



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: Scott Guter, AICP, Associate Planner

Date: May 23, 2018

File No.: DRV18-00324

Subject: SERENITY MIXED USE PROJECT
CONCEPTUAL DESIGN CONFERENCE

I. MEETING GOALS

At the June 4, 2018 Design Review Board (DRB) meeting, the DRB should review the concept design for the Serenity Mixed Use project. At the meeting, the DRB should determine:

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

II. BACKGROUND INFORMATION

The subject property is located at 12021 113th Ave NE (see Attachment 1). The applicant is proposing to construct a new five-story mixed use commercial/convalescent project with three levels of at and below grade parking. The applicant has submitted a citizen amendment request (CAR) (amendments to the Comprehensive Plan, Zoning Code, and Zoning Map) to allow for residential suites. City Council will make a decision on the CAR in December 2018. If approved, the applicant would convert the upper commercial stories on the eastern half of the project into residential suites. The applicant has provided a context analysis for the site and general project information, which includes three building massing options (see Attachment 2). **The applicant's preferred building massing option is shown as Scheme 3.**

III. SITE

The property has street frontage along 113th Ave. NE and consists of three parcels, one vacant and two that contain single-family residential structures. The site drops in elevation approximately 18 feet to the southwest over ~270 feet (6.7 percent) from the northeast property corner (along 113th Ave NE) towards an existing wetland located on the western and southern portions of the subject property. On February 24, 2012 the property received approval for a wetland buffer modification. The proposed project intends to utilize this approval.

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

North and East: TL 10A, convalescent (Residence XII) and an office park (Kirkland 405 Corporate Center) uses, **55' height limit.**

South and East: TL 10A, non-conforming use (single-family), current height of two-story building.

South and West: P (Park), Heronfield Wetlands, height is determined on case-by-case basis.

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

IV. KEY ZONING REGULATIONS

Zoning regulations for uses in TL 10A 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, retail and convalescent center or nursing home.

*Staff Comment: The applicant is currently proposing office and convalescent center as part of the project. **If the applicant's CAR is approved the office use on the upper floors of the east side of the project will change to residential suites.***

- B. Setbacks: A minimum **10' front yard setback is required.** Office uses require **side yard setbacks of 5', but 2 sides must equal 15' and a 10' rear yard setback.** There are no required setbacks for side or rear property lines for Convalescent Centers.

Staff Comment. The proposed project does not currently conform to the required yard setbacks. The applicant should apply for a minor variation pursuant to KZC 142.37(3) with the Design Response Conference Application.

- C. Lot Coverage: TL 10A zoning regulations allow 80% lot coverage.

Staff Comment: The applicant should submit lot coverage information with the Design Response Conference application. Staff will review the project for compliance with the lot coverage requirements during the Design Response phase.

- D. Height: TL 10A allows a maximum height of 55 feet measured above the average building.

Rooftop appurtenances may exceed the applicable height limitation by a maximum of four (4) feet if the area of all appurtenances and screening does not exceed 10 percent of the total area of the building footprint

*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.***

- E. Parking: Kirkland Zoning Code Section 55.69 requires the following parking standards for office uses and convalescent centers:

- Office
 - 1 stall per 300 sq. ft. of gross floor area
 - 1 stall per 200 sq. ft. of gross floor area for medical office
- Convalescent Center
 - 1 stall per bed
 - Case-by-case for accessory uses

- The developer may choose to decrease the required number of stalls by providing a parking study pursuant to KZC 105.103(3)(c).

Staff Comment: Staff has not yet evaluated the proposed project for compliance with the City's parking regulations. Staff will also want to see a parking proposal for residential suites. This will be completed as part of the Design Response Conference review process.

- F. Landscaping and Tree Retention Plan: Both landscaping and tree retention plans are required in order to retain as many viable trees as possible given the proposed development.

Office and Convalescent Center uses have a Landscape Category C that require a Landscape Buffer Standard 1 along property lines adjoining the park and the single family residential uses.

Staff Comment: The proposed project does not currently conform to Landscape Buffer Standard 1 along the property line adjoining the single family residence. The applicant should apply for a minor variation pursuant to KZC 142.37(3) with the Design Response Conference Application.

A landscape plan and Tree Retention Plan should be submitted with the Design Response Conference application. Existing significant trees determined to be viable should be retained to the maximum extent possible.

V. TOTEM LAKE NEIGHBORHOOD DESIGN GUIDELINES

The design vision for the Totem Lake Neighborhood identifies that building design should promote a sense of community identity and continuity throughout the neighborhood. Key design issues to be addressed include human and architectural scale, breaking up of building mass, attention to building detail, establishment of pedestrian connections, and consideration of building orientation, as well as improvements in the public realm, such as consistent street lights, sidewalk design, landscaping elements and street furniture.

A complete text and explanation of the adopted *Design Guidelines for Totem Lake Neighborhood* can be found online at this web address:

<http://www.kirklandwa.gov/Assets/Planning/Planning+PDFs/Totem+Lake+Neighborhood+Design+Guidelines.pdf>.

VI. CONTEXT

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

- A. How does the site relate to its surroundings?

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

- B. What are the opportunities and constraints of the site and vicinity given the following topics?

- Streetscape
- Urban Form
- Activities and Uses in the area

- Pedestrian Patterns and Environment
- Character of Adjacent Buildings
- Landscaping/Open Space

VII. DISCUSSION ISSUES

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

A. Scale

1. What are the key vantages of the project?
2. Identify appropriate mitigation techniques for building massing of the proposed buildings. Possible techniques include vertical and horizontal modulation, corner treatment, and roof forms. The applicant has provided several massing schemes including a preferred option (Scheme 3) for the DRB's review and comment (see Attachment 2). The potential change of use from office to residential on the upper floors of the east side of the project could result in different floor plan designs and would have different structural and life safety requirements. These requirements could affect **the building's massing and glazing** design. The DRB should take this into account when considering this project.

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 seating)?
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?

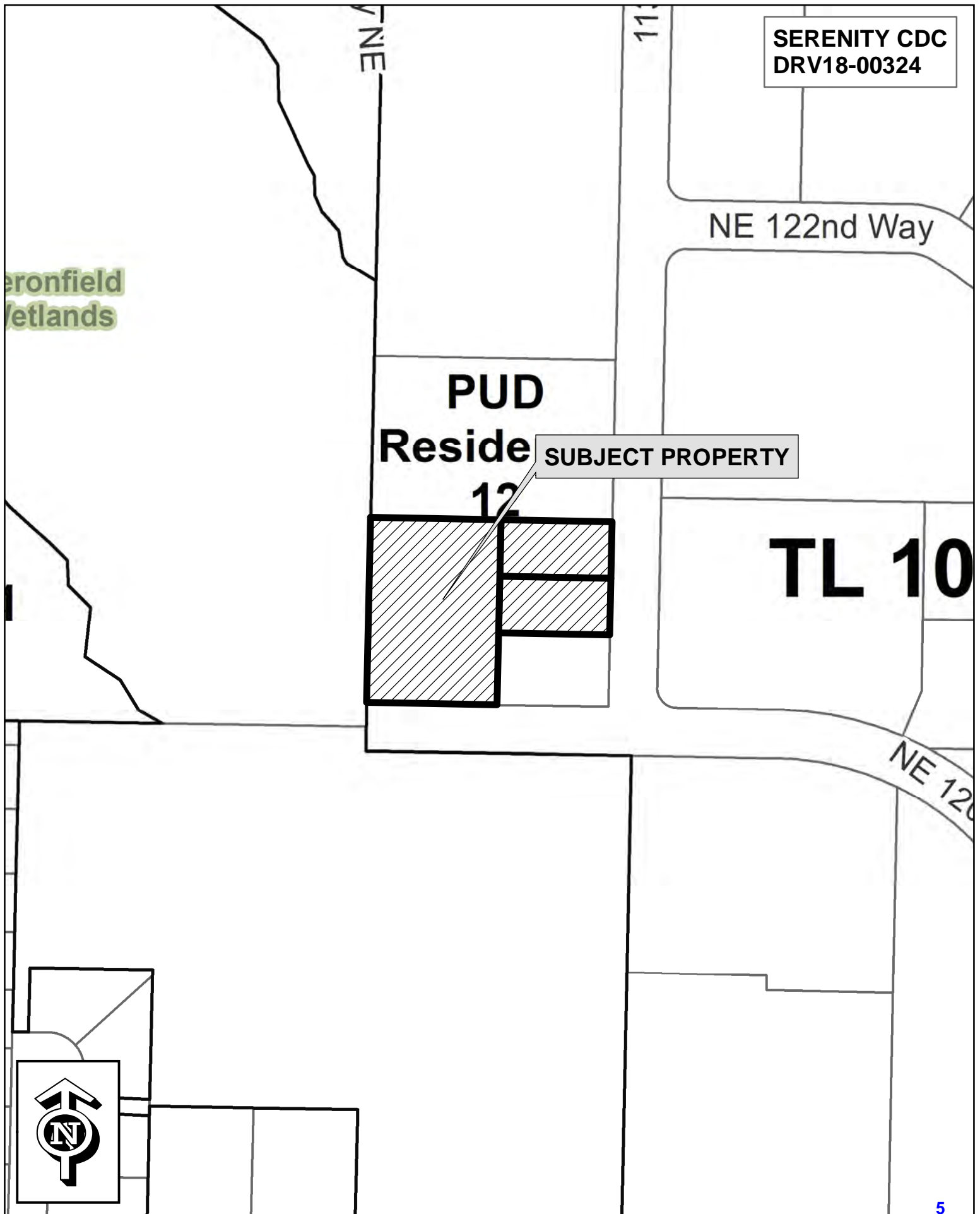
VIII. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE

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

The DRB should also consider the applicant's rezone request to allow for residential suites. This request will affect the upper commercial stories on the eastern half of the project. Staff recommends the applicant present both office and residential suites design options for the DRB to consider.

IX. ATTACHMENTS

1. Vicinity Map
2. **Applicant's Proposal**
3. TL 10A General Regulations & Use Zone Chart



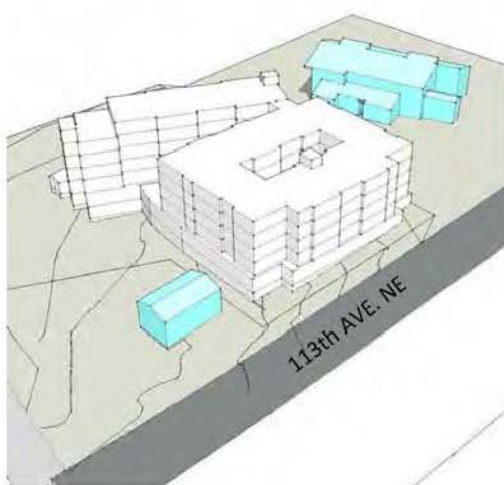
SERENITY

12021 113th AVE NE

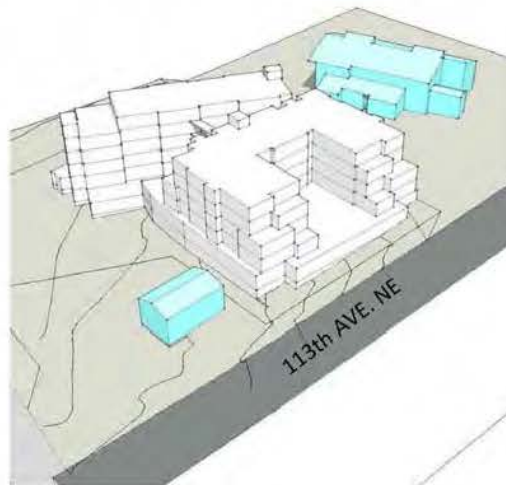
DESIGN OBJECTIVES This proposal will create Kirkland's third LEED Platinum Certified, affordable community, leading the way with Redmond for sustainable communities on the Eastside. The project team also has a continued commitment to continue to grow the affordable housing options in Kirkland, as most residential suite residents make 80% or less of the county medium income and do not have other opportunities in the City to live in a community without the heavy burden of housing costs that exceed 50% of their salaries. This proposal will continue to fulfill a deep need for workforce housing near job centers, as it is just three blocks from the City's Justice Center.

The proposal's objective is to create a community that fits the character of the neighborhood, bordering Residence XII's existing property and near to office buildings, multifamily residential, and one single family home. The proposal is located on the site of two existing single-family homes and an open field backing the Heronfield Wetland.

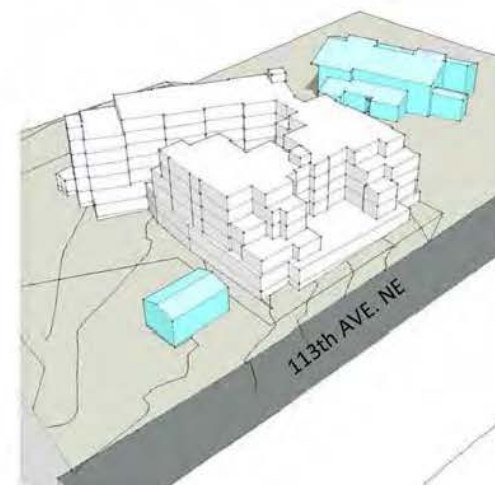
The West building of the proposed community will consist of housing in conjunction with neighboring Residence XII to include sober living and possible housing for Pregnant and Parenting Women (PPW). The East building of the community is designed as small space offices with option for residential suites subject to a zoning change. The West building is designed as sober housing or other code compliant auxiliary uses by Residence XII. Ground floor commercial space is designed in the East building along 113th Avenue Northeast and is expected to house a daycare or other commercial use.



SCHEME 1



SCHEME 2



SCHEME 3

ALTERNATIVES

Scheme 1 configures the east building utilizing a central courtyard. The courtyard scheme maximizes the available square footage for units. There is also room for a south facing terrace on the west end of the east building. The façade along 113th Avenue NE is the most reflective of the surrounding structures of this size and scale, but could be designed to be superior in fenestration and modulation. The center courtyard would bring in light and provide a private space for outdoor gathering. The west facing units in the east building and the east facing units in the west building are set at an angle to each other, opening up a view corridor to the south. The west building is roughly the same in all three schemes, as its basic configuration has been previously determined and approved during negotiations over the wetland buffer setback reduction. The Serenity Terrace to the west overlooks the wetlands and would get generous sunlight in the early to late afternoon, as would an upper floor terrace to the south.

Scheme 2 configures the east building utilizing a U-shape, opening out toward 113th Avenue NE to the east. This layout has the advantage of creating an east facing courtyard which all the residents can use, that takes full advantage of the morning light. Stepbacks on the east, in addition to the courtyard, introduces a dynamic façade along 113th Avenue NE and creates the interesting, dynamic terracing along the east and to the south. As in Scheme 1 there is also room for a south facing terrace on the west end of the east building; and the west facing units in the east building and the east facing units in the west building are set at an angle to each other, opening up a view corridor to the south.

Scheme 3 configures the east building utilizing an H-shape, opening out to both the east and the west. In this way courtyards are created which take advantage of both morning and afternoon sun. The west and east facing courtyards could be used for a variety of activities. As in Scheme 2, stepbacks on the east, in addition to the courtyard, introduces a dynamic façade along 113th Avenue NE and creates the possibility for additional terraces along the east and to the south. Stepbacks on the SW corner opens the space between buildings even more and creates the possibility of additional terraces. As in Schemes 1 and 2 there is also room for a south facing terrace on the west end of the east building. The additional west courtyard created in this layout also adds additional separation between the two buildings and expands the outside choices for people to use.

PREFERRED OPTION

Scheme 3 is the preferred option for several reasons:

- The H-shape provides for courtyards to the east and the west, to take advantage of morning and afternoon sun, while also providing for two courtyards, creating a nice diversity of people spaces.
- The west courtyard creates additional separation between the east and west buildings, and gives additional light for the west courtyard.
- Stepbacks from the east create a more dynamic facade along 113th Avenue NE.
- Lends itself to a much more artistic and creative design statement.

8 LEED Platinum Certified Communities



SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

May 24, 2018

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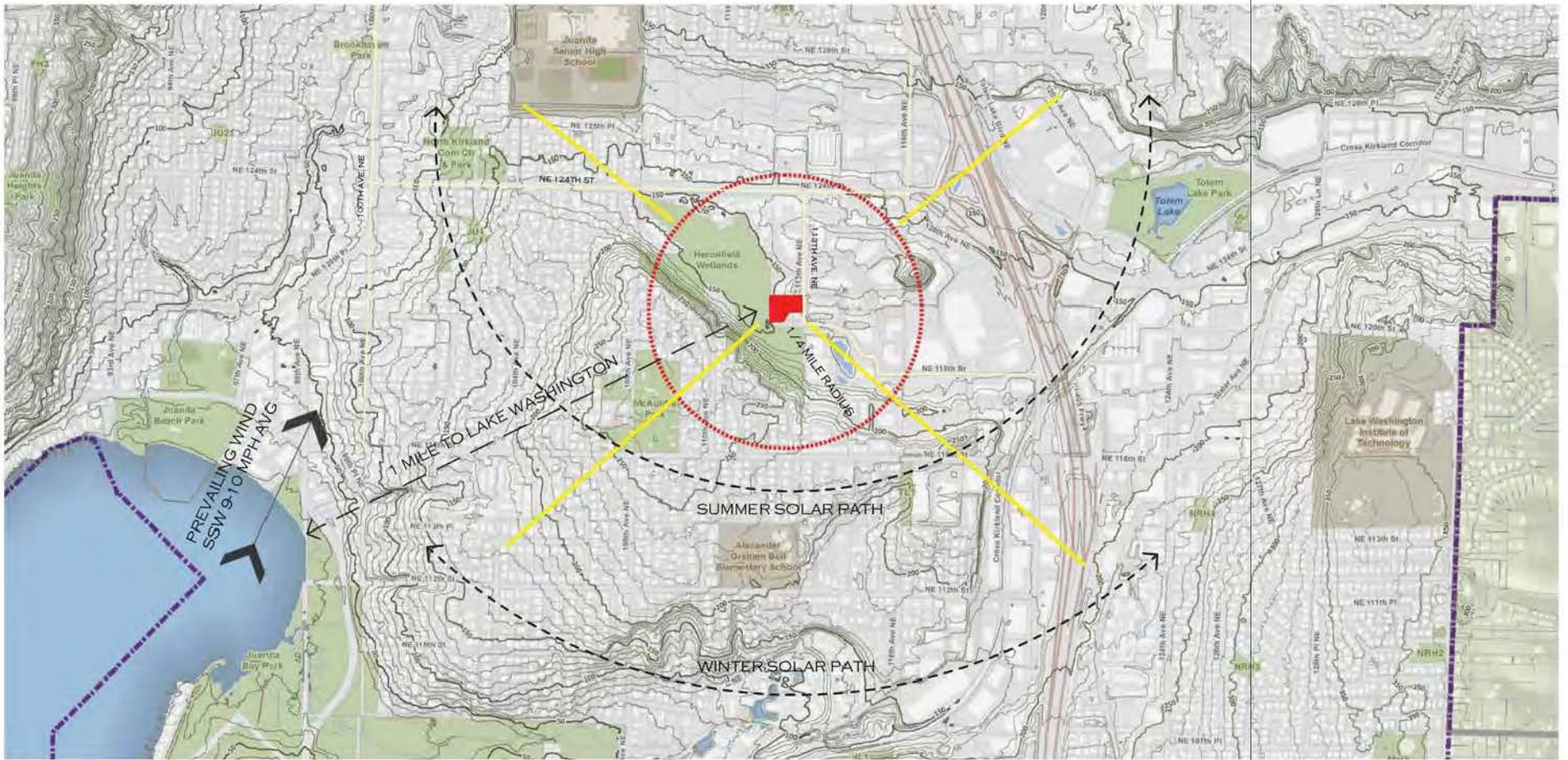
SITE ANALYSIS

SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

May 24, 2018

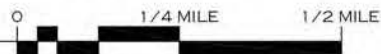
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SITE ANALYSIS

DATE: 05.07.18



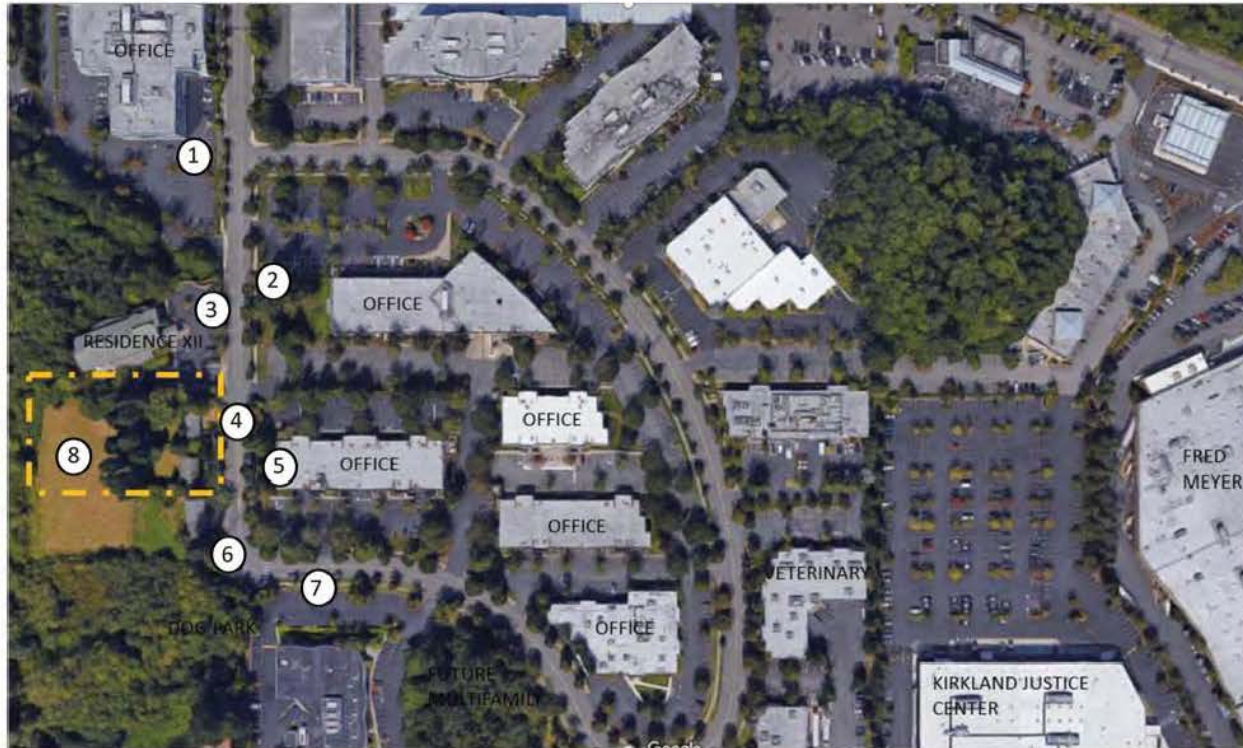
SERENITY

113TH AVENUE NE
KIRKLAND, WA 98034

DESIGNS
northwest
ARCHITECTS

Tel 360.629.3441 Fax 360.629.6159
26915 102nd Dr. NW Stanwood, WA 98292
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Site Analysis
 Aerial Photograph / Site Photography
 - See Keyed Views on Page 7

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Office, looking NW from 113th Ave NE



Office, looking NE from 113th Ave NE



Residence XII, looking NW from 113th Ave NE (site to South))



113th Ave NE, looking W toward site



Office, looking E from 113th Ave NE (site to West))



Existing homes on site, looking SW from 113th Ave NE



Office, looking SE from corner of 113th Ave NE & NE 120th St



Rear of existing site, looking East

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Conceptual Design Conference #2



- Legend:**
- NOT ALL SYMBOLS USED
 - EXISTING MONUMENT
 - WATER METER
 - EX. FIRE HYDRANT
 - WATER VALVE
 - UTILITY POLE
 - UTILITY ANCHOR
 - LIGHT POLE
 - GAS VALVE
 - STREET SIGN
 - EX. CO. TYPE 1
 - CATCH BASIN TYPE 2
 - SAF. SW. MANHOLE
 - SAF. SW. PILELINE
 - STONE DRAIN
 - WATER PIPELINE
 - OVERHEAD POWER
 - DAY LINE
 - LANDSCAPING CHANNEL
 - RODNEY

PARTIAL TOPO CHECK
 For
 Natural & Built Environments, LLC
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SCHEME 1

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BUILDING AREAS

WEST BUILDING

LOWER LEVEL PARKING	11,275 SF
UPPER LEVEL PARKING	11,275 SF
STREET LEVEL	0,556 SF
1ST LEVEL	5,556 SF
2ND LEVEL	5,556 SF
3RD LEVEL	5,556 SF
4TH LEVEL	5,556 SF
TOTAL	49,305 SF

EAST BUILDING

LOWER LEVEL PARKING	14,401 SF
UPPER LEVEL PARKING	13,614 SF
STREET LEVEL	13,674 SF
1ST LEVEL	8,346 SF
2ND LEVEL	16,762 SF
3RD LEVEL	8,019 SF
4TH LEVEL	7,638 SF
TOTAL	74,960 SF

TOTAL BUILDINGS

TOTAL BUILDINGS	124,274 SF
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AIRSPACE VOLUME

GIVEN BACK

NON-CODE REQUIRED

AIRSPACE VOLUME CODE ALLOWED	1,231,447 CF
BUILDING AIRSPACE VOLUME	909,696 CF
AIRSPACE VOLUME GIVEN BACK	321,751 CF

EAST WING

COMMERCIAL SPACE PROVIDED

STREET LEVEL	0,556 SF
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TOTAL COMMERCIAL	0,556 SF
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COMMONS AREA PROVIDED

128 RESIDENTIAL SUITES
11 STUDIO UNITS

COMMONS AREA REQUIRED

128 RESID SUITES X 20 + 250 SF
= 2,810 SF

COMMONS AREA PROVIDED

STREET LEVEL	3,127 SF
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1ST LEVEL	300 SF
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2ND LEVEL	243 SF
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3RD LEVEL	243 SF
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4TH LEVEL	343 SF
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COMMONS PROVIDED	= 4,606 SF
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WEST WING

COMMONS AREA PROVIDED

62 RESIDENTIAL SUITES
8 STUDIO UNITS

COMMONS AREA REQUIRED

62 RESID SUITES X 20 + 250 SF
= 1,400 SF

COMMONS AREA PROVIDED

STREET LEVEL	943 SF
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1ST LEVEL	942 SF
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2ND LEVEL	942 SF
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3RD LEVEL	942 SF
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4TH LEVEL	922 SF
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COMMONS PROVIDED	= 4,606 SF
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PARKING REQUIRED

RESIDENTIAL

16 STUDIO UNITS
AT 1 PER UNIT = 16 STALLS

196 RESIDENTIAL SUITES
AT 0.5 PER UNIT = 98 STALLS

COMMERCIAL

2,506 SF
AT 1 PER 300 SF = 9 STALLS

120 STALLS REQUIRED

PARKING PROVIDED

18 COMPACT STALLS

36 TANDEM COMPACT STALLS

36 STANDARD STALLS

32 TANDEM STANDARD STALLS

TOTAL
54 COMPACT STALLS

68 STANDARD STALLS

122 STALLS PROVIDED

ADA STALLS REQUIRED = 5

ADA STALLS PROVIDED = 5
(INCLUDES 2 VAN STALLS)

OPTIONAL PARKING

7 COMPACT PARKING STALLS

28 TANDEM COMPACT STALLS

11 STANDARD STALLS

10 TANDEM STANDARD STALLS

ADA STALL PROVIDED = 1

TOTALS WITH OPTIONAL PARKING

87 COMPACT STALLS

89 STANDARD STALLS

176 STALLS PROVIDED

ADA STALLS REQUIRED = 6

ADA STALLS PROVIDED = 6
(INCLUDES 2 VAN STALLS)

NORTH

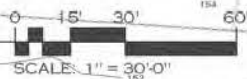


CODE COMPLIANT (SCHEME 1) - SITE PLAN

DATE: 05.24.18

SERENITY

113TH AVENUE NE
KIRKLAND, WA 98034



Tel 360.629.3441 Fax 360.629.6159
26915 102nd Dr. NW Stanwood, WA 98292



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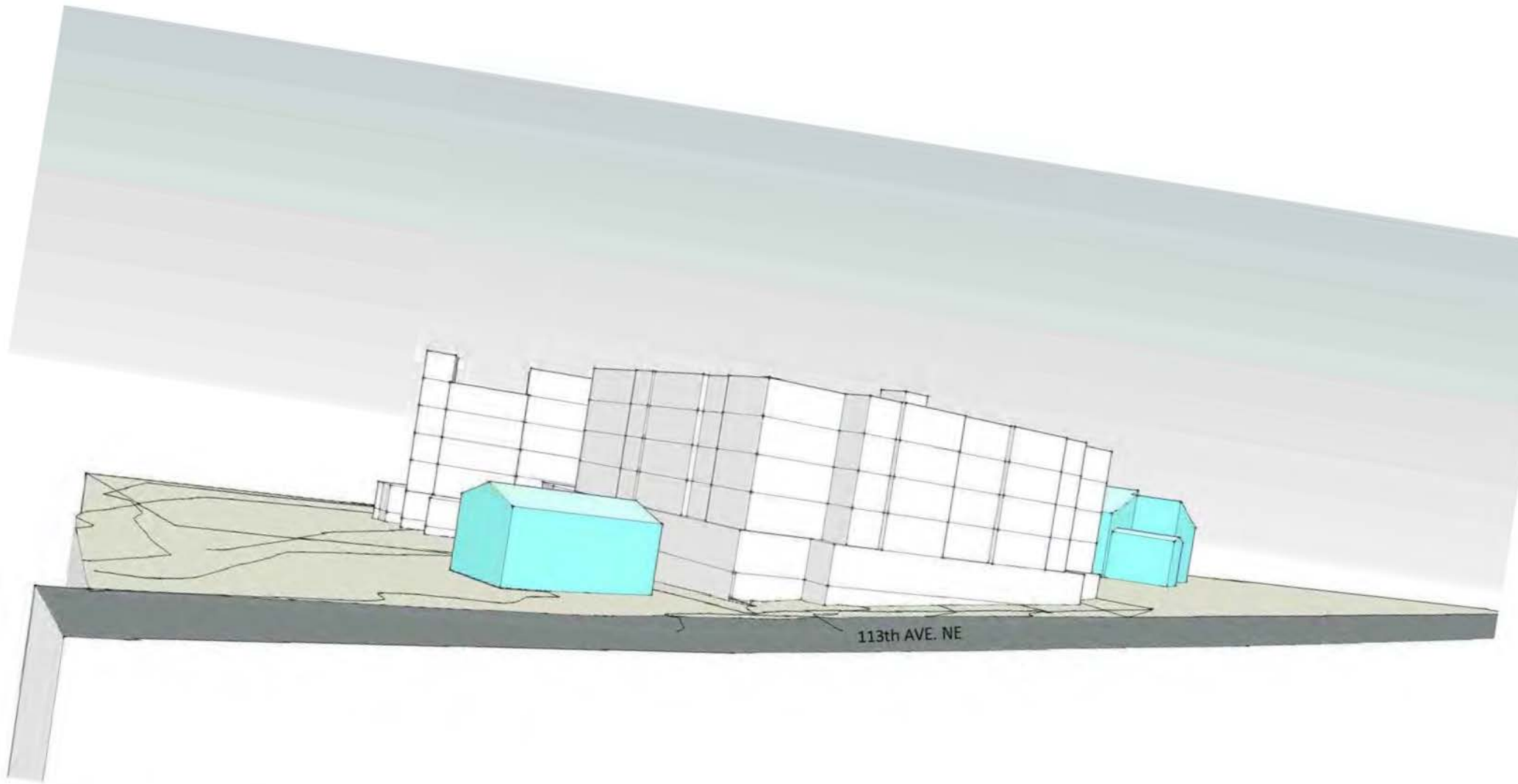


SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

Scheme 1- Aerial from SE
May 24, 2018

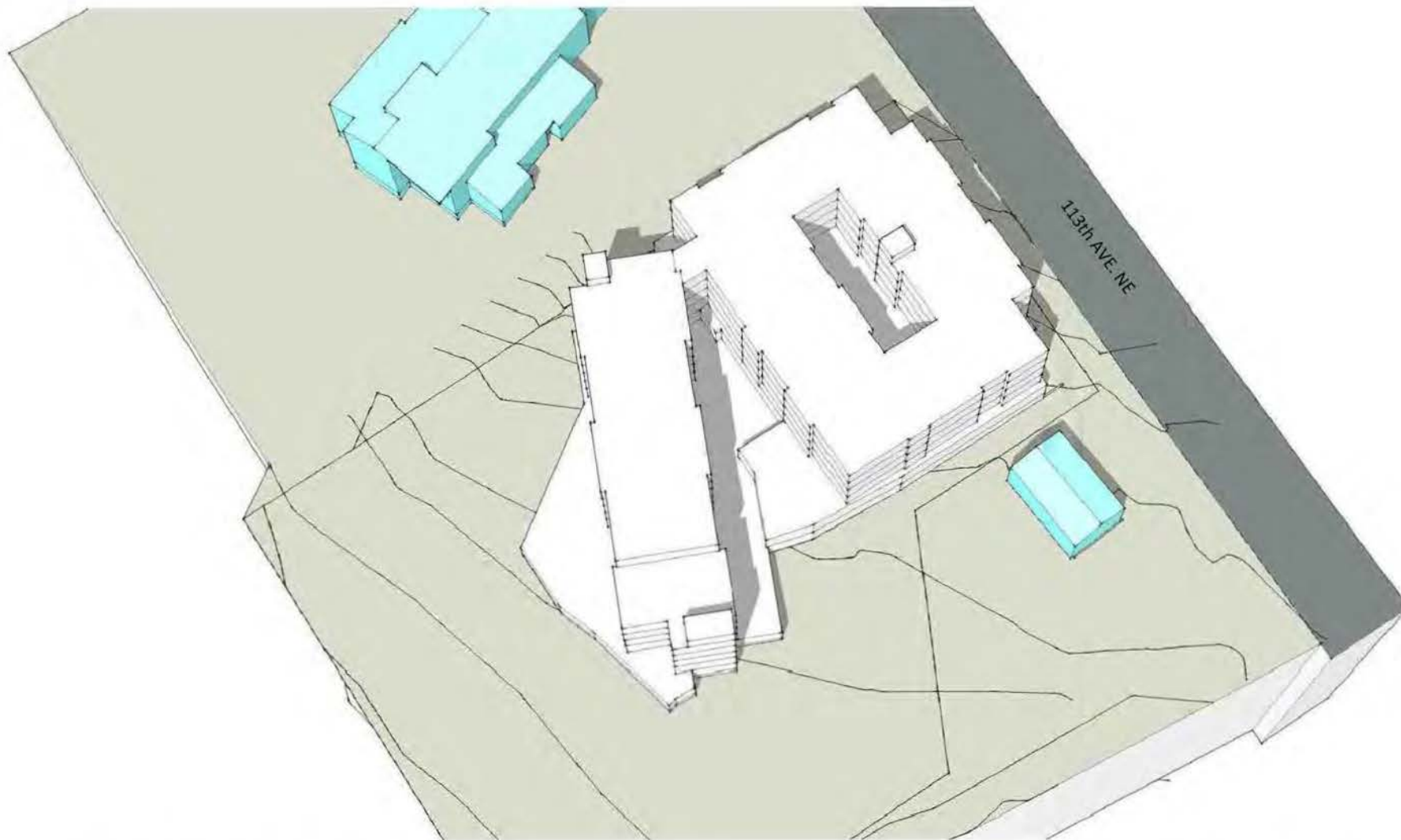
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SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

Scheme 1- Street from SE
May 24, 2018



SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

Scheme 1- From Above
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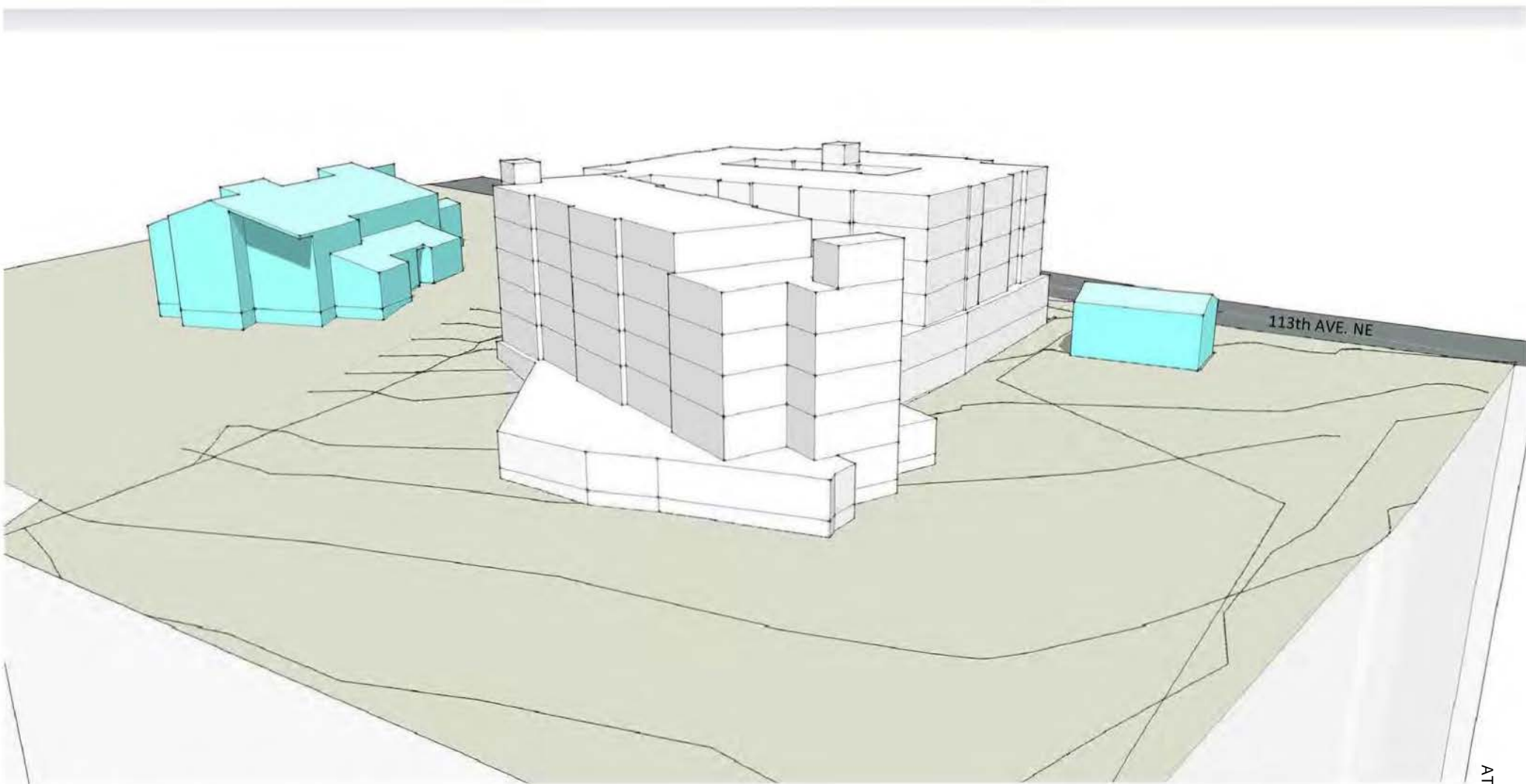


SERENITY - 12021 113TH AVE. NE
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Scheme 1- Aerial from SW
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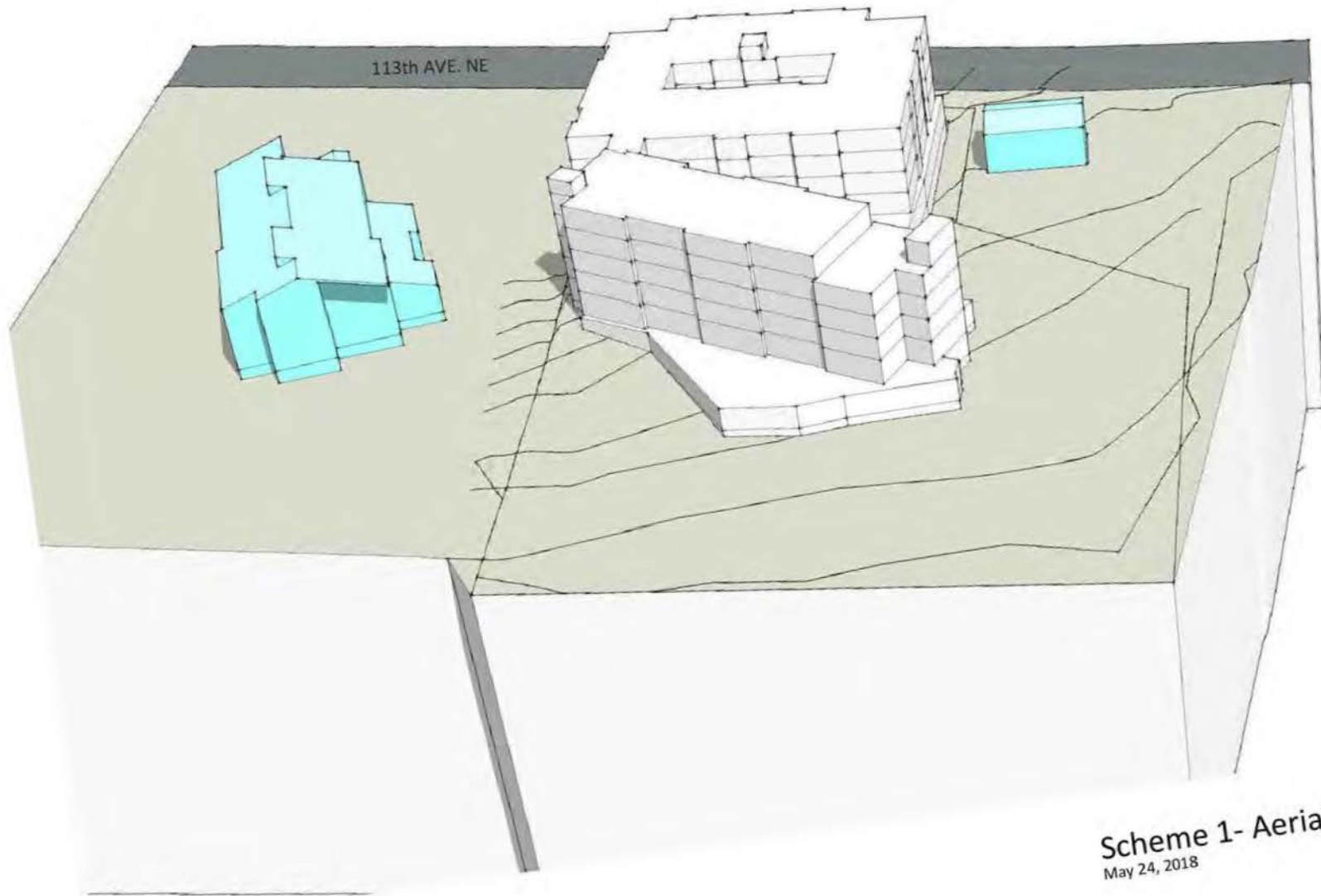


SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

Scheme 1- From SW
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Conceptual Design Conference #2

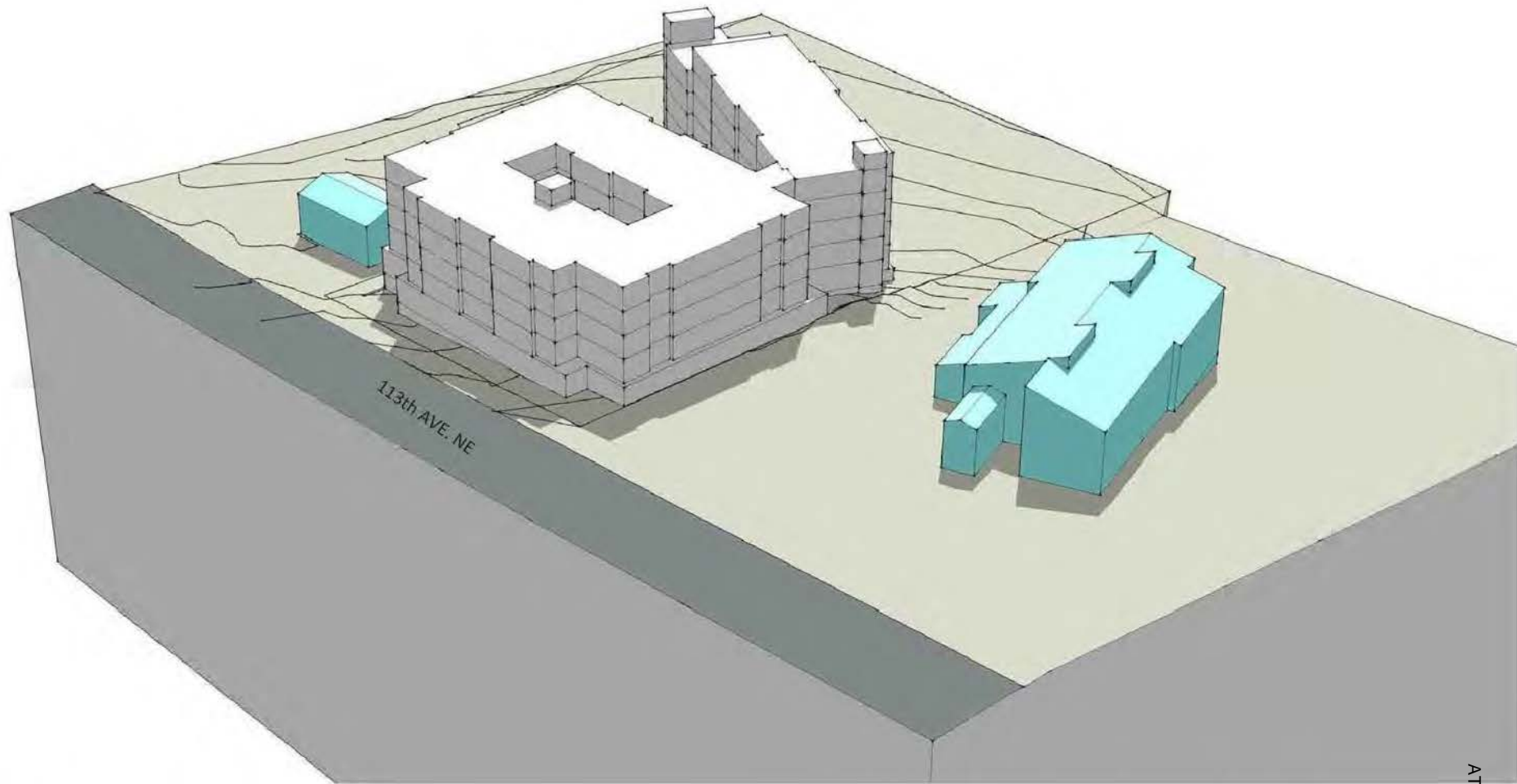
Scheme 1- Aerial from W
May 24, 2018

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SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

Scheme 1- Aerial from NW
May 24, 2018

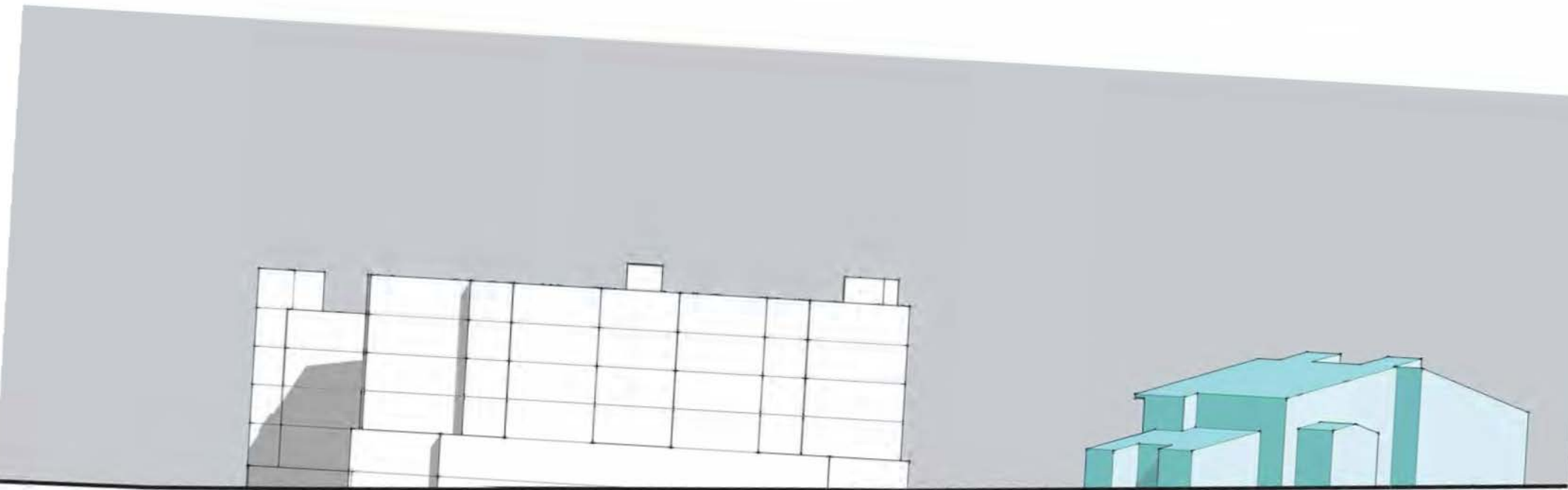


SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

Scheme 1- Aerial from NE
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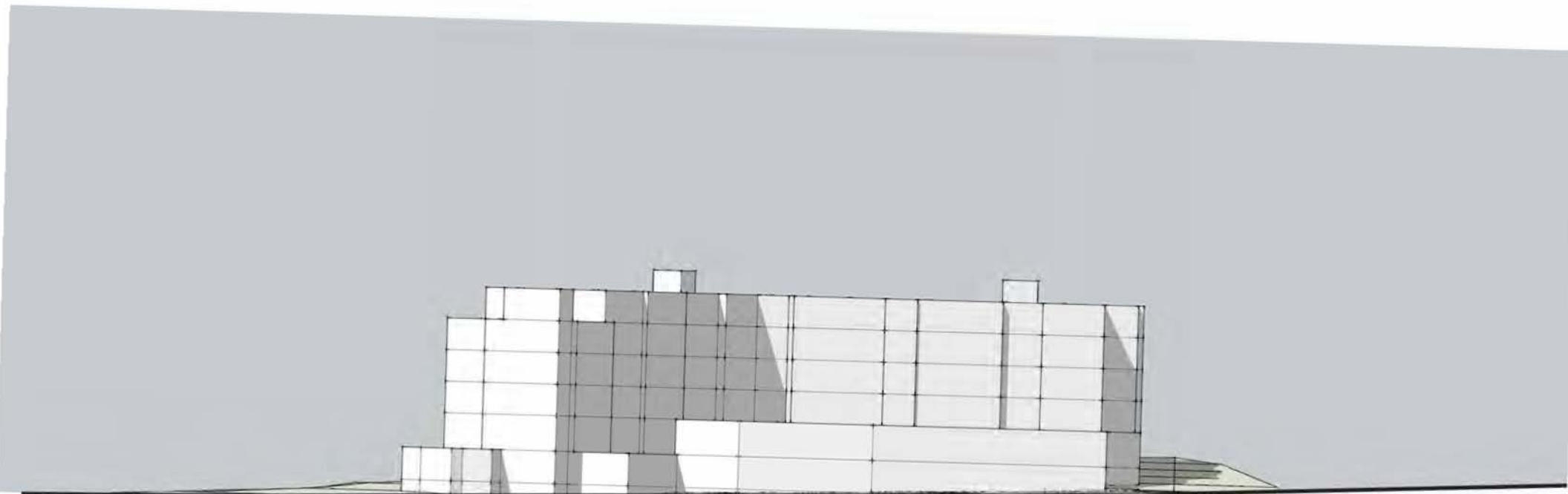


SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

Scheme 1- East Elevation
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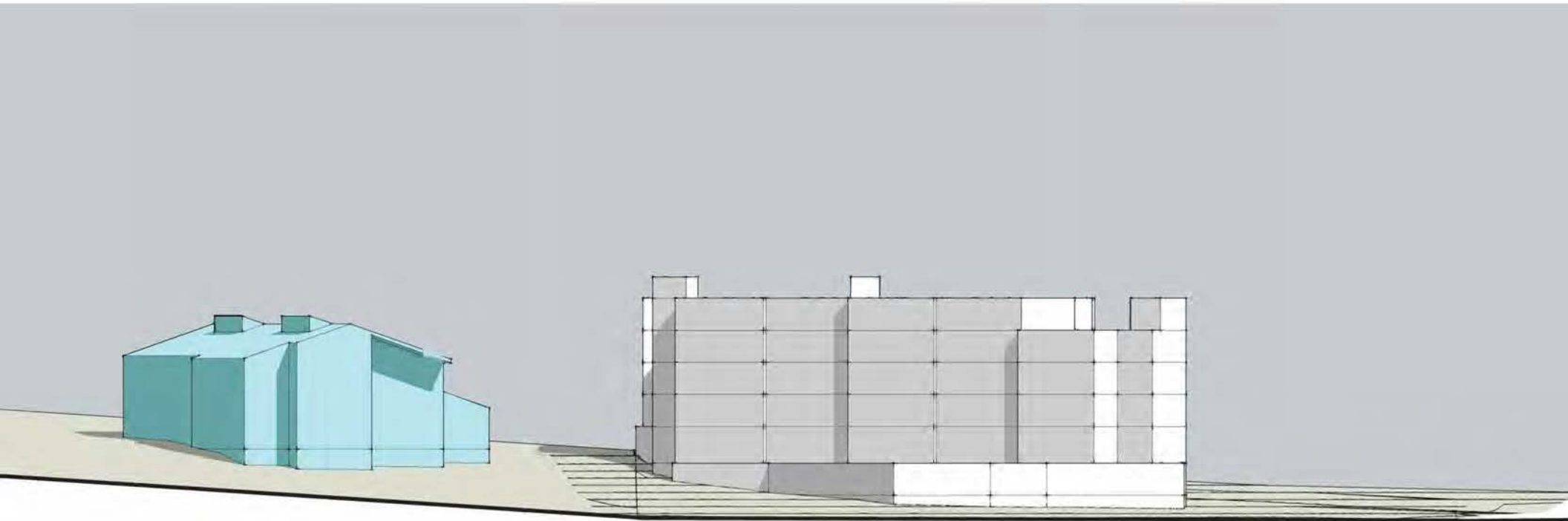


SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

Scheme 1- South Elevation
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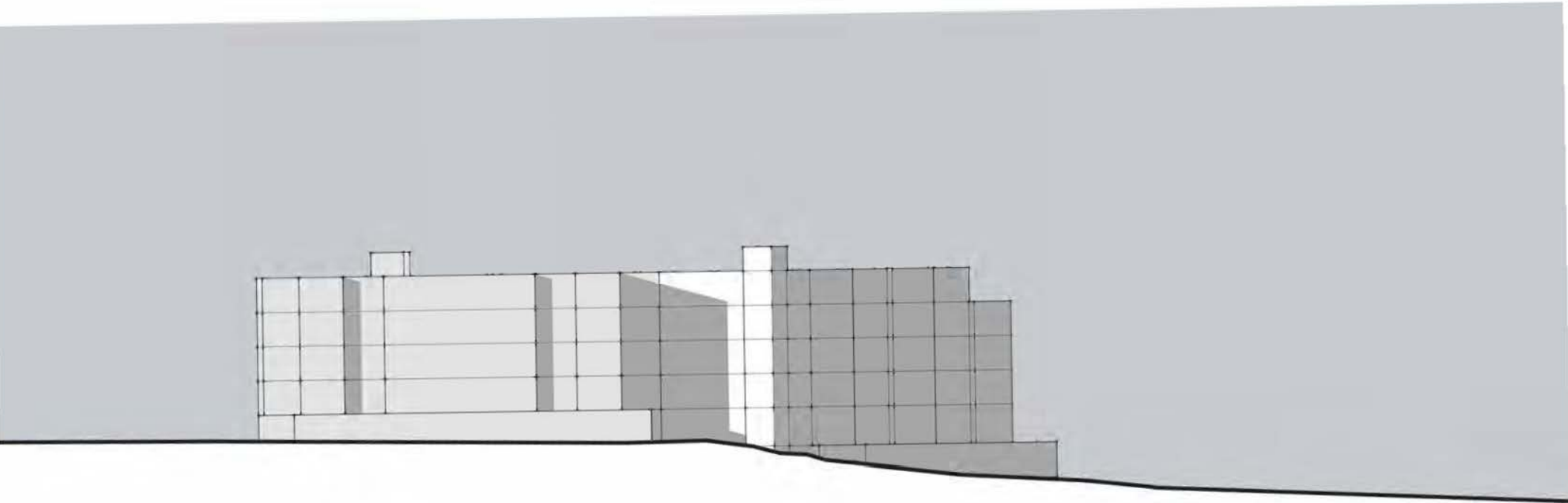


SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

Scheme 1- West Elevation
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SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

Scheme 1- North Elevation
May 24, 2018

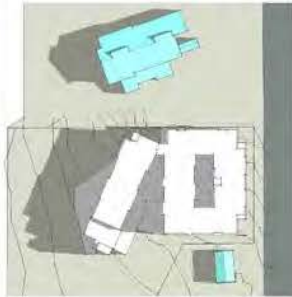
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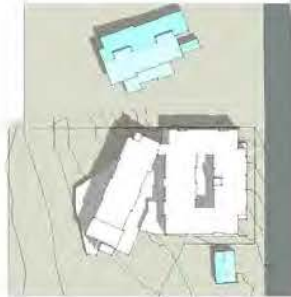
SITE ANALYSIS - ENVELOPE SUN STUDY

SCHEME 1

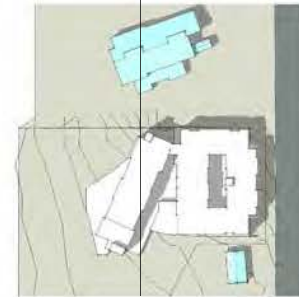
NORTH



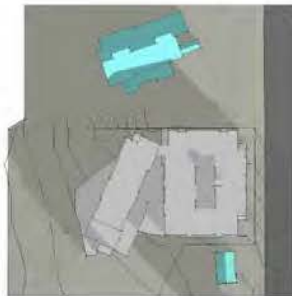
SUMMER SOLSTICE - 9:00AM



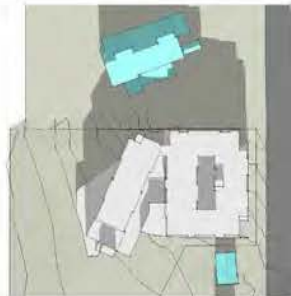
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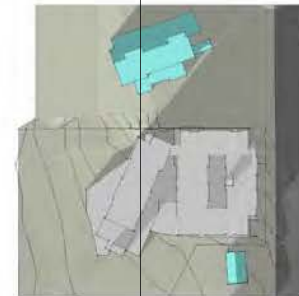
SUMMER SOLSTICE - 3:00PM



WINTER SOLSTICE - 9:00AM



WINTER SOLSTICE - 12:00PM



WINTER SOLSTICE - 3:00PM

SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

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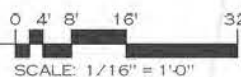


CODE COMPLIANT (SCHEME 1) - LOWER PARKING

DATE: 05.24.18

SERENITY

113TH AVENUE NE
KIRKLAND, WA 98034



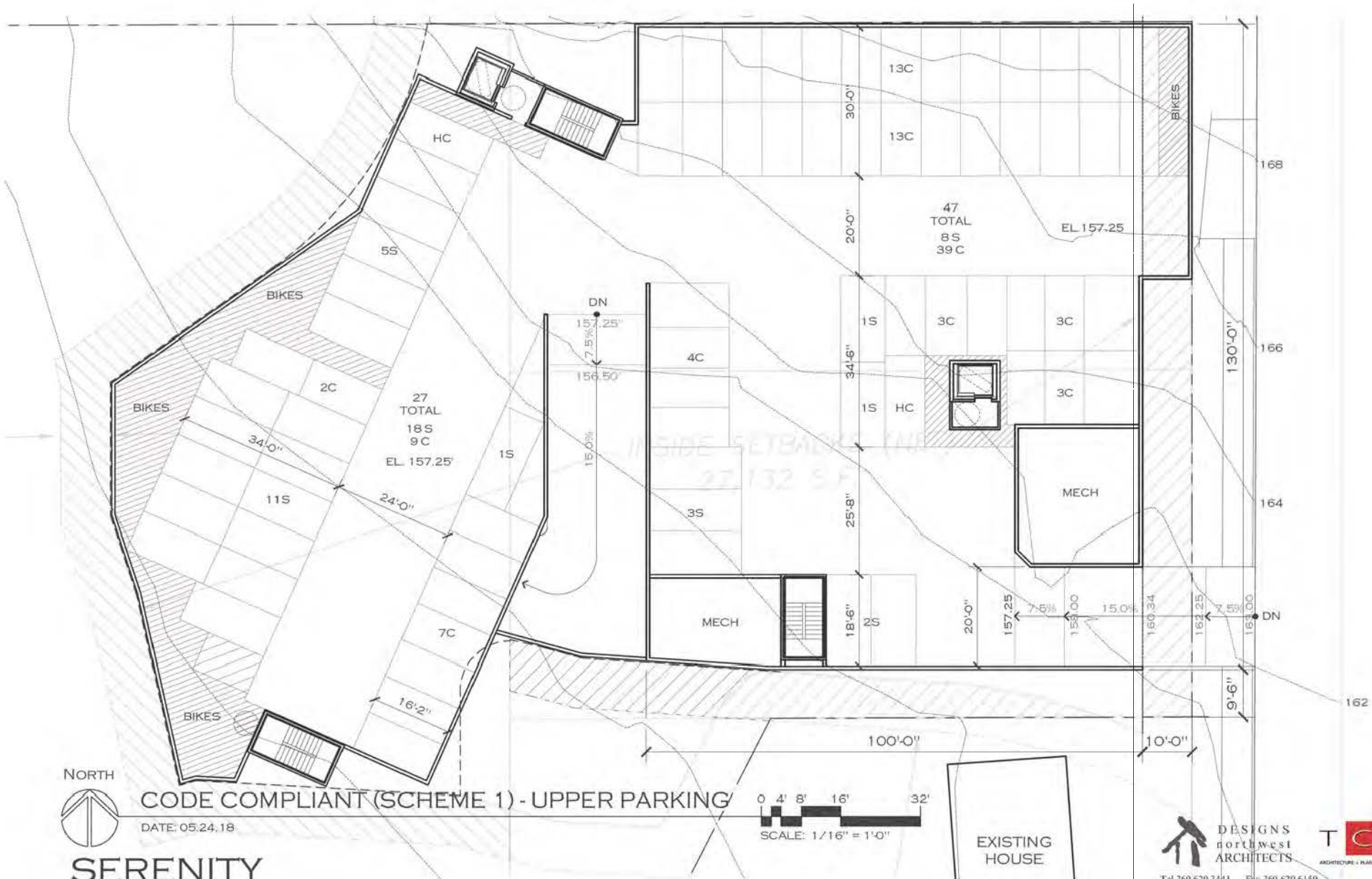
EXISTING HOUSE

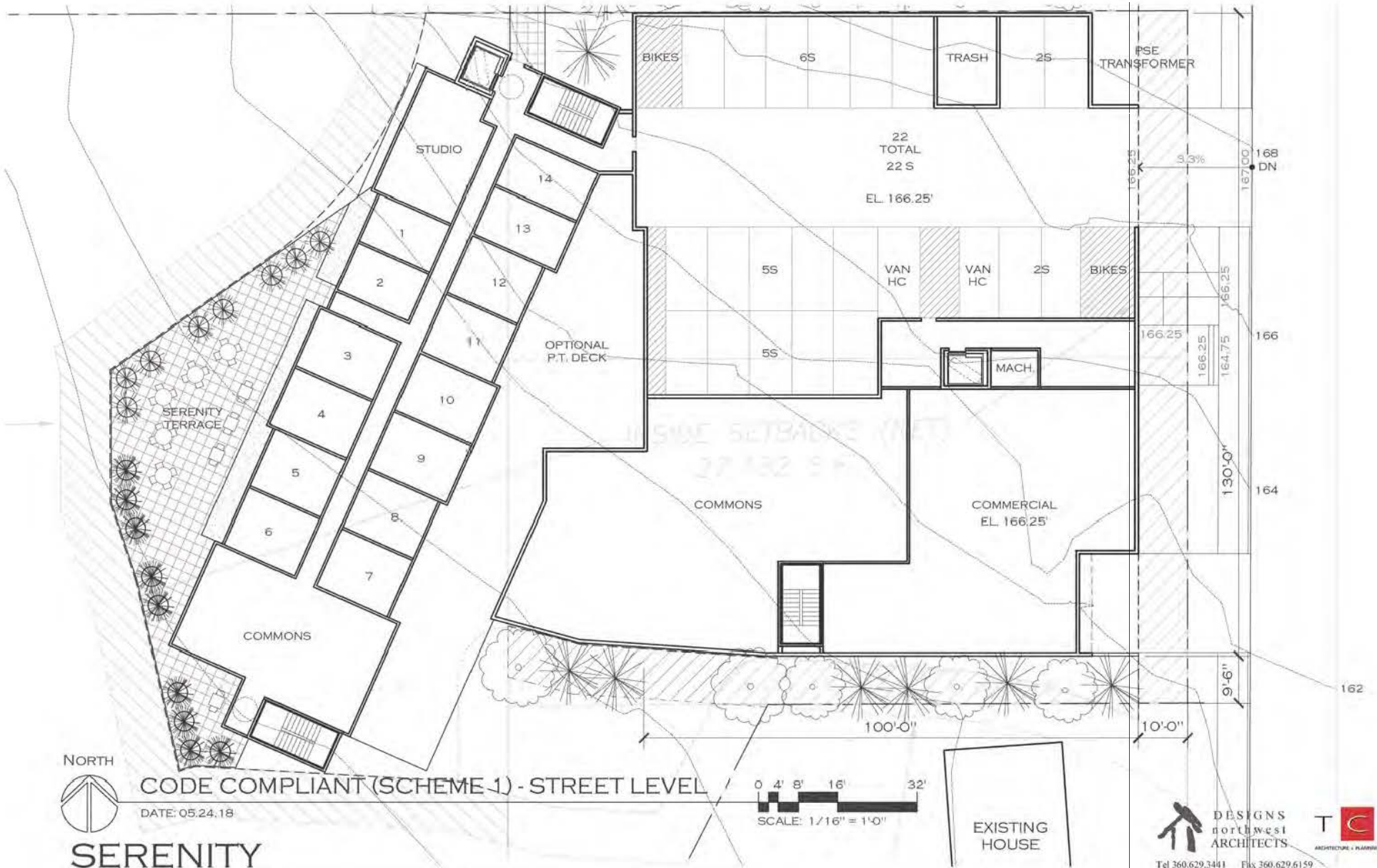


DESIGNS
northwest
ARCHITECTS



Tel 360.629.3441 Fax 360.629.6159
26915 102nd Dr. NW Stanwood, WA 98292





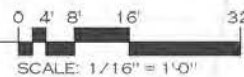


CODE COMPLIANT (SCHEME 1) - 1ST LEVEL

DATE: 05.24.18

SERENITY

113TH AVENUE NE
KIRKLAND, WA 98034



EXISTING HOUSE



DESIGNS
northwest
ARCHITECTS



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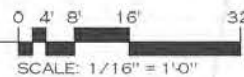


CODE COMPLIANT (SCHEME 1) - 2ND LEVEL

DATE: 05.24.18

SERENITY

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KIRKLAND, WA 98034



EXISTING HOUSE



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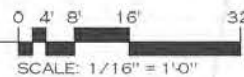


CODE COMPLIANT (SCHEME 1) - 3RD LEVEL

DATE: 05.24.18

SERENITY

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KIRKLAND, WA 98034



EXISTING HOUSE



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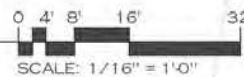


CODE COMPLIANT (SCHEME 1) - 4TH LEVEL

DATE: 05.24.18

SERENITY

113TH AVENUE NE
KIRKLAND, WA 98034



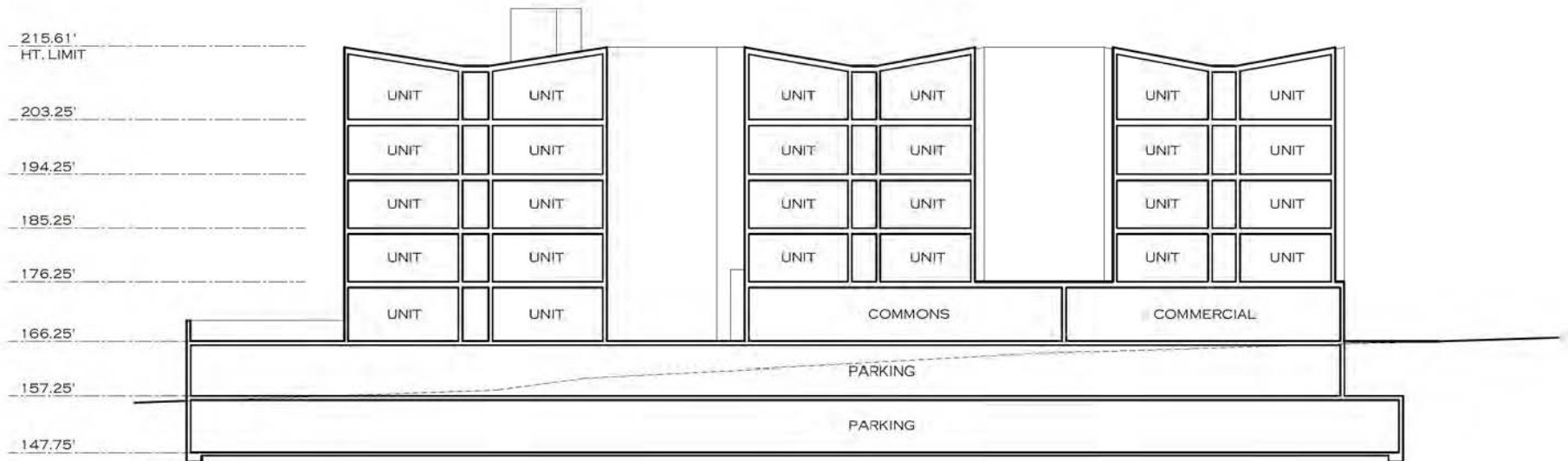
EXISTING HOUSE



DESIGNS
northwest
ARCHITECTS

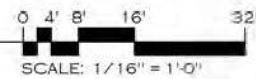


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CODE COMPLIANT (SCHEME 1) - CROSS SECTION

DATE: 05.24.18



SERENITY

113TH AVENUE NE
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ATTACHMENT 2

SCHEME 2

SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

May 24, 2018

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ATTACHMENT 2

BUILDING AREAS

WEST BUILDING

LOWER LEVEL PARKING	11,275 SF
UPPER LEVEL PARKING	11,275 SF
STREET LEVEL	5,506 SF
1ST LEVEL	5,556 SF
2ND LEVEL	5,556 SF
3RD LEVEL	5,506 SF
4TH LEVEL	5,531 SF
TOTAL	49,305 SF

EAST BUILDING

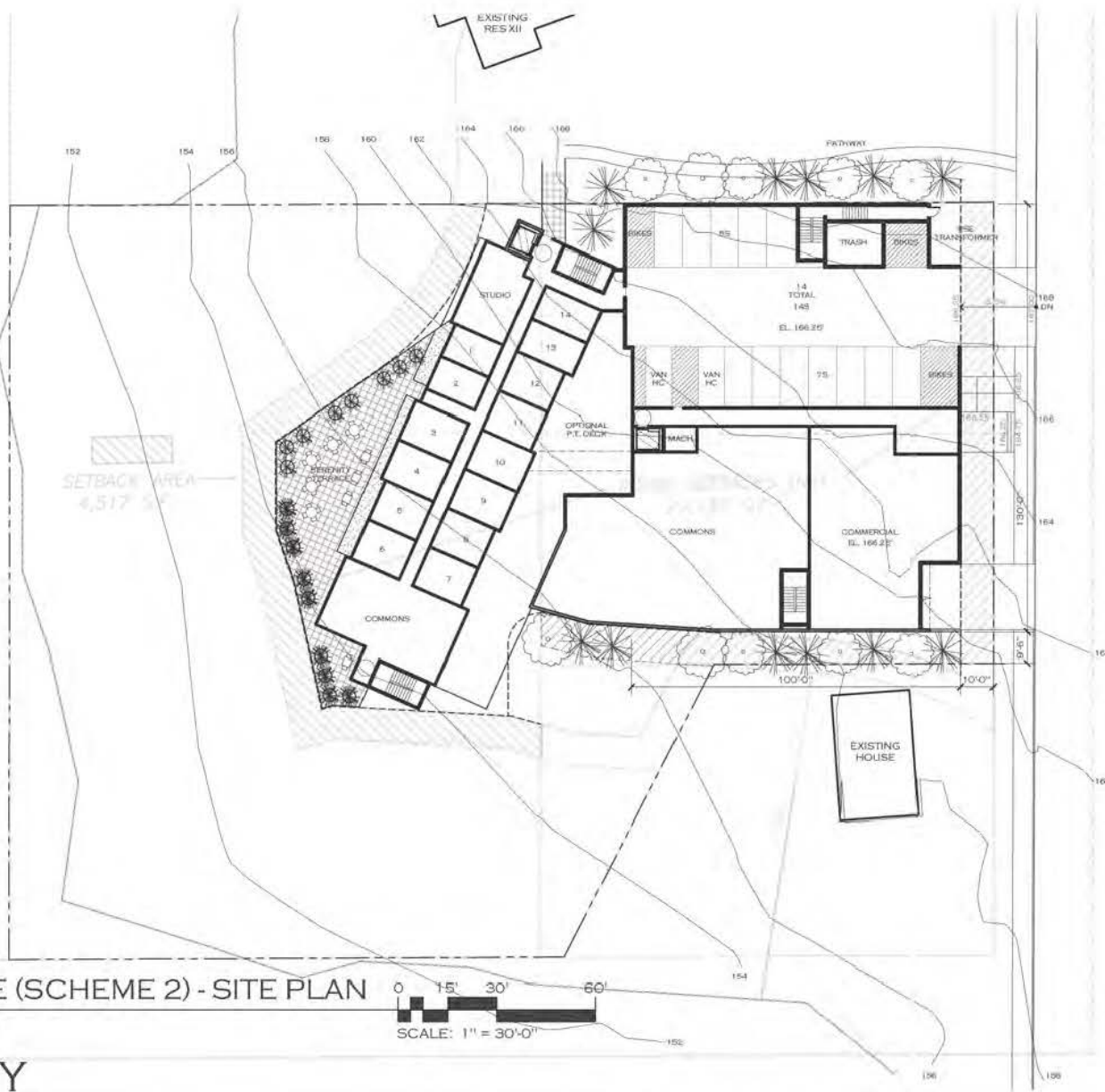
LOWER LEVEL PARKING	14,401 SF
UPPER LEVEL PARKING	13,614 SF
STREET LEVEL	13,674 SF
1ST LEVEL	8,946 SF
2ND LEVEL	8,676 SF
3RD LEVEL	8,019 SF
4TH LEVEL	7,630 SF
TOTAL	74,969 SF

TOTAL BOTH BLDGS 124,274 SF

AIRSPACE VOLUME

GIVEN BACK, NONCODE REQUIRED

AIRSPACE VOLUME CODE ALLOWED	1,231,447 CF
BUILDING AIRSPACE VOLUME	831,442 CF
AIRSPACE VOLUME GIVEN BACK	400,005 CF



EAST WING

COMMERCIAL SPACE PROVIDED

STREET LEVEL	2,376 SF
TOTAL COMMERCIAL	2,376 SF

COMMONS AREA PROVIDED

105 RESIDENTIAL SUITES	
9 STUDIO UNITS	
COMMONS AREA REQUIRED	
99 RESID SUITES X 20 + 250 SF	= 2,230 SF
COMMONS AREA PROVIDED	
STREET LEVEL	3,669 SF
1ST LEVEL	723 SF
2ND LEVEL	215 SF
3RD LEVEL	215 SF
4TH LEVEL	215 SF
COMMONS PROVIDED	= 5,237 SF

WEST WING

COMMONS AREA PROVIDED

62 RESIDENTIAL SUITES	
5 STUDIO UNITS	
COMMONS AREA REQUIRED	
62 RESID SUITES X 20 + 250 SF	= 1,430 SF
COMMONS AREA PROVIDED	
STREET LEVEL	1,442 SF
1ST LEVEL	542 SF
2ND LEVEL	542 SF
3RD LEVEL	542 SF
4TH LEVEL	542 SF
COMMONS PROVIDED	= 4,168 SF

PARKING REQUIRED

RESIDENTIAL

13 STUDIO UNITS	
AT 1 PER UNIT = 13 STALLS	
161 RESIDENTIAL SUITES	
AT 0.5 PER UNIT = 81 STALLS	

COMMERCIAL

2,376 SF	
AT 1 PER 300 SF = 8 STALLS	
102 STALLS REQUIRED	

PARKING PROVIDED

18 COMPACT STALLS	
36 TANDUM COMPACT STALLS	
33 STANDARD STALLS	
27 TANDUM STANDARD STALLS	
TOTAL	
54 COMPACT STALLS	
60 STANDARD STALLS	
114 STALLS PROVIDED	
ADA STALLS REQUIRED = 5	
ADA STALLS PROVIDED = 5	
INCLUDES 2 VAN STALLS	

OPTIONAL PARKING

7 COMPACT PARKING STALLS	
26 TANDUM COMPACT STALLS	
11 STANDARD STALLS	
10 TANDUM STANDARD STALLS	
ADA STALL PROVIDED = 1	

TOTALS WITH OPTIONAL PARKING

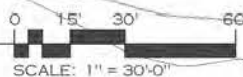
87 COMPACT STALLS	
81 STANDARD STALLS	
168 STALLS PROVIDED	
ADA STALLS REQUIRED = 6	
ADA STALLS PROVIDED = 6	
INCLUDES 2 VAN STALLS	

NORTH



U SHAPE (SCHEME 2) - SITE PLAN

DATE: 05.24.18



SERENITY

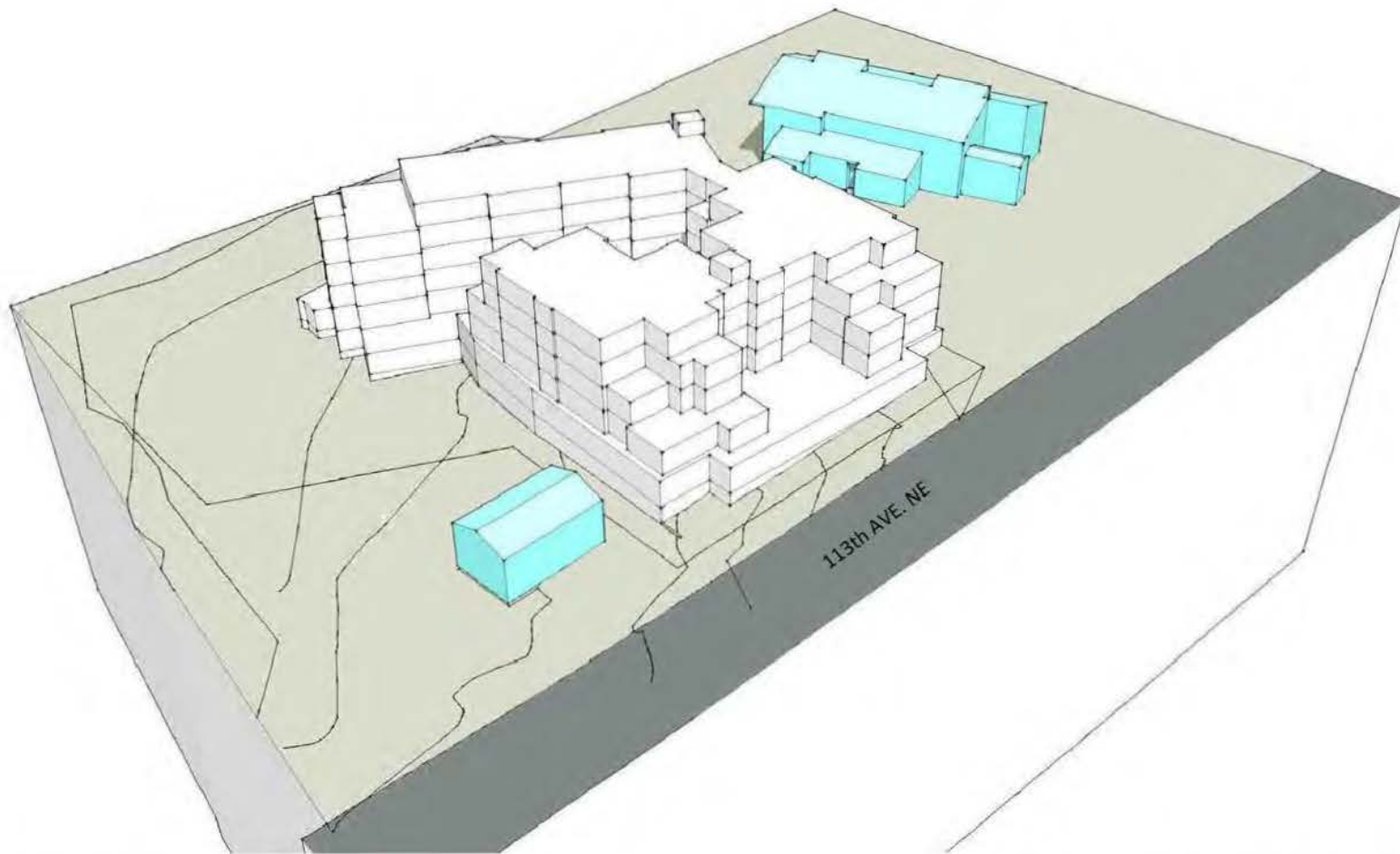
113TH AVENUE NE
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ATTACHMENT 2

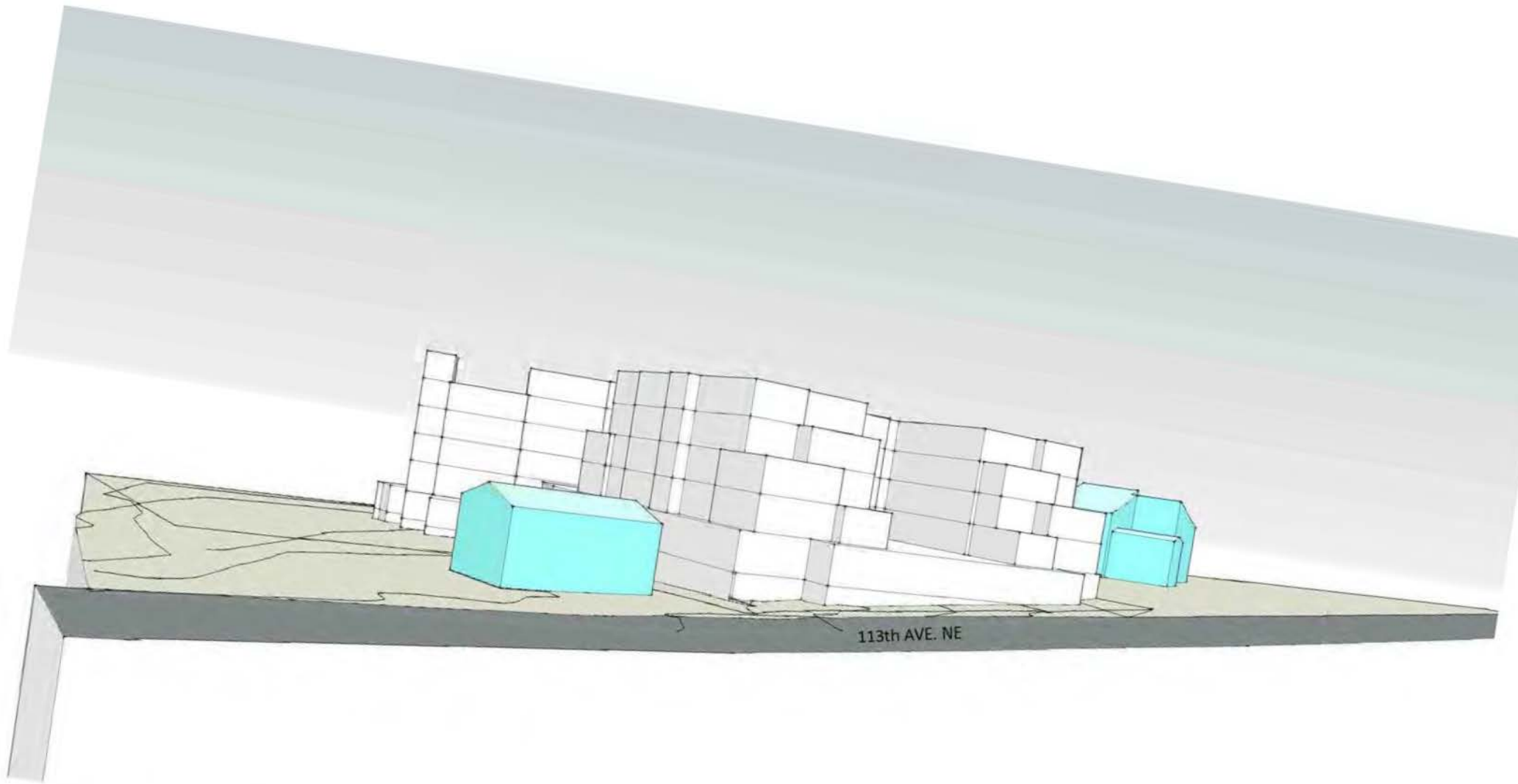


SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

Scheme 2- Aerial from SE
May 24, 2018

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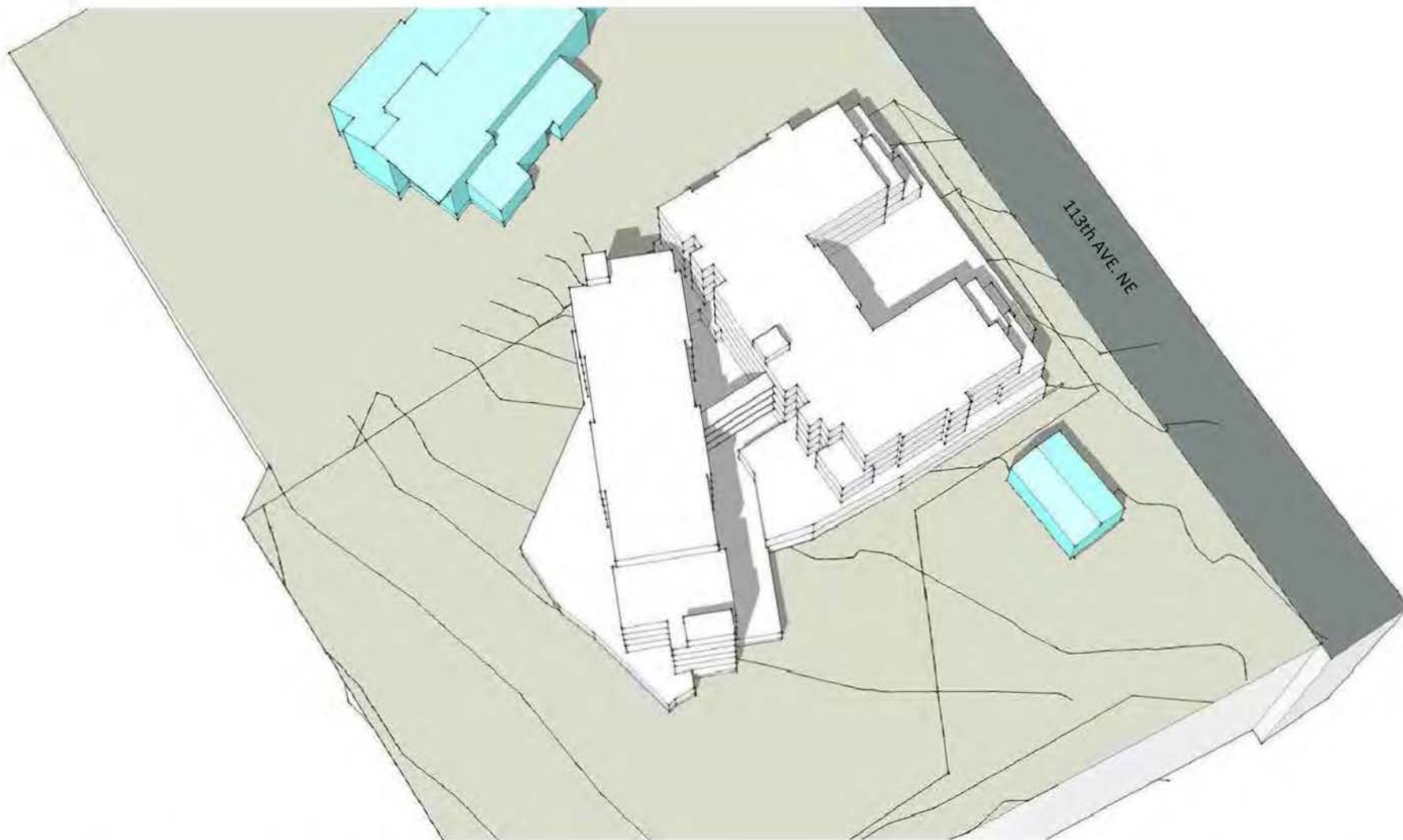
DRV18-00324
ATTACHMENT 2



SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

Scheme 2- Street from SE
May 24, 2018

DRV18-00324
ATTACHMENT 2



SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

Scheme 2- From Above
May 24, 2018

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ATTACHMENT 2

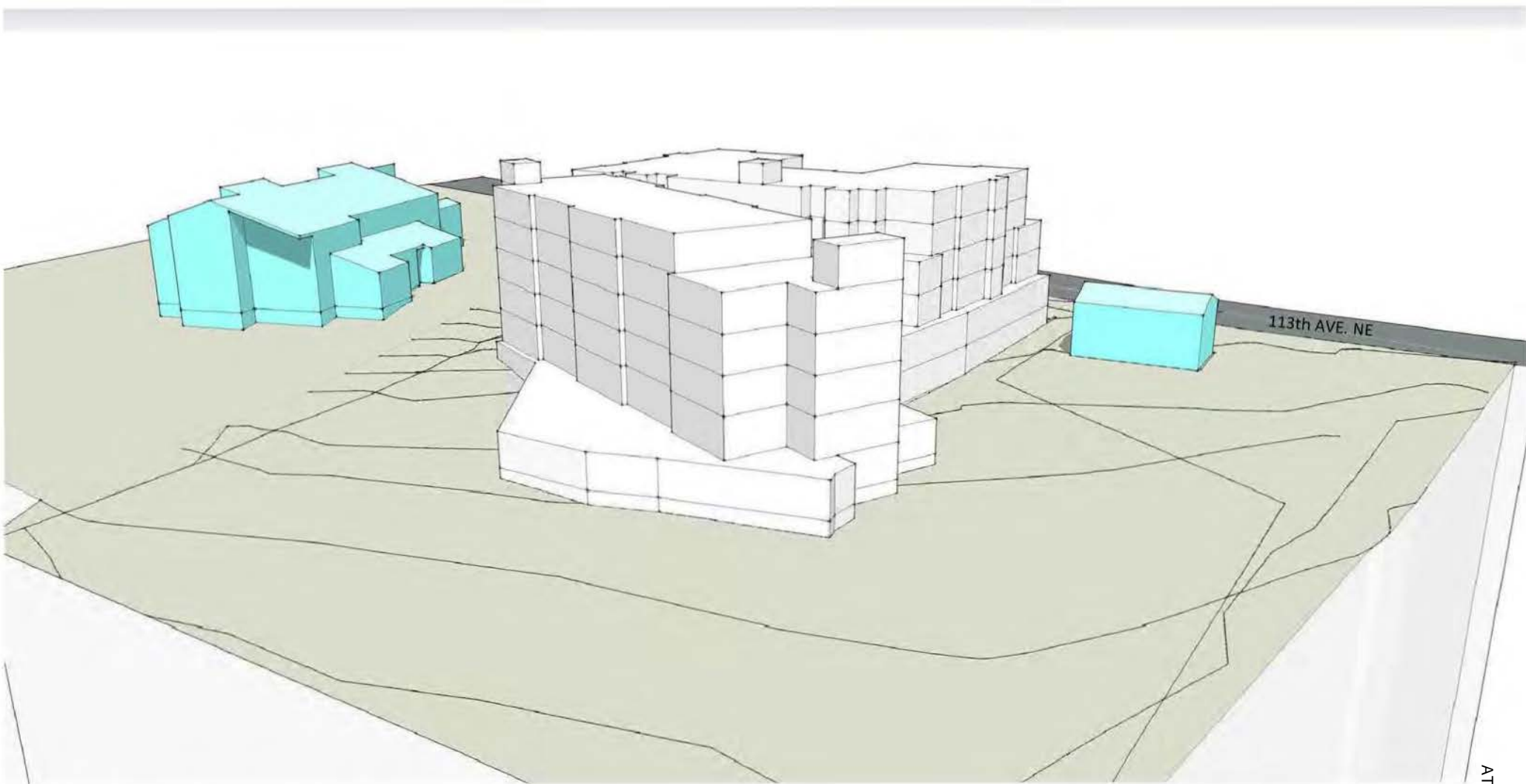


SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

Scheme 2- Aerial from SW
May 24, 2018

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ATTACHMENT 2

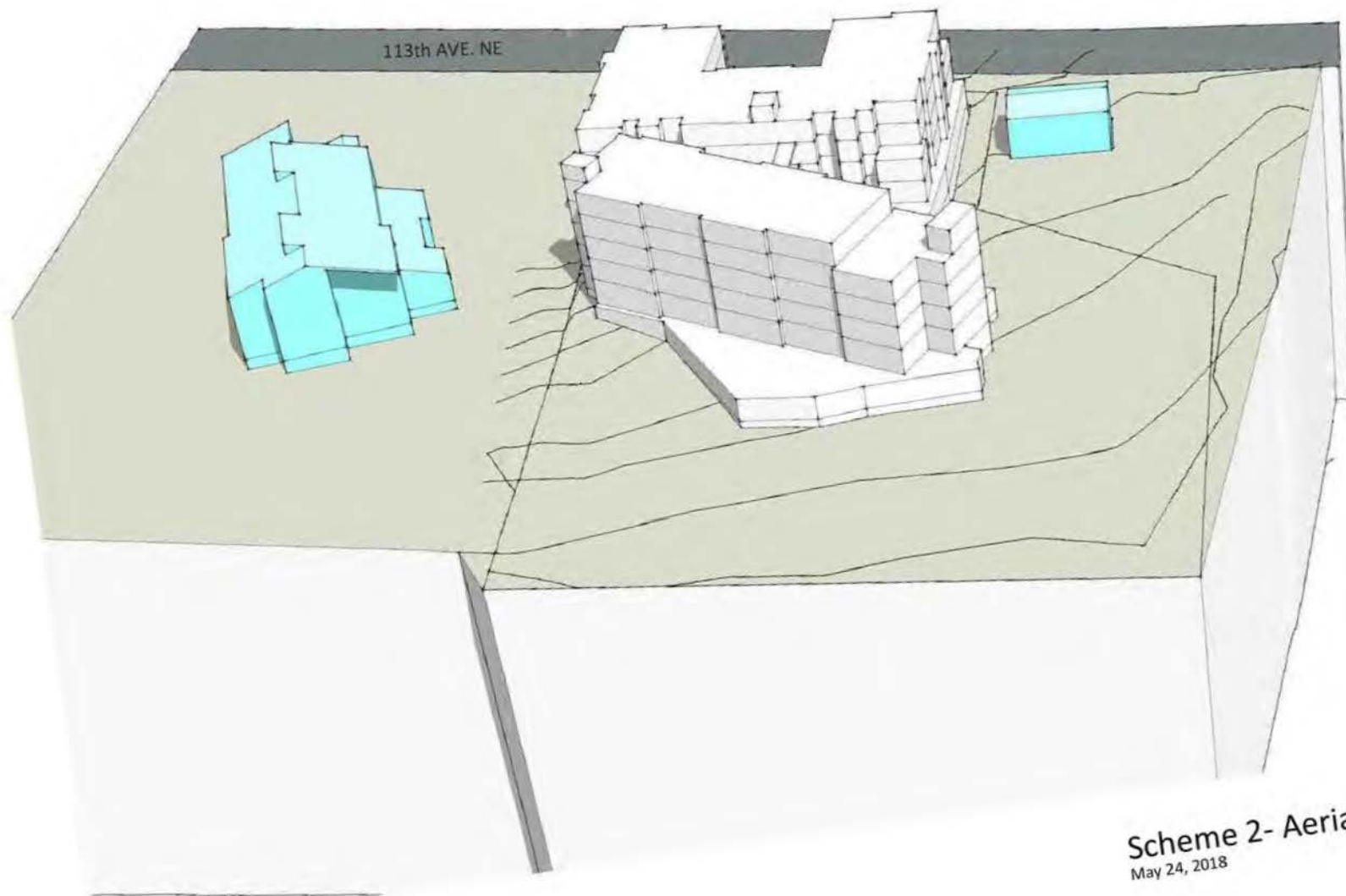


SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

Scheme 2- From SW
May 24, 2018

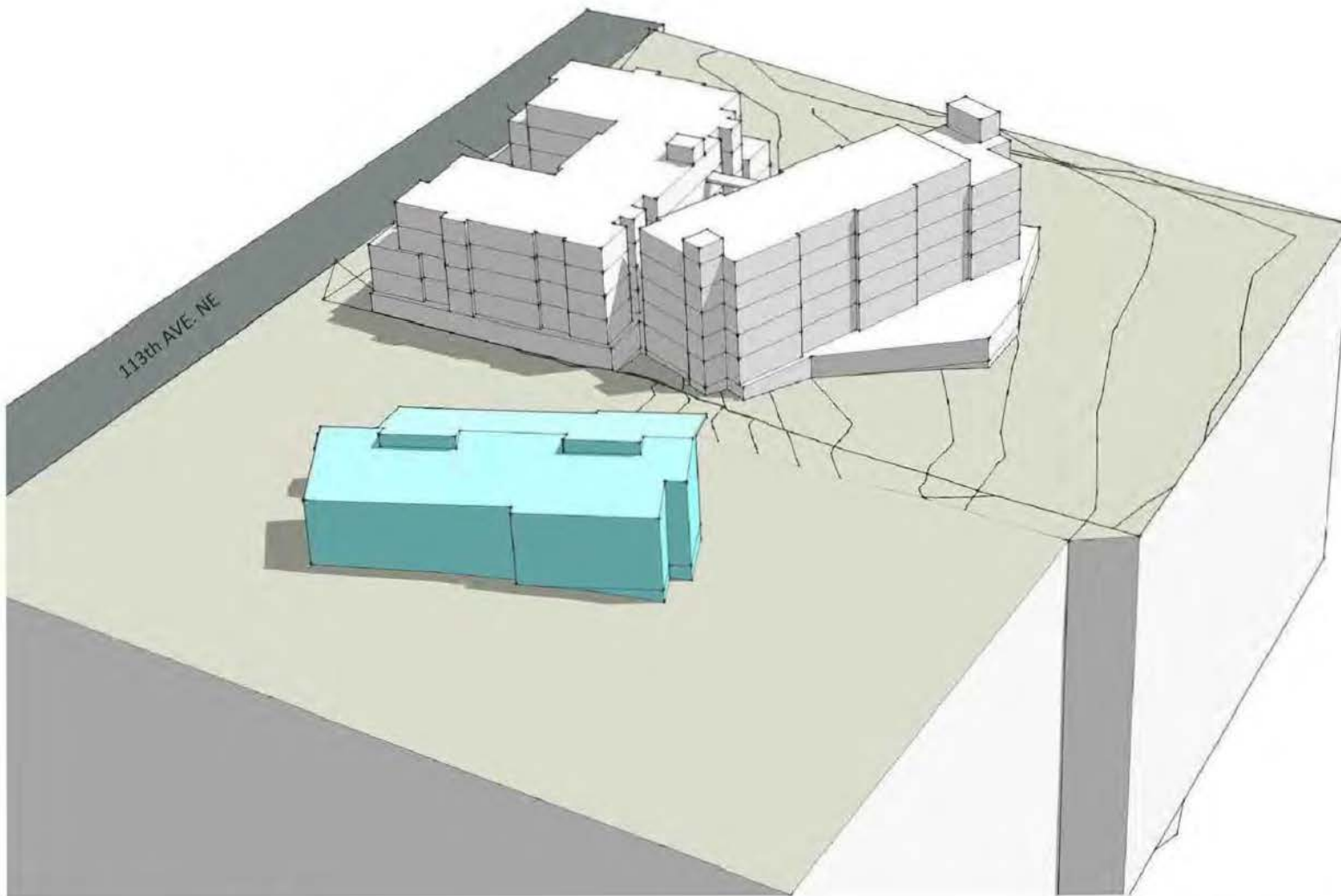
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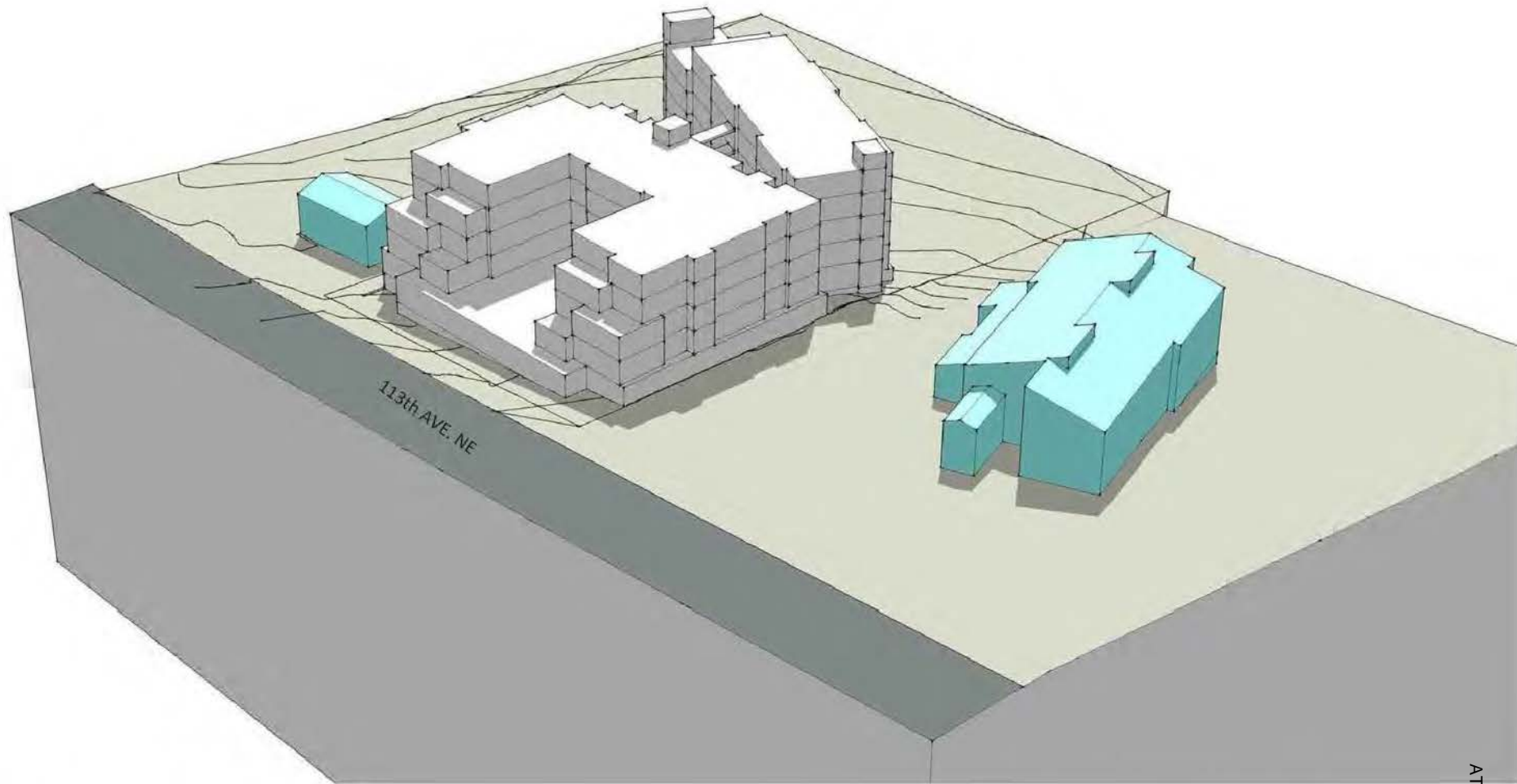
Scheme 2- Aerial from W
May 24, 2018

SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2



SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

Scheme 2- Aerial from NW
May 24, 2018

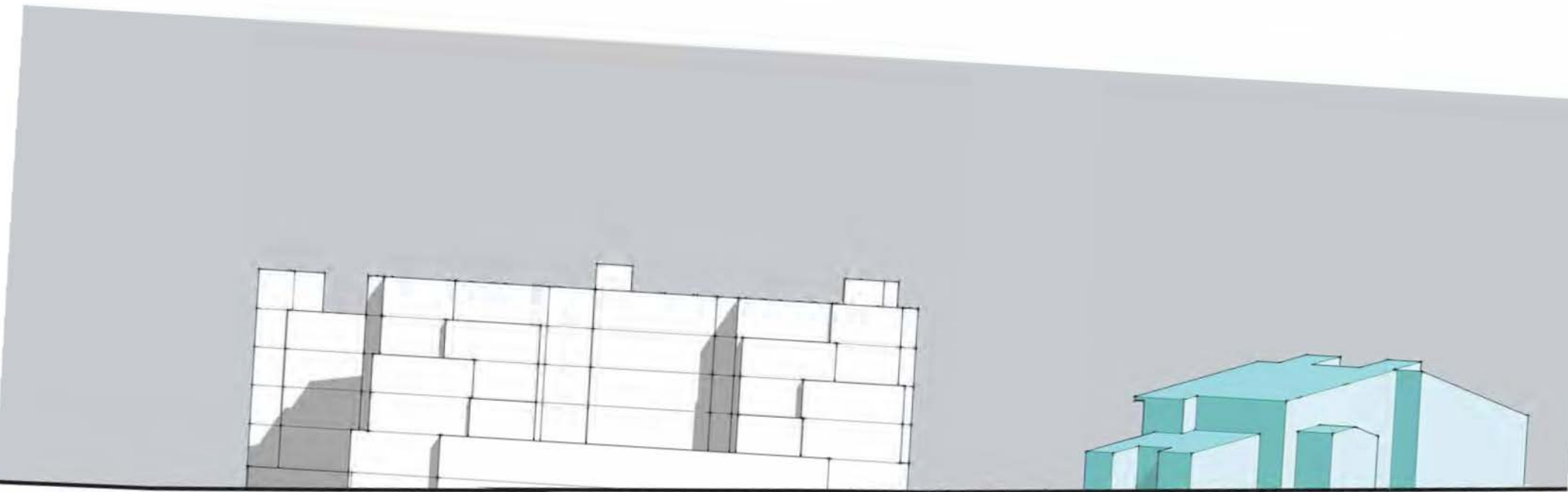


SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

Scheme 2- Aerial from NE
May 24, 2018

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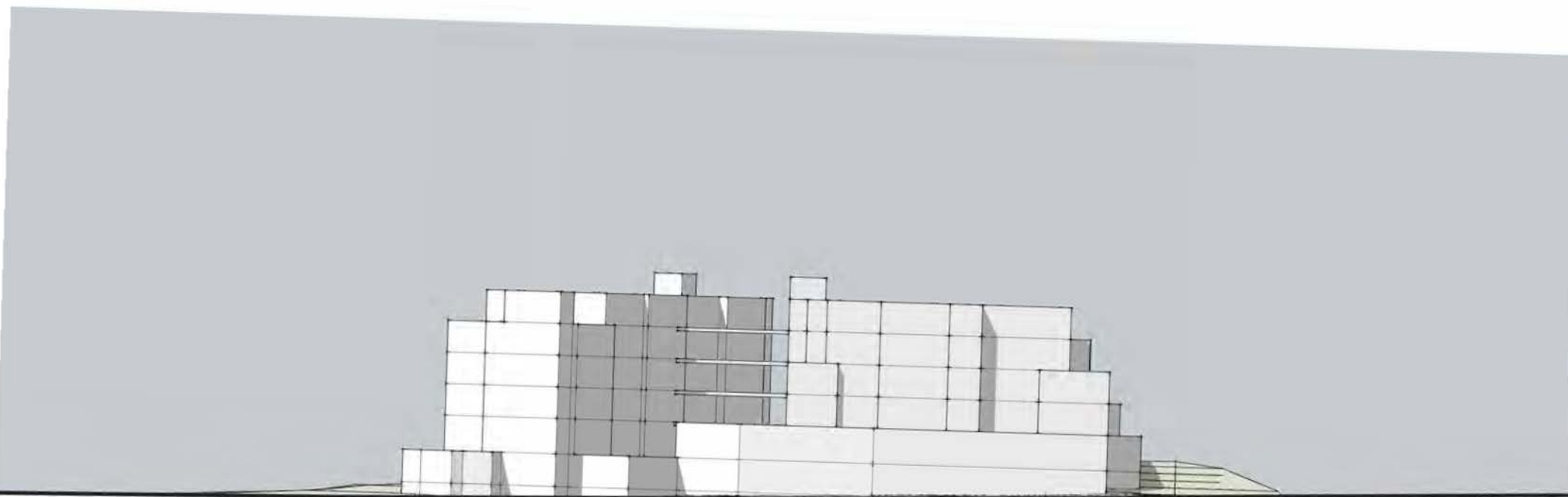


SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

Scheme 2- East Elevation
May 24, 2018

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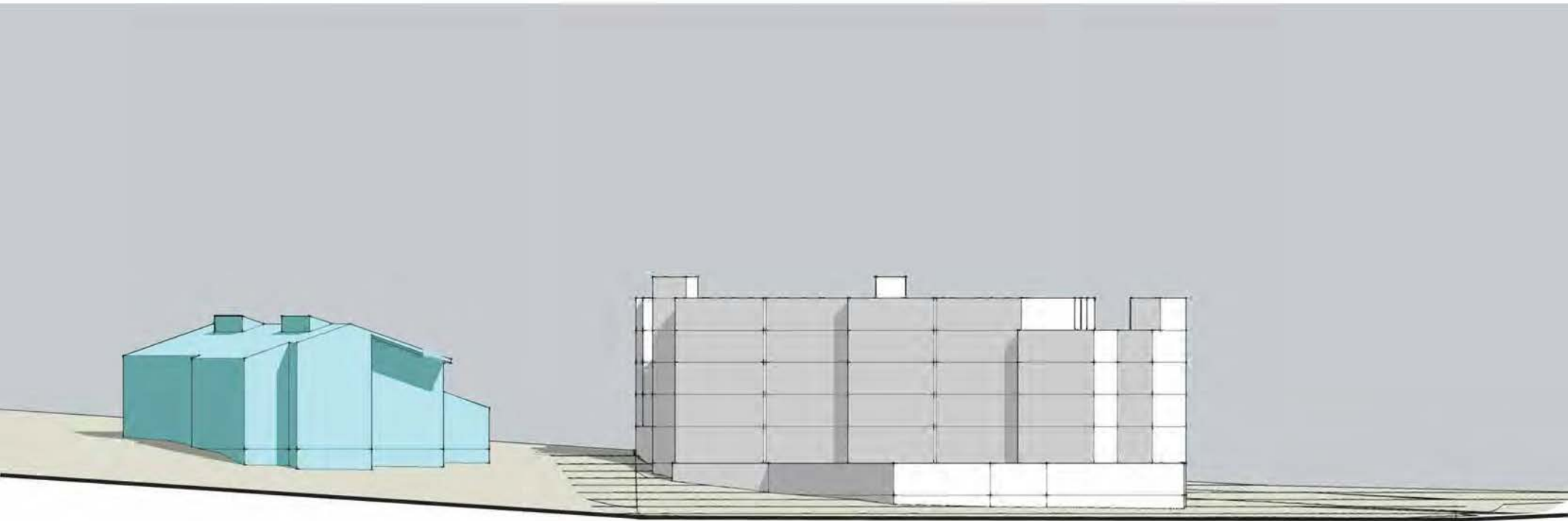


SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

Scheme 2- South Elevation
May 24, 2018

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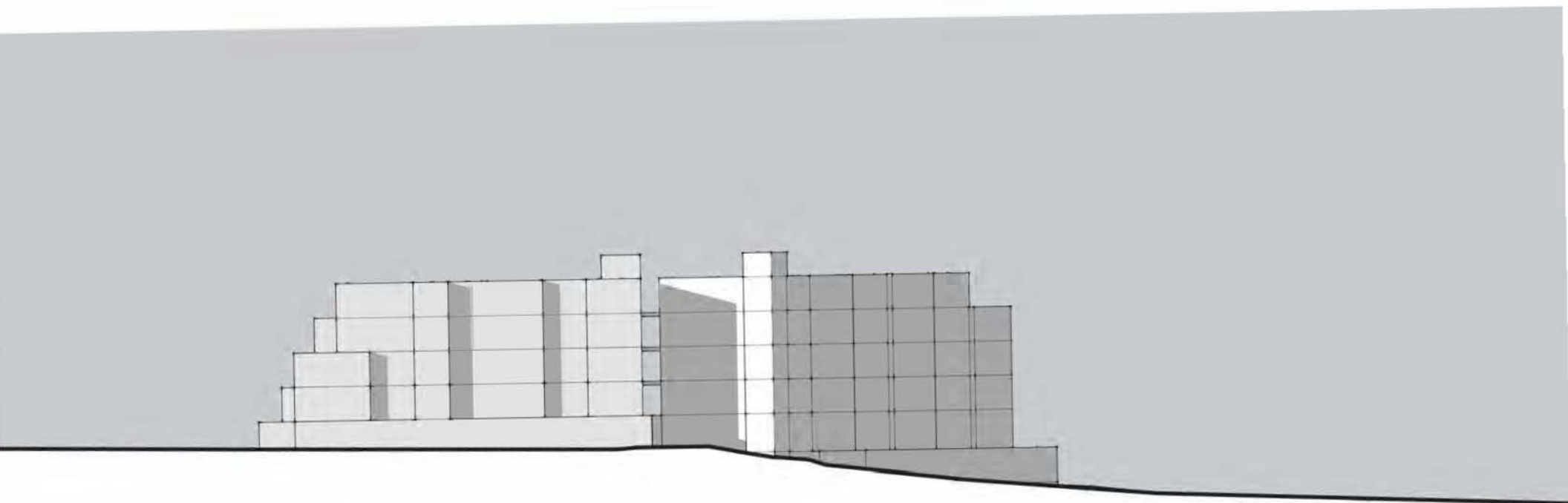


SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

Scheme 2- West Elevation
May 24, 2018

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SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

Scheme 2- North Elevation
May 24, 2018

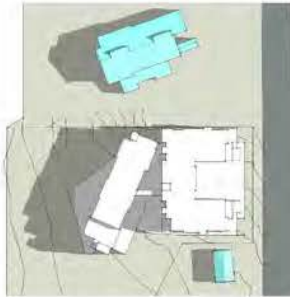
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ATTACHMENT 2

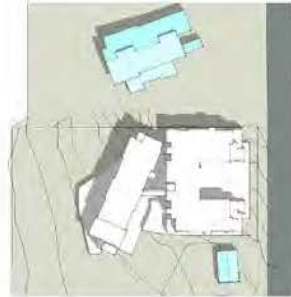
SITE ANALYSIS - ENVELOPE SUN STUDY

SCHEME 2

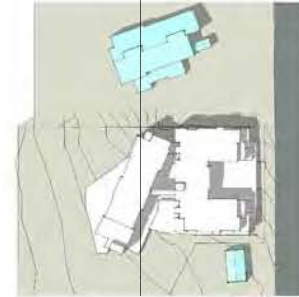
NORTH



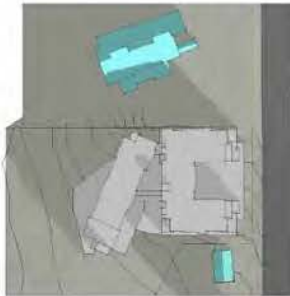
SUMMER SOLSTICE - 9:00AM



SUMMER SOLSTICE - 12:00PM



SUMMER SOLSTICE - 3:00PM



WINTER SOLSTICE - 9:00AM



WINTER SOLSTICE - 12:00PM



WINTER SOLSTICE - 3:00PM

SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

May 24, 2018

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ATTACHMENT 2



DATE: 05.24.18

113TH AVENUE NE
KIRKLAND, WA 98034

0 4' 8' 16' / 32'
SCALE: 1/16"=1'-0"

EXISTING
HOUSE

DESIGNS
northwest
ARCHITECTS

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DATE: 05.24.18

113TH AVENUE NE
KIRKLAND, WA 98034



EXISTING
HOUSE

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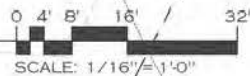


U SHAPE (SCHEME 2) - STREET LEVEL

DATE: 05.24.18

SERENITY

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KIRKLAND, WA 98034



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ARCHITECTURE • PLANNING • DESIGN

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U SHAPE (SCHEME 2) - 3RD LEVEL

DATE: 05.24.18

SERENITY

113TH AVENUE NE
KIRKLAND, WA 98034

0 4' 8' 16' 32'
SCALE: 1/16" = 1'-0"

EXISTING HOUSE



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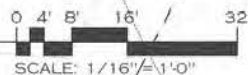


U SHAPE (SCHEME 2) - 4TH LEVEL

DATE: 05.24.18

SERENITY

113TH AVENUE NE
KIRKLAND, WA 98034



EXISTING HOUSE



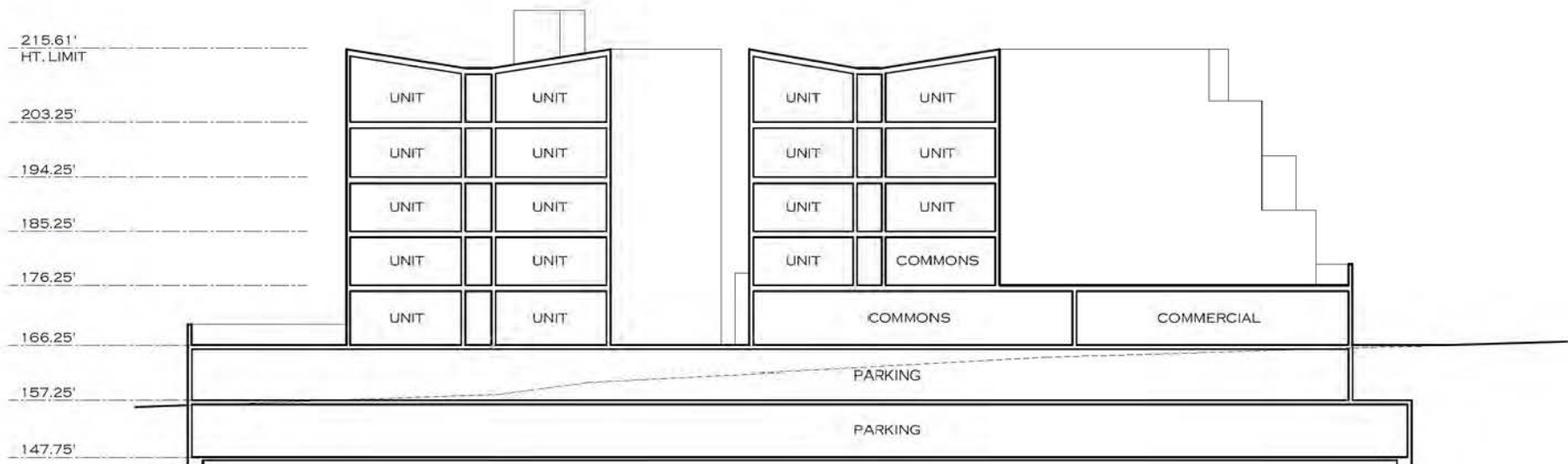
DESIGNS
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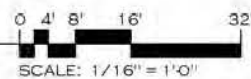
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U SHAPE (SCHEME 2) - SECTION

DATE: 05.24.18



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SCHEME 3

SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

May 24, 2018

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DRV18-00324
ATTACHMENT 2

BUILDING AREAS

WEST BUILDING

LOWER LEVEL PARKING	11,375 SF
UPPER LEVEL PARKING	11,270 SF
STREET LEVEL	5,506 SF
1ST LEVEL	5,556 SF
2ND LEVEL	5,556 SF
3RD LEVEL	5,556 SF
4TH LEVEL	5,556 SF
TOTAL	49,305 SF

EAST BUILDING

LOWER LEVEL PARKING	14,401 SF
UPPER LEVEL PARKING	13,614 SF
STREET LEVEL	13,674 SF
1ST LEVEL	8,468 SF
2ND LEVEL	6,730 SF
3RD LEVEL	8,120 SF
4TH LEVEL	6,857 SF
TOTAL	74,354 SF

TOTAL BOTH BLDGS 123,659 SF

AIRSPACE VOLUME

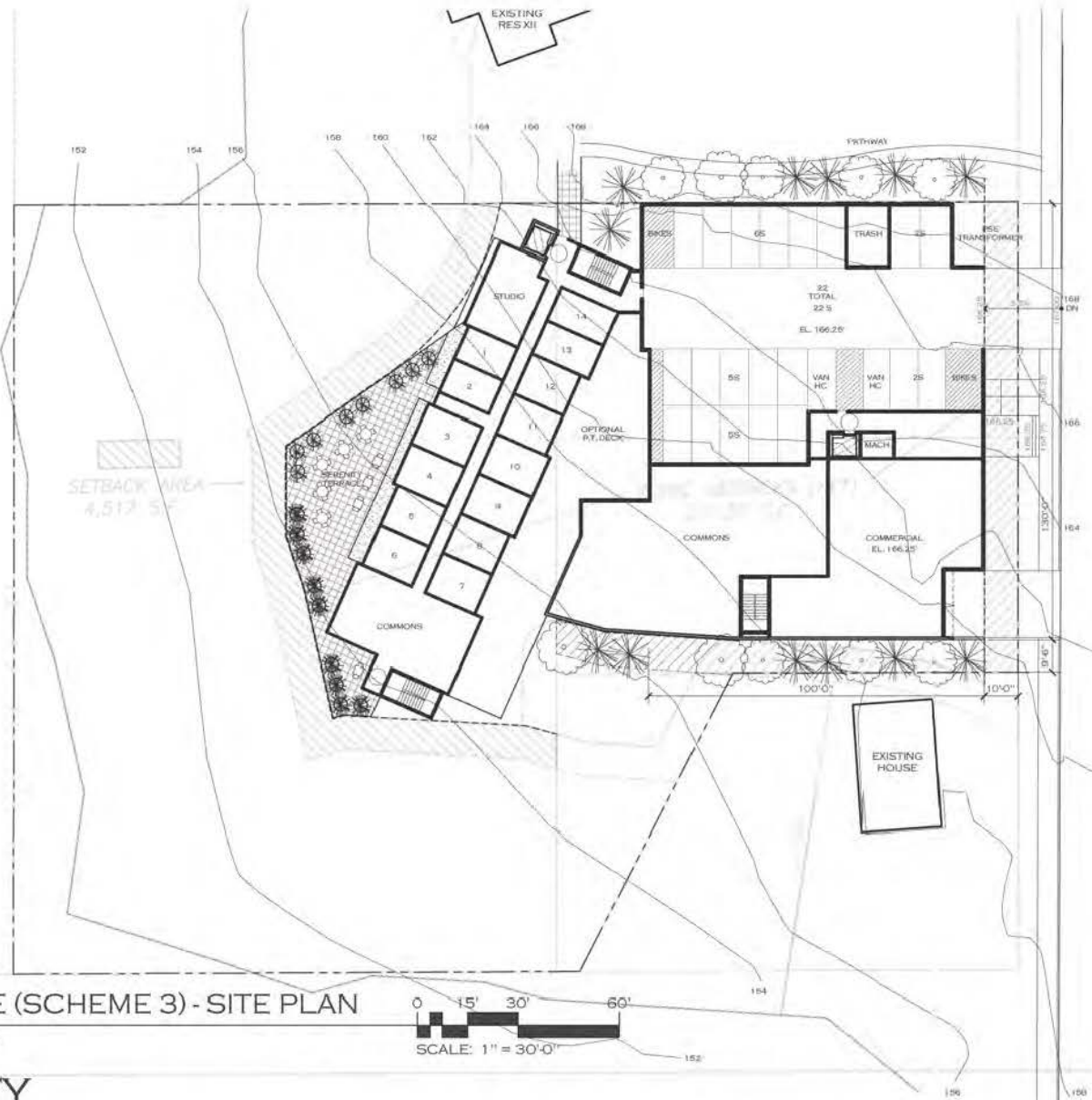
GIVEN BACK:
NON-CODE REQUIRED

AIRSPACE VOLUME
CODE ALLOWED 1,231,447 CF

BUILDING AIRSPACE
VOLUME 830,997 CF

AIRSPACE VOLUME
GIVEN BACK 400,450 CF

SETBACK AREA
4,517 SF



EAST WING

COMMERCIAL SPACE PROVIDED

STREET LEVEL 2,505 SF

TOTAL COMMERCIAL 2,505 SF

COMMONS AREA PROVIDED

105 RESIDENTIAL SUITES

9 STUDIO UNITS

COMMONS AREA REQUIRED:

105 RESID SUITES X 2.0 + 250 SF

= 2,350 SF

COMMONS AREA PROVIDED:

STREET LEVEL 3,127 SF

1ST LEVEL 801 SF

2ND LEVEL 349 SF

3RD LEVEL 349 SF

4TH LEVEL 364 SF

COMMONS PROVIDED = 4,810 SF

WEST WING

COMMONS AREA PROVIDED

62 RESIDENTIAL SUITES

9 STUDIO UNITS

COMMONS AREA REQUIRED:

62 RESID SUITES X 2.0 + 250 SF

= 1,450 SF

COMMONS AREA PROVIDED:

STREET LEVEL 942 SF

1ST LEVEL 942 SF

2ND LEVEL 942 SF

3RD LEVEL 942 SF

4TH LEVEL 922 SF

COMMONS PROVIDED = 4,090 SF

PARKING REQUIRED

RESIDENTIAL

13 STUDIO UNITS

AT 1 PER UNIT = 13 STALLS

167 RESIDENTIAL SUITES

AT 0.5 PER UNIT = 84 STALLS

COMMERCIAL

2,505 SF

AT 1 PER 300 SF = 8 STALLS

106 STALLS REQUIRED

PARKING PROVIDED

18 COMPACT STALLS

36 TANDEM COMPACT STALLS

36 STANDARD STALLS

32 TANDEM STANDARD STALLS

TOTAL

54 COMPACT STALLS

68 STANDARD STALLS

122 STALLS PROVIDED

ADA STALLS REQUIRED = 8

ADA STALLS PROVIDED = 5

(INCLUDES 2 VAN STALLS)

OPTIONAL PARKING

7 COMPACT PARKING STALLS

26 TANDEM COMPACT STALLS

11 STANDARD STALLS

10 TANDEM STANDARD STALLS

ADA STALL PROVIDED = 1

TOTALS WITH OPTIONAL PARKING

87 COMPACT STALLS

89 STANDARD STALLS

176 STALLS PROVIDED

ADA STALLS REQUIRED = 8

ADA STALLS PROVIDED = 6

(INCLUDES 2 VAN STALLS)

NORTH



H SHAPE (SCHEME 3) - SITE PLAN

DATE: 05.24.18



SCALE: 1" = 30'-0"

SERENITY

113TH AVENUE NE
KIRKLAND, WA 98034

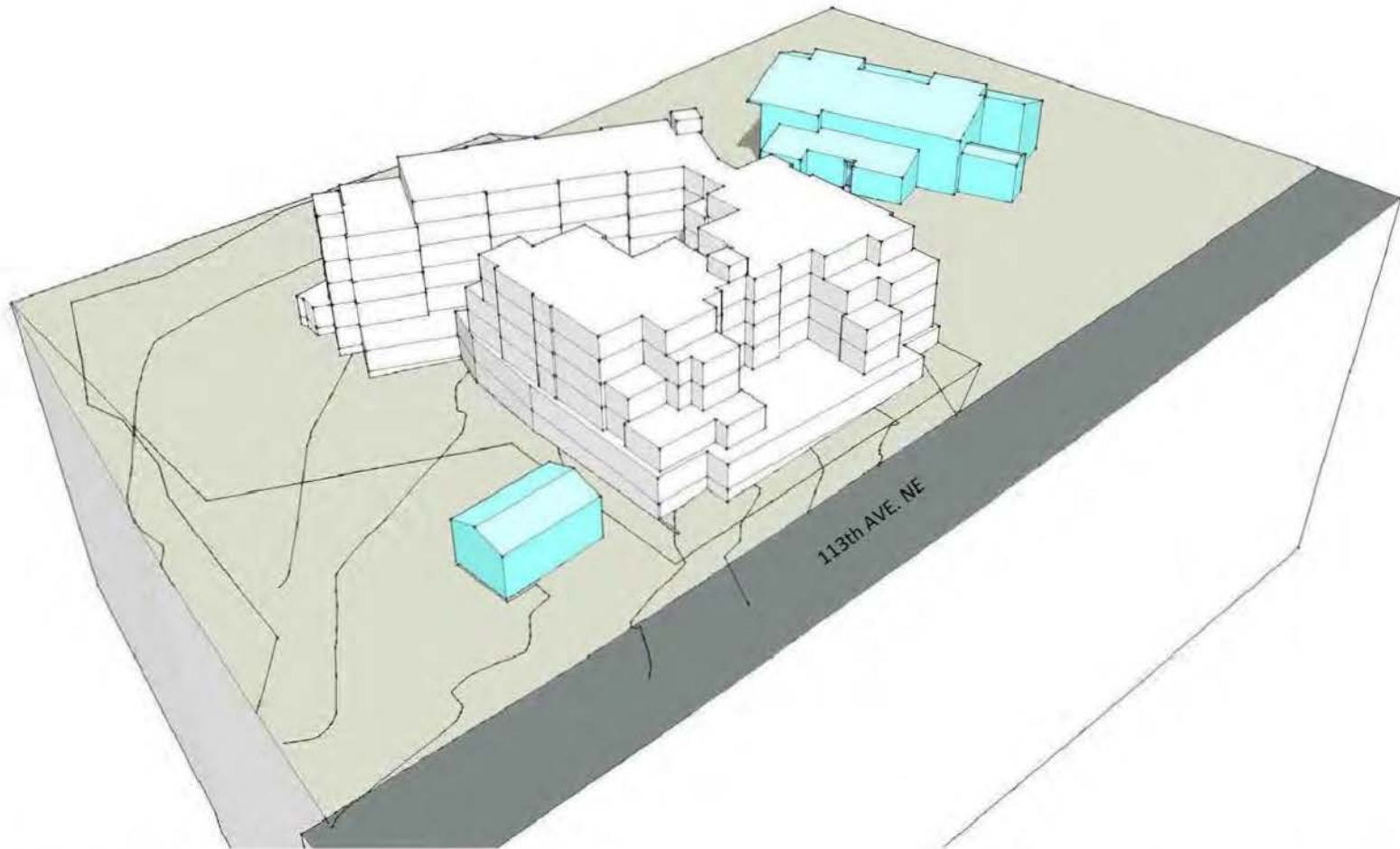


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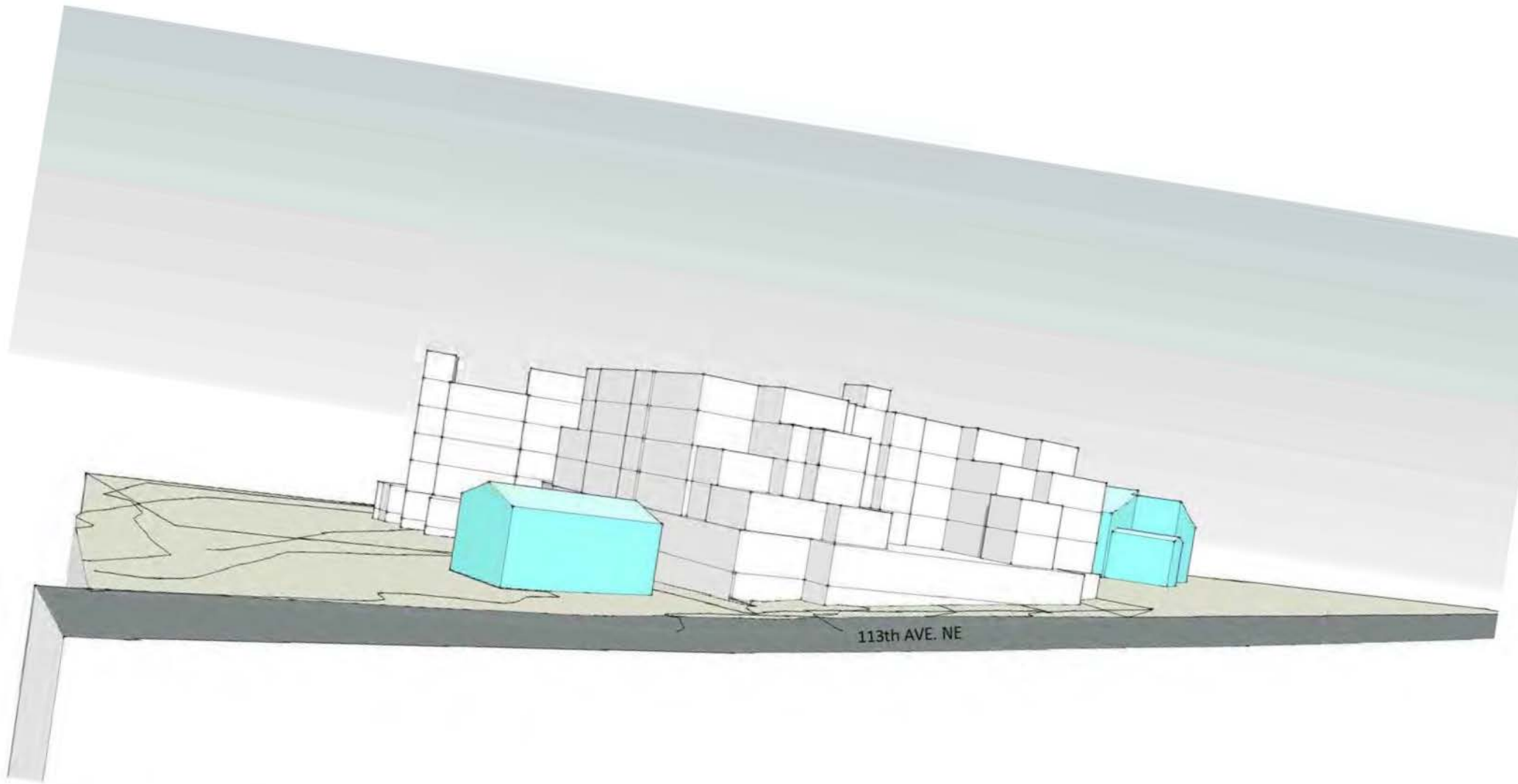


SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

Scheme 3- Aerial from SE
May 24, 2018

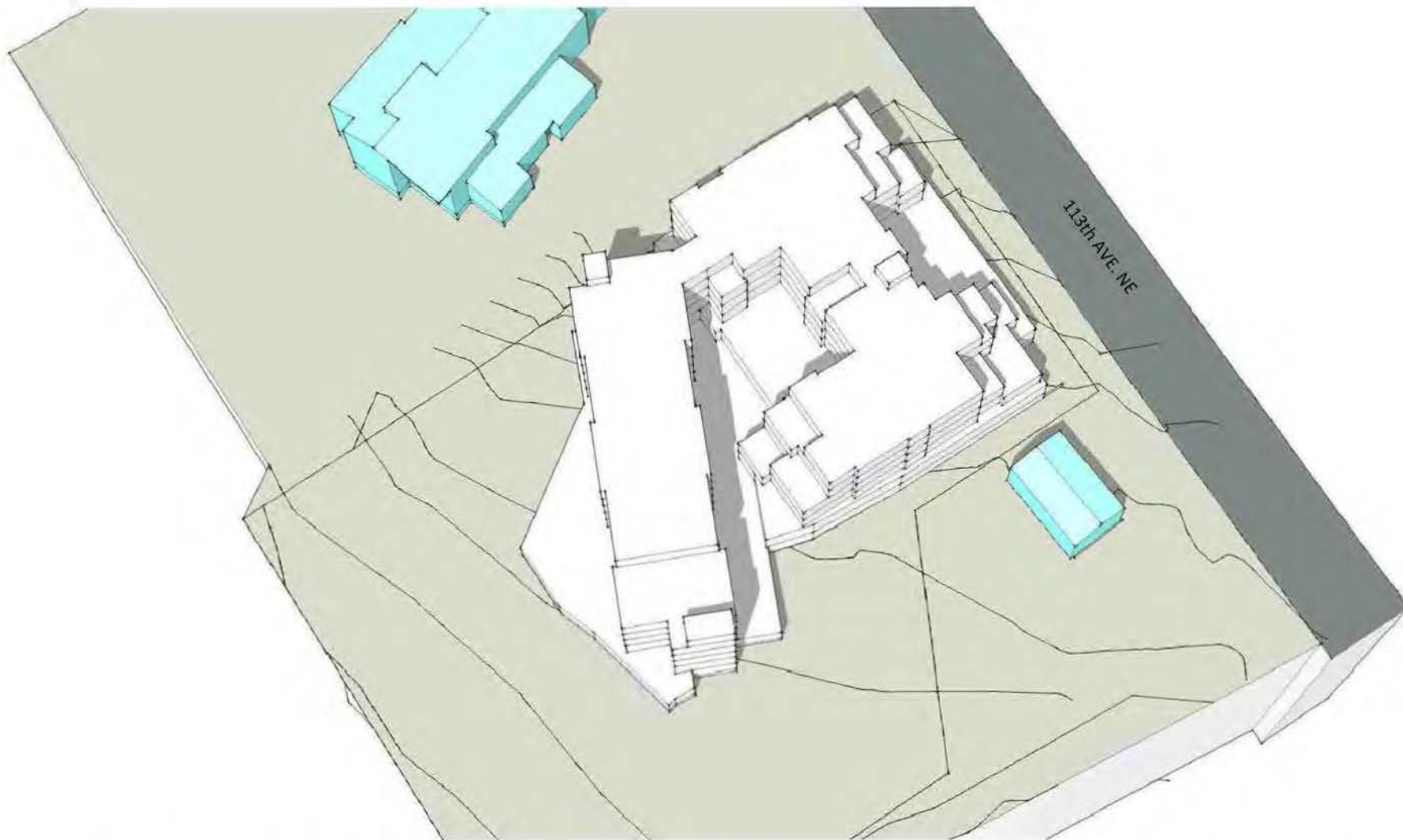
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SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

Scheme 3- Street from SE
May 24, 2018



SERENITY - 12021 113TH AVE. NE
 Conceptual Design Conference #2

Scheme 3- From Above
 May 24, 2018

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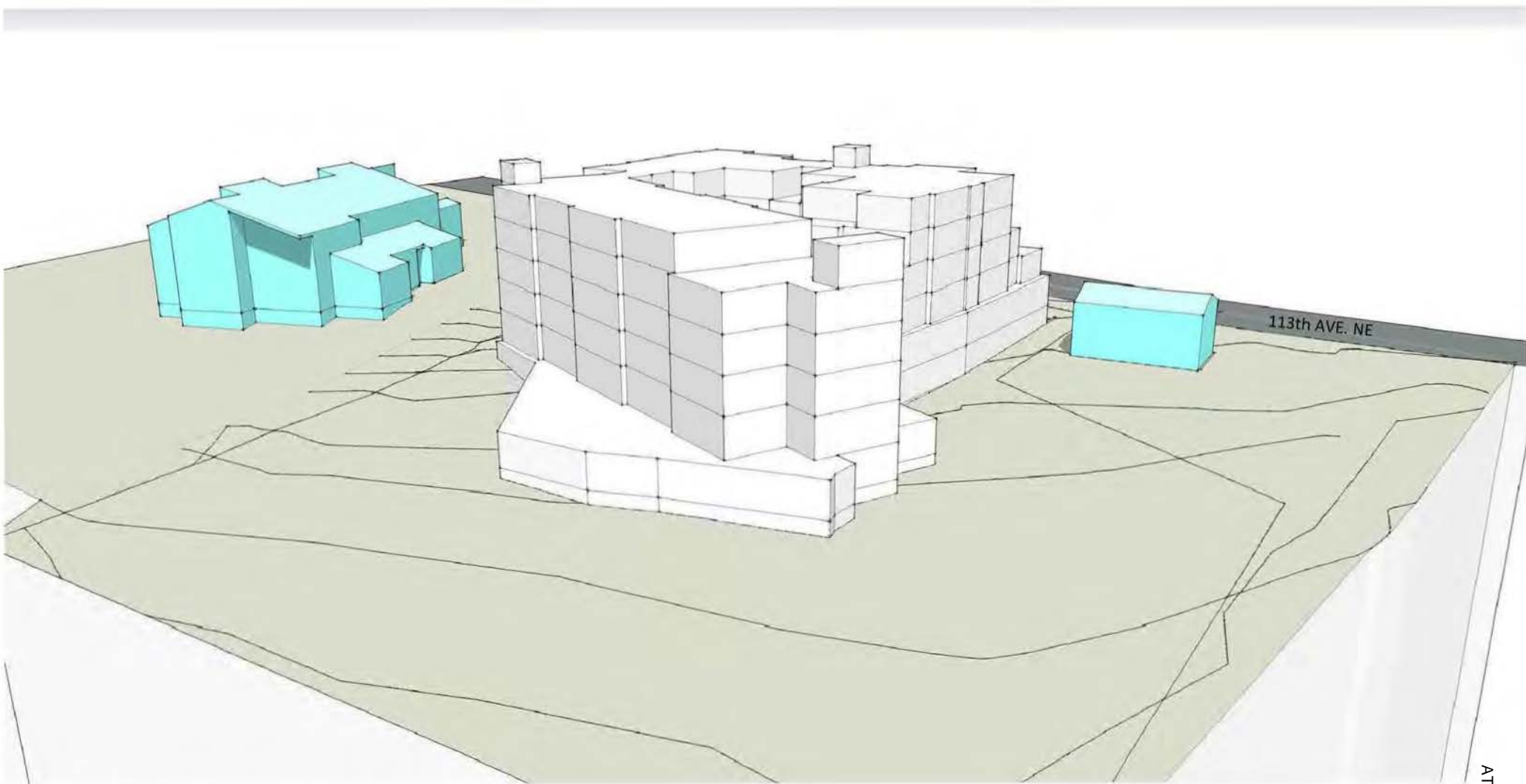


SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

Scheme 3- Aerial from SW
May 24, 2018

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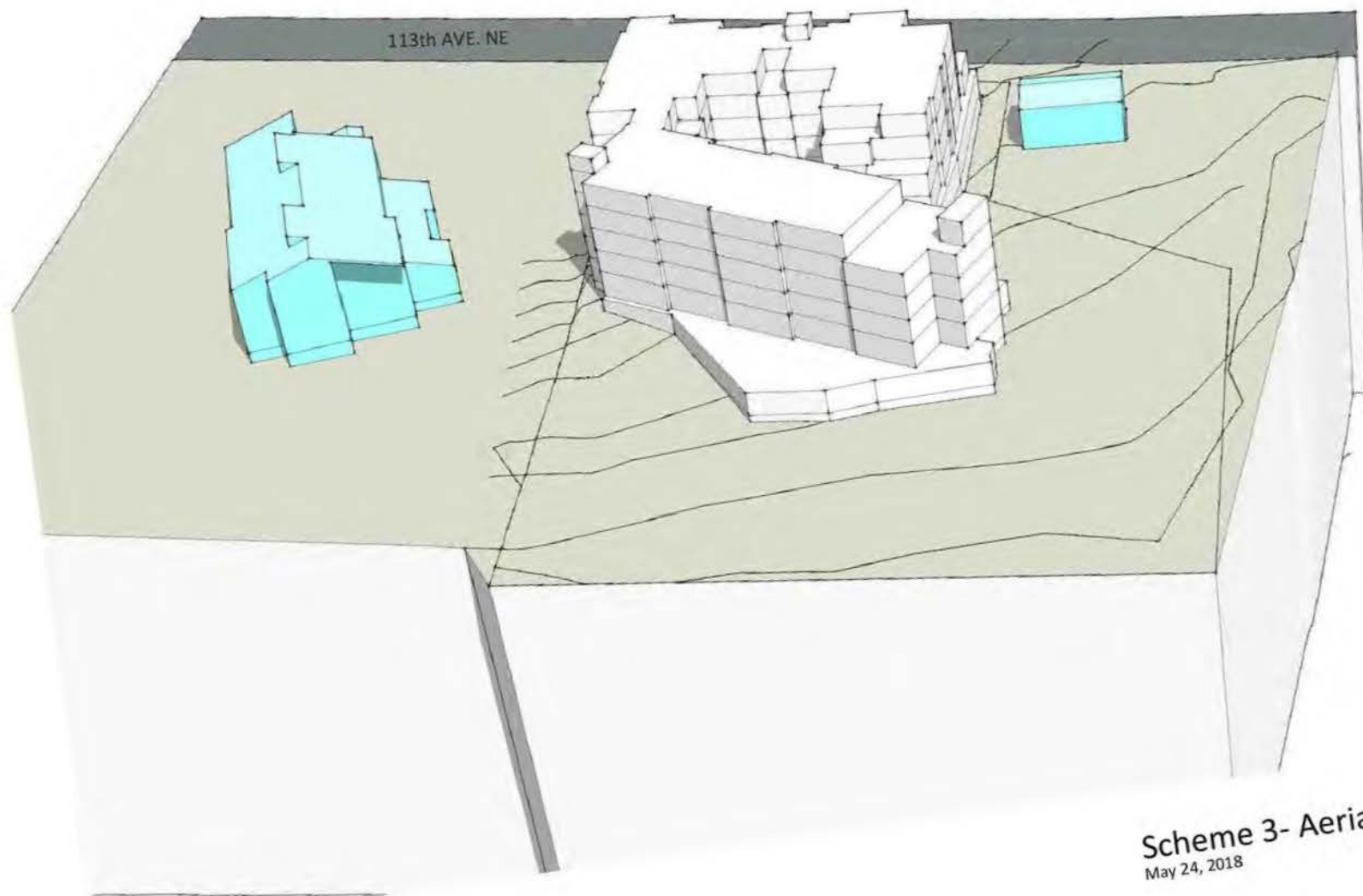


SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

Scheme 3- From SW
May 24, 2018

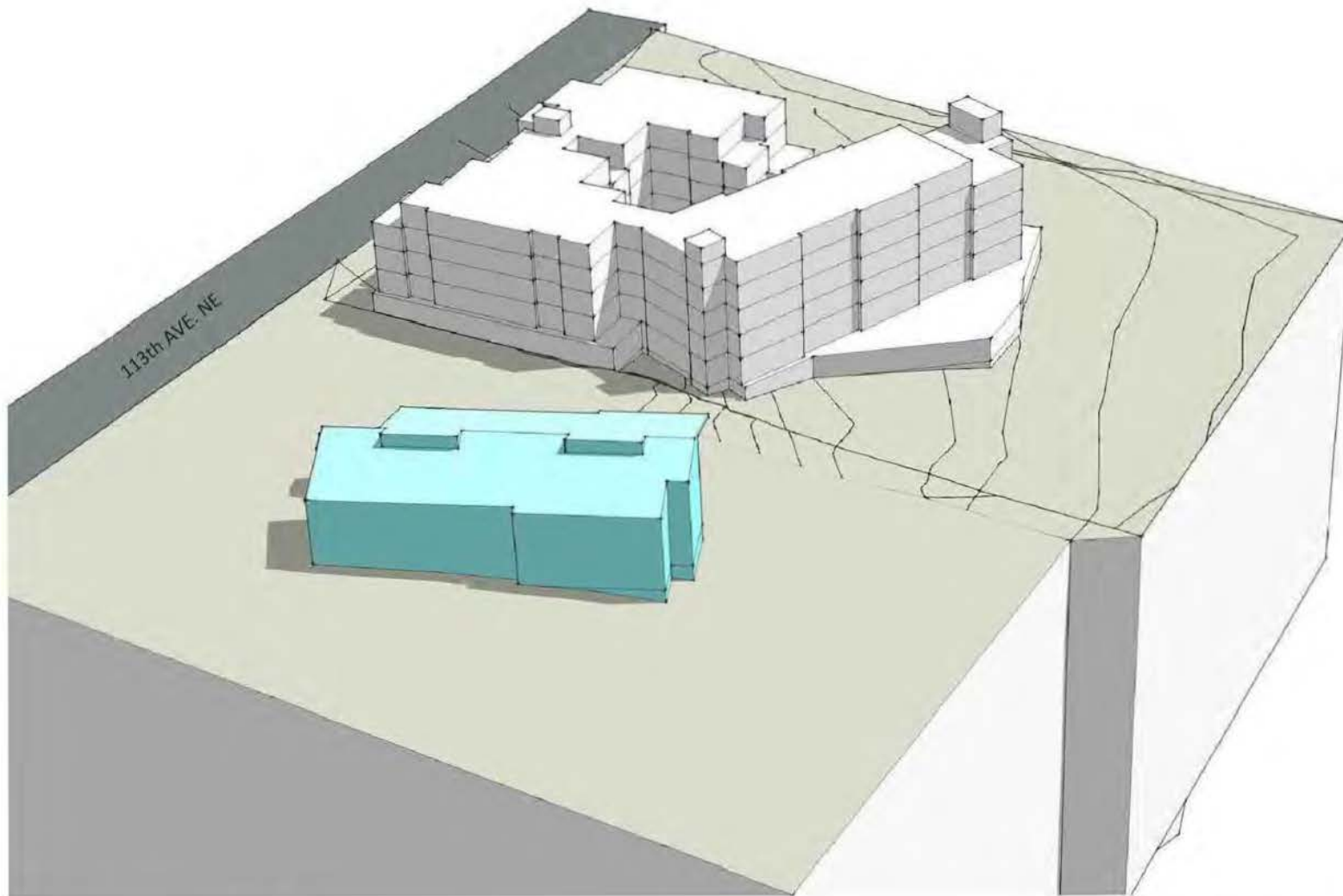
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ATTACHMENT 2



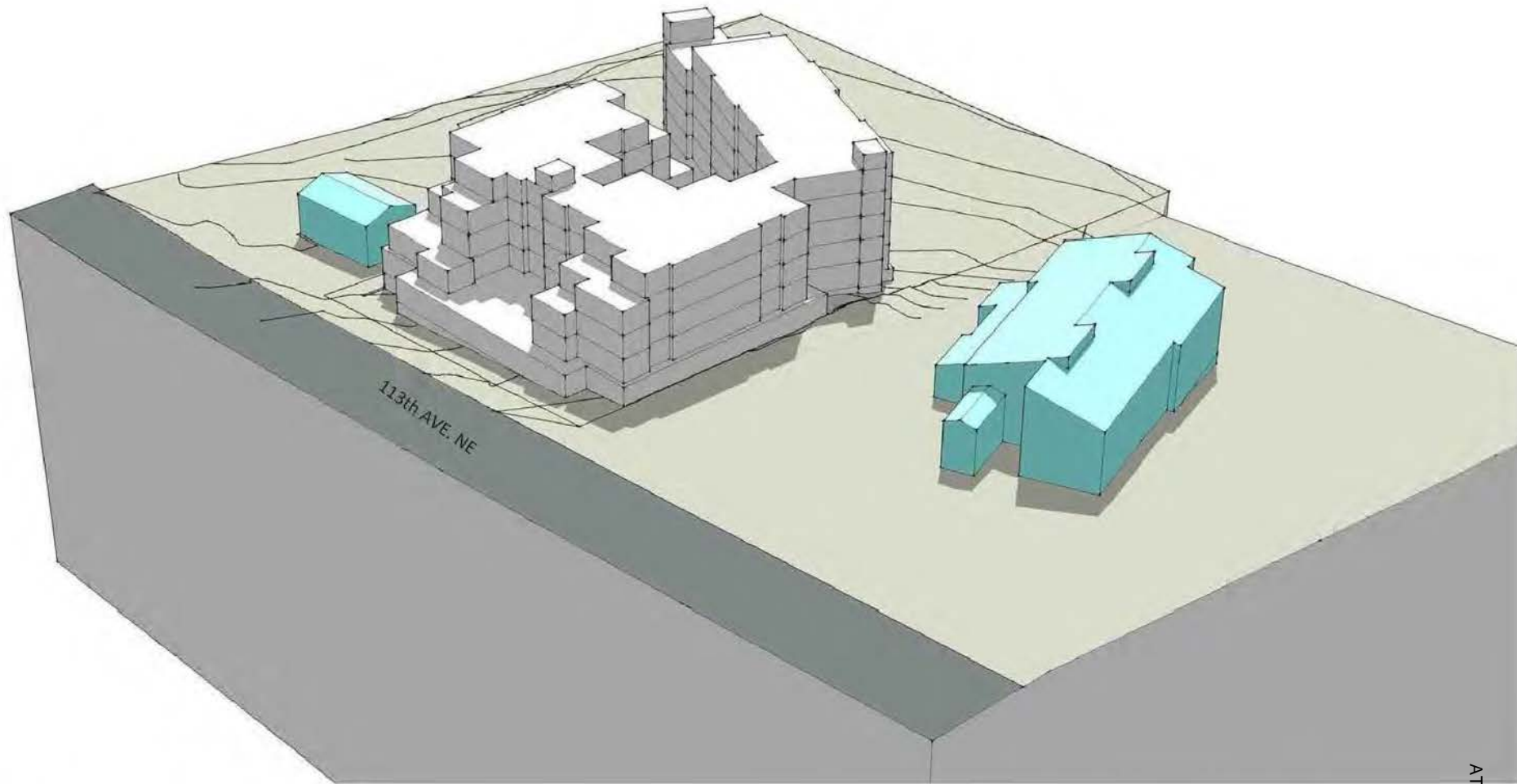
Scheme 3- Aerial from W
May 24, 2018

SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2



SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

Scheme 3- Aerial from NW
May 24, 2018

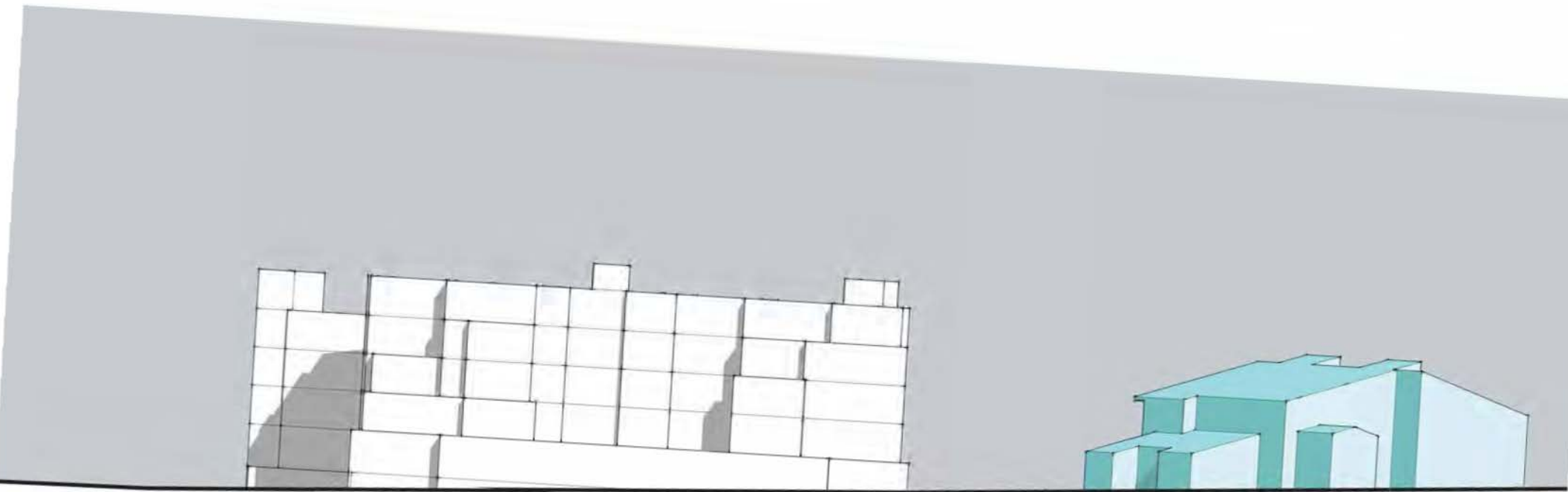


SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

Scheme 3- Aerial from NE
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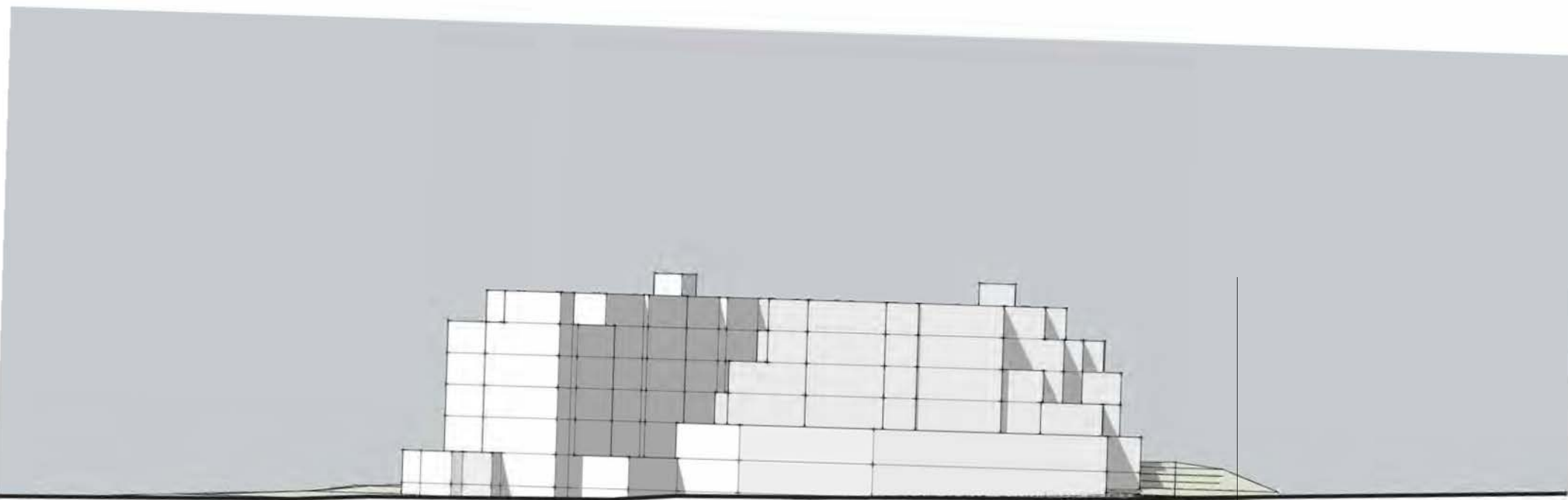


SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

Scheme 3- East Elevation
May 24, 2018

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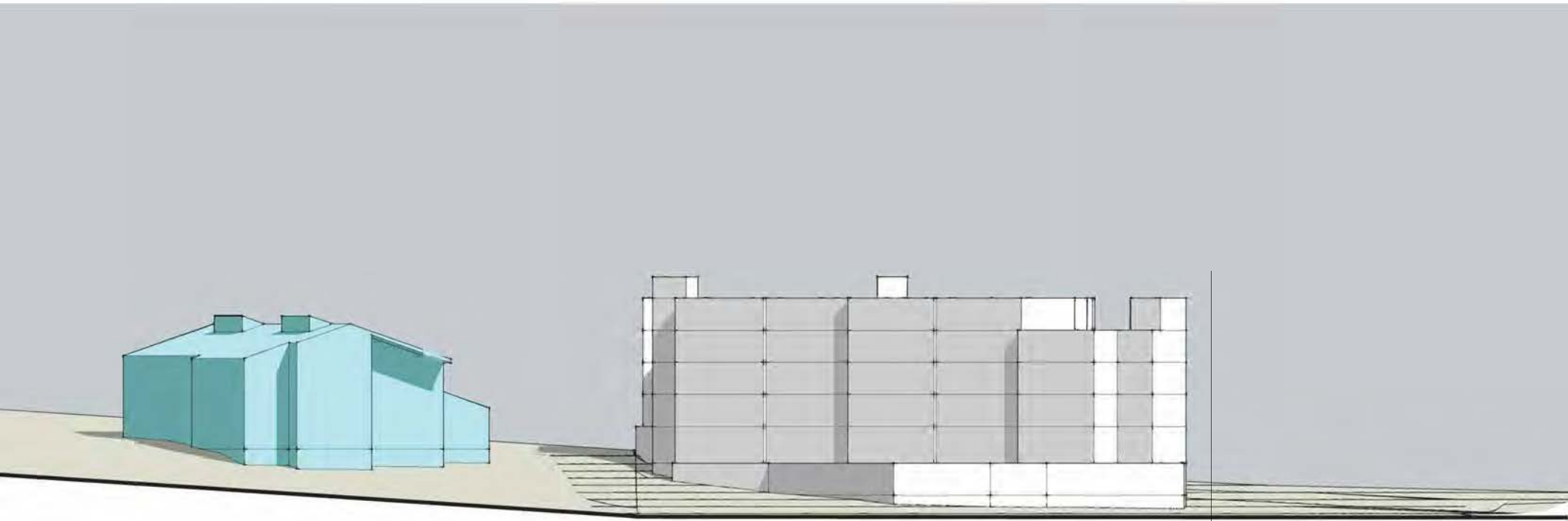


SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

Scheme 3- South Elevation
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DRV18-00324
ATTACHMENT 2

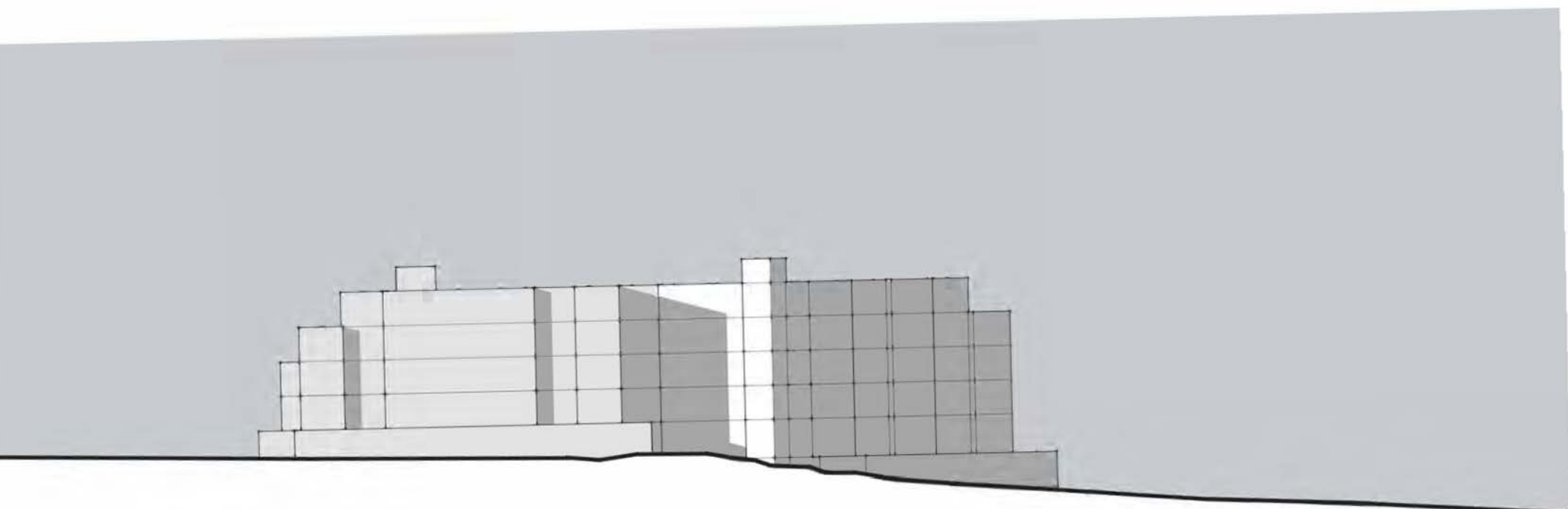


SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

Scheme 3- West Elevation
May 24, 2018

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SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

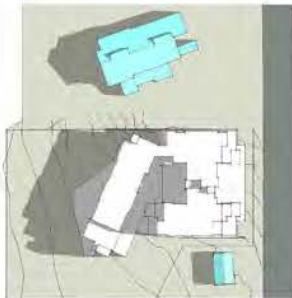
Scheme 3- North Elevation
May 24, 2018

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SITE ANALYSIS - ENVELOPE SUN STUDY

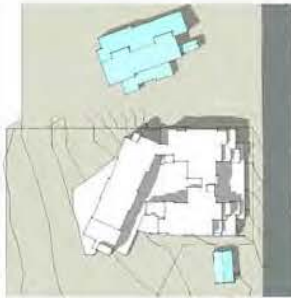
SCHEME 3



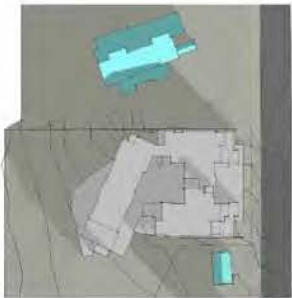
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SUMMER SOLSTICE - 12:00PM



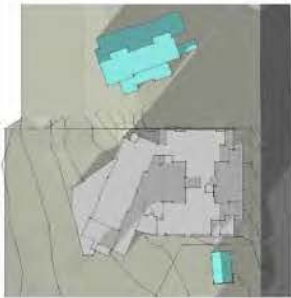
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WINTER SOLSTICE - 9:00AM



WINTER SOLSTICE - 12:00PM



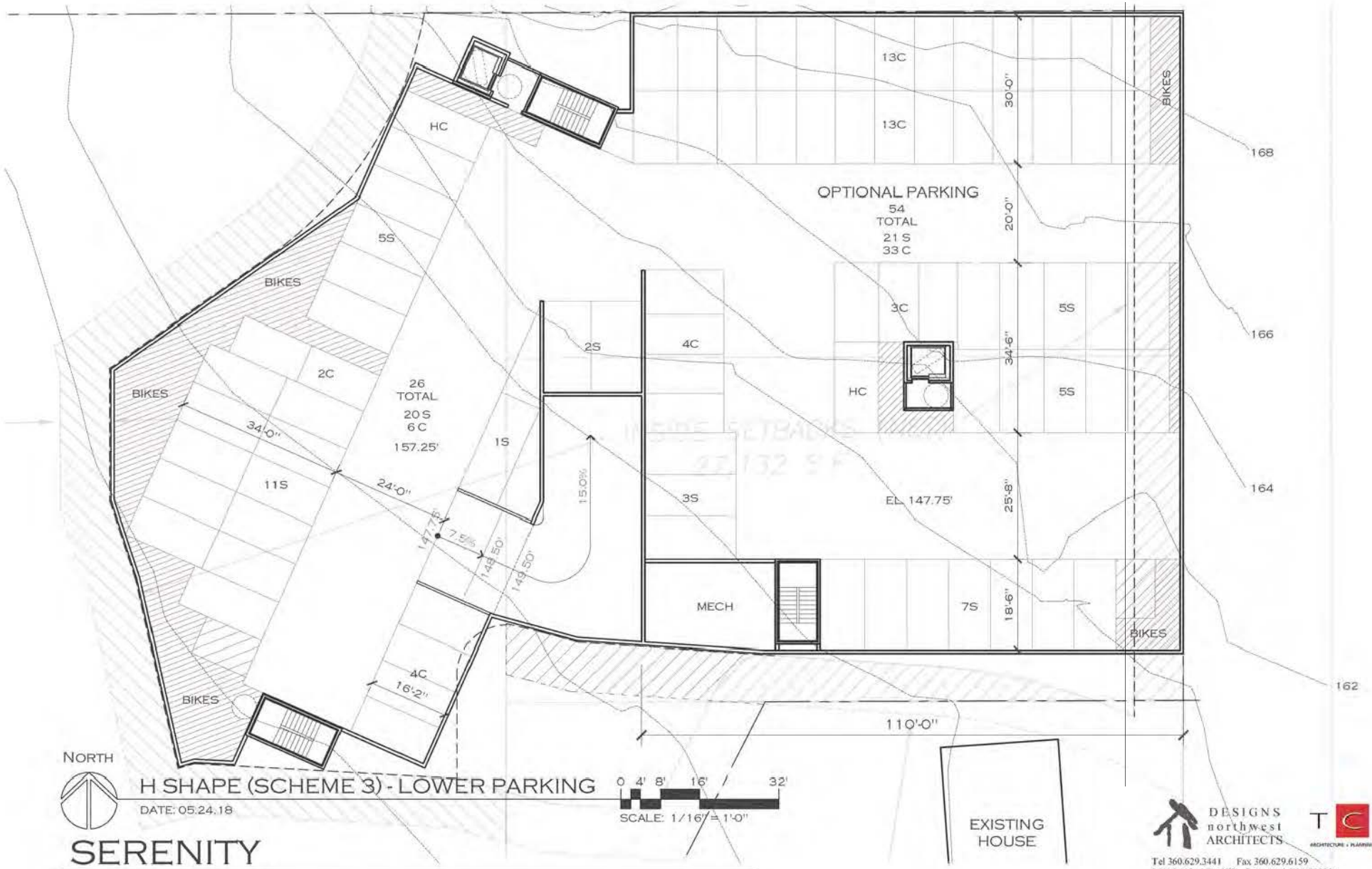
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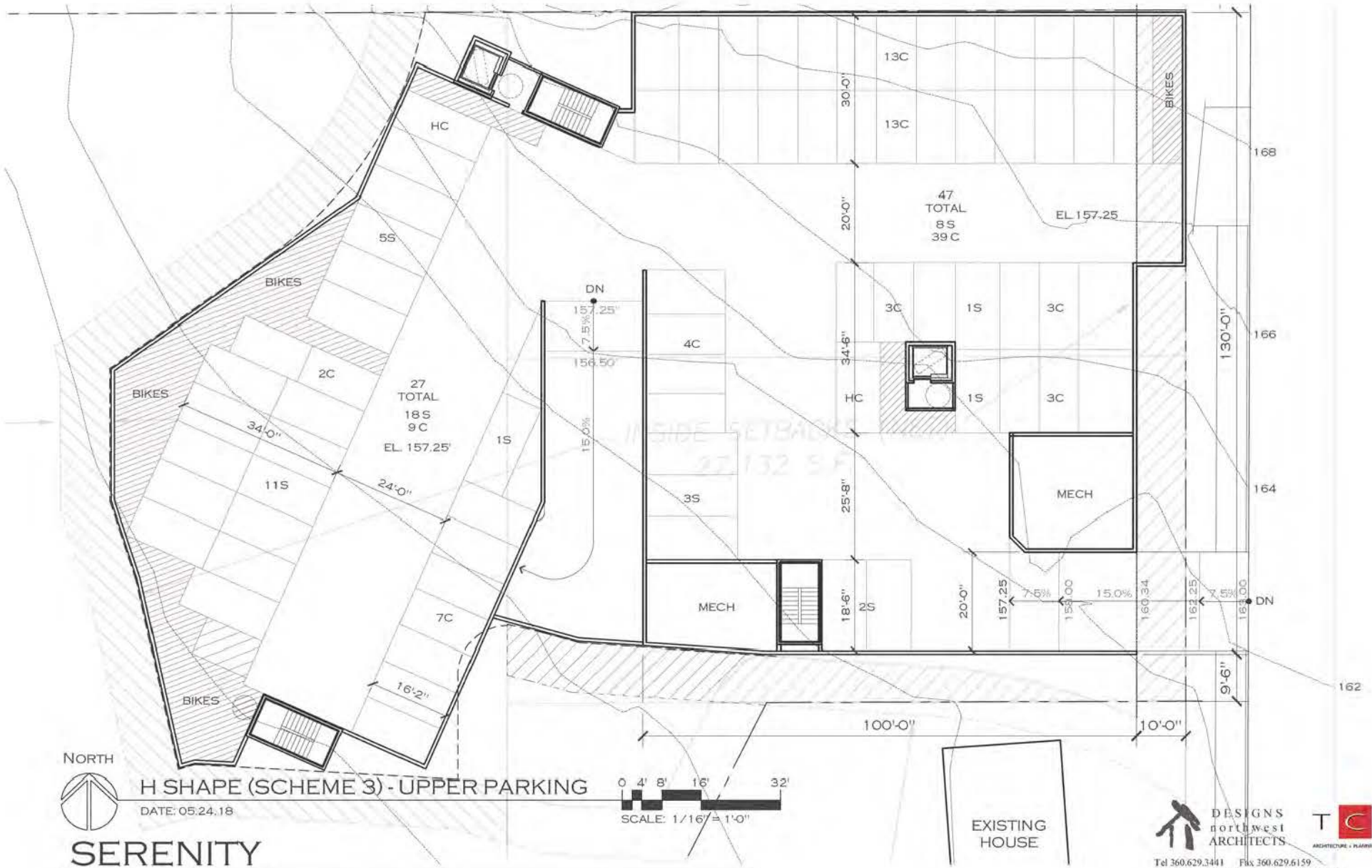
SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

May 24, 2018

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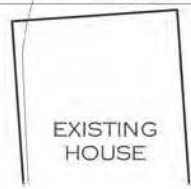
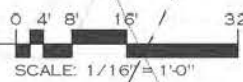




H SHAPE (SCHEME 3) - UPPER PARKING
 DATE: 05/24/18

SERENITY

113TH AVENUE NE
 KIRKLAND, WA 98034



EXISTING HOUSE

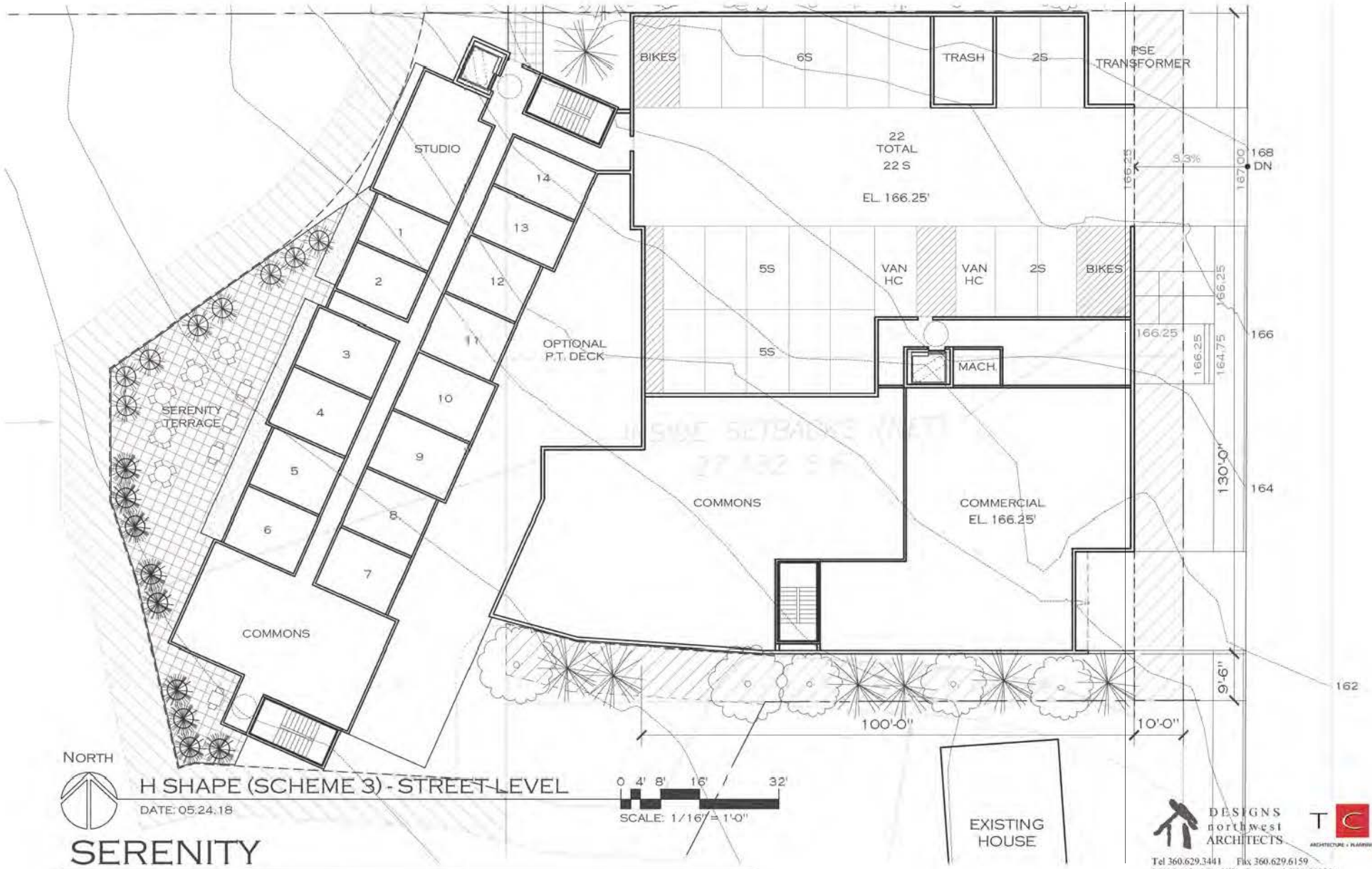


DESIGNS
 northwest
 ARCHITECTS

Tel 360.629.3441 Fax 360.629.6159
 26915 102nd Dr. NW Stanwood, WA 98292



ARCHITECTURE • PLANNING • DESIGN





H SHAPE (SCHEME 3) - 1ST LEVEL

DATE: 05.24.18

SERENITY

113TH AVENUE NE
KIRKLAND, WA 98034

0 4' 8' 16' 32'
SCALE: 1/16" = 1'-0"

EXISTING HOUSE



DESIGNS
northwest
ARCHITECTS



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26915 102nd Dr. NW Stanwood, WA 98292

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ATTACHMENT 2



NORTH

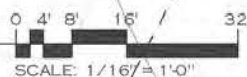


H SHAPE (SCHEME 3) - 2ND LEVEL

DATE: 05.24.18

SERENITY

113TH AVENUE NE
KIRKLAND, WA 98034



EXISTING HOUSE



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ATTACHMENT 2



H SHAPE (SCHEME 3) - 3RD LEVEL

DATE: 05.24.18

SERENITY

113TH AVENUE NE
KIRKLAND, WA 98034

0 4' 8' 16' 32'
SCALE: 1/16" = 1'-0"

EXISTING HOUSE



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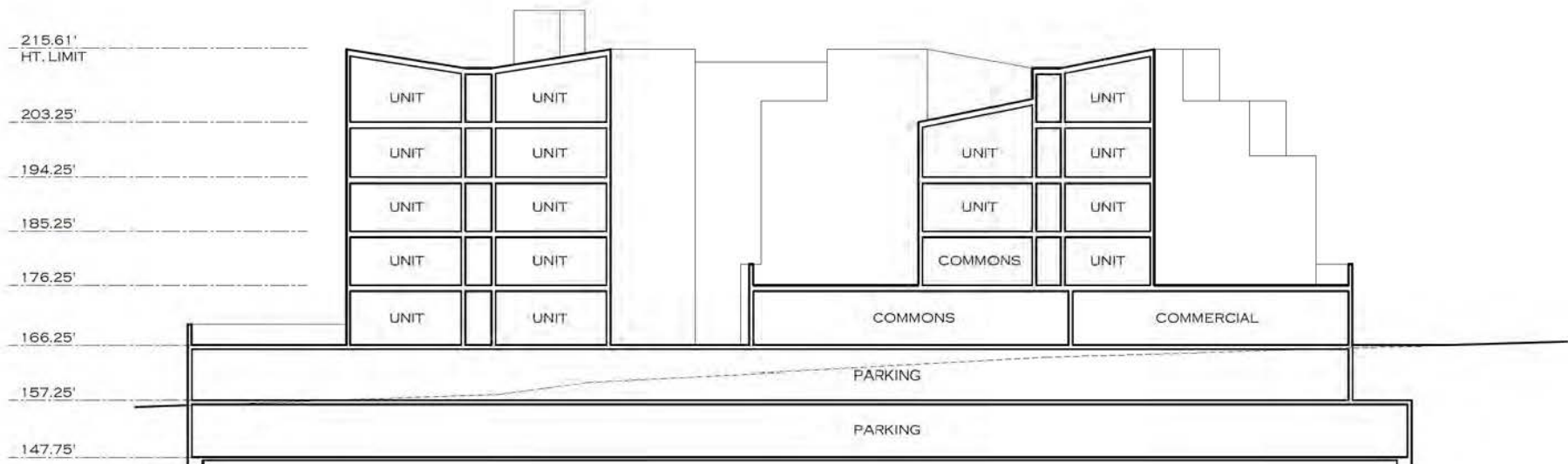
DRV18-00324
ATTACHMENT 2



**DESIGNS
northwest
ARCHITECTS**

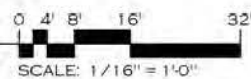
Tel 360.629.3441 Fax 360.629.6159
26915 102nd Dr. NW Stanwood, WA 98292





H SHAPE (SCHEME 3) - SECTION

DATE: 05.24.18



SERENITY

113TH AVENUE NE
KIRKLAND, WA 98034



Tel 360.629.3441 Fax 360.629.6159
26915 102nd Dr. NW Stanwood, WA 98292



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ZONING CODE

SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

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Section 55.69

Zone
TL 10A

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.69	<div>USE</div> <div>↓</div> <div>REGULATIONS</div> <div>→</div>	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	Wholesale trade, Wholesale printing or publishing, Manufacturing of electrical equipment, Manufacturing of scientific or photographic equipment, Packaging of prepared materials, Manufacturing of textile or leather products from pre-prepared material, Manufacturing of paper products from pre-prepared material, or manufacturing of plastic products from pre-prepared material	D.R., Chapter 142 KZC	None	10'	5' but 2 side yards must equal at least 15'.	10'	80%	See Spec. Reg. 3.	C	C	1 per each 1,000 sq. ft. of gross floor area.	1. Outdoor storage is prohibited. 2. The discharge of any substance that creates any impact detrimental to the environment or adjacent residents is not permitted. 3. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation. 4. Ancillary warehouse space associated with a listed permitted use is allowed.

(Revised 12/17)

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328.38

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Section 55.69

Zone
TL 10A

USE ZONE CHART

Section 55.69	<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						
.020	Office Use High Technology	D.R., Chapter 142 KZC	None	10'	5' but 2 side yards must equal at least 15'.	10'	80%	See Spec. Reg. 2.	C See Spec. Reg. 3.	D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per each 300 sq. ft. of gross floor area. If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	<div>1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:<div>a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.</div>b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</div> <div>2. Maximum building height for this use is as follows:<div>a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation.</div>b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation.</div> c. Elsewhere in this zone, 55 feet above average building elevation. <div>3. Outdoor storage is prohibited.</div> <div>4. The following regulations apply only to veterinary offices:<div>a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A.</div>b. Outdoor runs and other outdoor 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.</div> See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.
.030	Restaurant or Tavern See Spec. Reg. 1.				0'	0'		55' above average building elevation.	C	E	1 per 100 sq. ft. of gross floor area.	<div>1. Where this use is located on a parcel without frontage on NE 124th Street:<div>a. Gross floor area for the use may not exceed 4,000 square feet.</div>b. Drive-in and drive-through facilities are not permitted.</div> <div>2. For restaurants with drive-in or drive-through facilities:<div>a. One outdoor waste receptacle shall be provided for every eight parking stalls.</div>b. Access for drive-through facilities shall be approved by the Public Works Department. Drive-through facilities shall be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.</div>

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Kirkland Zoning Code
328.39

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Section 55.69

Zone
TL 10A

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.69	<div>USE</div> <div>↓</div> <div>REGULATIONS</div> <div>→</div>	Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.040	Any Retail Establishment other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services. See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	55' above average building elevation.	C	E	1 per each 300 sq. ft. of gross floor area.	1. This use is only allowed on parcels with frontage on NE 124th Street. 2. The following uses and activities are prohibited: a. The sale, service, and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers are not permitted; provided, that motorcycle sales, service, or rental is permitted if conducted indoors. b. Retail establishments providing storage services unless accessory to another permitted use. c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses. d. Outdoor storage of bulk commodities unless the square footage of the storage area is less than 10 percent of the retail structure. 3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are subordinate to and dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
.050	Hotel or Motel										1 per each room. See also Spec. Reg. 3.	1. This use is only allowed on parcels with frontage on NE 124th Street. 2. May include ancillary meeting and convention facilities. 3. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.
.060	Convalescent Center or Nursing Home See Spec. Reg. 2.							See Spec. Reg. 3.		A	1 per bed. See Spec. Reg. 2.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Temporary, transitional housing may be developed as an accessory use to a convalescent center, so long as the center was in existence on the property on or before December 31, 2017. Parking requirements for this accessory use shall be established pursuant to KZC 105.25. 3. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation.

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Kirkland Zoning Code
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Section 55.69

Zone
TL 10A

USE ZONE CHART

Section 55.69	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						
.070	School, Day-Care Center, Mini-School or Mini-Day-Care Center	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	See Spec. Reg. 5.	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. 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 any nearby residential uses. 3. May include accessory living facilities for staff persons. 4. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 5. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation.
.080	Church				5' but 2 side yards must equal at least 15'.	10'		See Spec. Reg. 2.	C		1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to the use. 2. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation.
.090	Public Utility							See Spec. Reg. 3.	A		See KZC 105.25.	1. Outdoor uses are not permitted. 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. 3. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation.
.100	Government Facility or Community Facility								C See Spec. Reg. 2.			

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Section 55.69

Zone
TL 10A

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.69	USE ↓ 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						
.105	Entertainment, Cultural and/or Recreational Facility	D.R., Chapter 142 KZC	None	10'	5' but 2 side yards must equal at least 15'.	10'	80%	See Spec. Reg. 2.	A	E	See KZC 105.25.	1. The use shall be conducted within a wholly enclosed building. 2. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation. 3. The structure containing the use shall have been in existence on December 31, 2005, 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. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. 4. 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.
.110	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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Kirkland Zoning Code
328.42

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ZONING CODE

- Reference for
Residential Suites

SERENITY - 12021 113TH AVE. NE
Conceptual Design Conference #2

Section 50.47

Zone
CBD-7

USE ZONE CHART

Section 50.47	<div>USE</div> <div>REGULATIONS</div>	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Vehicle Service Station	D.R., Chapter 142 KZC.	22,500 sq. ft.	20'	15'	15'	80%	41' above average building elevation.	B See Spec. Reg. 3.	E	See KZC 105.25.	1. May not be more than two vehicle service stations at any intersection. 2. Gas pump islands must be set back at least 20 feet from all property lines. Canopies and covers over gas pump islands may not be more 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. 3. Landscape Category A is required if the subject property is adjacent to Planned Area 7B.
.020	Restaurant or Tavern			20'	0'	0'	80% See Spec. Reg. 2.		D See Spec. Reg. 1.		1 per each 125 sq. ft. of gross floor area.	1. Landscape Category B is required if the subject property is adjacent to Planned Area 7B, unless drive-in or drive-through facilities are present in which case Landscape Category A shall apply. 2. The required front yard for this use shall be zero feet for one story at street level. No parking may encroach into the required 20-foot front yard. If this use provides a zero-foot front yard, the lot coverage for the entire property shall be 100 percent. 3. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls. b. Access for drive-through facilities shall be approved by the Public Works Department. Drive-through facilities shall be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.
.040	Entertainment, Cultural and/or Recreational Facility			20'	0'	0'	80% See Spec. Reg. 3.		D See Spec. Reg. 2.		See KZC 105.25.	1. The parking requirement for hotel or motel use does not include parking requirements for ancillary meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis. 2. Landscape Category B is required if the subject property is adjacent to Planned Area 7B.
.050	Hotel or Motel										One for each room. See Spec. Reg. 1.	3. The required front yard for this use shall be zero feet for one story at street level. No parking may encroach into the required 20-foot front yard. If this use provides a zero-foot front yard, the lot coverage for the entire property shall be 100 percent.

(Revised 8/10)

Kirkland Zoning Code
196.4

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Section 50.47

Zone
CBD-7

USE ZONE CHART

Section 50.47	<div>USE</div> <div>REGULATIONS</div>	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.060	Any Retail Establishment, other than those listed, limited, or prohibited in this zone, selling goods or providing services, including banking and related financial services	D.R., Chapter 142 KZC.	None	20'	0'	0'	80% See Spec. Reg. 5.	41' above average building elevation.	D See Spec. Reg. 4.	E	1 per each 350 sq. ft. of gross floor area.	1. Access for drive-through facilities must be approved by the Public Works Department. 2. Ancillary assembly and manufacture of goods on premises may be permitted only if: a. The assembled or manufactured goods are directly related to and dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 3. The sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers is not permitted. Motorcycle sales, service, or rental is permitted if conducted indoors. 4. Landscape Category B is required if the subject property is adjacent to Planned Area 7B. 5. The required front yard for this use shall be zero feet for one story at street level. No parking may encroach into the required 20-foot front yard. If this use provides a zero-foot front yard, the lot coverage for the entire property shall be 100 percent.
.070	Private Lodge or Club See Spec. Reg. 3.			20'	0'	0'	80%		D See Spec. Reg. 2.	B	See KZC 105.25.	1. No parking is required for daycare or school ancillary to the use. 2. Landscape Category C is required if the subject property is adjacent to Planned Area 7B.
.080	Church See Spec. Reg. 3.										One per every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	3. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.

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Section 50.47

Zone
CBD-7

USE ZONE CHART

Section 50.47	<div>USE</div> <div>REGULATIONS</div>	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.090	Office Use See Spec. Reg. 4.	D.R., Chapter 142 KZC.	None	20'	0'	0'	80%	41' above average building elevation.	D See Spec. Reg. 3.	D	1 per each 350 sq. ft. of gross floor area.	<div>1. Ancillary assembly and manufacture of goods on premises may be permitted as part of office use if:<div>a. The ancillary assembled or manufactured goods are subordinate to and dependent upon this office use; and</div>b. The outward appearance and impacts of this office use with ancillary assembly or manufacturing activities must be no different from other office uses.</div> <div>2. The following regulations apply to veterinary offices only:<div>a. May only treat small animals on the subject property.</div>b. Outside runs and other outside facilities for the animals are not permitted.</div> c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect signed by an acoustical engineer must be submitted with the D.R. and building permit applications.d. A veterinary office is not permitted if the subject property contains dwelling units. <div>3. Landscape Category C is required if the subject property is adjacent to Planned Area 7B.</div> <div>4. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.</div>
.100	School, Day-Care Center, or Mini-School or Day-Care Center See Spec. Reg. 4.								D	B	See KZC 105.25.	<div>1. A six-foot-high fence is required along all property lines adjacent to outside play areas.</div> <div>2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</div> <div>3. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.</div> <div>4. This use may be located on the Central Way level of a building only if there is an intervening retail storefront between this use and the right-of-way.</div>

(Revised 9/13)

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196.6

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ATTACHMENT 2

Section 50.47

Zone
CBD-7

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 50.47	<div>USE</div> <div>REGULATIONS</div>	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.110	Assisted Living Facility See Spec. Reg. 3.	D.R., Chapter 142 KZC.	None	20'	0'	0'	80%	41' above average building elevation.	D	A	1.7 per independent unit. 1 per assisted living unit.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility: a. One parking stall shall be provided for each bed. 3. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.
.120	Stacked or Attached Dwelling Units See Spec. Reg. 1.										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 may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. This special regulation shall not apply on Fourth Avenue.

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Section 50.47

Zone
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USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 50.47	<div>USE</div> <div>REGULATIONS</div>	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.125	Residential Suites	D.R., Chapter 142 KZC.	None	20'	0'	0'	80%	41' above average building elevation.	D	A	See Spec. Reg. 2.	<div>1. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. This special regulation shall not apply on Fourth Avenue.</div> <div>2. For parking managed pursuant to Special Regulation 3, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee. Otherwise parking shall be provided at a rate of one per living unit plus one per on-site employee and modifications to decrease the requirement are prohibited. See KZC 50.60.</div> <div>3. 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:<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 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>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:<div>1) Charge for on-site parking, unbundled from the rent, for tenants who have cars.</div><div>2) Bus pass or equivalent alternative transportation mode subsidies for tenants who don't have cars.</div><div>3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges.</div><div>4) Adequate secured and sheltered bicycle parking to meet anticipated demand.</div><div>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.</div><div>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.</div></div></div>
REGULATIONS CONTINUED ON NEXT PAGE												

REGULATIONS CONTINUED ON NEXT PAGE

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Section 50.47

Zone
CBD-7

USE ZONE CHART

Section 50.47		<div>USE</div> <div>REGULATIONS</div>	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage				
Front	Side	Rear										
.125	Residential Suites (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE
<div>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.</div> <div>8) Acknowledgement 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.</div> <div>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 traffic 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 traffic engineer.</div> <div>4. All residential suites and all required parking within a project shall be under common ownership and management.</div> <div>5. 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.</div> <div>6. 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.</div>												

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Section 50.47

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USE ZONE CHART

Section 50.47	<div>USE</div> <div>REGULATIONS</div>	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.130	Public Utility, Government Facility, or Community Facility	D.R., Chapter 142 KZC.	None	20'	0'	0'	80%	41' above average building elevation.	D See Spec. Reg. 1.	B	See KZC 105.25.	1. Landscape Category C is required if the subject property is adjacent to Planned Area 7B. 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 nearby uses.
.140	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

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55.65 User Guide – TL 10A zone.

The charts in KZC [55.69](#) contain the basic zoning regulations that apply in the TL 10A 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 55.67**Section 55.67 – 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. For structures located within 30 feet of a parcel in a low density zone (or a low density use in PLA 17), KZC [115.136](#) establishes additional limitations on structure size.
3. Vehicular access to NE 124th Street should be limited and consolidated where possible. Properties with frontage on 113th Avenue NE must be accessed via 113th Avenue NE rather than NE 124th Street.
4. Development must retain and maintain the existing hill form and vegetation along the eastern boundary of the zone, north of 115th Avenue NE.
5. A 50-foot-wide sight-obscuring landscaped buffer must be provided adjacent to any residential zone, except the TL 11 zone to the west.
6. Access for drive-through facilities must be approved by the Public Works Official. See Chapter [105](#) KZC for requirements.
7. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

[link to Section 55.69 table](#)

The Kirkland Zoning Code is current through Ordinance 4637, passed January 16, 2018.

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 (<http://www.codepublishing.com/>)

eLibrary (<http://www.codepublishing.com/elibrary.html>)



Section 55.69	<div>USE</div> <div>↓</div> <div>REGULATIONS</div> <div>→</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						
.010	Wholesale trade, Wholesale printing or publishing, Manufacturing of electrical equipment, Manufacturing of scientific or photographic equipment, Packaging of prepared materials, Manufacturing of textile or leather products from pre-prepared material, Manufacturing of paper products from pre-prepared material, or manufacturing of plastic products from pre-prepared material	D.R., Chapter 142 KZC	None	10'	5' but 2 side yards must equal at least 15'.	10'	80%	See Spec. Reg. 3.	C	C	1 per each 1,000 sq. ft. of gross floor area.	1. Outdoor storage is prohibited. 2. The discharge of any substance that creates any impact detrimental to the environment or adjacent residents is not permitted. 3. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation. 4. Ancillary warehouse space associated with a listed permitted use is allowed.

Section 55.69

Zone
TL 10A

USE ZONE CHART

Section 55.69	<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						
.020	Office Use High Technology	D.R., Chapter 142 KZC	None	10'	5' but 2 side yards must equal at least 15'.	10'	80%	See Spec. Reg. 2.	C See Spec. Reg. 3.	D	If manufactur- ing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per each 300 sq. ft. of gross floor area. If a medi- cal, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Oth- erwise, see KZC 105.25.	1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses. 2. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation. 3. Outdoor storage is prohibited. 4. 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. Outdoor runs and other outdoor 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.
.030	Restaurant or Tavern See Spec. Reg. 1.				0'	0'		55' above average building elevation.	C	E	1 per 100 sq. ft. of gross floor area.	1. Where this use is located on a parcel without frontage on NE 124th Street: a. Gross floor area for the use may not exceed 4,000 square feet. b. Drive-in and drive-through facilities are not permitted. 2. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls. b. Access for drive-through facilities shall be approved by the Public Works Department. Drive-through facilities shall be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.



Section 55.69	USE  REGULATIONS 	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.040	Any Retail Establishment other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services. See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	55' above average building elevation.	C	E	1 per each 300 sq. ft. of gross floor area.	1. This use is only allowed on parcels with frontage on NE 124th Street. 2. The following uses and activities are prohibited: a. The sale, service, and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers are not permitted; provided, that motorcycle sales, service, or rental is permitted if conducted indoors. b. Retail establishments providing storage services unless accessory to another permitted use. c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses. d. Outdoor storage of bulk commodities unless the square footage of the storage area is less than 10 percent of the retail structure. 3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are subordinate to and dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
.050	Hotel or Motel										1 per each room. See also Spec. Reg. 3.	1. This use is only allowed on parcels with frontage on NE 124th Street. 2. May include ancillary meeting and convention facilities. 3. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.
.060	Convalescent Center or Nursing Home See Spec. Reg. 2.									See Spec. Reg. 3.	A	1 per bed. See Spec. Reg. 2.

Section 55.69

Zone
TL 10A

USE ZONE CHART

Section 55.69	<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						
.070	School, Day-Care Center, Mini-School or Mini-Day-Care Center	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	See Spec. Reg. 5.	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. 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 any nearby residential uses. 3. May include accessory living facilities for staff persons. 4. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 5. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation.
.080	Church							See Spec. Reg. 2.	C		1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to the use. 2. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation.
.090	Public Utility							See Spec. Reg. 3.	A		See KZC 105.25.	1. Outdoor uses are not permitted. 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. 3. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation.
.100	Government Facility or Community Facility								C See Spec. Reg. 2.			

Section 55.69	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						
.105	Entertainment, Cultural and/or Recreational Facility	D.R., Chapter 142 KZC	None	10'	5' but 2 side yards must equal at least 15'.	10'	80%	See Spec. Reg. 2.	A	E	See KZC 105.25.	1. The use shall be conducted within a wholly enclosed building. 2. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation. 3. The structure containing the use shall have been in existence on December 31, 2005, 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. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. 4. 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.
.110	Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.										