

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

Section 55.27	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						
.010	Hospital, Medical Outpatient Facility and Ancillary Uses Including Food Services, Retail Sales, Offices and Day-Care. See Spec. Reg. 1.	Process IIB, Chapter 152 KZC for a Master Plan. Development consistent with an approved Master Plan, D.R., Chapter 142 KZC. See Spec. Regs. 9, 10 and 11.	None	10' minimum setback required, with an average building setback of 15 feet from perimeter campus property lines and street rights-of-way. See Spec. Reg. 2.			70% Additional lot coverage allowed, pursuant to Spec. Reg. 3.	<p>TL 3A: 75' above average building elevation. Additional height allowed pursuant to Spec. Reg. 7.</p> <p>TL 3B: 75' above average building elevation. See Spec. Reg. 6.</p> <p>TL 3C: 30' above average building elevation. See Spec. Reg. 4.</p> <p>TL 3D: 65' above average building elevation. See Spec. Reg. 5.</p>	B	E See Spec. Reg. 8.	As approved in the Master Plan.	<ol style="list-style-type: none"> May include housing as part of this use. Residential uses shall be limited to five stories in height. A minimum setback of 20 feet is required where a campus property abuts residential zones. Lot coverage may be increased to 85 percent if a transit center is located within TL 3. In TL 3C, building height may be increased up to 60 feet above average building elevation in the portions of the area that lie more than 100 feet from residential zones, based on the extent to which the increased building heights would have impacts on the surrounding residential areas. Proposed methods for mitigating such impacts, as determined by an analysis of shadowing, transition and lighting impacts, must be provided. In TL 3D, building heights must step back from the adjacent residential zone to the east. Design guidelines for appropriate transitions must be included within the Master Plan. In area TL 3B, building heights may be increased up to 150 feet above average building elevation, based on the following considerations: <ol style="list-style-type: none"> If a transit center is included within TL 3; The extent to which the siting of the transit center on the campus would limit development on the transit center site. The extent to which an analysis of the impacts of the additional height on public views from the intersection of 124th Avenue NE and NE 128th Street indicates retention of a view to the west. The extent that rooftop appurtenances of buildings would have significant impacts on residential areas and public views. Rooftop appurtenances of medical buildings shall not exceed 15 feet in height and 50 percent of the total rooftop area of individual buildings, and total building height shall not exceed 150 feet. In order to retain openness and public views across a portion of the site, development within the southern 100 feet of TL 3A, located east of the driveway leading to the hospital parking garage and west and north of the curb along 124th Avenue NE, shall be limited to 75 feet in height (see Plate 33). Elsewhere, in TL 3A, building heights may be increased up to 150 feet above average building elevation, with the height increases to be based on the following considerations: <ol style="list-style-type: none"> If a transit center is included within TL 3;

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.27

Zone
TL 3A, 3B,
3C, 3D

USE ZONE CHART

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.010	Hospital, Medical Outpatient Facility and Ancillary Uses Including Food Services, Retail Sales, Offices and Day-Care. (continued)										<ul style="list-style-type: none"> b. The extent to which the siting of the transit center on the campus would limit development on the transit center site; c. The extent that the increased building heights would have impacts on the surrounding residential areas, and the proposed methods for mitigating such impacts, as determined by an analysis of shadowing, transition and lighting impacts; d. The extent that taller buildings would be stepped back from the perimeters of TL 3 boundaries, away from adjacent residential zones; e. The extent that impacts to territorial views from public streets would be avoided or minimized through mechanisms such as variations in building heights, horizontal modulation and other techniques aimed at reducing the appearance of building mass; and f. The extent that rooftop appurtenances of buildings would have significant impacts on residential areas and public views. Rooftop appurtenances of medical buildings shall not exceed 15 feet in height and 50 percent of the total rooftop area of individual buildings, and total building height shall not exceed 150 feet. <p>8. All signs must be consistent with an approved master sign plan for the hospital campus.</p> <p>9. This use requires an approved conceptual Master Plan. Approval of the Master Plan shall be through Process IIB, Chapter 152 KZC. The Master Plan approved for the site will become the guiding document for the location, configuration and nature of improvements to be constructed within the TL 3 zone. The Master Plan must be approved by ordinance, and contain a conceptual site plan to be kept on file with the City. The Master Plan must contain:</p> <ul style="list-style-type: none"> a. A conceptual site plan which shows the approximate location and size of all known and potential future development. Developed building square footage may not exceed 1.2 million square feet, nor may vehicle trips exceed either 27,500 average daily trips or 2,150 p.m. peak trips (whichever is achieved first). An estimate of trip generation based on projected uses and trip rate, approved by the City, must be provided with the Master Plan. The trip rate shall reflect only those trips generated by the hospital. Trips associated with the operation of a transit center shall not be included in the total trips under this special regulation. <p>REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE</p>		

Section 55.27

Zone
TL 3A, 3B,
3C, 3D

USE ZONE CHART

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.010	Hospital, Medical Outpatient Facility and Ancillary Uses Including Food Services, Retail Sales, Offices and Day-Care. (continued)									<p>Specific trip generation and traffic analysis must be provided with subsequent building permits.</p> <p>b. A proposed phasing plan for development of the campus, describing which of the proposed improvements will be included with each phase.</p> <p>c. Proposed sub-areas for the campus. The following elements are to be addressed by sub-area:</p> <ol style="list-style-type: none"> 1) Anticipated uses. 2) Maximum building height (including penthouses/rooftop-mounted equipment). 3) Minimum building setbacks from property lines and/or edges of easements. 4) Guidelines for stepping back taller building elements from the perimeter of the campus. 5) Areas of buffers and landscaping. 6) Estimated building square footage. 7) Maximum lot coverage. 8) Open/green spaces – location and proposed activities to occur in these spaces. The use of green roofs is encouraged, and will be considered in the evaluation of open and green spaces on the campus. 9) Vehicular and pedestrian access points and through ways. Connections to the Totem Lake Mall and the transit center should be included in the plan. The plan should also explore options for providing pedestrian connections across the site. 10) Parking – number of stalls and location. 11) Lighting – specific standards to limit the impact of internal and external light sources on off-site areas. <p>d. Discussion of 124th Avenue NE, south of NE 130th Lane, including future projects contemplated by Evergreen Hospital Medical Center within this roadway. A memorandum of understanding for this section of 124th Avenue NE between Evergreen Hospital Medical Center and the City of Kirkland should be developed during the review of the Master Plan.</p> <p>10. The Master Plan application must be accompanied by:</p> <ol style="list-style-type: none"> a. An analysis of the manner in which the proposed building design concepts comply with the applicable design principles contained in the municipal code and the Totem Center policies contained in the Comprehensive Plan. <p>REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE</p>	

Section 55.27

Zone
TL 3A, 3B,
3C, 3D

USE ZONE CHART

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.010	Hospital, Medical Outpatient Facility and Ancillary Uses Including Food Services, Retail Sales, Offices and Day-Care. (continued)											<p>Proposed design concepts must indicate compatibility of the treatment of campus edges with neighboring uses. Buildings should provide pedestrian friendly features along rights-of-way. Human scale elements should be provided where development exists at campus edges. The relationships of buildings to adjacent rights-of-way and to neighboring uses should ensure appropriate transitions, through the use of landscaping or building elements that are of a similar scale as neighboring uses.</p> <p>b. A proposed Transportation Management Plan.</p> <p>11. The City shall consider all of the elements of the Master Plan as proposed above, and the conditions of approval of a Master Plan for the campus should include guidelines for the following:</p> <p>a. Appropriate process for subsequent permit review, to include possible thresholds for permits to be reviewed by the Planning Official alone, and those that shall include review by the Design Review Board.</p> <p>b. Distinction between major and minor modifications from the approved Master Plan. Subsequent to Master Plan approval, the Planning Official may approve minor modifications from the approved Master Plan. Major modifications, as defined in the conditions of approval for the Master Plan, must be approved through Process IIB, Chapter 152 KZC.</p> <p>c. Time frame, not to exceed 10 years, for the Master Plan to be in effect. In addition:</p> <p>1) All construction must be consistent with zoning and building codes in effect at the time of construction, regardless of the duration of the master plan, except for those code provisions that have been superseded or modified by development standards included in the approved Master Plan.</p> <p>2) An extension to the horizon date for the Master Plan may be granted if major changes have not been made to zoning or other regulations.</p> <p>d. Requirements for further analysis to be provided with each submittal for improvements to the campus (such as traffic reports, parking analysis, etc.).</p>	

Section 55.27

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TL 3A, 3B,
3C, 3D

USE ZONE CHART

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.020	Public Utility	Process IIA, Chapter 150 KZC.	None	20'	20' on each side	10'	70%	30' above average building elevation.	A	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.
.030	Government Facility or Community Facility				10' on each side				C See Spec. Reg. 1.			
.040	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										