



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

MEMORANDUM

To: Design Review Board
From: Tony Leavitt, Senior Planner
Date: December 6, 2019
File No.: DRV19-00674
Subject: **EMERALD MIXED USE PROJECT CONCEPTUAL DESIGN CONFERENCE**

I. MEETING GOALS

At the December 16, 2019 Design Review Board (DRB) meeting, the DRB should review the concept design for the Emerald Mixed Use 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 10930 116th Avenue NE (see Attachment 1). The applicant is proposing to construct a 7-story mixed use project with residential apartments and office space. Parking is proposed within structured parking below the building. Vehicular access to the property is proposed from 116th Avenue 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 Concept 1.

III. SITE

The subject property (containing 37,800 square feet) currently contains a 2-story commercial/industrial building. The site elevation is relatively flat around the existing building but has a significant upward grade change along the north edge of the property to the existing parking lot. The property has street frontage along 116th Avenue NE. The street is designated as a collector street.

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

North and East: TL 10D, 65-foot max, currently developed as Par Mac Business Park

South: TL 10D, 65-foot max, currently developed as Par Mac Industrial Park

West: PLA 9, 25-foot max, Protected Open Space for Avana at Forbes Creek

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 TL10D 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 and stacked dwelling units (residential). Stacked dwelling units are allowed only in Housing Area 4, which the subject property is located within.

Staff Comment: The applicant is proposing office and residential uses.

- B. Height: The TL10D zone allows a maximum height of 65 feet as measured above the average building elevation (ABE).

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. Setbacks: The required setbacks are 10 feet from the 116th Avenue NE front property line and a minimum 5 feet and a total of 15 feet from the north and south side property lines.

Staff Comment: The applicant's preferred design scheme complies with the TL10D setback requirements.

- D. Parking: The project is required to comply with the following parking standards for the proposed uses:

- 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: 1 stall per 300 square feet of gross floor area for general office uses and 1 stall per 200 square feet of gross floor area for medical, dental, or veterinarian office uses.

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

- E. Pedestrian Connection: The Public Works Department is requiring that the project install a 5-foot wide pedestrian connection along the south edge of the property.

Staff Comments: The applicant is proposing the pedestrian connection. The final alignment and design of the walkway will be completed as part of the Design Response Conference review process.

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

Staff Comment: Staff has not yet evaluated the proposed project for compliance with the City's Affordable Housing Regulations.

V. TOTEM LAKE NEIGHBORHOOD DESIGN GUIDELINES

The project will be reviewed for consistency with the Design Guidelines for the Totem Lake Neighborhood. The following is a list of key design issues and/or design techniques that should be addressed with this project.

- Building Location and Orientation
- Public Improvements (Sidewalks and Street Trees)
- Pedestrian Connections, Lighting, and Amenities
- Blank Wall Treatment
- Residential Open Space
- Parking Lots and Vehicular Circulation
- Architectural Style and Scale
- Human Scale
- Building Details and Materials
- Signs
- Visual Quality of Landscapes

See adopted Design Guidelines for the Totem Lake Neighborhood 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 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?
3. What are the key pedestrian connections?
4. How would the project engage pedestrians?

C. Open Space and Landscaping

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

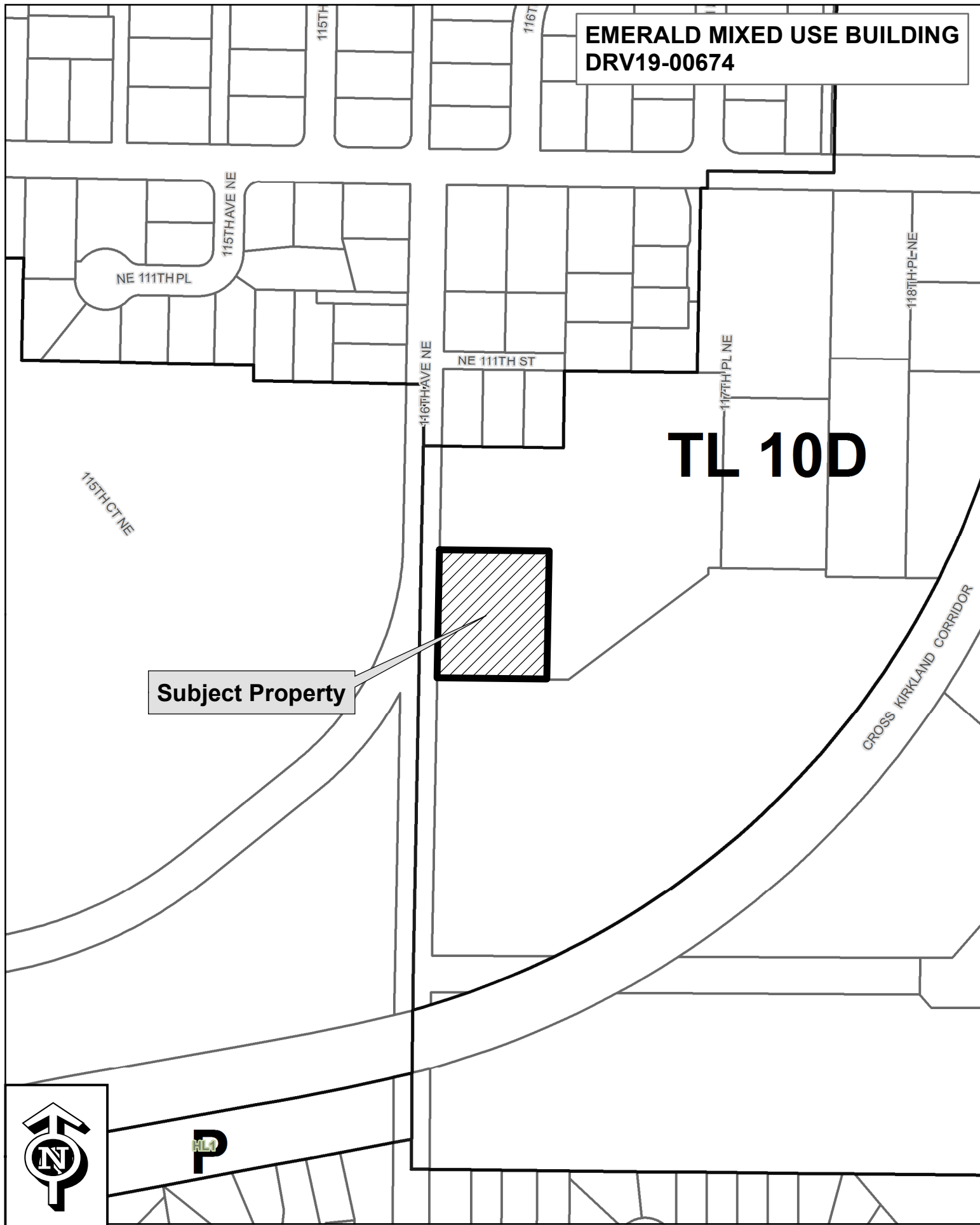
VIII. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE

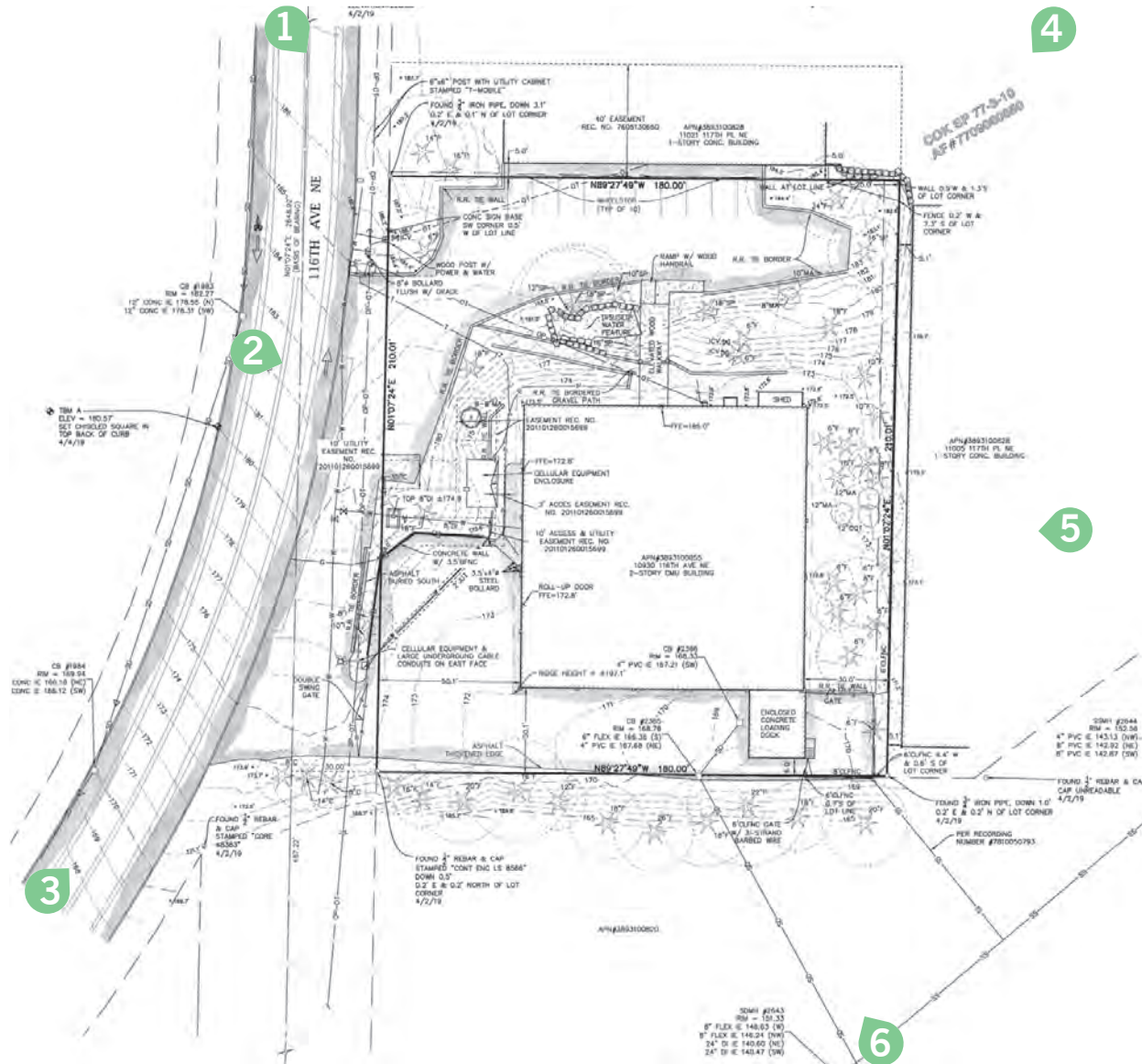
The Design Review Board shall determine what models, drawings, perspectives, 3-D SketchUp model, or other application materials the applicant will need to submit with the design review application.

IX. ATTACHMENTS

1. Vicinity Map
2. CDC Plan Submittal
3. TL10D Use Zone Chart

**EMERALD MIXED USE BUILDING
DRV19-00674**





SITE SURVEY/ CONTEXT PHOTOS

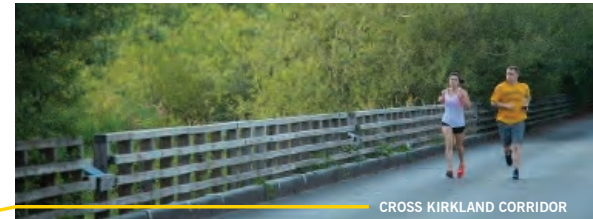
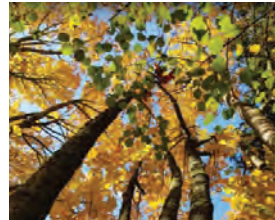
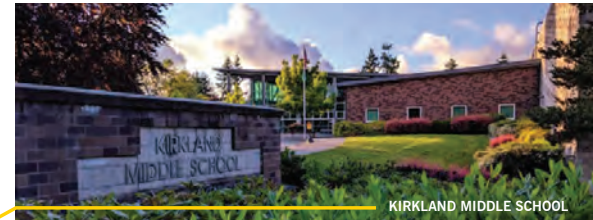
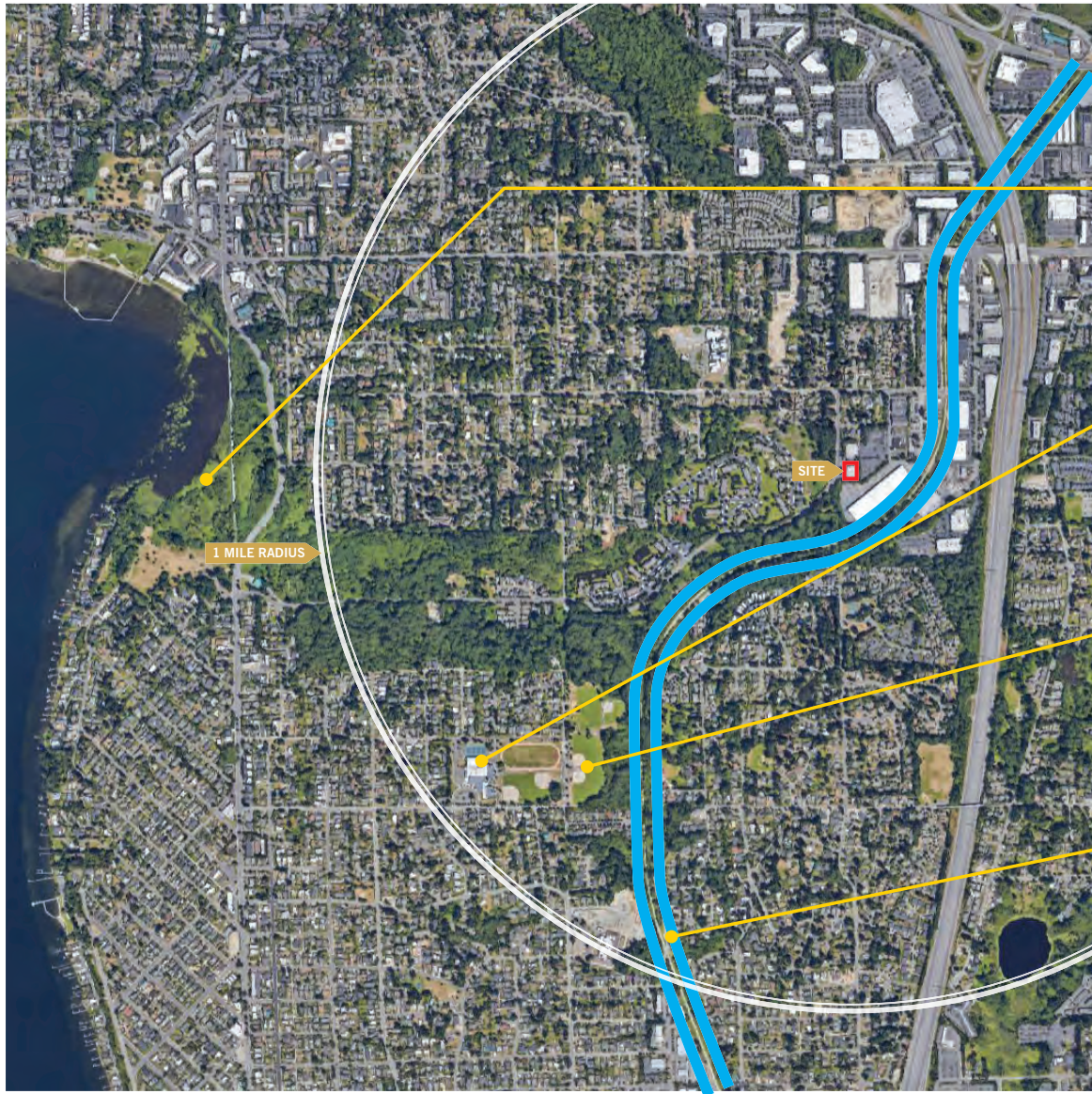
EMERALD - 10930 116TH AVE NE KIRKLAND, WA



JOB NO. 1130.042
DATE 11-18-2019
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San Diego, CA 92101
858-350-0544



A.1



VICINITY MAP

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A.2



LEGEND:

- SITE BOUNDARY
 - MAIN ARTERY
 - MAIN ROAD
 - CROSS KIRKLAND CORRIDOR
- 1 FRED MEYER
 - 2 KIRKLAND POLICE DEPARTMENT
 - 3 JASPER'S DOG PARK
 - 4 THE GYMNASTICS COLLECTION
 - 5 ALEXANDER GRAHAM BELL ELEMENTARY SCHOOL
 - 6 KIRKLAND BOYS AND GIRLS CLUB
 - 7 GOLDS GYM KIRKLAND
 - 8 EASTSIDE TENNIS CENTER & TOPS/ SEATTLE BADMINTON CLUB
 - 9 FORBES CREEK TRAILS

CIRCULATION/ SITE CONTEXT

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A.3



LEGEND:

- BUS STOP
- ▬▬▬ CROSS KIRKLAND CORRIDOR
- ▬▬▬ SITE BOUNDARY
- ← - - - - - → FUTURE PEDESTRIAN CONNECTION
- 1 TRUGREEN LAWN CARE
- 2 WOODMAN CONSTRUCTION
- 3 BLACK LION HEATING & AIR CONDITIONING
- 4 AIREFCO, INC
- 5 SEATTLE BADMINTON CLUB
- 6 GTS INTERIOR SUPPLY
- 7 EASTSIDE TENNIS CENTER & TOPS

CIRCULATION/ SITE CONTEXT

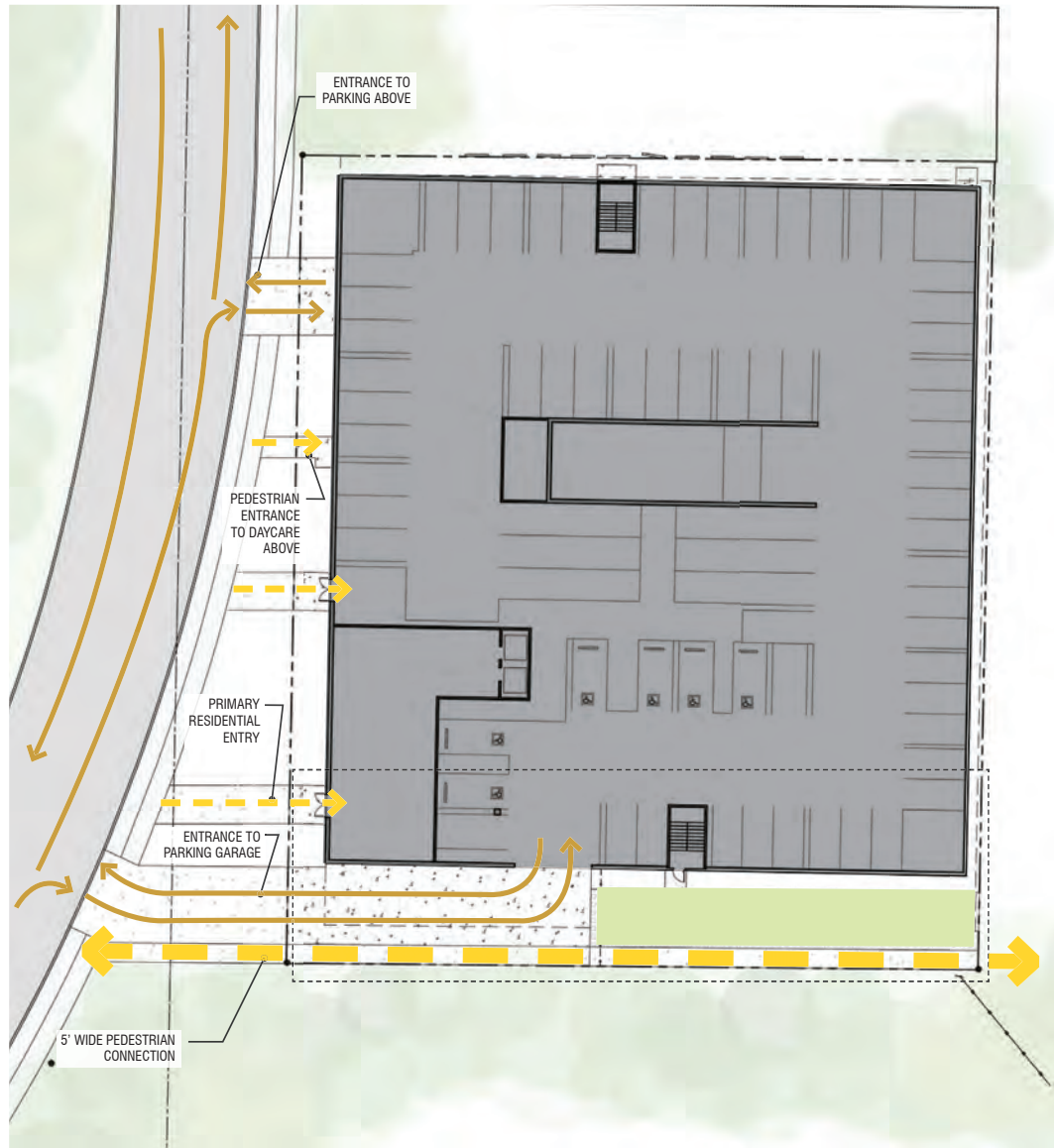
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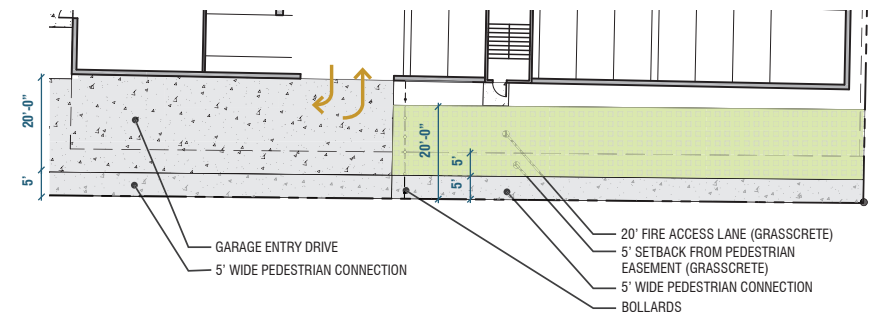
A.4



LEGEND:



PEDESTRIAN CONNECTION:



SITE CIRCULATION DIAGRAM

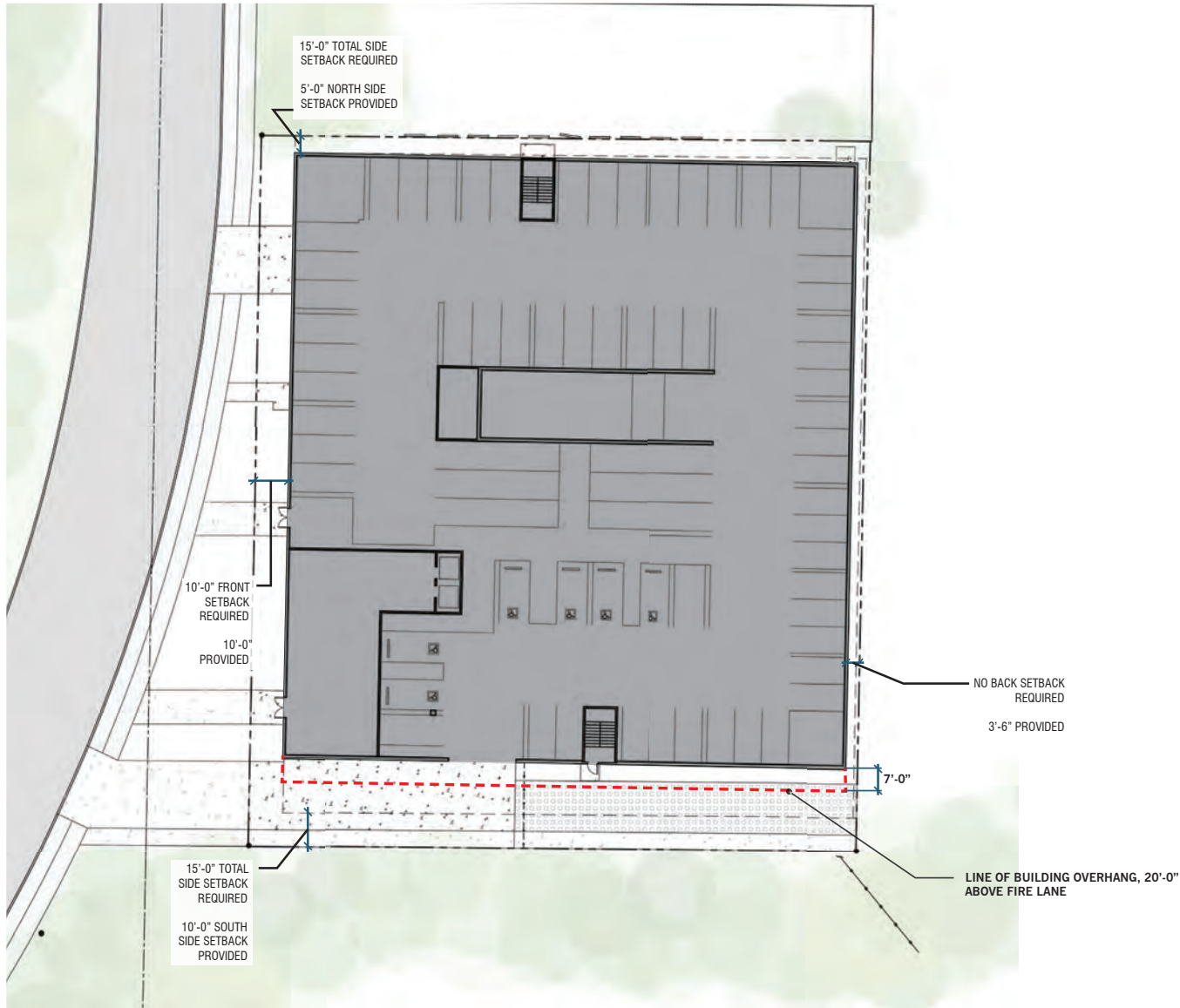
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A.5



SITE SETBACKS DIAGRAM

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A.6



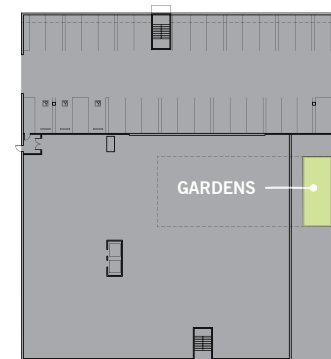
LEGEND:

- PERMEABLE SURFACES
- IMPERMEABLE SURFACES

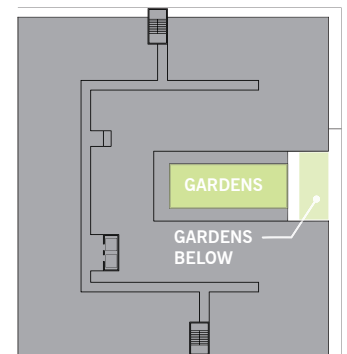
LOT COVERAGE CALCULATION

LOT AREA:	37,800 SF
BUILDING FOOTPRINT:	29,804 SF
IMPERVIOUS PAVING:	2,190 SF
COVERAGE:	31,994 SF
$37,800 \times .80 =$	30,240 SF
$31,994 - 30,240 =$	1,754 SF TO BE OFFSET WITH GREEN ROOF

DAYCARE FLOOR



TYPICAL RESIDENTIAL FLOOR



GARDENS ABOVE PODIUM LEVEL. GARDENS ARE 18" DEEP AND CAN BE USED FOR WATER TREATMENT AND ARE USED TO OFFSET LOT COVERAGE. SEE CALC ABOVE

LOT COVERAGE DIAGRAMS

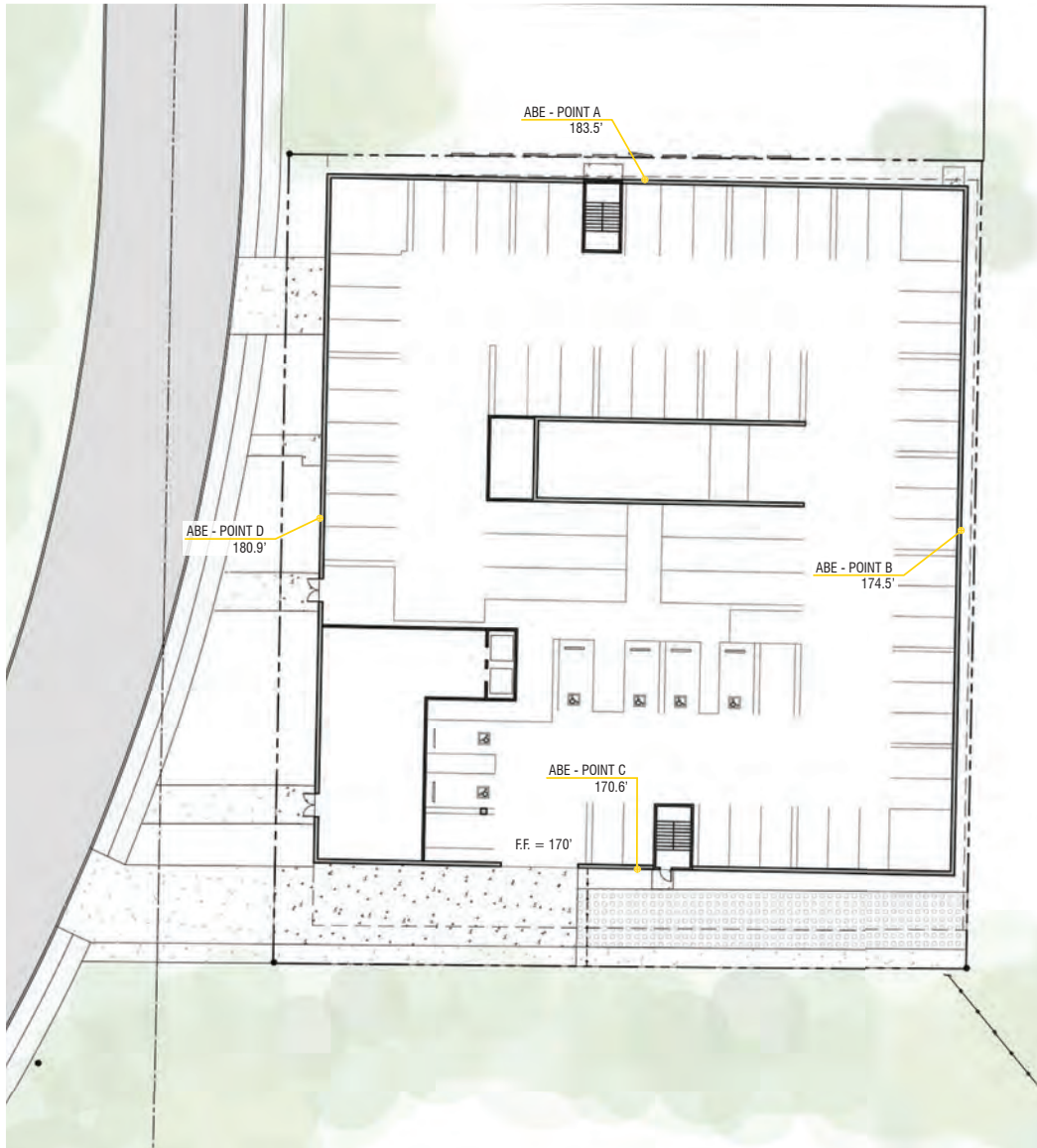
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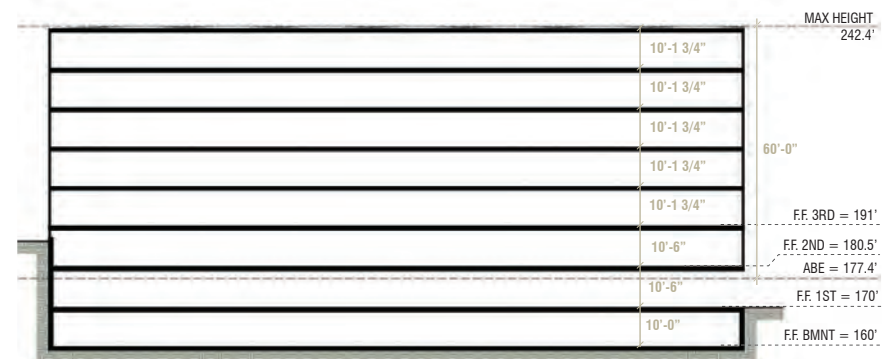
A.7



ABE CALCULATION:

POINT A - 183.5'	
SIDE A - 166.5'	
POINT B - 174.5'	
SIDE B - 179'	
POINT C - 170.6'	
SIDE C - 166.5'	
POINT D - 180.9'	
SIDE D - 179'	
ABE =	$(183.5 \times 166.5) + (174.5 \times 179) + (170.6 \times 166.5) + (180.9 \times 179)$
	$(166.5 + 179 + 166.5 + 179)$
ABE =	$30552.75 + 31235.5 + 28404.9 + 32381.1$
	691
ABE =	177.4'

DIAGRAMMATIC SECTION



HEIGHT LIMIT DIAGRAMS

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A.8



LEGEND:

	RESIDENTIAL
	DAYCARE
	PARKING

WEST ORIENTATION

PREFERRED CONCEPT

THE WEST FACING COURTYARD BREAKS UP THE FACADE
ARTICULATION VISIBLE FROM 116TH AVE

WEST COURTYARD ORIENTATION ALLOWS FOR SUNLIGHT
PENETRATION INTO THE COURTYARD AND INTERIOR UNITS

COURTYARD IS ORIENTED TOWARD VIEWS OF THE LAKE, PROVIDING
MORE UNITS WITH LAKE VIEWS.



CONCEPT 1

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A.9



LEGEND:

	RESIDENTIAL
	DAYCARE
	PARKING

EAST ORIENTATION

116TH AVE. IS FRONTED WITH LARGE CONTINUOUS MASS

DIRECT SUNLIGHT ENTERS COURTYARD ONLY IN MORNING HOURS

VIEWS FROM COURTYARD ARE OF THE ROOF OF THE ADJACENT BUILDING.



CONCEPT 2

EMERALD - 10930 116TH AVE NE KIRKLAND, WA






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A.10



LEGEND:

	RESIDENTIAL
	DAYCARE
	PARKING

SOUTH ORIENTATION

116TH AVE. IS FRONTED WITH LARGE CONTINUOUS MASS

SOUTHERN FACING COURTYARD ALLOWS SUNLIGHT PENETRATION TO COURTYARD AND INTERIOR UNITS DURING THE MIDDLE OF THE DAY

VIEWS FROM COURTYARD ARE TREES ALONG SITE BOUNDARY AND ADJACENT BUILDING.

COURTYARD IS REDUCED IN WIDTH



CONCEPT 3

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A.11



DESIGN ETHOS EXPLORATION

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A.12



DESIGN ETHOS EXPLORATION

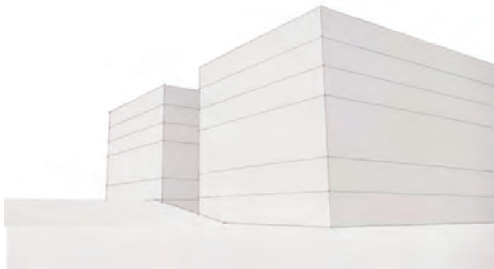
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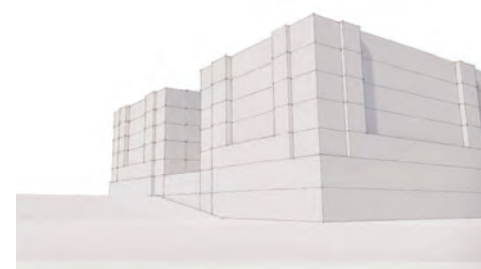
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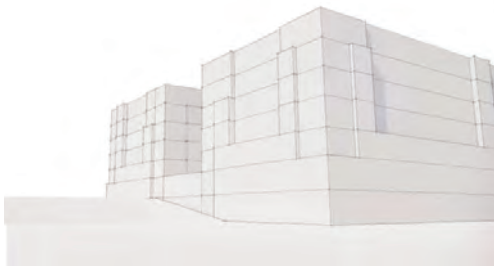
A.13



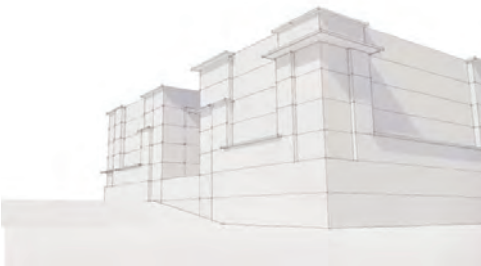
1. Massing - court yard facing the street reducing massing along the street edge, reading as 2 masses.



2. Stepback - Pushing in from the exterior face of the skin creating 3 planes refining the big box.



3. Verticality
Moving the edges of massing groups up and down creating multiple visual levels moving up and down the facade.



4. Horizontal Articulation
Accentuating the horizontality of the building's façade using setbacks, balconies, eaves, cornices, contrasting materials. Reinforcing the variation of the vertical planes.



5. Pedestrian-Friendly Building Fronts
Human Scale – Building's relative size to a pedestrian achieved through landscaping, awnings, cornices, solid base element and adding to the pedestrian experience.



6. Materiality
Color blocking reinforcing each block. Further breaking down the massing.

DESIGN PART I

EMERALD - 10930 116TH AVE NE KIRKLAND, WA



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A.14

HORIZONTALITY

Modern design expressing the floor lines creates horizontality across the site. Vertical patterns are interspersed creating character and interest.



PRECEDENT IMAGERY

EMERALD - 10930 116TH AVE NE KIRKLAND, WA

TREE

Strong, thin verticals topped with horizontals at varying heights. Balconies with the horizontal expressed minimizing the rails. Natural color palette.



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A.15

55.83 User Guide – TL 10D zone.

The charts in KZC [55.87](#) contain the basic zoning regulations that apply in the TL 10D 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 55.85A black triangle pointing to the right with the text "Zone TL 10D" in white.**Section 55.85 – GENERAL REGULATIONS**

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

1. Refer to Chapter [1](#) KZC to determine what other provisions of this code may apply to the subject property.
2. When a permitted use is 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.
3. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC [115.24](#).

[link to Section 55.87 table](#)

The Kirkland Zoning Code is current through Ordinance 4684, passed May 7, 2019.



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

City Website: <http://www.kirklandwa.gov/> (<http://www.kirklandwa.gov/>)

City Telephone: (425) 587-3000

Code Publishing Company (<https://www.codepublishing.com/>)

eLibrary (<https://www.codebook.com/listing/>)

Section 55.87	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	Packaging of Prepared Materials Manufacturing See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' 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, or service using not more than 20 percent (50 percent for properties located within 150 feet of the Cross Kirkland Corridor) of the gross floor area. The floor area of accessory office use is not limited. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 3. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage. 4. Breweries, wineries, and distilleries may include tasting rooms, accessory retail sales, or office utilizing not more than 20 percent of the gross floor area (no limit for properties located within 150 feet of the Cross Kirkland Corridor).
.015	Breweries, Wineries and Distilleries									1 per each 1,000 sq. ft. of gross floor area. Tasting rooms 1 per each 100 sq. ft. of gross floor area.		

Section 55.87

Zone
TL 10D

USE ZONE CHART



Section 55.87	<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						
.020	Warehouse Storage Service	D.R., Chapter 142 KZC	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. May include, as part of this use, accessory retail sales, or service occupying no 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. 2. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage.
.030	Wholesale Trade											
.040	Industrial Laundry Facility											
.050	Wholesale Printing or Publishing											
.060	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control								B	E		

Section 55.87	<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						
.070	A Retail Establishment providing banking and related financial services	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	Same as primary use.	B	E	1 per each 300 sq. ft. of gross floor area.	1. This use is permitted if accessory to a primary use and: a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building; c. It will not be located in a separate structure from the primary use; d. It will not exceed 50 percent of the ground floor area of the building; and e. There is no vehicle drive-in or drive-through.
.080	High Technology							Where adjoining a low density zone, 30' above average building elevation. Otherwise, 80' above average building elevation. See Spec. Reg. 1.	C See Spec. Reg. 5.	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.	1. If this use is located in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC), maximum building height is 65 feet above average building elevation. 2. 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. 3. May include as part of this use, accessory retail sales or service occupying 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. 4. Refer to KZC 115.105 for provisions regarding outside use, activity and storage. 5. Any outdoor storage area must be buffered according to Landscape Category A.
.090	Office Use								C See also Spec. Reg. 2(a).		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. If this use is located in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC), maximum building height is 65 feet above average building elevation. 2. 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.

Section 55.87



Zone
TL 10D

USE ZONE CHART

Section 55.87	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						
.100	Attached or Stacked Dwelling Units See Spec. Reg. 1.	D.R., Chapter 142 KZC	None	10'	5', but 2 side yards must equal at least 15'. See Spec. Reg. 5.	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 65' above average building elevation. See Spec. Reg. 1.	D	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	<div>1. This use is permitted only in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC).</div> <div>2. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of a light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents.</div> <div>3. For Attached or Stacked Dwelling Units, 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.</div> <div>4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</div> <div>5. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet.</div> <div>6. KZC 105.103(3)(c) provides a process to grant a decrease in the required number of parking spaces.</div> <div>7. For Residential Suites, the Planning Official may approve a parking reduction if a parking demand and utilization study has been approved by the City for this use within five years of the submittal of an application for development. The scope of the prior study must have included the zone in which the proposed development is located. The Planning Official may require an update to the prior study if warranted, or grant an extension to the original five-year effective term of the study. The required parking rate shall be as established in the study, 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:<div>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.</div></div>
.105	Residential Suites See Spec. Reg. 1.											

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.87	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						
.100	Attached or Stacked Dwelling Units (continued)										REGULATIONS CONTINUED FROM PREVIOUS PAGE	
.105	Residential Suites (continued)										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												

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Section 55.87	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						
.100	Attached or Stacked Dwelling Units (continued)									REGULATIONS CONTINUED FROM PREVIOUS PAGE		
.105	Residential Suites (continued)									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.		
8. For residential suites with reduced parking approved pursuant to Special Regulation 6 or 7:												
a. All residential suites and all required parking within a project shall be under common ownership and management; and												
b. 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; and												
c. 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 55.87	<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						
.110	Day-Care Center and Mini-Day-Care Center See Spec. Reg. 1.	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	Same as primary use.	D	B	See KZC 105.25. 1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building. 2. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 3. Hours of operation may be limited to reduce impacts on nearby residential uses. 4. An on-site passenger loading area may 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 any nearby residential uses. 5. May include accessory living facilities for staff persons. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.	
.120	Public Utility							Where adjoining a low density zone, 30' above average building elevation. Otherwise, 80' above average building elevation. See Spec. Reg. 1.	C See Spec. Reg. 2.		1. If this use is located within Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC) maximum building height is 65 feet above average building elevation. 2. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.	
.130	Government Facility Community Facility											

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Section 55.87	<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						
.140	Restaurant or Tavern See Spec. Reg. 1.	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	Same as primary use.	B	E	1 per each 100 sq. ft. of gross floor area.	1. This use is only permitted as a primary use on properties located within 150 feet of the Cross Kirkland Corridor. On other properties, this use is only permitted if accessory to a primary use, where: a. It will not exceed 20 percent of the gross floor area of the building; b. It is not located in a separate structure from the primary use; c. The use is integrated into the design of the building. 2. No vehicle drive-in or drive-through facilities are permitted.
.150	Entertainment, Cultural and/or Recreational Facility			20'				Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A		See KZC 105.25.	1. The use shall be conducted within a wholly enclosed building, unless the parcel abuts the Cross Kirkland Corridor (CKC). Outdoor activities may be located only between the CKC and the building. 2. The structure containing the use shall have been in existence on June 1, 2004, 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. 3. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.
.160	Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.										

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Section 55.87	<div>USE</div> <div>REGULATIONS</div>	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.170	Development Containing Stacked or Attached Dwelling Units and one or more of the following uses: • Retail establishments, including restaurants and taverns, and/or • Office uses	D.R., Chapter 142 KZC	10 Acres	10'	0'	0'	80%	80' above average building elevation. See Spec. Reg. 5.	See Spec. Reg. 6.	E	See KZC 105.25.	<div>1. A development which includes one or more of the uses specifically listed in this "use" column may also include one or more of the other uses allowed in this zone.</div> <div>2. Development must be located on property adjacent to the Cross Kirkland Corridor (CKC), and provide building and site orientation to the CKC.</div> <div>3. Vehicular and pedestrian access must be oriented away from primary access routes for industrial traffic.</div> <div>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 a light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents.</div> <div>5. Maximum building height for development that includes land on both sides of the CKC is 100 feet. At least 25 percent of the gross floor area of the development must be on either side of the corridor to satisfy this requirement.</div> <div>6. The landscaping requirement adjacent to property in TL 10D shall comply with KZC 95.42(1). Where existing residential use abuts the parcel boundaries, KZC 95.42(2) applies.</div>
.180	Assisted Living Facility See Spec. Reg. 1.	D.R., Chapter 142 KZC. See Gen. Reg. 3.	None		5', but 2 side yards must equal at least 15'. See Spec. Reg. 4.		Where adjoining a low density zone, 30' above average building elevation. Otherwise, 65' above average building elevation. See Spec. Reg. 1.	D	A		<div>1. This use is permitted only in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC).</div> <div>2. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of a light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents.</div> <div>3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</div> <div>4. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet.</div>	