Introduction

This document sets forth Design Guidelines, adopted by Section 3.30.040 of the Kirkland Municipal Code that will be used by the City in the design review process for commercial and multifamily development in the Rose Hill Business District.

Other documents that should be referred to during design review are the NE 85th Street Subarea Plan goals and policies contained in the Comprehensive Plan and the RH Use Zone Charts found in the Kirkland Zoning Code.

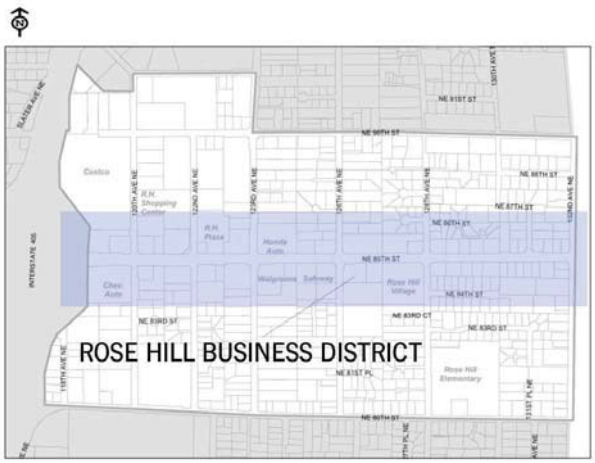

Figure 1. Rose Hill Business District location.

Purpose of the Design Guidelines

For projects required to be reviewed by the Design Review Board, the Board will use these guidelines in association with the Design Regulations of the Kirkland Zoning Code. To the extent that the standards of the Design Guidelines or Design Regulations address the same issue but are not generally consistent or contain different levels of specificity, the Design Review Board will determine which standard results in superior design. For Administrative Design Review (ADR), the Planning Official will use these guidelines when necessary to interpret the Design Regulations. They are also intended to assist project applicants and their architects by providing graphic examples of the intent of the City's guidelines and regulations.

The Design Guidelines do not set a particular style of architecture or design theme. They are intended to establish a greater sense of quality, unity, and conformance with Kirkland's physical assets and civic identity. These guidelines are not intended to slow or restrict development, but rather to add consistency and predictability to the permit review process.

Urban Design Goals and Objectives

Urban design goals for the desired future development of the area were adopted in 2001 as part of the NE 85th Street Subarea Plan:

Revise to Goal NE 85-15

Subarea Plan Design Goal NE 85-~~17~~ *- Provide a coordinated streetscape improvements through the Subarea that enable pedestrians, drivers bicyclists, and other users to have safe and pleasant experience.*

Revise to Goal NE 85-16 and insert the word Implement

Subarea Plan Design Goals NE 85-~~18 and 18.19~~ *- ~~Establish mandatory~~ building and site design standards that apply to all new expanded, or remodeled commercial and multi-family buildings in the Subarea, with the objectives of creating a more attractive ~~commercial area~~, enhancing pedestrian orientation, and creating effective buffers and transitions between the commercial ~~land~~ uses and the established residential neighborhoods to the north and south.*

Insert Subarea

insert: and multifamily