



## CITY OF KIRKLAND

Planning and Community Development Department  
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225  
www.ci.kirkland.wa.us

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### ADVISORY REPORT FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

**To:** Eric R. Shields, AICP, Planning Director

**From:** David Barnes, Project Planner

**Date:** August 6, 2009

**File:** SPL09-00001, ParkPlace Center Short Plat

#### I. **INTRODUCTION**

##### A. **APPLICATION**

1. Applicant: Douglas Howe, Touchstone Development LLC.
2. Site Location: 130 ParkPlace Center (see Attachment 1).
3. Request: Proposal to subdivide one developed parcel totaling 11.51 acres into two lots within the CBD-5A Use Zone. The proposed lot sizes are 8.69 acres (Lot 1) and 2.82 acres (Lot 2). The site is currently developed with Kirkland's ParkPlace Center. There are four existing buildings on Lot 1 and three buildings on Lot 2. The site also includes parking, landscaping and pedestrian and vehicular access (see Attachment 2).
4. Review Process: Process I, short plat, Planning Director decision
5. Summary of Key Issues and Conclusions: The key issues in consideration of this short plat are compliance with the established development regulations, including conformance with the site's lot coverage, structure setbacks, landscaping, parking, pedestrian and vehicular access requirements of the CBD-5A Use Zone (see Attachment 3, Development Standards, Section II.A and II.B, Section II.E, and section I.B Recommendations).

##### B. **RECOMMENDATIONS**

1. Based on Statements of Fact and Conclusions (Section II), and Attachments in this report, I/we recommend approval of this application subject to the following conditions:
2. This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 3, Development Standards, is provided in this report to familiarize the applicant with some of the additional development regulations. This attachment does not include all of the additional regulations. When a condition of

approval conflicts with a development regulations in Attachment 3 the condition of approval shall be followed (see Conclusion II.G.2).

3. Trees shall not be removed or altered following short plat approval except as approved by the Planning Department. Attachment 3, Development Standards, contains specific information concerning tree retention requirements (see Conclusion II.E.1.b).
4. Prior to recording the short plat, the applicant shall:

- (1) Remove that portion of the structure that is currently built over the proposed common property line between Lot 1 and Lot 2. Attachment 3, Development standards describes under General Building Conditions that the existing retail structure that remains must be altered to have a 2 hour fire resistance rated exterior wall installed along the proposed property line due to its proximity. A demolition and commercial alteration permit are required to complete this requirement (see Section II.E.6.).

- (2) Sign a statement in a form acceptable to the City Attorney, stating that each property can be used for parking by the other property after subdivided. This document shall run with the proposed new lots (see Conclusion II.E.3.b).

- (3) Amend the Short Plat mylar to show five foot-wide pedestrian access easements as follows:

- i. A connection running from 4<sup>th</sup> Avenue across proposed Lot 1 to the east side of Peter Kirk Park.
- ii. Another connection from the proposed east property line of Lot 2 where it meets the existing pedestrian easements at the Emerald Building over Lot 2 to the east side of Peter Kirk Park.
- iii. A pedestrian connection along the proposed south property line of Lot 1 that will align with the existing path at the north property line of the Continental Plaza property. This pedestrian easement will also allow the Emerald Building parcel the right to access the path on the Park Place parcel.
- iv. A connection running north and south across proposed lots 1 and 2 to allow for pedestrian traffic from Central Way to the south lot line of proposed Lot 2 (see Conclusion II.E.7.b and II.F.2)

- (4) Amend the Short Plat mylar and or provide a reciprocal access easement agreement acceptable to the City of Kirkland to show the required vehicular access easements across and throughout proposed Lots 1 and 2 (see Conclusion II.E.8.b).

## **II. FINDINGS OF FACT AND CONCLUSIONS**

### **A. SITE DESCRIPTION**

1. Site Development and Zoning:

- a. Facts:

- (1) Size: 501,219 square feet or 11.51 acres

- (2) Land Use: The commercially zoned site is currently developed with seven buildings which include a mixture of retail and office uses.

- (3) Zoning: CBD-5A, a Commercial Zoning designation. The Kirkland Zoning Code does not have a minimum lot size requirement in this zoning district. Proposed Lot 1 is 379,751 square feet and Lot 2 is 122,789 square feet.
  - (4) Terrain and Vegetation: The existing site has been developed completely and its natural contours have been altered significantly. The subject property is bowl shaped. The existing vegetation consists of street trees and trees in the parking buffer planting strips. None of the vegetation will be impacted by the proposal. Future redevelopment proposals will consider the tree plan and required landscaping as they are submitted for review.
- b. Conclusion: The site development and Zoning are not constraining factors for this proposal.
2. Neighboring Development and Zoning:
- a. Facts: The subject property is located entirely within the CBD-5A Zone and is surrounded by the following uses:
    - (1) North: The property is across Central Way from commercial and multifamily development in the CBD-6 and CBD-7 Zones.
    - (2) South: The property is surrounded by office and retail uses within the CBD-5 Zone.
    - (3) East: The property is across 6<sup>th</sup> St. from office development, PLA5C and PLA5B Zones.
    - (4) West: The property adjoins Peter Kirk Park which is zoned as a Park use.
  - b. Conclusion: Neighboring Development and Zoning are not constraining factors for this proposal.

## **B. HISTORY**

1. Fact: The existing development at Park Place was reviewed and approved according to applicable land use codes under a Planned Unit Development (PUD) in 1980, file no. PF-80-41.
2. Conclusion: History is not a constraining factor in the approval of this short plat application.

## **C. PUBLIC COMMENT**

No public comment letters were received on this permit.

## **D. APPROVAL CRITERIA**

1. SHORT PLATS
  - a. Facts: Municipal Code section 22.20.140 states that the Planning Director may approve a short subdivision only if:

- (1) There are adequate provisions for open spaces, drainage ways, rights-of-way, easements, water supplies, sanitary waste, power service, parks, playgrounds, and schools; and
- (2) It will serve the public use and interest and is consistent with the public health, safety, and welfare. The Planning Director/Hearing Examiner shall be guided by the policy and standards and may exercise the powers and authority set forth in RCW 58.17.

Zoning Code section 145.45 states that the Planning Director may approve a short subdivision only if:

- (3) It is consistent with the all applicable development regulations, including but not limited to the Zoning Code and Subdivision Code, and to the extent there is no applicable development regulation, the Comprehensive Plan.
- b. Conclusion: The proposal complies with Municipal Code section 22.20.140 and Zoning Code section 145.45. It is consistent with the Comprehensive Plan (see Section II.F). With the recommended conditions of approval, it is consistent with the Zoning Code and Subdivision regulations (see Sections II.E) and there are adequate provisions for open spaces, drainage ways, rights-of-way, easements, water supplies, sanitary waste, power service, parks, playgrounds, and schools. It will serve the public use and interest and is consistent with the public health, safety, and welfare. When the site was originally developed it conformed to the Comprehensive Plan, Zoning Code, and through the Planned Unit Development approval process, the development provided all the applicable design elements. This proposal will continue to support the office and retail uses in the CBD-5A zone.

## **E. DEVELOPMENT REGULATIONS**

### 1. Natural Features - Significant Vegetation

#### a. Facts:

- (1) Regulations regarding the retention of trees can be found in Chapter 95 of the Kirkland Zoning Code. The applicant is required to retain all viable trees on the site following the short plat approval. Tree removal will be considered at the land surface modification and building permit stages of development.
- (2) The applicant will submit a Tree Plan II, prepared by a certified arborist with future development permits.
- (3) The City's Arborist will review this tree plan and make specific recommendations concerning the applicant's tree plan.

#### b. Conclusions:

The applicant should protect and retain all viable trees following the short plat approval. The applicant should follow the recommendations of the City's Arborist in future development proposals for the subject property.

2. Required Parking Stalls

a. Facts:

- (1) Use Zone Chart for CBD-5A requires one parking stall for every 350 square feet of retail space or office space and one stall for every 125 square feet of restaurant space (see Attachment 4).
- (2) Based on the existing parking requirements, the site requires 781 parking stalls. There are currently 737 stalls, a deficit of 44 spaces for the subject property. This proposal requires the demolition of approximately 1,800 square feet of a structure that straddles the proposed property line between Lot 1 and Lot 2. The demolition is required prior to recording this short plat and will reduce the required parking from 781 parking stalls to 776. The parking stall deficit for the subject property will also decrease from 44 to 39 stalls (see Attachment 5 for analysis).
- (3) The on-site parking was sufficient to meet code when the Planned Unit Development was approved in 1980.
- (4) According to Chapter and Section 162.35.4 of the Kirkland Zoning Code:

If there are fewer parking spaces for the uses conducted on the subject property than are required under this code, this additional required number of spaces must be provided if the applicant is going to change the use conducted on the subject property and the new use requires more parking spaces than the former use.

- b. Conclusion: The number of parking stalls provided will still be legally non-conforming, but the non-conformance will be lessened by the reduction in floor area of the building that straddles the proposed lot line between Lot 1 and Lot 2. The current parking stall deficit will continue to be acceptable as long as the current buildings are not increased, enlarged, or made greater in size and the uses on the site are not changed to those which would require more parking stalls.

3. Location of Parking Areas – General

a. Facts:

- (1) Section 105.40 of the Kirkland Zoning Code states:

Unless otherwise specified, the applicant shall provide the required number of parking spaces either:

1. On the lot(s) containing the proposed use which generates the parking space(s) requirement; or
  2. On a lot adjoining subsection (1) of this section if that lot is in a zone that permits the use conducted on the subject property.
- (2) Building permits were previously approved by the City of Kirkland for the existing site development, including 737 surface parking stalls for the office and retail uses.
  - (3) Since the site is now being subdivided, the property owner will need to ensure that the existing parking and on-site circulation as a whole can legally be used by the tenants and guests of both parcels.
- b. Conclusion: The property owner should sign a statement in a form acceptable to the City Attorney, stating that each property can be used by parking and circulation by the other property owner when subdivided. The applicant must file this statement with the King County Bureau of Elections and Records to run with the properties.
4. Landscaping and Buffering Standards for Driving and Parking Areas
- a. Facts:
- (1) Section 95.40.7.a (Landscaping General) of the Kirkland Zoning Code states that the following internal parking lot landscape standards apply to each parking lot or portion thereof containing more than eight parking stalls.
    - a) The parking lot must contain 25 square feet of landscaped area per parking stall planted pursuant to subsections (7)(a)(1)(b) and (c) of this section;
    - b) The applicant shall arrange the landscaping required in subsection (7)(a)(1)(a) of this section throughout the parking lot to provide landscape islands or peninsulas to separate groups of parking spaces (generally every eight stalls) from one another and each row of spaces from any adjacent driveway that runs perpendicular to the row. This island or peninsula must be surrounded by a six-inch-high vertical curb, be of similar dimensions as the adjacent parking stalls and planted pursuant to the standards in subsection (7)(a)(1)(c) of this section:
    - c) Landscaping shall be installed pursuant to the following standards:

1) At least one deciduous tree, two inches in caliper or a coniferous tree five feet in height.

2) Groundcover shall be selected and planted to achieve 60 percent coverage within two years.

d) Exception. The requirements of this subsection do not apply to any area that is fully enclosed within or under a building.

(2) Section 95.40.7.b.3 provides requirements for the buffering of Driving and Parking Areas in Design Districts, such as the CBD-5A Zone where the subject property is situated.

Design Districts. If subject to design review, each side of a parking lot that abuts a street, through-block pathway or public park must be screened from that street, through-block pathway or public park by using one or a combination of the following methods (see Figures 95.40.A, B, and C):

a) By providing a landscape strip at least five feet wide planted consistent with subsection (7)(b)(1) of this section, or in combination with the following. In the RHBD Regional Center a 10-foot perimeter landscape strip along NE 85th Street is required planted consistent with subsection (7)(b)(1) of this section.

b) The hedge or wall must extend at least two feet, six inches, and not more than three feet above the ground directly below it.

c) The wall may be constructed of masonry or concrete, if consistent with the provisions of KZC 92.35(1)(g), in building material, color and detail, or of wood if the design and materials match the building on the subject property.

(3) The general landscaping and buffering for parking and driving areas were provided for and in conformance with City standards at the time the permits were approved for the Planned Unit Development in 1980.

(4) Section 95.40.8.a states: The landscaping requirements of subsections (5) and (7) of this section must be brought into conformance as much as is feasible, based on available land area, in either of the following situations:

1) An increase of at least 10 percent in gross floor area of any structure;  
or

2) An alteration to any structure, the cost of which exceeds 50 percent of the replacement cost of the structure

(5) No additional gross floor area is proposed as part of this short plat. A minor alteration is required to remove a portion of the property that would straddle the proposed lot line between Lots 1 and 2. However, the cost of this work will not exceed 50% of the replacement cost of the structure.

b. Conclusion:

The proposed development does not exceed the threshold as defined in Section 95.40.8.a. Therefore, the landscaping and buffering does not need to be modified as a result of this request.

5. Lot Coverage

a. Facts:

(1) The maximum lot coverage that is currently allowed for the retail uses in the CBD-5A Use Zone is 80%.

(2) The site's current lot coverage is approximately 90.91%, which is the same now as when the development was originally approved as a PUD in 1980.

(3) Section 162.35.12 states: If any nonconformance exists on the subject property, other than as specifically listed in the prior subsections of this section, these must be brought into conformance if:

a. The applicant is making any alteration or change or doing any other work in a consecutive 12-month period to an improvement that is nonconforming or houses, supports or is supported by the nonconformance, and the cost of the alteration, change or other work exceeds 50 percent of the replacement cost of that improvement; or

b. The use on the subject property is changed and this code establishes more stringent or different standards or requirements for the nonconforming aspect of the new use than this code establishes for the former use.

(4) The proposed short plat does not involve work that will exceed 50% of the replacement cost of the improvement, nor does not it propose a change of use on the subject property.

b. Conclusion: The request will not exceed the thresholds identified in Section 162.35.12 and therefore will not require the site's lot coverage to be reduced.

6. Setbacks

a. Facts:

- (1) The setbacks for the subject property are as follows: Front Yard setback is 20 feet, Side and Rear yard setback are 0 feet. All structures meet the setback requirement except one building identified as building F (see Attachment 2, page 2) which straddles the proposed property line between Lot 1 and Lot 2.
- (2) The Building Department has recommended that the encroaching structure be removed prior to recording of the proposed short plat (see Attachment 3).

- b. Conclusion: The applicant should remove the portion of building identified by the Building Department in Attachment 3 in order to meet the building setback requirements of the CBD-5A zone on each proposed lot.

7. Access – Walkways

a. Facts:

- (1) Section 22.28.170 of the Kirkland Municipal Code states:  
The city may require the applicant to install pedestrian walkways in any of the following circumstances:

- (1) If a walkway is indicated as appropriate in the comprehensive plan;
- (2) If the walkway is reasonably necessary to provide efficient pedestrian access to a designated activity center of the city;
- (3) Midblock pedestrian access may be required if blocks are unusually long.

Pedestrian access shall be provided by means of dedicated rights-of-way, tracts or easements at the city's option.

- (2) Figure C-6 on page XV.D-14 of the Comprehensive Plan (see Attachment 6) shows a conceptual plan for circulation and gateways in Design District 5 and 6. Figure C-4 on page XV.D-7 also shows major pedestrian routes that are part of the Downtown Master Plan (see Attachment 7). The language on the subject of Pathways as shown on page XV.D17 (see Attachment 8) makes it clear that it is a high priority objective to provide for and enhance the east-west pedestrian corridor between Peter Kirk Park and ParkPlace. This would also connect and serve the rest of the shopping district. While both maps show connections running east-west across the ParkPlace property, they do not indicate exact placement of the pedestrian connection. This means

that as properties develop or redevelop the configuration of the pedestrian paths can be altered to continue to provide access.

- (3) A 5 foot-wide ingress and egress easement (King County Recording no. 9007200568) has been recorded to provide pedestrian access to and from the Emerald Building property which is located to the east of proposed Lot 1 (see Attachment 2, page 1).
- (4) A 5 foot-wide stairway and walking easement (King County Recording no. 9506120371) has been recorded to provide access to and from the subject property and the Continental Plaza, which is located to the east of the proposed Lot 2 (see Attachment 2, page 2).

- b. Conclusion: Prior to recording this proposed short plat, pedestrian access easements should be provided across the subject property consistent with the intent of the Comprehensive Plan figures C-4 and C-6 and the text on page XV.D-17.

#### 8. Access- Vehicular

##### a. Facts:

- (1) KMC 22.28.080 Access Required states:  
All lots must have direct legal access as required by the zoning code, including Section 115.80, Legal Building Site, and Section 105.10, Vehicular Access Easement or Tract Standards, of Title 23 of this code. The city will determine whether access will be by right-of-way or vehicular-access easement or tract on a case-by-case basis.
- (2) KMC 22.28.130 Vehicular-access easement or tract—Standards states:  
The applicant shall comply with the requirements found in the zoning code, Section 105.10, for vehicular-access easements or tracts.
- (3) Section 105.10.1.c states: For all other uses (other than residential), the minimum standard is 20 feet of unobstructed paved surface with vertical cast in place curbs and gutters within a 20-foot-wide easement or tract.
- (4) The subject site has a 20 foot-wide ingress, egress access easement across the property to the south of proposed Lot 2, which provides access for pedestrians and vehicles (see King County Recording document no. 5676881).
- (5) The subject site has existing vehicular access throughout proposed Lots 1 and 2 (see Attachment 9).

(6) The subject site does not currently have recorded vehicular access easements throughout proposed Lots 1 and 2.

- b. Conclusion: Prior to recording this proposed short plat, the internal vehicular access easements should be shown on the short plat mylar that exhibit conformance with the Kirkland Municipal and Zoning Codes shown above. Alternatively, the applicant may submit a reciprocal access easement agreement acceptable to the City of Kirkland to be recorded prior to or simultaneously with the proposed short plat.

#### **F. COMPREHENSIVE PLAN**

a. Facts:

- (1) The subject property is located within the Moss Bay neighborhood. Figure C-2 on page XV.D-3 designates the subject property for commercial use (see Attachment 10). The site is currently developed with retail and office uses.
- (2) Pedestrian access issues relative to the subject property are discussed in Section II.E.7, above.

b. Conclusion: With the provision of pedestrian access across the proposed lots, as noted above, the proposal is consistent with the Comprehensive Plan.

#### **G. DEVELOPMENT STANDARDS**

1. Fact: Additional comments and requirements placed on the project are found on the Development Standards, Attachment 3.
2. Conclusion: The applicant should follow the requirements set forth in Attachment 3.

### **III. SUBSEQUENT MODIFICATIONS**

Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

### **IV. APPEALS AND JUDICIAL REVIEW**

The following is a summary of the deadlines and procedures for appeals. Any person wishing to file or respond to an appeal should contact the Planning Department for further procedural information.

## **A. APPEALS**

1. Appeal to the Hearing Examiner:
2. Section 145.60 of the Zoning Code allows the Planning Director's decision to be appealed by the applicant or any person who submitted written comments or information to the Planning Director. A party who signed a petition may not appeal unless such party also submitted independent written comments or information. The appeal must be in writing and must be delivered, along with any fees set by ordinance, to the Planning Department by 5:00 p.m., August 28, 2009, fourteen (14) calendar days following the postmarked date of distribution of the Director's decision.

## **B. JUDICIAL REVIEW**

Section 145.110 of the Zoning Code allows the action of the City in granting or denying this zoning permit to be reviewed in King County Superior Court. The petition for review must be filed within 21 calendar days of the issuance of the final land use decision by the City.

## **V. LAPSE OF APPROVAL**

Under Section 22.20.370 of the Subdivision Ordinance, the short plat must be recorded with King County within four (4) years following the date of approval, or the decision becomes void; provided, however, that in the event judicial review is initiated, the running of the four years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the recording of the short plat.

## **VI. APPENDICES**

Attachments 1 through 10 are attached.

1. Vicinity Map
2. Short Plat site Plan
3. Development Standards
4. CBD-5 Use Zone Chart
5. Parking Calculations, Existing and Proposed
6. Moss Bay Neighborhood's Downtown Plan, on Page XV.D-14, Figure C-6: Design Districts 5 and 6 – Circulation and Gateways
7. Downtown Master Plan, on Page XV-D.7, Figure C-4
8. Downtown Plan, on Page XV.D-17 under heading of Pathways
9. LMN Architect site plan with pedestrian and vehicular access
10. Moss Bay Moss Area Land Use Plan on Page XV.D-3, Figure C-2

## **VII. PARTIES OF RECORD**

Applicant: Shawn Parry, Touchstone Development Corp.  
Department of Planning and Community Development  
Department of Public Works  
Department of Building and Fire Services

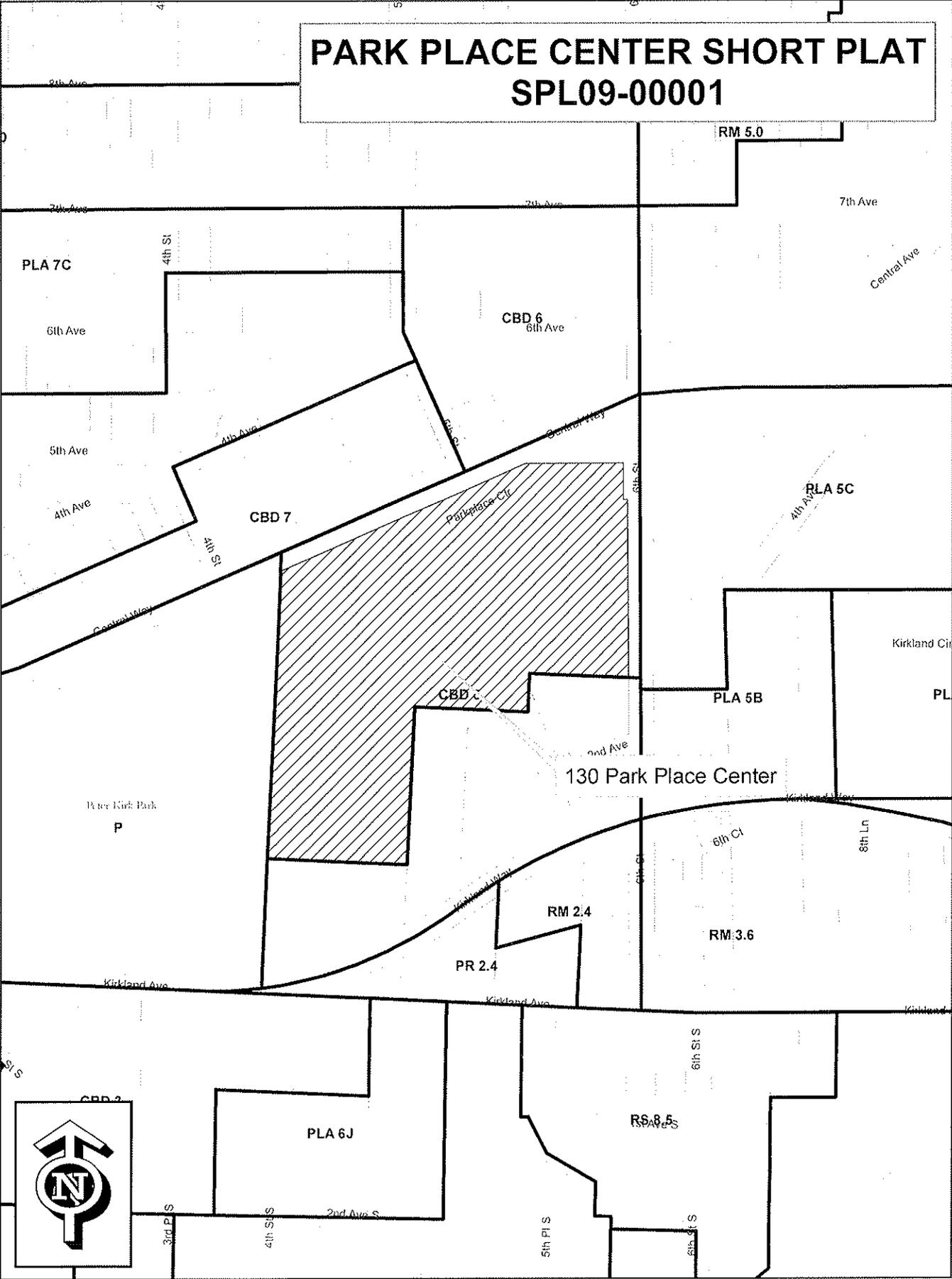
Review by Planning Director:

I concur  I do not concur

Comments: \_\_\_\_\_  
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\_\_\_\_\_  
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Eric R. Shields      8/10/09  
Eric R. Shields      Date

# PARK PLACE CENTER SHORT PLAT SPL09-00001



SPL09-00001

DWN. BY: TRS  
 CHK. BY: DAB  
 DATE: 06-26-08  
 SCALE: 1" = 50'  
 JOB NO. 2007237.01  
 SHEET 4 OF 4

SHORT PLAT PREPARED FOR:  
 TOUCHSTONE CORPORATION  
 2000 1ST AVENUE  
 SEATTLE, WA 98121  
 PHONE 206-727-2293

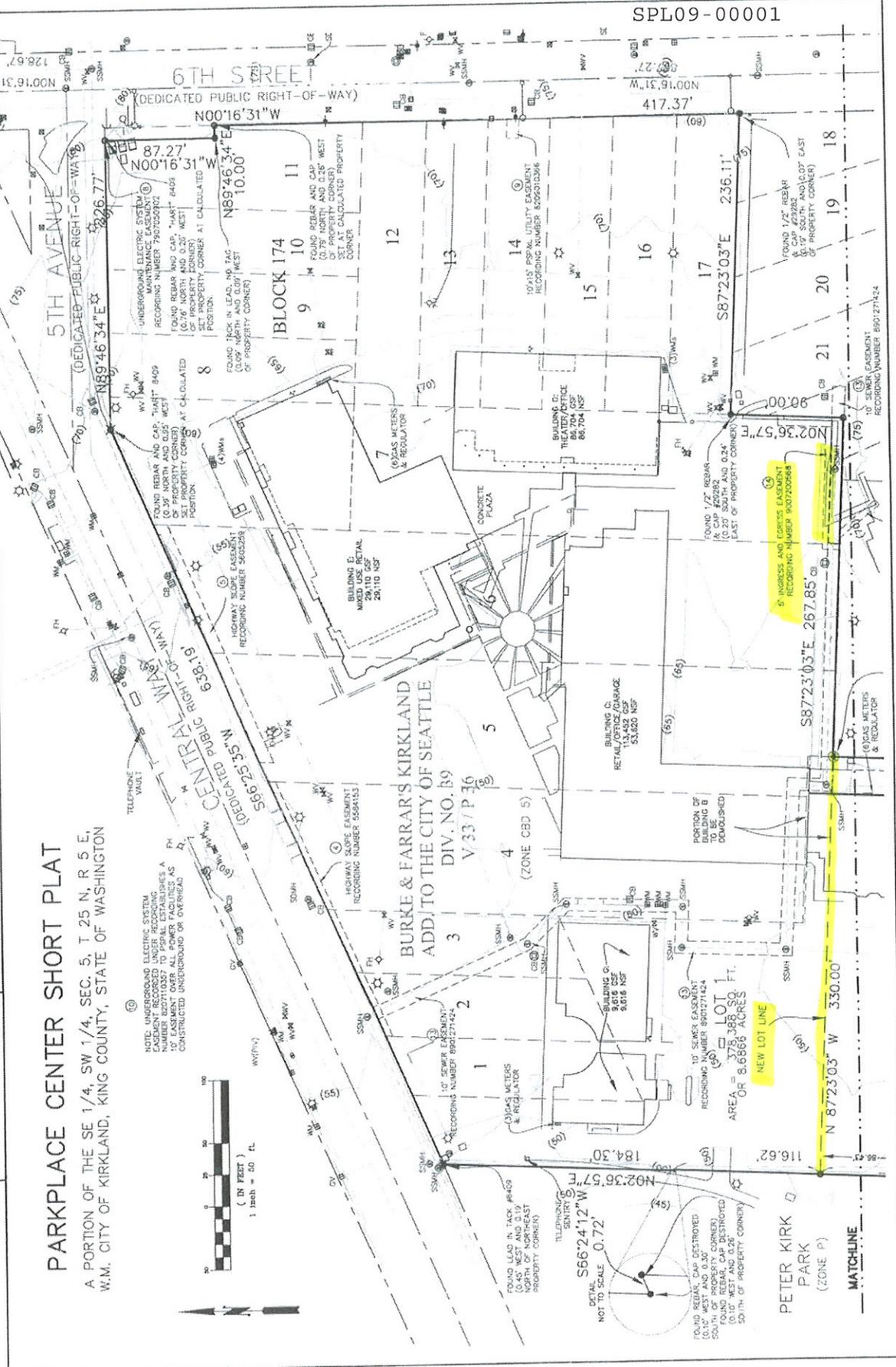
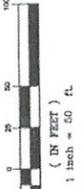
**BUSH, ROED & HITCHINGS, INC.**  
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**PARKPLACE CENTER SHORT PLAT**

A PORTION OF THE SE 1/4, SW 1/4, SEC. 5, T. 25 N., R. 5 E.,  
 W.M. CITY OF KIRKLAND, KING COUNTY, STATE OF WASHINGTON

NOTE: UNDERGROUND ELECTRIC SYSTEM  
 EASEMENT RECORDED UNDER RECORDING  
 NUMBER 802710027 TO FORM ESTABLISH A  
 10' SEWER EASEMENT AS  
 CONSTRUCTED UNDERGROUND OR OVERHEAD



PETER KIRK  
 PARK  
 (ZONE P)

MATCHLINE



**CITY OF KIRKLAND****Planning and Community Development Department****123 Fifth Avenue, Kirkland, WA 98033 425.587-3225****[www.ci.kirkland.wa.us](http://www.ci.kirkland.wa.us)**

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**DEVELOPMENT STANDARDS LIST****File:** SPL09-00001**PARK PLACE CENTER SHORT PLAT****SUBDIVISION STANDARDS**

**22.28.030 Lot Size.** Unless otherwise approved in the preliminary subdivision or short subdivision approval, all lots within a subdivision must meet the minimum size requirements established for the property in the Kirkland zoning code or other land use regulatory document.

**22.28.050 Lot Dimensions.** For lots smaller than 5,000 square feet in low density zones, the lot width at the back of the required front yard shall not be less than 50 feet unless the garage is located at the rear of the lot or the lot is a flag lot.

**22.28.130 Vehicular Access Easements.** The applicant shall comply with the requirements found in the Zoning Code for vehicular access easements or tracts.

**22.28.190 Subdivisions on the Shoreline.** Subdivisions adjacent to Lake Washington must comply with the provisions of Kirkland's Shoreline Master Program regarding open space and public access along the waterfront.

**22.28.210 Significant Trees.** The applicant shall design the plat so as to comply with the tree management requirements set forth in Chapter 95 of the Kirkland Zoning Code. The Planning Official is authorized to require site plan alterations to retain Type 1 trees. The applicant shall retain all viable trees at the short plat approval stage and all viable trees with the required Land Surface Modification Permit, except for those trees needed to be removed for installation of the plat infrastructure improvements. The applicant shall submit a Tree Plan II and also retain all viable trees during the development of each lot except for those trees required to be removed for the construction of the buildings and other associated site improvements. If at any stage of development, tree retention on the site falls below the minimum required tree density, replanting shall be required per KZC Section 95.35.

**22.32.010 Utility System Improvements.** All utility system improvements must be designed and installed in accordance with all standards of the applicable serving utility.

**22.32.030 Stormwater Control System.** The applicant shall comply with the construction phase and permanent stormwater control requirements of the Municipal Code.

**22.32.050 Transmission Line Undergrounding.** The applicant shall comply with the utility lines and appurtenances requirements of the Zoning Code.

**22.32.060 Utility Easements.** Except in unusual circumstances, easements for utilities should be at least ten feet in width.

**27.06.030 Park Impact Fees.** New residential units are required to pay park impact fees prior to issuance of a building permit. Please see KMC 27.06 for the current rate. Exemptions and/or credits may apply pursuant to KMC 27.06.050 and KMC 27.06.060. If a property

contains an existing unit to be removed, a "credit" for that unit shall apply to the first building permit of the subdivision.

***Prior to Recording:***

**22.20.362 Short Plat - Title Report.** The applicant shall submit a title company certification which is not more than 30 calendar days old verifying ownership of the subject property on the date that the property owner(s) (as indicated in the report) sign(s) the short plat documents; containing a legal description of the entire parcel to be subdivided; describing any easements or restrictions affecting the property with a description, purpose and reference by auditor's file number and/or recording number; any encumbrances on the property; and any delinquent taxes or assessments on the property.

**22.20.366 Short Plat - Lot Corners.** The exterior short plat boundary and all interior lot corners shall be set by a registered land surveyor. If the applicant submits a bond for construction of short plat improvements and installation of permanent interior lot corners, the City may allow installation of temporary interior lot corners until the short plat improvements are completed.

**22.20.390 Short Plat - Improvements.** The owner shall complete or bond all required right-of-way, easement, utility and other similar improvements.

**22.32.020 Water System.** The applicant shall install a system to provide potable water, adequate fire flow and all required fire-fighting infrastructure and appurtenances to each lot created.

**22.32.040 Sanitary Sewer System.** The developer shall install a sanitary sewer system to serve each lot created.

**22.32.080 Performance Bonds.** In lieu of installing all required improvements and components as part of a plat or short plat, the applicant may propose to post a bond, or submit evidence that an adequate security device has been submitted and accepted by the service provider (City of Kirkland and/or Northshore Utility District), for a period of one year to ensure completion of these requirements within one year of plat/short plat approval.

***Prior to occupancy:***

**22.32.020 Water System.** The applicant shall install a system to provide potable water, adequate fire flow and all required fire-fighting infrastructure and appurtenances to each lot created.

**22.32.040 Sanitary Sewer System.** The developer shall install a sanitary sewer system to serve each lot created.

**22.32.090 Maintenance Bonds.** A two-year maintenance bond may be required for any of the improvements or landscaping installed or maintained under this title.

**ZONING CODE STANDARDS**

**92.35 Prohibited Materials In Design Districts.** If in a design district the following building materials are prohibited or limited in use: mirrored glass or reflective materials, corrugated fiberglass, chain link fencing, metal siding, concrete block, backlit awnings. Water spigots are required along building facades along sidewalks for cleaning and plant watering. Commercial buildings with more than one tenant shall install a cornerstone or plaque.

**95.50.2.a Required Landscaping.** All required landscaping shall be maintained throughout the life of the development. The applicant shall submit an agreement to the city to be recorded

with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall provide a final as-built landscape plan and an agreement to maintain and replace all landscaping that is required by the City.

**95.40.7.a Parking Area Landscape Islands.** Landscape islands must be included in parking areas as provided in this section.

**95.40.7.b Parking Area Landscape Buffers.** Applicant shall buffer all parking areas and driveways from the right-of-way and from adjacent property with a 5-foot wide strip as provided in this section. If located in a design district a low hedge or masonry or concrete wall may be approved as an alternative through design review.

**95.45 Tree Installation Standards.** All supplemental trees to be planted shall conform to the Kirkland Plant List. All installation standards shall conform to Kirkland Zoning Code Section 95.45.

**95.52 Prohibited Vegetation.** Plants listed as prohibited in the Kirkland Plant List shall not be planted in the City.

**100.25 Sign Permits.** Separate sign permit(s) are required. In JBD and CBD cabinet signs are prohibited.

**105.10.2 Pavement Setbacks.** The paved surface in an access easement or tract shall be set back at least 5 feet from any adjacent property which does not receive access from that easement or tract. An access easement or tract that has a paved area greater than 10 feet in width must be screened from any adjacent property that does not receive access from it. Screening standards are outlined in this section.

**105.18 Pedestrian Walkways.** All uses, except single family dwelling units and duplex structures, must provide pedestrian walkways designed to minimize walking distances from the building entrance to the right of way and adjacent transit facilities, pedestrian connections to adjacent properties, between primary entrances of all uses on the subject property, through parking lots and parking garages to building entrances. Easements may be required. In design districts through block pathways or other pedestrian improvements may be required. See also Plates 34 in Chapter 180.

**105.32 Bicycle Parking.** All uses, except single family dwelling units and duplex structures with 6 or more vehicle parking spaces must provide covered bicycle parking within 50 feet of an entrance to the building at a ratio of one bicycle space for each twelve motor vehicle parking spaces. Check with Planner to determine the number of bike racks required and location.

**105.18 Entrance Walkways.** All uses, except single family dwellings and duplex structures, must provide pedestrian walkways between the principal entrances to all businesses, uses, and/or buildings on the subject property.

**105.18 Overhead Weather Protection.** All uses, except single family dwellings, multifamily, and industrial uses, must provide overhead weather protection along any portion of the building, which is adjacent to a pedestrian walkway.

**105.18.2 Walkway Standards.** Pedestrian walkways must be at least 5' wide; must be distinguishable from traffic lanes by pavement texture or elevation; must have adequate lighting for security and safety. Lights must be non-glare and mounted no more than 20' above the ground.

**105.18.2 Overhead Weather Protection Standards.** Overhead weather protection must be provided along any portion of the building adjacent to a pedestrian walkway or sidewalk; over the primary exterior entrance to all buildings. May be composed of awnings, marquees, canopies or building overhangs; must cover at least 5' of the width of the adjacent walkway; and must be at least 8 feet above the ground immediately below it. In design districts, translucent awnings may not be backlit; see section for the percent of property frontage or building facade.

**105.19 Public Pedestrian Walkways.** The height of solid (blocking visibility) fences along pedestrian pathways that are not directly adjacent a public or private street right-of-way shall be limited to 42 inches unless otherwise approved by the Planning or Public Works Directors. All new building structures shall be setback a minimum of five feet from any pedestrian access right-of-way, tract, or easement that is not directly adjacent a public or private street right-of-way. If in a design district, see section and Plate 34 for through block pathways standards.

**105.20 Required Parking.** 781 parking spaces are required for this use.

**105.58 Parking Lot Locations in Design Districts.** See section for standards unique to each district.

**105.65 Compact Parking Stalls.** Up to 50% of the number of parking spaces may be designated for compact cars.

**105.60.2 Parking Area Driveways.** Driveways which are not driving aisles within a parking area shall be a minimum width of 20 feet.

**105.60.3 Wheelstops.** Parking areas must be constructed so that car wheels are kept at least 2' from pedestrian and landscape areas.

**105.60.4 Parking Lot Walkways.** All parking lots which contain more than 25 stalls must include pedestrian walkways through the parking lot to the main building entrance or a central location. Lots with more than 25,000 sq. ft. of paved area must provide pedestrian routes for every 3 aisles to the main entrance.

**105.77 Parking Area Curbing.** All parking areas and driveways, for uses other than detached dwelling units must be surrounded by a 6" high vertical concrete curb.

**105.96 Drive Through Facilities.** See section for design criteria for approving drive through facilities.

**110.52 Sidewalks and Public Improvements in Design Districts.** See section, Plate 34 and public works approved plans manual for sidewalk standards and decorative lighting design applicable to design districts.

**110.60.5 Street Trees.** All trees planted in the right-of-way must be approved as to species by the City. All trees must be two inches in diameter at the time of planting as measured using the standards of the American Association of Nurserymen with a canopy that starts at least six feet above finished grade and does not obstruct any adjoining sidewalks or driving lanes.

**115.25 Work Hours.** It is a violation of this Code to engage in any development activity or to operate any heavy equipment before 7:00 am. or after 8:00 pm Monday through Friday, or before 9:00 am or after 6:00 pm Saturday. No development activity or use of heavy equipment may occur on Sundays or on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas Day. The applicant will be required to comply with these regulations and any violation of this section will result in enforcement action, unless written permission is obtained from the Planning official.

**115.75.2 Fill Material.** All materials used as fill must be non-dissolving and non-decomposing. Fill material must not contain organic or inorganic material that would be detrimental to the water quality, or existing habitat, or create any other significant adverse impacts to the environment.

**115.90 Calculating Lot Coverage.** The total area of all structures and pavement and any other impervious surface on the subject property is limited to a maximum percentage of total lot area. See the Use Zone charts for maximum lot coverage percentages allowed. Section 115.90 lists exceptions to total lot coverage calculations See Section 115.90 for a more detailed explanation of these exceptions.

**115.95 Noise Standards.** The City of Kirkland adopts by reference the Maximum Environmental Noise Levels established pursuant to the Noise Control Act of 1974, RCW 70.107. See Chapter 173-60 WAC. Any noise, which injures, endangers the comfort, repose, health or

safety of persons, or in any way renders persons insecure in life, or in the use of property is a violation of this Code.

**115.115 Required Setback Yards.** This section establishes what structures, improvements and activities may be within required setback yards as established for each use in each zone.

**115.115.3.g Rockeries and Retaining Walls.** Rockeries and retaining walls are limited to a maximum height of four feet in a required yard unless certain modification criteria in this section are met. The combined height of fences and retaining walls within five feet of each other in a required yard is limited to a maximum height of 6 feet, unless certain modification criteria in this section are met.

**115.115.3.p HVAC and Similar Equipment:** These may be placed no closer than five feet of a side or rear property line, and shall not be located within a required front yard; provided, that HVAC equipment may be located in a storage shed approved pursuant to subsection (3)(m) of this section or a garage approved pursuant to subsection (3)(o)(2) of this section. All HVAC equipment shall be baffled, shielded, enclosed, or placed on the property in a manner that will ensure compliance with the noise provisions of KZC 115.95.

**115.115.5.a Driveway Width and Setbacks.** For a detached dwelling unit, a driveway and/or parking area shall not exceed 20 feet in width in any required front yard, and shall be separated from other hard surfaced areas located in the front yard by a 5-foot wide landscape strip. Driveways shall not be closer than 5 feet to any side property line unless certain standards are met.

**115.115.d Driveway Setbacks.** Parking areas and driveways for uses other than detached dwelling units, attached and stacked dwelling units in residential zones, or schools and day-cares with more than 12 students, may be located within required setback yards, but, except for the portion of any driveway which connects with an adjacent street, not closer than 5 feet to any property line.

**115.120 Rooftop Appurtenance Screening.** New or replacement appurtenances on existing buildings shall be surrounded by a solid screening enclosure equal in height to the appurtenance. New construction shall screen rooftop appurtenances by incorporating them in to the roof form.

**115.135 Sight Distance at Intersection.** Areas around all intersections, including the entrance of driveways onto streets, must be kept clear of sight obstruction as described in this section.

**145.22.2 Public Notice Signs.** Within seven (7) calendar days after the end of the 21-day period following the City's final decision on the permit, the applicant shall remove all public notice signs.

***Prior to recording:***

**110.60.5 Landscape Maintenance Agreement.** The owner of the subject property shall sign a landscape maintenance agreement, in a form acceptable to the City Attorney, to run with the subject property to maintain landscaping within the landscape strip and landscape island portions of the right-of-way. It is a violation to pave or cover the landscape strip with impervious material or to park motor vehicles on this strip.

***Prior to issuance of a grading or building permit:***

**95.35.2.b.(3)(b)i Tree Protection Techniques.** A description and location of tree protection measures during construction for trees to be retained must be shown on demolition and grading plans.

**95.35.6 Tree Protection.** Prior to development activity or initiating tree removal on the site,

vegetated areas and individual trees to be preserved shall be protected from potentially damaging activities. Protection measures for trees to be retained shall include (1) placing no construction material or equipment within the protected area of any tree to be retained; (2) providing a visible temporary protective chain link fence at least 4 feet in height around the protected area of retained trees or groups of trees until the Planning Official authorizes their removal; (3) installing visible signs spaced no further apart than 15 feet along the protective fence stating "Tree Protection Area, Entrance Prohibited" with the City code enforcement phone number; (4) prohibiting excavation or compaction of earth or other damaging activities within the barriers unless approved by the Planning Official and supervised by a qualified professional; and (5) ensuring that approved landscaping in a protected zone shall be done with light machinery or by hand.

**27.06.030 Park Impact Fees.** New residential units are required to pay park impact fees prior to issuance of a building permit. Please see KMC 27.06 for the current rate. Exemptions and/or credits may apply pursuant to KMC 27.06.050 and KMC 27.06.060. If a property contains an existing unit to be removed, a "credit" for that unit shall apply to the first building permit of the subdivision.

***Prior to occupancy:***

**95.50.2.a Required Landscaping.** All required landscaping shall be maintained throughout the life of the development. The applicant shall submit an agreement to the city to be recorded with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall provide a final as-built landscape plan and an agreement to maintain and replace all landscaping that is required by the City

**110.60.5 Landscape Maintenance Agreement.** The owner of the subject property shall sign a landscape maintenance agreement, in a form acceptable to the City Attorney, to run with the subject property to maintain landscaping within the landscape strip and landscape island portions of the right-of-way. It is a violation to pave or cover the landscape strip with impervious material or to park motor vehicles on this strip.

**110.60.6 Mailboxes.** Mailboxes shall be installed in the development in a location approved by the Postal Service and the Planning Official. The applicant shall, to the maximum extent possible, group mailboxes for units or uses in the development.

**110.75 Bonds.** The City may require or permit a bond to ensure compliance with any of the requirements of the Required Public Improvements chapter.

Date: 7/27/2009

DEVELOPMENT STANDARDS

CASE NO.: SPL09-00001  
PCD FILE NO.:SPL09-00001

You can review your permit status and conditions at [www.kirklandpermits.net](http://www.kirklandpermits.net)

Building Division Conditions

Permit #: SPL08-00011  
Project Name: Parkplace Center  
Project Address: 457 Central Way  
Date: June 24th 2008

Building Department Staff Contacts

Pre-Submittal Process:  
Tom Radford Building Plans Examiner  
Phone: 425-587-3600 Fax: 425-587-3651  
E-mail: [tradford@ci.kirkland.wa.us](mailto:tradford@ci.kirkland.wa.us)

General Building Conditions:

1. Building permits must comply with the International Building, Residential and Mechanical Codes and the Uniform Plumbing Code as adopted and amended by the State of Washington and the City of Kirkland. Proposed future buildings will not be reviewed for compliance to these codes until complete applications for building (BLD) permits are submitted.
2. Structure must comply with Washington State Energy Code; and the Washington State Ventilation and Indoor Air Quality Code.
3. Structures must be designed for seismic design category D, wind speed of 85 miles per hour and exposure C.
4. Prior to recording of the short plat, the existing retail structure to remain must be altered to have a 2 hour fire resistance rated exterior wall installed along the proposed property line due to its proximity. A commercial alteration permit is required for this work.
5. Demolition permits are required for complete removal of existing structures.

You can review your permit status and conditions at [www.kirklandpermits.net](http://www.kirklandpermits.net)

PUBLIC WORKS CONDITIONS

Permit #: SPL09-00001  
Project Name: Park Place Short Plat  
Project Address: 303 Park Place Center  
Date: May 12, 2009

Public Works Staff Contacts

Land Use and Pre-Submittal Process:  
Rob Jammerman, Development Engineering Manager  
Phone: 425-587-3845 Fax: 425-587-3807  
E-mail: [rjammer@ci.kirkland.wa.us](mailto:rjammer@ci.kirkland.wa.us)

Building and Land Surface Modification (Grading) Permit Process:  
John Burkhalter, Development Engineering Supervisor  
Phone: 425-587-3853 Fax: 425-587-3807  
E-mail: jburkhal@ci.kirkland.wa.us

General Conditions:

1. All public improvements associated with this project including street and utility improvements, must meet the City of Kirkland Public Works Pre-Approved Plans and Policies Manual. A Public Works Pre-Approved Plans and Policies manual can be purchased from the Public Works Department, or it may be retrieved from the Public Works Department's page at the City of Kirkland's web site at [www.ci.kirkland.wa.us](http://www.ci.kirkland.wa.us).

2. This project will be subject to Public Works Permit and Connection Fees. It is the applicant's responsibility to contact the Public Works Department by phone or in person to determine the fees. The fees can also be review the City of Kirkland web site at [www.ci.kirkland.wa.us](http://www.ci.kirkland.wa.us). The applicant should anticipate the following fees:

- o Water and Sewer connection Fees (paid with the issuance of a Building Permit)
- o Side Sewer Inspection Fee (paid with the issuance of a Building Permit)
- o Water Meter Fee (paid with the issuance of a Building Permit)
- o Right-of-way Fee
- o Review and Inspection Fee (for utilities and street improvements).
- o Traffic Impact Fee (paid with the issuance of Building Permit). For additional information, see notes below.

3. Any new Building Permits associated with this proposed project will be subject to the traffic impact fees per Chapter 27.04 of the Kirkland Municipal Code. The impact fees shall be paid prior to issuance of the Building Permit(s).

4. All civil engineering plans which are submitted in conjunction with a building, grading, or right-of-way permit must conform to the Public Works Policy titled ENGINEERING PLAN REQUIREMENTS. This policy is contained in the Public Works Pre-Approved Plans and Policies manual.

5. All street improvements and underground utility improvements (storm, sewer, and water) must be designed by a Washington State Licensed Engineer; all drawings shall bear the engineers stamp.

6. All plans submitted in conjunction with a building, grading or right-of-way permit must have elevations which are based on the King County datum only (NAVD 88).

7. A completeness check meeting is required prior to submittal of any Building Permit applications.

8. Prior to issuance of any commercial or multifamily Building Permit, the applicant shall provide a plan for garbage storage and pickup. The plan shall be approved by Waste Management and the City.

9. All subdivision recording mylar's shall include the following note:

Utility Maintenance: Each property owner shall be responsible for maintenance of the sanitary sewer or storm water stub from the point of use on their own property to the point of connection in the City sanitary sewer main or storm water main. Any portion of a sanitary sewer or surface water stub, which jointly serves more than one property, shall be jointly maintained and repaired by the property owners sharing such stub. The joint use and maintenance shall "run with the land" and will be binding on all property owners within this subdivision, including their heirs, successors and assigns.

Public Right-of-way Sidewalk and Vegetation Maintenance: Each property owner shall be responsible for keeping the sidewalk abutting the subject property clean and litter free. The property owner shall also be responsible for the maintenance of the vegetation within the abutting landscape strip. The

maintenance shall "run with the land" and will be binding on all property owners within this subdivision, including their heirs, successors and assigns.

Street and Utility Conditions:

1. The proposed short plat does not require any water, sewer, or surface water utility changes as the existing systems are adequate. Also, the short plat also doesn't trigger any public street improvements because all of the streets have existing improvements that are adequate for the existing use. Any changes to utilities or street improvements will be in conjunction with new buildings proposed within the short plat. If and when new buildings are proposed, the required utility and street improvements will be conditioned upon the Building Permits during the Building Permit review process.

Section 50.38



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

Section 50.38	USE REGULATIONS	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 Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)	Lot Coverage					Height of Structure
		Front	Side	Rear						
.010	Mixed Use Development Containing Office, Retail and Restaurant Uses. See Spec. Regs. 1, 2, 3 and 4.	D.R., Chapter 142 KZC. See Spec. Reg. 1.	None	See Plate 5, Chapter 180 KZC.	100%	See Spec. Reg. 5 and Plates 6 and 7, Chapter 180 KZC.	None	E See Spec. Reg. 6.	See Spec. Reg. 7.	<p>1. Development under this use shall be pursuant to the Parkplace Master Plan and Design Guidelines contained in Chapter 3.30 KMC. Compliance with the Master Plan and Design Guidelines shall be determined through DR, Chapter 142 KZC.</p> <p>2. The gross floor area of retail and restaurant uses in this zone shall be equal to or greater than 25 percent of the gross floor area of office uses in this zone. Retail uses may include accessory short term drop-off children's play facilities.</p> <p>3. The following additional uses are allowed subject to restrictions listed:</p> <ul style="list-style-type: none"> <li>a. Hotel or Athletic Club. Accessory retail or restaurant uses shall be included as retail uses under Special Regulation 2, provided they are open to the public.</li> <li>b. Movie theater. This use may be included as a retail use under Special Regulation 2; provided, that the gross floor area of this use shall not count toward more than 10 percent of the required minimum gross floor area of retail and restaurant uses.</li> <li>c. Private Lodge or Club; Church; School, Day-care Center, or Mini-School or Day-care Center; Public Utility, Government Facility, or Community Facility; Public Park.</li> <li>d. Assisted Living Facility (including a nursing home if part of the facility); Stacked or Attached Dwelling Units; provided, that the gross floor area of these uses does not exceed 10 percent of the total gross floor area for the Master Plan.</li> </ul> <p>4. The following uses are prohibited:</p> <ul style="list-style-type: none"> <li>a. Any retail establishment exceeding 70,000 square feet.</li> <li>b. At grade drive-through facilities.</li> <li>c. The outdoor storage, sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers.</li> </ul> <p>5. Rooftop appurtenances may exceed the applicable height limitation by a maximum of 16 feet if the area of all appurtenances and screening does not exceed 25 percent of the total area of the building rooftop. All other regulations for rooftop appurtenances in Chapter 115 KZC shall apply.</p> <p>6. Prior to installation of permanent signs, the development must submit and receive approval of a Master Sign Plan pursuant to Chapter 100 KZC.</p>

REGULATIONS CONTINUED ON NEXT PAGE

**Section 50.38**



**USE ZONE CHART**

Section 50.38		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)
REQUIRED YARDS (See Ch. 115)	Front			Side	Rear	Lot Coverage	Height of Structure				
.010	Mixed Use Development Containing Office, Retail and Restaurant Uses (continued)										<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>7. The following establishes the number of parking spaces required:</p> <ul style="list-style-type: none"> <li>a. Residential uses must provide 1.7 parking spaces for each dwelling unit and one parking space for each assisted living unit.</li> <li>b. Restaurants and taverns must provide one parking space for each 125 square feet of gross floor area.</li> <li>c. All other uses must provide one parking space for each 350 square feet of gross floor area.</li> </ul> <p>A mix of uses with different peak parking times makes a project eligible for applying a shared parking methodology to parking calculations. Further parking reductions may be appropriate through a transportation management plan (TMP) and parking management measures. The development may propose and the Planning Official may permit a reduction in the required number of parking spaces based on a demand and utilization study prepared by a licensed transportation engineer. The study shall include an analysis of shared parking demonstrating that the proposed parking supply is adequate to meet the peak parking demand of all uses operating at the same time. A TMP and parking management measures shall be incorporated into the analysis. An analysis of the effectiveness of the TMP and parking management measures shall be provided for City review. The City's transportation engineer shall approve the scope and methodology of the study as well as the effectiveness of the TMP and parking management measures.</p>

**Kirkland Parkplace**

Existing Site Parking		Total site	Lot 1	Lot 2
Zoning Rqmt office/retail/theater/supermarket	1 per	350 sf	350 sf	350 sf
Zoning Rqmt Restaurant	1 per	125 sf	125 sf	125 sf
Total office/retail/theater/supermarket SF		219,636 sf	175,797 sf	41,954 sf *
Restaurant SF		19,158 sf	13,658 sf	5,500 sf
Total SF		238,794 sf	189,455 sf	47,454 sf
Total Required for site		781	612	164
Actual Parking		737	618	119
<b>Variance</b>		<b>(44)</b>	<b>6</b>	<b>(45)</b>
<b>*includes demolition of connecting structure</b>		1,885		

Land Use	Existing Size Parkplace	Parking Code	Pariking Required
Office	95,517 sf	350	273
Supermarket	25,824 sf	350	74
Restaurant	19,158 sf	125	153
Retail	61,692 sf	350	176
Theater	15,603 sf	350	45
Hotel	0 sf		0
Health Club	21,000 sf	350	60
<b>Total</b>	<b>238,794 sf</b>		<b>781</b>

### XV.D. MOSS BAY NEIGHBORHOOD 3. DOWNTOWN PLAN

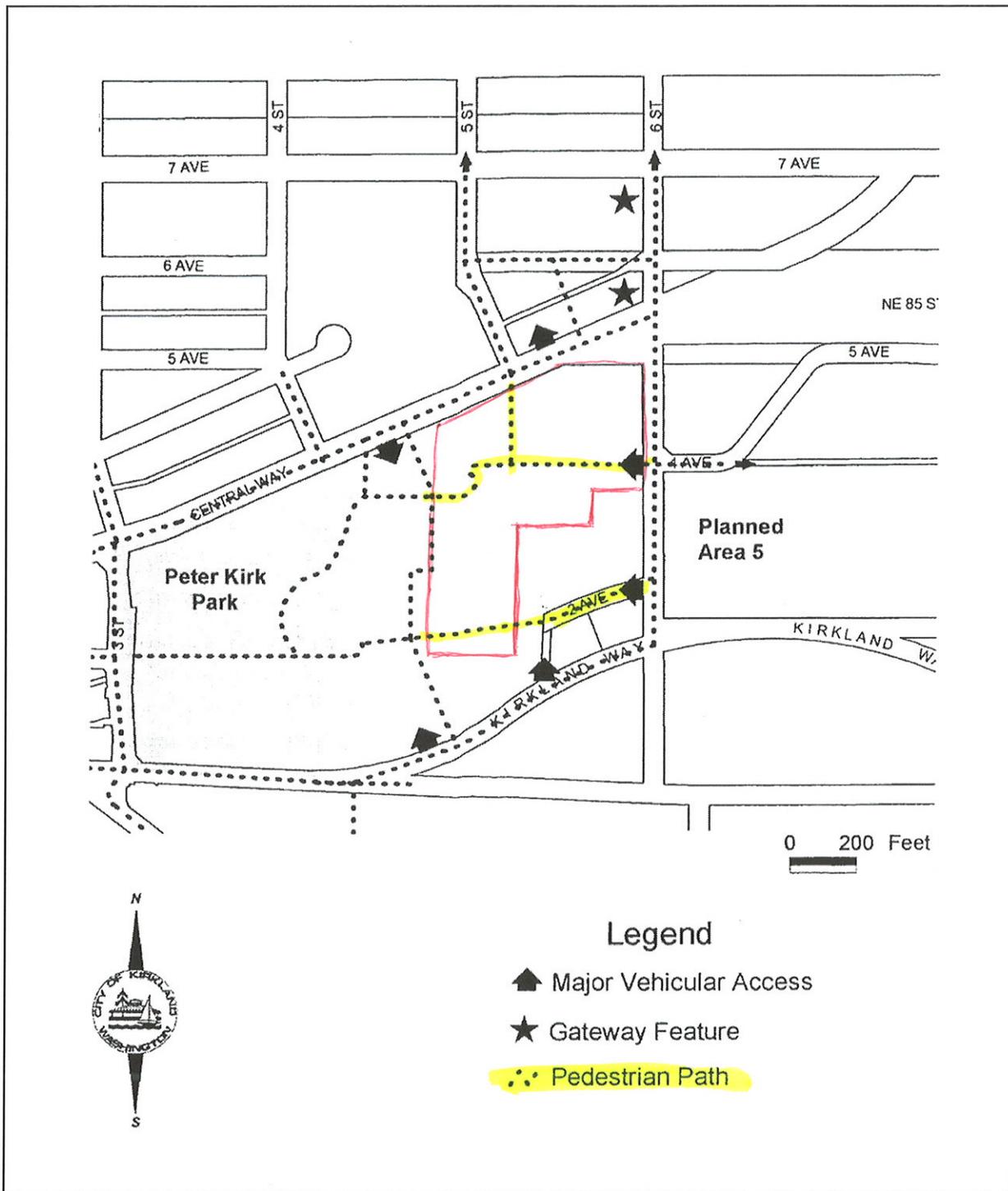


Figure C-6: Design Districts 5 and 6 - Circulation and Gateways

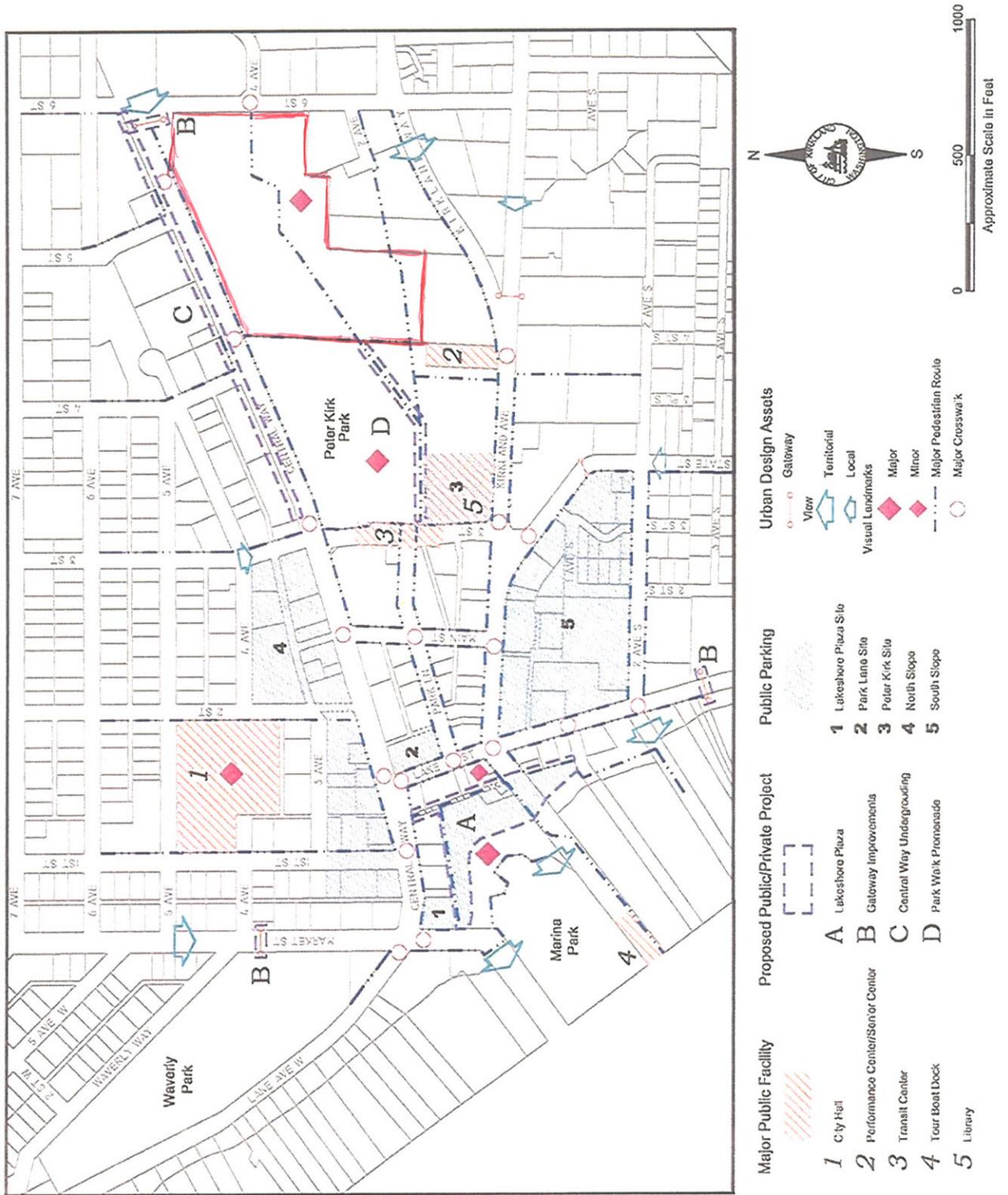


Figure C-4: Downtown Master Plan

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## XV.D. MOSS BAY NEIGHBORHOOD

### 3. DOWNTOWN PLAN

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At the eastern boundary of the Downtown area, Central Way drops toward the lake, and the core area comes clearly into view. This gateway could be enhanced by an entry sign, similar to one located farther up the hill to the east, or some other distinctive structure or landscaping feature.

A second major gateway is the Downtown's northern entrance where Market Street slopes gradually down toward Marina Park. The historic buildings at 7th Avenue begin to form the visual impression of Downtown's character and identity, and the landscaped median adds to the boulevard feeling of this entryway. Some type of sign or other feature could be incorporated into the improvements to the Waverly site.

At the Downtown's southern border, the curve of Lake Street at about 3rd Avenue South provides a very clear gateway into the commercial core. It is at this point that the transition from residential to retail uses is distinctly felt. Here, also, is an opportunity to enhance this sense of entry by creation of literal gateposts, signs, or landscape materials.

#### *Pathways*

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***An extensive network of pedestrian pathways covers the Downtown area.***

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The size and scale of Downtown Kirkland make walking a convenient and attractive activity. An extensive network of pedestrian pathways covers the Downtown area, linking residential, recreational, and commercial areas. Downtown Kirkland is a pedestrian precinct unlike virtually any other in the region. It is almost European in its scale and quality.

The core of the shopping district, with its compact land uses, is particularly conducive to pedestrian traffic. Both sides of Lake Street, Park Lane, and Kirkland Avenue are major pedestrian routes. Many residents and visitors also traverse the land west of Lake Street to view and participate in water-oriented activities available there.

The Downtown area's major east/west pedestrian route links the lake with Peter Kirk Park, the Kirkland Parkplace shopping center, and areas to the east. For the most part, this route is a visually clear pathway, with diversity and nearby destinations contributing to its appeal to the pedestrian. Enhancement and improved definition of this important east-west pedestrian corridor would help link Park Place with the rest of the shopping district.

Minor pedestrian routes link the residential areas north of Central Way and south of Kirkland Avenue. These linkages need to be strengthened in order to accommodate the residential and office populations walking from the Norkirk Neighborhood and core frames, respectively. Additional improvements, such as brick paver crosswalks, pedestrian safety islands, and signalization, are methods to strengthen these north-south linkages.

---

***Enhancement of Downtown pedestrian routes should be a high-priority objective.***

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Enhancement of the Downtown area's pedestrian routes should be a high-priority policy and design objective. For example, minor architectural features and attractive and informative signs should be used to identify public pathways. Public and private efforts to make pedestrian walkways more interesting, functional, convenient, and safe, should be strongly supported. Figure C-4 highlights a number of projects proposed for this purpose. These projects are discussed in detail elsewhere in this text.

## D. PUBLIC FACILITIES

### *OPEN SPACE/PARKS*

Four major park sites are critical to the Downtown's feeling of openness and greenery. These parks weave a noncommercial leisure-time thread into the fabric of the area and provide a valuable amenity, enhancing Downtown's appeal as a destination. Each of the major approaches to the Downtown is met with a park, with the Waverly site and Marina Park enhancing the northern entry, and Peter Kirk

LMN ARCHITECTS  
6612 22ND AVENUE, SUITE 501  
SEATTLE, WASHINGTON 98148  
206.452.1450 FAX 206.452.866

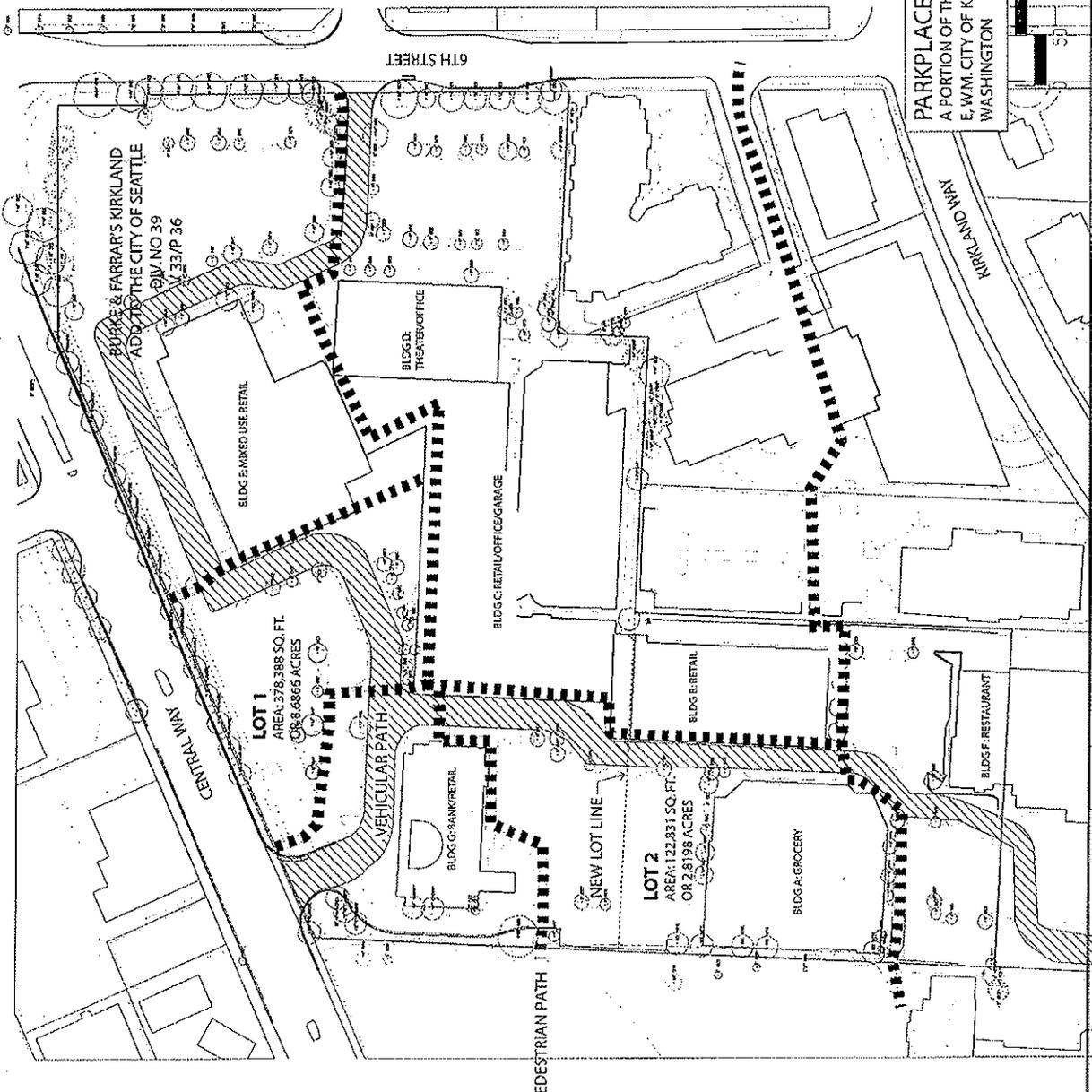
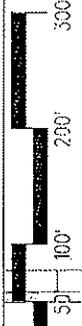
CONSULTANT:

PROJECT / CLIENT  
PARKPLACE CENTER SHORT PLAT  
SCALE: 1"=40'

DATE: \_\_\_\_\_  
REVISED: \_\_\_\_\_  
BY: \_\_\_\_\_  
CHECKED: \_\_\_\_\_  
ASD: \_\_\_\_\_  
REF. DRAWING: \_\_\_\_\_  
AS/DC/DR: \_\_\_\_\_  
R1: \_\_\_\_\_  
R2: \_\_\_\_\_  
R3: \_\_\_\_\_

ASD:  
LEVEL:  
SECTION:

PARKPLACE CENTER SHORT PLAT  
A PORTION OF THE SE 1/4, SW 1/4, SEC. 5, T 25 N, R 5  
E, W.M., CITY OF KIRKLAND, KING COUNTY, STATE OF  
WASHINGTON



ATTACHMENT 9  
SPL09-00001

subject site

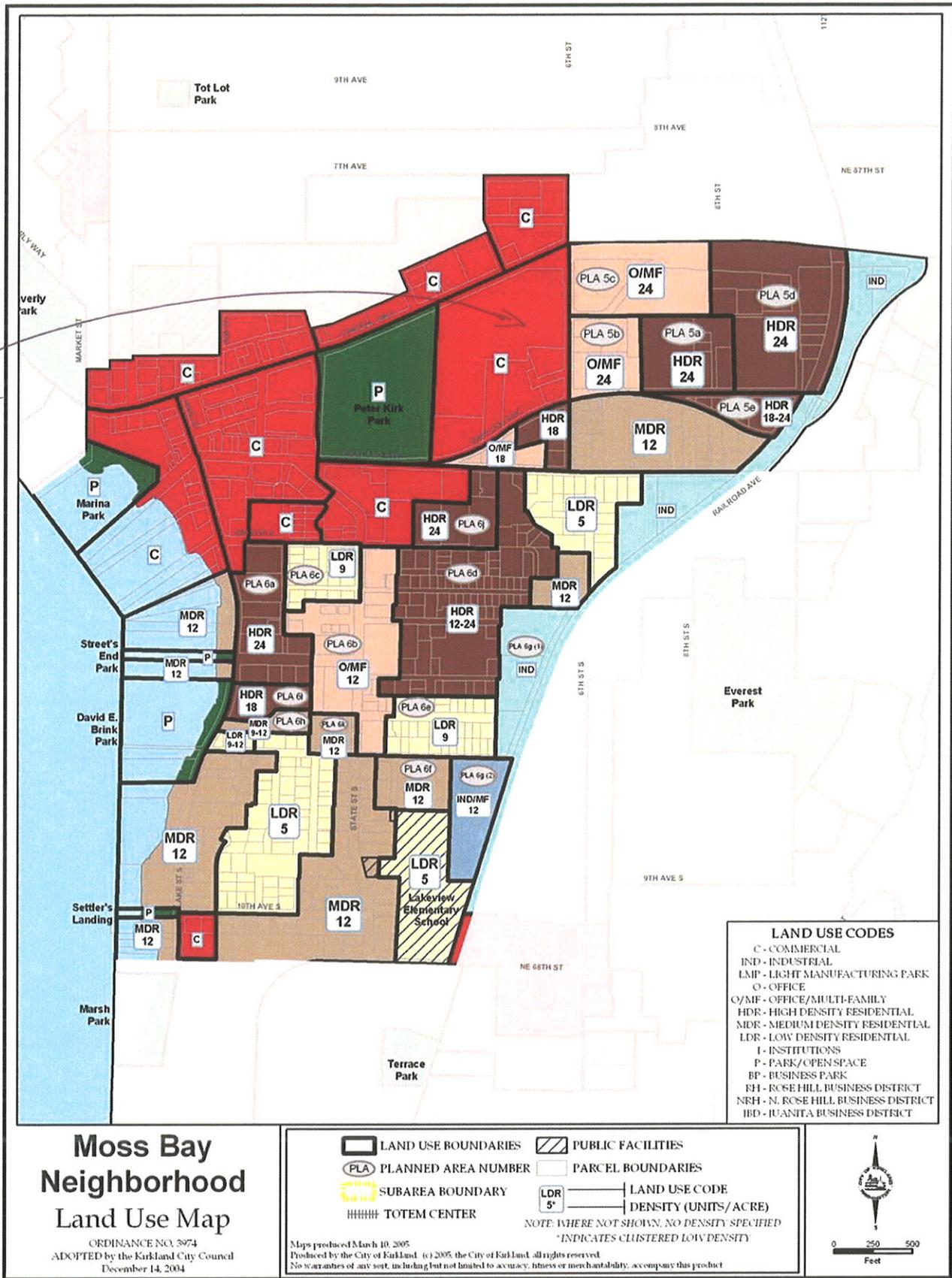


Figure C-2: Moss Bay Area Land Use