DRAFT NORTH ROSE HILL PLAN: STRIKEOUTS/UNDERLINES

1. NORTH ROSE HILL OVERVIEW

The North Rose Hill neighborhood ~~is the area lying~~ lies between Interstate 405 and 132nd Avenue NE bordering Redmond. It is bounded by NE 85th Street on the south and NE 116th Street, Slater Avenue NE, and NE 123rd Street on the north (see Figure NRH-~~1~~3).

Most of the area is developed, but there remain significant tracts of developable land. The land use pattern is relatively well established. Low density residential uses are predominant in the neighborhood, while commercial uses are concentrated along its north and south boundaries in the North Rose Hill Business District and in the NE 85th Street Subarea.

Also known as the Rose Hill Business District, the NE 85th Street Subarea straddles both the North and South Rose Hill Neighborhoods along their shared neighborhood boundary at NE 85th Street. See the NE 85th Street Subarea Plan for more information about the commercial corridor.

Along its northern boundary, a portion of the North Rose Hill Neighborhood Business District is within the Totem Lake Urban Center, which is the major employment, retail and service center in the City. For more information about the Totem Lake Urban Center see the Totem Lake Business District Plan.

The last update to the North Rose Hill Neighborhood Plan occurred in 2003, adopted by Ordinance 3889, with an update in 2015 as part of the citywide Comprehensive Plan update as required by the Growth Management Act (GMA).

2. VISION STATEMENT

The North Rose Hill neighborhood is a vital and growing residential neighborhood. Since its annexation from King County in 1988, the North Rose Hill neighborhood has transitioned from a semi-rural to a suburban community while retaining or enhancing features that keep it attractive and vibrant.

The natural setting of the neighborhood with Forbes Lake and its associated wetlands, streams, and open space associated with an extensive system of parks, is protected and enhanced.

Wetlands, streams, wildlife habitat and natural areas are important features of the neighborhood and contribute to the overall well-being and quality of life.

The extension of sewer service and management of the stormwater system have improved the water quality in the Forbes Creek Basin.

Mature tree canopies are a protected asset providing visual relief. Neighborhood parks are within walking distance and provide settings for both active and passive recreation.

As North Rose Hill continues to develop, it is balancing Citywide and neighborhood transportation and housing needs, while leaving neighborhood integrity intact. Managed growth strengthens the unique residential character by preserving established low density residential areas and by promoting a variety of housing alternatives and styles.

The ~~North Rose Hill~~ neighborhood is primarily developed with single-family ~~residential~~ homes, with areas of multifamily development serving as a transition between the North Rose Hill and Rose Hill Business Districts and single family core. Innovative housing is integrated with traditional detached styles to serve a diverse community. ~~Increased housing has occurred~~ Residential development in the North Rose Hill Business District~~,~~ accommodates supportive commercial uses alongside high density residences.~~where a neighborhood commercial orientation supports and is compatible with the residential uses located there.~~ The neighborhood has absorbed growth while preserving and strengthening its unique character within the fabric of the larger City.~~Increased opportunities for lower cost housing successfully integrate innovative housing with traditional detached styles, providing choices for a diverse community.~~

Focusing commercial activities toward the Rose Hill Business District (NE 85th Street Corridor) and the North Rose Hill Business District enhances neighborhood integrity. These areas provide important shopping and services for Kirkland residents and the region. Design of new development within the North Rose Hill Business District is complementary to both the vision of the ~~Totem Lake neighborhood~~Totem Lake Business District and the residential core of the North Rose Hill neighborhood. In both the NE 85th Street commercial corridor, (east of the commercial and auto oriented freeway interchange), and in the North Rose Hill Business District, residential and office use above ground floor commercial is compatible with the residential neighborhood. Development in the commercial districts create~~s~~ seamless transitions to protect and enhance the residential core.

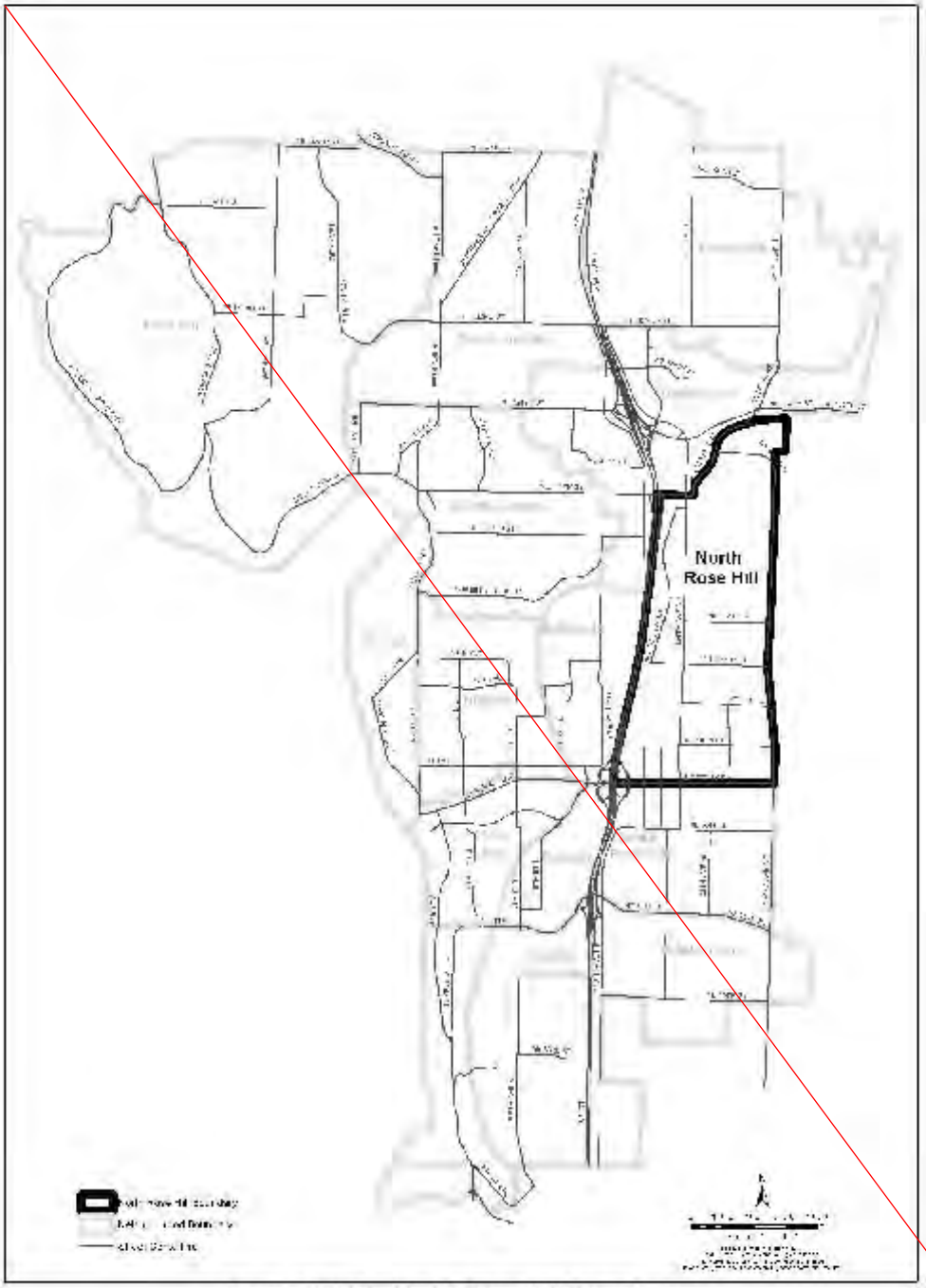


Figure NRH-1: North Rose Hill Boundaries

The street network provides efficient and safe circulation~~ for those who live and work here.~~ while n~~N~~ew vehicular and pedestrian connections ~~between streets, and the addition and extension of sidewalks~~ increase mobility. Pedestrian and bicycle connections link residential areas with transit routes, public facilities, commercial areas, and to adjacent neighborhoods. These linkages encourage walking and community connection. Transit connects the North Rose Hill neighborhood to activity centers and the surrounding community. Pedestrian crossings over I-405 and arterial roads connect the North Rose Hill neighborhood to other neighborhoods and the region. Arterials have been improved with transit lanes, bicycle lanes, landscaped center medians and other amenities.

The Lake Washington ~~Technical College~~Institute of Technology has expanded its partnership role in the community, providing educational, technical and social services. Significant historic features and locations that reflect the neighborhood's character and heritage are identified with markers and interpretive information. Community meeting places are located in parks, North Rose Hill Fire Station 26, Mark Twain Elementary School, and Lake Washington ~~Technical College~~ Institute of Technology.

Replace "ideal" ith "flourishing"

The demands of growth have been balanced with historic preservation. The natural beauty of the neighborhood has been retained. Mature trees, wildlife habitat, streams, and wetlands are seen throughout the neighborhood. A variety of housing options are available to meet the needs of a diverse population. Thriving commercial areas provide employment and services for Kirkland citizens and contribute to the City's economic well-being. Streets are safe and attractive and the transportation system provides easy access within the neighborhood and to other parts of the City and region. ~~In 2012 people~~ People enjoy living and working in the North Rose Hill neighborhood.

3. HISTORIC CONTEXT

North Rose Hill was seen by one of Kirkland's founders, Peter Kirk, as an attractive site for the construction of his "Pittsburgh of the West" iron foundry. There was access to water in the lake now known as Forbes Lake named after an earlier settler, Dorr Forbes from Juanita, who logged much of the timber from the area around the lake. There was to be railroad service to provide transportation for the iron ore to the foundry, and the soon to be created iron railings were to be shipped to far off Asia via vessels departing from the Port of Seattle.

The Kirkland Steel Mill was partially completed on North Rose Hill, near where the current Rose Hill Presbyterian Church is located. But it wasn't to be. In 1893, when the foundry would have begun production, two things happened. The iron ore that was to come from our nearby Cascade Mountains was of inferior quality, and this combined with the financial panic of 1893 shattered the dream.

When land was first cleared to the east of Kirkland the area was nicknamed "Stumpville" in honor of the hillside of tree stumps that could be seen from the town. As development occurred and people began moving to Kirkland during the 1890's, it is believed that the developers decided "Rose Hill" was a much more attractive name for this area. With the profuse growth of pink roses on the hillside, it was truly a fitting description.

In the early 1900's, real estate developers platted much of North Rose Hill into two-acre "mini-farms," encouraging people to move from the big city of Seattle and elsewhere to this pastoral community. People came, buying up the properties and building small homes. Orchards, berry patches, chicken coops and rabbit hutches became the norm so families could supplement their meager earnings with homegrown fruits, eggs, and meats. Some families even had their own cow to provide milk, cream and butter. If they had too much product, they bartered with their neighbors or sold excess produce to the local cannery.

Dirt roads were expanded as more people moved to North Rose Hill. The main road from downtown was Piccadilly, now called 7th Avenue. Street name signs can now be seen referencing the historic names of the streets. During the 1930's there was so little traffic you could walk down the middle of NE 85th into Kirkland, often without having to move out of the way for cars. Wild pink roses grew everywhere on the banks along the roads. In the summer you could pick bouquets of flowers as you went for a walk.

By 1911, a new four-room schoolhouse was being constructed across from the old steel mill to provide schooling for children in grades 1 – 8. Depending on annual class sizes, each room would serve two to three grade levels. Known as Rose Hill School, it served Rose Hill children until the early 1950's, having expanded as more families moved to the neighborhood. The building continued to function as the maintenance facility for the Lake Washington School District until the 1980's. In the early 1990's it was demolished. The site is now developed with an office building. In 1954, Rose Hill Elementary was added to service South Rose Hill children, and in 1955 Mark Twain Elementary was added for North Rose Hill families.

Rose Hill had many natural springs. Since many of the homes in the area did not have plumbing and water service had not been extended to that area yet, people depended on either springs or wells for their water. One spring located just below the present day Rose Hill U-Haul and Midas Muffler businesses was used

enough that neighbors built a small shelter over the water source for its protection. The water was sweet, cold, refreshing and clean.

North Rose Hill has always been a residential community. In the 1920's and 1930's, people would walk a couple of blocks to their mailboxes lined up with many of their neighbors' on one of the main roads. It gave the ladies an opportunity to visit with each other. The men were often away at sea as whalers or merchant seamen while their wives were at home tending the truck gardens and animals as well as raising the children.

Until the late 1950's you could walk to at least two neighborhood markets to pick up the loaf of bread or quart of milk or canned vegetables you needed; one market was on 124th Avenue NE and one was on 129th Avenue NE.

The steady transformation from a rural outlying area of King County to a suburban neighborhood in Kirkland has brought with it a chance to shape development into the future. Annexation of portions of the North Rose Hill neighborhood from King County to the City of Kirkland started in 1970, with the annexation of the majority of the neighborhood occurring in 1988. Infill development on vacant and developable land continues to attract more people to this neighborhood.

Goal NRH 1 – Preserve features and locations that reflect the neighborhood's historic heritage.

Policy NRH 1.1:

Provide markers and interpretive information at historic sites.

Providing this information will enable future residents to have a link with the history of the area. See the Community Character Element of the Comprehensive Plan for Citywide historic resources goals and policies.

4. NATURAL ENVIRONMENT

The Citywide policies regarding the natural environmental quality, natural amenity and function, environmental hazards, ~~and~~ stormwater management, and sustainable management strategies are found in the ~~Natural~~ Environment Element ~~(Chapter V)~~of the Comprehensive Plan. Citywide stormwater management policies are also found in the Utilities Element. ~~and are applicable in North Rose Hill.~~Completed in 1998, the Kirkland's Streams, Wetlands and Wildlife Study by The Watershed Company and ongoing Surface Water Utility field work informed the North Rose Hill Environment section.

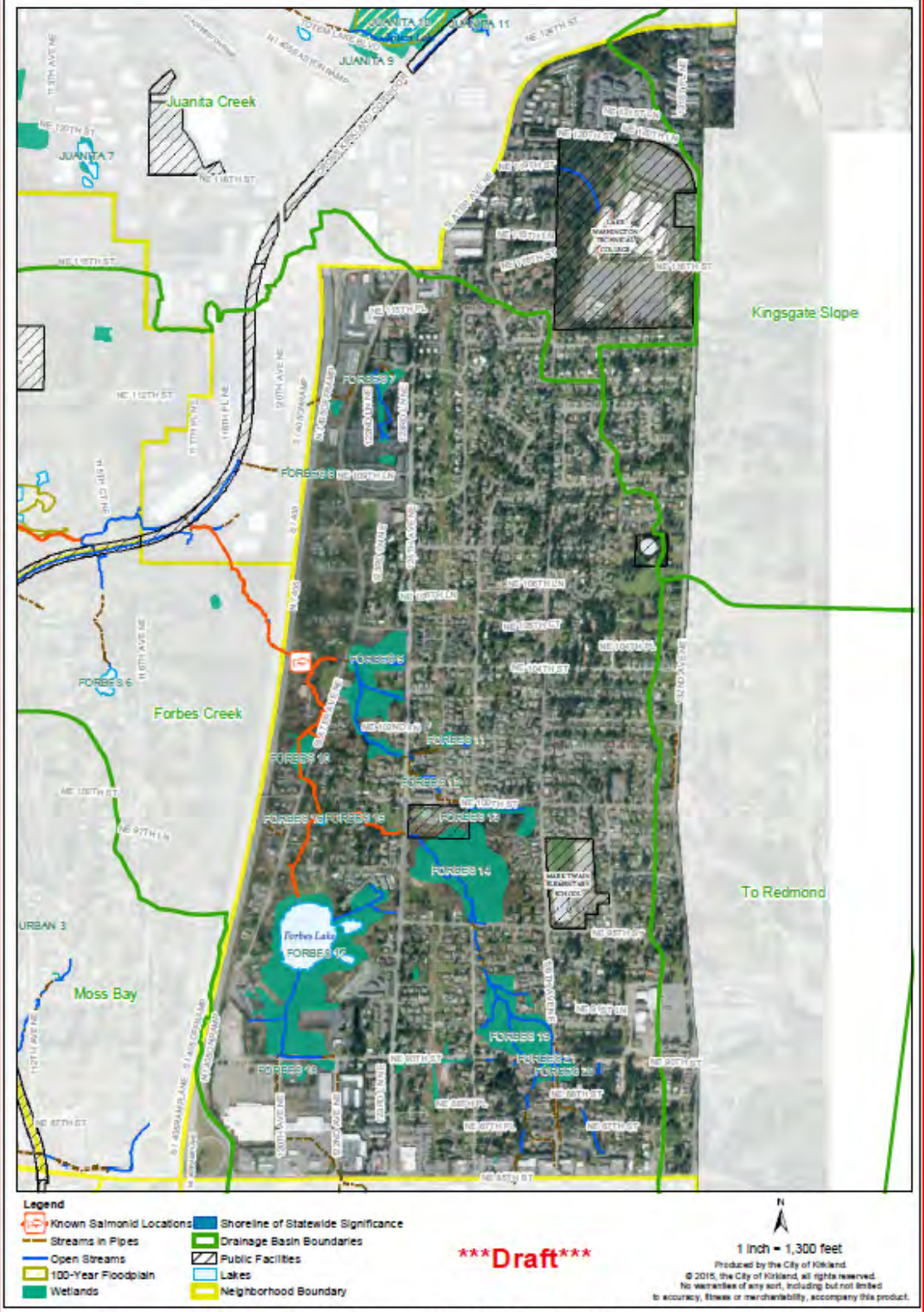
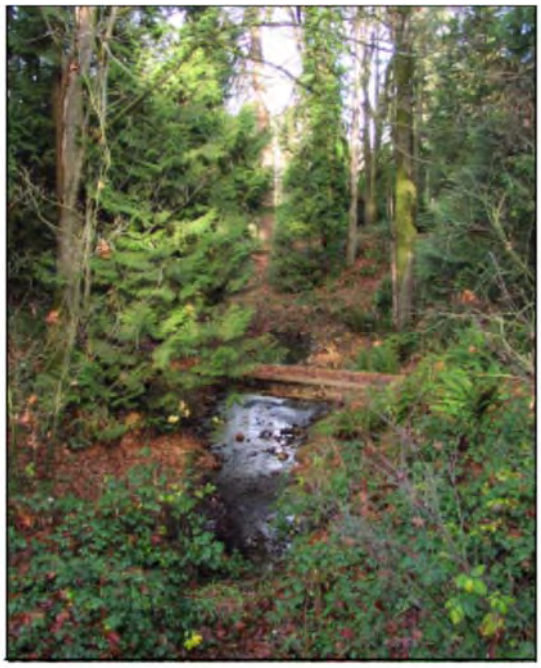


Figure NRH-1: North Rose Hill Wetlands, Streams, and Lakes



Goal NRH 2 – Protect and improve the water quality in Forbes Lake and in the Forbes Creek and Juanita Creek basins.

Policy NRH 2.1:

Undertake public management strategies and adopt development regulations to enhance stream buffers, promote fish passage, and improve the function of streams, lakes, wetlands and wildlife corridors.

Most of the North Rose Hill neighborhood is located within the Forbes Creek drainage basin, although a small portion in the north end is located within the Juanita Creek drainage basin. The neighborhood contains large wetland areas, several tributaries and the headwaters of Forbes Creek and Forbes Lake that feeds into Lake Washington. (see Figure NRH-~~2~~1). Together, these sensitive areas constitute a valuable natural drainage system that serves the drainage, water quality, wildlife and fish habitat, and open space needs of the neighborhood. There is ~~extensive~~ cutthroat trout habitat in the main stem of Forbes Creek downstream of Forbes Lake. Coho salmon are found west of the freeway. Over the years, these natural areas have been degraded by surrounding development. While the stream system remains basically intact, proper solutions to correct impacts are required. These impacts include narrowed and degraded buffers, habitat fragmentation, native vegetation loss, water quality degradation, barriers to fish passage, and increased flooding.

Water quality in the Forbes Creek basin is probably similar to that observed in other urbanized stream systems. Typical pollutants may include sediment, oil, fecal coliforms, and excess nutrients. Failure to

control the impact of this pollution on the stream is likely to reduce the variety and abundance of fish, especially salmon.

The City ~~may be~~is required, under ~~various~~ the State NPDES Phase II Municipal Stormwater Permit and WRIA 8 Chinook Salmon Conservation Plan~~Federal programs~~, to investigate and remediate water quality problems. A variety of methods are available for assessing water quality and the resulting impacts on the stream environment. Strategies and capital projects to address these issues are identified in the City's Surface Water Master Plan.

The City and neighborhood should initiate and support efforts to enhance the biological integrity of these basins such as strengthening requirements for improved/enhanced buffers and providing for continuous fish passage from Lake Washington to Forbes Lake and vicinity. Water quality analysis and monitoring to ~~identify~~ implement capital projects ~~indentified~~ identified in the Surface Water Master Plan to improve the system should be initiated.

Goal NRH 3 – Locate and design new development to preserve and enhance the health, safety, drainage, habitat, and aesthetic functions provided by sensitive areas.

Policy NRH 3.1:

Site structures away from wetland, lake, or stream areas, consistent with the natural environment policies and regulations.

Buildings should be set back and sensitive area buffers should be maintained when development adjoins sensitive areas.

Policy NRH 3.2:

Utilize ~~flexible~~ Low Impact Development and innovative housing techniques to reduce storm water impacts and protect ~~designs and styles adjoining~~ sensitive areas ~~where they would better protect these features~~.

~~Sensitive areas like wetlands, lakes, and streams or their buffers are public benefits worth protecting and managing. Flexible and innovative housing designs and styles are justified throughout the North Rose Hill neighborhood (e.g., a~~Attached, ~~or~~ clustered, ~~development and~~ cottage, low impact, or small lot single-family housing~~) where they would~~may better protect these natural areas by limiting offsite stormwater discharge, minimizing lot coverage, and by clustering improvements further from sensitive areas.

Policy NRH 3.3:

Reduced maximum residential density may occur around Forbes Lake due to the presence of ~~natural features~~wetlands, streams and their buffers.

~~In recognition of the natural constraints of Forbes Lake and its associated sensitive areas (wetland, buffer, and stream), d~~Drainage basin density regulations in the Kirkland Zoning Code may reduce the number of residential units that can be developed on ~~contiguous~~ adjacent upland areas.

Policy NRH 3.4:

Enhance stream buffers connecting identified natural wildlife areas around wetlands and Forbes Lake in order to provide corridors for wildlife movement between them.

Riparian linkages between wildlife habitats are essential to maintaining wildlife populations. The upper Forbes Creek wetland system east of the freeway contains more isolated blocks of wildlife habitat which are connected hydrologically, but separated by roads and development. Although these wetlands provide significant wildlife refuges at each location, their value as wildlife habitat would increase if there were continuous travel corridors.

Policy NRH 3.5:

Develop viewpoints and interpretive information around streams and wetlands if protection of the natural features can be reasonably ensured.

Providing education about the locations, functions, and needs of sensitive areas will help protect these features from potentially negative impacts of nearby development, and could increase public appreciation and stewardship of these areas.

Goal NRH 4 – Protect and properly manage the urban forest throughout the North Rose Hill neighborhood.

Policy NRH 4.1:

Encourage retention of native vegetation and significant stands of native trees on hillsides, along stream banks, and in sensitive area buffers.

The retention of this vegetation provides fish and wildlife habitat, filters stormwater runoff, produces oxygen, stabilizes slopes, moderates temperature and intercepts rainfall that would otherwise become surface runoff.

The compounded value and benefit of groves of trees or maintaining native trees in clusters necessitate the identification and protection of that natural resource element early in the development process. Natural greenbelt protection easements should be recorded prior to development.

Policy NRH 4.2:

Preserve as many trees as possible during the development process.

Where there are feasible and prudent alternativesw to development of a site in which viable, significant trees can be preserved, the trees should be retained and protected during development.

Policy NRH 4.3:

Protect notable trees and groves of trees.

~~In addition to protection of significant trees, notable trees and groves of trees should be protected. Notable trees are those of a particular size, species, or stature providing a certain level of benefits that are significant to the North Rose Hill neighborhood. These trees provide visual relief and promote the natural setting integral to neighborhood identity.~~

While a municipal heritage or notable tree program is not currently in place, the neighborhood supports voluntary efforts to encourage preservation of heritage trees. Heritage trees are set apart from other trees by specific criteria such as outstanding age, size, and unique species, being one of a kind or very rare, an association with or contribution to a historical structure or district, or association with a noted person or historical event.

~~Until the City develops regulations to protect notable trees and groves of trees Citywide,~~ The City should continue to promote retention of significant trees and groves of trees on private property consistent with zoning regulations. Maintenance and removal of significant trees and groves of trees on developed private property will have a great impact to the overall urban forest. Proper pruning and reasonable reasons for removal of mature trees are strongly advised by the City, and appropriate tree replacements expected wherever possible.

Goal NRH 5 – Protect ~~potentially~~ landslide, erosion and seismic hazard~~ous~~ areas, ~~such as landslide, erosion, and seismic areas, through limitations on development and maintenance of existing vegetation~~in accordance with geotechnical analysis.

Policy NRH 5.1:

Regulate development on slopes with high or moderate landslide or erosion hazards and on seismic hazard areas to avoid damage to life and property.

The North Rose Hill neighborhood contains areas with steep slopes including moderate and high erosion and/or landslide hazards~~. Moderate and high landslide hazard areas are~~ primarily ~~found~~ located north of NE 112th Street and south of NE 94th Street (see Figure NRH-~~3~~2). These landslide hazard areas are prone to landslides, which may be triggered by grading operations, land clearing, irrigation, or the load characteristics of buildings on hillsides.

Seismic hazard areas are located primarily in conjunction with wetlands that are located throughout the neighborhood (see Figure NRH-~~3~~2). These areas have the potential for soil liquefaction and differential ground settlement during a seismic event.

To minimize any potential hazards, new development in these areas should be consistent with the recommendations of a qualified geotechnical professional and the goals and policies contained in the ~~Natural~~ Environment Element.

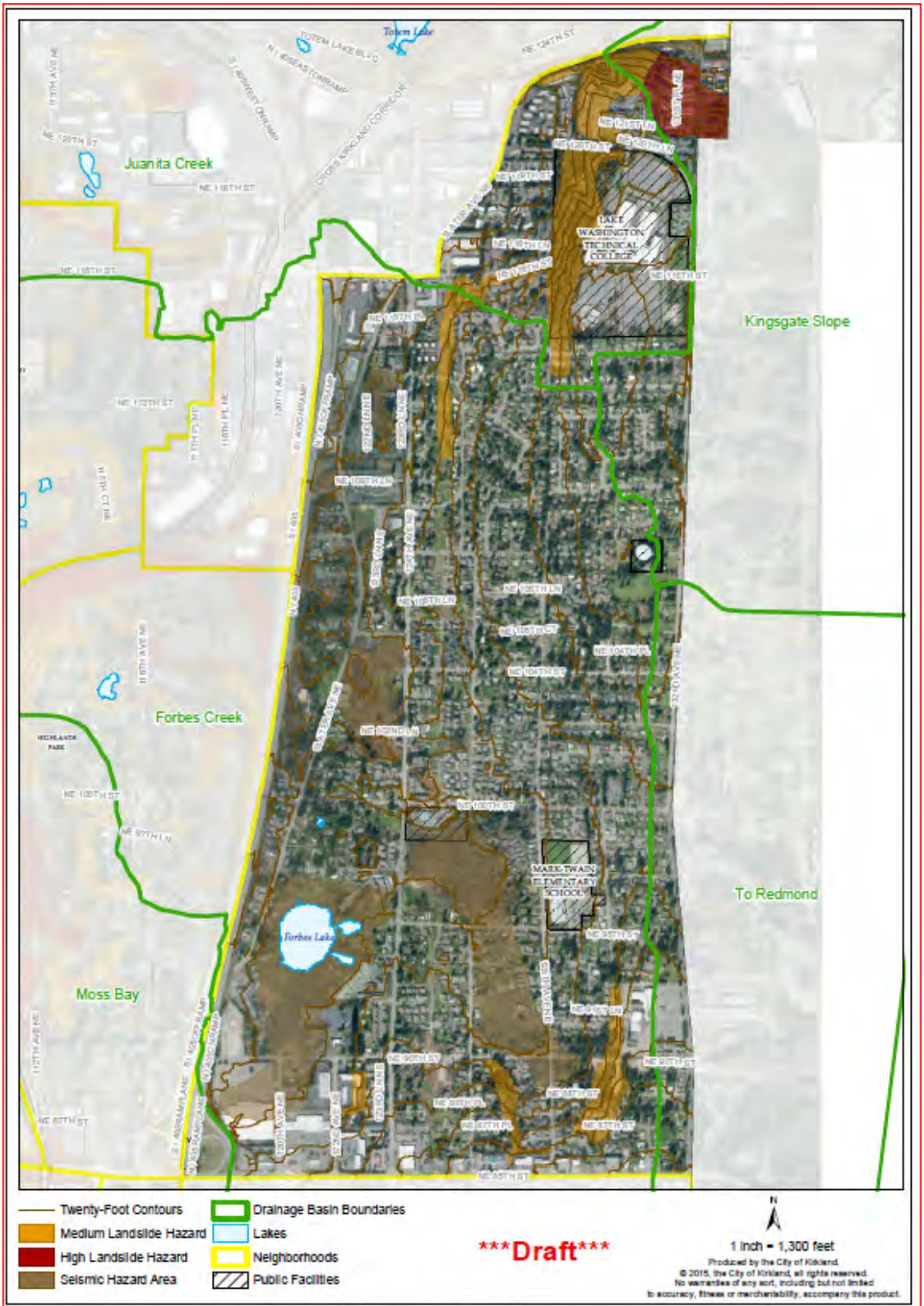


Figure NRH-2: North Rose Hill Geologically Hazardous Areas

Goal NRH 6 – Protect wildlife throughout the neighborhood.

Policy NRH 6.1:

Encourage creation of backyard sanctuaries for wildlife habitat in upland areas.

People living in the neighborhood have opportunities to attract wildlife and improve wildlife habitat on their private property. These areas provide food, water, shelter, and space for wildlife. The City, the State of Washington Department of Fish and Wildlife, and other organizations and agencies experienced in wildlife habitat restoration can provide assistance and help organize volunteer projects.

Goal NRH 7 – Identify priorities and funding sources for sensitive areas acquisition, restoration, or education.

Policy NRH 7.1:

Identify priority locations in the Forbes Creek drainage basin.

Ensure that future generations in the North Rose Hill neighborhood will enjoy the benefits of sensitive areas. Coordinate with the City's Natural Resources Management Plan and Surface Water Master Plan.

5. LAND USE

RESIDENTIAL

Goal NRH 8 – Promote and retain the residential character of the neighborhood.

Policy NRH 8.1:

Encourage a variety of housing styles and types to serve a diverse population.

The predominant housing style in the neighborhood is the traditional detached single-family home. Cottage, compact single-family, attached, and clustered dwellings are appropriate options to serve a diverse population and changing household demographics as allowed by ~~Citywide~~citywide policies. These should incorporate architectural and site design standards to ensure compatibility with adjacent single-family areas.

Exampe of a cottage housing development

Policy NRH 8.2:

Locate new commercial development in the business districts at the north and south boundaries of the North Rose Hill neighborhood in order to prevent commercial encroachment.

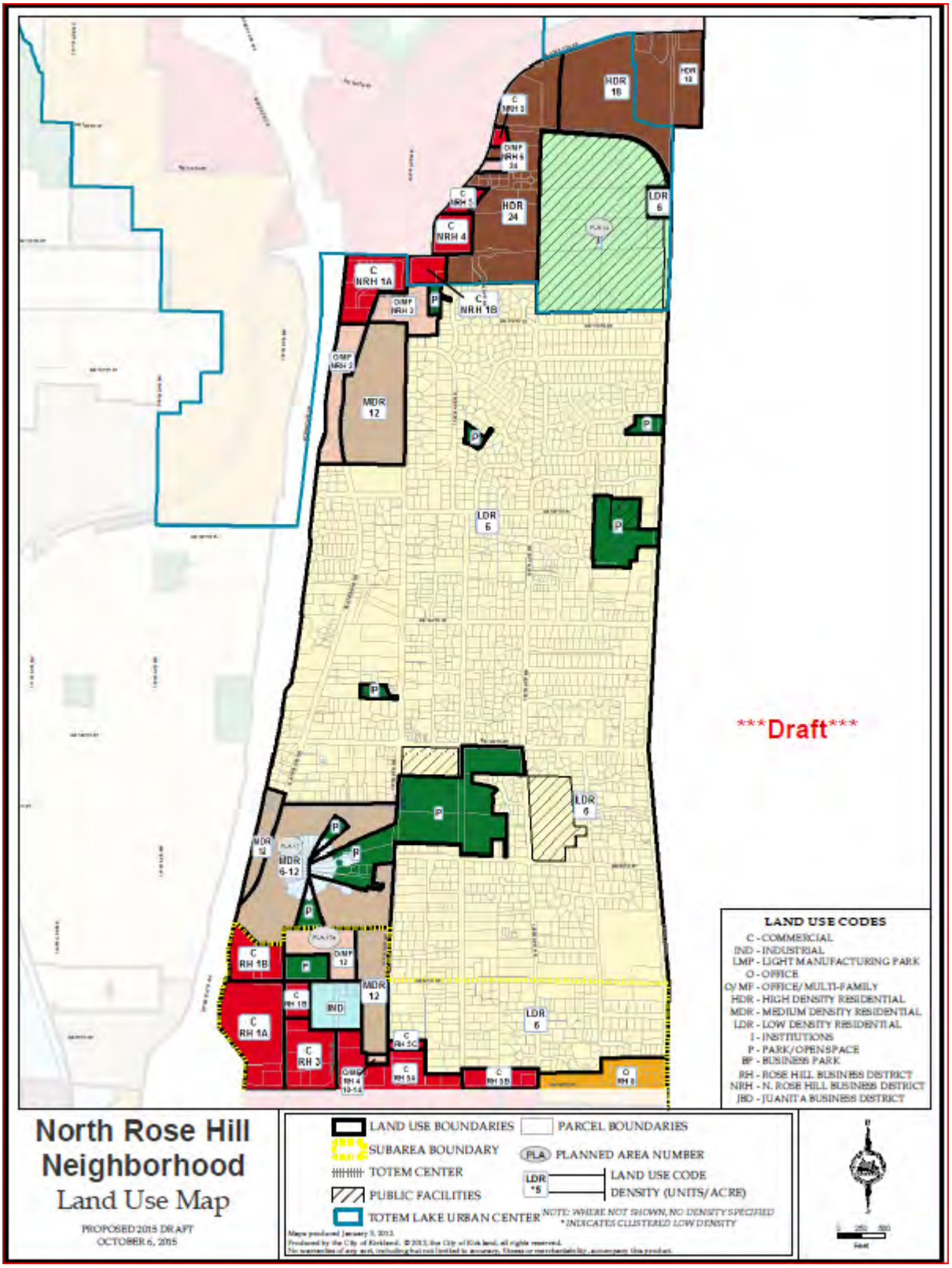
Commercial development should remain in established commercial areas and not extend into the residential core of the neighborhood. Commercial development is prohibited in low, medium or high density residential areas (see Figure NRH-~~4~~3).

Goal NRH 9 – ~~Allow~~ Encourage innovative residential development styles ~~when specific public benefits are demonstrated~~ as allowed by Citywide regulations.

Policy NRH 9.1:

~~Allow~~ Encourage innovative development styles or techniques ~~if~~ to enable increased protection of sensitive or hazardous areas, affordable or lower cost housing, or housing choice ~~are demonstrated~~.

The protection of sensitive areas and the provision of housing options for a wide spectrum of income levels and lifestyles are important values to support and encourage. Rising housing prices throughout the City and region require strategies to promote lower cost housing.


North Rose Hill Neighborhood
Land Use Map
PROPOSED 2015 DRAFT
OCTOBER 6, 2015
Draft
LAND USE CODES
C - COMMERCIAL
IND - INDUSTRIAL
LMP - LIGHT MANUFACTURING PARK
O - OFFICE
O/MF - OFFICE/MULTI-FAMILY
HDR - HIGH DENSITY RESIDENTIAL
MDR - MEDIUM DENSITY RESIDENTIAL
LDR - LOW DENSITY RESIDENTIAL
I - INSTITUTIONS
P - PARK/OPENSPACE
BP - BUSINESS PARK
RH - ROSE HILL BUSINESS DISTRICT
NRH - N. ROSE HILL BUSINESS DISTRICT
JBD - JUANITA BUSINESS DISTRICT
LAND USE BOUNDARIES
PARCEL BOUNDARIES
SUBAREA BOUNDARY
PLANNED AREA NUMBER
TOTEM CENTER
LAND USE CODE
DENSITY (UNITS/ACRE)
PUBLIC FACILITIES
TOTEM LAKE URBAN CENTER
NOTE: WHERE NOT SHOWN, NO DENSITY SPECIFIED
* INDICATES CLUSTERED LOW DENSITY

LOW DENSITY DEVELOPMENT

Goal NRH 10 – Maintain predominately detached single-family residential development at a density of six units per acre in low density areas and allow some density increase if specific public benefits are demonstrated as allowed by Citywide policies (see Figure NRH-~~4~~3).

Policy NRH 10.1:

Preserve low density areas south of NE 117th Street to approximately NE 86th Street, and between the freeway and 132nd Avenue NE.

These areas are the residential core of the North Rose Hill neighborhood. Neighborhood character should be protected while ensuring housing choice by allowing innovative housing styles and techniques that are subject to design standards. Consider densities that support public values if it results in less or equal development intensity as compared to traditional development.

MEDIUM DENSITY DEVELOPMENT

Goal NRH 11 – Allow multifamily development at a density of 12 units per acre as a transition between low density areas and more intensive development (see Figure NRH-~~4~~3).

~~***Policy NRH 11.1:***~~

~~Allow multifamily development with a density of 12 units per acre in the area north of the Kirkland Boys and Girls Club to NE 113th Place, subject to the following standards:~~

~~(1) To reduce the potential for a piecemeal development pattern, aggregation of at least two acres should be encouraged for multifamily development.~~

~~(2) Improvement of an east/west right-of-way, such as NE 112th Place or an appropriate alternate may be required. This connection would provide improved general and emergency access to Slater Avenue NE.~~

~~(3) Retention of significant vegetation to provide protection from I-405 should be required.~~

~~(4) If adjacent to wetland areas or 124th Avenue NE, natural environment and transportation goals should be observed.~~

Policy NRH 11.~~2~~1:

Allow multifamily development with a density of 12 units per acre west of Slater Avenue NE, at approximately NE 97th Street.

Protection of established single-family areas to the north should be required. Building location and landscaping should buffer the low density residential area.

HIGH DENSITY DEVELOPMENT

Goal NRH 12 – Locate high density development with densities between 18 and 24 units per acre at the north end of the neighborhood, close to the ~~Totem Lake neighborhood~~Totem Lake Business District and the Lake Washington Institute of Technology ~~Technical College~~ (see Figure NRH-~~4~~3).

~~Policy NRH 12.1:~~

~~Allow multifamily development at a density of 18 units per acre in the northeast corner of the neighborhood subject to the following standards to ensure protection of landslide and erosion hazard slope areas and preservation of significant vegetation:~~

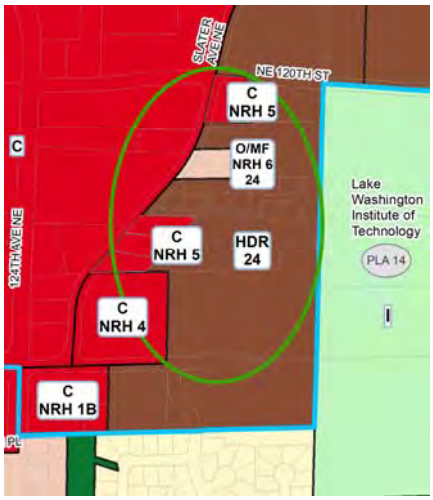
~~(1) Preparation of a slope stability analysis and compliance with recommendations to ensure stability.~~

~~(2) Retention of maximum vegetative cover.~~

~~(3) Clustering of structures to preserve significant groupings of trees.~~

~~(4) Dedication of natural greenbelt easements in the sensitive slope areas.~~

~~(5) Substantial setbacks and landscape buffers adjacent to single-family areas.~~



Policy NRH 12.2:

Allow 24 units per acre in the area east of Slater Avenue NE and north of NE 116th Street, close to the activities and services of Totem Lake.

High residential densities are found in the multifamily areas adjacent to NE 116th Street and extending north along Slater Avenue NE.

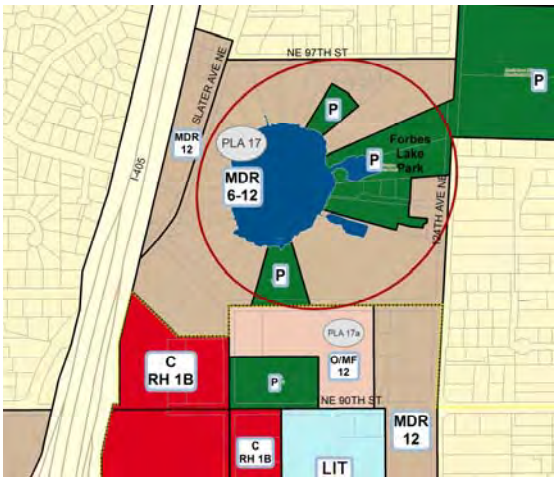
This fully-developed area is closely associated with the activities and services in the Totem Lake commercial area and the North Rose Hill Business District.

PLANNED AREA 17

Goal NRH 13 – Protect the natural features of Forbes Lake, Forbes Creek, and associated sensitive area wetlands and buffers ~~(see Figure NRH-4)~~.

Policy NRH 13.1:

Consider medium density residential development with a maximum density of 12 units per acre subject to the following development standards:



(1) Development should be subject to a public review process.

(2) A minimum of two acres should be aggregated for multifamily development to reduce the potential for a piecemeal development pattern.

(3) West of Forbes Lake, development should provide for the continuation of a bicycle and pedestrian path that generally follows the alignment of Slater Avenue NE and connects to NE 90th Street.

(4) New development adjacent to Forbes Lake should provide for public access to the lake in appropriate locations. Public access should be limited to passive uses, such as walking trails or viewpoints.

(5) Vehicular connection through this subarea to NE 90th Street is not permitted.

(6) Future development density potential may be reduced ~~from what otherwise could be achieved~~ around Forbes Lake based on the presence of environmental constraints in PLA 17 and the application of ~~management techniques~~ zoning requirements to protect these resources.

(7) If adjacent to wetland areas or 124th Avenue NE, Goals NRH 3 and 23 should be observed.

INSTITUTIONAL

PUBLIC – PLANNED AREA 14
LAKE WASHINGTON ~~TECHNICAL COLLEGE~~INSTITUTE OF TECHNOLOGY
~~(SEE FIGURE NRH-4)~~

Goal NRH 14 – Recognize and enhance the role the Institute of Technology ~~college~~ plays in the North Rose Hill neighborhood, the wider Kirkland community and in the region.

Policy NRH 14.1:

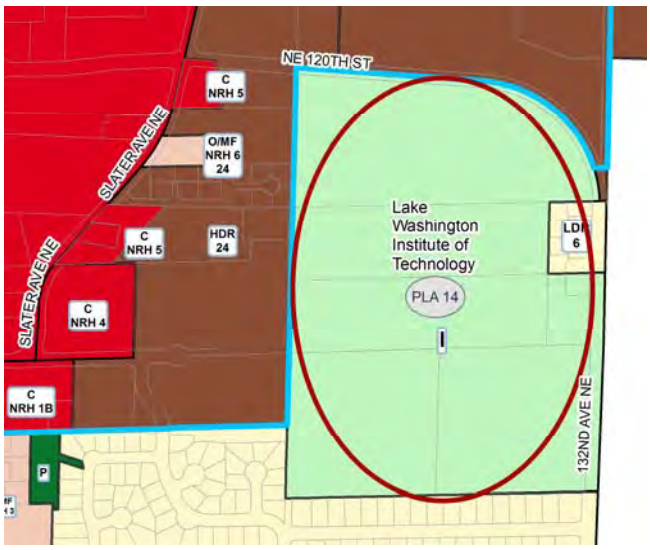
Encourage Lake Washington ~~Technical College~~ Institute of Technology to provide nonmotorized connections between the surrounding residential areas and the campus.

These links will provide access to the college at multiple locations.

Policy NRH 14.2:

Seek partnership opportunities between Lake Washington Institute of Technology ~~Technical College~~ and the City on educational, technical, recreational, and social services.

Community partnerships build neighborhood pride and self - determination.



Policy NRH 14.3:

Encourage Lake Washington Institute of Technology ~~Technical College~~ to continue to provide community meeting facilities for the neighborhood and the City.

Community meetings generate community involvement and these public facilities provide the North Rose Hill neighborhood a location for such meetings.

Goal NRH 15 – Ensure that any Institute of Technology ~~college~~ expansion is compatible with the surrounding residential neighborhood.

Policy NRH 15.1:

Provide public review of major expansion of the ~~college~~ institute. Mitigation may be required for impacts of the proposed expansion and, where feasible, the existing use.

Traffic impacts on the surrounding residential neighborhood should be addressed with expansion of the facility.

Policy NRH 15.2:

~~Consider an extension of NE 116th Street to 132nd Avenue NE, in order to improve access to the college.~~ Protect the steep slope on the western portion of the campus.

~~Street extension should not adversely impact campus traffic, safety and security.~~ Except for a pedestrian/ bicycle connection between 132nd Avenue NE and Slater Avenue NE to the west ~~that right-of-way~~, no development should occur in the steep and heavily vegetated slope area. This area should remain a dedicated natural greenbelt easement.

Policy NRH 15.3:

~~Consider relocating the NE 120th Street driveway farther to the west, away from the bend in the road to the east~~. Allow no additional driveways to 132nd Avenue NE.

Limiting curb cuts ~~These modifications would improve~~ maintains traffic flow and safety.

Policy NRH 15.4:

Encourage creation of affordable housing on campus or near the ~~college~~ institute.

Lake Washington ~~Technical College~~ Institute of Technology is a major public facility in North Rose Hill. It occupies about 55 acres. The institute ~~college~~ is a major traffic generator and located along a bus line, which would benefit from affordable housing located close by.

PRIVATE – CITY CHURCH ~~(SEE FIGURE NRH-4)~~

Goal NRH 16 – Ensure that any future church expansion or redevelopment of the site is compatible with the surrounding residential community.

Policy NRH 16.1:

Provide public review of redevelopment or expansion of the church. Consider mitigation of impacts from the proposed expansion and, where feasible, the existing use.

Existing parking lot design and landscaping deficiencies, and traffic, storm drainage, and visual impacts on the surrounding residential neighborhood should be addressed with expansion or redevelopment of the facility.

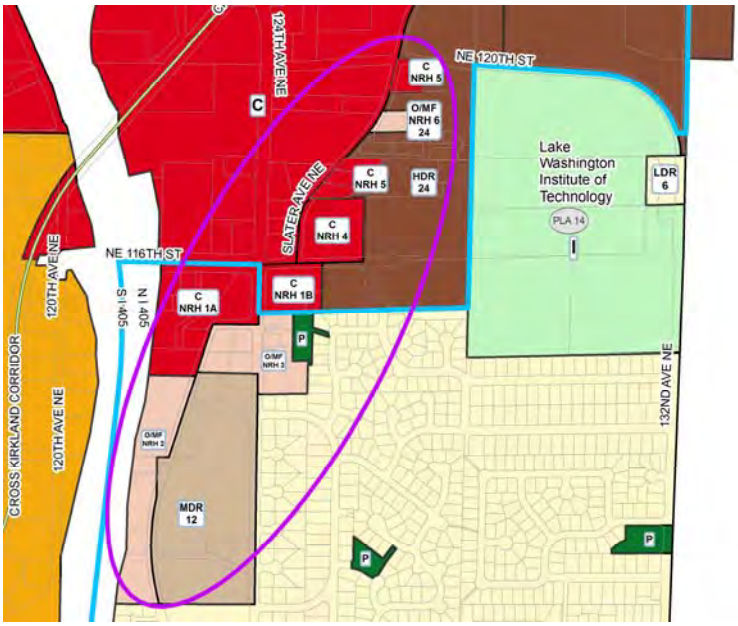
Policy NRH 16.2:

Encourage housing at this site.

City Church occupies about ~~16~~ 14 acres and is a major private institution in North Rose Hill. Opportunities to provide housing in conjunction with redevelopment of the site should be pursued.

COMMERCIAL

NORTH ROSE HILL BUSINESS DISTRICT



~~(SEE FIGURE NRH-4)~~

A portion of the North Rose Hill Business District along with high density property to the northeast along Slater Avenue NE, and the Lake Washington Institute of Technology is within the ~~proposed~~ Totem Lake U~~u~~rban C~~c~~enter~~ pursuant to the King County Countywide Planning Policies~~.

Goal NRH 17 – Develop the North Rose Hill Business District to complement the ~~Totem Lake neighborhood~~Totem Lake Business District.

Policy NRH 17.1:

Improve NE 116th Street with coordinated streetscape improvements and gateway features.

This is a major entranceway to the North Rose Hill and ~~Totem Lake neighborhood~~Totem Lake Business Districts. It should provide a positive first impression.

Policy NRH 17.2:

~~Establish~~ Ensure high quality urban design ~~standards~~ for commercial and mixed-use residential development in the North Rose Hill Business District.

~~Encourage building~~ D~~d~~esign~~s~~ ~~that~~ standards ~~provide~~ ensure architectural and human scale buildings, discourage parking lots in front of buildings, ensure pedestrian orientation, and provide convenient bike and pedestrian connections to the neighborhood, and are complementary to the design standards for the ~~Totem Lake neighborhood~~Totem Lake Business District.

Utilize the design review process for commercial and mixed-use residential development to administer these standards.

Goal NRH 18 – Encourage increased residential capacity in the North Rose Hill Business District to help meet housing needs.

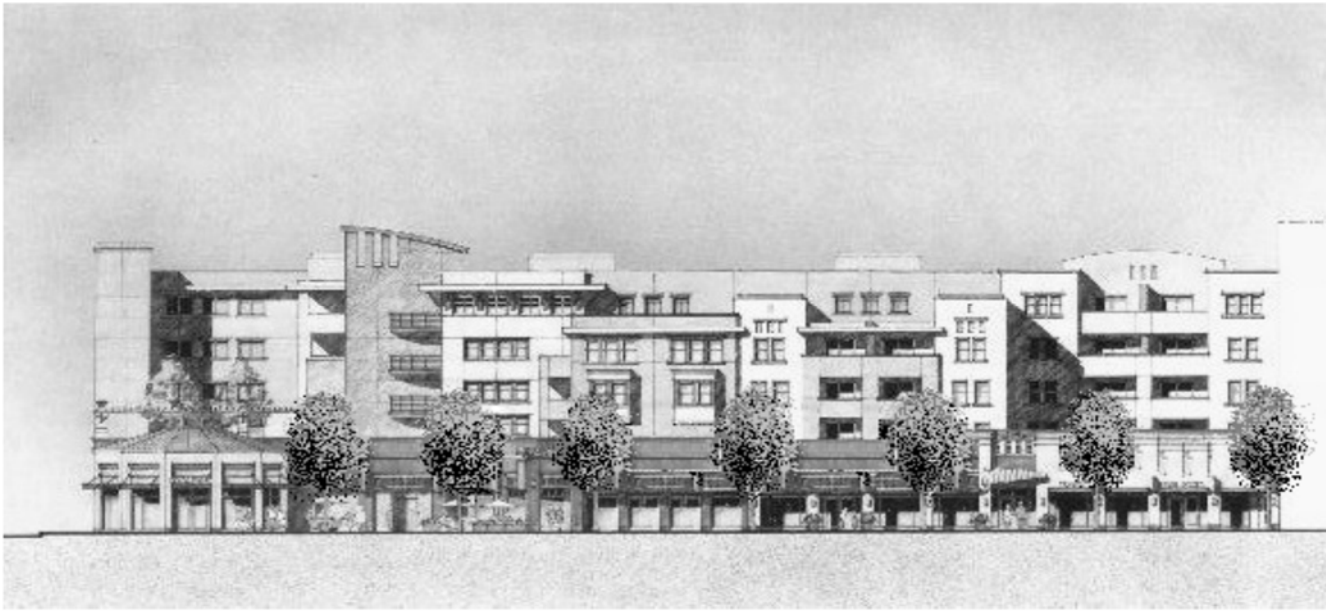
Policy NRH 18.1:

Allow increased height when upper story residential use is provided.

Increased building height should be permitted to ensure that this use is on an equal footing with the development of a commercial use since housing development may be less financially profitable than commercial development when both are allowed. An increase in height should be allowed when upper story residential use is provided to further encourage developers to choose to provide housing. This incentive would enable residential use to be included either in mixed-use projects or in stand-alone developments where retail use is not mandated as a ground floor use.

Policy NRH 18.2:

~~Implement regulatory and other incentives to~~ Require and encourage affordable housing in conjunction with ~~Citywide efforts~~ residential development.



Zoning regulations require all multifamily development containing four or more units to provide ten percent of the units as affordable units. If more affordable units are proposed, the City offers ~~I~~incentives in exchange for the public benefit of providing additional affordable housing. ~~may include floor area ratio increases, reduced setbacks, increased height, reduced parking requirements, increased lot coverage, fee waivers (road impact fees, park impact fees, permit fees, and utility and/or infrastructure costs), reduced review process (e.g., staff level review rather than hearing examiner), and expedited permit processing~~.

Goal NRH 19 – Limit the types of commercial uses to those that are compatible with the residential focus of the North Rose Hill Business District.

Policy NRH 19.1:

Designate the following subareas to address site-specific development standards.

Use the NRH (North Rose Hill) Business District prefix to identify the subareas.

NRH 1A

- West of 124th Avenue NE is a mixed-use retail commercial/residential designation.

- This area should have a regional commercial character that supports and promotes the residential development that is being encouraged to locate there. Uses should be compatible with residential development.

- The types of commercial uses allowed in this area should be compatible with the community and the region. Car and boat dealerships and big box retail uses are prohibited.

- Increased building heights should be allowed in order to provide sufficient incentive to develop a range of housing choices in conjunction with commercial development.

- Buildings exceeding two stories must be developed with residential uses above the ground floor. A maximum of five stories is permitted.

- Hotel uses are appropriate to a maximum of four stories. These facilities should be designed to be compatible with the residential character of the area.

- With any development at the corner of NE 116th Street and 124th Avenue NE, neighborhood gateway features, such as open space, plaza, or signage should be integrated with a pedestrian connection linking Slater Avenue NE and NE 116th Street. In the alternative, a corner feature should be provided.

NRH 1B

- East of 124th Avenue NE is a mixed-use retail commercial/residential designation.

- This area should have a neighborhood commercial character to support and promote the residential development that is being encouraged to locate there. Uses should be compatible with residential development.

- The types of commercial uses allowed in this area should be limited to both office uses and those retail uses that serve the people working and living in Kirkland. Traditional neighborhood business uses are retail sales of goods and services with limited gross floor area. Car and boat dealerships, hotels/motels, entertainment, and big box retail uses are prohibited.

- Increased building heights should be allowed in order to encourage new residential development or redevelopment in conjunction with commercial development. Buildings exceeding two stories must be developed with residential uses above the ground floor. A maximum of five stories is permitted.

- Establish 15-foot landscape buffers between commercial development and adjacent residential uses.

NRH 2

- This area borders I-405 and provides a transition between the freeway and established residential areas to the east, and between the mixed-use retail/residential uses to the north along 116th Street and established residential areas to the south.

- Stand-alone or mixed-use office/residential uses should be developed.

- Provide flexibility in density to encourage residential development and affordable housing.

- The types of commercial uses allowed should be limited to those compatible with the residential focus of the area. Retail uses, restaurants, and taverns should be prohibited.

- Establish building and site design standards that require pedestrian orientation, horizontal and vertical modulation, peaked roofs, parking lot placement in side and rear yards, and other elements to increase compatibility with surrounding residential uses. Building mass should be oriented away from low density areas.

- Building heights should not exceed the maximum elevations of adjacent multifamily residential development to the east.

- To encourage residential redevelopment some height increase is justified. Buildings exceeding two stories must be developed with residential uses above the ground floor.

NRH 3

- This area functions as a transition between the mixed-use retail/residential uses to the north along NE 116th Street and established residential areas to the south.

- Stand-alone offices or residential uses or mixed-use office/multifamily uses are appropriate.

- The types of commercial uses allowed should be compatible with the residential focus of the area. Retail uses, restaurants, and taverns are prohibited.

- Provide flexibility in density to encourage residential development and affordable housing.

- Building height should not exceed three stories to provide a transition to the established multifamily and single-family homes to the east and south.

- Impacts from development should be mitigated adjoining established single-family areas located to the east and south.

- A 15-foot-wide heavily landscaped buffer should be provided, and building mass should be oriented away from low density areas. Design standards should require pedestrian orientation, horizontal modulation, and blank wall treatments, to increase compatibility with surrounding residential uses. Peaked roofs are encouraged. Property abutting the publicly owned open space to the east should provide pedestrian connection to 124th Avenue NE.

NRH 4

- Allow general commercial uses north of NE 116th and east of Slater Avenue NE.

- The existing North Park Business Center includes some wholesale/manufacturing uses as a carryover from when the area was designated for industrial development. Continue to allow new wholesale/manufacturing uses in the existing structures if they maintain or enhance compatibility with nearby residential development. Relocate nonconforming businesses to sites that do not adjoin residential development and are specifically designated for industrial uses and development, if and when redevelopment occurs.

- Limit building height to a maximum of three stories to reflect the scale of multifamily residential development surrounding much of NRH 4.

- Some height increase is justified to encourage residential redevelopment and affordable housing. Buildings exceeding two stories must be developed with residential uses on one floor.

- Bring parking lot landscaping and design into conformance as redevelopment occurs.

- Establish building and site design standards for redevelopment to require pedestrian orientation, horizontal modulation, blank wall treatments, parking lot landscaping, lighting and noise limits, and 15-foot landscape buffers between commercial development and adjacent residential uses.

NRH 5

- Allow mixed use, to include office, ~~and~~ residential and limited commercial uses within these areas to acknowledge existing development, proximity to commercial uses directly to the west, and the well-established multifamily residential area within this zone.~~with a density of 24 units per acre at the following two locations where existing office uses are currently located:~~

Proposed changes to NRH 5 text incorporate the recommendation of the Planning Commission related to the Walen Citizen Amendment Request that will be discussed at the October 20th City Council study session.

~~– At the southeast corner of 120th Street and Slater Avenue NE.~~

~~– At the property surrounded by the Ridgewood Village multifamily development abutting Slater Avenue NE.~~

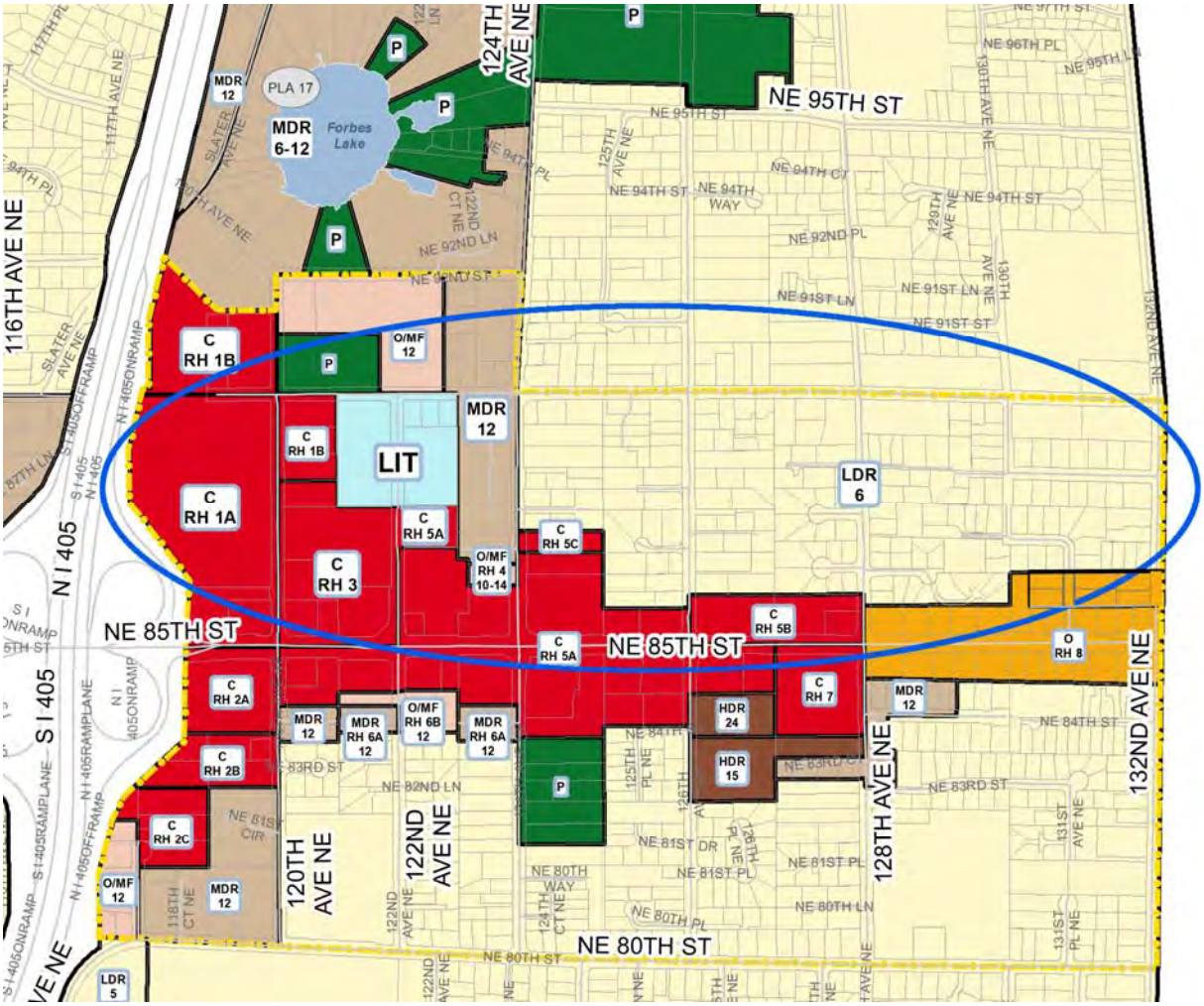
- Residential development should be allowed at a density of 24 units per acre. Commercial uses should be limited to office use and retail uses related to vehicle sales and storage. Commercial uses should be designed to be compatible with neighboring residential uses, with substantial buffers and limits on amplified speakers and lighting.~~The types of commercial uses allowed should be compatible with the residential focus of the area. Retail uses, restaurants, and taverns are prohibited~~.

NRH 6

- Allow either stand-alone residential use with a density of 24 units per acre or office use on the ground floor and residential uses above on the lot abutting Slater Avenue NE between the Totem Firs and Slater Park multifamily developments.

- The types of commercial uses allowed should be compatible with the residential focus of the area. Retail uses, restaurants, and taverns are prohibited.

NE 85TH STREET SUBAREA



Goal NRH 20 – Support the goals and policies found in the NE 85th Street Subarea chapter of the Comprehensive Plan for land development.

6. TRANSPORTATION

STREETS

The original circulation pattern in North Rose Hill was a grid pattern. Maintenance and enhancement of this grid system will promote neighborhood mobility and will provide for equitable distribution of traffic on neighborhood streets. The streets that compose this grid network are ~~described below and~~ shown on Figure NRH-~~5~~4 and street classifications are described in the Transportation Element of the Comprehensive Plan.

~~124th Avenue NE is a principal arterial that is the most traveled route into and through the neighborhood. Most of 124th Avenue NE is improved with two lanes and asphalt shoulders. At the major intersections with NE 85th Street and with NE 116th Street, 124th Avenue NE is developed with curb, sidewalk, landscape strip, and five lanes. In development of the remainder of the street, maintenance of one through lane in each direction is preferred. Full development will likely have a center left-turn lane, curbs, gutters, landscape strip, sidewalks and bike lanes. 124th Avenue NE carries transit routes 230 and 277.~~

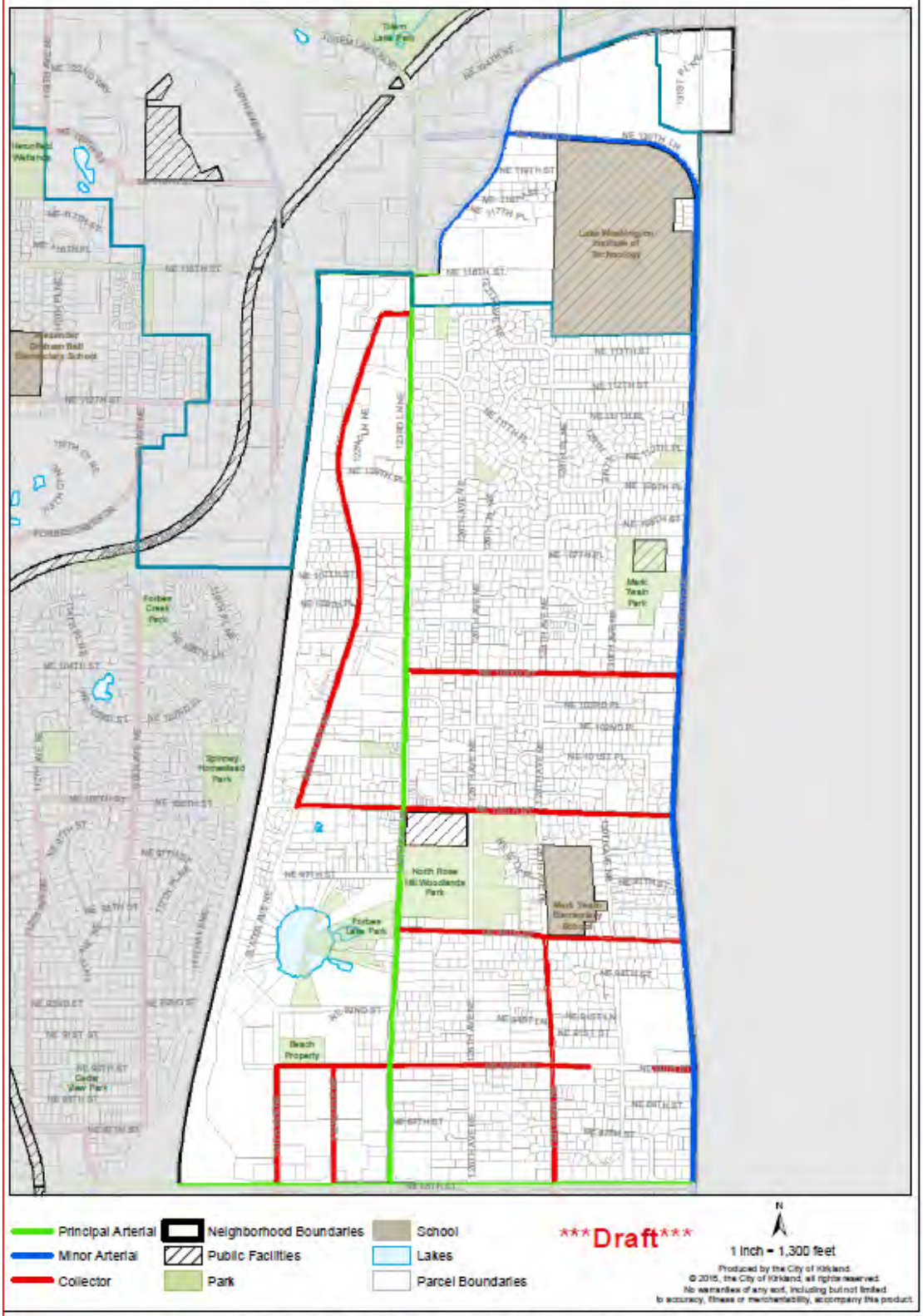


Figure NRH-4: North Rose Hill Street Classifications

~~132nd Avenue NE is a minor arterial that is improved with two travel lanes, bike lanes, and an asphalt path on the west side. Full development of this street will likely have one through lane in each direction with a center left-turn lane, curbs, gutters, landscape strip, bike lanes and sidewalks. 132nd Avenue NE carries transit route 238.~~

~~NE 116th Street is a principal arterial. Improvements east of 124th Avenue NE include three lanes, curb, gutter, landscape strip, and sidewalk. West of 124th Avenue NE, NE 116th Street has four travel lanes, a center turn lane, and intermittent bike lanes, sidewalks, curbs, and gutters, and landscape strips. NE 116th Street carries transit route 236.~~

~~Neighborhood Collectors: Numerous streets within the grid network of North Rose Hill serve as neighborhood collectors. These streets connect the neighborhood to the arterial system and provide primary access to adjacent uses. Design standards for these streets call for two traffic lanes, a parking lane, curb, gutter, sidewalk, and landscape strip. The specific streets that serve this function are shown on Figure NRH-5.~~

~~Slater Avenue NE, north of NE 116th Street, is a minor arterial and is improved with two travel lanes, a center turn lane, bike lanes, curb, gutter, sidewalk, and landscape strip. Slater Avenue NE carries transit route 238. Slater Avenue NE, south of NE 116th Street, is a collector and is primarily improved with two travel lanes. There is intermittent curb, gutter, sidewalk, and landscape strip where new development has occurred.~~

~~Neighborhood Access: All of the streets not discussed above are classified as neighborhood access streets. These streets provide access to adjacent residences and connect to neighborhood collectors. Full improvements on these streets include two traffic lanes, curb, gutter, sidewalk, and landscape strip.~~

Goal NRH 21 – Maintain and enhance the arterial street network.

Policy NRH 21.1:

Enhance the arterial street network with the following improvements:

124TH AVENUE NE

- Provide 80 feet of right-of-way width the length of 124th Avenue NE. Dedication of an additional 10-foot minimum of right-of-way from each side of the street is necessary when development occurs.

  The right-of-way dedication is necessary to accommodate a center turn lane and landscaped median islands, one through lane in each direction, one bike lane in each direction, intersection queue bypass lanes for transit, and a wide landscape strip and sidewalk on both sides of the street.

- Provide sidewalks, curbs, gutters, landscape strips, and bike lanes along the entire length of 124th Avenue NE.

  This street provides direct access to both the Woodland Park and the Boys and Girls Club. Completion of sidewalks to improve pedestrian safety, especially between public facilities, is a high priority.

- Provide crosswalk improvements, such as pedestrian signage, safety refuge islands, and signals, at existing and emerging activity centers.

  Crosswalk improvements at key locations ~~such as 95th Street and NE 112th Place~~ that serve activity centers should be installed as warranted.

- Prioritize traffic flow for transit by providing queue bypass lanes or signal preemption.

  Queue bypass lanes at locations where traffic queuing at intersections would otherwise slow buses will help to encourage transit use.

- Improve the appearance of and function of 124th Avenue NE with the installation of landscape medians.

  Pedestrian safety will be paramount in the design of the landscape medians with consideration for pedestrian visibility. The design of the median must also consider emergency vehicular access. Additionally, minimize locations where medians interfere with driveway access when evaluating the appropriateness of either intermittent or continuous landscape medians.

132ND AVENUE NE

- Coordinate improvements to 132nd Avenue NE with the City of Redmond.

  While Kirkland's City limits extend to the east side of 132nd Avenue NE this street is a mutual concern to both Kirkland and Redmond. Both jurisdictions should coordinate planning facilities that address common issues of concern.

- Provide sidewalks, curbs, gutters, landscape strips, and bike lanes along the entire length of 132nd Avenue NE.

  This street provides direct access to both Mark Twain Park and the Lake Washington ~~Technical College~~ Institute of Technology. Completion of sidewalks to improve pedestrian safety, especially between public facilities, is a high priority.

- Provide a traffic signal and signalized crosswalk when engineering signal warrants are met at NE 100th Street.

  Crosswalk improvements at other key locations that serve activity centers should also be installed as warranted.

- Prioritize traffic flow for transit by providing queue bypass lanes or signal preemption.

  Queue bypass at locations where traffic queuing at intersections would otherwise slow buses will help to encourage transit use.

- Improve the appearance of and function of 132nd Avenue NE with the installation of landscape medians.

  Pedestrian safety will be paramount in the design of the landscape medians with consideration for pedestrian visibility. The design of the median must also consider emergency vehicular access.

NE 116TH STREET

- Install sidewalks, bike lanes, planter strips and consider other improvements such as landscape medians, high occupancy vehicle treatments, and on-street parking west of 124th Avenue NE.

  These improvements are necessary to provide street definition, pedestrian safety, and access in support of the mixed-use residential/commercial development that is encouraged here.

SLATER AVENUE NE

- Install bike lanes and sidewalks south of NE 116th Street.

  Because this street provides direct access to the NE 100th Street pedestrian bicycle I-405 overpass and the Boys and Girls Club, pedestrian and bicycle safety is very important.

Goal NRH 22 – Manage traffic impacts within the neighborhood to enhance neighborhood mobility and provide for more equitable distribution of traffic on neighborhood streets.

Policy NRH 22.1:

Prepare a traffic calming analysis and program for the existing and proposed street network.

The City should work with the community to identify and provide methods to lower traffic speeds and direct traffic through the neighborhood.

Policy NRH 22.2:

Consider alternative design to conventional "grid patterned" streets to address topographic and sensitive area constraints, aesthetics, and safety of children and pedestrians/bicyclists, while at the same time considering emergency vehicular access.

Street design should address these physical constraints while minimizing impacts to emergency response vehicles.

Policy NRH 22.3:

Map where anticipated street connection locations could be considered with future infill development in order to provide predictability in the development process and for the neighborhood.

While the North Rose Hill Street Connection Plan Map (Figure NRH-~~6~~ 5 and Table NRH-1) indicates and describes the potential locations of street connections for future infill development, the exact location will be determined at the time of development. The development permit process should ultimately determine these locations. When new street connections are not required or not feasible, pedestrian and bicycle connections should still be pursued.

Goal NRH 23 – Control development adjoining 124th and 132nd Avenues NE to enhance safety and efficiency of circulation.

Policy NRH 23.1:

Discourage direct access.

If driveways to 124th or 132nd Avenues NE must be provided, separation of at least 300 feet between driveways should be required. New driveways should be located so that future development can meet this standard and/or use a shared driveway.

Access easements to allow for shared access to 124th Avenue NE and or interior connections to side streets should be provided.

As access to side streets becomes available, driveways to 124th Avenue NE should be closed.

Policy NRH 23.2:

Design buildings and landscape adjoining development to minimize potential noise and visual impacts generated by traffic on 124th and 132nd Avenues NE.

Goal NRH 24 – Avoid development of unimproved rights-of-way impacted by sensitive areas.

Policy NRH 24.1:

Do not improve the following specific right-of-way segments:

126th Avenue NE, south of NE 100th Street. This segment of 126th Avenue NE bisects the North Rose Hill Woodlands Park and fire station. It is also within a wetland area, and should remain in its natural condition.

120th Avenue NE, from NE 92nd Street to NE 90th Street. Improvement of this street would connect Slater Avenue NE to NE 85th Street corridor. Due to environmental constraints in the vicinity of this right-of-way, this should remain in its natural condition. Additionally, this connection could increase traffic on Slater Avenue NE, and cause greater congestion at the intersection of NE 85th Street and 120th Avenue NE.

NE 92nd Street, west of 122nd Avenue NE. Due to environmental constraints in the vicinity of this right-of-way, this should remain in its natural condition.

PEDESTRIAN/BICYCLE CIRCULATION

The existing Active Transportation Plan (ATP) maps most of the planned bicycle and pedestrian facilities planned for a 10-year horizon. Those projects mapped in the North Rose Hill neighborhood plan not shown in the ATP will be added during periodic updates to the ATP. Figure~~s~~ NRH-~~7~~ 6 ~~and NRH-8~~ shows the ~~planned~~ desired ~~bike and~~ pedestrian system in the North Rose Hill neighborhood. The Capital Improvement budget process prioritizes when routes will receive funding.

City policy requires that all through-streets have pedestrian improvements. Generally, these improvements include curbs, landscape strips, and sidewalks. As new development occurs, pedestrian improvements are usually installed by the developer. In developed areas, the City should identify areas of need and install sidewalks through the capital improvement budget process.

Bicycles are permitted on all City streets. However, bicycle lanes should be located Slater Avenue NE as well as on 132nd Avenue NE, 124th Avenue NE~~, and Slater Avenue NE~~. These lanes should be identified by appropriate signs and markings. Other streets ~~planned~~ desired for bike routes are designated in the Active

Transportation Plan~~ and in Figure NRH 7, bike system~~. City policy establishes that delineating desired bicycle lanes with striping occurs only on collector and arterial streets.

Goal NRH 25 – Maintain and enhance the street network for all modes of transportation.

Policy NRH 25.1:

Encourage mobility and the use of nonmotorized transportation by providing appropriate facilities for pedestrians and bicyclists throughout the North Rose Hill neighborhood and between the neighborhood~~s~~ and the Totem Lake Urban Center.

The following nonmotorized connections should be ~~improved~~ provided when development, redevelopment or platting occurs, and in already developed areas, the City should fund bicycle and pedestrian connections through the capital improvement budget process ~~and added to the Nonmotorized Transportation Plan as appropriate~~:

- Between bus stops and residential development.
- Along school walk routes – highest priority.
- Connecting activity areas such as parks and the Boys and Girls Club, and Lake Washington ~~Technical College~~ Institute of Technology.
- Wherever a street connection is not required or feasible to connect dead end streets to adjacent streets. When new street connections are not required or not feasible, pedestrian and bicycle connections should still be pursued.
- Between the Redmond regional trail and the I-405 pedestrian overpasses. Known as the Bay to Valley Trail, t~~T~~his link should follow NE 90th Street, heading west from the Redmond boundary at 132nd Avenue NE, to connect to a planned 90th Street overpass, and then north through the existing pedestrian easement at the Costco parking lot, to Slater Avenue NE connecting to the existing 100th Street overpass. Public pedestrian and bicycle easements should be provided across private properties within the designated Bay to Valley Trail, identified in the Park Recreation and Open Space Plan, when development, redevelopment or platting occurs to complete the trail system. See the PROS Plan for further details.
- Around a limited portion of Forbes Lake connecting City-owned property and existing public access across private property.
- Various links between the Lake Washington ~~Technical College~~ Institute of Technology and surrounding residential development to the west and south, and between 132nd Avenue NE and Slater Avenue NE.

- Along the Seattle City Light transmission line easement in cooperation with the utility and adjacent property owners.

The following nonmotorized connections should be ~~improved~~ provided when development, redevelopment or platting occurs, and in already developed areas, the City should fund bicycle and pedestrian connections through the capital improvement budget process ~~and added to the Nonmotorized Transportation Plan as appropriate~~:

- Between bus stops and residential development.
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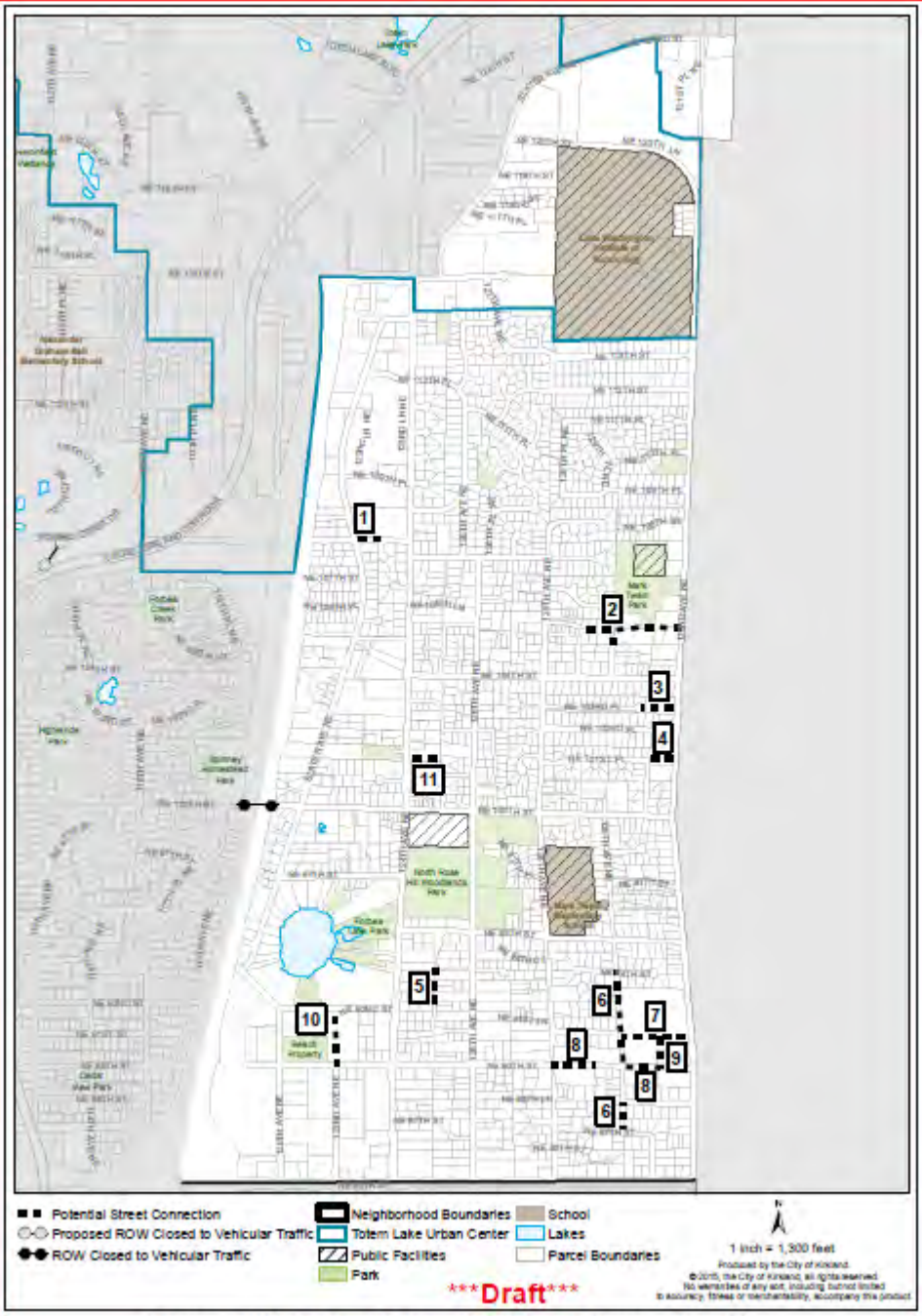

Figure NRH-5: North Rose Hill Street Connection Plan

XV.F. North Rose Hill Neighborhood

Renumber the following list

Table NRH-1: North Rose Hill Street Connection Plan Description List

~~1. NE 88TH STREET BETWEEN 124TH AVENUE NE AND 126TH AVENUE NE~~

2. NE 108TH STREET BETWEEN SLATER AVENUE NE AND 123RD AVENUE NE

Place

3. NE 105TH ~~STREET~~ BETWEEN 129TH AVENUE NE AND 132ND AVENUE NE

Portions of

4. NE 103RD PLACE BETWEEN 132ND AVENUE NE AND EXISTING CUL-DE-SAC END

5. NE 101ST PLACE BETWEEN 131ST PLACE NE AND 132ND AVENUE NE

~~6. NE 97TH STREET BETWEEN 130TH AVENUE NE AND 132ND AVENUE NE~~
~~Completed~~

~~7. *Deleted by Ord. 4212.*~~

8. 125TH AVENUE NE BETWEEN NE 94TH STREET AND NE 95TH STREET

9. 130TH AVENUE NE BETWEEN NE 87TH STREET AND NE 94TH STREET

10. NE 91ST STREET BETWEEN 130TH AVENUE NE AND 132ND AVENUE NE – ~~Sections are completed~~

Portions of

11. NE 90TH STREET BETWEEN 128TH AVENUE NE AND 132ND AVENUE NE – ~~Sections are completed~~

12. 131ST AVENUE NE BETWEEN NE 90TH STREET AND NE 91ST STREET

13. 122ND AVENUE NE BETWEEN NE 90TH STREET AND NE 92ND STREET

~~14. 126TH PLACE NE BETWEEN NE 102ND PLACE AND NE 100TH PLACE~~
~~Completed~~

15. NE 101ST PLACE BETWEEN 124TH AVENUE NE AND 125TH AVENUE NE

~~16. NE 116TH STREET BETWEEN 127TH AVENUE NE AND 132ND AVENUE NE~~

~~17. NE 109TH PLACE BETWEEN SLATER AVENUE AND 124TH AVENUE NE~~
~~Completed~~

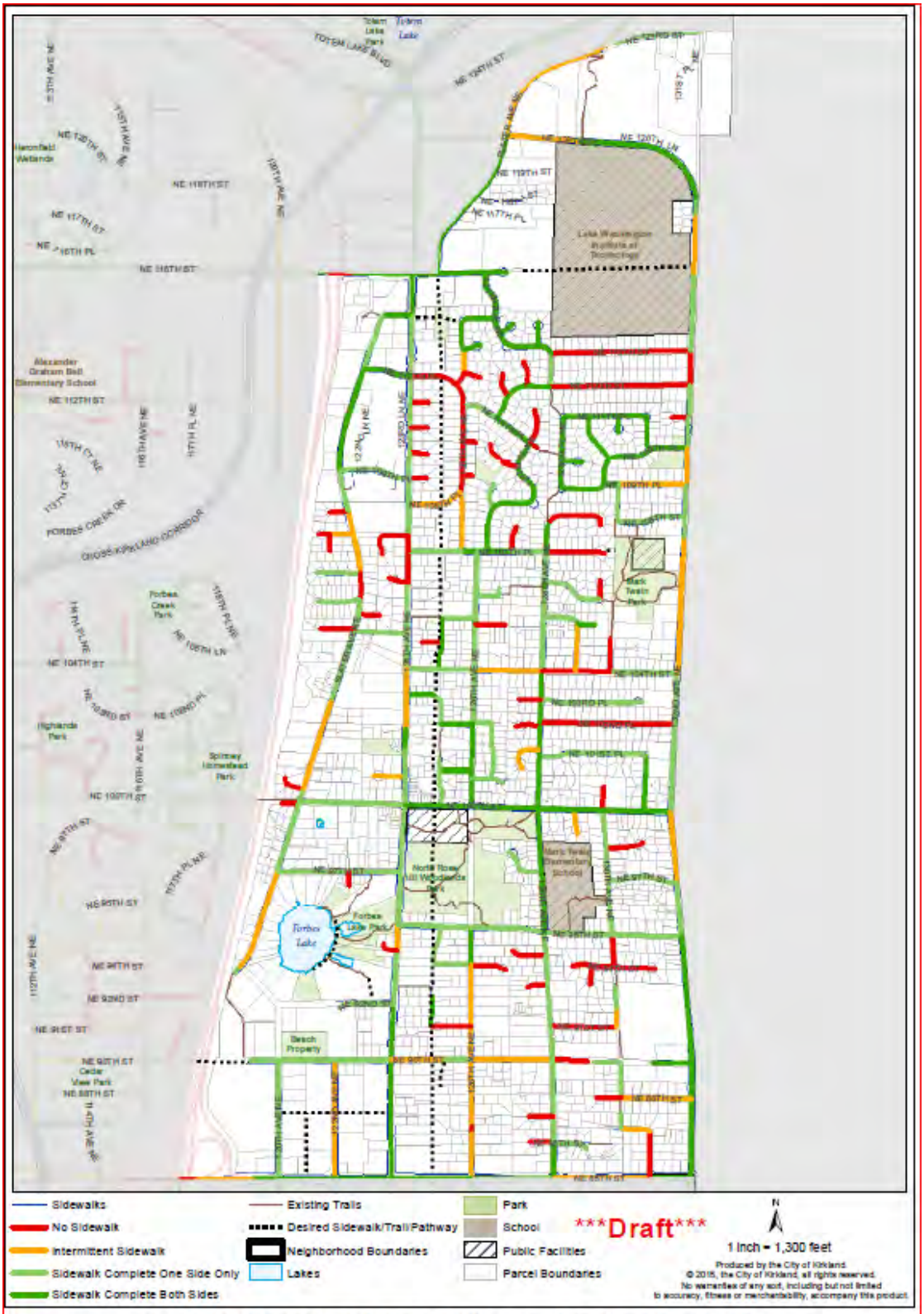

Figure NRH-6: North Rose Hill Street Pedestrian System

Figure NRH:7 North Rose Hill Bicycle System

Policy NRH 25.2:

Develop the following new nonmotorized connections to provide convenient and safe pedestrian mobility between the business districts and residential areas in the neighborhood.

- North/south link between Slater Avenue NE through the North Rose Hill Business District to NE 116th Street and northward to the ~~Totem Lake neighborhood~~Totem Lake Business District.
- ~~North/south link between Slater Avenue NE and the Rose Hill Business District through the Costco parking lot.~~
- East/west link between 124th Avenue NE and the low density area of North Rose Hill through the open space west of 126th Avenue NE at approximately NE 114th Place.

7. OPEN SPACE/PARKS

There are a number of publicly and privately owned areas in the North Rose Hill neighborhood that currently provide park and open space opportunities. In addition, there is a private nonprofit facility in the neighborhood that provides recreation opportunities. They are briefly described below~~ and shown in Figure NRH-9~~.

PARKS

Mark Twain Park is a seven-acre neighborhood park ~~that was transferred to the City in 1989 as part of the annexation agreement between the City and King County. This park is~~ located on 132nd Avenue NE, at approximately NE 107th Street. Improvements in this park include walking and jogging paths, a children's playground, a basketball court, and an open lawn area for informal recreation activities. Development and improvement of facilities for passive uses, such as walking or jogging, is encouraged.

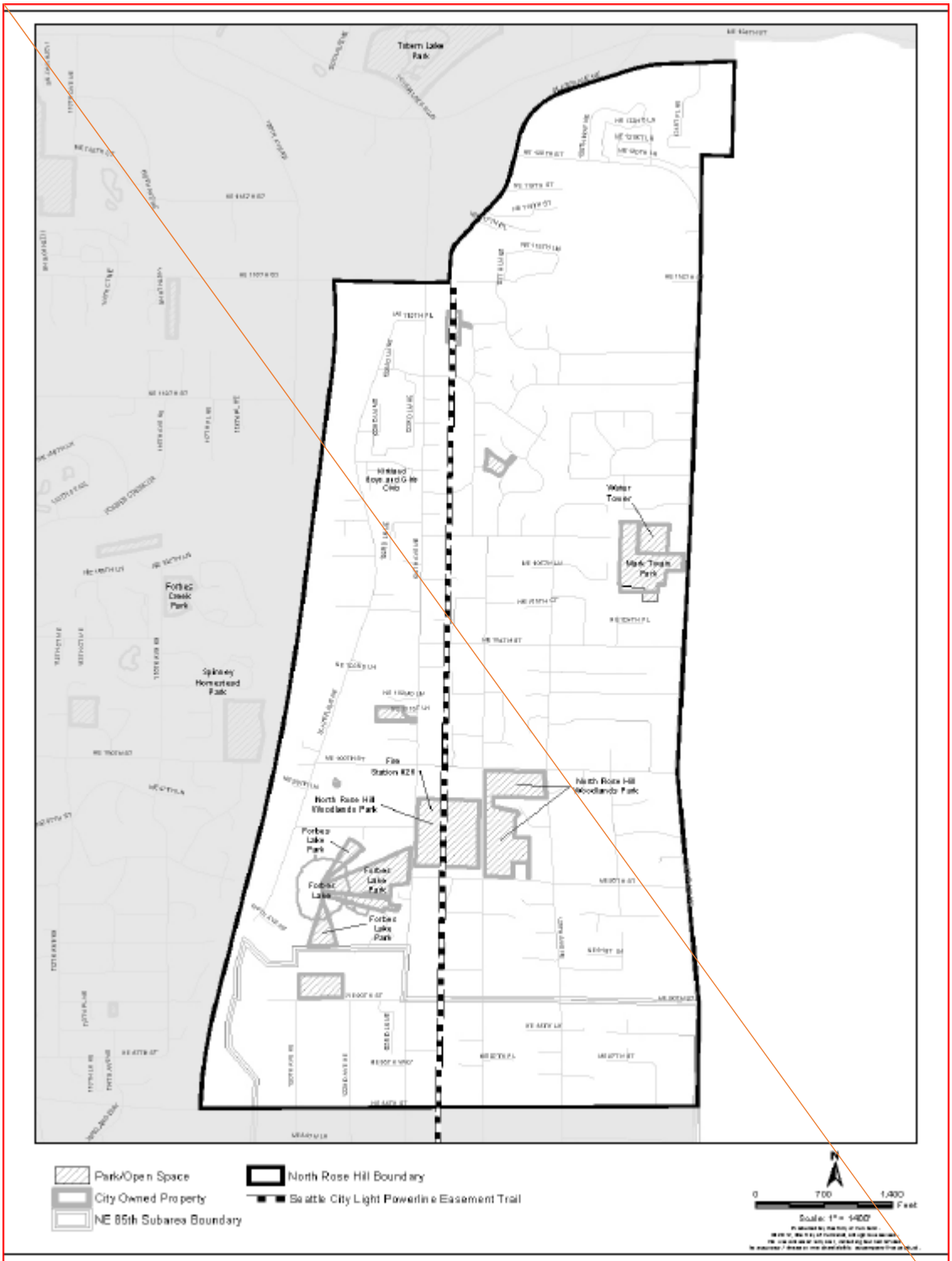

Figure NRH-9: North Rose Hill Parks and Open Space

North Rose Hill Woodlands Park

...is a ~~26.8~~ 21 acre neighborhood and nature park located between 124th Avenue NE and 128th Avenue NE south of NE 100th Street. It contains ~~over a half mile of~~ paved and boardwalk trails, interpretive signs, picnic ~~areas~~ shelter, children's playground, benches, wetlands, and an open lawn area for informal play. Parking and public restrooms are available at the fire station ~~on~~ near the site.

Forbes Lake Park is a ~~7.2~~ 9-acre waterfront park located at 9501 124th Avenue N~~, west of the Lockshire development on NE 92nd Street, and south of the Lake Kirkland development on NE 97th Street.~~... Together the park contains over 479 lineal feet of shoreline. The park is currently undeveloped. Future plans for the park include a continuous trail connecting parkland on the eastern side of the lake with parklands to the south and southwest, creating a continuous route of travel from 124th Avenue NE to Slater Avenue. Forbes Lake is an important public landmark and open space feature in the neighborhood. In future development, the City should seek to enhance the public views of the lake and wetland areas. To preserve the natural wetland system, active recreational use of this area should be discouraged.

PUBLIC SCHOOLS

Mark Twain Elementary School is an eight-acre site located at NE 95th Street and 130th Avenue NE. The school is improved with playfields, children's play equipment and open space for informal recreation. The school's multipurpose room also provides indoor recreation space on a limited basis.

Lake Washington ~~Technical College~~ Institute of Technology is a State vocational-technical college. The ~~college~~ institute occupies 54 acres at approximately 132nd Avenue NE and NE 120th Street. With the exception of the instructional buildings and associated parking, the site is heavily wooded. The slope on the west side of the site is not well suited for active recreational use.

PRIVATE NONPROFIT RECREATION

Kirkland-Redmond Boys and Girls Club is a private nonprofit service organization whose primary mission is to serve youth. It is located at 124th Avenue NE and NE 108th Street. This facility includes a multipurpose room, game room, gymnasium, arts and crafts room, library, and educational center. The site also has a playfield.

OPEN SPACE TRACTS

Various open space tracts have been dedicated in many existing subdivisions. Ownership of several of these tracts has been transferred to the City (Tract B Trillium Court, and Tract A, Lake Kirkland Park). The remaining tracts are ~~either~~ .owned jointly by the homeowners within the subdivision ~~or by King County~~. These tracts vary in size and have generally been left as unimproved open space.

Goal NRH 26 – Prioritize acquisition of a new neighborhood park where park level of service is deficient.

Policy NRH 26.1:

Acquire suitable land in the ~~northwest~~ northern portion of the neighborhood for neighborhood park development.

There are deficiencies in the neighborhood park level of service based on the desire for parkland to be located within one-quarter-mile of all residents. The Park Recreation and Open Space (PROS) Plan has identified a need for a park in the northern portion of North Rose Hill. See the PROS Plan for further details.~~Therefore, the north end of the neighborhood is targeted for potential site acquisition.~~

~~***Policy NRH 26.2:***~~

~~Consider other locations for park and open space acquisition as opportunities arise.~~

~~Acquisition of additional land for park and open space should be considered using evaluation criteria established by the Park Board and City Council. Criteria include those related to cost, location, site characteristics, and available funding~~.

Goal NRH 27 – Seek opportunities to ~~develop community meeting places~~ improve connectivity to parks .

Policy NRH 27.1:

Public pedestrian access easements should be provided across properties abutting Forbes Lake Park when development, redevelopment or platting occurs to improve access to the park. ~~Provide a community gathering place at Woodlands Park in conjunction with the development of the Williamson property~~.

This need has been identified in the Park Recreation and Open Space (PROS) Plan. See the PROS Plan for further details.~~A designated community gathering place, such as a well designed picnic shelter, should be incorporated into Woodlands Park when the Williamson property is developed in the future. The shelter should be made available on both a scheduled and unscheduled basis for community gatherings and informal meetings.~~

Goal NRH 28 – Seek opportunities to develop off-street trails for recreational use that connect activity nodes and neighborhoods.

Policy NRH 28.1:

~~Explore the potential for~~ Complete ~~a~~ the Seattle City Light Power Line trail connecting the North Rose Hill neighborhood to the South Rose Hill and ~~Totem Lake neighborhood~~Totem Lake Business Districts~~s~~ within the Seattle City Light Power Line Easement.

Public pedestrian and bicycle easements should be provided under the Seattle City Light power easement when development, redevelopment or platting occurs to complete the trail system. See PROS Plan for further details. ~~An~~ This off-street north/south trail through the neighborhood serves the recreational needs of the community by providing a safe pedestrian and bicycle link separated from the street system. This will provide a more pedestrian friendly option to the street system. Eventually this trail could link up to the Bridle Trails neighborhood and trail systems in adjoining jurisdictions.

8. PUBLIC SERVICES/FACILITIES

UTILITIES

~~*SURFACE WATER*~~

Goal NRH 29 – ~~Create a stormwater collection and transmission system that decreases peak flows, reduces flooding, and that protects and improves water quality~~Provide adequate utility services in the neighborhood.

Policy NRH 29.1:

Protect and improve water quality through the use of the best available source control and treatment practices as identified in the Surface Water Master Plan and managed by the City's Storm Water Utility.

Policy NRH 29.2:

Utilize best management practices to m~~M~~itigate stormwater impacts ~~of past and future development through~~ by ~~reduction~~ decreasing ~~of the height and duration of~~ peak flows.

These policies mirror those of the City's ~~surface water utility's~~Storm Water Utility's Surface Water Master Plan. The goals are written to include both controls that are placed on proposed new development (through design requirements), and programs and projects implemented by the City to address existing problems.

The easiest and least expensive way to protect water quality is to stop pollution at its source. Everyday activities of individuals in a watershed affect the quality of water in our streams. In cases where pollution cannot be eliminated at the source, treatment systems can be used to remove pollutants from water before it flows into a stream or lake.

When peak flows are increased, and persist for longer time periods than under pre-developed conditions, the quality of the water and available habitat in a stream will decrease. Kirkland has many streams in which such damage has already occurred. Two of the major goals of the surface water utility are to repair such damage, and to prevent future damage. This is accomplished through construction of capital improvement projects, and through regulation of new development.

~~***Goal NRH 30 – Enhance and protect the Forbes Creek and Juanita Creek Basins in the North Rose Hill neighborhood.***~~

Policy NRH ~~30~~29.~~1~~3:

Investigate water quality and Forbes Lake flooding/levels and develop projects and programs to address identified problems.

Property owners adjoining Forbes Lake are concerned that lake level fluctuations contribute to infiltration of drain fields and basement flooding. ~~Lack of formal public access to the lake has hindered public involvement in these issues since there has been no public benefit identified in using City funds for private benefit. However, if potential water quality impacts to fish in lower reaches of Forbes Creek do result from fluctuations in Forbes Lake water levels, there is a public benefit for the City to investigate and address these concerns.~~ Ongoing monitoring by community volunteers and by the City quantify lake level fluctuations and test water quality. Current development practices reduce the potential for flooding by restricting placement of new improvements within sensitive area buffers and eliminate septic systems failures by requiring connection to the sanitary sewer system. Upstream retrofit opportunities to address lake level fluctuations would be considered as part of the Capital Improvement Plan prioritization process based on identified need in the Surface Water Master Plan.

Policy NRH ~~30~~29.~~2~~4:

Give funding priority to projects and programs that address identified water quality and lake flooding/level problems.

These projects and programs should be identified in both the Surface Water Master Plan, and the surface water portion of the Capital Improvement Program.

~~***SEWER***~~

~~Goal NRH 31– sanitary sewers to those areas currently on septic systems pursuant to the Sanitary Sewer Comprehensive Plan.~~

~~Policy NRH 31.1:~~

~~Install new sanitary sewer systems concurrent with new development.~~

~~Policy NRH 31.2:~~

~~Maintain individual property owners' existing septic systems in high working order.~~

~~Policy NRH 31.3:~~

~~Eliminate failing septic systems.~~

~~The Emergency Sewer Program is a program identified in the Capital Improvement Program to eliminate failing septic systems.~~

~~WATER~~

~~Goal NRH 32 – Provide water service to new development in accordance with the Water Comprehensive Plan.~~

~~Policy NRH 32.1:~~

~~Provide potable water to meet water quality and fire flow standards.~~

~~Policy NRH 32.2:~~

~~Encourage the efficient use of and conservation of potable water by the adoption of appropriate development standards.~~

~~Water is becoming a scarce resource which must be managed efficiently.~~

9. URBAN DESIGN

Goal NRH ~~33~~ 30 – Ensure that public improvements and private development contribute to neighborhood quality and identity in the North Rose Hill Business District.

Policy NRH ~~33~~30.1:

~~Establish~~ Utilize the design review process to administer building and site design standards that apply to all new, expanded, or remodeled commercial, multifamily, or mixed-use buildings in coordination with the Design Guidelines for Pedestrian-Oriented Business Districts contained in the Kirkland Municipal Code and Design Regulations in the Zoning Code.

Building design standards ~~should~~ address building scale, building mass, materials; building entries; service areas; roof treatments; pedestrian oriented frontage; and relationship to adjacent land uses.

Site design standards ~~should~~ address building and parking area placement on the site; vehicular and pedestrian access to the site and on-site circulation; site lighting; landscaping, including parking lot landscaping; signs; preservation of existing vegetation, and buffers between higher intensity development and adjacent land uses.

Design review will ensure compliance with these standards and help create an attractive image of the North Rose Hill Business District.

~~***Policy NRH 33.2:***~~

~~Utilize the design review process to administer building and site design standards applicable to commercial, multifamily, and mixed-use development.~~

~~Design review will ensure compliance with these standards.~~

Policy NRH 33.3~~30.2~~:

Minimize the appearance of parking areas through location and shared facilities.

Parking in front of buildings is discouraged. Combined lots that serve more than one business or use are encouraged.

Policy NRH 33.4~~30.3~~:

Include high quality materials, the use of public art, bicycle and pedestrian amenities, directional signs on all arterials, and other measures for public buildings, and public infrastructure, such as streets, and parks.

~~These will help create an attractive image of the~~ These contribute to an inviting and desirable ~~North Rose Hill~~ Business District experience.

Goal NRH ~~34~~ 31 – Provide transitions between the commercial and residential uses in the neighborhood.

Policy NRH ~~34~~31.1:

~~Establish~~ Address transition impacts and protect nearby residential neighborhoods with site and building development requirements such as landscape buffers and height regulations ~~that address transition areas and protect nearby residential neighborhoods~~.

Landscaping is used to soften and separate uses by creating a transition zone. Likewise, the size or height of the building should not overpower adjoining residential areas.

Goal NRH ~~35~~ 32 – ~~Promote~~ Require high quality ~~design by establishing building and~~ site and design standards ~~that apply to all new~~for innovative residential ~~designs and styles like attached, clustered, compact single-family, or cottage~~ housing in low density zones.

Policy NRH ~~35~~32.1:

~~Establish~~ Implement the design standards for various innovative housing techniques and styles contained in the Subdivision Ordinance and Zoning Code. These standards~~that~~ address: building placement on the site, clustering, open space preservation, building scale in proportion with the lot and with the surrounding neighborhood, preservation of existing vegetation, and integration with detached single-family homes. Innovative housing techniques include small lot single family, historic preservation, and low impact development subdivisions and cottage, carriage and two/tree unit homes. These standards will help ensure acceptance of innovative housing.

Goal NRH ~~36~~ 33 – Provide streetscape improvements ~~throughout the neighborhood~~ that contribute to a sense of neighborhood identity and enhanced visual quality.

Policy NRH ~~36~~33.1:

Establish a street tree plan for the neighborhood.

Trees bordering streets can unify the neighborhood's landscape.

Policy NRH 36.2:

Develop center landscape medians and/or other enhancements along 132nd and 124th Avenues NE with extensive greenery to visually soften and enhance these arterials.

Consider seasonal color, and drought-tolerant native species in their design.

Policy NRH ~~36~~33.3:

Incorporate design features into pedestrian routes.

Pedestrians require more detailed visual stimuli than do people in fast moving vehicles. Pedestrian paths should be safe, enjoyable, and interesting. Varying pavement textures and pedestrian safety islands and signalization at crosswalks are methods to strengthen these pathways.

Goal NRH ~~37~~34– Develop gateway features that strengthen the character and identity of the neighborhood.

Policy NRH ~~37~~34.1:

Use public and private efforts to establish gateway features at the locations identified in Figure NRH-~~10~~8.

These should frame and enhance views into the neighborhood. An existing gateway sign is located on 124th Avenue NE north of NE 85th Street. Other preferred locations are shown in Figure NRH-~~10~~8.

At some locations, private development should install gateway features as part of future development. In other instances, public investment is necessary. Depending on the location, improvements such as landscaping, signs, structures, or other features that identify the neighborhood could be included.

Goal NRH ~~38~~ 35 – Preserve territorial views.

Policy NRH ~~38~~35.1:

Preserve the territorial view of the Totem Lake commercial area from NE 120th Street.

This view conveys the neighborhood's context in the larger community. It is an important feature that should be preserved.

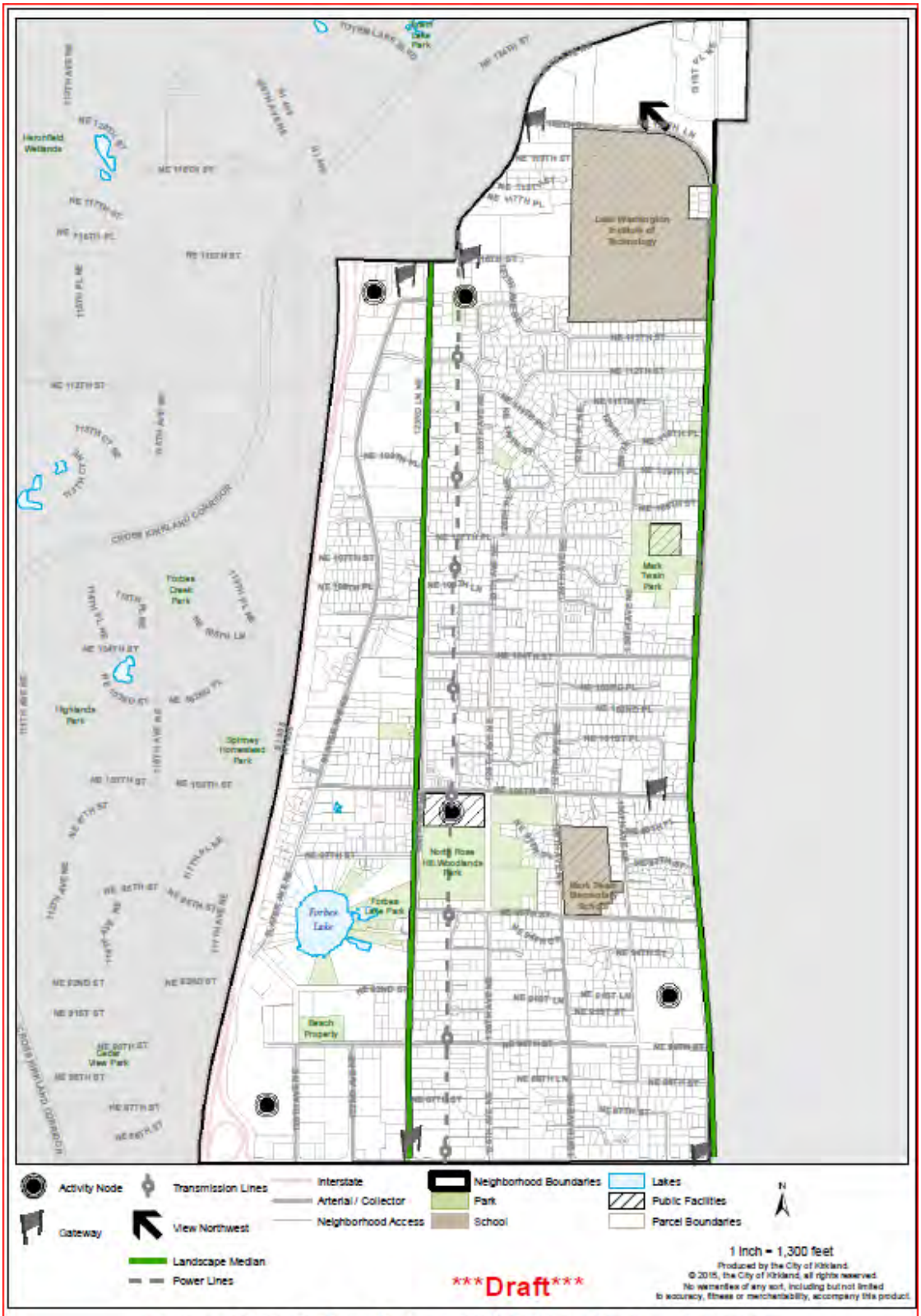

Figure NRH-8: North Rose Hill Urban Design Features