# Totem Station Apartments

*Planned Unit Development*

Totem Station Apartments

CITY OF KIRKLAND
Hearing Examiner Exhibit
Applicant ✓
Department ____
Public ____
FILE # ZON11-00026
D

# Totem Station Apartments

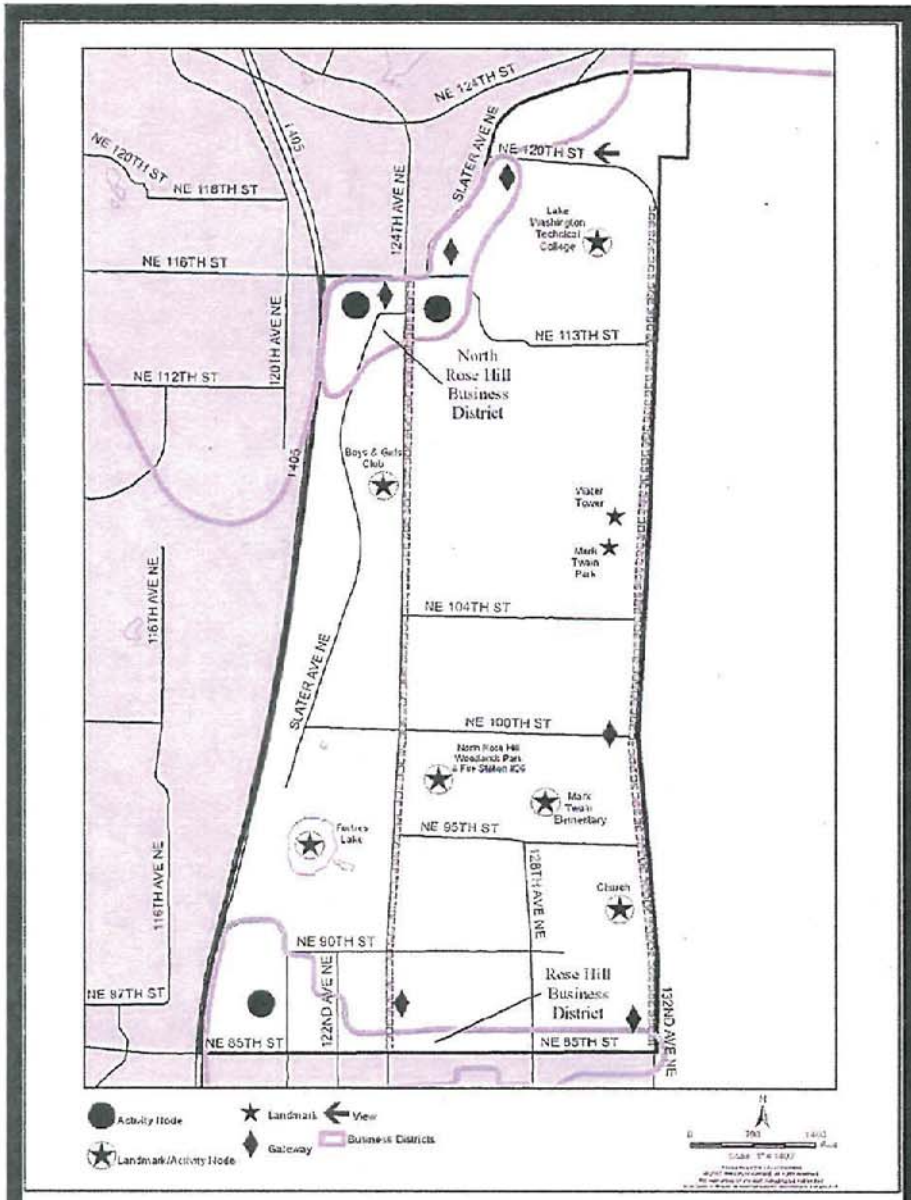
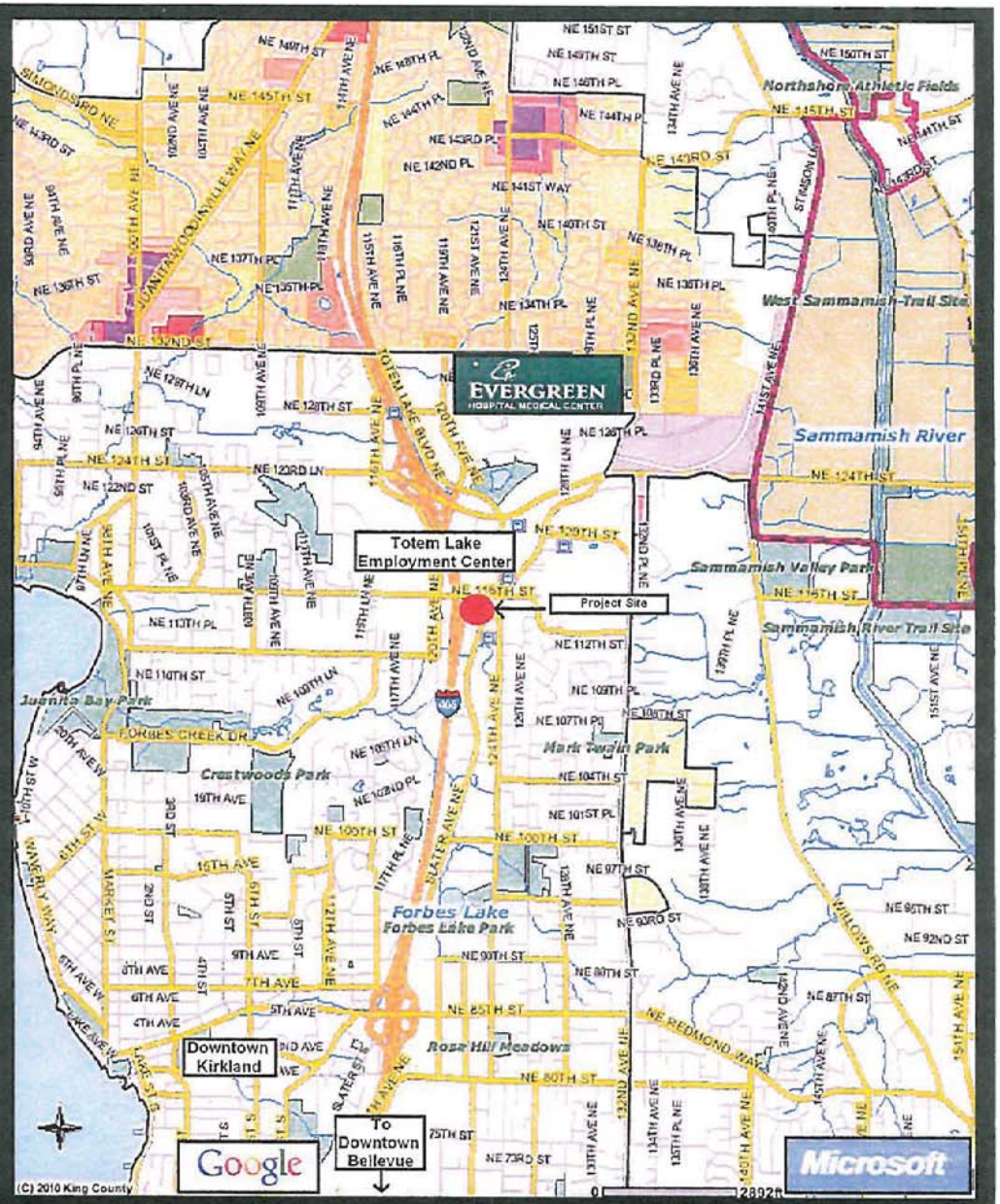



Figure NRH-10: North Rose Hill Urban Design

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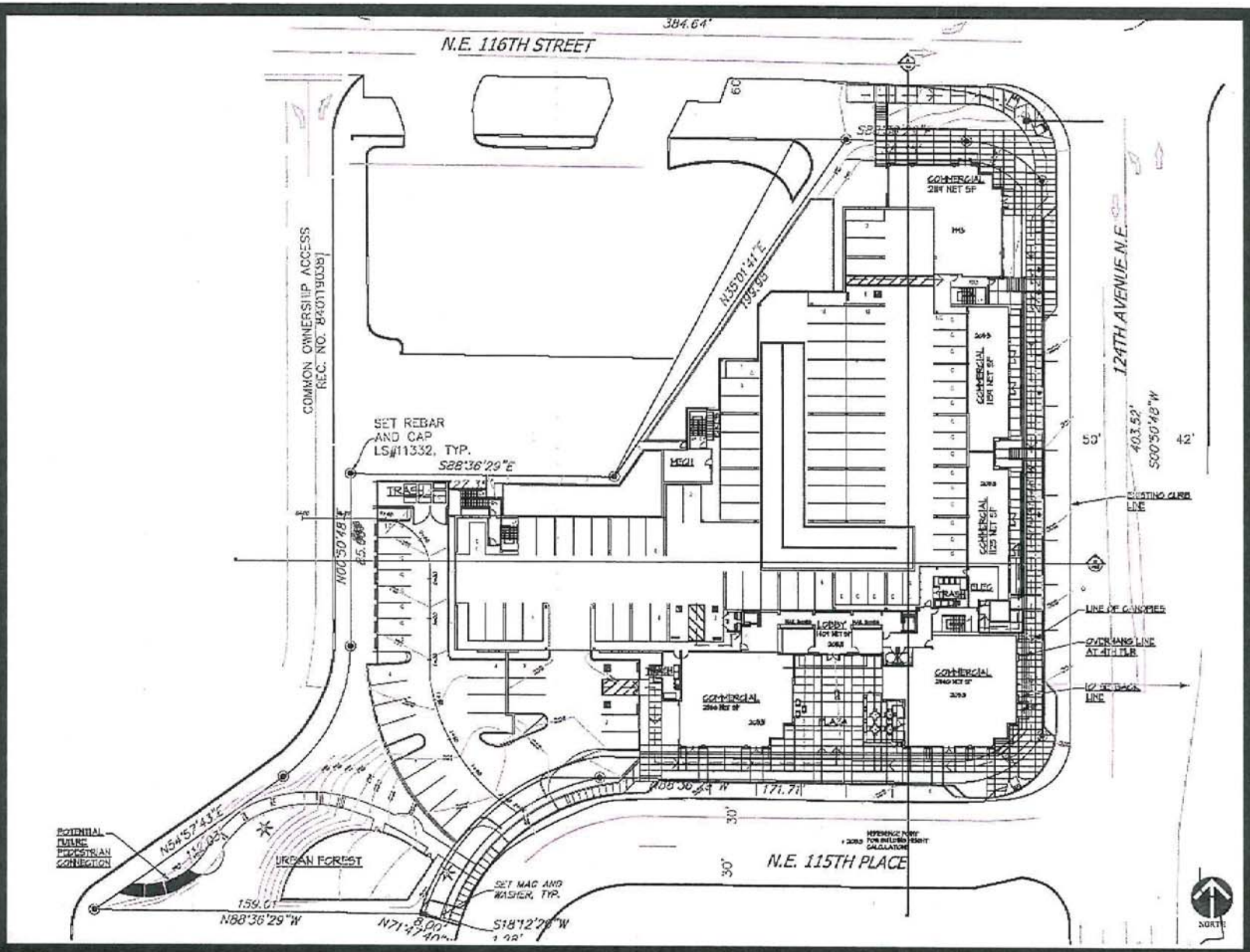


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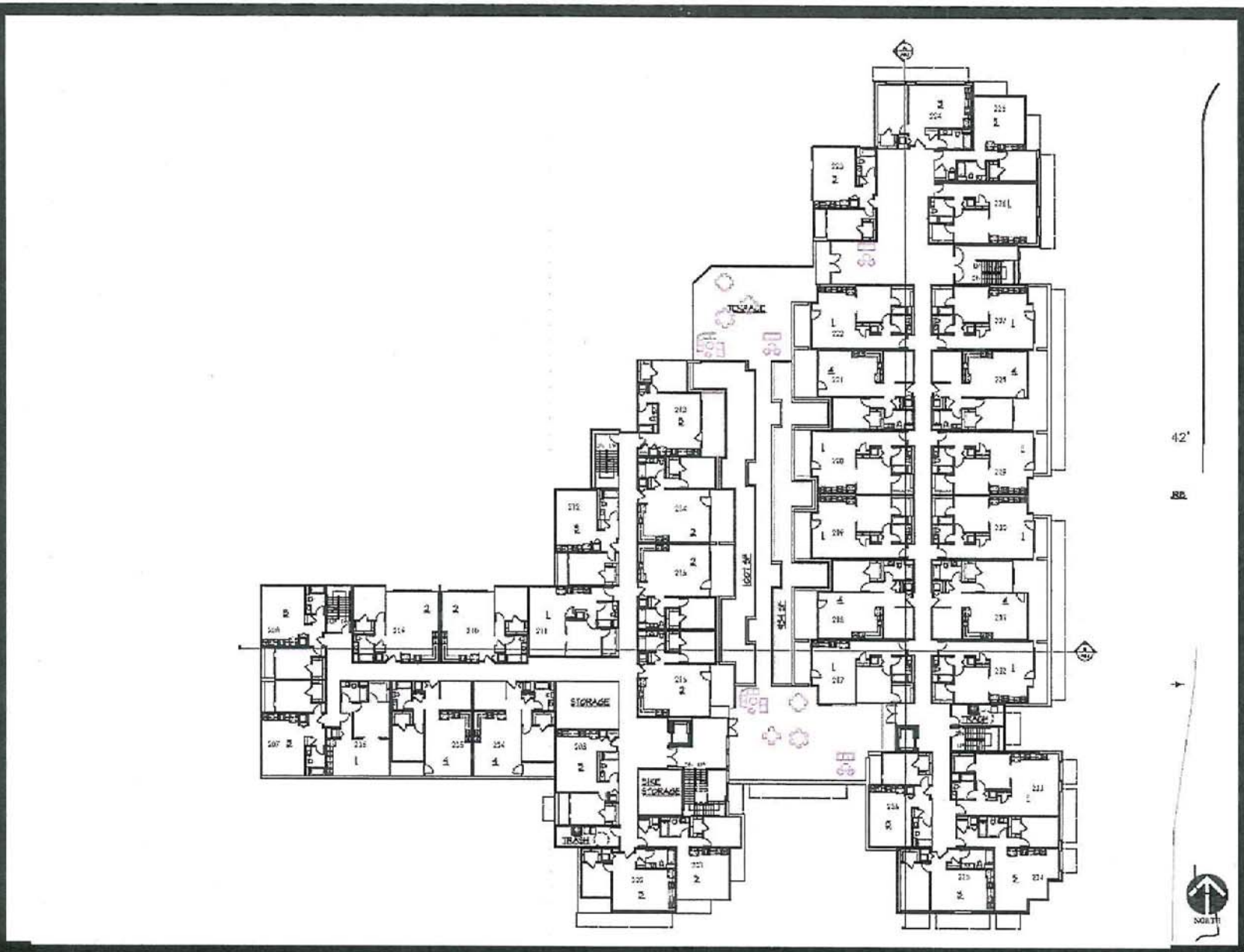


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124 Avenue NE & NE 115th Place

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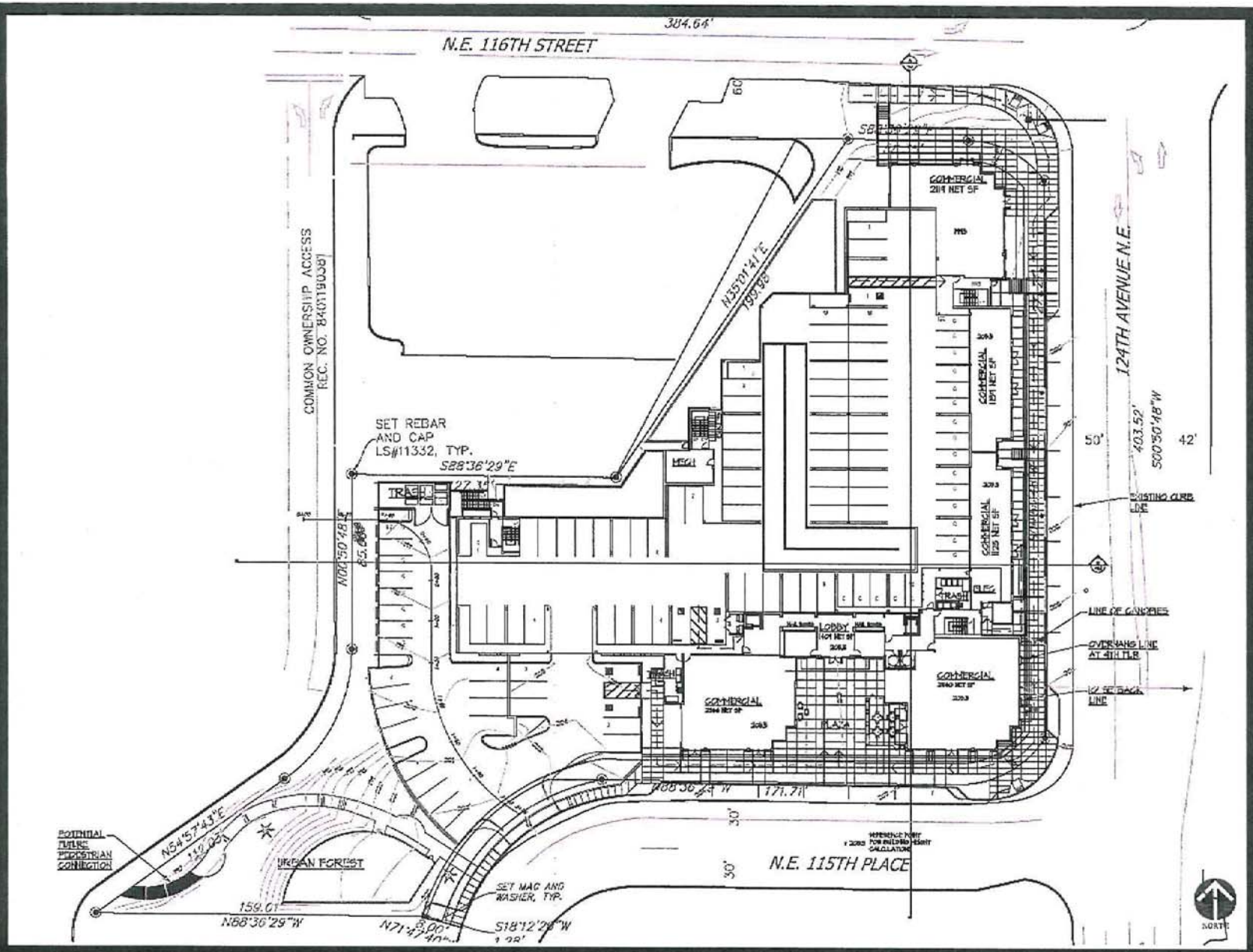


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***"On street parking is critical for retailers' success because it is the most convenient type of parking and creates a steady turnover of shoppers needed by stop and go retailers like coffee shops, dry cleaners and specialty food stores"***

From Ten Principles for Rebuilding neighborhood Retail – Urban Land Institute
Beyard, Michael D., Michael Pawlukiewicz, and Alex Bond. *Ten Principles for Rebuilding Neighborhood Retail.* Washington, D.C.: Copyright 2003 by ULI–the Urban Land Institute

***"Preserve and expand on-street parking whenever possible. On street parking should be preserved along strategic corridors to improve customer/visitor accessibility and to facilitate revitalization of street level activities."***

*Parking Guidelines for Downtown Kirkland* Adopted by Kirkland City Council pursuant to KMC Section 3.40.060, May 4, 2004

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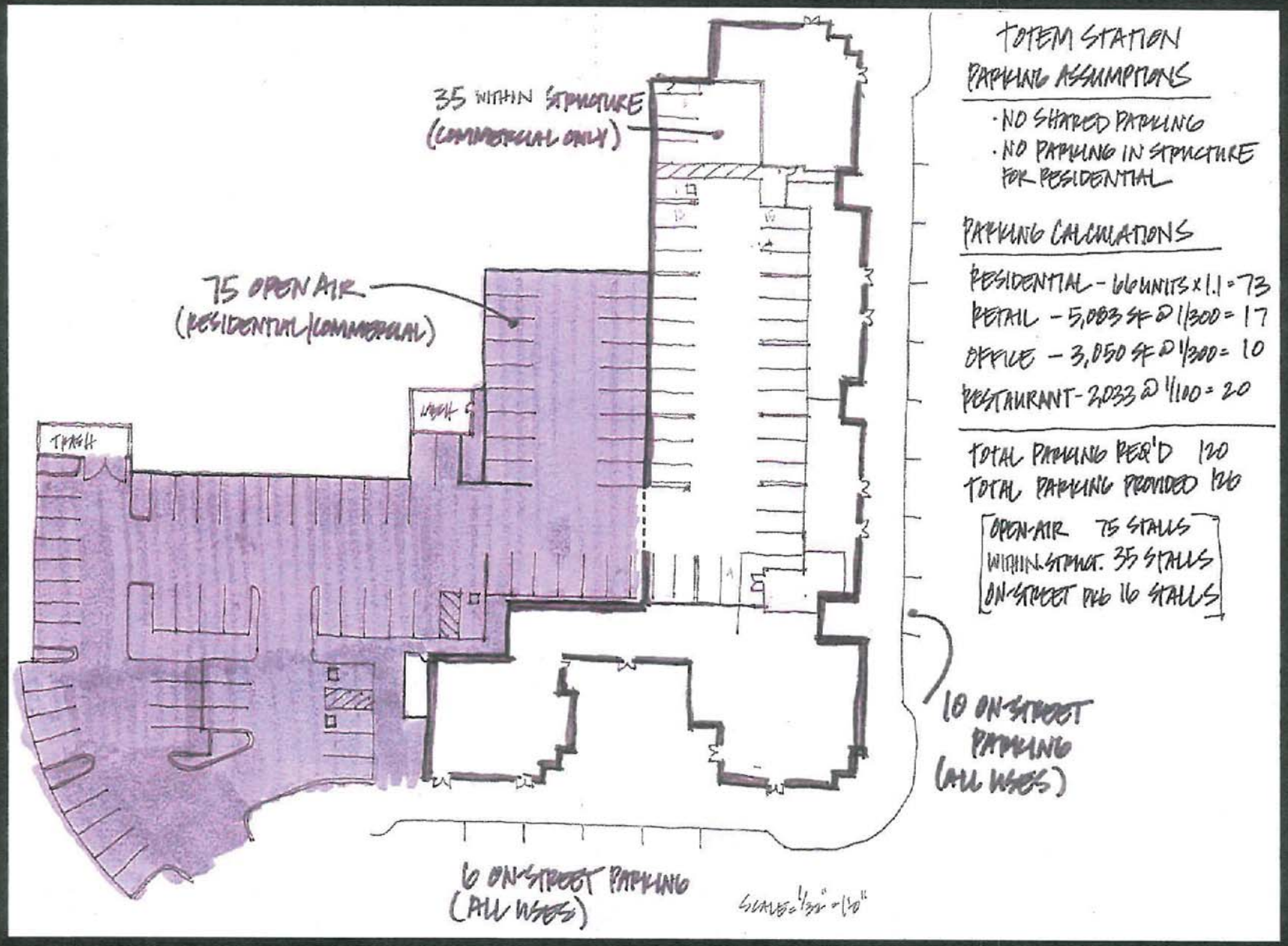


# Totem Station Apartments

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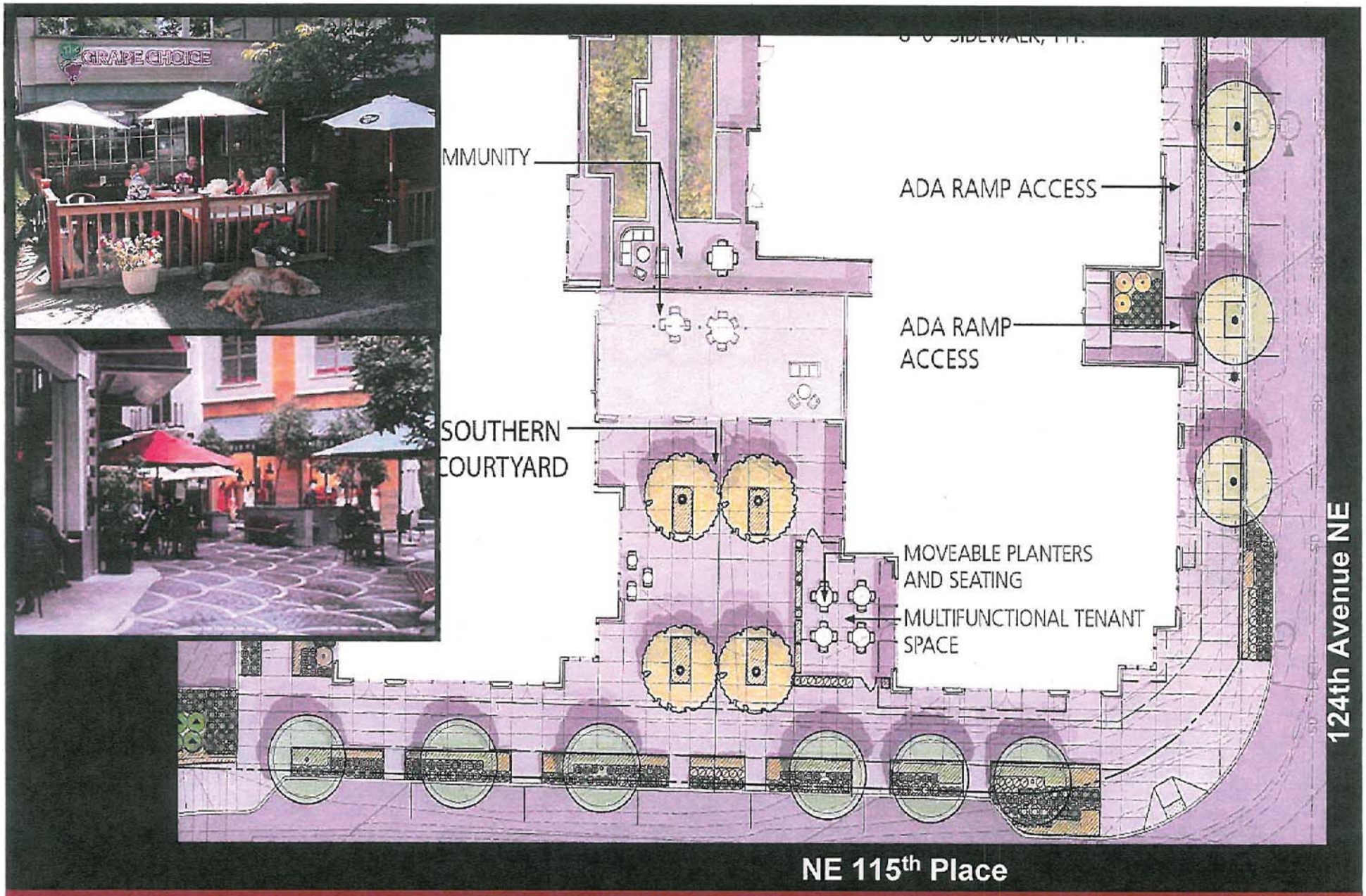
# Public Benefits

- South facing pedestrian plaza
- Superior urban streetscape along NE 115th Place and 124th Avenue NE
- Traffic Calming island and striping on Slater Avenue
- Superior Building Design




# Totem Station Apartments

# Superior Urban Streetscape

**Required**

- Road widening and 5' Sidewalk on NE 115th Place
- Sidewalk relocation on 124th Ave NE.

**Proposed**

- Road widening and 10'+ Sidewalk on NE 115th Place
- Sidewalk relocation plus storm water and paving improvements to match width of future City widening on 124th Ave NE
- On street parking (and additional associated street widening) to support successful Commercial Development

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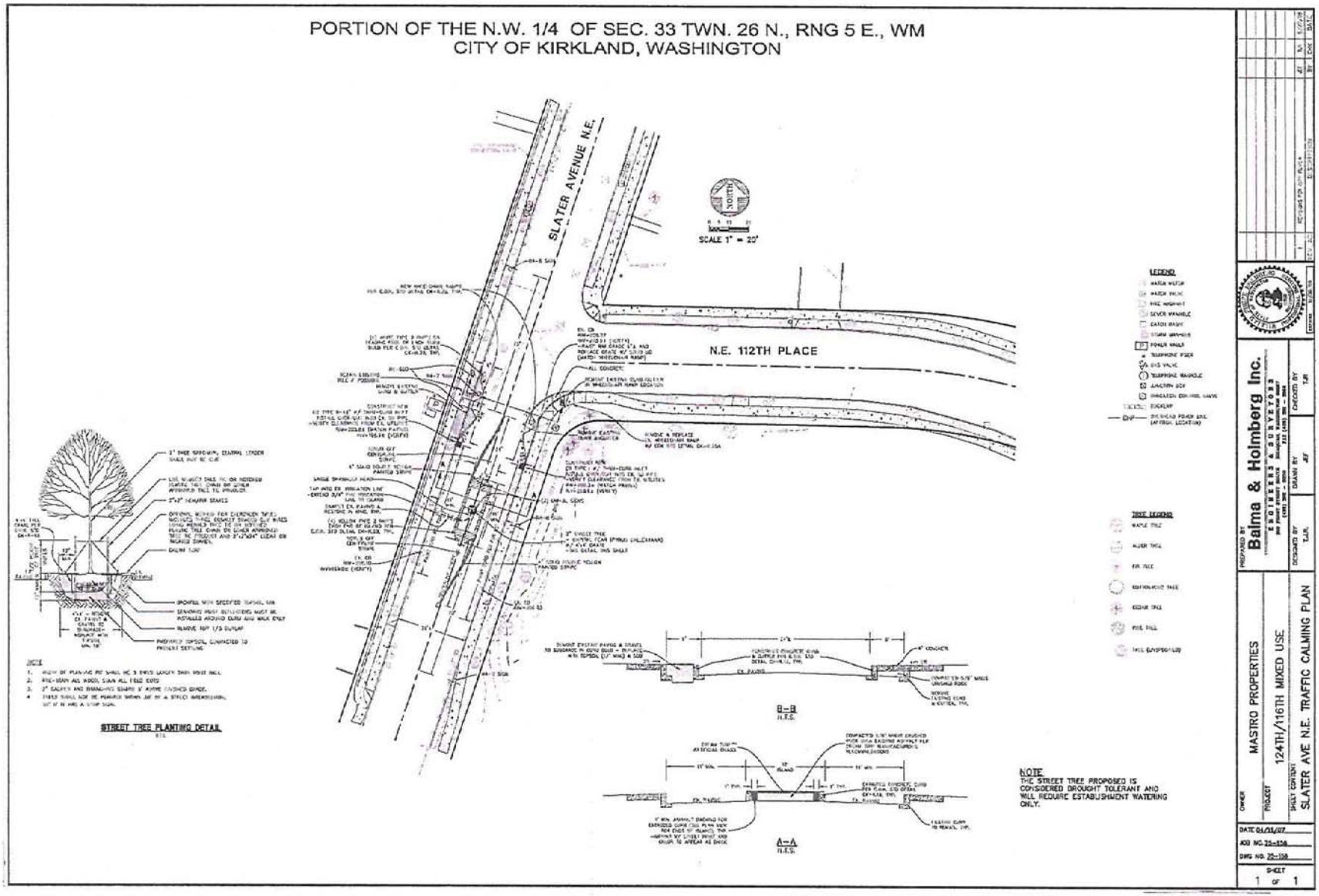


# Totem Station Apartments

Totem Station -
Perspective
Looking NE

Mastro Properties –
Perspective
Looking NE

# Totem Station Apartments

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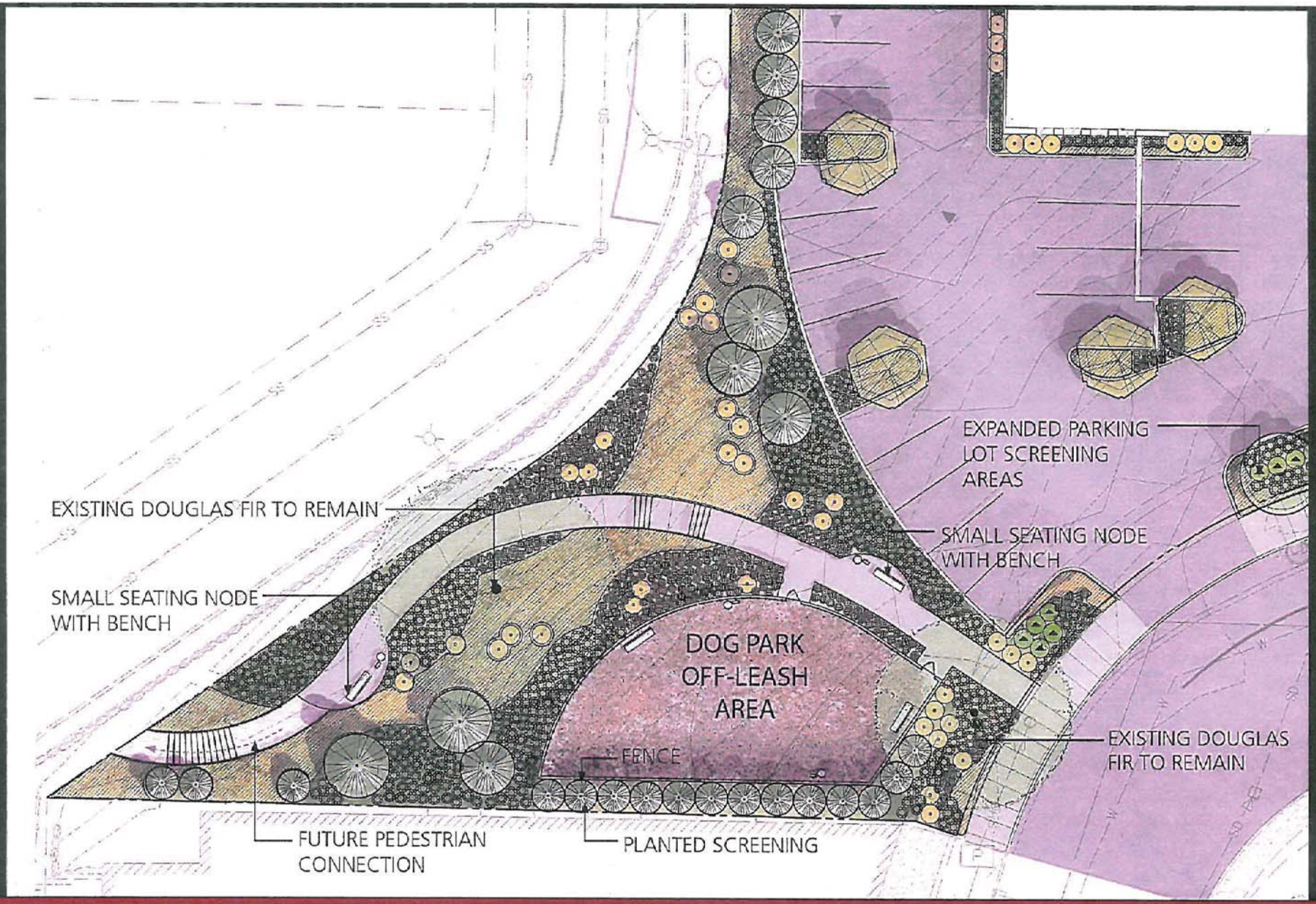
- Traffic Calming island and striping on Slater Avenue
- Superior Building Design
- Work Force Housing
- Urban Forest/Off Leash Dog Area

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## PUD Criteria – Public Benefits Required

- ***Providing public facilities that could not be required by the City for development of the subject property without a PUD:***

  1) **Slater Avenue Traffic Calming**

  2) **Frontage Improvements**

- ***Superior architectural design, placement, relationship or orientation of structure:***

  3) **Superior Design**

  4) **Pedestrian Plaza**

## Comprehensive Plan

- *LU – 5.6: Encourage increased residential capacity in the North Rose Hill Business District to help meet housing needs.*

- *H-2 Promote the creation of affordable housing and provide for a range of housing types and opportunities to meet the needs of all segments of the population*

- *H-2.7 Create flexible site and development standards which balance the goals of reduced housing development costs with other community goals*

# Design Guidelines:
# Pedestrian – Oriented Business District

***Purpose of the Design Guidelines for North Rose Hill Business District:***

***Design Guideline excerpts:***

- ***Development in the North Rose Hill Business District (NRHBD) is to complement the Totem Lake neighborhood and encourage increased residential capacity to help meet housing needs.***
- ***Commercial uses are to be limited to those that are compatible with the residential focus of the NRHBD.***
- ***Provide transitions between commercial and residential uses in the neighborhood.***
- ***Provide streetscape improvements that contribute to a sense of neighborhood identity and enhanced visual quality.***
- ***Provide transitions between commercial and residential uses in the neighborhood.***

  ***…..the focus of the NRHBD is on increasing residential capacity while accommodating supportive commercial uses, rather than developing into a destination retail business district…***

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