MEMORANDUM

To: Design Review Board
From: Tony Leavitt, Senior Planner
Date: October 29, 2018
File No.: DRV18-00493
Subject: ROSE HILL MIXED USE PROJECT CONCEPTUAL MASTER PLAN AND PROJECT DESIGN RESPONSE CONFERENCE

I. MEETING GOALS

At the November 5, 2018 Design Review Board (DRB) meeting, the DRB should continue the Design Response Conference from October 15th to review the Conceptual Master Plan and project design and determine if the project is consistent with the design guidelines contained in Design Guidelines for Rose Hill Business District, as adopted in Kirkland Municipal Code (KMC) Section 3.30.040.

The October 15th meeting was continued to November 5th due to a lack of a quorum. At the September 5th Meeting, the DRB was accepting of the concept development, overall massing, façade creation and public spaces, but the Board requested that the applicant address the following items:

- The upper level treatment of Building D along NE 85th Street façade.
- Treatment of Building D façade near the U-Haul site.
- Larger scale elevations of each building to help with building by building review.
- Generic material details and treatments for each building.
- Additional parapet and roofline modulation.
- Onsite light study for courtyard and open space areas.
- Planter wall details and design for entry terrace.
- Design of loading dock along 122

The applicant has submitted revised plans to address these items (see Attachment 2).

Additionally the Board and the applicant agreed on a phased review of the project. The first meeting focused on the concept development, overall massing, façade creation and public spaces. The first part of the November 5th Meeting will focus on detailed elevations and articulations, basic building materials, landscape plans and exterior lighting. The second part of the meeting with focus on building façade detailing, exterior colors, plant selection, public seating areas, exterior lighting and rooftop amenities. The applicant has outlined the meeting goals on Page 3 of Attachment 2.
Due to the fact that the review of the projects under the State Environmental Policy Act (SEPA) is not complete, the Design Response Conference will need to be continued to a future meeting date.

II. PROPOSAL

The subject property is located at 12040 NE 85th Street (see Attachment 1). The applicant is proposing redevelopment of an existing commercial site with a new mixed use development. The project will provide over 200,000 square feet of neighborhood retail. Above the retail and underground parking structure, there will be a total of four 5-level residential buildings totaling approximately 740 residential units with 10% being designated as affordable housing.

III. SITE

The subject property is zoned RH (Rose Hill Business District) 3 and currently contains a large commercial building with multiple tenants including a Petco retail store, an Outback Steakhouse restaurant building, a Kirkland Autoworks building, large surface parking lot and a small parking lot used by Costco. The ownership does not include the U-Haul parcel.

The existing parking lot and building pad are relatively flat with a significant upward grade elevation along NE 85th Street and from 120th Avenue NE to the site.

The property has street frontage along NE 85th Street, 120th Avenue NE and 122nd Avenue NE.

The following list summarizes the zoning designation, uses, and allowed heights of properties adjacent to the subject property:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Uses</th>
<th>Height Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>LIT and RH 1B</td>
<td>Office Building and Costco Parking Lot</td>
<td>Maximum height is 35 Feet.</td>
</tr>
<tr>
<td>East</td>
<td>RH 5A</td>
<td>Retail shopping center and single family residential use. Maximum height is 35 Feet, except hotels can go to 54’ on properties abutting an LIT zone.</td>
<td></td>
</tr>
<tr>
<td>West</td>
<td>RH 1A</td>
<td>Costco and Office Building</td>
<td>Maximum height is 35 feet.</td>
</tr>
<tr>
<td>South</td>
<td>RH 3</td>
<td>Multiple retail and restaurant uses</td>
<td>Maximum height is 35 feet.</td>
</tr>
</tbody>
</table>

The property has street frontage along NE 85th Street, 120th Avenue NE and 122nd Avenue NE.

Additional photographs prepared by the applicant that show the surrounding properties are contained in Attachment 2.

IV. CONCEPTUAL DESIGN CONFERENCE

A Conceptual Design Conference was held on June 5, 2017. The DRB provided direction to the applicant in preparation for the Design Response Conference. At the meeting, the DRB discussed:

A. How the design guidelines affect or pertain to the proposed development.
B. Which guidelines applied to the proposed development; and
C. The application materials that are needed for the Design Response Conference.

The DRB’s feedback from the conference is summarized in Section V.B below under the DRB’s discussion on the various design topics.
V. DESIGN RESPONSE CONFERENCE

The Design Review Board reviews projects for consistency with design guidelines for the Rose Hill Business District, as adopted in Kirkland Municipal Code Chapter 3.30. In addition to the standard guidelines contained in the Design Guidelines for Rose Hill Business District, the following information summarizes key guidelines that apply specifically to the project or project area. See also Section VI for information regarding zoning regulations and how they affect the proposed development.

A. Pedestrian-Oriented Design Guidelines

1. General

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

   - Design Standards for Master Plans in the RH 3 zone (see Section V.A.2 below)
   - Building Location and Orientation
   - Pedestrian Friendly Building Facades
   - Public Improvements (Sidewalks and Street Trees)
   - Pedestrian Connections, Lighting, Amenities and Plazas
   - Blank Wall Treatment
   - Residential Open Space
   - Parking Lots, Parking Garages and Vehicular Circulation
   - Architectural Style and Scale
   - Human Scale
   - Building Details and Materials
   - Signs
   - Visual Quality of Landscapes

   See the adopted Design Guidelines for Rose Hill Business District for complete text and explanations.

2. Conceptual Master Plan

   a. KZC Section 142.35.9 states that The Design Review Board shall consider a Conceptual Master Plan (CMP) in the RH 3 zone within the NE 85th Street Subarea. The CMP shall incorporate the design considerations for the RH 3 zone set forth in the Design Guidelines for the Rose Hill Business District.

   b. KZC Section 53.34.010 requires that the required setback yards, landscape buffers and required parking spaces be established as part of the Conceptual Master Plan review process.

   c. Staff Analysis: At the September 5th Meeting, the DRB provided direction on these development standards. They were accepting of the preliminary setbacks and landscape buffers that the applicant provided. They were also accepting of the applicant’s massing plan along NE 85th Street as the Building D transitions from the NE 85th Street height limit to the overall site height limit.
3. **Special Considerations for the RH3 Zone**
   
a. In addition to the standard guidelines contained in the Design Guidelines for Rose Hill Business District, the following design considerations apply to the RH 3 Zone:

   - The RH 3 zone should be master-planned to provide coordinated development. For example, Rose Hill Shopping Center could be redeveloped into vibrant mixed-use village, combining local and destination-oriented retail uses with office and residential uses. The Master Plan should be pedestrian oriented and incorporate design standards such as:
   - Buildings and retail storefronts oriented to internal pedestrian and vehicular routes and to surrounding streets with clearly identifiable building and pedestrian access points and entryways to adjacent streets and internal pedestrian pathways.
   - Isolated building pads should be minimized.
   - Design techniques to prevent the dominance of large single occupant structures, such as use of: smaller building footprints, multiple tenant spaces on each floor of a structure abutting a street, stepping back of upper stories along NE 85th Street and corner building treatments at 120th Avenue NE and 122nd Avenue intersections.
   - Incorporate useable public spaces, plazas or pocket parks, and public amenities, such as art, sculptures, fountains or benches.
   - Use landscaping to emphasize entries into buildings, pedestrian areas, and pedestrian routes to enhance public spaces, parking areas, and to screen blank walls and service areas.
   - Placement of loading and service areas shall be located away from NE 85th Street and pedestrian areas.

   b. **Staff Analysis:** The applicant has submitted revised plans for review (see Attachment 2). The DRB should provide direction on compliance with the Design Considerations for Master Plans in the RH 3 zone.

B. **Compliance with Design Guidelines**

1. **Scale**
   
a. **DRB Discussion**

   At the September 5th Meeting, the DRB was accepting of the concept development, overall massing, and façade creation, but the Board requested that the applicant address the following items:

   - The upper level treatment of Building D along NE 85th Street façade.
   - Treatment of Building D façade near the U-Haul site.
   - Larger scale elevations of each building to help with building by building review.

   The Board also discussed the transition from the

b. **Supporting Design Guidelines**

   The Design Guidelines for Rose Hill Business District contain the following policy statements that address the use of these techniques:
- Encourage design treatments that emphasize street corners through the use of building location and design, plaza spaces, landscaping, distinctive architectural features, and/or signage.

- Encourage all buildings located at or near street corner to incorporate special architectural elements that add visual interest and provide a sense of human proportion and scale. This could include a raised roofline, turret, corner balconies, bay windows, special awning or canopy design, and/or distinctive use of building materials (see the following examples).

- Locate and orient buildings towards streets, plazas or common open spaces, and major internal pathways.

- Configure buildings to create focal points especially on larger sites.

- Avoid blank walls near sidewalks, major internal walkways, parks, and pedestrian areas. The following treatments mitigate the negative effects of blank walls (in order of preference):
  a. Configure buildings and uses to minimize blank walls exposed to public view.
  b. Provide a planting bed with plant material to screen most of the wall.
  c. Install trellises with climbing vines or plant materials to cover the surface of the wall. For long walls, a trellis or trellises should be combined with other design treatments to avoid monotony.
  d. Provide artwork on the wall surface.
  e. Provide architectural techniques that add visual interest at a pedestrian scale. This could include a combination of horizontal building modulation, change in building materials and/or color, and use of decorative building materials.
  f. Other treatments may be proposed that meet the intent of the guidelines.

- Avoid blank walls near sidewalks, major internal walkways, parks, and pedestrian areas.

- Incorporate fenestration techniques that indicate the scale of the building.

- Encourage vertical modulation on multi-story buildings to add variety and to make large buildings appear to be an aggregation of smaller buildings.

- Encourage a variety of horizontal building modulation techniques to reduce the architectural scale of the building and add visual interest.

- Encourage a variety of roofline modulation techniques.

- Encourage a combination of architectural building elements that lend the building a human scale.

- Locate and orient buildings towards streets, plazas or common open spaces, and major internal pathways.

- Configure buildings to create focal points especially on larger sites.
Configure development to provide opportunities for coordinated pedestrian and vehicular access. Configure internal access roads to look and function like public streets. This is most applicable larger sites, such as those in the Regional Center, where an internal vehicular circulation system is critical to access interior portions of the sites. The most desirable configuration would include on-street parking, street trees, and sidewalks on both sides of the roadway.

Mitigate the intrusive qualities of parking garages. Along streets, pedestrian pathways, and in pedestrian areas, ground-level commercial uses should be incorporated into parking structures. Extensive landscaping should be used to screen the parking garage near residential areas and in high visibility locations.

Design and site parking garage entries to complement, not subordinate the pedestrian entry. If possible, locate the parking entry away from the primary street, to either the side or rear of the building.

Locate parking structure service and storage functions away from the street edge and generally not visible from the street or sidewalks.

Building facades in pedestrian areas should provide lighting to walkways and sidewalks through building mounted lights, canopy- or awning-mounted lights, and display window lights. Encourage variety in the use of building-mounted light fixtures to give visual variety from one facade to the next.

c. Staff Analysis

As requested by the DRB, the applicant has provided detailed plans for review (see Attachment 2). The plans from the September 5th meeting are also included (see Attachment 3).

The DRB should provide input on the following items:

- Do the buildings provide enough horizontal and/or vertical modulation when viewed from key vantages?
- Is the NE 85th Street/122nd Avenue street corner adequately treated including the building and plaza?
- Are the buildings activating the street frontages?
- Does the proposed internal access road and pedestrian network work?

2. Open Space and Landscaping

a. DRB Discussion

At the September 5th Meeting, the DRB did not spend a lot of time on the landscape plans, but did have the following submittal requests regarding open space and landscaping:

- Onsite light study for courtyard and open space areas.
- Planter wall details and design for entry terrace.
- Design of loading dock along 122nd Avenue NE.
- Incorporate impacts of the U-Haul easement on the frontage and building design.
b. **Supporting Design Guidelines**

The Design Guidelines and Zoning Regulations contain the following guideline addressing the visual quality of landscapes:

- K2C Chapter 95 requires that a landscape plan be approved as part of the Design Review Process.
- Encourage special landscaping elements on all street corners in the Rose Hill Business District. Such landscaping elements should incorporate a variety of plant types and textures that add seasonal interest.
- Provide landscaping elements that add color and seasonal interest. This can include trees, planting beds, potted plants, trellises, and hanging plants.
- Provide landscaping between the sidewalk and building or parking lot to provide visual relief and enhance the pedestrian experience along the corridor. Such landscaping should include a combination of ground cover, shrubs, and trees and be trimmed to maintain visibility into the site and buildings.
- Consider the purpose and context of the proposed landscaping. The pedestrian/auto oriented landscape requires strong plantings of a structural nature to act as buffers or screens. The pedestrian landscape should emphasize the subtle characteristics of the plant materials. The building landscape should use landscaping that complements the building’s favorable qualities and screens its faults while not blocking views of the business or signage.
- Provide pedestrian amenities along all sidewalks, interior pathways, and within plazas and other open spaces.
- Design all buildings abutting a public sidewalk or major internal pathways to provide direct pedestrian access to the sidewalk or pathway.
- Provide pedestrian plazas in conjunction with nonresidential uses.
- Position plazas in visible locations on major internal circulation routes, close to bus stops, or where there are strong pedestrian flows on neighboring sidewalks.
- Incorporate plenty of benches, steps, and ledges for seating. A combination of permanent and moveable seating is encouraged. Seating areas should be provided with views of amenities, landscaping elements, or people watching.
- Provide private open space for multi-family residential units.

c. **Staff Analysis**

*The DRB should review the landscape treatment around the buildings, within the entry terrace and pedestrian court, and on the building terraces. Landscaping should be placed in areas to help mitigate building massing and enhance the pedestrian experience along the project frontages.*

*The DRB should provide input on the following items:*

- What changes, if any, are needed to the open space plans?
3. **Building Materials, Color, and Details**

   a. **DRB Discussion**

   This topic was not discussed in detail at the September 5th Meeting. The Board did ask the applicant to provide the following at the October 15th meeting:

   - Generic material details and treatments for each building.
   - Additional parapet and roofline modulation.

   b. **Supporting Design Guidelines**

   The Design Guidelines contain the following policy statements that address the use of these techniques:

   - Encourage the integration of ornament and applied art with the structures and the site environment. For example, significant architectural features should not be hidden, nor should the urban context be overshadowed. Emphasis should be placed on highlighting building features such as doors, windows, eaves, and on materials such as wood siding and ornamental masonry. Ornament may take the form of traditional or contemporary elements. Original artwork or hand-crafted details should be considered in special areas. Ornament and applied art can be used to emphasize the edges and transition between public and private space, and between walls to ground, roof to sky, and architectural features to adjacent elements. Ornament may consist of raised surfaces, painted surfaces, ornamental or textured banding, changing of materials, or lighting.

   - Utilize a variety of quality building materials such as brick, stone, timber, and metal, to add visual interest to the buildings and reduce their perceived scale. Masonry or other durable materials should be used near the ground level.

   - Limit the use of concrete block, metal siding, and stucco or similar materials including Exterior Insulation and Finish System (EIFS) on all visible building facades from the street and pedestrian routes and near primary entrances. Such materials should be trimmed properly and used in conjunction with other preferred materials. EIFS should be sheltered from extreme weather by roof overhangs or other methods.

   - The use of a range of colors compatible within a coordinated color scheme should be encouraged.

   c. **Staff Analysis**

   The applicant was directed to incorporate generic material details in the revised plans, with refinement of materials being reviewed at a future conference. The DRB should provide feedback to the applicant regarding the proposed generic materials and colors.
VI. KEY ZONING REGULATIONS

The applicant’s proposal is also subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, Fire and Building Code, and Public Works Standards. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 4, Development Standards, is provided to familiarize the applicant with some of these additional development regulations. These regulations and standards are not under the review authority of the DRB and will be reviewed for compliance as part of the building permit review for the project.

In terms of zoning, development on the subject property is subject to the regulations in RH 3 (see Attachment 5) as well as other applicable KZC sections. The following regulations are important to point out as they form the basis of any new development on the site. Below are some of the key zoning standards that apply to the development followed by staff comment in italics.


B. Permitted Uses:

- Commercial, office, and residential (stacked dwelling units) are allowed in this zone.

- At least 50 percent of the total gross floor area located on the ground floor of all structures on the subject property must contain retail establishments, restaurants, taverns, hotels or motels. These uses shall be oriented to NE 85th Street, a major pedestrian sidewalk, a through-block pedestrian pathway or an internal pathway.

- Individual retail uses in this zone are limited to a maximum gross floor area of 65,000 square feet.

  **Staff Comment:** The proposed uses within the development comply with these requirements.

C. Height:

- A maximum height of 45 feet above the midpoint of the frontage of the subject property along NE 85th Street to a maximum of 67 feet along the northern property line.

- The ground floor of all structures on the subject property shall be a minimum of 15 feet in height.

  **Staff Comment:** The applicant’s plans will need to show compliance with the applicable height limit. The applicant is pursuing a code amendment that would increase the maximum height from 67 feet to 75 feet to allow decorative parapets, rooftop amenity spaces, railings and landscape planters.

The Board discussed the proposed transition along NE 85th Street from the 45 foot height limit to 67 feet. They were accepting of the applicant’s plans and directed to the applicant to proceed with massing plan.

D. Lot Coverage: The maximum lot coverage for the site is 80 percent.

  **Staff Comment:** The applicant’s plans will need to show compliance with the maximum lot coverage requirement. The applicant is pursuing a code amendment that would increase the maximum lot coverage from 80 percent to 100 percent.
E. **Setbacks, Landscape Buffers and Parking:** As established in the Conceptual Master Plan process.

*Staff Comment:* The DRB should review the proposed setbacks and landscape buffers. Staff will provide direction on the required parking spaces after review of the Traffic Impact Analysis and Parking Study has been completed.

F. **Affordable Housing Requirements:** The project is required to provide at least 10 percent of the units as affordable housing units as defined in KZC Chapter 5.

*Staff Comment:* Staff has not yet evaluated the proposed project for compliance with the City's Affordable Housing Regulations. The review will occur as part of the building permit.

**VII. PUBLIC COMMENT**

Prior to the finalization and distribution of this staff memo, no public comments were received.

**VIII. ATTACHMENTS**

1. Vicinity Map
2. Applicant's Plan Submittal for October 15th Meeting
3. Applicant's Plan Submittal for September 5th Meeting
4. Development Standards
5. RH3 Use Zone Chart
PROJECT TEAM

Developer - Madison Development Group, LLC

Architect - MG2
  David Hewitt
  Bill Fuller
  Steve Johnson
  Gabriel Reed

Landscape Architect - Brumbaugh & Associates
  Kristen Lundquist

DESIGN REVIEW CONFERENCE GOALS

DRC Meeting #1 - September 5, 2018

- Concept Development
- Overall Massing
- Facade Creation
- Public Spaces

DRC Meeting #2 - October 15, 2018

- Items to be Addressed from Meeting #1
  - Facade Treatment Along NE 85th St & U-Haul Site
  - Enlarged Building Elevations
  - Generic Exterior Materials
  - Parapet & Roof Modulation
  - Light & Shadow Studies
  - Planter Wall Design & Details
  - Loading Dock Design Along 122nd Ave NE
  - U-Haul Access Easement

- Facades & Building Materials
- Balcony & Canopy Designs
- Landscape Design
- Perimeter, Plaza, & Corner Terrace Design
- Preliminary Signage

Future DRC Meeting - TBD

- Building Facade Detailing
- Final Exterior Colors
- Plant Selections
- Public Seating Areas
- Exterior Lighting & Fixtures
- Residential Roof Amenity Areas
FLY-AROUND HIGH ANIMATION
1 SOUTH ELEVATION ALONG 85TH ST

2 EAST ELEVATION ALONG 122ND AVE NE
3 NORTH ELEVATION ALONG FIRE ACCESS ROAD

4 WEST ELEVATION ALONG 85TH ST 120TH AVE NE
**MATERIAL KEY**

- (A) Architectural Concrete
- (B) Aluminum Storefront
- (C) Aluminum Windows
- (D) Bent Metal
- (E) Brick
- (F) Cement Board
- (G) Corrugated Metal
- (H) Corten Steel
- (I) Flat Panel Siding
- (J) Metal Balconies
- (K) Metal Louvers
- (L) Steel Canopies
- (M) Standing Seam
- (N) Vinyl Windows
- (O) Wood Soffit

**BUILDING D - PERSPECTIVE ELEVATIONS**

1. **BUILDING D - SW ELEVATION AT 85TH**

2. **BUILDING D - SE ELEVATION AT 85TH**

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**ROSE HILL MIXED-USE | DRC SUBMITTAL #2R | OCTOBER 15, 2018**

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**MG2**
MADISON DEVELOPMENT GROUP, LLC

MATERIAL KEY
- ARCHITECTURAL CONCRETE
- ALUMINUM STOREFRONT
- ALUMINUM WINDOWS
- BENT METAL
- BRICK
- CEMENT BOARD
- CORRUGATED METAL
- CORRUGATED STEEL
- CORRUGATED METAL
- CORRUGATED METAL
- FLAT PANEL SIDING
- METAL BALCONIES
- METAL LOUVERS
- STEEL CANOPIES
- STANDING SEAM
- VINYL WINDOWS
- WOOD SOFFIT

BUILDING D - PERSPECTIVE ELEVATIONS
ROSE HILL MIXED-USE | DRC SUBMITTAL #2R | OCTOBER 15, 2018
BUILDING D • EAST ELEVATION AT PEDESTRIAN PLAZA

MADISON DEVELOPMENT GROUP, LLC

WALL SECTION

MATERIAL KEY

- ARCHITECTURAL CONCRETE
- ALUMINUM STOREFRONT
- ALUMINUM WINDOWS
- BENT METAL
- BRICK
- CEMENT BOARD
- CORRUGATED METAL
- CORTen STEEL
- FLAT PANEL SIDING
- METAL BALCONIES
- METAL LOUVERS
- STEEL CANPYES
- STANDING SEAM
- VINYL WINDOWS
- WOOD SOFFIT

BUILDING D - PERSPECTIVE ELEVATIONS | ROSE HILL MIXED-USE | DRC SUBMITTAL #2R | OCTOBER 15, 2018

MG2
BUILDING D - NORTH ELEVATION AT BRIDGE

MATERIAL KEY
- ARCHITECTURAL CONCRETE
- ALUMINUM STOREFRONT
- ALUMINUM WINDOWS
- BENT METAL
- BRICK
- CEMENT BOARD
- CORRUGATED METAL
- CORTEN STEEL
- FLAT PANEL SIDING
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- METAL LOUVERS
- STEEL CANOPIES
- STANDING SEAM
- VINYL WINDOWS
- WOOD SOFFIT

ROSE HILL MIXED-USE | DRC SUBMITTAL #2R | OCTOBER 15, 2018
C Buildin C - NE ELEVATION AT BRIDGE

Madison Development Group, LLC

Building Material Key:
- Architectural Concrete
- Aluminum Storefront
- Aluminum Windows
- Bent Metal
- Brick
- Cement Board
- Corrugated Metal
- Corten Steel
- Flat Panel Siding
- Metal Balconies
- Metal Louvers
- Steel Canopies
- Standing Seam
- Vinyl Windows
- Wood Soffit

Building C - Perspective Elevations | 35
Rose Hill Mixed-Use | DRC Submittal #2R | October 15, 2018
MADISON DEVELOPMENT GROUP, LLC

MATERIAL KEY
- ARCHITECTURAL CONCRETE
- ALUMINUM STOREFRONT
- ALUMINUM WINDOWS
- BENT METAL
- BRICK
- CEMENT BOARD
- CORRUGATED METAL
- COR Ten STEEL
- FLAT PANEL SIDING
- METAL BALCONIES
- METAL LOUVERS
- STEEL CANOPIES
- STANDING SEAM
- VINYL WINDOWS
- WOOD SOFFIT

BUILDING C - PERSPECTIVE ELEVATIONS | 36
ROSE HILL MIXED-USE | DRC SUBMITTAL #2R | OCTOBER 15, 2018

D WALL SECTION

BUILDING C - NW ELEVATION AT AUTOCOURT
3 BUILDING B - EAST ELEVATION AT 122ND AVE NE

4 BUILDING B - NORTH ELEVATION AT NORTH ACCESS RD

MADISON DEVELOPMENT GROUP, LLC

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RETAIL

PARKING LEVEL P1

PARKING LEVEL P2

WALL SECTION

12'-0"

MATERIAL KEY

ARCHITECTURAL CONCRETE
ALUMINUM STOREFRONT
ALUMINUM WINDOWS
BENT METAL
BRICK
CEMENT BOARD
CORRUGATED METAL
COR TEN STEEL
FLAT PANEL SIDING
METAL BALCONIES
METAL LOUVERS
STEEL CANTPIES
STANDING SEAM
VINYL WINDOWS
WOOD SOFFIT

BUILDING B - PERSPECTIVE ELEVATIONS | 30
ROSE HILL MIXED-USE | DRC SUBMITTAL #2R | OCTOBER 15, 2018

MG2
### Building B - Perspective Elevations

#### MATERIALS

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<td>A</td>
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<td>Aluminum Storefront</td>
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<td>C</td>
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<td>Vinyl Windows</td>
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<tr>
<td>O</td>
<td>Wood Soffit</td>
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</tbody>
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**Building B - Perspective Elevations**

- **Building B - NW Elevation at Bridge**
- **Building B - West Elevation at Upper Plaza**

This page is a part of the Rose Hill Mixed-Use Project, submitted by Madison Development Group, LLC on October 15, 2018.
2 BUILDING B - UPPER PLAZA ELEVATIONS

MADISON DEVELOPMENT GROUP, LLC

B WALL SECTION

MATERIAL KEY

ARCHITECTURAL CONCRETE
ALUMINUM STOREFRONT
ALUMINUM WINDOWS
BENT METAL
BRICK
CEMENT BOARD
CORRUGATED METAL
COR-TEN STEEL
FLAT PANEL SIDING
METAL BALCONIES
METAL LOUVERS
STEEL CANOPIES
STANDING SEAM
VINYL WINDOWS
WOOD SOFFIT

BUILDING B - PERSPECTIVE ELEVATIONS | 29
ROSE HILL MIXED-USE | DPC SUBMITTAL #2R | OCTOBER 15, 2018

MG2
BUILDING A - NORTH ELEVATION AT NORTH ACCESS RD.

MADISON DEVELOPMENT GROUP, LLC

WALL SECTION

MATERIAL KEY

- ARCHITECTURAL CONCRETE
- ALUMINUM STOREFRONT
- ALUMINUM WINDOWS
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- CEMENT BOARD
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- FLAT PANEL SIDING
- METAL BALCONIES
- METAL LOUVERS
- STEEL CANOPIES
- STANDING SEAM
- VINYL WINDOWS
- WOOD SOFFIT

BUILDING A - PERSPECTIVE ELEVATIONS | 26
ROSE HILL MIXED-USE | DRC SUBMITTAL #2R | OCTOBER 15, 2018
BUILDING A - SE ELEVATION AT AUTOCOURT

BUILDING A - EAST ELEVATION AT NORTH ACCESS RD.

MADISON DEVELOPMENT GROUP, LLC

MATERIAL KEY
- ARCHITECTURAL CONCRETE
- ALUMINUM STOREFRONT
- ALUMINUM WINDOWS
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- CORRUGATED METAL
- COR-TEN STEEL
- FLAT PANEL SIDING
- METAL BALCONIES
- METAL LOUVERS
- STEEL CANOPIES
- STANDING SEAM
- VINYL WINDOWS
- WOOD SOFFIT

BUILDING A - PERSPECTIVE ELEVATIONS | 25
ROSE HILL MIXED-USE | DRC SUBMITTAL #2R | OCTOBER 15, 2018

MG2
• Evergreen and blooming deciduous shrubs, perennial walls, and ornamental grasses
• Multi-stem canopy trees in raised planters along stairs
• Ornamental grasses in low planters
• Concrete bands at top and bottom of stairs
• Village alleys with seating

TREES IN RAISED PLANTERS NORTH OF STAIRS
ORNAMENTAL GLASS FINISH PLANTERS

SECTION THROUGH ENTRY TERRACE

CANOPY TREES AT STAIRS
LOW PLANTER WALLS
PEDESTRIAN SCALE LIGHTING
SEATING AT PLAZA ENTRY

ENLARGED LANDSCAPE PLAN - ENTRY PLAZA

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MADISON DEVELOPMENT GROUP, LLC
11) Sidewalk paving at pedestrian crossing

Accent paving between curb and sidewalk

Pedestrian pole lighting

Grove of canopy trees with low understory plantings

Potential multi-use area

Ginkgo trees

Trellis with vines

Garden below

Sidewalk and retail plaza space

Madison Development Group, LLC

Enlarged landscape plan - Autocourt | 53

Rose Hill Mixed-Use | DRC Submittal #2R | October 15, 2018

MG2
FLY-AROUND LOW ANIMATION
PROJECT INFORMATION

SITE ADDRESS: 12040 NE 85th Street
Kirkland, WA 98033

PARCEL NUMBERS: 1238500110
1238500115
1238500125
1238500135
1238500140

LOT AREA: 300,500 SF

ZONING: RH 3 (Rose Hill Business District)

OVERLAY DISTRICT: 85th Sub-Area Plan

LOT COVERAGE: Actual: 91%
Required: 80% (Proposed Zoning Amendment for 100%)

CURRENT USES: Mixed Retail
Food Service
Residential
Surface Parking

BLDG. MAX. HEIGHT: Actual: 73'-0"
Required: 67'-0" (Proposed Zoning Amendment for 75'-0")

PROJECT TEAM

ARCHITECT
MG2

Gabriel Read
1101 Second Ave, Suite 100
Seattle, WA 98101
206.902.6839

LANDSCAPE ARCHITECT

Bumbaugh & Associates
Kristen Lundquist
600 North 85th Street, Suite 102
Seattle, WA 98103
206.257.4430

TRANSPORTATION ENGINEER
Transportation Engineering NorthWest
Jeff Haynie
11409 SE 8th Street, Suite 200
Bellevue, WA 98004
425.251.6222

MEP

WSP USA
999 3rd Ave #3200
Seattle, WA 98104

VERTICAL TRANSPORTATION

Larch Bates, Inc
Carl Cary
19515 North Creek Parkway #304
Bothell, WA 98011
425.250.2205

DRAWING INDEX

PROJECT DESIGN HISTORY
02 PROJECT INFORMATION & INDEX
03 DRC GOALS & PROJECT TEAM
04 PROJECT CALCULATIONS

SITE AND FLOOR PLANS
05 CONCEPTUAL SITE PLAN
06 PUBLIC PLAZA PLAN
07 RESIDENTIAL PLAZA PLAN
08 LEVEL P2 - FLOOR PLAN
09 LEVEL P1 - FLOOR PLAN
10 LEVEL 1 - FLOOR PLAN
11 LEVEL 1.5 - FLOOR PLAN
12 LEVEL 2 - FLOOR PLAN
13 LEVEL 3-5 - FLOOR PLAN
14 ROOF/LEVEL 6 - FLOOR PLAN
15 ROOF - FLOOR PLAN

VIEWS, OVERALL ELEVATIONS AND SITE SECTIONS
16 SE AERIAL RENDER
17 ELEVATIONS
18 ELEVATIONS
19 SITE SECTIONS
20 SITE SECTIONS

BUILDING A ELEVATIONS, SECTIONS, PERSPECTIVES AND MATERIALS
21 BUILDING A - ELEVATIONS
22 BUILDING A - PERSPECTIVE ELEVATIONS
23 BUILDING A - PERSPECTIVE ELEVATIONS
24 BUILDING A - PERSPECTIVE ELEVATIONS
25 BUILDING A - PERSPECTIVE ELEVATIONS
26 BUILDING A - PERSPECTIVE ELEVATIONS

BUILDING B ELEVATIONS, SECTIONS, PERSPECTIVES AND MATERIALS
27 BUILDING B - ELEVATIONS
28 BUILDING B - PERSPECTIVE ELEVATIONS
29 BUILDING B - PERSPECTIVE ELEVATIONS
30 BUILDING B - PERSPECTIVE ELEVATIONS
31 BUILDING B - PERSPECTIVE ELEVATIONS

BUILDING C ELEVATIONS, SECTIONS, PERSPECTIVES AND MATERIALS
32 BUILDING C - ELEVATIONS
33 BUILDING C - PERSPECTIVE ELEVATIONS
34 BUILDING C - PERSPECTIVE ELEVATIONS
35 BUILDING C - PERSPECTIVE ELEVATIONS
36 BUILDING C - PERSPECTIVE ELEVATIONS
37 BUILDING C - PERSPECTIVE ELEVATIONS

BUILDING D ELEVATIONS, SECTIONS, PERSPECTIVES AND MATERIALS
38 BUILDING D - ELEVATIONS
39 BUILDING D - PERSPECTIVE ELEVATIONS
40 BUILDING D - PERSPECTIVE ELEVATIONS
41 BUILDING D - PERSPECTIVE ELEVATIONS
42 BUILDING D - PERSPECTIVE ELEVATIONS
43 BUILDING D - PERSPECTIVE ELEVATIONS

LANDSCAPE, LIGHTING, AND MATERIALS
44 ENLARGED PLAN KEY
45 PLANT MATERIALS - EDGES
46 ENLARGED LANDSCAPE PLAN - ENTRY PLAZA
47 ENTRY PLAZA
48 PLANT MATERIALS - ENTRY PLAZA
49 ENLARGED LANDSCAPE PLAN - PEDESTRIAN PLAZA
50 PLANT MATERIALS - PEDESTRIAN PLAZA
51 ENLARGED LANDSCAPE PLAN - GARDEN
52 PLANT MATERIALS - GARDEN
53 ENLARGED LANDSCAPE PLAN - AUTOCOURT
54 PLANT MATERIALS - AUTOCOURT
55 SITE LIGHTING PLAN
56 FACADE & BUILD NG MATERIALS
57 SHADOW STUDY
58 ENLARGED SHADOW STUDY

PROJECT INFORMATION & INDEX | 2
ROSE HILL MIXED-USE | DRC SUBMITTAL #2R | OCTOBER 15, 2018

MADISON DEVELOPMENT GROUP, LLC
# GROSS FLOOR AREA SUMMARY

<table>
<thead>
<tr>
<th>Site Area</th>
<th>300,500 SF</th>
</tr>
</thead>
</table>

## GROSS FLOOR AREA (LEVEL 1 & ABOVE)

<table>
<thead>
<tr>
<th>Category</th>
<th>Area (SF)</th>
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</thead>
<tbody>
<tr>
<td>Residential (4 Buildings)</td>
<td>658,700 SF</td>
</tr>
<tr>
<td>Commercial</td>
<td>102,600 SF</td>
</tr>
<tr>
<td>Parking/BOH</td>
<td>39,000 SF</td>
</tr>
<tr>
<td><strong>Total GFA (Level 1 &amp; Above)</strong></td>
<td><strong>800,300 SF</strong></td>
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</tbody>
</table>

## GROSS FLOOR AREA (BELOW LEVEL 1)

<table>
<thead>
<tr>
<th>Category</th>
<th>Area (SF)</th>
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</thead>
<tbody>
<tr>
<td>Residential</td>
<td>0 SF</td>
</tr>
<tr>
<td>Commercial</td>
<td>94,000 SF</td>
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<tr>
<td>Parking/BOH</td>
<td>414,000 SF</td>
</tr>
<tr>
<td><strong>Total GFA (Below Level 1)</strong></td>
<td><strong>508,000 SF</strong></td>
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**Total GFA**

<table>
<thead>
<tr>
<th></th>
<th>1,308,300 SF</th>
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## Parking Counts

<table>
<thead>
<tr>
<th>Category</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Above Grade (Level 1)</td>
<td>64</td>
</tr>
<tr>
<td>Below Grade (Level P1-P2)</td>
<td>903</td>
</tr>
<tr>
<td><strong>Total Parking Count</strong></td>
<td>967</td>
</tr>
</tbody>
</table>

## DEVELOPMENT SUMMARY - BY BUILDING

<table>
<thead>
<tr>
<th>Building</th>
<th>Residential (SF)</th>
<th>Commercial (SF)</th>
<th>Parking/BOH (SF)</th>
<th>Total GFA (SF)</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>242,500</td>
<td>122,000</td>
<td>-</td>
<td>364,500</td>
<td>277</td>
</tr>
<tr>
<td>B</td>
<td>124,800</td>
<td>19,800</td>
<td>-</td>
<td>144,600</td>
<td>153</td>
</tr>
<tr>
<td>C</td>
<td>105,100</td>
<td>21,000</td>
<td>-</td>
<td>126,100</td>
<td>122</td>
</tr>
<tr>
<td>D</td>
<td>186,300</td>
<td>33,800</td>
<td>-</td>
<td>220,100</td>
<td>223</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>658,700</strong></td>
<td><strong>195,600</strong></td>
<td><strong>453,000</strong></td>
<td><strong>1,308,300</strong></td>
<td><strong>775</strong></td>
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</tbody>
</table>
LEVEL 2 - FLOOR PLAN | 12
ROSE HILL MIXED-USE | DRC SUBMITTAL #2R | OCTOBER 15, 2018

MADISON DEVELOPMENT GROUP, LLC
1 NORTH-SOUTH SECTION AT PLAZA LOOKING EAST

2 NORTH-SOUTH SECTION AT GYM LOOKING EAST

KEY
- COMMERCIAL
- RESIDENTIAL
- PARKING / BOH
3 EAST-WEST SECTION AT PEDESTRIAN PLAZA LOOKING NORTH

4 EAST-WEST SECTION AT AUTOCOURT LOOKING NORTH
PROJECT TEAM

Developer - Madison Development Group, LLC

Architect - MG2
  David Hewitt
  Bill Fuller
  Steve Johnson
  Gabriel Reed

Landscape Architect - Brumbaugh & Associates
  Kristen Lundquist

Design Review Conference Goals

DRC Meeting #1 - September 5, 2018
  - Concept Development
  - Overall Massing
  - Facade Creation
  - Public Spaces

Future DRC Meeting - TBD
  - Detail Elevations & Articulation
  - Building Materials & Colors
  - Exterior Lighting
  - Landscape Plans and Specifications
  - Pedestrian Seating Areas
  - Awnings and Weather Protection
  - Parking Garage Details
SUMMARY OF CDC COMMENTS

- Height of structure when viewed from the North.
- Interior of plaza should not be complex.
- Food services from grocery could engage 85th, activation is important.
- Entrance to U-Haul should not be too abrupt from 85th.
- Long walls along 120th and 122nd should be modulated.
- Travel through the site should be clear and friendly.
- We are encouraged to have the project face both inward and outward.
- Residential uses at sidewalk should be encouraged along 120th and 122nd.
- Strong interior plaza form is positive.
- Sun exposure to interior spaces is important.