

Planning Commission Meeting



NE 85th Station Area Plan

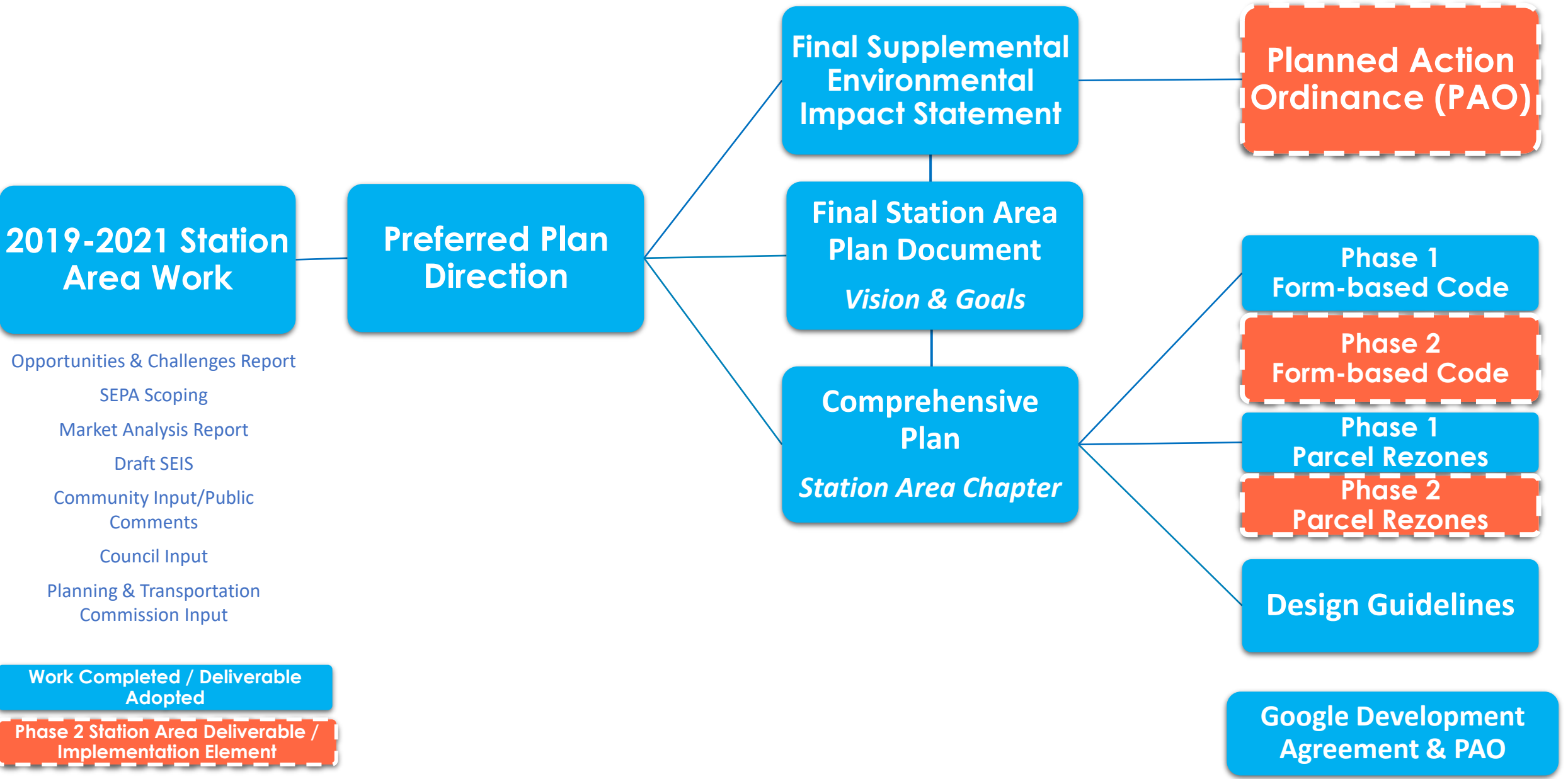
13 October 2022





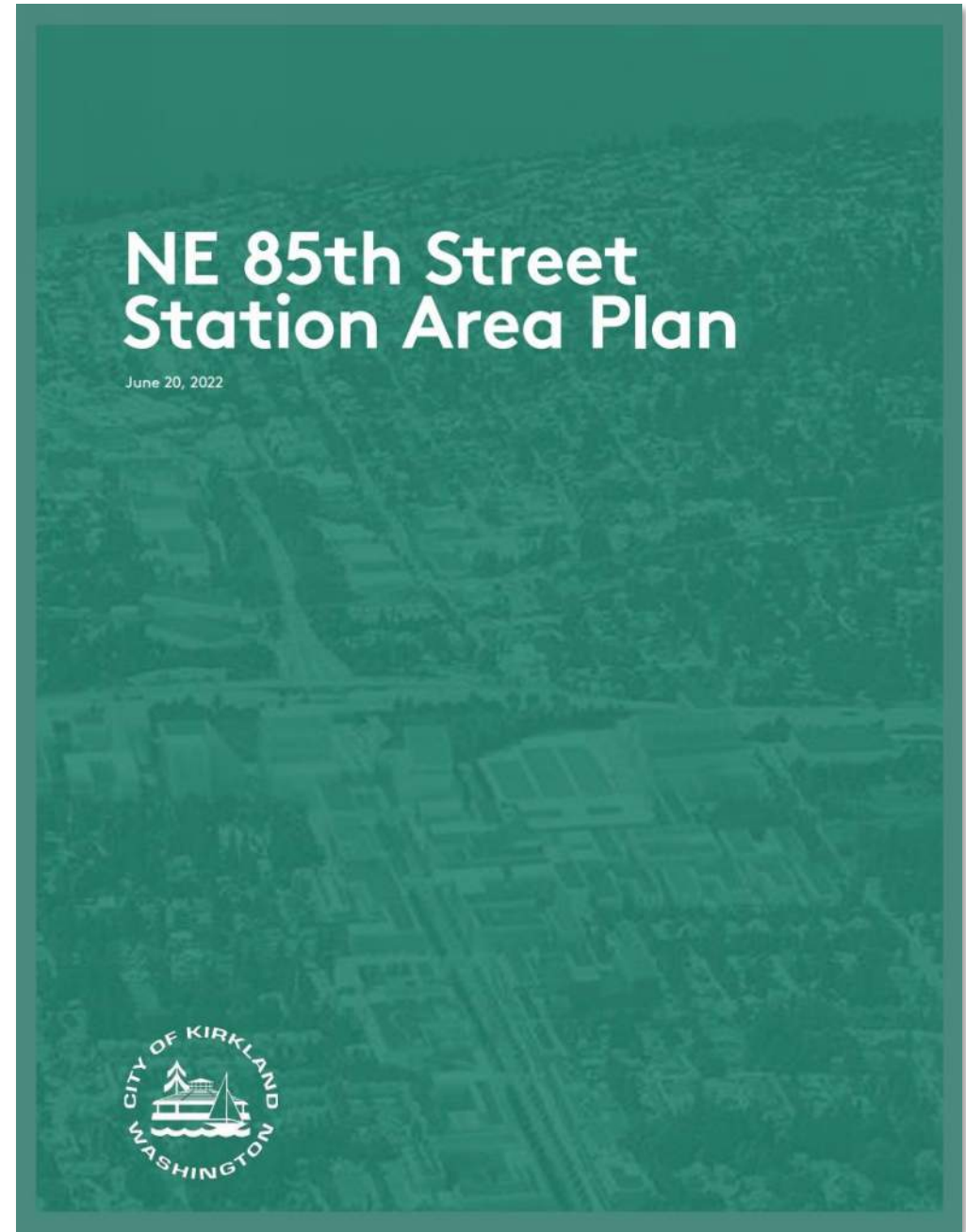
BACKGROUND

Station Area Deliverables Workflow



Station Area Plan – Phase 1 Adoption

- **Station Area Plan**
(Resolution R-5547)
- **Comprehensive Plan Amendments**
(Ordinance O-4800)
- **Parcel Rezones**
(Ordinance O-4801)
- **Zoning Code Amendments / FBC**
(Ordinance O-4802)
- **Municipal Code Amendments & Design Guidelines**
(Ordinance O-4803)



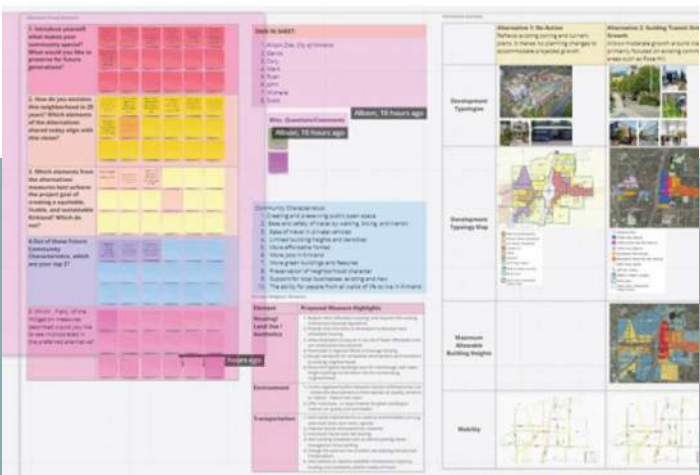
Community Input

24+ Meetings with Neighborhood & Community Organizations

Ongoing emails to Planning Commission and City Council (hundreds)

69 Written Testimony for Phase 1 public hearing

31 Spoken testimony at June 9 Public Hearing



4 Listening Sessions / Workshops*

1 Community Open House

114 Written Draft SEIS Comments

150+ Written Comments

408 Survey Responses

10 Public Planning Commission Meetings

14 Public City Council Meetings

6 Public Transportation Commission Meetings

Station Area Plan Overview

EXECUTIVE SUMMARY

PROJECT CONTEXT

EXISTING CONDITIONS

COMMUNITY BENEFIT STRATEGIES

VISION AND URBAN DESIGN FRAMEWORK



LAND USE AND ZONING

PARKS, OPEN SPACE AND ENVIRONMENT

TRANSPORTATION
AND MOBILITY

UTILITIES AND PUBLIC SERVICES

SUSTAINABILITY FRAMEWORK

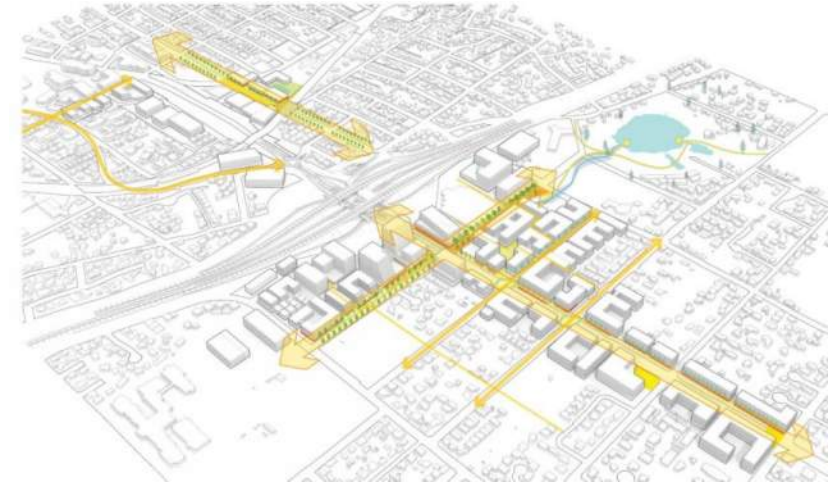
Chapter 05

Vision and Urban Design Framework

The Community Vision is supported by cohesive urban design strategies used throughout character areas.



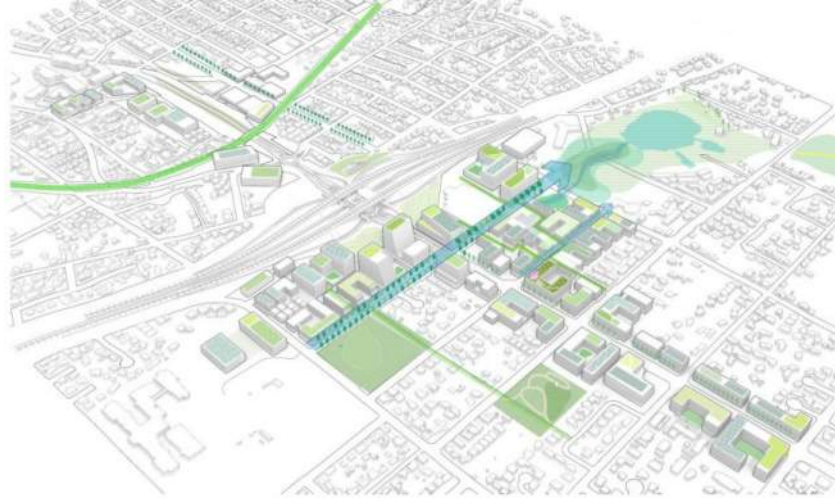
Focus Inclusive Growth Near Transit



A Strong Public Spine



A network of Mobility Options



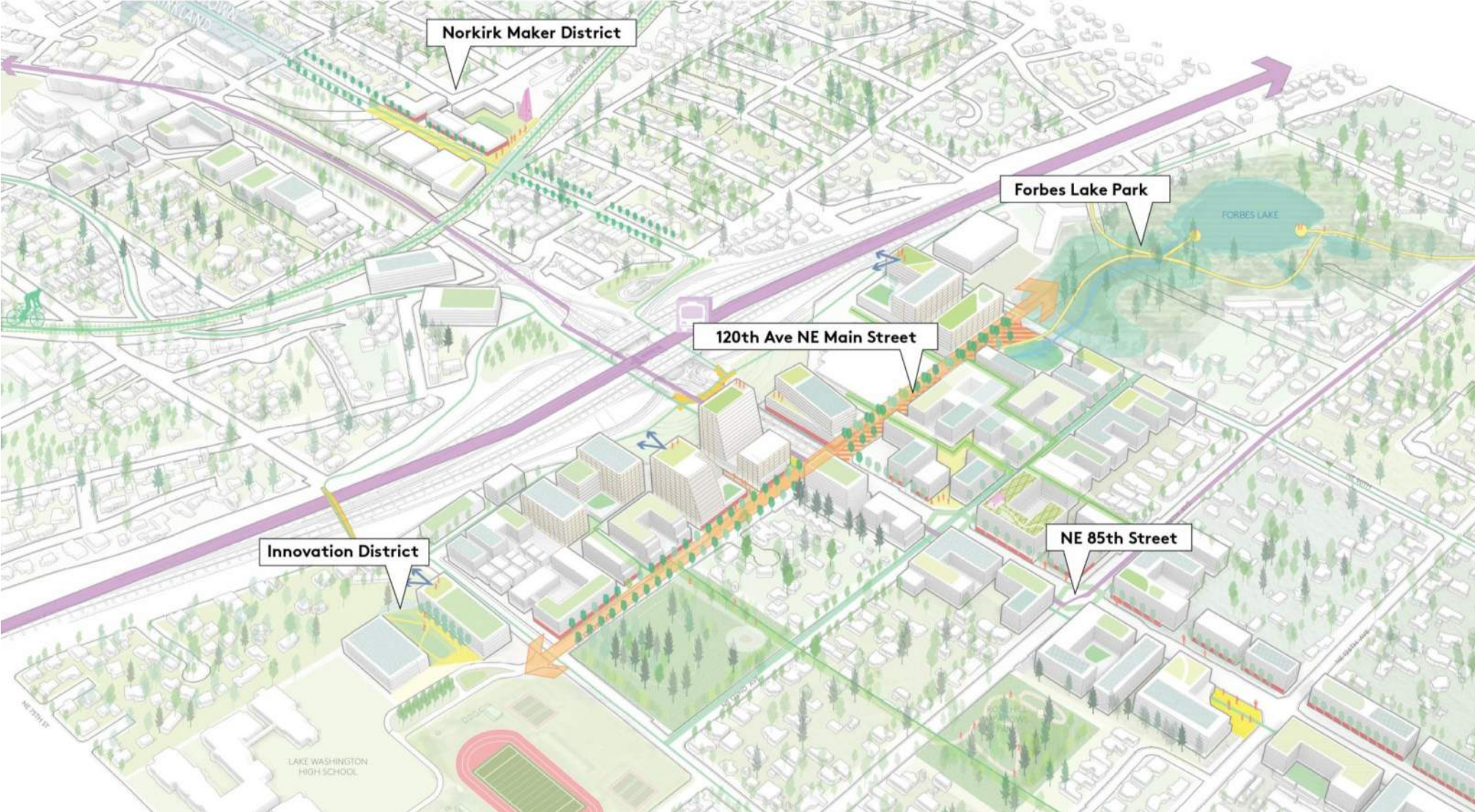
Leverage Existing Natural Systems and Resources



Transitions in Scale to Adjacent Neighborhoods

Key Urban Design Elements in Character Areas

The framework coordinates a set of urban design elements that respond to community input and are intended to achieve the plan goals in different character areas. These elements are described in the following elements of the plan.



06 LAND USE AND ZONING

07

PARKS, OPEN SPACE AND ENVIRONMENT

08

TRANSPORTATION AND MOBILITY

09 UTILITIES AND PUBLIC SERVICES

10 SUSTAINABILITY FRAMEWORK



FORM-BASED CODE RECAP

Form-based Code
Table of Contents

New Base Requirements for rezone parcels
Urban Design

- Frontage standards to support pedestrian-scaled, active environments
- Transition standards

Mobility

- Enhanced street improvement standards to support walking and rolling
- New bike parking requirements and lower minimum required vehicular parking ratios

Sustainability

- High Performance Building Standards
- Renewable Energy Production
- Green Factor

KIRKLAND ZONING CODE CHAPTER 57
FORM-BASED CODE FOR THE NE 85TH STREET STATION AREA PLAN

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57.05.04 Code Organization 2

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Form-based Code Concepts

Regulating District

Building Height
Building Massing
Facade Modulation
Side & Rear Setbacks

Frontage Type

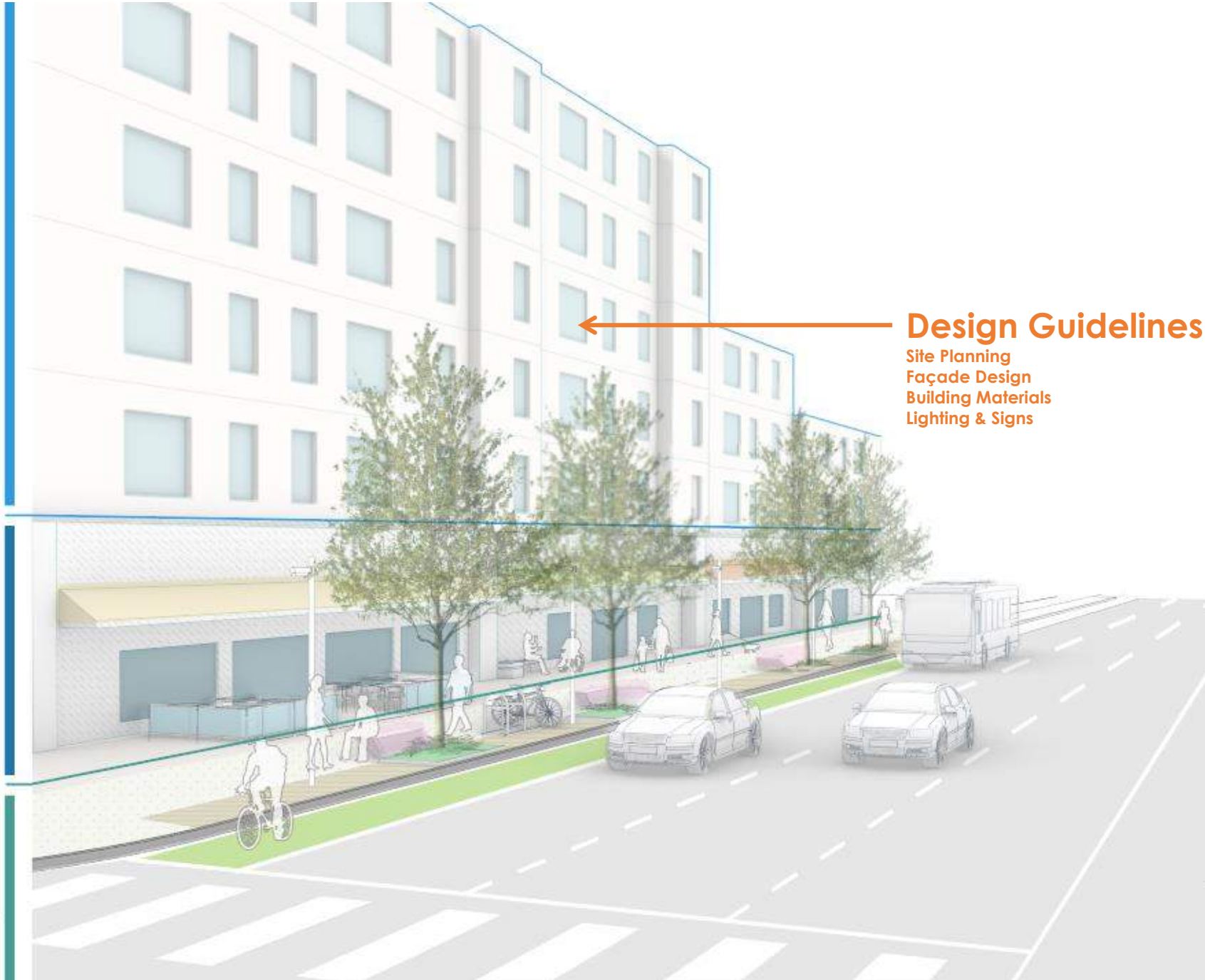
Front Setbacks
Ground Floor Design
Cafe & Amenity Zones

Street Type

Sidewalks
Trees & Street Furnishings
Bike Facilities
Road Widths

Design Guidelines

Site Planning
Façade Design
Building Materials
Lighting & Signs



Regulating District
Frontage Type
Districtwide Standards
Design Guidelines

Corner
Design

Materials & Articulation

Transition

Upper Story Setbacks

Max Façade Width

Lighting & Signage

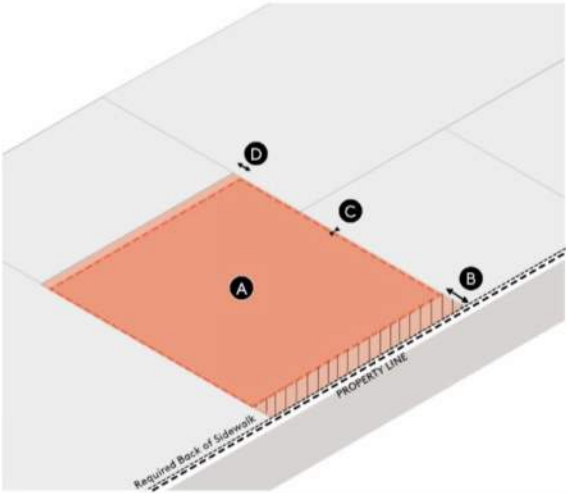
Front Setbacks
/Porch Design

Min Street Level
Façade Width

Ground Floor
Height



FIGURE 3: COMMERCIAL MIXED USE DISTRICT STANDARDS



LOT COVERAGE AND SETBACKS

Permitted Uses

General Permitted Uses	Commercial, Institutional
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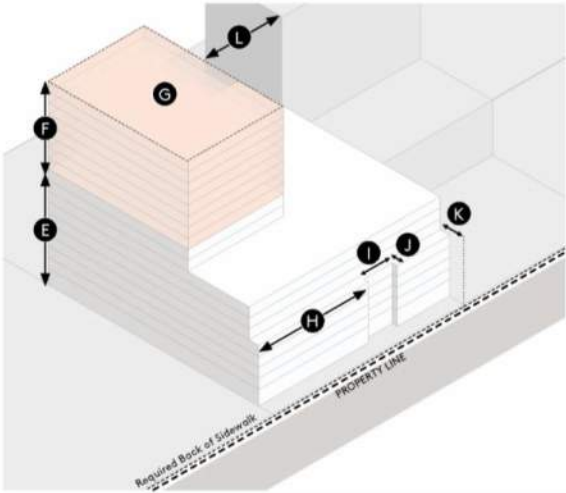
Lot Coverage

A Max Lot Coverage *	90%
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Required Setbacks

B Front	Refer to Frontage Types
C Side	0 ft Min
D Rear	5 ft Min

* Lot coverage as shown does not represent intended building placement or setbacks.



MASSING AND DEVELOPMENT INTENSITY

Maximum Height and Floor Plate

E Base Maximum Allowed Height	Refer to Regulating Plan
F Bonus Maximum Allowed Height	Refer to Regulating Plan
G Maximum Floor Plate (per building)	45 ft-75 ft: 35,000 GSF 75 ft-125 ft: 25,000 GSF Above 125 ft: 20,000 GSF

Facade Design

H Maximum Facade Width	160 ft
I Minimum Facade Break Width	15 ft
J Minimum Facade Break Depth	5 ft

Upper Story Massing

K Upper Story Street Setbacks	At 75 ft: 15 ft setback At 125 ft: 30 ft setback
L Tower Separation	60 ft

TRANSITIONS

GENERAL PROVISIONS

1. **Intent:** Transitions are intended to ensure that new development is consistent with the vision of the NE 85th Street Station Area Plan to provide appropriate transitions of development intensity, height, and bulk across zones.

2. **Applicability:** Transitions are required where the difference between the maximum height proposed for a subject property is more than 30' higher than the maximum allowed height of an abutting parcel. These transitions may be applied to side or rear lot lines. Front parcel transitions are addressed through upper story setbacks requirements for each regulating district. No portion of the structure shall extend into this Sky Plane Exposure.

3. **Transition Requirements:** Where transitions are applicable, they shall consist of a required Landscape Buffer and a Sky Plane Exposure.

4. **Landscape Buffer:** A minimum 15-foot-wide landscaped strip with a 6-foot-high solid screening fence or wall planted consistent with Buffering Standard 1 of KZC Chapter 95.

5. **Sky Plane Exposure:** Transitions are established using a sky plane exposure plane that sets the maximum envelope for massing within the subject property. The sky exposure plane is measured at an angle from a vertical line. To calculate the sky exposure plane, use the following steps:

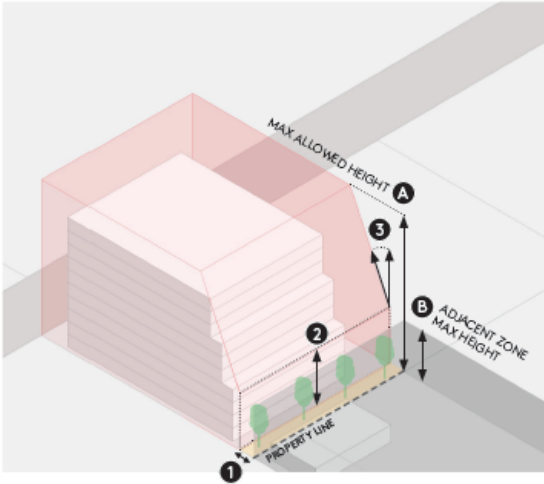
i. Establish a transition starting elevation by determining the existing grade at the subject property's midpoint elevation along the abutting common lot line.

ii. Create a vertical plane 15' set back from and parallel to the common lot line.

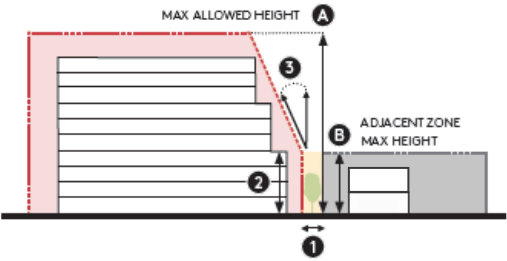
iii. Establish a maximum height of the vertical plane that is equal to the midpoint grade elevation plus the maximum allowed height for the zone of the adjoining property.

iv. From the top of this vertical plane, extend a sky exposure plane at an angle of 25 degrees to the maximum allowed height of the subject property zone.

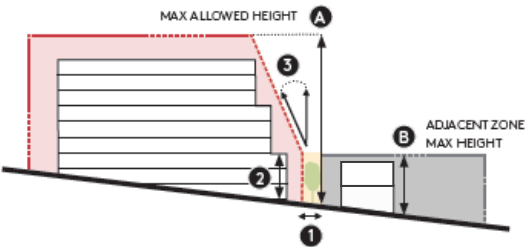
FIGURE 15: DISTRICTWIDE STANDARDS



EXAMPLE ONE



EXAMPLE TWO



TRANSITIONS

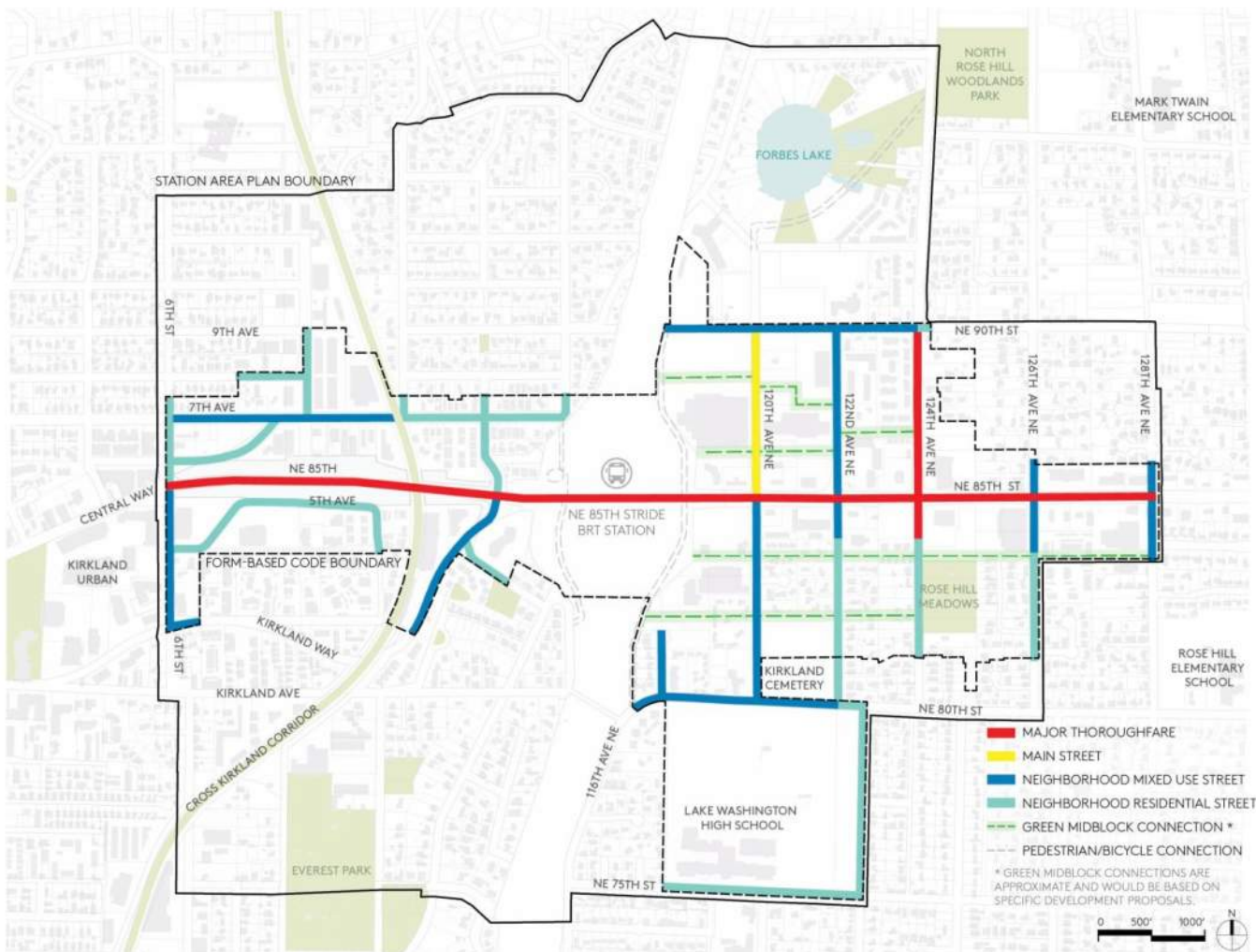
Applicability

- A Transitions are required if the allowed maximum height for the subject parcel is greater than 30' above the maximum allowed height for any adjacent parcel.
- B

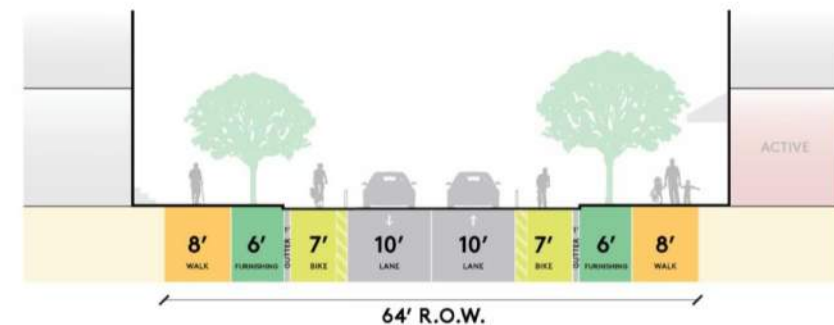
Requirement

- 1 Create a vertical plane 15' away from and parallel to the common lot line.
- 2 Establish a maximum height of the vertical plane that is equal to the midpoint grade elevation plus the maximum allowed height for the zone of the adjoining property.
- 3 From the top of this vertical plane, extend a sky exposure plane at an angle of 25 degrees to the maximum allowed height of the subject property zone.

Street Types Overview



NEIGHBORHOOD MIXED USE STREET



DESCRIPTION

Neighborhood mixed use streets have low to mid-intensity commercial and residential, occasional active ground floors. With generally lower vehicular volume than major thoroughfares, these streets require careful balancing among modes and should include wider sidewalks, buffered bike facilities, transit routes, and narrower travel lanes. On-street parking considered on a contextual basis and is subject to approval by Public Works Official.

PERMITTED FRONTAGE TYPES

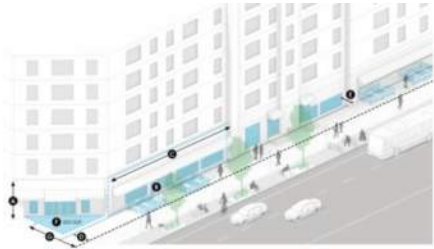
URBAN STREET EDGE	RETAIL & ACTIVE USES	RESIDENTIAL STOOP/PORCH	PLAZA/ PUBLIC SPACE	PRIVATE YARD
Permitted	Permitted	Permitted	Permitted	Permitted

ADJACENT LAND USES

Low to mid-intensity commercial, residential, and occasional active ground-level uses, civic and urban flex uses

Frontage Types Overview

Urban Street Edge



Applicable Street Types

- Major Thoroughfare
- Main Street
- Neighborhood Mixed Use
- Neighborhood Residential Street
- Green Midblock Connection

Retail & Active Uses



Applicable Street Types

- Major Thoroughfare
- Main Street
- Neighborhood Mixed Use

Residential Stoop/Porch



Applicable Street Types

- Neighborhood Mixed Use
- Neighborhood Residential Street
- Green Midblock Connection

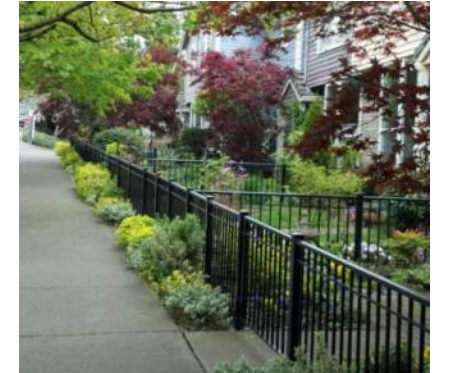
Plaza/Public Space



Applicable Street Types

- Major Thoroughfare
- Main Street
- Neighborhood Mixed Use
- Neighborhood Residential Street
- Green Midblock Connection

Private Yard



Applicable Street Types

- Neighborhood Residential Street
- Green Midblock Connection

URBAN STREET EDGE

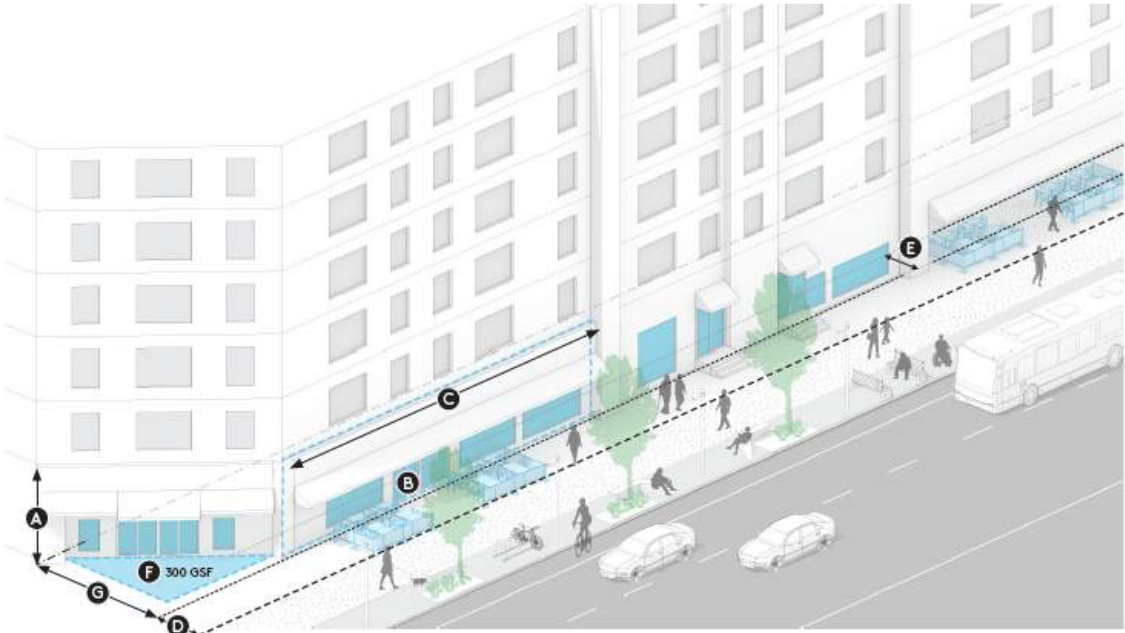
INTENT AND CHARACTER

The Urban Street Edge frontage type is intended to establish a public realm consistent with a walkable mixed-use environment. Characteristics include buildings set close to the public right of way, pedestrian-oriented facades, and landscaping that contributes to an urban environment. Examples consistent with the intent of this frontage type are shown in Figure 4.

FIGURE 4: CHARACTER EXAMPLES FOR URBAN STREET EDGE FRONTAGE TYPE



FIGURE 5: URBAN STREET EDGE FRONTAGE STANDARDS



GROUND FLOOR DESIGN AND ENTRANCES

Ground Floor Design		
A	Minimum Height	15'
B	Facade Transparency	50%
C	Max Street Level Facade Width	65'
Entrances		
	Location	Required on primary street-facing frontage
	Entry Transparency	80%

PUBLIC REALM

Public Realm		
D	Front Setbacks (Min, Max)	0';15'
E	Sidewalk Cafes/ Amenity Zone	min depth 7', up to 10' additional setback allowed
F	Corner Design	300 GSF required within property line at corners where two intersecting streets are a combination of major thoroughfare, main street, or neighborhood mixed use
G	Ground Floor Parking Setback	Average 30', Minimum 20'

RETAIL / ACTIVE USE

INTENT AND CHARACTER

The Retail/Active Use frontage type is intended to foster a dynamic public realm anchored by active uses on the ground floor, including retail, civic, or other public-facing uses. Examples consistent with the intent of this frontage type are shown in Figure 6

FIGURE 6: CHARACTER EXAMPLES FOR RETAIL / ACTIVE USE FRONTAGE TYPE



FIGURE 7: RETAIL AND ACTIVE USES FRONTAGE STANDARDS



GROUND FLOOR DESIGN AND ENTRY	
Ground Floor Design	
A Minimum Street Level	15'
B Story Height	
C Facade Transparency	75%
D Max Street Level Facade Width	65'
Entrances	
Location	Required on primary street-facing frontage
Entry Transparency	80%

PUBLIC REALM	
Public Realm	
D Front Setbacks (Min, Max)	0',15'
E Sidewalk Cafes/ Amenity Zone	Min depth 7', up to 10' additional setback allowed
F Corner Design	300 GSF required within property line at corners where two intersecting streets are a combination of major thoroughfare, main street, or neighborhood mixed use
G Ground Floor Parking Setback	25'

PLAZA/PUBLIC SPACE

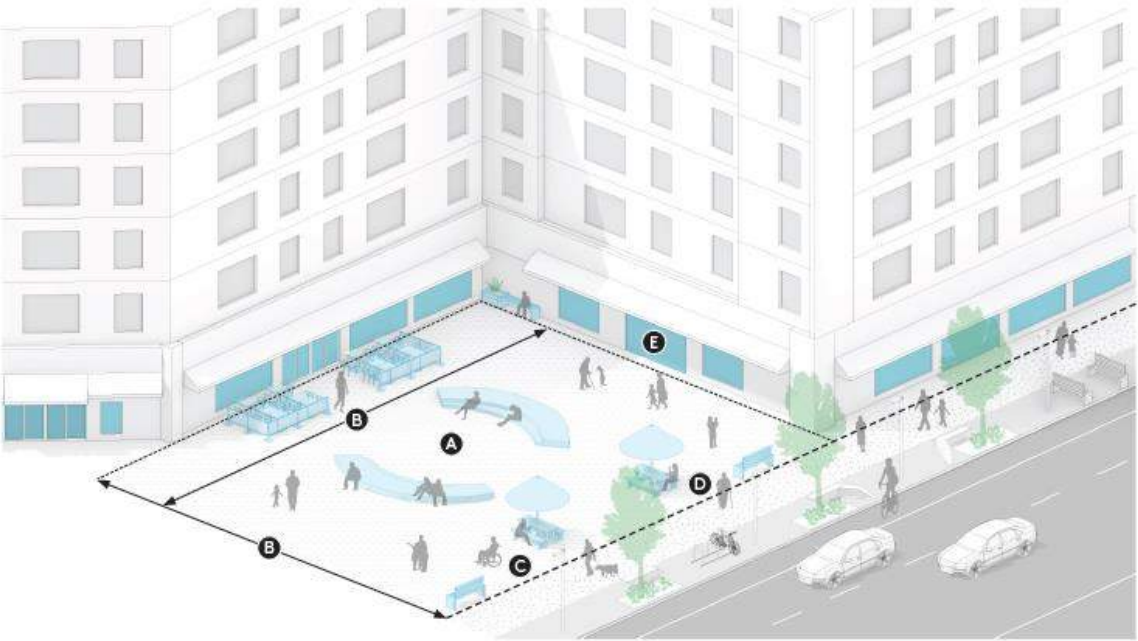
INTENT AND CHARACTER

This frontage type is intended to support the creation of publicly accessible open space within the district. It is characterized by high quality landscape materials, pedestrian-oriented amenities like seating, fountains, and artwork, and buildings that engage the public space with elements like outdoor seating areas, primary building entrances, and transparent facades.

FIGURE 10: CHARACTER EXAMPLES FOR PLAZA/PUBLIC SPACE FRONTAGE TYPE



FIGURE 11: PLAZA/PUBLIC SPACE FRONTAGE STANDARDS



PUBLIC SPACE SIZE	
Dimensions	
A Minimum Area	Min 2,000 SF, 75% occupiable by pedestrians
B Minimum Dimension	Average 30'

RELATIONSHIP TO SIDEWALKS AND BUILDINGS	
Relationship to Sidewalks	
C Access	ADA Accessible for pedestrians from adjacent sidewalk
D Visibility	Min. 50% plaza must be visible from adjacent sidewalk
Relationship to Buildings	
E Building Frontage	Buildings should match standards for other allowed frontages and be oriented towards public space

RESIDENTIAL STOOP / PORCH

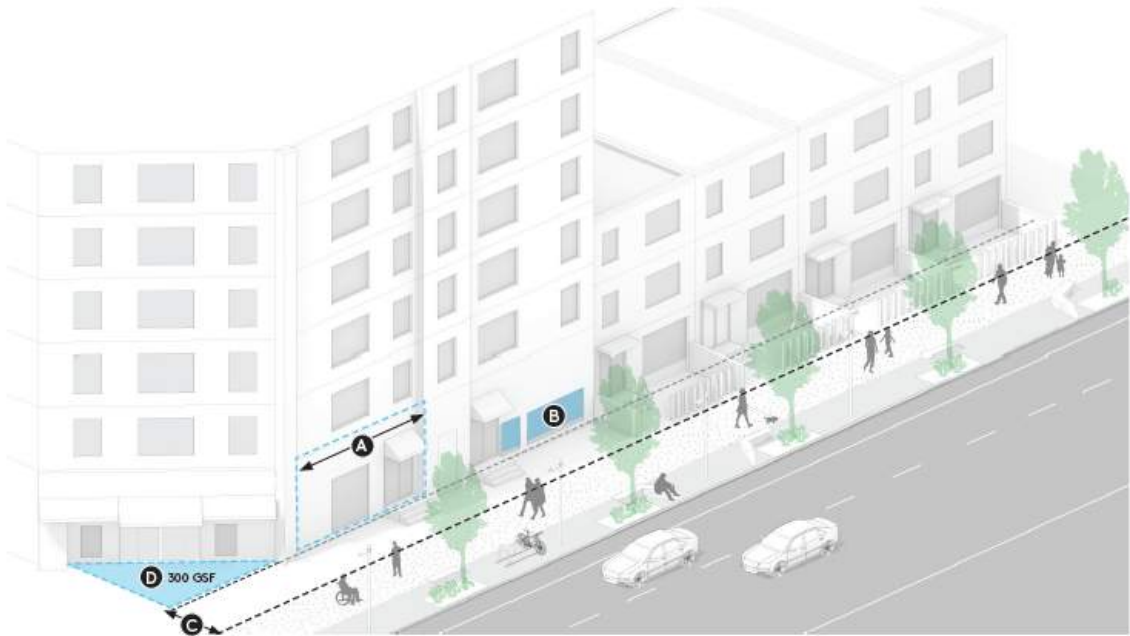
INTENT AND CHARACTER

This frontage type is intended to establish a consistent, walkable residential frontage defined by buildings that engage the public right of way, elements that reflect individual residential units like direct entries and articulated facades, and elevated stoops and porches.

FIGURE 8: CHARACTER EXAMPLES FOR URBAN STREET EDGE FRONTAGE TYPE



FIGURE 9: RESIDENTIAL STOOP / PORCH FRONTAGE STANDARDS



GROUND FLOOR DESIGN AND ENTRY	
Ground Floor Design	
A Max Street Level Facade Width	36'
B Facade Transparency	50%
Entrances	
Location	Required at frontage, otherwise entry path can be used

PUBLIC REALM	
Public Realm	
C Front Setbacks (Min, Max)	5', 10'
D Corner Design	300 GSF required within property line at corners where two intersecting streets are a combination of major thoroughfare, main street, or neighborhood mixed use

PRIVATE YARD

INTENT AND CHARACTER

This frontage type is intended to establish a streetscape with landscaped front yards, a visual connection to primary buildings from the sidewalk, and street wall edges maintained with elements like low fences, low walls and low height vegetation.

FIGURE 12: CHARACTER EXAMPLES FOR PRIVATE YARD FRONTAGE TYPE



FIGURE 13: PRIVATE YARD FRONTAGE STANDARDS



GROUND FLOOR DESIGN AND ENTRY	
Ground Floor Design	
A Max Street Level Facade Width	35'
Entrances	
Location	Required at frontage
B Porch Height	Maximum 4'

PUBLIC REALM	
Public Realm	
C Front Setbacks (Min, Max)	10', 20'
D Allowed Encroachment	Maximum 5'
E Low wall	Maximum 3'

Areawide Standards

Green Innovation



LANDSCAPE ELEMENTS	LANDSCAPE QUALITY BENEFITS
GREEN ROOFS	PERMEABLE PAVING
GREEN WALLS	INNOVATION

57.25.07 GREEN INNOVATION

RELATIONSHIP TO OTHER REGULATIONS

Reserved.

GENERAL PROVISIONS

1. **Intent:** The Green Innovation code is intended to ensure that new development is consistent with the vision of the NE 85th Street Station Area Plan Sustainability Framework as well as aligned with the Sustainability Master Plan.

2. **Requirements:** As part of any development permit submittal, all projects shall complete a form provided by the City of Kirkland indicating their review of the **NE 85th Street Station Area Plan Chapter 10, Sustainability Framework**, and how the development is aligned with those goals and opportunities. All new developments and major renovations requiring Design Board Review per KZC 142.15 shall be designed, built, and certified to achieve or exceed requirements in three categories: High Performance Buildings; Energy and Decarbonization; and Ecosystems and Green Infrastructure.

i. High Performance Buildings:

All new developments and major renovations shall be designed, built, and certified to achieve or exceed the High Performance Building Standards described in KZC 115.62. For commercial developments that are building Core and Shell only, they may be designed, built, and certified to achieve LEED v4 Core and Shell Gold as an alternative certification to meet requirements of KZC 115.62.2.b. Some third-party protocol certifications may be eligible for the Incentive Program, refer to that section of this chapter.

ii. Energy and Decarbonization

(a) All new developments larger than 5,000 sf shall include a renewable energy generation system with production at a rate of 0.60 W/sf of all conditioned area. Renewable energy shall be produced on-site, or off-site including the following compliance options in 2021 Washington State Energy Code section C411.2.1.

(b) All new developments and major renovations less than twenty stories shall include solar readiness, per 2021 Washington State Energy Code standards, Section C411.3.

iii. Ecosystems and Green Infrastructure

(a) All new developments and major renovations shall be designed, built, and certified to achieve or exceed the **Green Factor**.

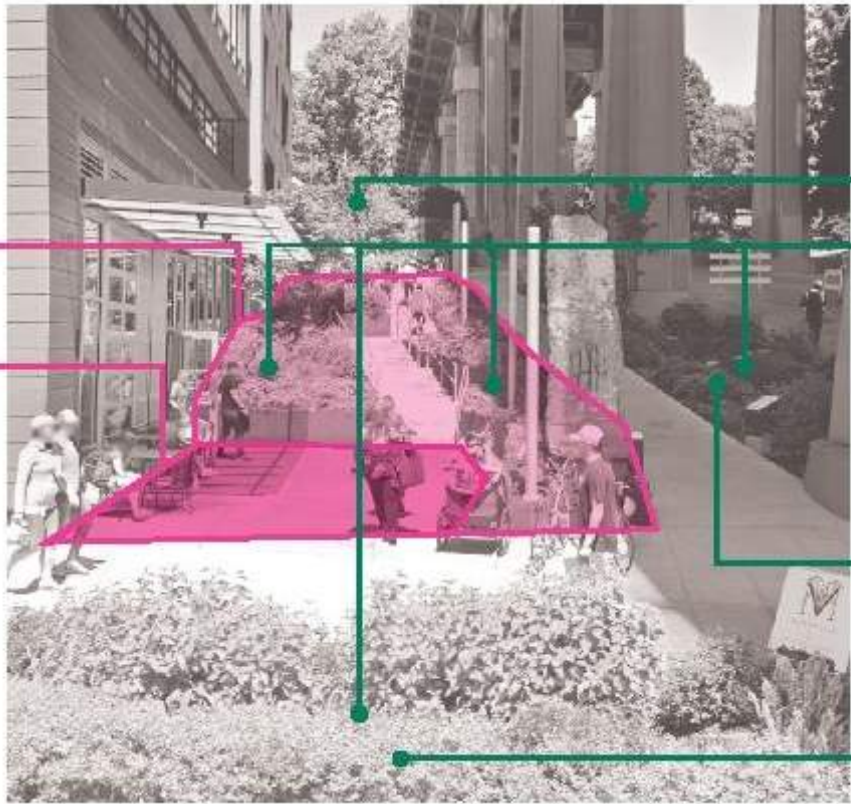
The Green Factor sets criteria for landscape and site-based sustainability measures. The landscape elements listed will contribute to larger district sustainability goals focused on the natural environment, ecosystems, and stormwater. The elements that contribute more significantly to supporting the citywide Sustainability Master Plan's goals related to Sustainable Urban Waterways, Conservation + Stewardship, Access to Parks + Open Space, and Sustainable Urban Forestry have been weighted higher in this Green Factor.

Green Factor in Application



**PUBLIC REALM
AMENITY**

ON-SITE PLAZA
OR
ON-SITE
POCKET PARK

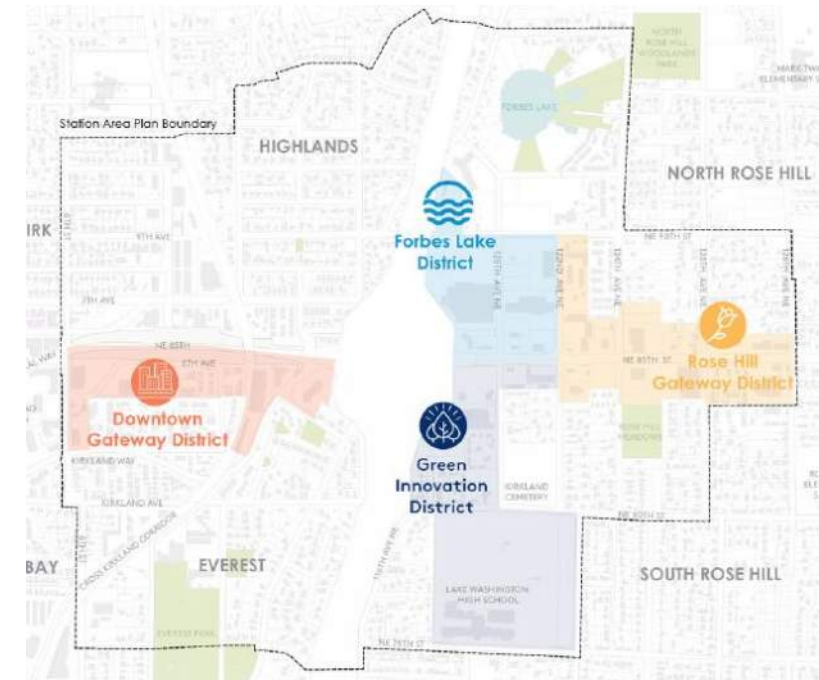


GREEN FACTOR

- SMALL TREES
- LANDSCAPED AREAS WITH 24" SOIL DEPTH
- NATIVE/ DROUGHT TOLERANT PLANTS THAT SUPPORT HABITAT
- CONTRIBUTE TO DISTRICT SUSTAINABILITY WITH TREE CANOPY OR STREAM HEALTH
- BIORETENTION FACILITIES

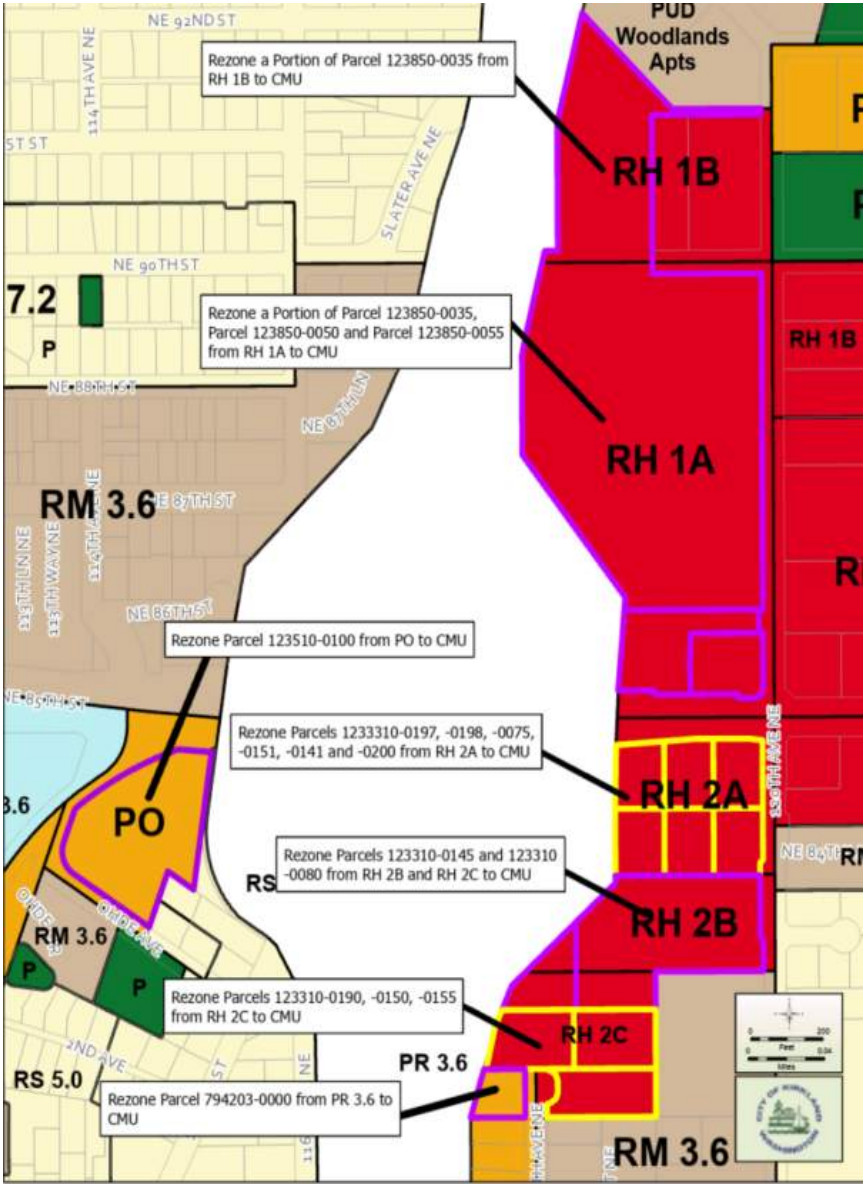
Design Guidelines

- Review by the Design Review Board will be required for new buildings greater than one (1) story in height or greater than 10,000 square feet of gross floor area.
- **Site Planning** guidelines include:
 - Streetscape
 - Public Spaces (plazas, courtyards, terraces, gardens)
 - Pedestrian Connections & Wayfinding
 - Lighting
 - Screening of Trash & Service Areas
 - Signs
 - Landscaping
- **Building Design** guidelines include:
 - Orientation to Street
 - Massing/Articulation
 - Parking Garages
 - Blank Wall Treatments
 - High-Quality Design
- Draft also includes specific **guidelines by character sub-district**

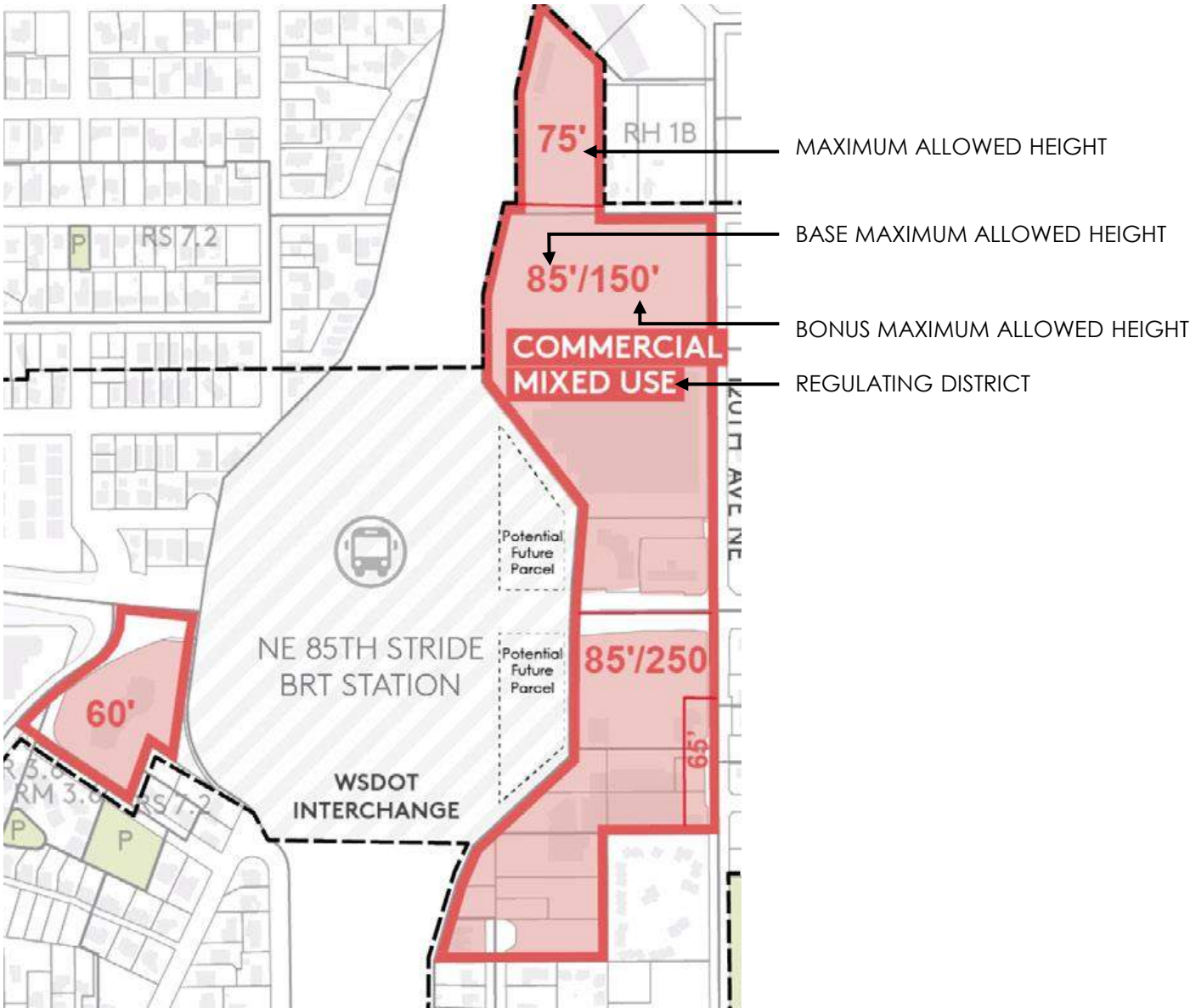


Phase 1 Adopted Parcel Rezones

Commercial Mixed Use Regulating District only



Existing Zoning within Phase 1



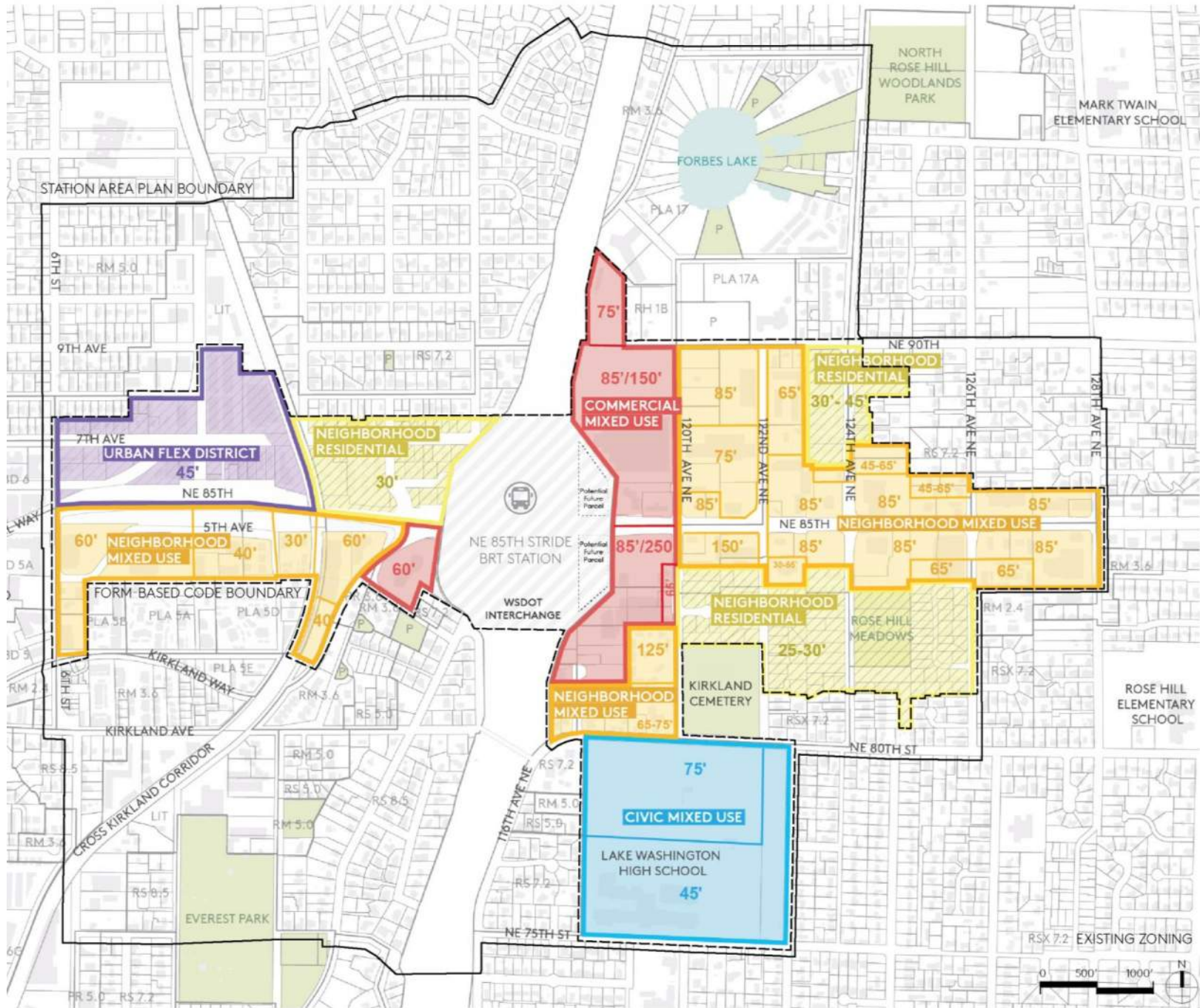
Proposed CMU Rezones for Phase 1

FORM-BASED CODE PH 2 DISTRICTS



Regulating Plan Phase 2 Districts

- **Commercial Mixed Use (CMU):** This zone is intended to encourage uses consistent with large scale commercial and office development. It allows for commercial and civic/institutional uses. Maximum heights are established in the Regulating Plan and range from 60 ft west of I-405 to 250 ft east of I-405. **(Adopted in Phase 1)**
- **Neighborhood Mixed Use (NMU):** This zone is intended to encourage uses consistent with a mixed-use neighborhood that includes commercial development and a range of residential development types. It allows for commercial, civic/institutional, residential uses. Maximum heights are established in the Regulating Plan and range from 60 ft west of I-405 to 150 ft east of I-405.
- **Neighborhood Residential (NR):** This zone is intended to encourage uses consistent with a primarily residential neighborhood that includes a range of residential development types and small scale commercial and civic/institutional development. It allows for residential, commercial, and civic/institutional uses. Maximum heights are established in the Regulating Plan and range from 30 ft west of I-405 to 45 ft east of I-405.
- **Urban Flex (UF):** This zone is intended to encourage uses consistent with a mixed-use neighborhood that supports light industrial uses consistent with an urban, walkable character. It allows for commercial, retail, civic/institutional, and residential uses. Maximum heights are established in the Regulating Plan and allow heights up to 45 ft west of I-405.
- **Civic Mixed Use (CVU):** This zone is intended to encourage uses consistent with a mixed-use environment anchored by civic/institutional uses. It allows for commercial and civic/institutional uses. Maximum heights are established in the Regulating Plan and allow heights up to 75 ft east of I-405.



This zone is intended to encourage uses consistent with a **mixed-use neighborhood that includes commercial development and a range of residential development types**. It allows for commercial, civic/institutional, residential uses. Maximum heights are established in the Regulating Plan and range from 60 ft west of I-405 to 150 ft east of I-405.

This zone is intended to encourage uses consistent with a **mixed-use neighborhood that includes commercial development and a range of residential development types**. It allows for commercial, civic/institutional, residential uses. Maximum heights are established in the Regulating Plan and range from 60 ft west of I-405 to 150 ft east of I-405.

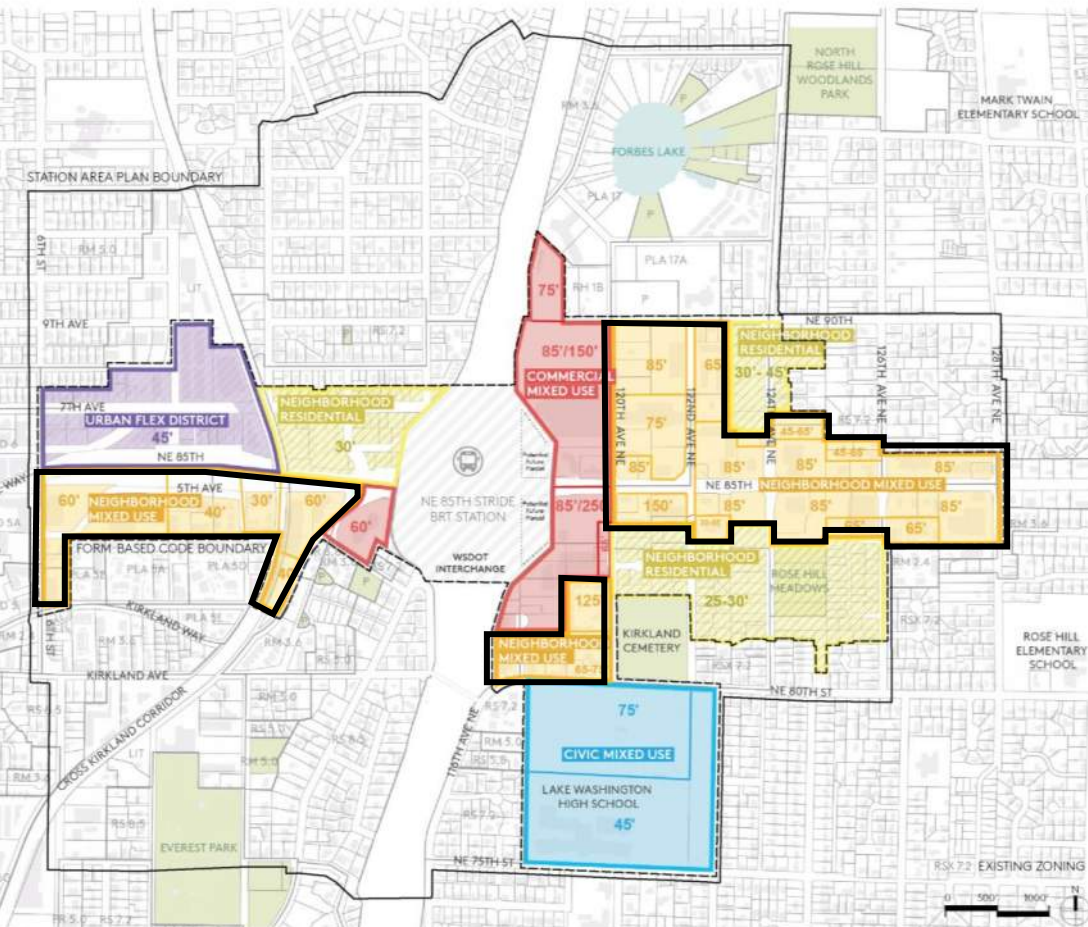
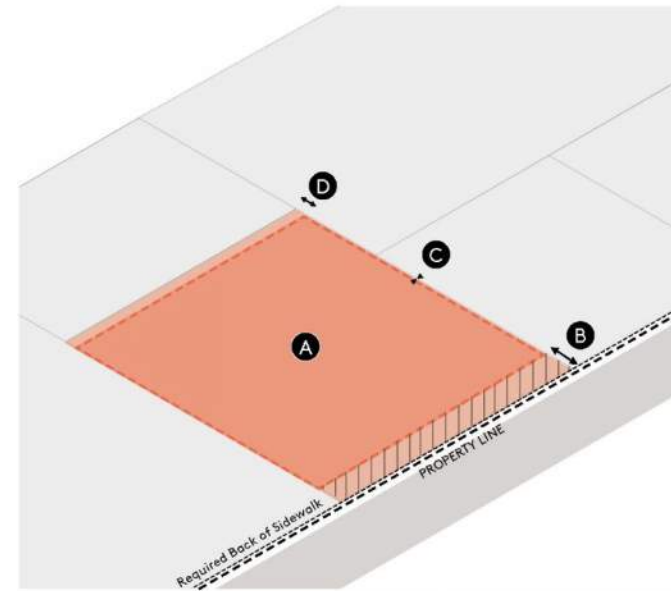


FIGURE 4: NEIGHBORHOOD MIXED USE



LOT COVERAGE AND SETBACKS

Permitted Uses

General Permitted Uses	Commercial, Institutional, Residential
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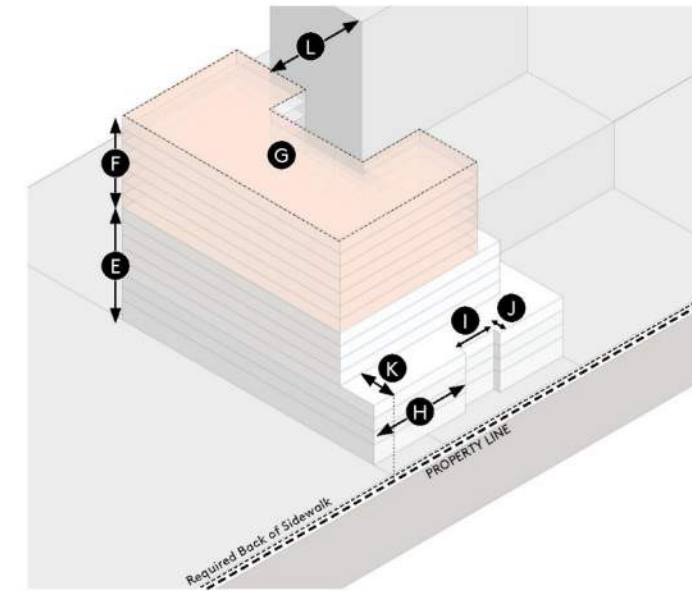
Lot Coverage

A Max Lot Coverage *	90%
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Required Setbacks

B Front	Refer to Frontage Types
C Side	0 ft Min
D Rear	5 ft Min

* Lot coverage as shown does not represent intended building placement or setbacks.



MASSING AND DEVELOPMENT INTENSITY

Maximum Height and Floor Plate

E	Base Maximum Allowed Height	Refer to Regulating Plan
F	Bonus Maximum Allowed Height	Refer to Regulating Plan
G	Maximum Floor Plate (per building)	45 ft-75 ft: 30,000 GSF 75 ft-85 ft: 25,000 GSF Above 85 ft: 15,000 GSF

Facade Design

H	Maximum Facade Width	120 ft
I	Minimum Facade Break Width	10 ft
J	Minimum Facade Break Depth	5 ft

Upper Story Massing

K Upper Story Street Setbacks	At 75 ft: 15 ft setback At 100 ft: 30 ft setback
L Tower Separation	60 ft

Urban Flex District

This zone is intended to encourage uses consistent with a mixed-use neighborhood that supports **light industrial uses consistent with an urban, walkable character**. It allows for commercial, retail, civic/institutional, and residential uses. Maximum heights are established in the Regulating Plan and allow heights up to 45 ft west of I-405.

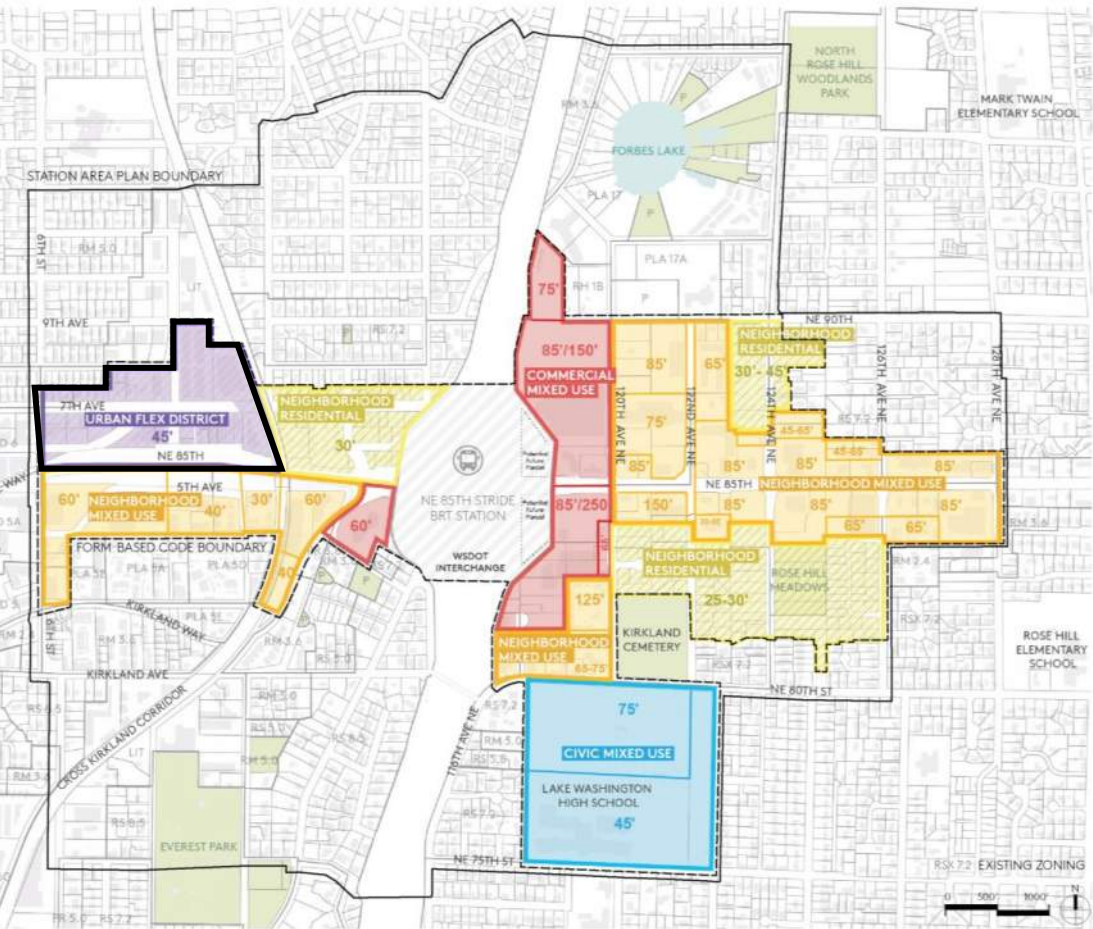
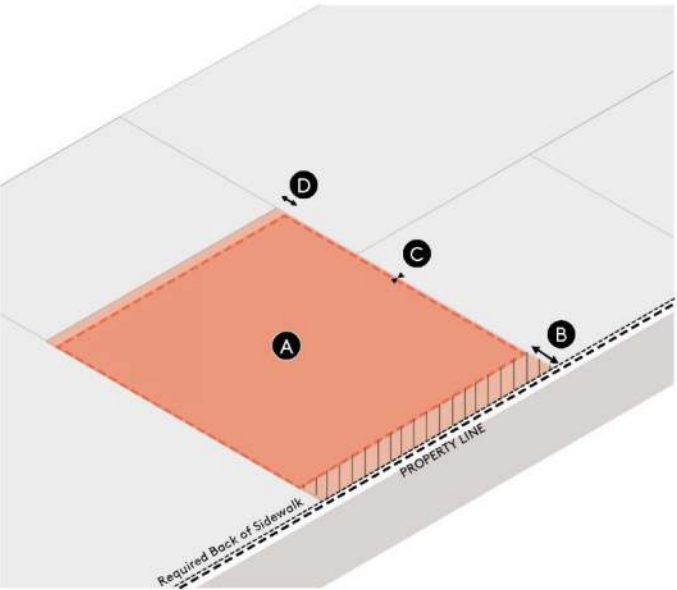


FIGURE 5: URBAN FLEX DISTRICT



LOT COVERAGE AND SETBACKS

Permitted Uses

General Permitted Uses	Light Industrial, Commercial, Institutional, Residential
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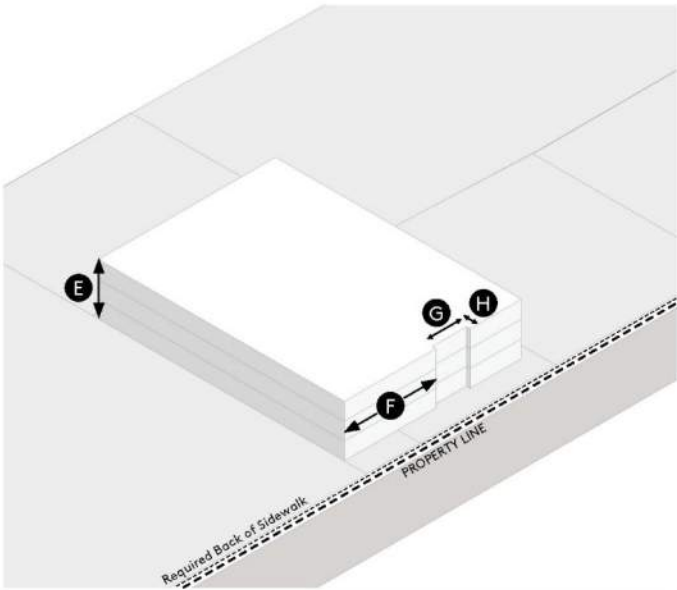
Lot Coverage

A Max Lot Coverage *	90%
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Required Setbacks

B Front	Refer to Frontage Types
C Side	0 ft Min
D Rear	5 ft Min

* Lot coverage as shown does not represent intended building placement or setbacks.



MASSING AND DEVELOPMENT INTENSITY

Maximum Height and Floor Plate

E Base Maximum Allowed Height	Refer to Regulating Plan
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Facade Design

F Maximum Facade Width	160 ft
G Minimum Facade Break Width	15 ft
H Minimum Facade Break Depth	5 ft

TRANSITIONS

GENERAL PROVISIONS

1. **Intent:** Transitions are intended to ensure that new development is consistent with the vision of the NE 85th Street Station Area Plan to provide appropriate transitions of development intensity, height, and bulk across zones.

2. **Applicability:** Transitions are required where the difference between the maximum height proposed for a subject property is more than 30' higher than the maximum allowed height of an abutting parcel. These transitions may be applied to side or rear lot lines. Front parcel transitions are addressed through upper story setbacks requirements for each regulating district. No portion of the structure shall extend into this Sky Plane Exposure.

3. **Transition Requirements:** Where transitions are applicable, they shall consist of a required Landscape Buffer and a Sky Plane Exposure.

4. **Landscape Buffer:** A minimum 15-foot-wide landscaped strip with a 6-foot-high solid screening fence or wall planted consistent with Buffering Standard 1 of KZC Chapter 95.

5. **Sky Plane Exposure:** Transitions are established using a sky plane exposure plane that sets the maximum envelope for massing within the subject property. The sky exposure plane is measured at an angle from a vertical line. To calculate the sky exposure plane, use the following steps:

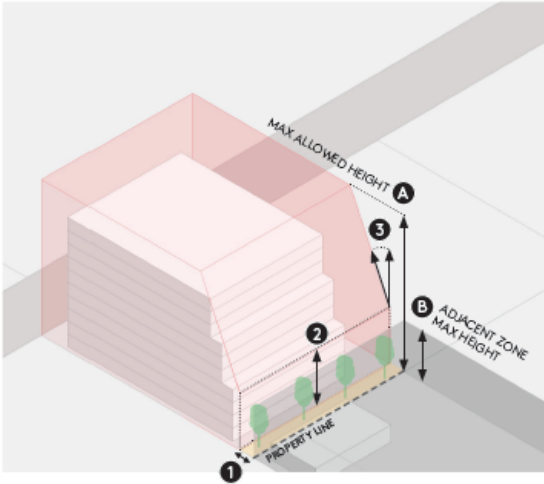
i. Establish a transition starting elevation by determining the existing grade at the subject property's midpoint elevation along the abutting common lot line.

ii. Create a vertical plane 15' set back from and parallel to the common lot line.

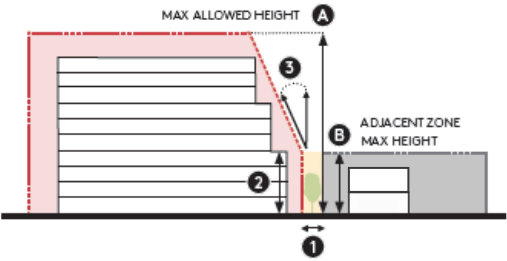
iii. Establish a maximum height of the vertical plane that is equal to the midpoint grade elevation plus the maximum allowed height for the zone of the adjoining property.

iv. From the top of this vertical plane, extend a sky exposure plane at an angle of 25 degrees to the maximum allowed height of the subject property zone.

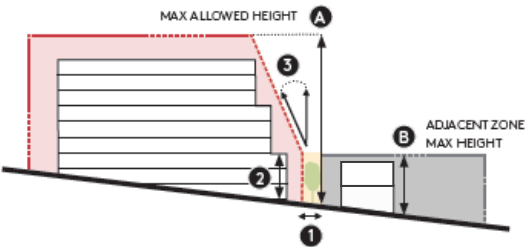
FIGURE 15: DISTRICTWIDE STANDARDS



EXAMPLE ONE



EXAMPLE TWO



TRANSITIONS

Applicability	A	Transitions are required if the allowed maximum height for the subject parcel is greater than 30' above the maximum allowed height for any adjacent parcel.
	B	
Requirement	1	Create a vertical plane 15' away from and parallel to the common lot line.
	2	Establish a maximum height of the vertical plane that is equal to the midpoint grade elevation plus the maximum allowed height for the zone of the adjoining property.
	3	From the top of this vertical plane, extend a sky exposure plane at an angle of 25 degrees to the maximum allowed height of the subject property zone.

Tonight's FBC Topics

- Transition Strategies
- Neighborhood Mixed Use Standards
- Urban Flex Standards
- Parking Rates

October 27 FBC Topics

- Incentive Zoning Program Structure
- Civic Mixed Use Standards
- Transition Strategies

November 10

- Phase 2 FBC - Part 3 (Topics TBD)

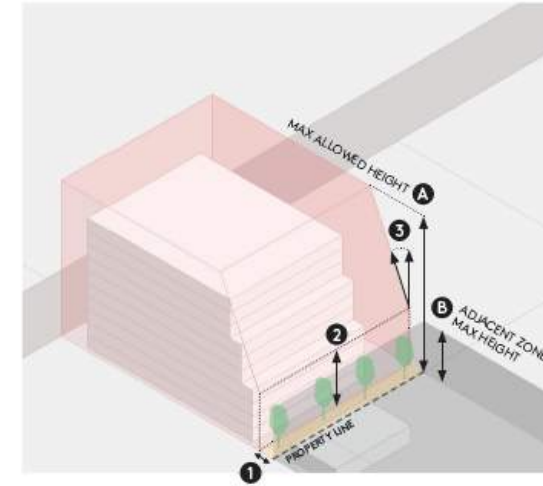
Next Steps

- October 24: Community Open House and Q&A Session
- October 27: Planning Commission Study Session – draft FBC Part 2
- November 10: Planning Commission Public Hearing – draft FBC Part 3
- November 15 (tentative): City Council Public Hearing – Planned Action Ordinance (PAO)
- December 8 (tentative): Planning Commission Public Hearing – Phase 2 FBC

PC Discussion: Transitions

- Is the current transition standard appropriate between all zones?
- Are there areas where the height difference that triggers a transition strategy should be adjusted?
- Are there areas within the FBC boundary that warrant additional massing restrictions?

FIGURE 15: DISTRICTWIDE STANDARDS



TRANSITIONS

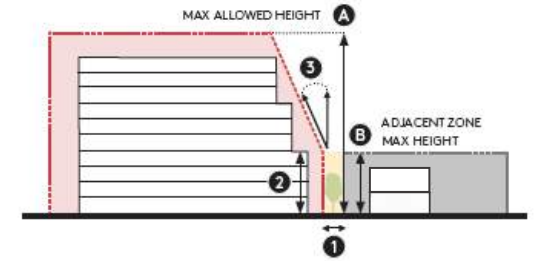
Applicability

- A Transitions are required if the allowed maximum height for the subject parcel is greater than 30' above the maximum allowed height for any adjacent parcel.
- B

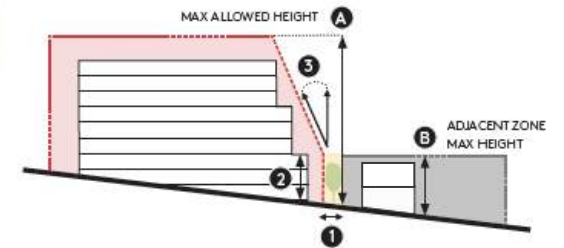
Requirement

- 1 Create a vertical plane 15' away from and parallel to the common lot line.
- 2 Establish a maximum height of the vertical plane that is equal to the midpoint grade elevation plus the maximum allowed height for the zone of the adjoining property.
- 3 From the top of this vertical plane, extend a sky exposure plane at an angle of 25 degrees to the maximum allowed height of the subject property zone.

EXAMPLE ONE



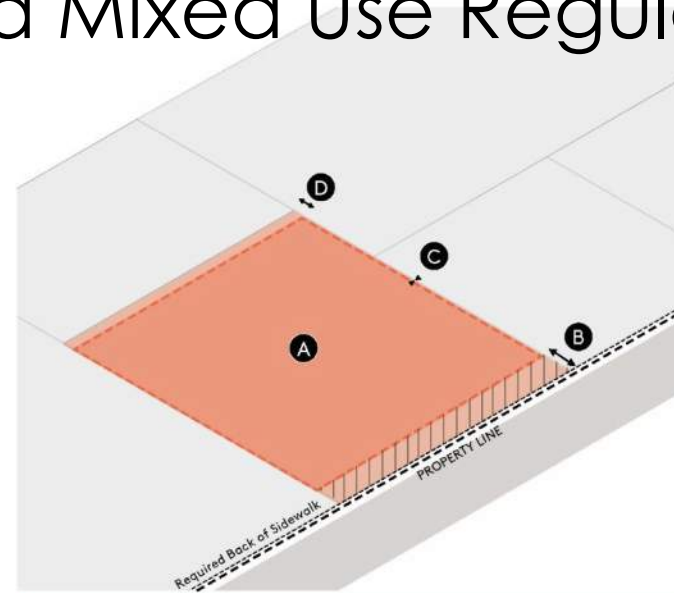
EXAMPLE TWO



PC Discussion: Neighborhood Mixed Use Regulating District

- Should the FBC in this regulating district establish use requirements at the active street level?

- Are there any draft regulating standards that should be adjusted (e.g., setbacks, upper story stepbacks, maximum floor plates)?



LOT COVERAGE AND SETBACKS

Permitted Uses

General Permitted Uses	Commercial, Institutional, Residential
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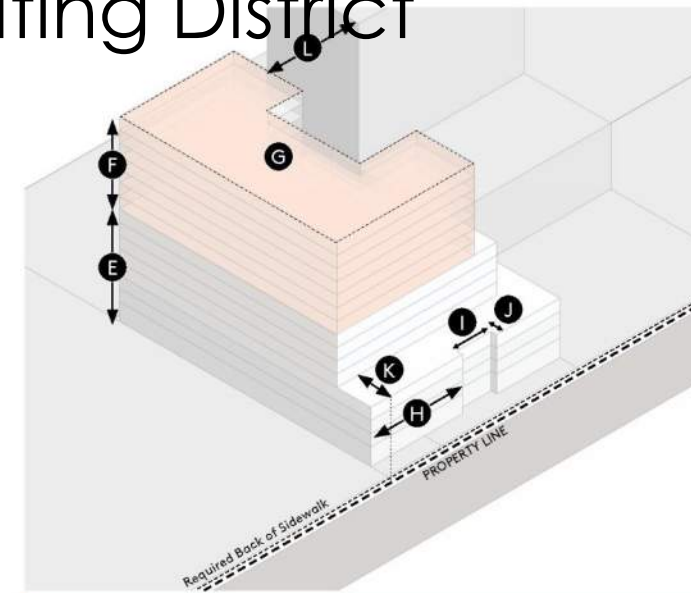
Lot Coverage

A Max Lot Coverage *	90%
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Required Setbacks

B Front	Refer to Frontage Types
C Side	0 ft Min
D Rear	5 ft Min

* Lot coverage as shown does not represent intended building placement or setbacks.



MASSING AND DEVELOPMENT INTENSITY

Maximum Height and Floor Plate

E Base Maximum Allowed Height	Refer to Regulating Plan
F Bonus Maximum Allowed Height	Refer to Regulating Plan
G Maximum Floor Plate (per building)	45 ft-75 ft: 30,000 GSF 75 ft-85 ft: 25,000 GSF Above 85 ft: 15,000 GSF

Facade Design

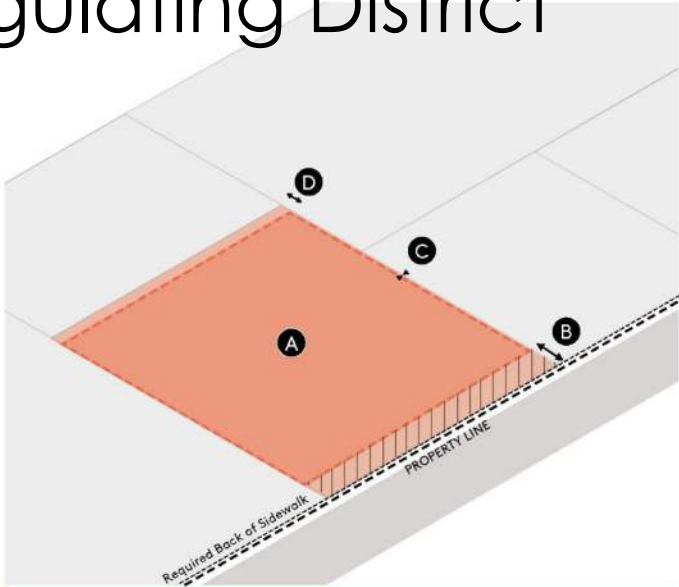
H Maximum Facade Width	120 ft
I Minimum Facade Break Width	10 ft
J Minimum Facade Break Depth	5 ft

Upper Story Massing

K Upper Story Street Setbacks	At 75 ft: 15 ft setback At 100 ft: 30 ft setback
L Tower Separation	60 ft

PC Discussion: Urban Flex Regulating District

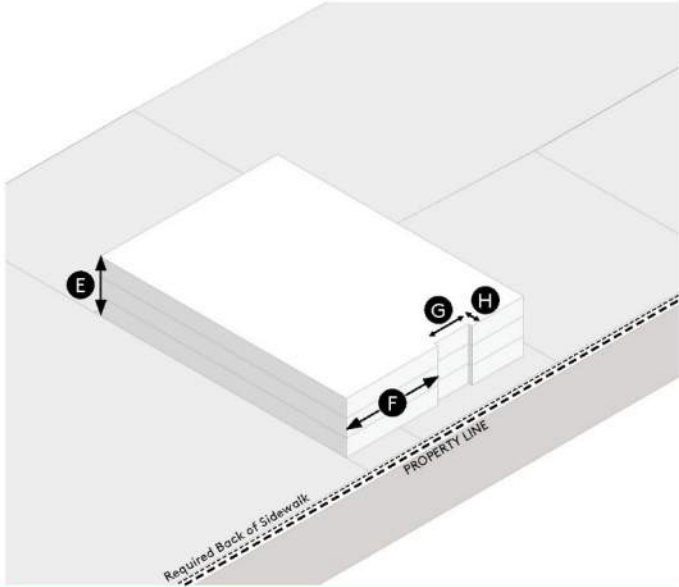
- Should the FBC in this regulating district establish use requirements that restrict residential street level uses, or are there locations where street level residential uses are acceptable?
- Are there any draft regulating standards that should be adjusted (e.g., setbacks, upper story stepbacks, maximum floor plates)?
- Are there any additional standards that should be considered in to support the planned vision for this area?



LOT COVERAGE AND SETBACKS

Permitted Uses	
General Permitted Uses	Light Industrial, Commercial, Institutional, Residential
Lot Coverage	
A Max Lot Coverage *	90%
Required Setbacks	
B Front	Refer to Frontage Types
C Side	0 ft Min
D Rear	5 ft Min

* Lot coverage as shown does not represent intended building placement or setbacks.



MASSING AND DEVELOPMENT INTENSITY

Maximum Height and Floor Plate	
E Base Maximum Allowed Height	Refer to Regulating Plan
Facade Design	
F Maximum Facade Width	160 ft
G Minimum Facade Break Width	15 ft
H Minimum Facade Break Depth	5 ft

PC Discussion: Parking and Other FBC Questions

- Does the Planning Commission have feedback regarding the recommended parking standards?
- Other: Are there any other specific FBC sections that the Planning Commission would like to cover on October 27?

Land Use	Minimum Required Parking
Residential: Detached Dwelling Unit	2/unit
Residential: Attached or Stacked Dwelling Units	0.75/studio unit 1/one bedroom unit 1.25/two bedroom unit 1.5/three or more bedroom unit
Residential: Assisted Living Facility	0.5/unit
Residential: Convalescent Center	.5/bed
Commercial	2/1000 SF GFA
Industrial	1/1000 SF GFA Breweries, wineries or distilleries shall apply the minimum required industrial parking rate only for the portion of the building engaged in industrial uses. Tasting rooms for breweries, wineries, or distilleries shall provide parking at 2/1000 SF GFA.
Institutional	Set by the City Transportation Engineer under KZC 105.25