on NE 124h Street), between this use and NE 124th Street. 3. The ground floor of structures shall be a minimum of 13 feet in height. 4. Site design must accommodate future pedestrian connections to the CKC. 5. Landscaping for this use must comply with KZC 95.42(1). Where an existing residential use exists on the adjacent property, KZC 95.42(2) shall apply.
REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE												

Section 55.51	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						
.098	Residential Suites (continued)										REGULATIONS CONTINUED FROM PREVIOUS PAGE 6. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of light/industry office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents. 7. 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 requirements are prohibited. However, if parking is managed pursuant to Special Regulation 8, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee. 8. 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. b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approved 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. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE	

Section 55.51

Zone
TL 7A,
7B



USE ZONE CHART

Section 55.51	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						
.098	Residential Suites (continued)										REGULATIONS CONTINUED FROM PREVIOUS PAGE 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. 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. 9. All residential suites and all required parking within a project shall be under common ownership and management. 10. 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. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE	

Section 55.51

Zone
TL 7A,
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USE ZONE CHART

Section 55.51	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						
.098	Residential Suites (continued)									REGULATIONS CONTINUED FROM PREVIOUS PAGE 11. 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.		

Section 55.51

Zone
TL 7A,
7B

USE ZONE CHART

Section 55.51	<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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.100	High Technology	D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	10'	0'	0'	90%	TL 7A: 80' above average building elevation. TL 7B: 45' above average building elevation. See Spec. Reg. 4.a.	A	D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	<div>1. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors.</div> <div>2. May include, as part of this use, accessory retail sales or service utilizing not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.</div> <div>3. Refer to KZC 115.105 for provisions regarding outside use, activity and storage.</div> <div>4. For property located east of the Eastside Rail Corridor, northeast of the terminus of Willows Road NE, and west of the Kirkland city limits, the following regulations apply:<div><div>a. Maximum building height is 65 feet. Building height may be increased to 75 feet for elevator overrides and other rooftop appurtenances. Rooftop screening must comply with KZC 115.120(3); and</div><div>b. Impacts to critical areas should be avoided. Where this is not practicable, impacts should be minimized. Mitigation plans may be proposed, based on a complete evaluation incorporating best available science, which result in an equal or greater level of function and value compared to the existing condition. Mitigation plans which provide a greater level of function and value are preferred.</div></div></div>

Section 55.51	<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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.110	Office Use	D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	10'	0'	0'	80%	TL 7A: 80' above average building elevation. TL 7B: 45' above average building elevation. See Spec. Reg. 2.a.	C See also Spec. Reg. 1(a).	D	If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. The following regulations apply only to veterinary offices: a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. b. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. 2. For property located east of the Eastside Rail Corridor, northeast of the terminus of Willows Road NE, and west of the Kirkland city limits, the following regulations apply: a. Maximum building height is 65 feet. Building height may be increased to 75 feet for elevator overrides and other rooftop appurtenances. Rooftop screening must comply with KZC 115.120(3); and b. Impacts to critical areas should be avoided. Where this is not practicable, impacts should be minimized. Mitigation plans may be proposed, based on a complete evaluation incorporating best available science, which result in an equal or greater level of function and value compared to the existing condition. Mitigation plans which provide a greater level of function and value are preferred.
.120	Any Retail Establishment other than those specifically listed in this zone, selling goods or providing services including banking and related services (See Spec. Reg. 1).							TL 7A: 80' above average building elevation. TL 7B: 45' above average building elevation.	B	E	1 per each 300 sq. ft. of gross floor area.	1. This use is only permitted on properties located north of NE 124th Street, south of the Cross Kirkland Corridor right-of-way and west of 135th Avenue NE. 2. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A. 3. No drive-through or drive-in facilities are permitted. 4. Retail establishments providing storage services are not permitted in TL 7A unless accessory to another permitted use.
.130	Restaurant or Tavern										1 per each 100 sq. ft. of gross floor area.	1. This use is only permitted on properties: a. North of NE 124th Street, and south of the Cross Kirkland Corridor/Eastside Rail Corridor. b. Within 150 feet of the Cross Kirkland or Eastside Rail Corridor. 2. No drive-through or drive-in facilities are permitted.
.140	Entertainment, Cultural and/or Recreational Facility											

Section 55.51

Zone
TL 7A,
7B

USE ZONE CHART

Section 55.51	<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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.150	Hotel or Motel	D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	10'	0'	0'	80%	TL 7A: 80' above average building elevation. TL 7B: 45' above average building elevation.	B	E	1 per each room. See Spec. Reg. 2.	1. May include meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for those ancillary uses shall be determined on a case-by-case basis.
.160	A Retail Establishment providing printing, publishing, or duplicating services										1 per each 300 sq. ft. of gross floor area.	1. Gross floor area for this use may not exceed 3,000 sq. ft. For a larger printing or publishing facility, see wholesale printing or publishing listing in this use zone.
.170	A Retail Establishment providing vehicle or boat sales, repair, services, washing, or rental								A	E	See KZC 105.25.	1. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.
.180	Church								C	B	1 for every 4 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 this use. 3. The structure containing the use shall have been in existence on June 30, 2012, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building.
.190	Auction House See Spec. Reg. 1.								B	E	1 per each 300 sq. ft. of gross floor area.	1. Livestock auctions are not permitted. 2. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.
.200	Kennel											1. Outside runs and other facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. 2. Must provide suitable shelter for the animals. 3. Must maintain a clean, healthful environment for the animals.
				See Spec. Reg. 1.								

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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								
.210	Vehicle Service Station	D.R., Chapter 142 KZC. See Gen. Reg. 3.	22,500 sq. ft.	40'	15' on each side	10'	80%	TL 7A: 80' above average building elevation. TL 7B: 45' above average building elevation.	A		See KZC 105.25.	1. May not be more than two vehicle service stations at any intersection. 2. Gas pump islands may not be closer than 15 feet to any property line. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.		
.220	School or Day-Care Center See Spec. Reg. 6.	D.R., Chapter 142 KZC.	None	10'	0'	0'			D	B			See KZC 105.25.	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. 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. 4. May include accessory living facilities for staff persons. 5. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 6. This use is not permitted in the TL 7B zone unless it is accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. It is integrated into the design of the building.
.230	Public Utility								C					
.240	Government Facility Community Facility								See Spec. Reg. 1.					
.250	Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.												

Design Guidelines for Totem Lake Business Districts

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

Special Consideration for the TL 7A Zone:

Vision for TL 7: Site design in this area should respond to its prominence at the north end of the CKC connector overpass as a major route for bicycle and pedestrian commuters and recreational users. Development should include pedestrian connections from NE 124th Street to the CKC.

Interior Pedestrian Connections: Provide for safe and convenient public pedestrian access between NE 124th Street through the subject property to the CKC.