



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225
www.kirklandwa.gov

MEMORANDUM

To: Design Review Board
From: Jon Regala, Senior Planner
Date: June 9, 2014
File No.: DRV14-00876
Subject: EASTSIDE PREPARATORY SCHOOL EXPANSION – SCIENCE BUILDING & GYM
CONCEPTUAL DESIGN CONFERENCE

I. MEETING GOALS

At the June 16, 2014 Design Review Board (DRB) meeting, the DRB should review the concept design for the Eastside Prep Science and Gym Building. At the meeting, the DRB should determine:

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

II. BACKGROUND INFORMATION

The subject property is located at 10624 & 10626 NE 37th Circle within the Linbrook Office Park (see Attachment 1). The Linbrook final PUD (file PF-81-6) and final subdivision (file SF-81-7) were approved by the City Council on May 4, 1981 to allow for 24 office buildings and a bank. This combination of zoning approvals allowed for the creation of a zero-lot line office park development with the parking and driving areas placed in a common area tract. In 2011, the subject property was included as part of a neighborhood plan update which resulted in the current Yarrow Bay Business (YBD) district zones. The new YBD zoning regulations now allows for zero-foot setbacks making the previous PUD obsolete for the Linbrook Office Park.

In 2006, Buildings 15 – 24 and their associated parcels were purchased by Eastside Preparatory School (see Attachment 2). In the years following, Eastside Prep has expanded within the existing buildings. With the current proposal, the applicant is proposing to demolish the existing one-story buildings occupying Lot 19 and 20 and construct a new **60'**-tall building. The new building would include science and fabrication classrooms and laboratories for chemistry, physics, and biology. The building will also include faculty space, a multi-use **learning area, and the school's gymnasium and fitness center.**

The applicant has provided a program description and general project information which includes several building massing options (see Attachment3). **The applicant's preferred building massing option is shown in Alternative 3.**

III. SITE

The Linbrook Office Park is in the Yarrow Bay Business District 3 zone (YBD 3) and currently contains 24 single-story office buildings and associated surface 395 stall parking lot. The subject property sits approximately six to eight feet lower than NE 38th Street where adjoining NE 38th Street and gradually tapers off to the southwest. As mentioned previously, Eastside Prep owns and occupies Buildings 15 – 24 which are located in the southeast portion of the office park.

The following list summarizes the zoning designation, uses, and allowed heights of properties adjacent to the subject property (see Attachment 4):

- North:* YBD 2 – **55' maximum height.** Yarrow Bay office complex.
- NE/East:* YBD 1 – **65' maximum height.** METRO Park and Ride (Partially in City of Bellevue)
- Southeast:* Office Building (City of Bellevue jurisdiction)
- South:* YBD 3 – **60' maximum height.** La Quinta Hotel.
- Southwest:* YBD 3 – **60' maximum height.** Office Building and restaurants.
- West:* YBD 2 – **55' maximum height.** Lake Washington Boulevard. Office buildings.

In addition, a large number of mature deciduous and several evergreen trees line NE 38th Street. A lawn area occupies an area between NE 38th Street and the parking lot. The parking lot contains associated minimal landscaping interior to the lot and perimeter landscaping along the south and southwest property lines.

In the northwestern portion of the lot is Cochran Springs Creek which runs east to west. Additional photographs prepared by the applicant that show the surrounding properties are contained in Attachment 3.

IV. KEY ZONING REGULATIONS

Zoning regulations for uses in YBD 3 are found in the use-zone chart (see Attachment 5). The following regulations are important to point out as they form the basis of any new development on the site.

- A. **Permitted Uses:** In addition to a school use, other allowed uses in this zone include retail, restaurants, office, and stacked dwelling units.
- B. **Setbacks:** A minimum 20' front yard setback is required. There are no required setbacks for the side or rear property lines.
- C. **Height:** The YBD 3 zone allows a maximum height of 60' measured above the average building elevation. In addition, General Regulation 2 for the YBD 3 zone (KZC Section 56.18.2) allows the following height exceptions:
- Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapets around the perimeter of the structure shall not exceed two feet.
 - For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.

Staff Comment: The applicant should submit average building elevation calculations with the Design Response Conference application. Staff will review

the project for compliance with the City's height regulations during the Design Response phase.

- D. **Lot Coverage:** YBD 3 zoning regulations allow 80% lot coverage.

Staff Comment: The applicant should submit lot coverage information with the Design Response Conference application. Lot coverage information needs to include the entire Linbrook campus. Staff will review the project for compliance with the lot coverage requirements during the Design Response phase.

- E. **Parking:** Parking for school uses is established on a case-by-case basis based on the actual parking demand on existing uses similar to the proposed use. The number of required parking spaces (122 parking stalls) was previously established with the SEPA and building permit review in 2007.

Staff Comment: The proposed expansion triggers review of parking. The applicant will be submitting parking information as required by the City Transportation Engineer. Staff will evaluate the proposed project for compliance with the City's parking regulations.

- F. **Tree Retention Plan.** A tree retention plan is required in order to retain as many viable trees as possible given the proposed development.

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

V. PEDESTRIAN ORIENTED DESIGN GUIDELINES

The design guidelines applicable to the subject property are contained in the *Design Guidelines for Yarrow Bay Business District* and can be found online at this web address:

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

The following is a list of key design issues and/or design techniques that should be addressed with this project.

- Pedestrian-oriented space and plazas
- Blank wall treatment
- Vertical and horizontal definition
- Architectural scale
- Horizontal modulation
- Change in roofline
- Human scale
- Building material, color, and detail

VI. CONTEXT

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

A. How does the site relate to its surroundings?

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

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

- Streetscape
- Urban Form
- Activities and Uses in the area
- Pedestrian Patterns and Environment
- Character of Adjacent Buildings
- Landscaping/Open Space

VII. DISCUSSION ISSUES

The role of the DRB at the Conceptual Design Conference is to help determine how the design guidelines found in the Pedestrian-Oriented Design Guidelines apply to the proposed development. The context of the neighborhood has evolved since the office park was originally developed with the adoption of the Yarrow bay Business District zoning and the development of the South Kirkland Park and Ride TOD project. The area will continue to evolve into a much more pedestrian-oriented business district as development continues.

The following sections and questions below are representative of **the City's** design guidelines. These questions are to be used as a tool to help identify how design guidelines would apply to the proposed project.

A. Scale

1. What are the key vantages of the project?
2. Identify appropriate mitigation techniques for building massing of the proposed buildings. Possible techniques include vertical and horizontal modulation, corner treatment, and roof forms. The applicant has provided several massing schemes including a preferred option (Alternative 3) for the DRB's review and comment (see Attachment 3).

B. Pedestrian Access

1. How does the proposed massing and location of structures relate or respond to the pedestrian environment?
2. What are opportunities for pedestrian oriented spaces at the street level?
3. What are the key pedestrian connections?
4. How would the project engage pedestrians?

C. Open Space and Landscaping

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

VIII. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE

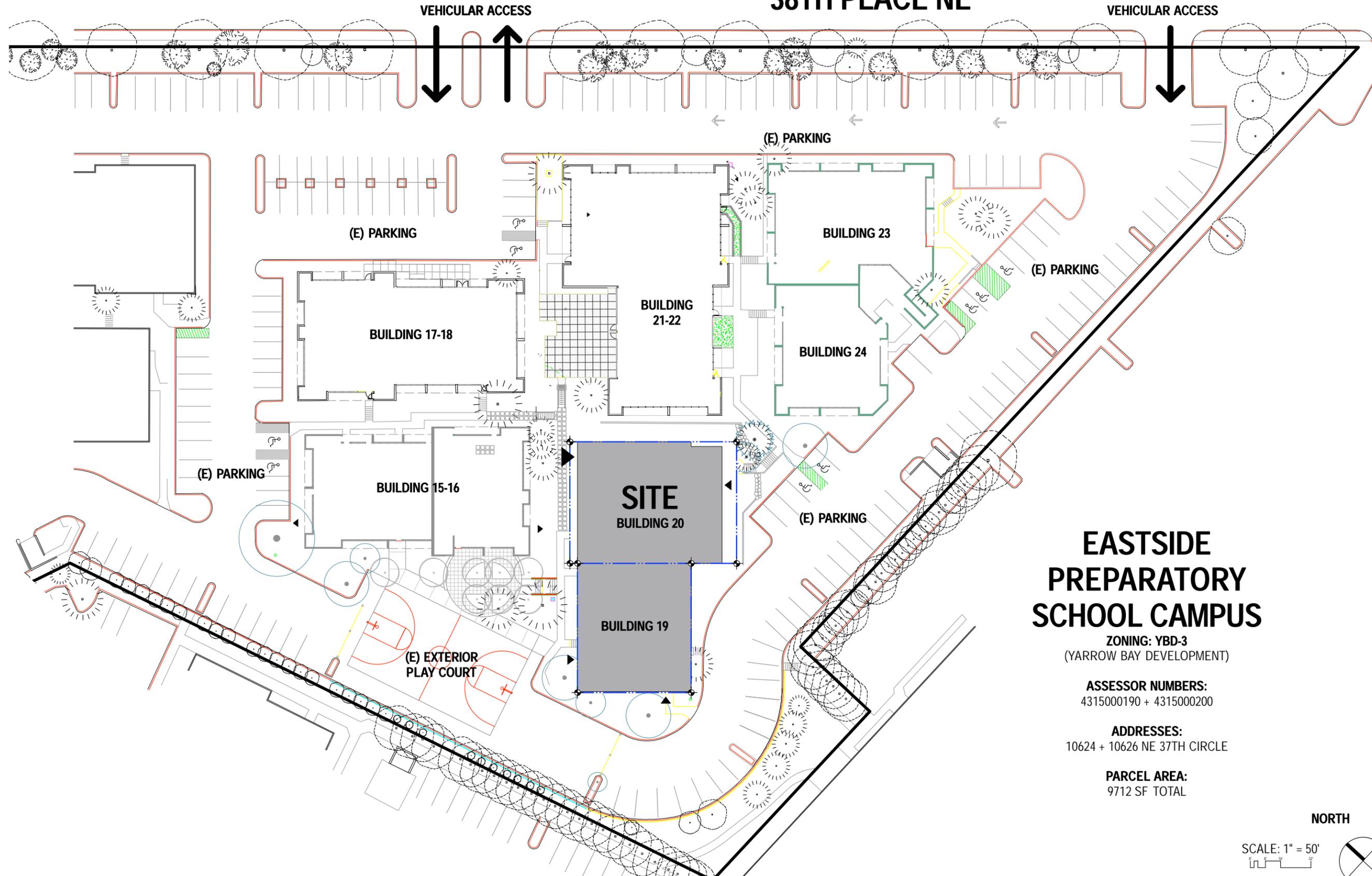
The Design Review Board shall determine what models, drawings, perspectives, 3-D CAD/Sketchup model, or other application materials the applicant will need to submit with the design review application.

IX. ATTACHMENTS:

1. Vicinity Map
2. Site Plan
3. **Applicant's Proposal**
4. Aerial/Zoning Map
5. YBD 3 Zoning Chart

S SITE PLAN

38TH PLACE NE



EASTSIDE PREPARATORY SCHOOL CAMPUS

ZONING: YBD-3
(YARROW BAY DEVELOPMENT)

ASSESSOR NUMBERS:
4315000190 + 4315000200

ADDRESSES:
10624 + 10626 NE 37TH CIRCLE

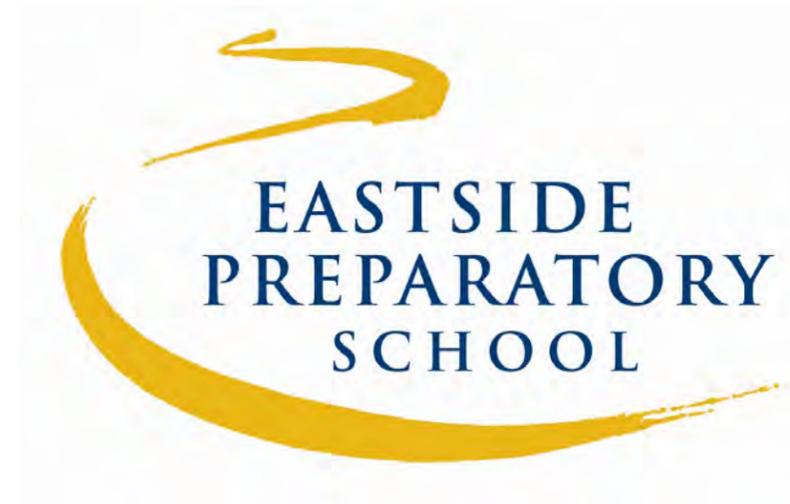
PARCEL AREA:
9712 SF TOTAL

NORTH

SCALE: 1" = 50'



EASTSIDE PREPARATORY SCHOOL
SCIENCE BUILDING



City of Kirkland Design Review:
Conceptual Design Conference
June 2014

PUBLIC47ARCHITECTS

PROJECT DESCRIPTION

EASTSIDE PREPARATORY SCHOOL - SCIENCE BUILDING
City of Kirkland Design Review: Conceptual Design Conference
June 2014

The proposed project is a new education building for Eastside Preparatory School.

The building will include science and fabrication classrooms and laboratories for the upper school, including Chemistry, Physics, and Biology. It will also include integrated faculty space, a multifunctional learning area, and the school's gymnasium and fitness center.

The educational facility intends to stimulate the student's curiosity and provide opportunities to explore, create, imagine, and invent.

Zoning Summary

Address	10624 & 10626 NE 37th Circle Kirkland, WA 98033 (Buildings 19 & 20)
Site Area	9,731 SF
Zoning	YBD 3 - Commercial
Height	60 feet

DEVELOPMENT OBJECTIVES

Academics: High-Quality Learning Environment

Project provides opportunity to support a stimulating and supportive learning environment.

Eastside Preparatory School maintains a school culture that focuses on the student's experience – students are the most successful when they feel known, accepted, and challenged by their community of peers and faculty.

- Commons: Circulation, Learning, and Faculty spaces are integrated. Provides space for independent student project teams to collaborate.
- Amphitheater: Multifunctional space provides a venue for social and learning opportunities, such as presentations, robotics competitions, study groups, and display of student work and projects.
- Makers Lab: studio for rapid prototyping and digital fabrication
- Science Lab: new state-of-the-art science labs to support the STEM curriculum.



Organization: Creative integration of a mixed-program

Project combines dissimilar programs together into a cohesive and functional building.

There is an opportunity to provide the school with a variety of needed spaces, including an indoor gymnasium on campus for the young school. Although it is unconventional to combine classrooms and labs with a gymnasium, it is imperative given the school's limited ability to expand the campus within the business park. The building will be designed so that each can function as intended while being within the same structure.

The school does not currently have a gym, and students have to practice at gyms off campus. In 2012, the Eastside Prep Eagles joined the Emerald City League 1A athletic conference.

- Provides a dedicated gymnasium for the evolving school.
- Gymnasium creates a venue for social functions, such as a science fairs and school dances.



Campus: Invigorate Pedestrian Character on Campus

Improve quality and functionality of pedestrian-oriented school campus and establish precedent for future development.

The school campus includes five buildings, and the connections between buildings are pedestrian-oriented. Existing walkways are utilitarian, as the campus was originally designed as a business park with unrelated users. The plaza outside the recently renovated Student Commons begins to establish itself as the center of campus, and the design for the new project strives to connect, support, and strengthen the central pedestrian areas.

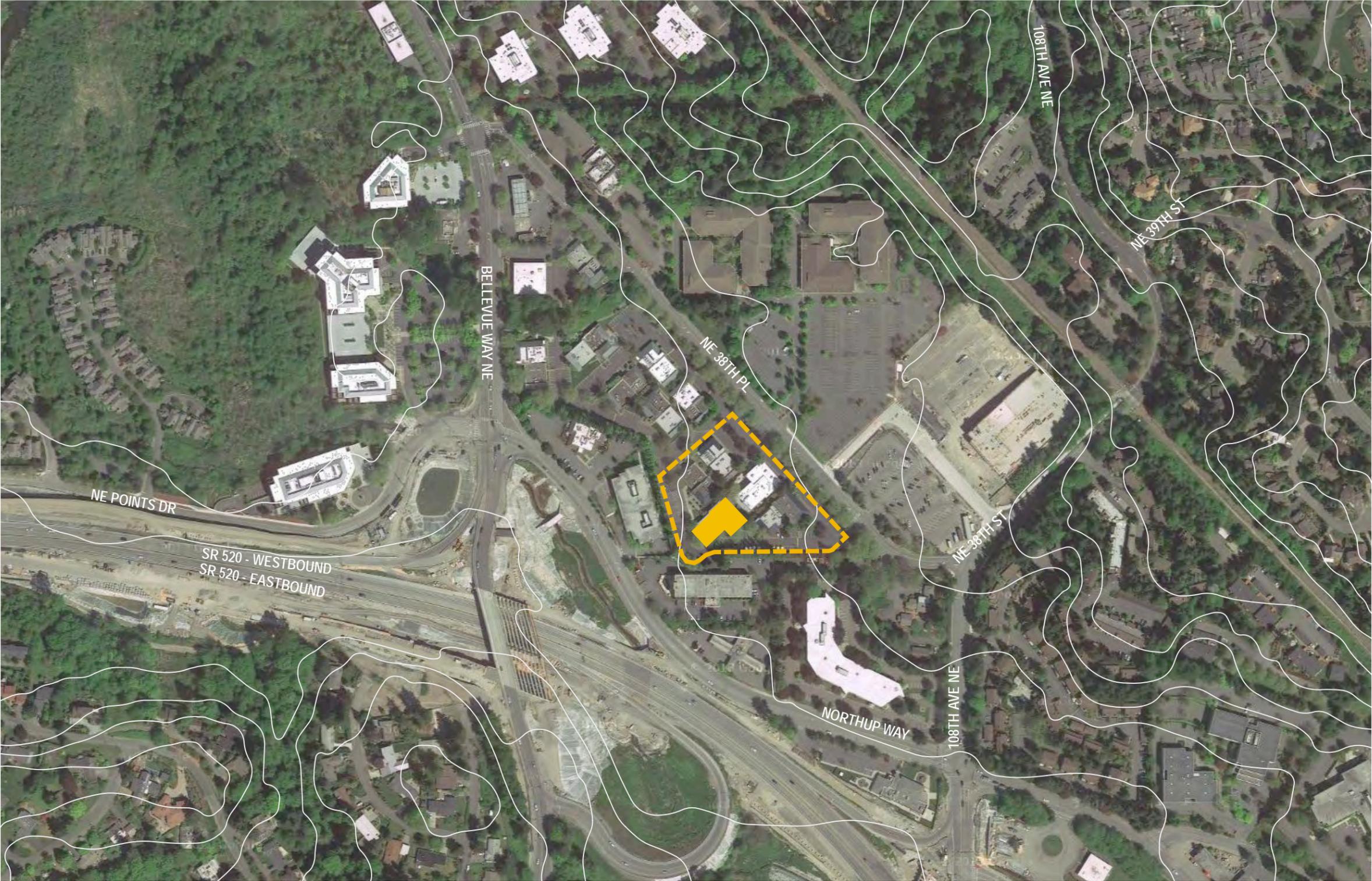
- Connect and improve the pedestrian connections within the campus system.
- Create an exterior amphitheater that links the upper Commons plaza to the new building entry, and continues as an interior amphitheater within the new building.
- Create desirable exterior spaces that offer varied places for students to hang, sit, study, relax, learn, eat, and more.



VICINITY MAP

Vicinity Context
 The Eastside Preparatory School campus is comprised of five separate buildings within the Linbrook PUD, which is central to the Yarrow Bay Business District. This area is located just southeast of Yarrow Bay, at the southern end of the Kirkland City limits, and just north of the Bellevue City limits.

Topography
 The subject property and the campus originally had a gentle sloping topography. However, when the campus was originally constructed, the approach was to grade flat areas for buildings. This results in a series of retaining walls and berms between buildings. Creating more gracious pedestrian connections between buildings is a long-term goal for the campus, and will be considered with this project.



 AERIAL PHOTOGRAPH - VICINITY CONTEXT

URBAN CONTEXT ANALYSIS

Uses

The subject property is currently occupied by a 2-story building that is part of the original suburban office park complex. The property owner has recently renovated the building to the northeast, and there are other original buildings within the Linbrook PUD. The greater Lakeview neighborhood includes a blend of commercial and residential uses. Buildings in the vicinity vary in scale and size, including single-family residential and multi-family residential subdivisions, hotel, office, low-rise commercial, and larger four-story mixed-use / park-n-ride project.

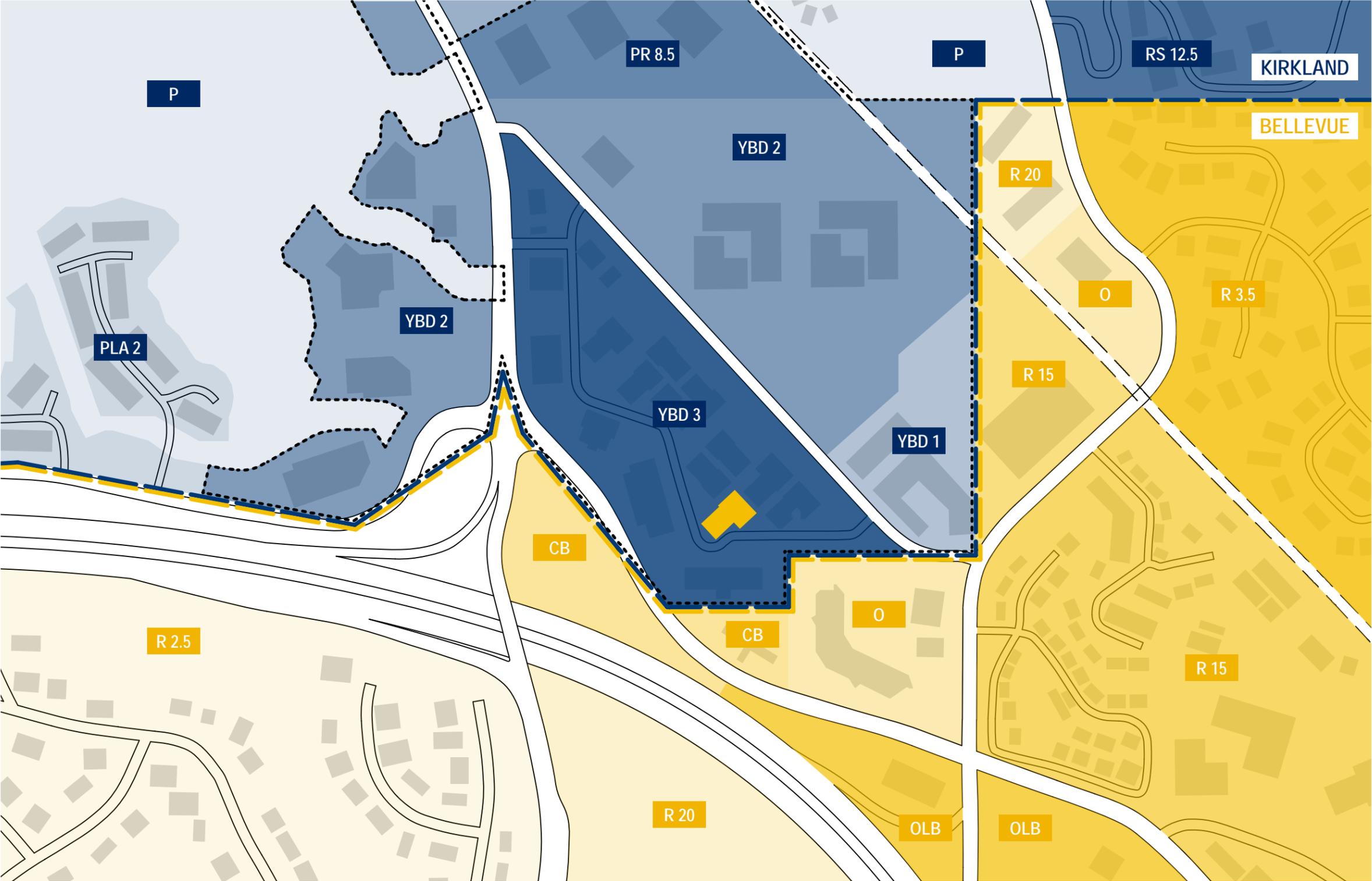
-  Eastside Prep Campus
-  Project Site
-  1 South Kirkland Park and Ride
-  2 New Transit-Oriented Development
-  3 Yarrow Wood Condominiums
-  4 Yarrow Bay Village
-  5 Yarrow Bay Office Park
-  6 Village Park Condominiums
-  7 Village Office Park
-  8 The Keg Restaurant
-  9 Anthony's Restaurant
-  10 Burgermaster Restaurant
-  11 Big Fish Grill Restaurant
-  12 La Quinta Inn
-  13 Chestnut Montessori
-  14 Cedar Crest Academy
-  15 Future Eastside Rail Corridor



FIGURE-GROUND AND VICINITY USE DIAGRAM 

ZONING ANALYSIS

Zoning
 The subject property is within the YBD 3 area of the Yarrow Bay Business District. As part of Kirkland's Lakeview Neighborhood plan, the vision for the Yarrow Bay Business District is to transform the large suburban style office park development into a more integrated, mixed-use residential and commercial district with quality architecture, site design, and identity for the district.



- ZONING LEGEND**
- Project Site
 - Kirkland Zoning**
 - P Park / Open Space
 - PLA 2 Medium Density Residential
 - PR 8.5 Office
 - RS 12.5 Low Density Residential
 - YBD 1 Transit Oriented Development
 - YBD 2 Commercial
 - YBD 3 Commercial
 - Yarrow Bay Business District
 - Bellevue Zoning**
 - R 2.5 Single Family Residential
 - R 3.5 Single Family Residential
 - R 15 Multi-Family Residential
 - R 20 Multi-Family Residential
 - CB Commercial
 - OLB Office
 - O Office

ZONING ANALYSIS DIAGRAM

ENVIRONMENTAL ANALYSIS

Solar Access

The project site is located at the southern end of the campus. It has access to sun exposure throughout the day, in all seasons, as the distance between the site and the La Quinta Hotel to the south is significant.

Vegetation

The general vicinity has an extensive tree canopy in undeveloped areas, including the Yarrow Bay Wetlands and Watershed Park. Developed areas have generally taken care to provide trees and green space.

Wind

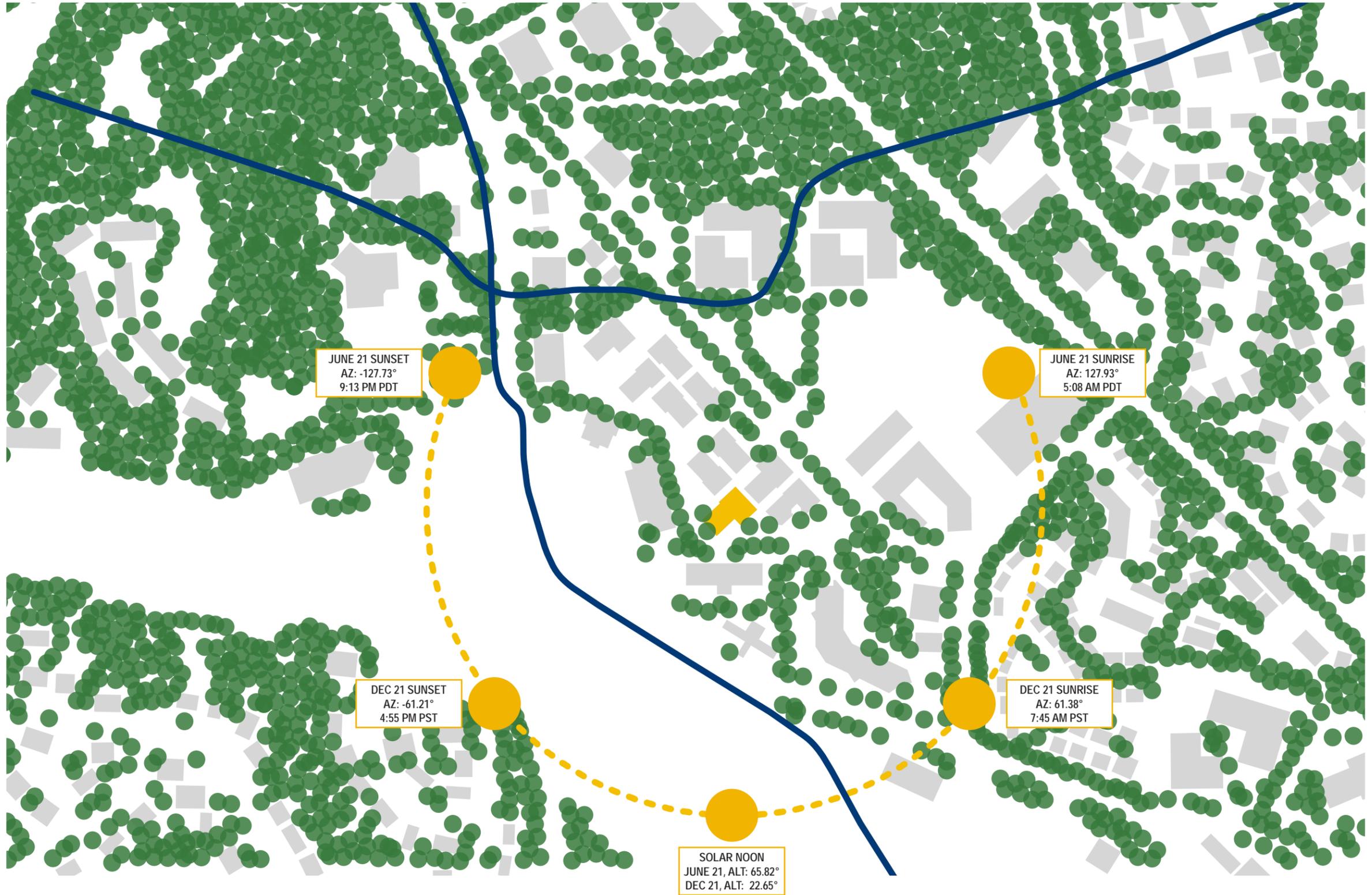
The prevailing winds during summer months are from the South, and the prevailing winds during winter months are from the northwest.

Water

Nearby ravines within the tree canopy support local streams which lead to the Watershed Drainage Basin, adjacent to the southern end of Yarrow Bay.

ENVIRONMENT LEGEND

- Project Site
- Tree Canopy / Green Space
- Stream
- Sun
- Sun Path



ENVIRONMENTAL ANALYSIS DIAGRAM

ACCESS ANALYSIS

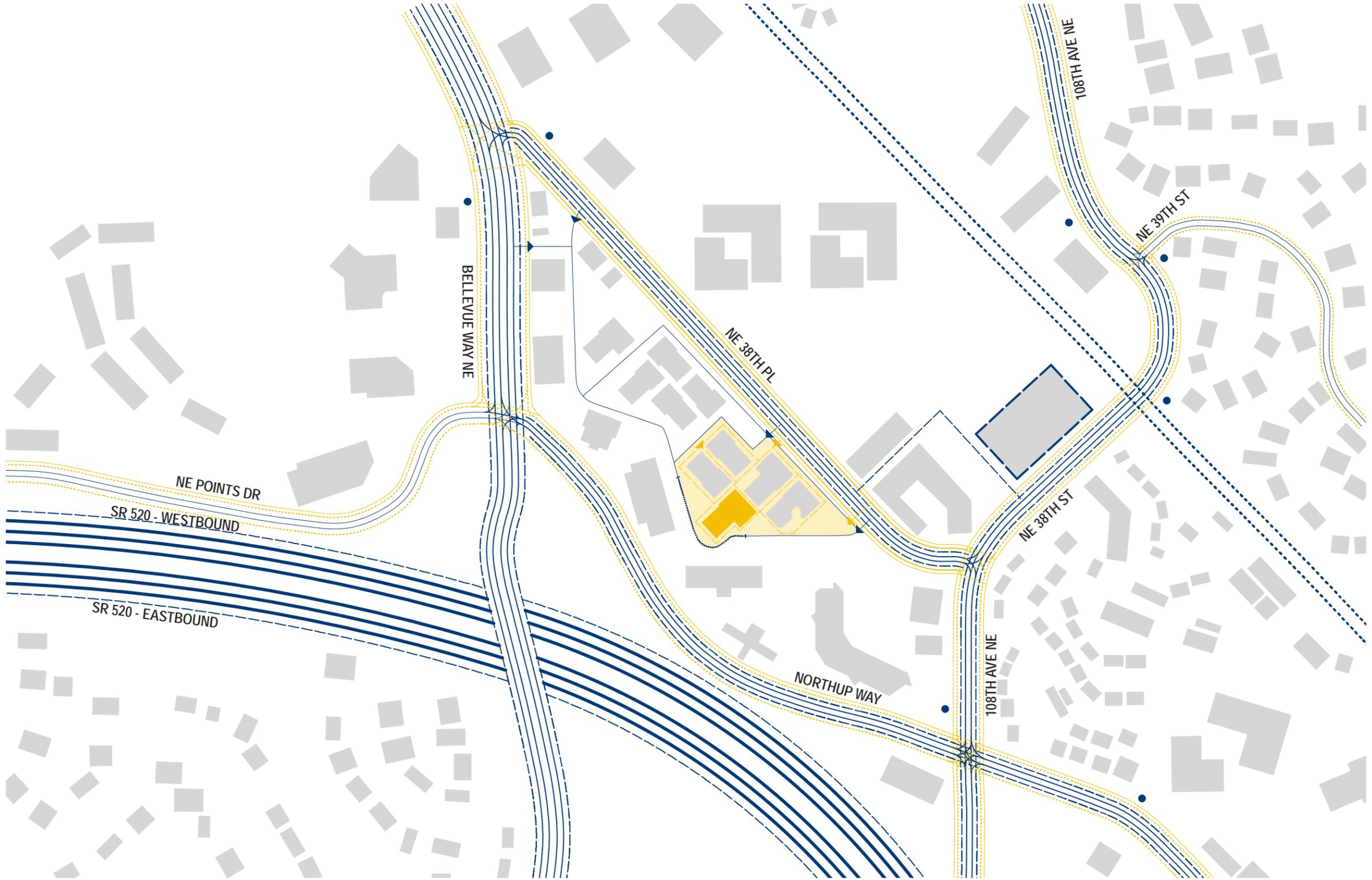
Transportation
 The Lakeview neighborhood is supported by a diversifying transportation system. While the foundation of the transportation system on the Eastside was primarily for the automobile, the metro system is expanding near the South Kirkland Park & Ride and the new Transit Oriented Development. Pedestrian and bicycle connections are integrated within the transportation system, and there are plans for access and safety expansion as part of the SR520 tolling project. Additionally, a future Eastside rail corridor is planned nearby.

The primary vehicular access points to the project site's campus are from NE 38th Place, which is accessed from Lake Washington Boulevard and NE 108th.

Pedestrian pathways exist within the campus and connect directly to the public sidewalk along NE 38th Place.

TRANSPORTATION LEGEND

- Project Site
- Pedestrian-Oriented Campus Interior
- Pedestrian Access Point
- Vehicular Access Point
- State Highway
- Arterial / Collector Street
- Fire Access Only
- Neighborhood Street
- South Kirkland Transit Center
- Metro Route
- Metro Bus Stop
- Future Eastside Rail Corridor
- Dedicated Bike Lane
- Bicycle-Friendly Street
- Existing Sidewalk
- Campus Walkway

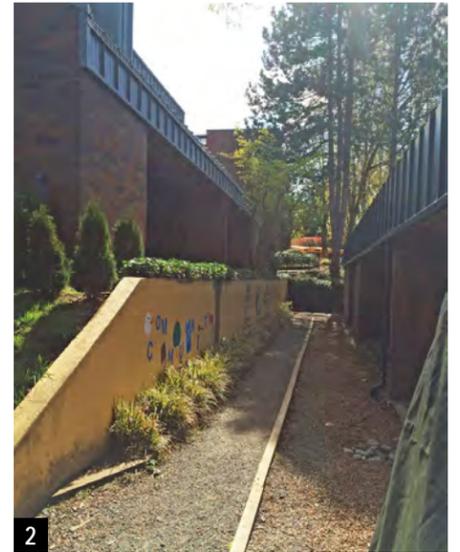


ACCESS ANALYSIS DIAGRAM

SITE / CAMPUS CONTEXT



1



2



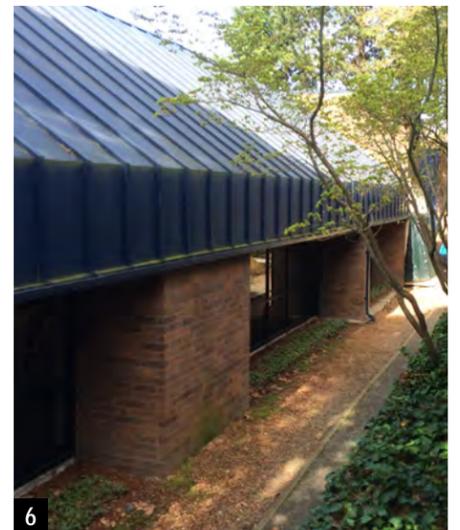
3



4

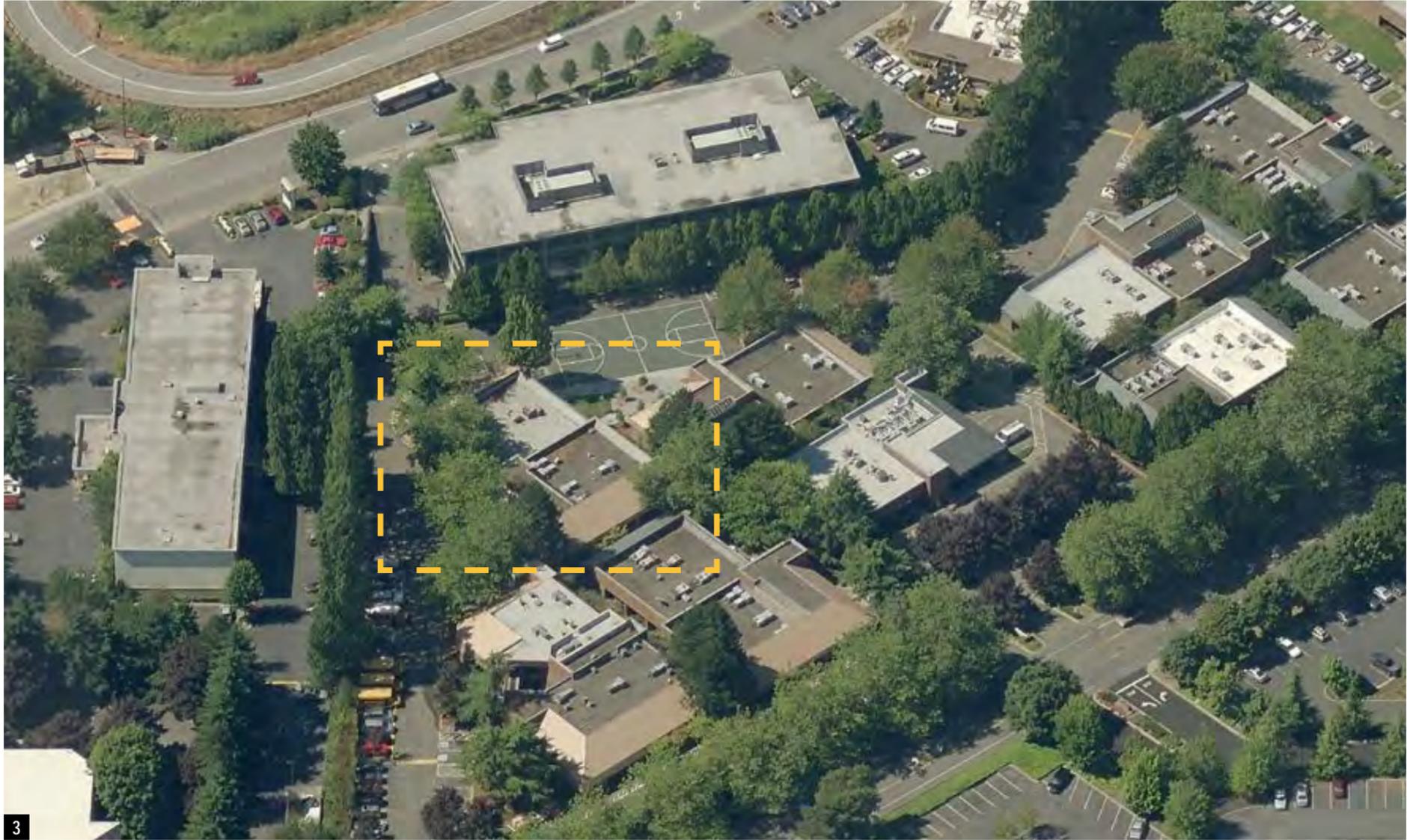


5



6

- 1 Building 15/16, northwest of project site, looking southwest
- 2 Space between Student Commons building and Project Site, looking southeast
- 3 Student Commons
- 4 Administration Building
- 5 Student Commons from Building 16
- 6 Space between Student Commons building and Project Site, looking northwest

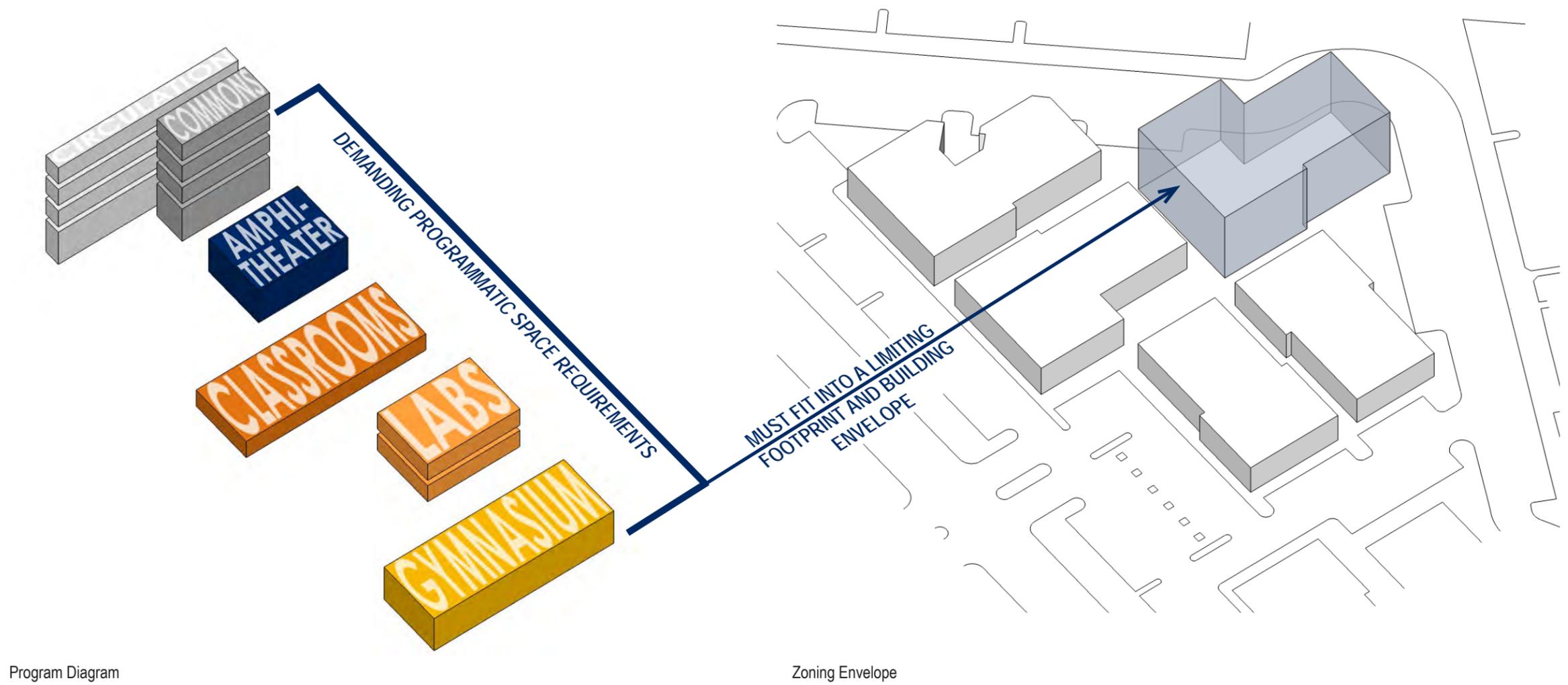


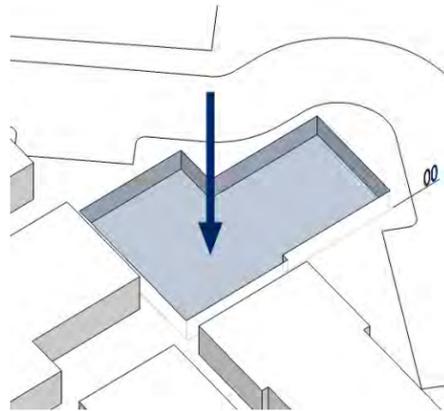
- 1 Hotel looking SW from site
- 2 View towards project site from play court
- 3 Birdseye of Campus
- 4 Student Commons
- 5 View of project site from SE parking lot
- 6 View towards play court and office building looking NW from project site

PROGRAM ORGANIZATION

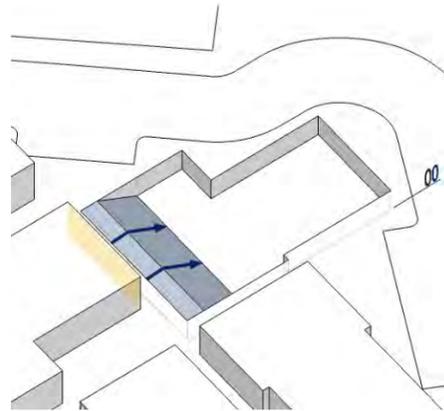
The program for this new science and gym facility includes science labs, fabrication studios, classrooms, teacher offices, open areas for independent student projects, a multi-purpose amphitheater, a high school gym and fitness center. With the school constrained by the site and unable to expand its campus, the program for this project is substantial relative to the footprint and zoning envelope of the building it will replace. In fact, it is greater than the above-ground zoning volume.

With this in mind, the design team has worked to thoughtfully distribute the program within the allowable envelope, so that it both responds to the campus and its solar orientation, creates a dynamic pedestrian environment, and creates a facility that provides an enlivened environment for learning inside and out.

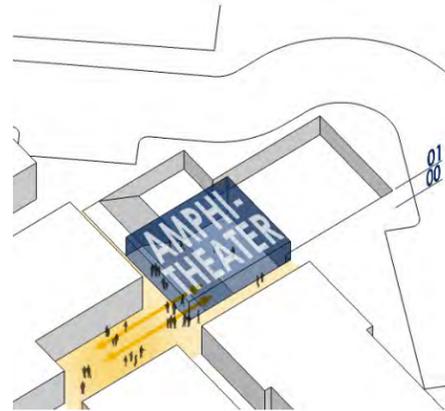




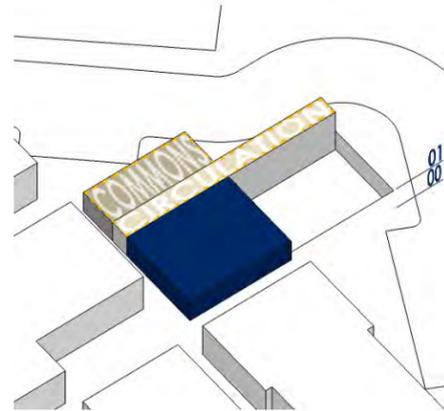
01 Excavation
Program requires the utilization of a basement level in the new building.



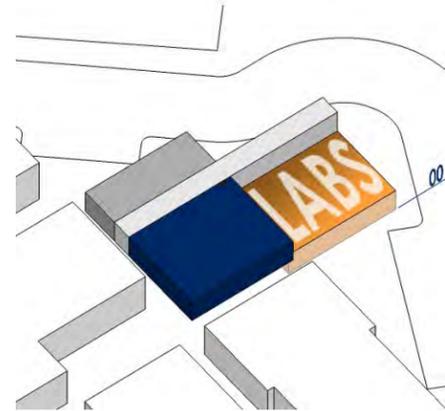
02 Constructability
Reduce the excavation along the northeast, and slope into the basement. Eliminate shoring requirement for construction.



03 Amphitheater
The amphitheater should be located at the north corner of the new building. It also functions as building entry and an active public space. Connects to existing plaza and enhances the pedestrian intersection as the heart of campus.

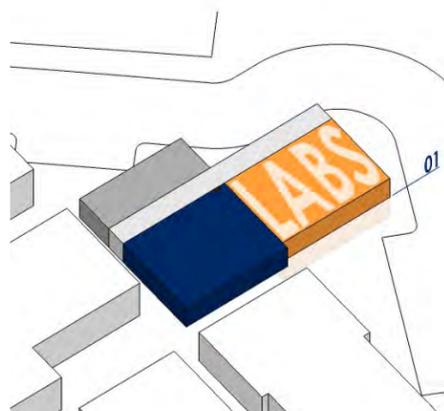


04 Commons and Circulation
The commons is an interactive social and learning space. There should be a commons at each level and it can function together with building circulation.



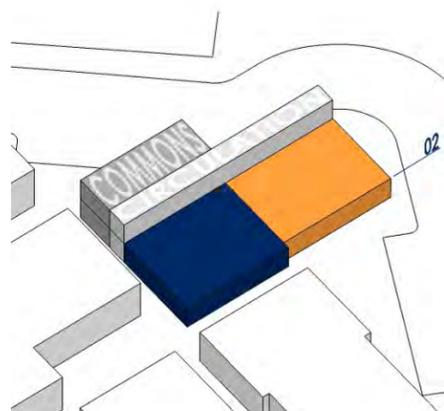
05 "Dark" Laboratories
Basement space is best utilized for lab spaces that do not require significant amount of natural light. Faculty office space is integrated.

Learning Activities:
Makers Lab - CNC, 3D printing
Physics Lab
Media Lab - Green screen, Video Production

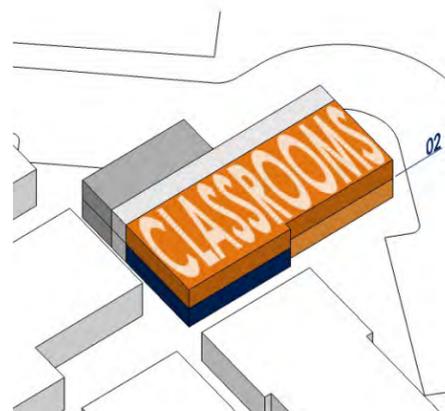


06 Science Laboratories
Science labs occur on the first level, and stack with the labs below. Placement of the science labs on the first level make access convenient for daily class schedules. Faculty office space is integrated.

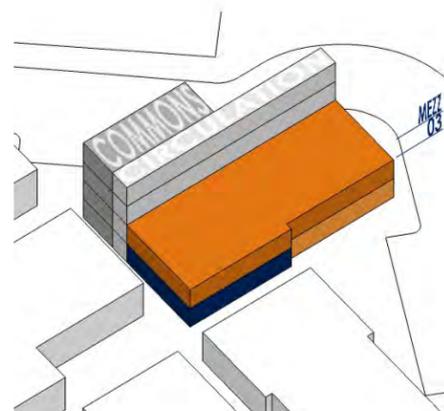
Learning Activities:
Biology Lab
Chemistry Lab



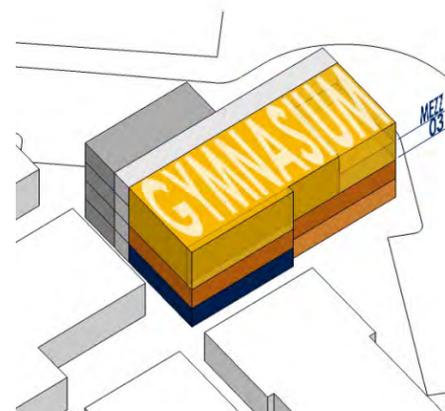
07 Commons and Circulation
The commons is an interactive social and learning space. There should be a commons at each level and it can function together with building circulation.



08 Classrooms
The second level is dedicated to classrooms. Placement of the classrooms on the second level make access convenient for daily class schedules. Faculty office space is integrated.

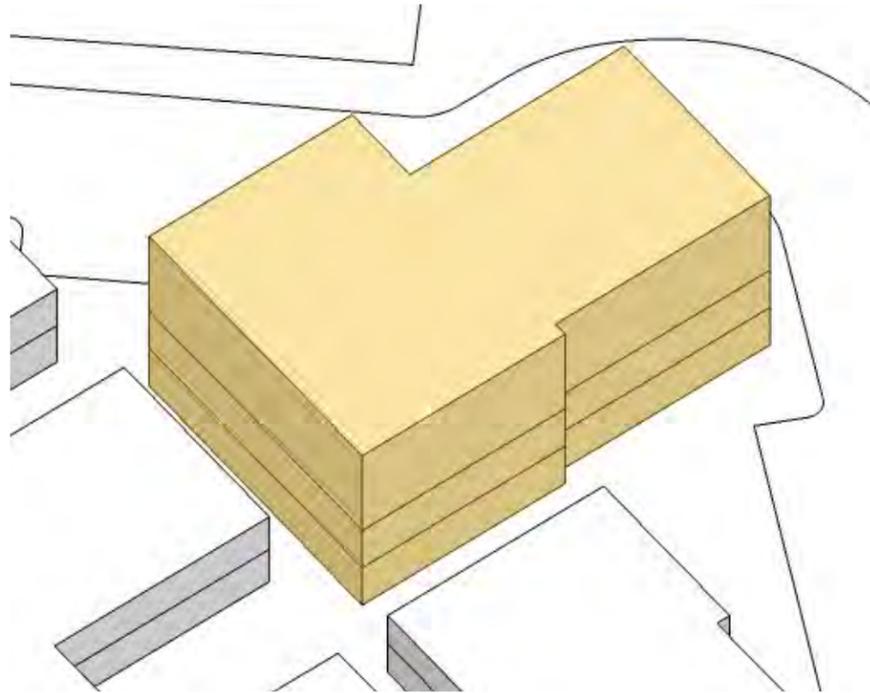


09 Commons and Circulation
The commons is an interactive social and learning space. There should be a commons at each level and it can function together with building circulation.



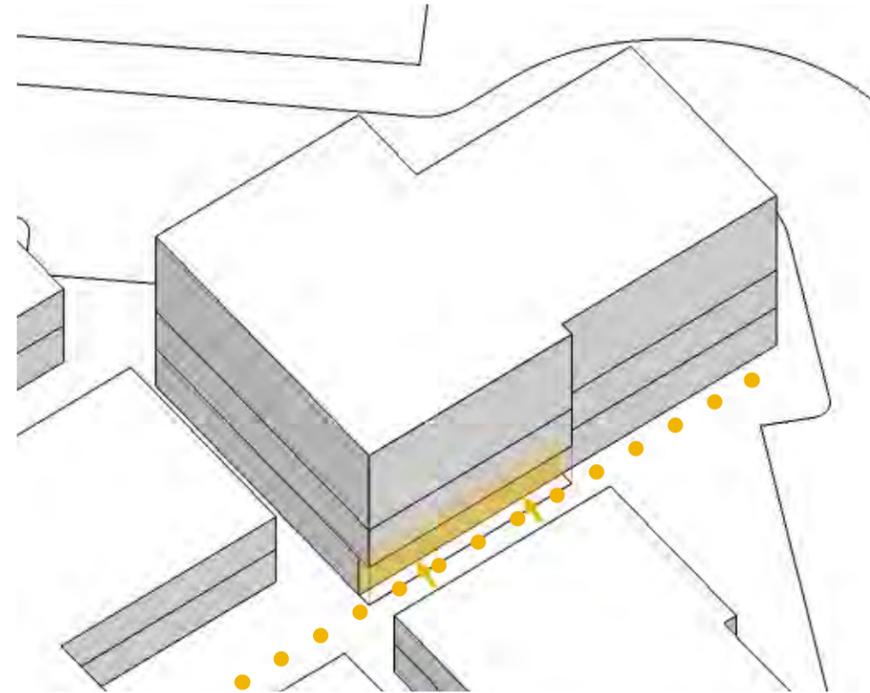
10 Gymnasium and Fitness
The gymnasium is located in the north corner of the building, on the upper level. This is the only feasible location for the gymnasium:
- Gym dimensional requirements determine the location within the building footprint.
- Structural efficiency is created by preventing excessive loads over the clear span, if the classrooms and labs were above the gym
- Frequency of activity in the gym is less than the demand for classrooms and labs

ALTERNATIVE 1 - FORMAL DEVELOPMENT



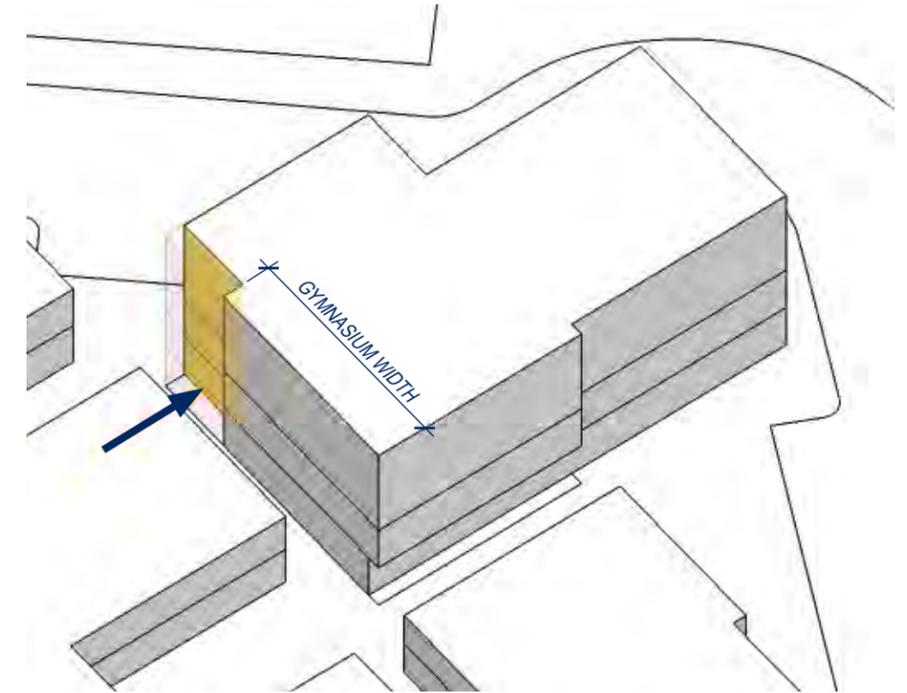
01 Zoning Envelope

Massing begins with the volume of the zoning envelope. Modifications respond directly to the limitations of the project program and the campus site characteristics.



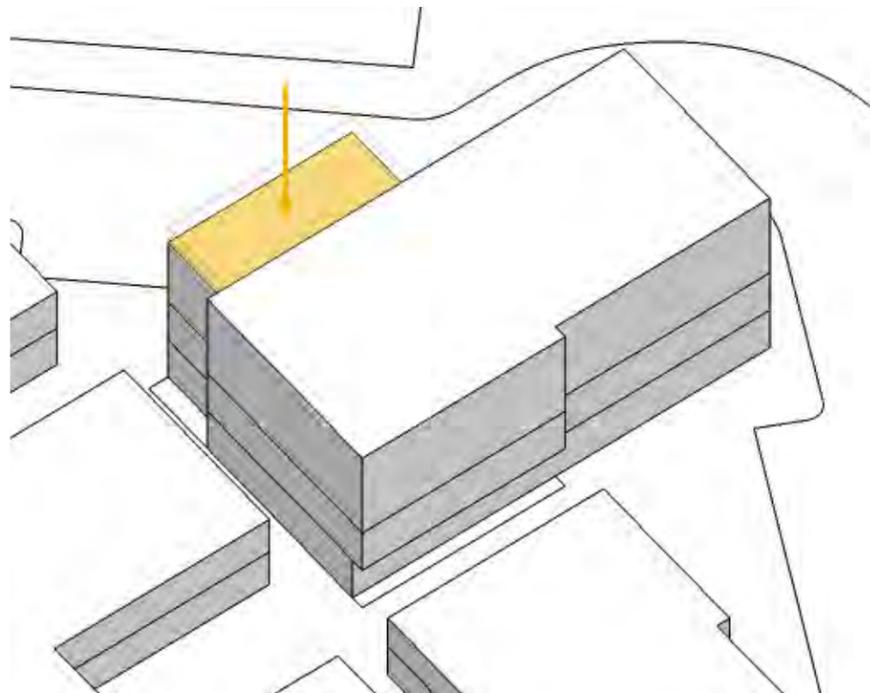
02 Campus Walkway

Massing steps back at ground level to create a generous walkway for the pedestrian-oriented campus interior.



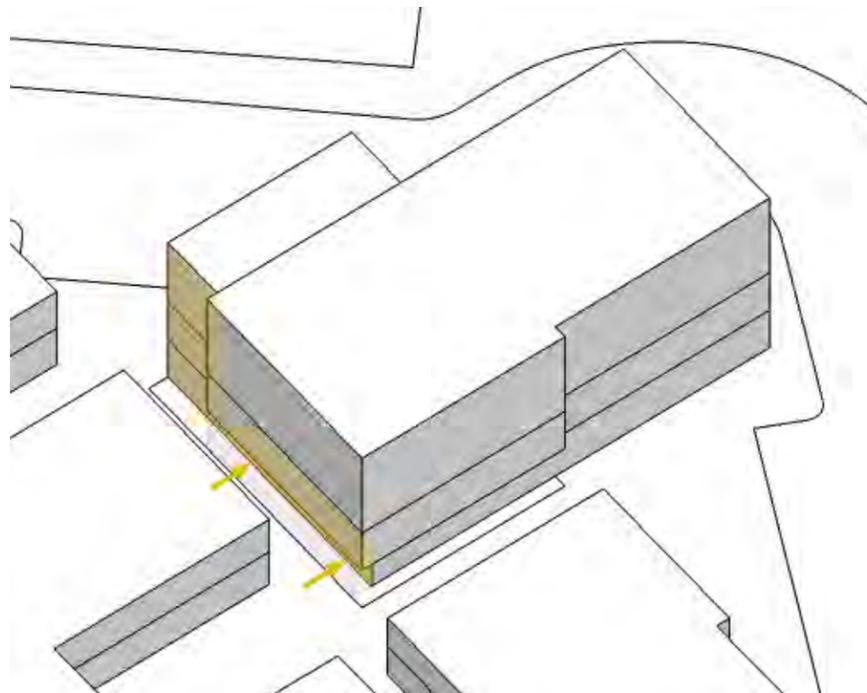
03 Step back Commons

Beyond the required width of the gymnasium, the building steps back within the Commons and Circulation.



04 Commons Height

The Commons area does not have the same height requirement as the gymnasium and is therefore lowered.



05 Building Entry

The ground level along the northeast elevation steps back to the Commons plane and creates a covered entry to the building.

ALTERNATIVE 1 - OVERVIEW

Description

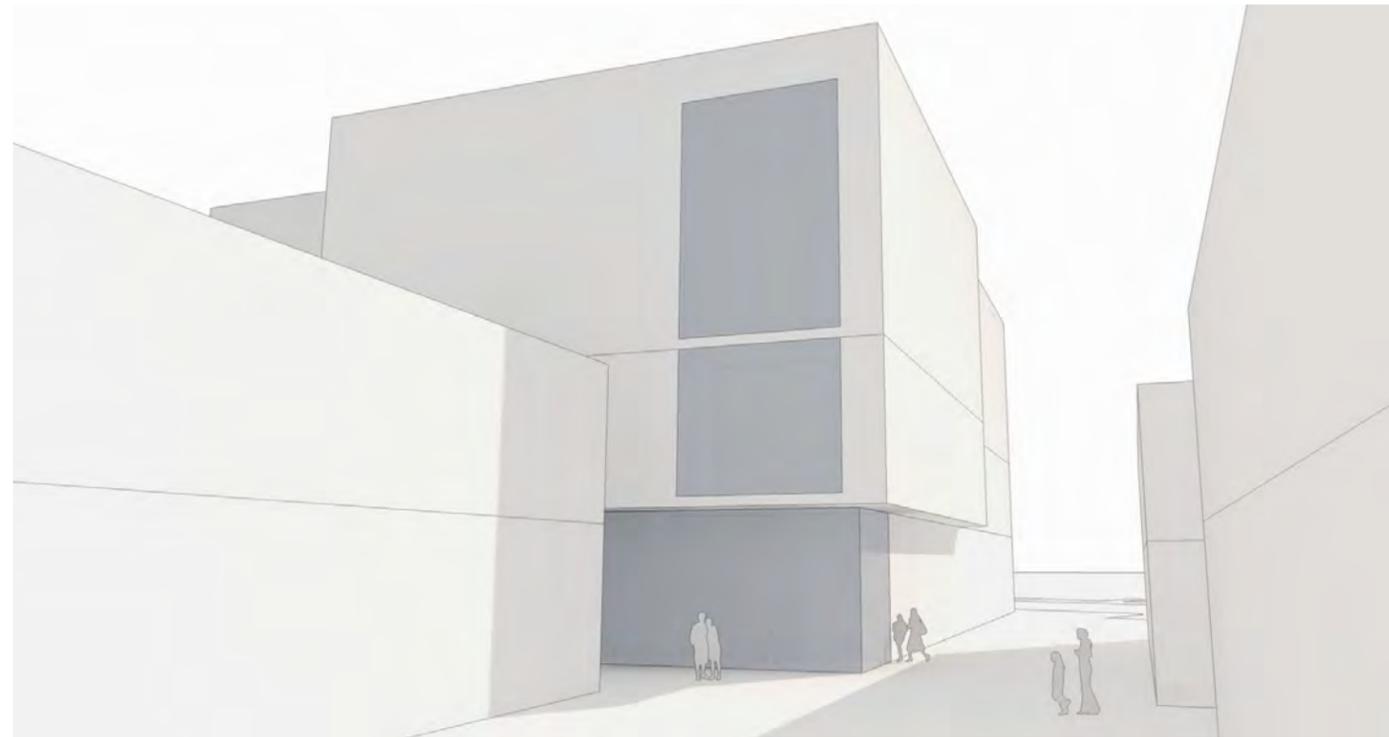
Alternative 1 makes reductions to the building volume with the zoning envelope as a starting point. The modifications are based solely on site parameters and programmatic limitations. It connects to the existing campus pathway along the northwest elevation and links to the Student Commons plaza, at the heart of campus. To create a covered building entry, the ground level along the northeast elevation is recessed.

Advantages

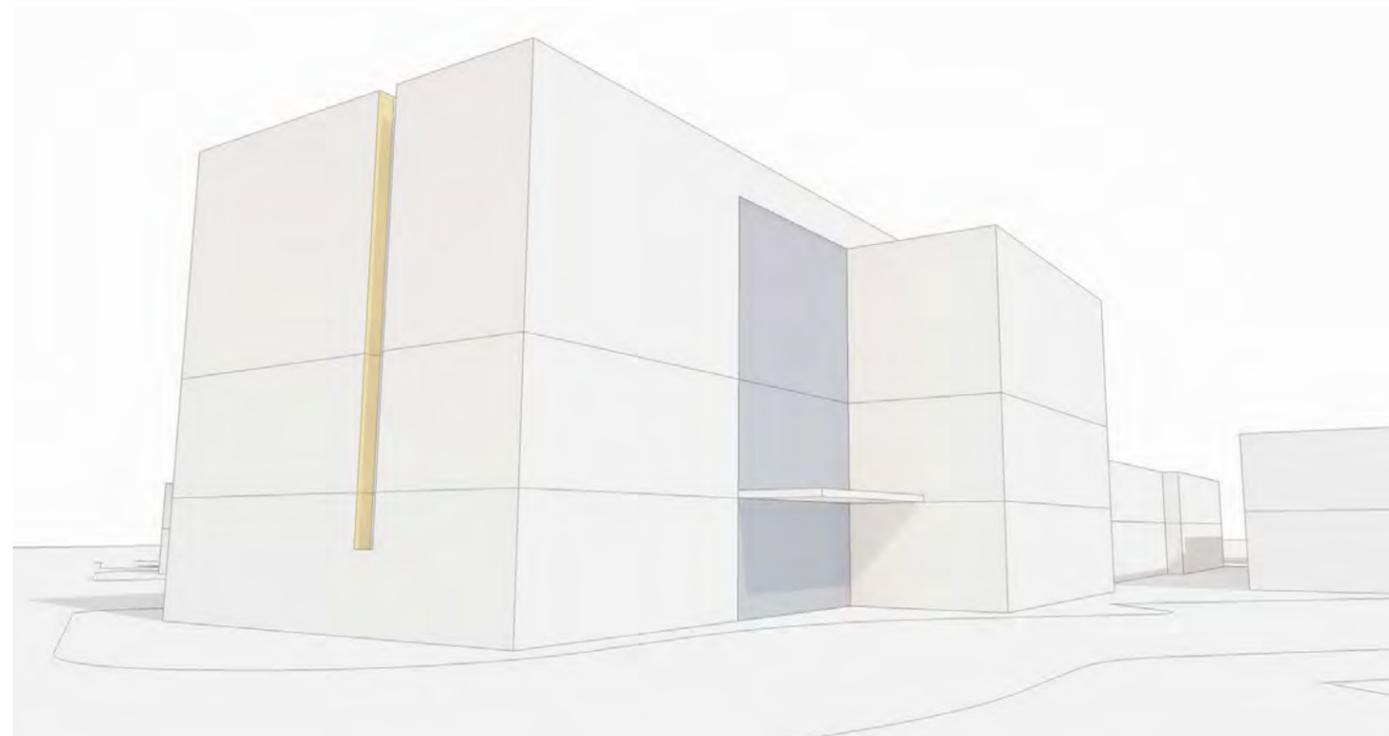
- Responds to campus walkway network
- Provides greater width at a portion of the gymnasium, although the space of limited utility.

Challenges

- Fire separation requirement creates blank wall at North building corner, facing northwest
- Separation of commons and circulation creates bulky building at southeast
- Southeast portion of building massing does not provide ideal functionality for the gym and mezzanine.

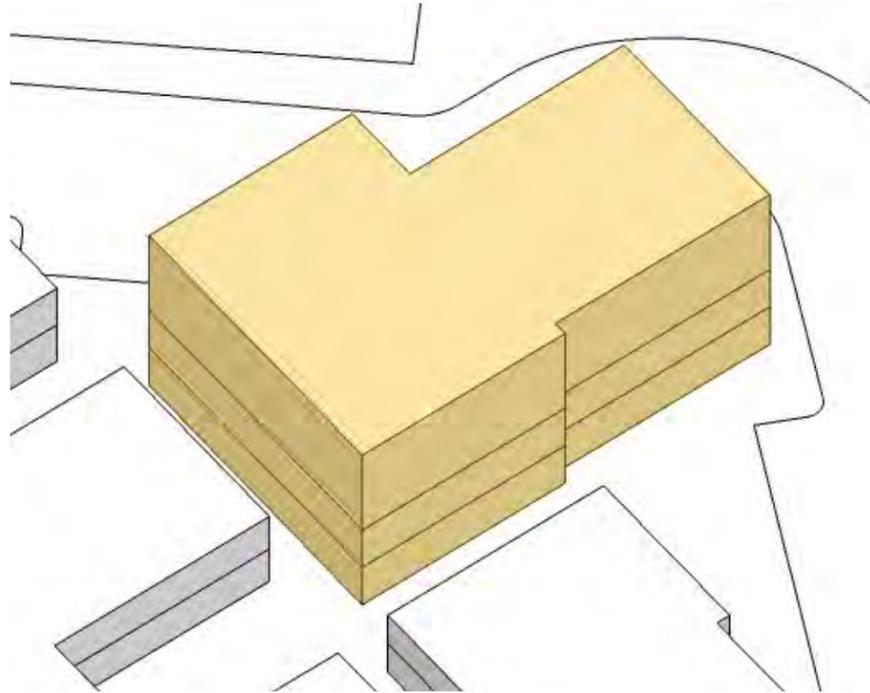


Alternative 01 Perspective View 01



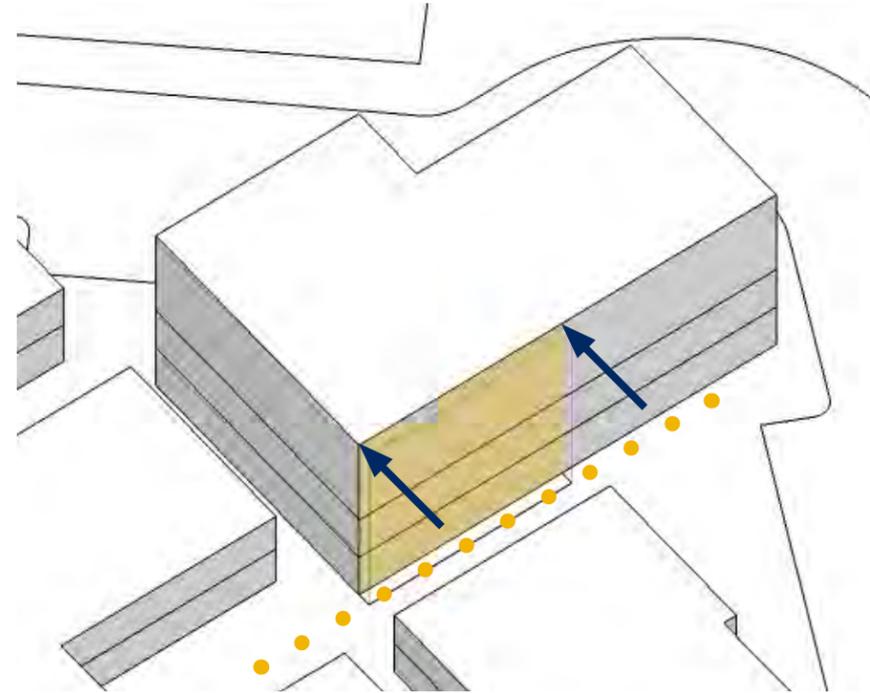
Alternative 01 Perspective View 02

ALTERNATIVE 2 - FORMAL DEVELOPMENT



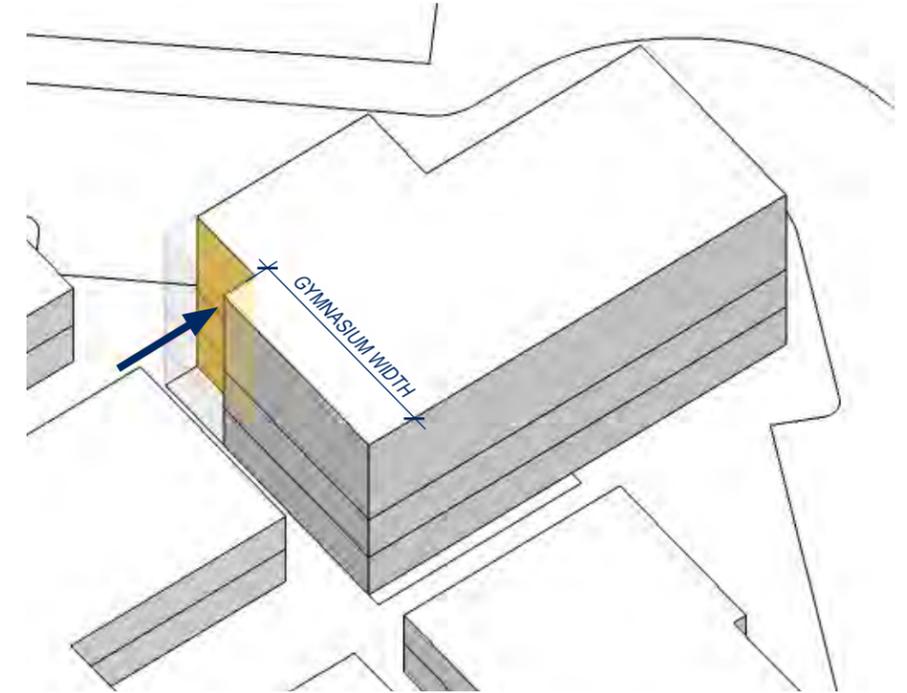
01 Zoning Envelope

Massing begins with the volume of the zoning envelope. Modifications respond directly to the limitations of the project program and the campus site characteristics.



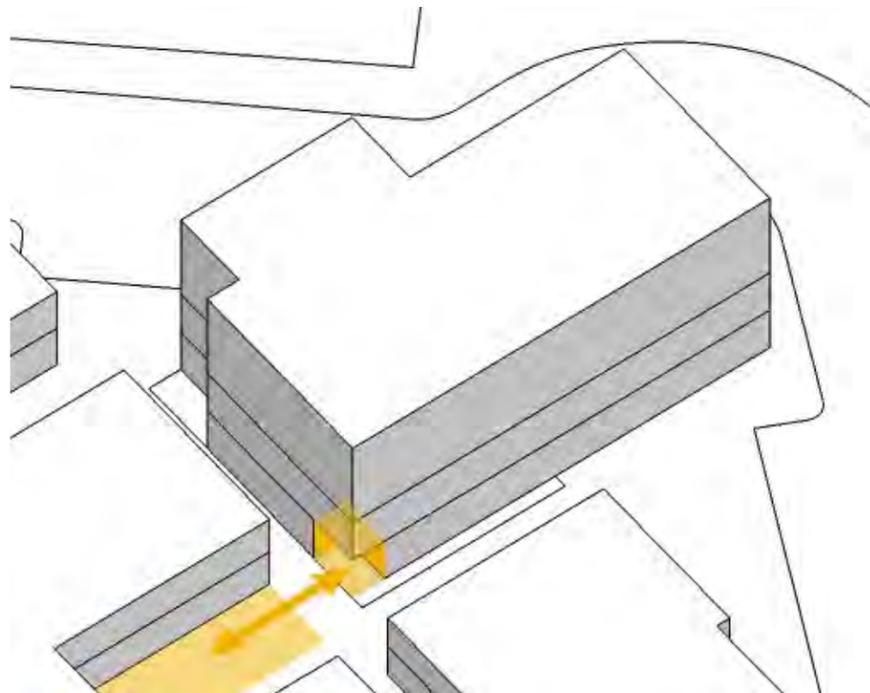
02 Campus Walkway

Massing steps back to create a generous walkway for the pedestrian-oriented campus interior. The step back also responds to fire separation code requirements, creating a distance from the adjacent building which will limit blank wall in the shaded area.



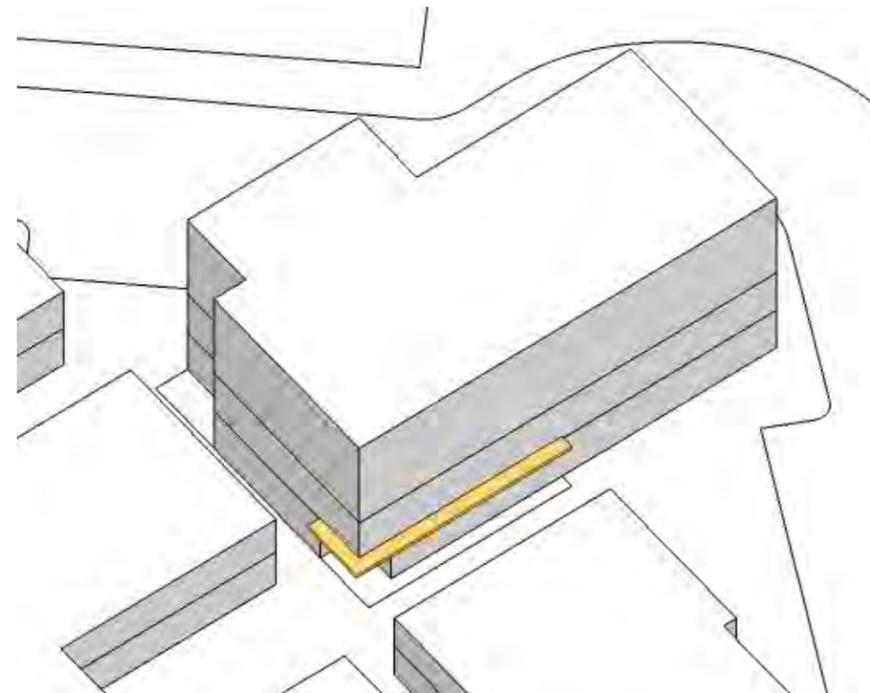
03 Step back Commons

Beyond the required width of the gymnasium, the building steps back within the Commons and Circulation.



04 Building Entry

Recess primary entrance at north building corner to create direct connection to existing Student Commons building and central plaza.



05 Covered Entry

Provide an awning element to create weather protection for the building entry.

ALTERNATIVE 2 - OVERVIEW

Description

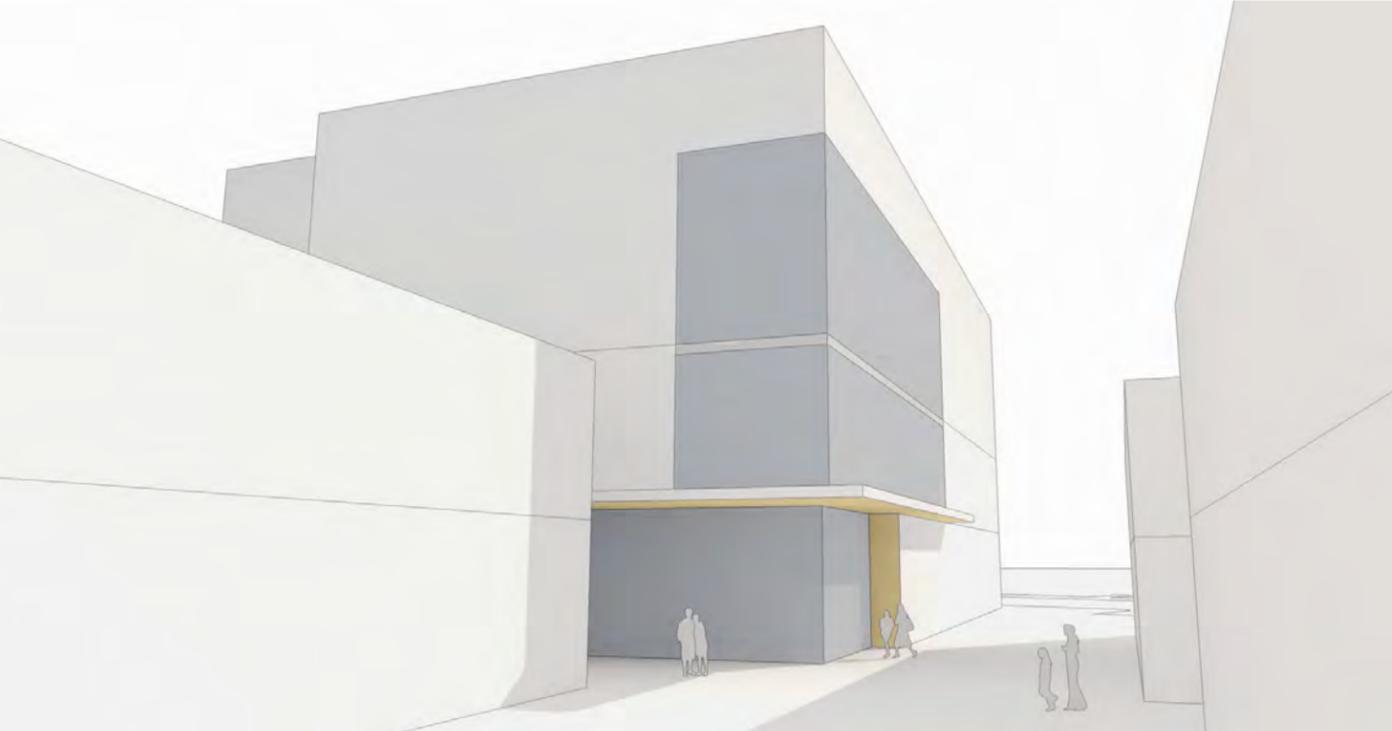
Alternative 2 also makes reductions to the building volume with the zoning envelope as a starting point. The modifications are based on site parameters and programmatic limitations. It connects to the existing campus pathway along the northwest elevation and links to the Student Commons plaza, at the heart of campus. An awning element defines the building entry at the north corner of the building and creates more weather protection at the entry.

Advantages

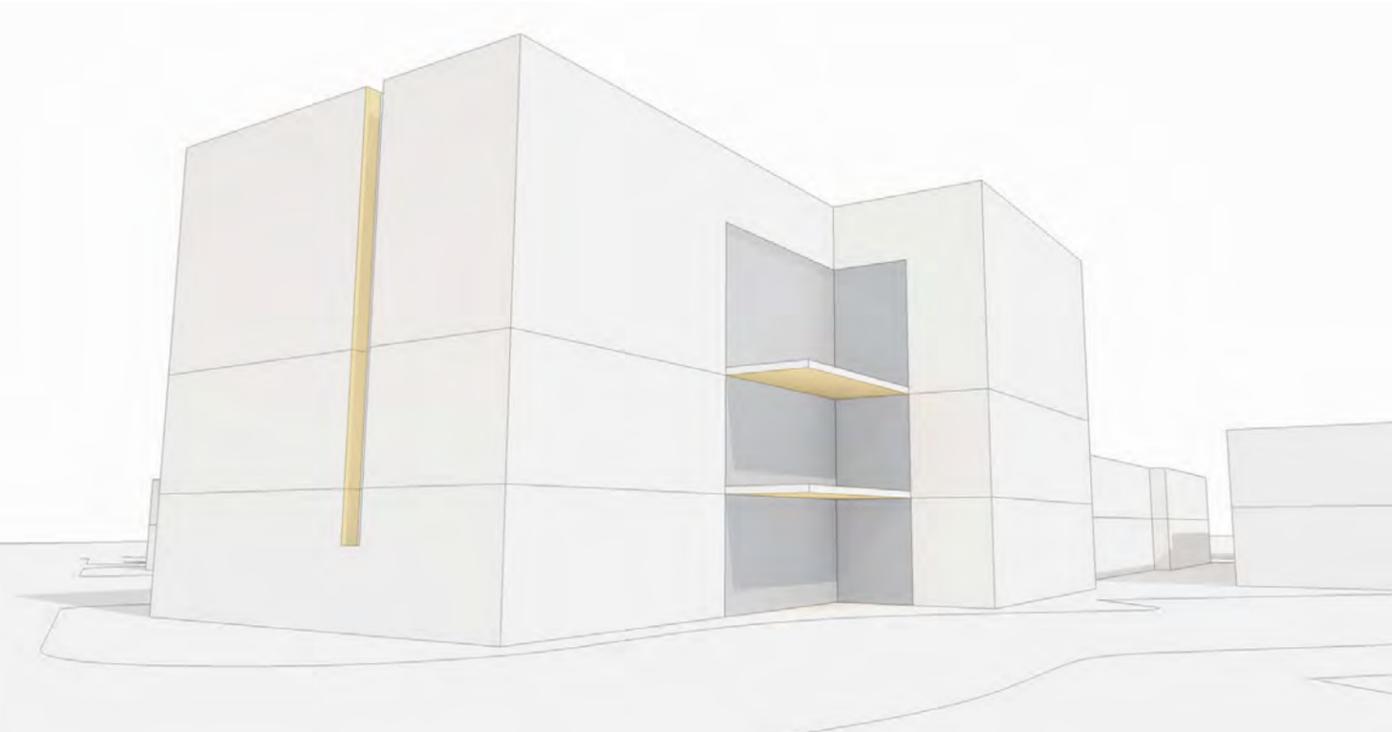
- Responds to campus walkway network
- Fire separation issue is alleviated and allows greater glazing at the NE corner of the building
- Efficient construction with undifferentiated roof heights.

Challenges

- Southeast portion of building massing does not provide ideal functionality for the gym and mezzanine.
- The height, bulk and scale of building as seen from the southeast is less differentiated.
- Continuous parapet results in less differentiation in the massing.

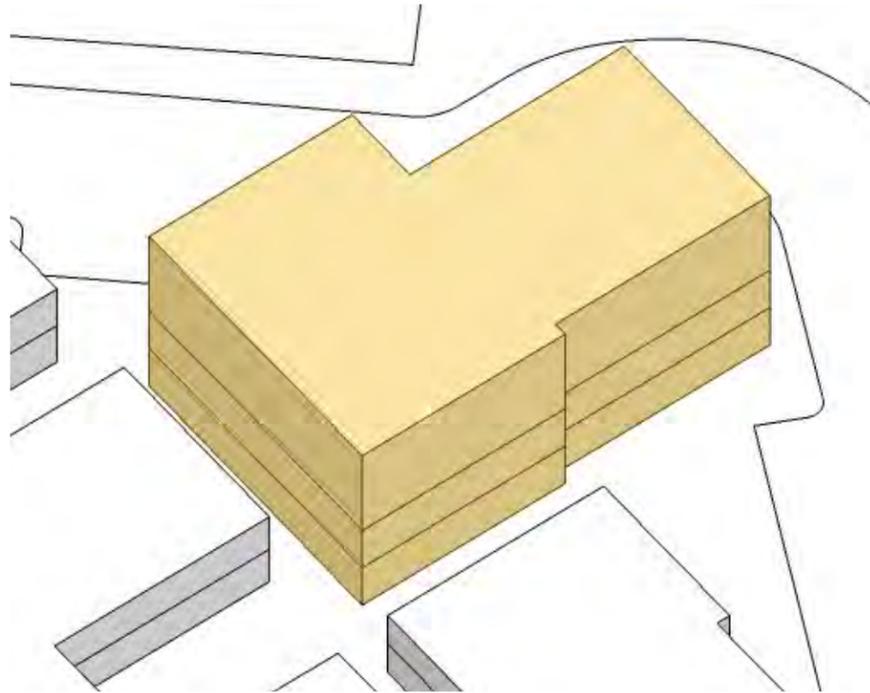


Alternative 02 Perspective View 01



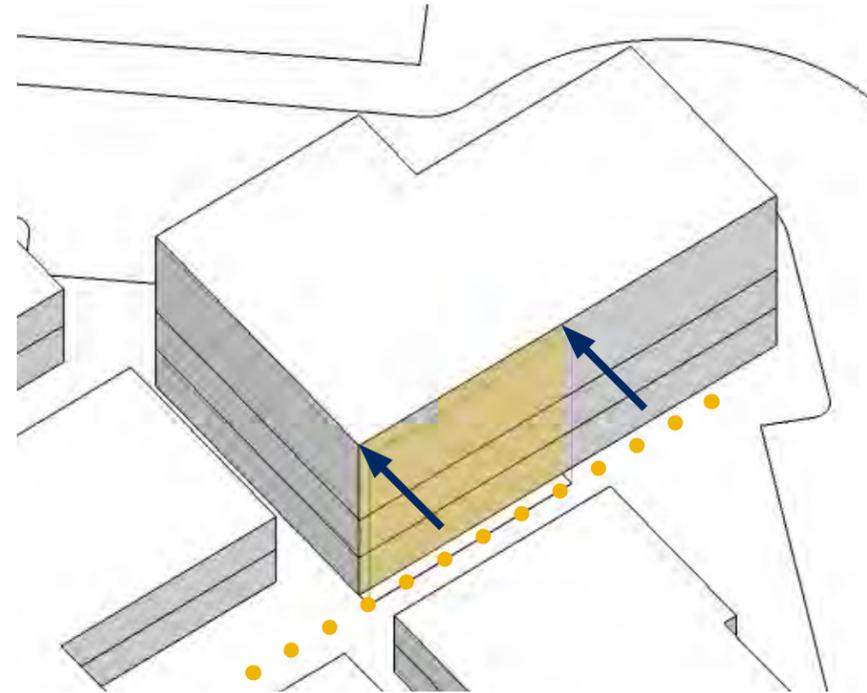
Alternative 02 Perspective View 02

ALTERNATIVE 3 - FORMAL DEVELOPMENT



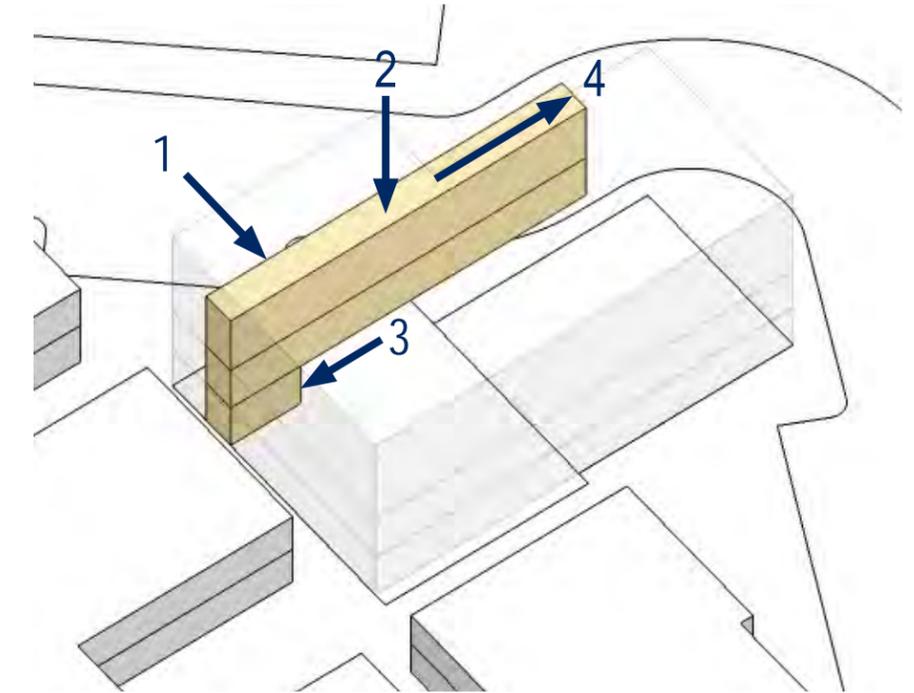
01 Zoning Envelope

Massing begins with the volume of the zoning envelope. Modifications respond directly to the limitations of the project program and the campus site characteristics.



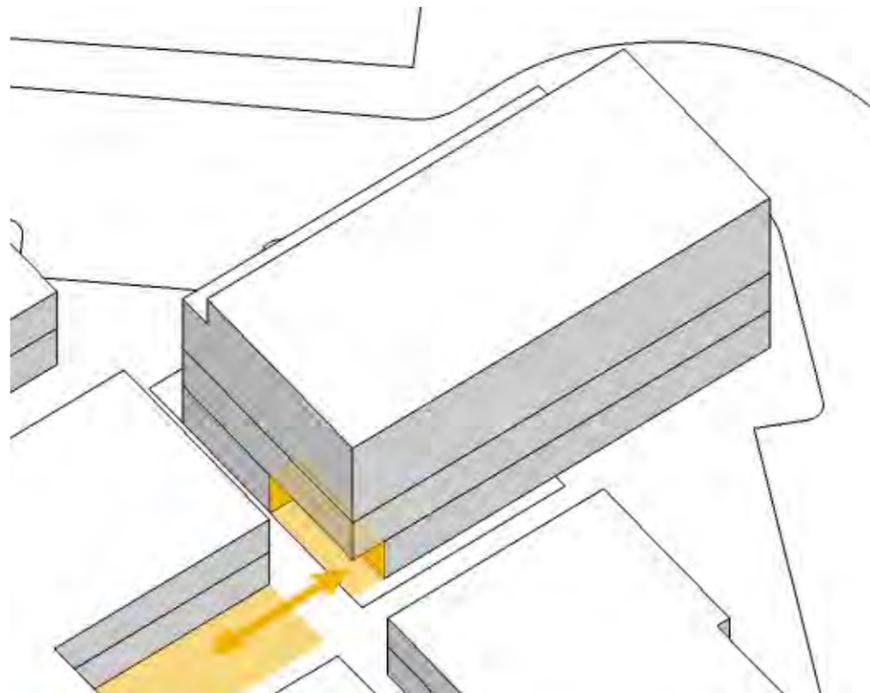
02 Campus Walkway

Massing steps back to create a generous walkway for the pedestrian-oriented campus interior. The step back also responds to fire separation code requirements, creating a distance from the adjacent building which will limit blank wall in the shaded area.



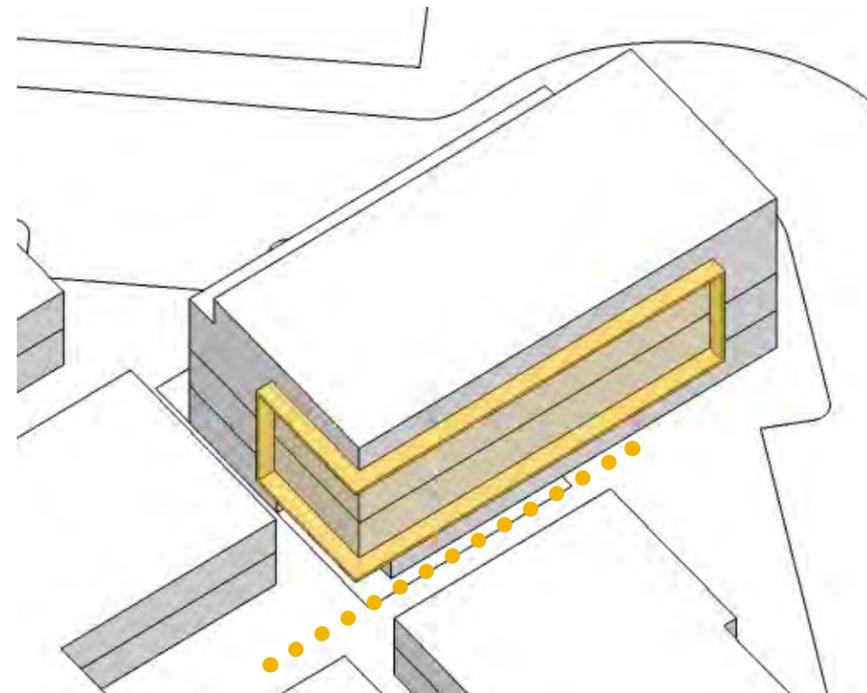
03 Reduced Circulation/Commons

1 Reduce area requirement for Commons.
2 Lower height of Circulation/Commons bar.
3 Restrict footprint to vertical circulation and create exterior terrace at ground level.
4 Extend length of Commons at classrooms, gymnasium, and mezzanine.



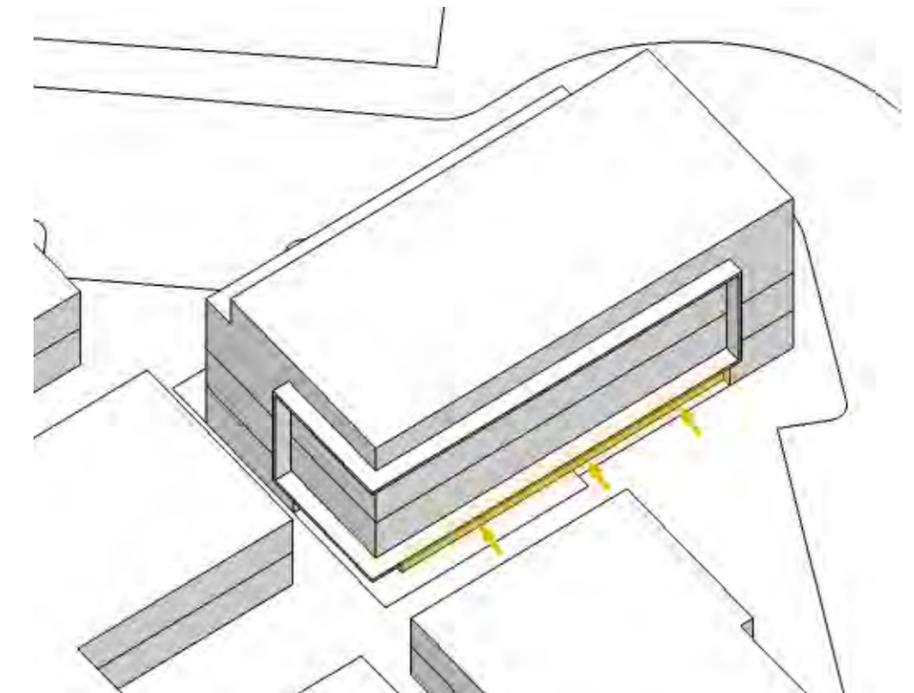
04 Building Entry

Recess primary entrance at north building corner to create direct connection to existing Student Commons building and central plaza.



05 Covered Walkway/Building Scale

Provide a continuous awning element to create weather protection for the walkway. Awning element visually reduces the perceived height of the building and divides the facade into separate sections.



06 Recessed Ground Level

Ground level steps back to create a wider covered pedestrian walkway along the building facade within the campus interior.

ALTERNATIVE 3 - OVERVIEW

Description

Alternative 3 also makes reductions to the building volume with the zoning envelope as a starting point. The modifications are based on site parameters, programmatic limitations, utilization of basement space, and creative integration of program. It connects to the existing campus pathway along the northwest elevation and links to the Student Commons plaza, at the heart of campus. A secondary plaza is incorporated and physically connects between interior and exterior of the new building. A continuous awning element defines the weather protected building entry and walkway, and also visually reduces the vertical scale of the building.

Advantages

- Responds to and enlivens campus walkway network
- Integration of commons and circulation reduces bulk at southeast and creates additional social and learning opportunities for the students
- Continuous awning element increases pedestrian weather protection for students
- Continuous awning element visually reduces the vertical scale of the building
- Southeast façade is reduced in height, bulk and scale, provides covered entry and outdoor plaza, as well as sun protection.
- Increased transparency along pathway from commons provides improved daylight for classrooms and gym.

Challenges

- Potentially less structurally efficient along southeast façade
- Potential added costs of construction in the construction inefficiency.



Alternative 03 Perspective View 01



Alternative 03 Perspective View 02



Legend

- City Limits
- Grid
- Cross Kirkland Corridor
- Regional Rail Corridor
- Streets
- Parcels
- Lakes
- Parks
- Schools
- Overlay Zones
- Planned Unit Development

City Zoning

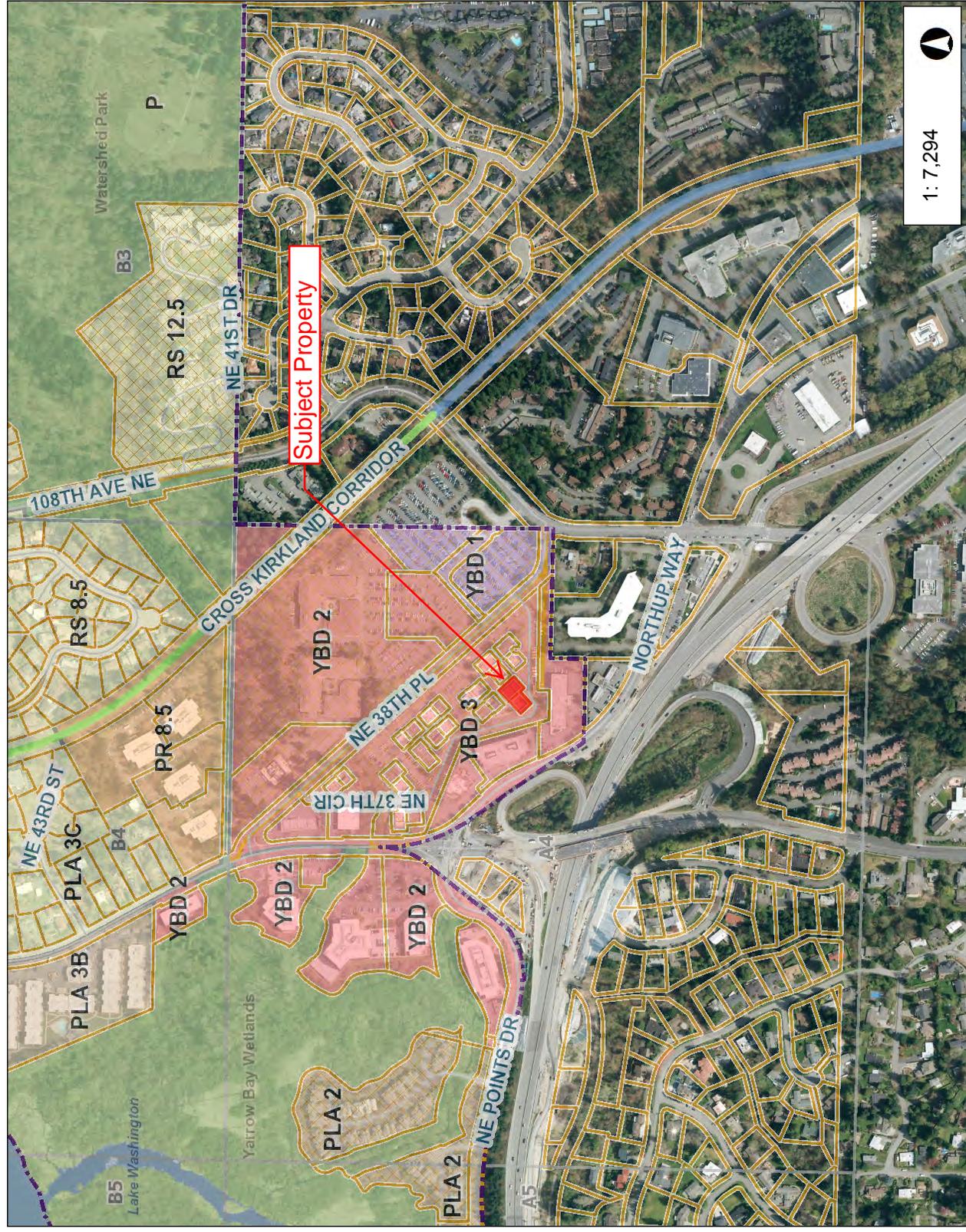
- Commercial
- Industrial
- Transit Oriented Development
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space

Overlay Zones

- (EQ)
- (HL)
- (HP)

Notes

ZONING MAP



1: 7,294

0.2 0 0.12 0.2 Miles

Produced by the City of Kirkland. © 2014 City of Kirkland, all rights reserved.
 No warranties of any sort, including but not limited to accuracy, fitness, or merchantability, accompany this product.

56.15 User Guide – YBD 2 and YBD 3 zones.

The charts in KZC [56.20](#) contain the basic zoning regulations that apply in each YBD 2 and YBD 3 zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

<p>Section 56.18</p>	<p>Section 56.18 – GENERAL REGULATIONS</p>
	<p>The following regulations apply to all uses in this zone unless otherwise noted:</p> <ol style="list-style-type: none"> 1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property. 2. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in the YBD 2 and YBD 3 zones are allowed: <ol style="list-style-type: none"> a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapets around the perimeter of the structure shall not exceed two feet. b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.
	<ol style="list-style-type: none"> 3. A City entry or gateway feature shall be designed and installed on the subject property adjacent to Lake Washington Boulevard between the southern City limit line and NE 38th Place pursuant to the standards in KZC 110.60. The specific location and design of the gateway shall be evaluated with the Design Review Process.
	<ol style="list-style-type: none"> 4. Driveways onto Lake Washington Boulevard, NE 38th Place and Northup Way shall be limited to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible (does not apply to Public Park uses). The Public Works Official shall approve the number, location and design of all driveways.
	<ol style="list-style-type: none"> 5. The minimum ground floor story height shall be 13 feet for retail establishments selling goods or services including banking and financial services, restaurant and tavern, or office.
	<ol style="list-style-type: none"> 6. The upper story setback for all floors above the second story within 40 feet of the property line abutting NE 38th Place shall average 15 feet. For the purpose of this regulation, the term "setback" shall refer to the horizontal distance between the property line and any exterior wall abutting the street prior to any potential right-of-way dedication. The required upper story setbacks for all floors above the second story shall be calculated as Total Upper Story Setback Area, as shown on Plate 35.
	<ol style="list-style-type: none"> 7. Developments in parts of this zone may be limited by Chapter 83 or 90 KZC, regarding development near streams, lakes, and wetlands.
	<ol style="list-style-type: none"> 8. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24.

Section 56.20



USE ZONE CHART

Section 56.20		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		USE REGULATIONS ↕	Required Review Process	MINIMUMS			MAXIMUMS			Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)
Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure							
			Front			Side	Rear					
.010	Vehicle Service Station	D.R., Chapter 142 KZC	2,250 sq. ft.	40'	15' on each side. See also Spec. Reg. 3.	15'	80%	In YBD 2, 55' above average building elevation. In YBD 3, 60' above average building elevation.	A	E	See KZC 105.25.	1. The following uses and activities are prohibited: a. The outdoor storage, sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers. 2. There may not be more than two vehicle service stations at any intersection. This use is only allowed if the subject property abuts Lake Washington Boulevard or Northup Way. 3. Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.
.020	Restaurant or Tavern		None	0' adjacent to NE 38th Place and Northup Way.	0'	0'			C		1 per each 100 sq. ft. of gross floor area.	1. The following uses and activities are prohibited: a. Drive-in or drive-through facilities. 2. The gross floor area of individual retail establishments may not exceed 15,000 square feet except within a mixed use development in which the floor area of other uses exceeds the floor area of retail establishments.
.030	Office Use									D	If medical, dental or veterinary office, then one per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audibly off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

Section 56.20

USE ZONE CHART

Zone
YBD 2,
YBD 3



Section 56.20		DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS									
		Required Review Process	MINIMUMS			MAXIMUMS			Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)
Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure							
Front	Side	Rear			None	80%	In YBD 2, 55' above average building elevation. In YBD 3, 60' above average building elevation.	C	E	1 per each room. See also Spec. Reg. 2. 1 per each 300 sq. ft. of gross floor area.	1. May include ancillary meeting and convention facilities. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis. 2. The following uses and activities are prohibited: <ol style="list-style-type: none"> The outdoor storage, sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers. Vehicle repair. Retail establishment providing storage services. Storage and operation of heavy equipment, except delivery vehicles associated with retail uses. Storage of parts unless conducted entirely within an enclosed structure. Drive-in or drive-through facilities. 3. The gross floor area of individual retail establishments may not exceed 15,000 square feet except within a mixed use development in which the floor area of other uses exceeds the floor area of retail establishments. <ol style="list-style-type: none"> A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: <ol style="list-style-type: none"> The seating and associated circulation area do not exceed more than 10 percent of the gross floor area of the use; and It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.040 Hotel or Motel		D.R., Chapter 142 KZC									
.050 A Retail Establishment other than those specifically listed, limited, or prohibited in the zone, selling goods, or providing services including banking and related financial services		D.R., Chapter 142 KZC			0'	0'	0'	C <td>E</td> <td>1 per each room. See also Spec. Reg. 2. 1 per each 300 sq. ft. of gross floor area.</td> <td> 1. May include ancillary meeting and convention facilities. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis. 2. The following uses and activities are prohibited: <ol style="list-style-type: none"> The outdoor storage, sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers. Vehicle repair. Retail establishment providing storage services. Storage and operation of heavy equipment, except delivery vehicles associated with retail uses. Storage of parts unless conducted entirely within an enclosed structure. Drive-in or drive-through facilities. 3. The gross floor area of individual retail establishments may not exceed 15,000 square feet except within a mixed use development in which the floor area of other uses exceeds the floor area of retail establishments. <ol style="list-style-type: none"> A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: <ol style="list-style-type: none"> The seating and associated circulation area do not exceed more than 10 percent of the gross floor area of the use; and It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. </td>	E	1 per each room. See also Spec. Reg. 2. 1 per each 300 sq. ft. of gross floor area.	1. May include ancillary meeting and convention facilities. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis. 2. The following uses and activities are prohibited: <ol style="list-style-type: none"> The outdoor storage, sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers. Vehicle repair. Retail establishment providing storage services. Storage and operation of heavy equipment, except delivery vehicles associated with retail uses. Storage of parts unless conducted entirely within an enclosed structure. Drive-in or drive-through facilities. 3. The gross floor area of individual retail establishments may not exceed 15,000 square feet except within a mixed use development in which the floor area of other uses exceeds the floor area of retail establishments. <ol style="list-style-type: none"> A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: <ol style="list-style-type: none"> The seating and associated circulation area do not exceed more than 10 percent of the gross floor area of the use; and It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.060 Stacked Dwelling Units		D.R., Chapter 142 KZC			0'	0'	0'	D	A	1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.070 Assisted Living Facility, Convalescent Center or Nursing Home		D.R., Chapter 142 KZC			0'	0'	0'	C	A	Independent unit: 1.7 per unit. Assisted living unit: 1 per unit. Convalescent center or nursing home: 1 per each bed.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents the required review process shall be the least intensive process between the two uses.

Section 56.20

USE ZONE CHART



Section 56.20		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)
		USE	REGULATIONS	Lot Size	REQUIRED YARD (See Ch. 115)	Lot Coverage	Height of Structure				
				Front	Side	Rear					
.080	Private Lodge or Club	D.R., Chapter 142 KZC	None	0' adjacent to NE 38th Place and Northup Way. Otherwise, 20'.	0'	0'	80%	C	B	1 per each 300 sq. ft. of gross floor area See KZC 105.25.	1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to the use.
	Hospital Facility										
	Public Utility										
.110	Church										

Section 56.20

USE ZONE CHART

Zone
YBD 2,
YBD 3

Section 56.20		USE ↑	REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
					Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure				
					Front	Side	Rear						
.120	School or Day-Care Center			D.R., Chapter 142 KZC	0' adjacent to NE 38th Place and Northup Way. Otherwise, 20'.	0'	0'	80%	In YBD 2, 55' above average building elevation. In YBD 3, 60' above average building elevation.	D E	See KZC 105.25.	<ol style="list-style-type: none"> A six-foot-high fence is required along the property lines adjacent to the outside play areas. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. May include accessory living facilities for staff persons. Electrical signs shall be permitted at junior high/middle schools and high schools. One pedestal sign with a readerboard having electronic programming is allowed per site only if: <ol style="list-style-type: none"> It is a pedestal sign (see Plate 12) having a maximum 40 square feet of sign area per sign face; The electronic readerboard is no more than 50 percent of the sign area; Moving graphics and text or video are not part of the sign; The electronic readerboard does not change text and/or images at a rate less than one every seven seconds and shall be readily legible given the text size and the speed limit of the adjacent right-of-way; The electronic readerboard displays messages regarding public service announcements or school events only; The intensity of the display shall not produce glare that extends to adjacent properties and the signs shall be equipped with a device which automatically dims the intensity of the lights during hours of darkness; The electronic readerboard is turned off between 10:00 p.m. and 6:00 a.m.; The school is located on a collector or arterial street. The City shall review and approve the location of the sign on the site. The sign shall be located to have the least impact on surrounding residential properties. If it is determined that a proposed electronic readerboard would constitute a traffic hazard the Planning Director may impose restrictions or deny the readerboard. 	
.130	Mini-School or Mini-Day-Care												

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

Section 56.20

USE ZONE CHART



Section 56.20		USE		REGULATIONS		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS				
		USE	REGULATIONS	MINIMUMS	MAXIMUMS	Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
		Lot Size	REQUIRED YARD (See Ch. 115)	Lot Coverage	Height of Structure					
		Front	Side	Rear						
.140	Government Facility Community Facility	None	0' adjacent to NE 38th Place and Northrup Way. Otherwise, 20'.	0'	0'	80%	In YBD 2, 55' above average building elevation. In YBD 3, 60' above average building elevation.	C See Spec. Reg. 1.	B See KZC 105.25.	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.150	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.								