



CITY OF KIRKLAND
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
425.587-3600 - www.kirklandwa.gov

MEMORANDUM

To: Design Review Board

From: Tony Leavitt, Senior Planner

Date: October 8, 2018

File No.: DRV18-00493

Subject: **ROSE HILL MIXED USE PROJECT CONCEPTUAL MASTER PLAN AND PROJECT DESIGN RESPONSE CONFERENCE**

I. MEETING GOALS

At the October 15, 2018 Design Review Board (DRB) meeting, the DRB should continue the Design Response Conference from September 5th 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.

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 122nd Avenue NE.
- Incorporate impacts of the U-Haul easement on the frontage and building design.

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 October 15th Meeting will focus on detailed elevations and articulations, basic building materials, landscape plans and exterior lighting. The applicant has outlined the goals for each meeting 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:

- North: LIT and RH 1B. Office Building and Costco Parking Lot. Maximum height is 35 Feet.
- East: RH 5A. 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.
- West: RH 1A. Costco and Office Building. Maximum height is 35 feet.
- South: RH 3. Multiple retail and restaurant uses. Maximum height is 35 feet.

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.
 - *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:

- KZC 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?*

- *Are there other opportunities for landscaping?*

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 technique:

- 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.

A. Design Review Process: Requires approval of a Conceptual Master Plan that incorporates the design considerations for the RH 3 zone set forth in the Design Guidelines for the Rose Hill Business District.

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 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.

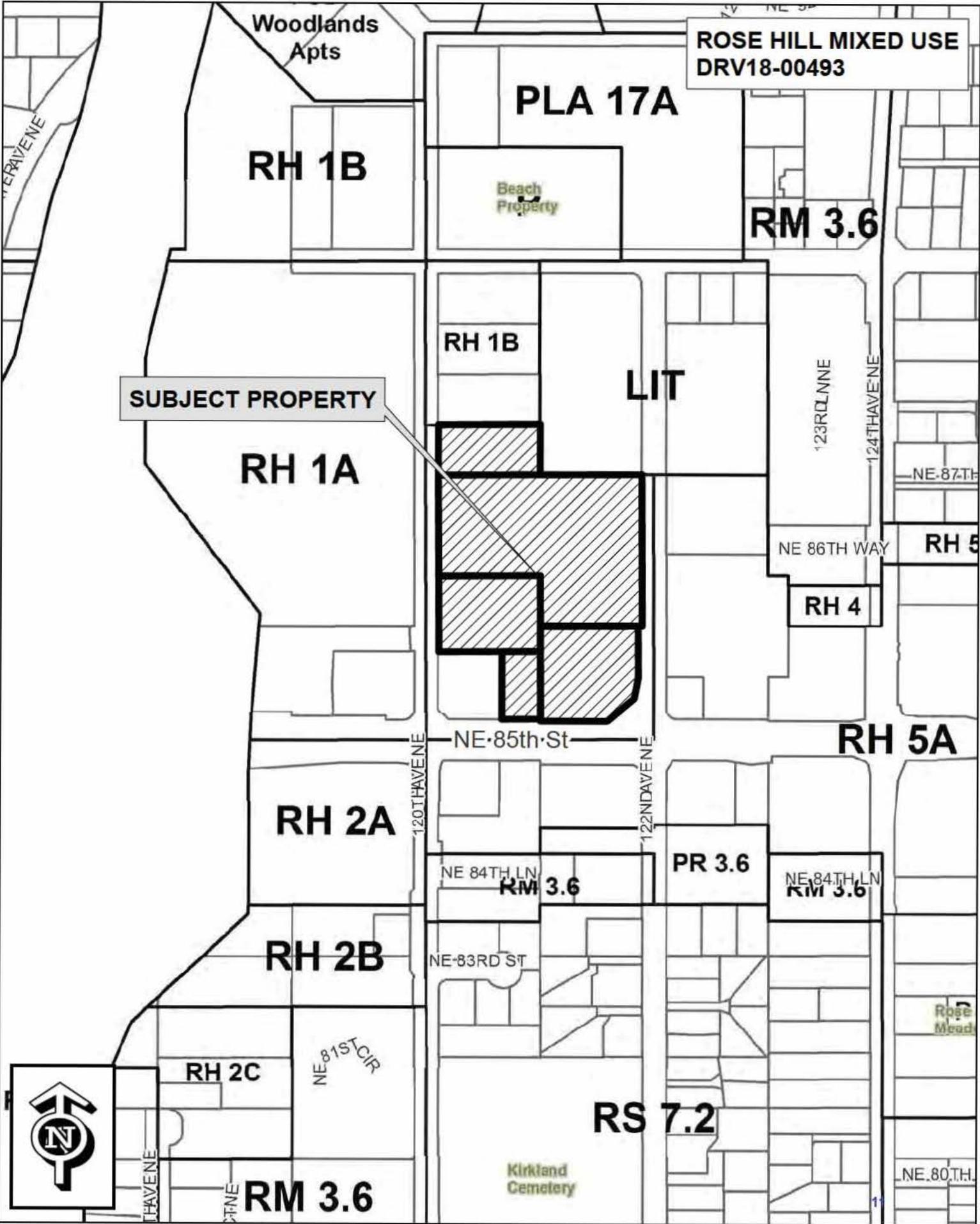
Staff Comment: Staff has not yet evaluated the proposed project for compliance with the City's Affordable Housing Regulations. The review will occur as part of the building permit.

VII. PUBLIC COMMENT

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

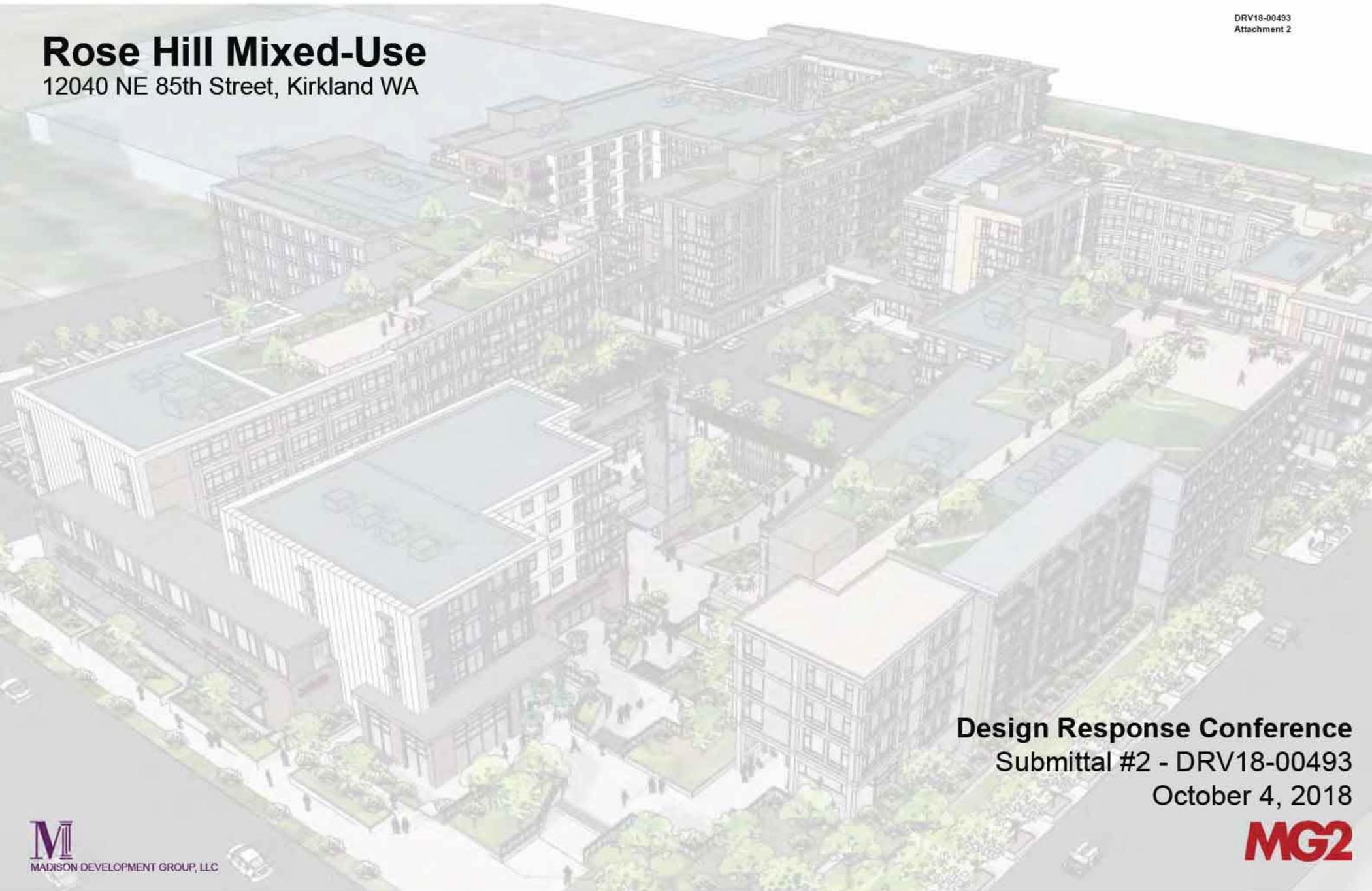
VIII. ATTACHMENTS

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



Rose Hill Mixed-Use

12040 NE 85th Street, Kirkland WA



Design Response Conference
Submittal #2 - DRV18-00493
October 4, 2018



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

DEVELOPER
Madison Development Group, LLC
Jim Gallagher
141 Front Street North
Issaquah, WA 98027
425.889 9500

ARCHITECT
MG2
Gabriel Reed
1101 Second Ave, Suite 100
Seattle, WA 98101
206.962.6839

CIVIL ENGINEER
Barghausen Consulting Engineers, Inc
Daniel Balmelli
18215 72nd Avenue South
Kent, WA 98032
425.251 6222

LANDSCAPE ARCHITECT
Brumbaugh & Associates
Kristen Lundquist
600 North 85th Street, Suite 102
Seattle, WA 98103
206.297.4430

TRANSPORTATION ENGINEER
Transportation Engineering NorthWest
Jeff Haynie
11400 SE 8th Street, Suite 200
Bellevue, WA 98004
425.250 5001

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

VERTICAL TRANSPORTATION
Lerch Bates, Inc
Carl Cary
19515 North Creek Parkway #304
Bothell, WA 98011
425.205 2205


MADISON DEVELOPMENT GROUP, LLC

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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

- Detail Elevations & Articulation
- Basic Building Materials (No Color)
- Landscape Plans
- Exterior Lighting

Future DRC Meeting - TBD

- Detailed Building Materials
- Building Colors
- Landscape Specifications
- Pedestrian Seating Areas
- Awnings and Weather Protection
- Parking Garage Details

GROSS FLOOR AREA SUMMARY	
SITE AREA	300,500 SF
GROSS FLOOR AREA (LEVEL 1 & ABOVE)	
RESIDENTIAL (4 BUILDINGS)	658,700 SF
COMMERCIAL	102,600 SF
PARKING/BOH	39,000 SF
TOTAL GFA (LEVEL 1 & ABOVE)	800,300 SF
GROSS FLOOR AREA (BELOW LEVEL 1)	
RESIDENTIAL	0 SF
COMMERCIAL	94,000 SF
PARKING/BOH	414,000 SF
TOTAL GFA (BELOW LEVEL 1)	508,000 SF
TOTAL GFA	1,308,300 SF
PARKING COUNTS	
ABOVE GRADE (LEVEL 1)	64
BELOW GRADE (LEVEL P1-P2)	903
TOTAL PARKING COUNT	967

DEVELOPMENT SUMMARY - BY BUILDING					
BUILDING	RESIDENTIAL (SF)	COMMERCIAL (SF)	PARKING/BOH (SF)	TOTAL GFA (SF)	UNITS
A	242,500	122,000	-	364,500	277
B	124,800	19,800	-	144,600	153
C	105,100	21,000	-	126,100	122
D	186,300	33,800	-	220,100	223
TOTAL	658,700	196,600	453,000	1,308,300	775

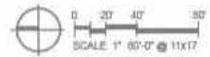






KEY

- COMMERCIAL
- RESIDENTIAL
- PARKING / BOH
- PRELIMINARY GREEN ROOF / LANDSCAPING
- PRELIMINARY ROOF DECK / AMENITIES

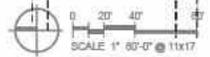
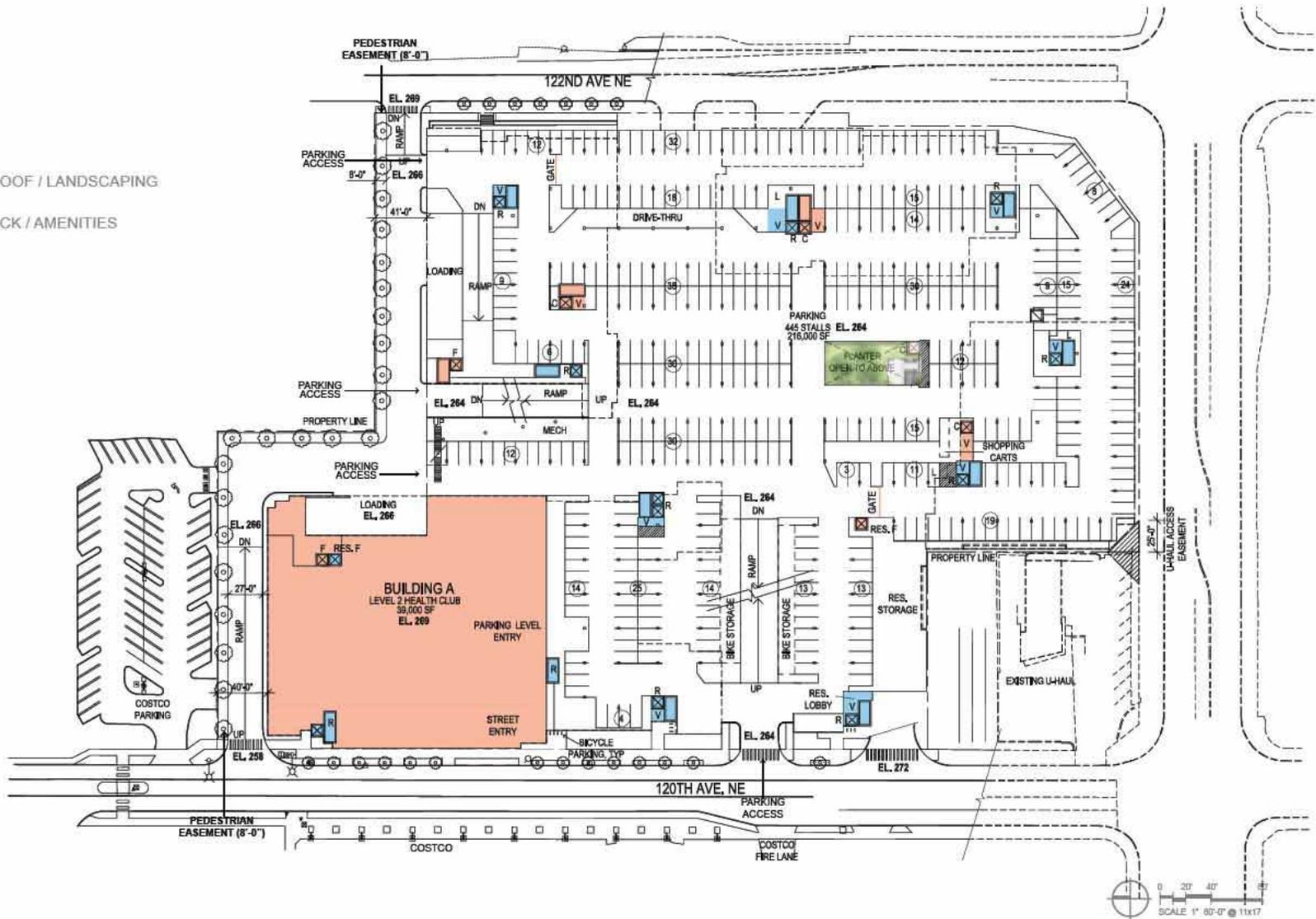


LEVEL P2 - FLOOR PLAN | 8
 ROSE HILL MIXED-USE | DRC SUBMITTAL #2 | OCTOBER 4, 2018



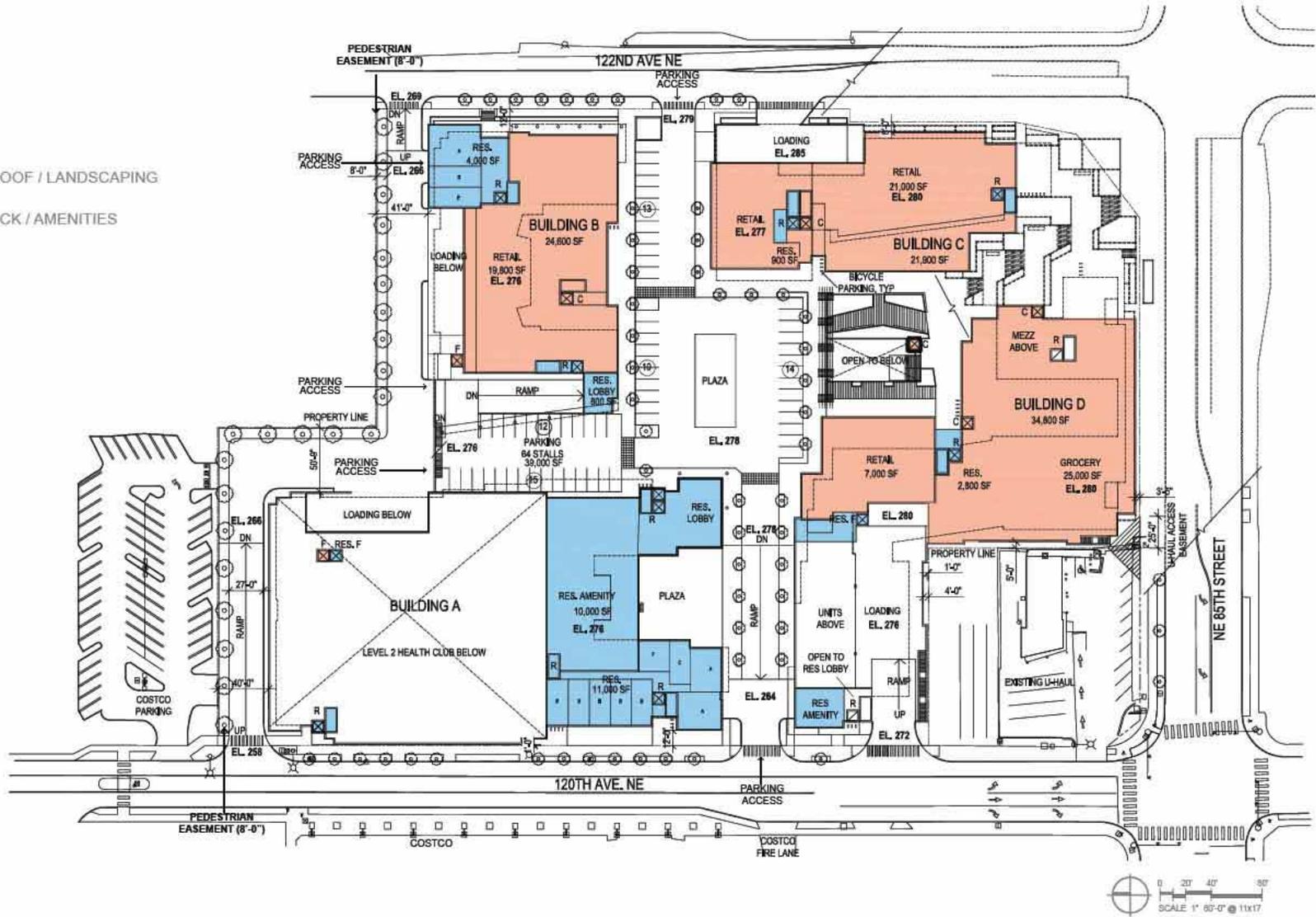
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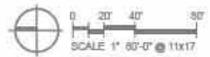
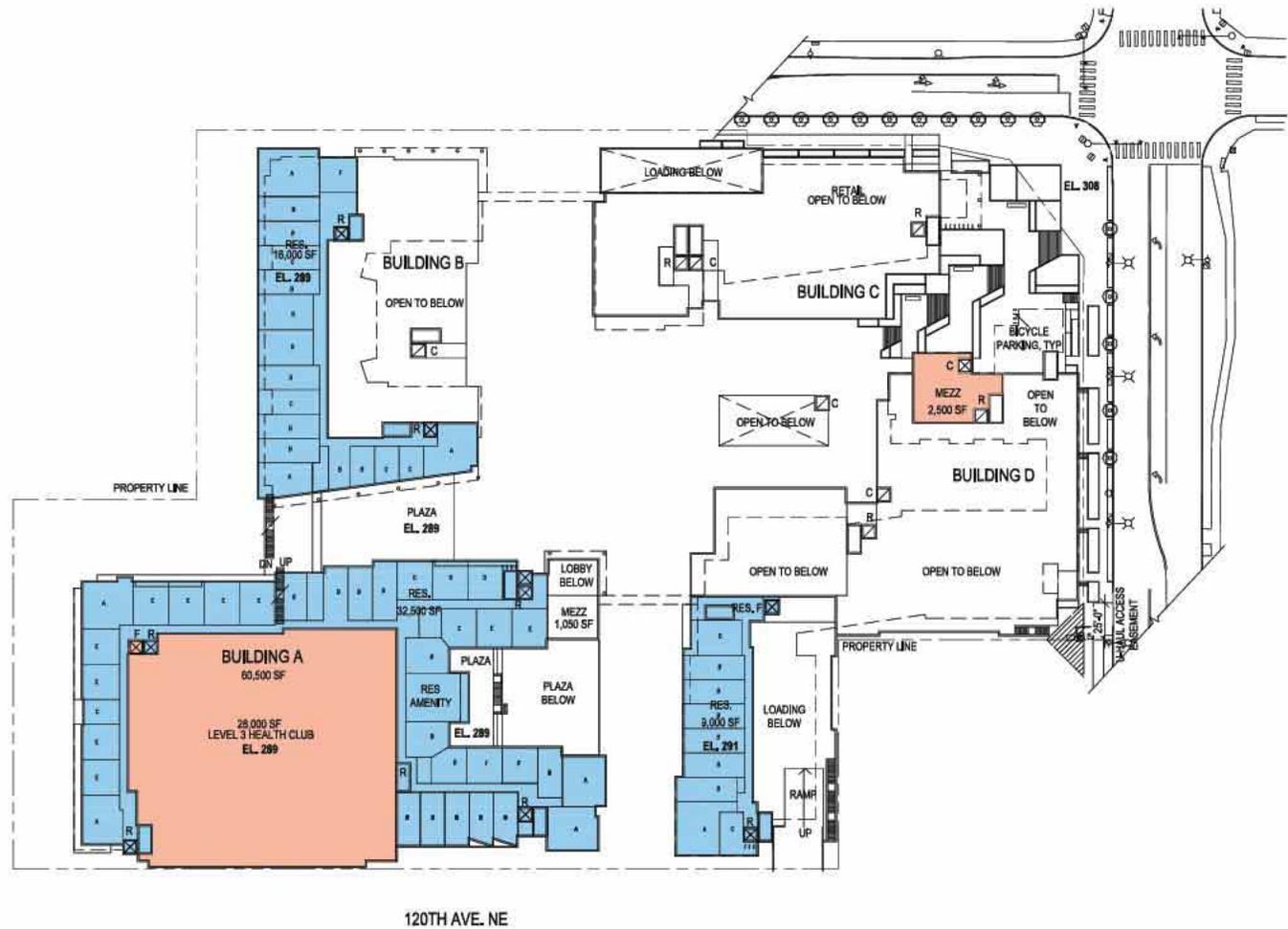
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KEY

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- PRELIMINARY ROOF DECK / AMENITIES



LEVEL 1.5 - FLOOR PLAN | 11
ROSE HILL MIXED-USE | DRC SUBMITTAL #2 | OCTOBER 4, 2018



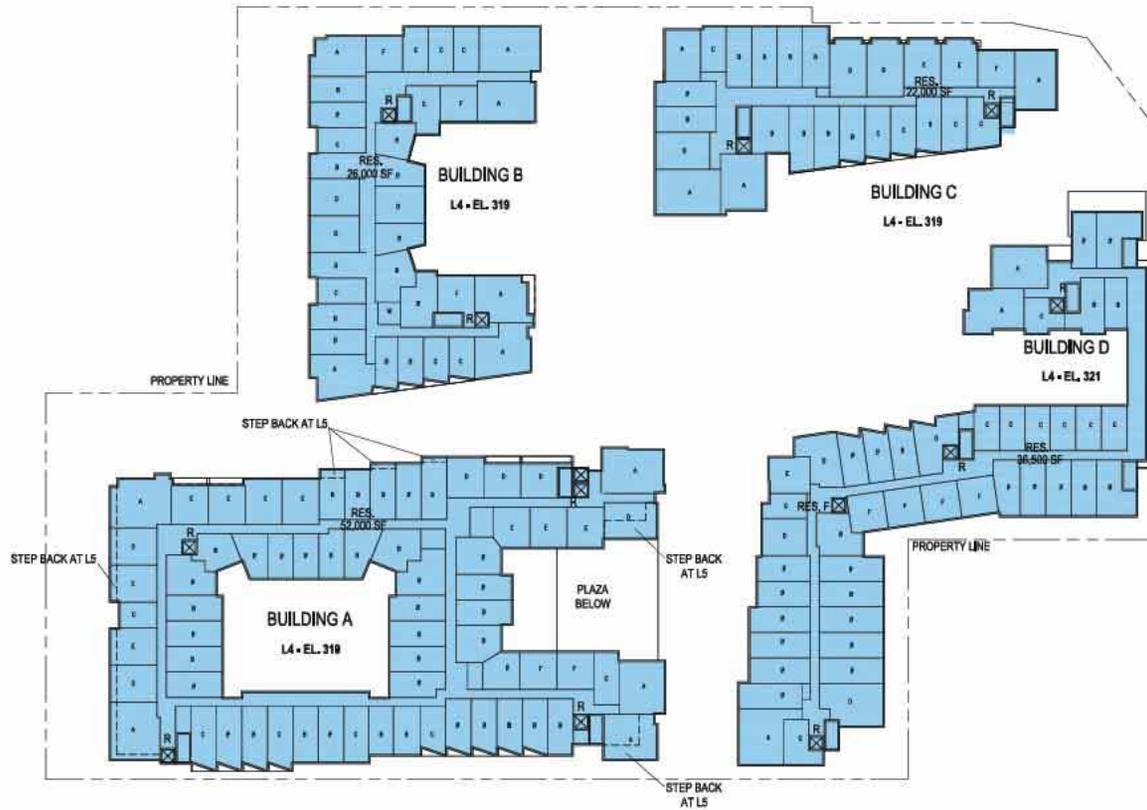
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- PRELIMINARY GREEN ROOF / LANDSCAPING
- PRELIMINARY ROOF DECK / AMENITIES





PROPOSED MAX. HEIGHT - EL. 357.6
 BLDG D ROOF - EL. 353
 BLDG D LEVEL 6 - EL. 341
 BLDG D LEVEL 5 - EL. 331
 BLDG D LEVEL 4 - EL. 321
 BLDG D LEVEL 3 - EL. 311
 BLDG D LEVEL 2 - EL. 301
 BLDG D LEVEL 1.5 - EL. 291
 BLDG D LEVEL 1 - EL. 280



PROPOSED MAX. HEIGHT - EL. 359
 BLDG C ROOF - EL. 351
 BLDG C LEVEL 6 - EL. 339
 BLDG C LEVEL 5 - EL. 329
 BLDG C LEVEL 4 - EL. 319
 BLDG C LEVEL 3 - EL. 309
 BLDG C LEVEL 2 - EL. 299
 BLDG C LEVEL 1 - EL. 280

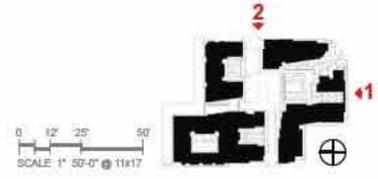
1 SOUTH ELEVATION ALONG 85TH ST

PROPOSED MAX. HEIGHT - EL. 355
 BLDG C ROOF - EL. 351
 BLDG C LEVEL 6 - EL. 339
 BLDG C LEVEL 5 - EL. 329
 BLDG C LEVEL 4 - EL. 319
 BLDG C LEVEL 3 - EL. 309
 BLDG C LEVEL 2 - EL. 299
 BLDG C LEVEL 1 - EL. 280



PROPOSED MAX. HEIGHT - EL. 315
 BLDG B ROOF - EL. 341
 BLDG B LEVEL 5 - EL. 329
 BLDG B LEVEL 4 - EL. 319
 BLDG B LEVEL 3 - EL. 309
 BLDG B LEVEL 2 - EL. 299
 BLDG B LEVEL 1.5 - EL. 289
 BLDG B LEVEL 1 - EL. 276
 BLDG B LEVEL P1 - EL. 264

2 EAST ELEVATION ALONG 122ND AVE NE





3 NORTH ELEVATION ALONG FIRE ACCESS ROAD

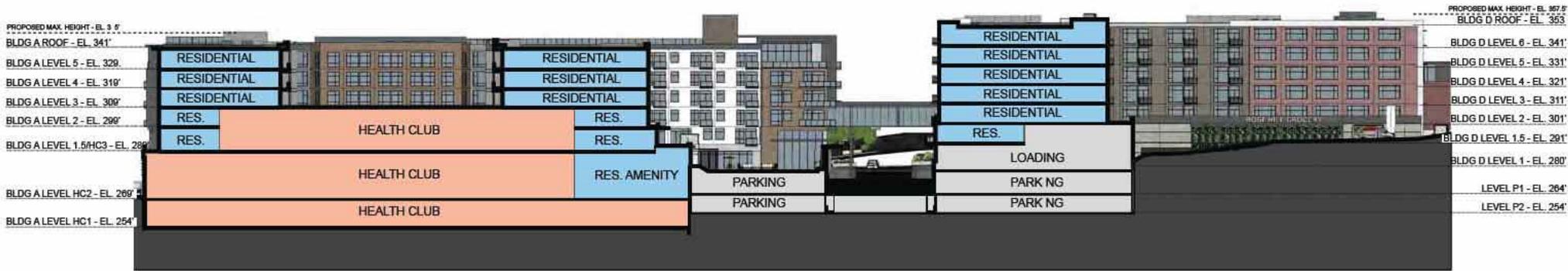


4 WEST ELEVATION ALONG 85TH ST 120TH AVE NE



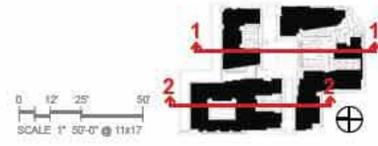


1 NORTH-SOUTH SECTION AT PLAZA LOOKING EAST

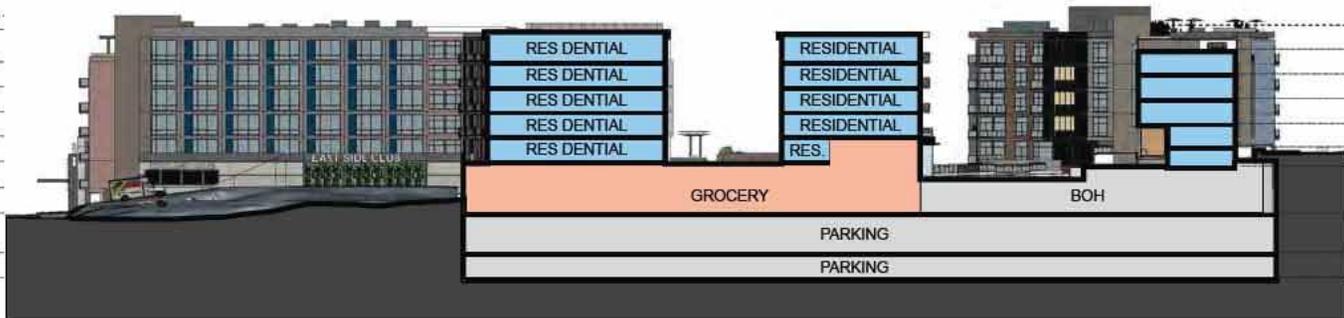


2 NORTH-SOUTH SECTION AT GYM LOOKING EAST

- KEY**
- COMMERCIAL
 - RESIDENTIAL
 - PARKING / BOH



PROPOSED MAX HEIGHT - EL. 357'5"
 BLDG D ROOF - EL. 353'
 BLDG D LEVEL 8 - EL. 341'
 BLDG D LEVEL 5 - EL. 331'
 BLDG D LEVEL 4 - EL. 321'
 BLDG D LEVEL 3 - EL. 311'
 BLDG D LEVEL 2 - EL. 301'
 BLDG D LEVEL 1.5 - EL. 291'
 BLDG D LEVEL 1 - EL. 280'
 LEVEL P1 - EL. 264'
 LEVEL P2 - EL. 254'



PROPOSED MAX HEIGHT - EL. 355'
 BLDG C ROOF - EL. 351'
 BLDG C LEVEL 6 - EL. 339'
 BLDG C LEVEL 5 - EL. 329'
 BLDG C LEVEL 4 - EL. 319'
 BLDG C LEVEL 3 - EL. 309'
 BLDG C LEVEL 2 - EL. 299'
 BLDG C LEVEL 1 - EL. 280'
 LEVEL P1 - EL. 264'
 LEVEL P2 - EL. 254'

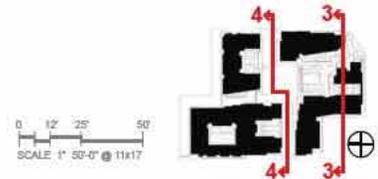
3 EAST-WEST SECTION AT PEDESTRIAN PLAZA LOOKING NORTH



PLAZA LEVEL - EL. 278' (VARIES)
 LEVEL P1 - EL. 264'
 LEVEL P2 - EL. 254'

4 EAST-WEST SECTION AT AUTOCOURT LOOKING NORTH

- KEY**
- COMMERCIAL
 - RESIDENTIAL
 - PARKING / BOH





1 WEST ELEVATION



2 NORTH ELEVATION



3 EAST ELEVATION



4 COURT EAST ELEVATION

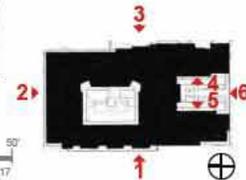


5 COURT WEST ELEVATION



6 SOUTH ELEVATION

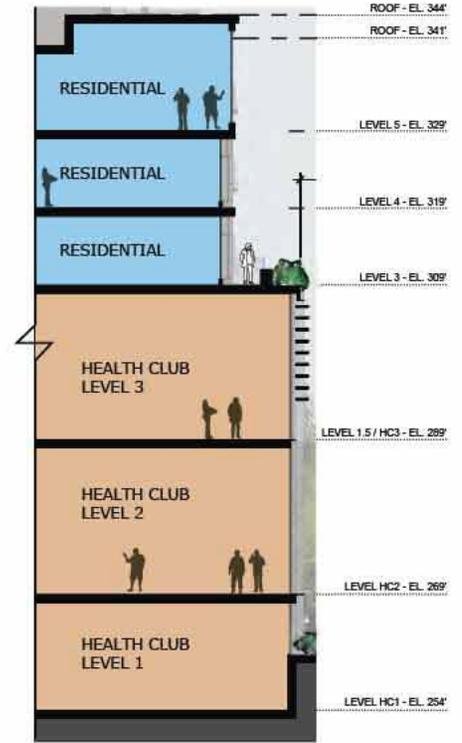
0 12' 25' 50'
SCALE 1" = 50'-0" @ 11x17



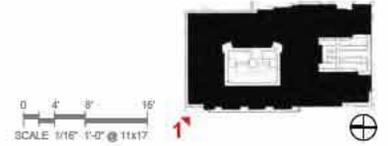


- CEMENT BOARD SIDING - PANELS
- VINYL RESIDENTIAL WINDOW SYSTEM
- BRICK
- CEMENT BOARD SIDING INTEGRAL COLORED
- STEEL AND METAL WRAPPED FRAME
- METAL LOUVERS
- ALUMINUM COMMERCIAL STOREFRONT SYSTEM
- ARCHITECTURAL CONCRETE NATURAL COLORED

1 BUILDING A - NW ELEVATION AT 120TH AVE NE



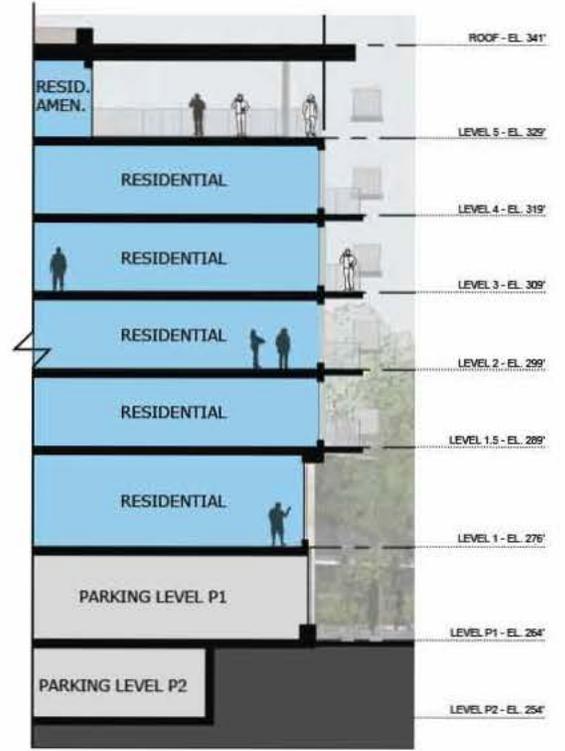
A WALL SECTION





- METAL WRAPPED ROOF
- METAL FRAMED RAILING WITH GLASS PANELS
- BRICK
- CEMENT BOARD SIDING INTEGRAL COLORED
- STEEL AND METAL WRAPPED BRIDGE STRUCTURE
- STEEL CANOPY
- ARCHITECTURAL METAL GRILLS
- CONCRETE PLANTERS

2 BUILDING A - SOUTH ELEVATION AT 120TH AVE NE



B WALL SECTION

0 4' 8' 16'
SCALE: 1/16" = 1'-0" @ 11x17

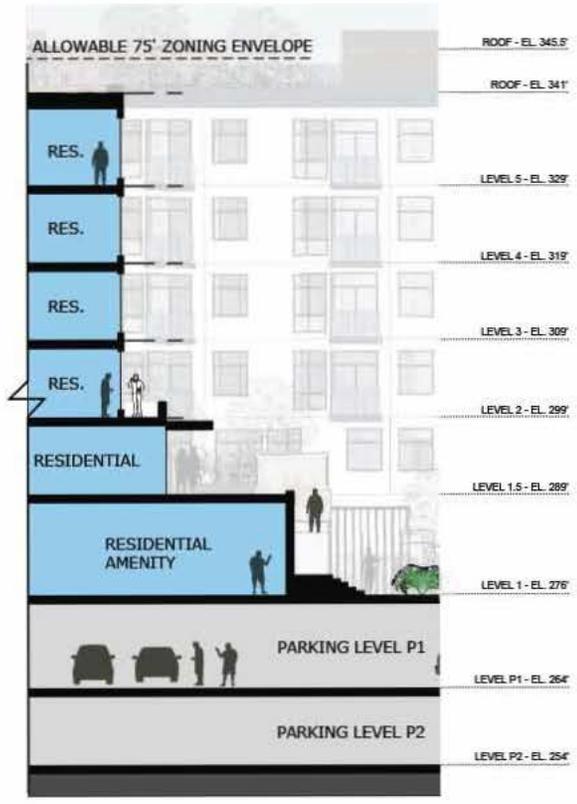


⊕ 2



- CEMENT BOARD SIDING
- METAL FRAMED RAILING WITH VERTICAL PICKETS
- ARCHITECTURAL CONCRETE NATURAL COLORED
- STEEL AND METAL WRAPPED BRIDGE STRUCTURE
- ALUMINUM RESIDENTIAL WINDOW SYSTEM

3 BUILDING A - SOUTH ELEVATION AT WEST AUTOCOURT ACCESS RD.

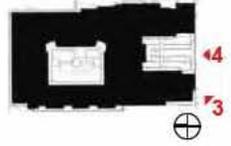


C WALL SECTION



- CEMENT BOARD SIDING INTEGRAL COLORED
- VINYL RESIDENTIAL WINDOW SYSTEM
- CEMENT BOARD SIDING INTEGRAL COLORED
- METAL FRAMED RAILING WITH GLASS PANELS
- STEEL CANOPY

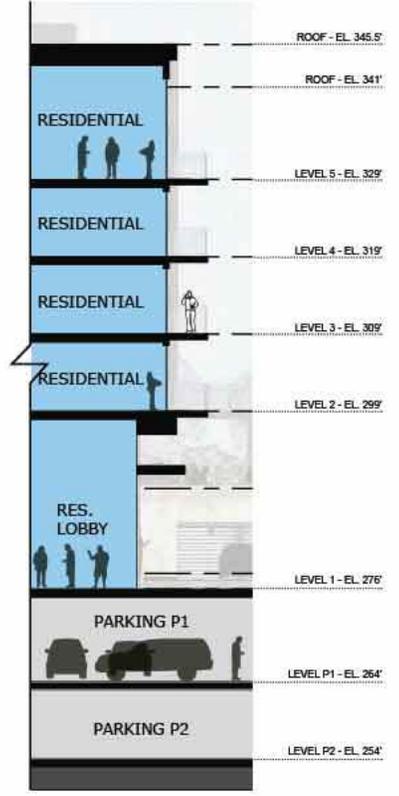
4 BUILDING A - UPPER PLAZA ELEVATIONS





5 BUILDING A - SE ELEVATION AT AUTOCOURT

- BRICK
- METAL FRAMED RAILING WITH GLASS PANELS
- VINYL RESIDENTIAL WINDOW SYSTEM
- STEEL AND METAL WRAPPED BRIDGE STRUCTURE
- ALUMINUM COMMERCIAL STOREFRONT SYSTEM

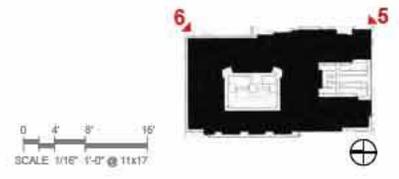


D WALL SECTION



6 BUILDING A - EAST ELEVATION AT NORTH ACCESS RD.

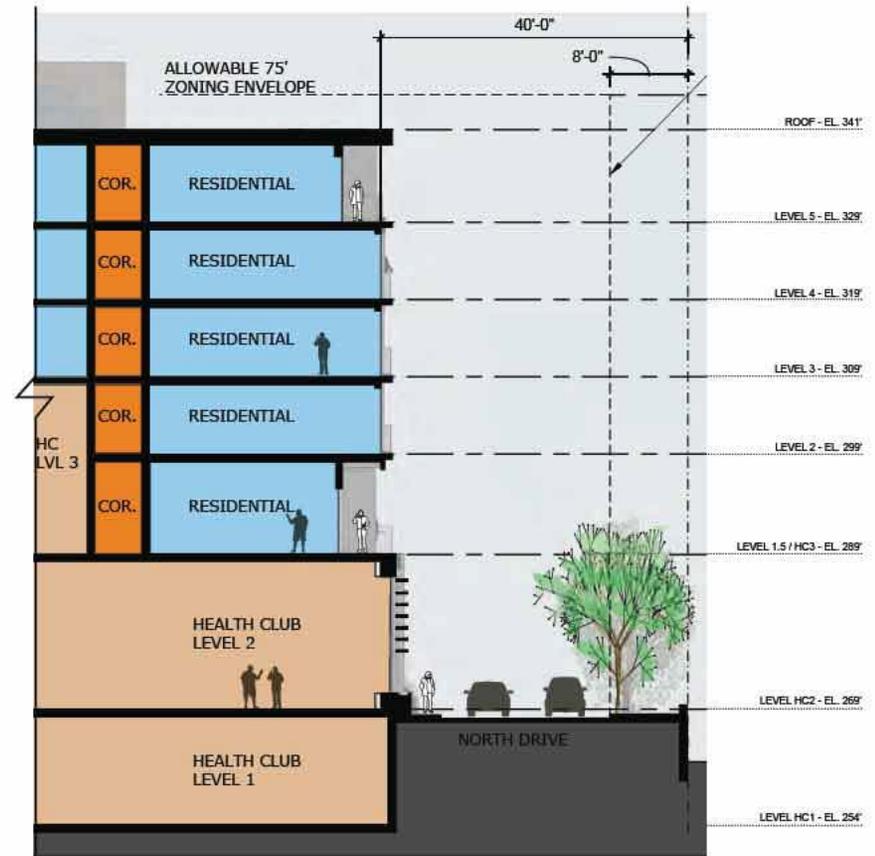
- CEMENT BOARD SIDING - PANELS
- ARCHITECTURAL CONCRETE NATURAL COLORED
- METAL LOUVERS
- ARCHITECTURAL METAL GRILLES



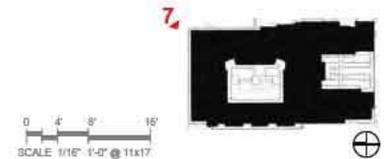


7 BUILDING A - NORTH ELEVATION AT NORTH ACCESS RD.

- STEEL AND METAL WRAPPED FRAME
- CONCRETE PLANTERS
- METAL LOUVERS
- METAL FRAMED RAILING WITH GLASS PANELS



E WALL SECTION





1 WEST ELEVATION



2 NORTH ELEVATION



3 EAST ELEVATION



4 COURT EAST ELEVATION



5 COURT WEST ELEVATION



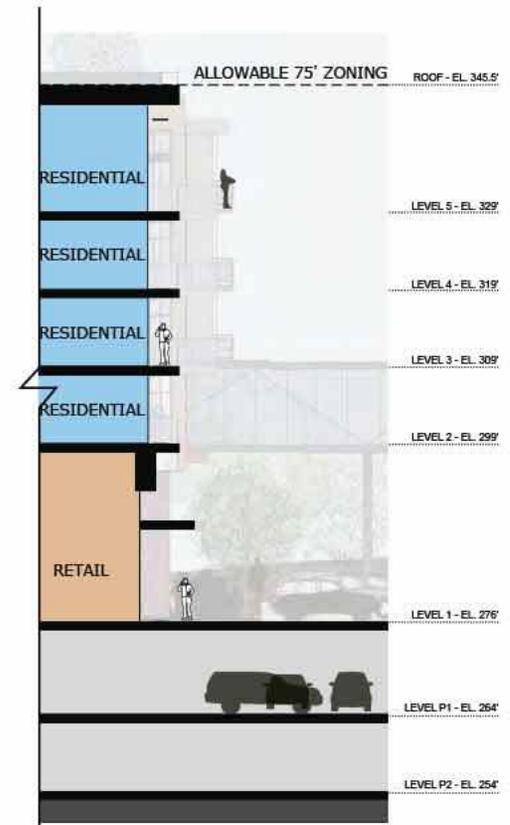
6 SOUTH ELEVATION





1 BUILDING B - SOUTH ELEVATION AT AUTOCOURT **A**

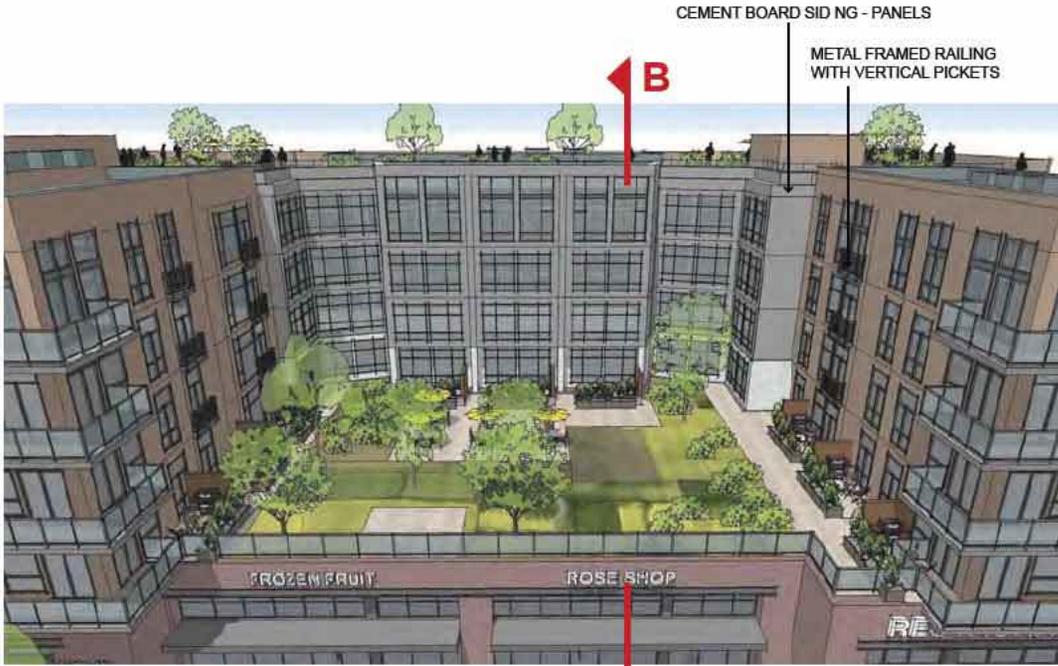
- CEMENT BOARD SIDING
INTEGRAL COLORED
- VINYL RESIDENTIAL
WINDOW SYSTEM
- STEEL AND METAL WRAPPED
BRIDGE STRUCTURE
- STEEL CHANNEL LINTEL
- BRICK
- STEEL CANOPY
- ALUMINUM COMMERCIAL
STOREFRONT SYSTEM



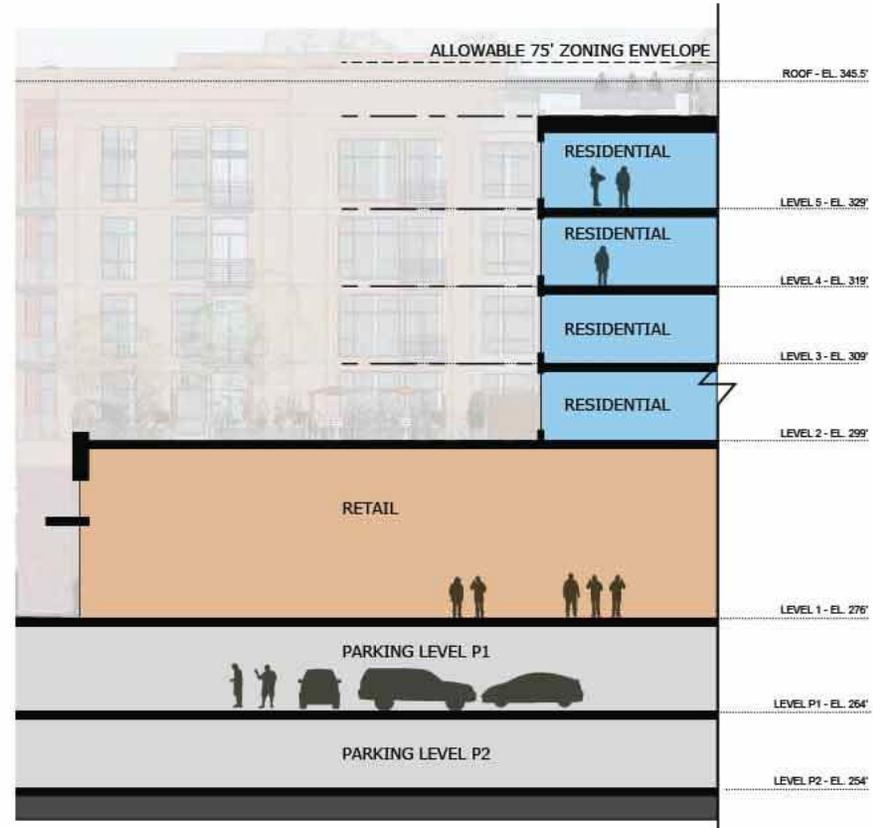
A WALL SECTION

SCALE 1/16" = 1'-0" @ 11x17

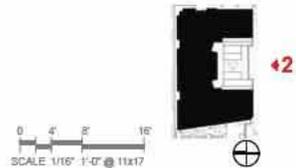




2 BUILDING B - UPPER PLAZA ELEVATIONS



B WALL SECTION





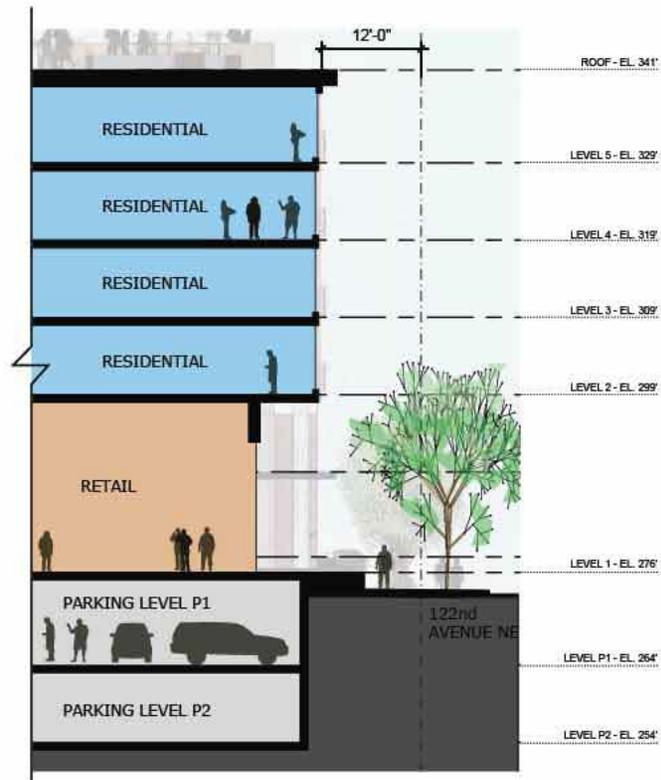
3 BUILDING B - EAST ELEVATION AT 122ND AVE NE

- METAL FRAMED RAILING WITH GLASS PANELS
- METAL SIDING - FLAT PANEL
- BRICK
- STEEL AND METAL WRAPPED BRIDGE STRUCTURE
- STEEL CANOPY
- METAL FASCIA

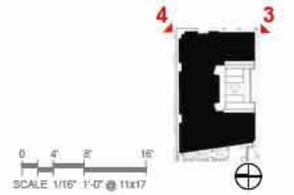


4 BUILDING B - NORTH ELEVATION AT NORTH ACCESS RD

- CEMENT BOARD INTEGRAL COLORED
- METAL FASCIA
- ARCHITECTURAL METAL GRILLS
- STEEL CANOPY
- CONCRETE PLANTERS



C WALL SECTION





5 BUILDING B - NW ELEVATION AT BRIDGE

VINYL RESIDENTIAL WINDOW SYSTEM

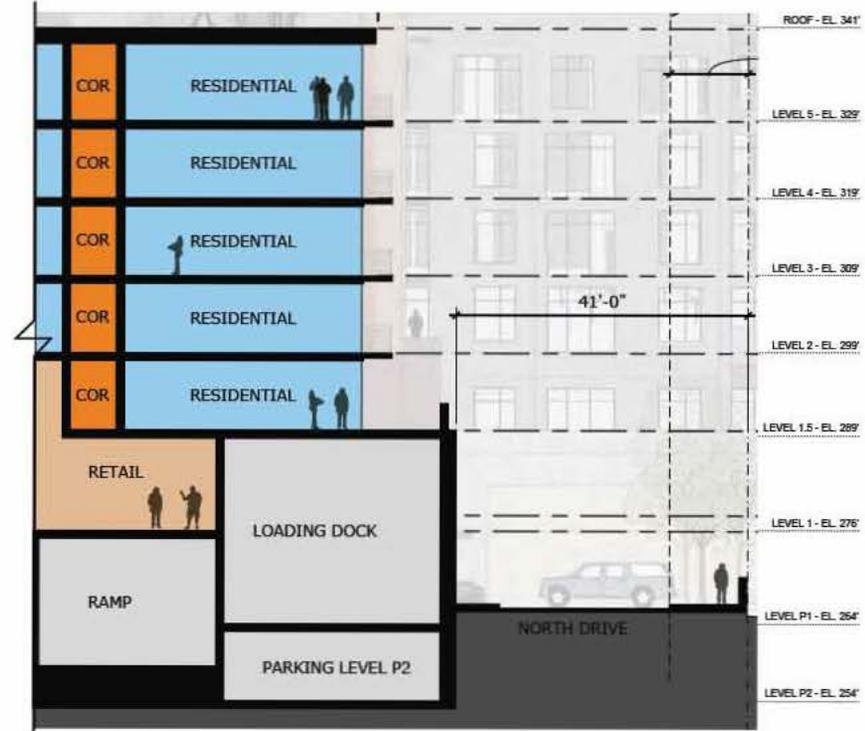
STEEL AND METAL WRAPPED BRIDGE STRUCTURE

CEMENT BOARD SIDING
INTEGRAL COLORED
METAL FRAMED RAILING
WITH VERTICAL PICKETS

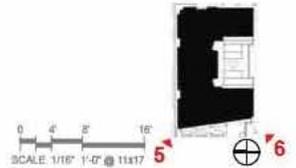


6 BUILDING B - WEST ELEVATION AT UPPER PLAZA

BRICK
STEEL CHANNEL MTEL
STEEL CANOPY
METAL SIDING - FLAT PANEL



D WALL SECTION





1 WEST ELEVATION



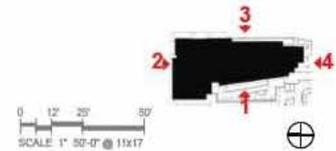
2 NORTH ELEVATION



3 EAST ELEVATION



4 SOUTH ELEVATION





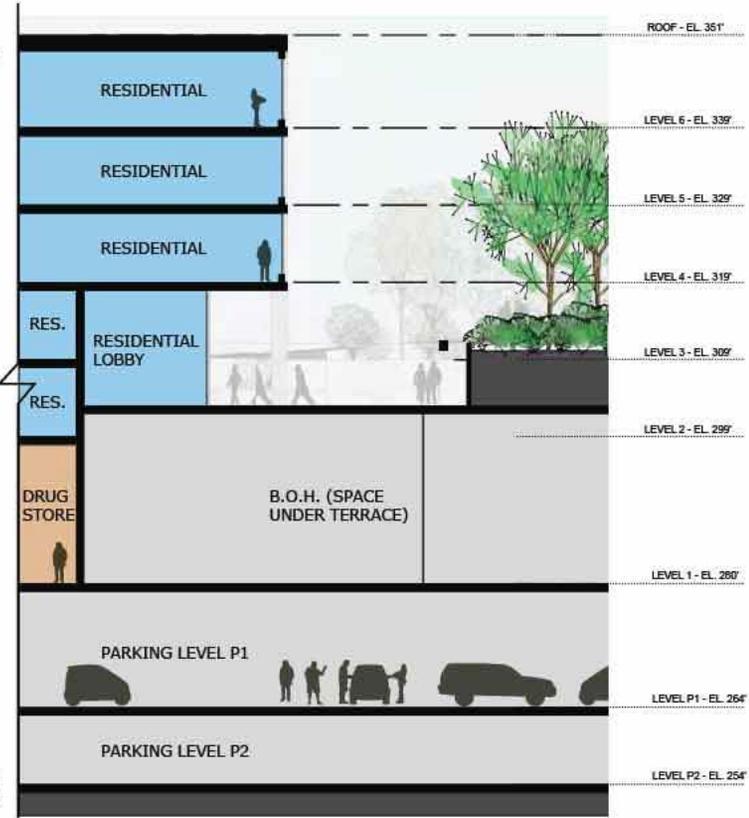
1 BUILDING C - SW ELEVATION AT 85TH ST

- CEMENT BOARD SIDING HORIZONTAL LAPPED
- BRICK
- BENT METAL TRIM ALUMINUM COMMERCIAL STOREFRONT SYSTEM
- CEMENT BOARD INTEGRAL COLORED



2 BUILDING C - SE ELEVATION AT 122ND AVE NE

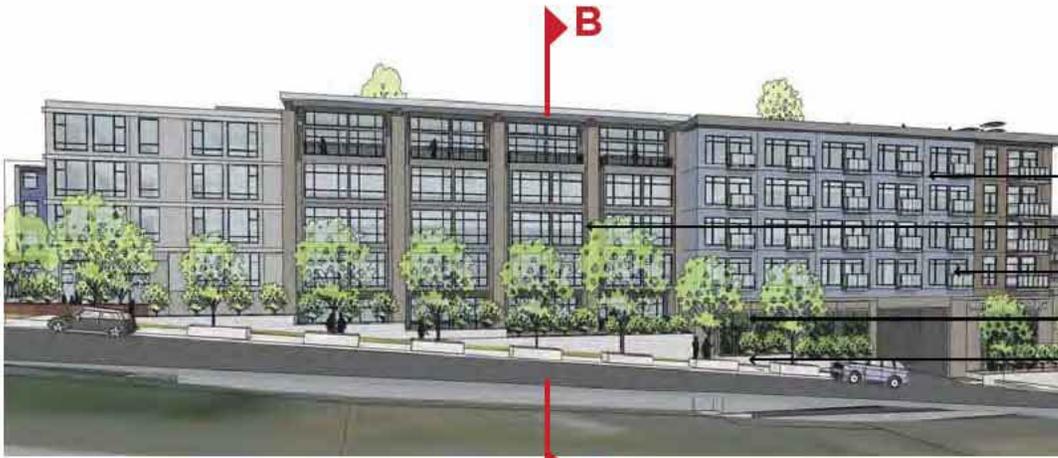
- BRICK PIERS
- METAL FRAMED RAILING WITH VERTICAL PICKETS
- CONCRETE PLANTERS



A WALL SECTION

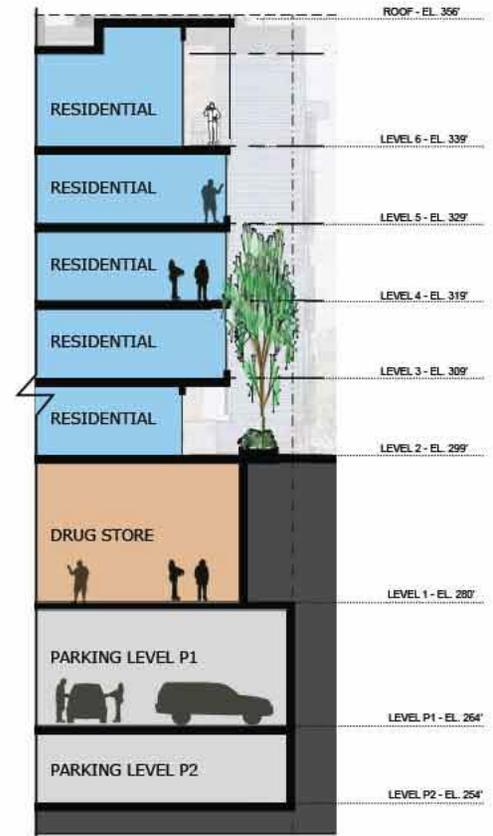
SCALE 1/16" = 1'-0" @ 11x17



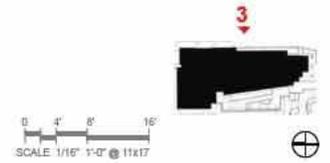


3 BUILDING C - EAST ELEVATION AT 122ND AVE NE

- CEMENT BOARD SIDING HORIZONTAL LAPPED
- BRICK
- METAL FRAMED RAILING WITH GLASS PANELS
- STEEL FRAMED GREEN SCREENS
- CONCRETE PLANTERS



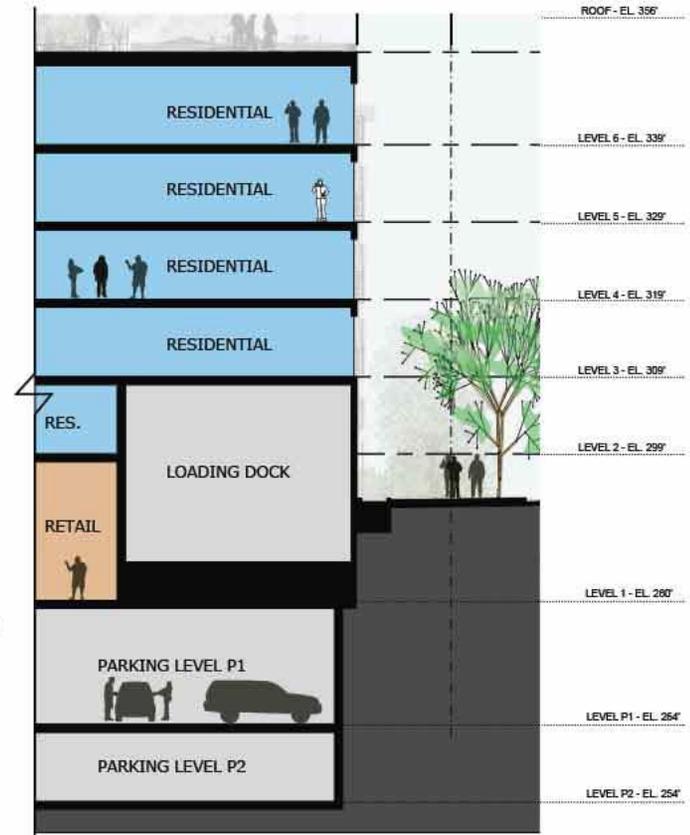
B WALL SECTION



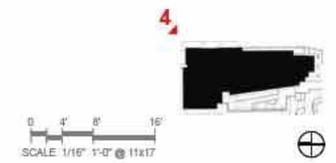


4 BUILDING C - NE ELEVATION AT BRIDGE

- METAL FRAMED RAILING WITH GLASS PANELS
- VINYL RESIDENTIAL WINDOW SYSTEM
- CEMENT BOARD SIDING INTEGRAL COLORED
- STEEL AND METAL WRAPPED BRIDGE STRUCTURE
- CONCRETE PLANTERS



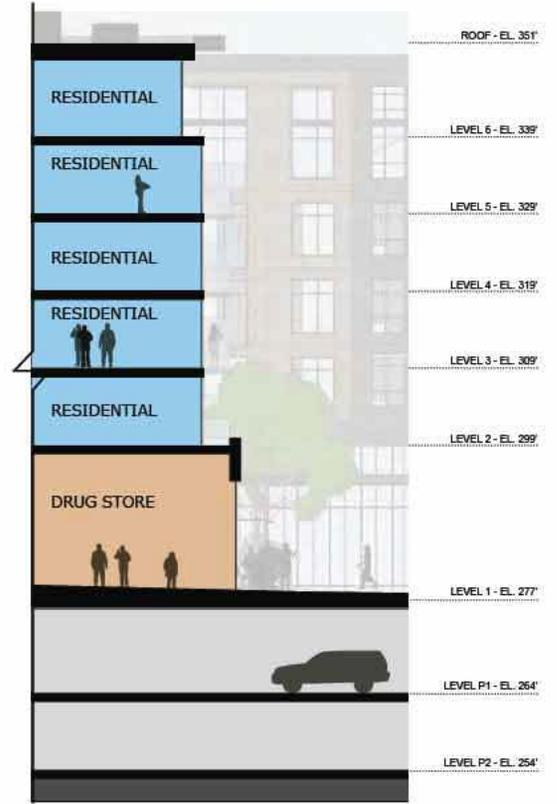
C WALL SECTION





5 BUILDING C - NW ELEVATION AT AUTOCOURT

- PROJECT PYLON
- PAINTED STEEL AND METAL WRAPPED FRAME
- STEEL FRAMED GREEN SCREENS
- ALUMINUM COMMERCIAL STOREFRONT SYSTEM
- STEEL TRELLIS WITH WOOD MEMBERS

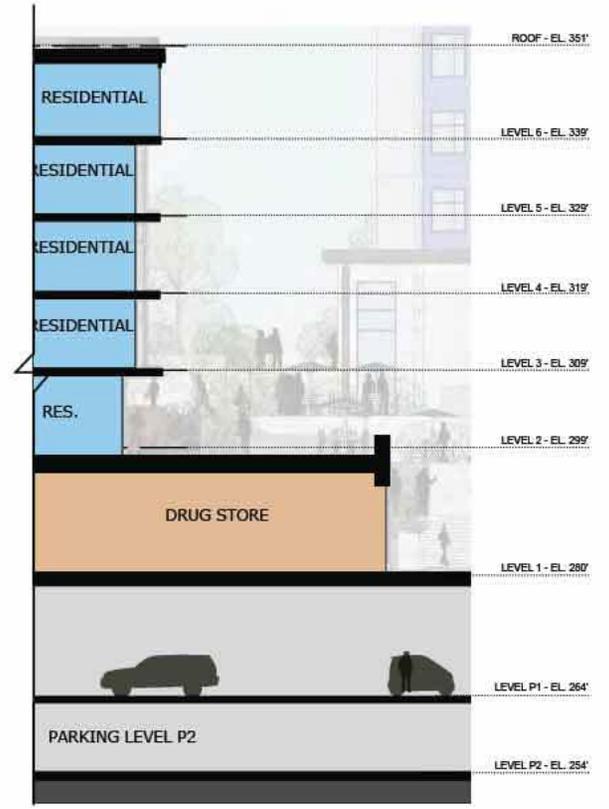


D WALL SECTION



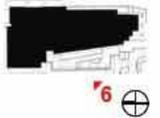


6 BUILDING C - WEST ELEVATION AT PEDESTRIAN PLAZA



E WALL SECTION

SCALE 1/16" = 1'-0" @ 11x17





1 WEST ELEVATION

2 NORTH ELEVATION



3 EAST ELEVATION

4 WEST ELEVATION AT COURTYARD

5 EAST ELEVATION AT PLAZA TERRACE



6 SOUTH ELEVATION

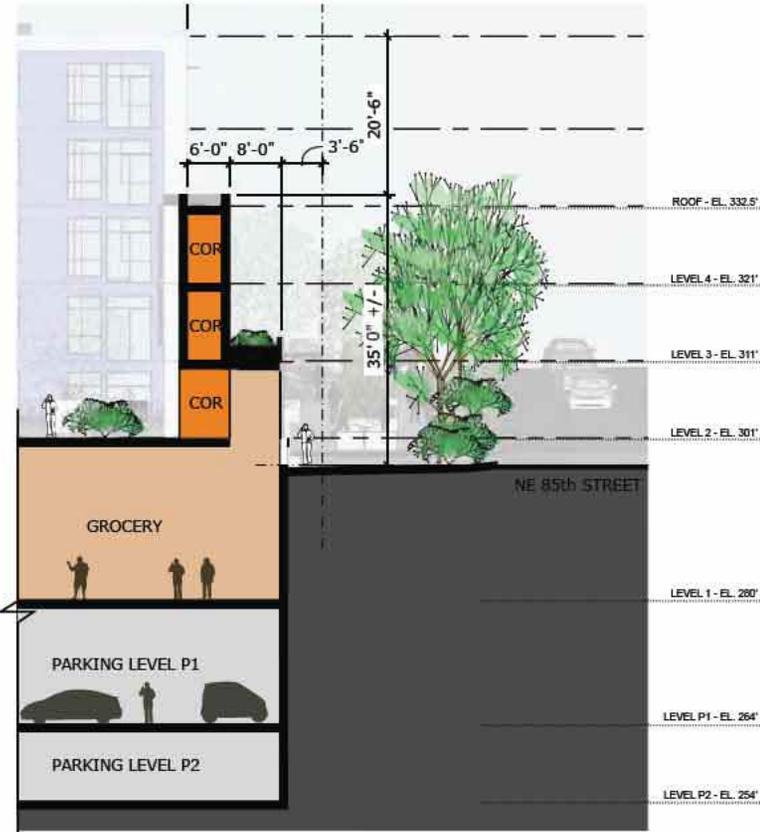
0 12' 25' 50'
SCALE: 1" = 30'-0" @ 11x17





1 BUILDING D - SW ELEVATION AT 85TH

- METAL VISOR
- METAL SUN LOUVER
- METAL SIDING - STANDING
- BRICK
- CONCRETE PLANTERS



A WALL SECTION



2 BUILDING D - SE ELEVATION AT 85TH

- CEMENT BOARD SIDING INTEGRAL COLORED
- VINYL RESIDENTIAL WINDOW SYSTEM
- ALUMINUM COMMERCIAL STOREFRONT SYSTEM

SCALE 1/16" = 1'-0" @ 11x17





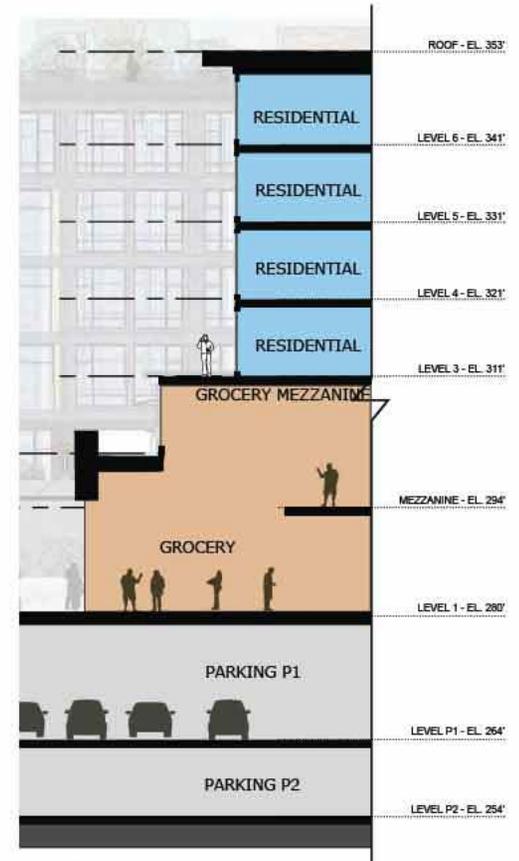
3 BUILDING D - NE ELEVATION AT PEDESTRIAN PLAZA

- PROJECT PYLON
- PAINTED STEEL AND METAL WRAPPED FRAME
- BRICK
- STEEL CHANNEL LITTEL
- CEMENT BOARD SIDING HORIZONTAL LAPPED



4 BUILDING D - ELEVATIONS AT UPPER PLAZA

- METAL FRAMED RAILING WITH GLASS PANELS
- CEMENT BOARD SIDING INTEGRAL COLORED
- VINYL RESIDENTIAL WINDOW SYSTEM



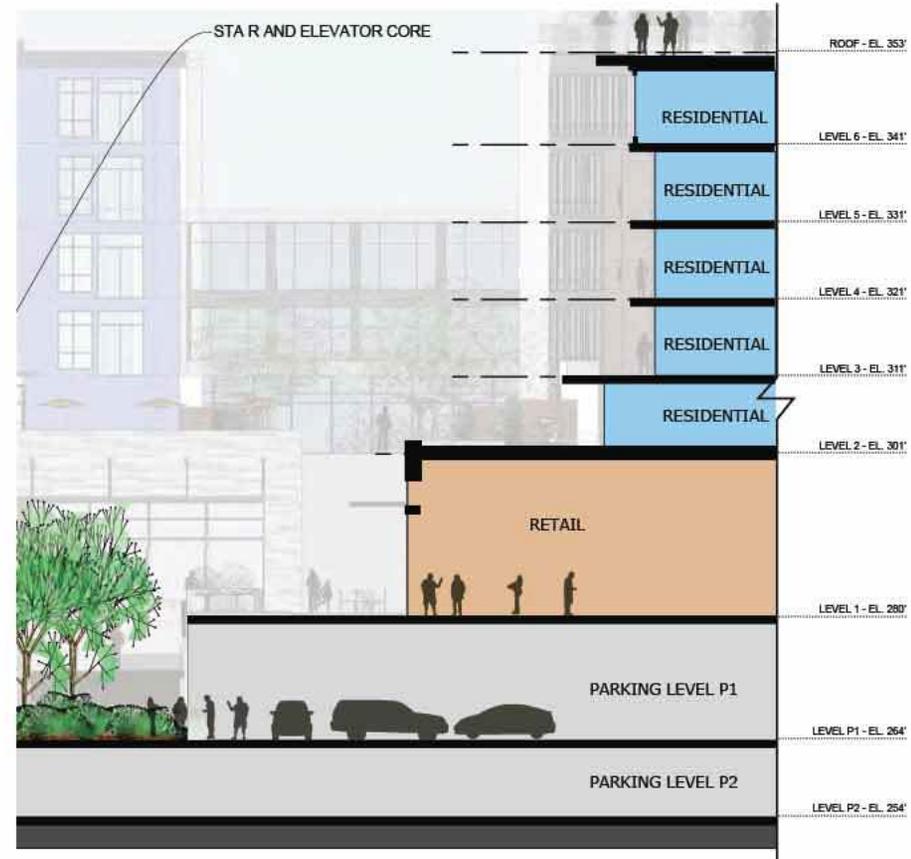
C WALL SECTION

SCALE 1/16" = 1'-0" @ 11x17





5 BUILDING D - EAST ELEVATION AT PEDESTRIAN PLAZA



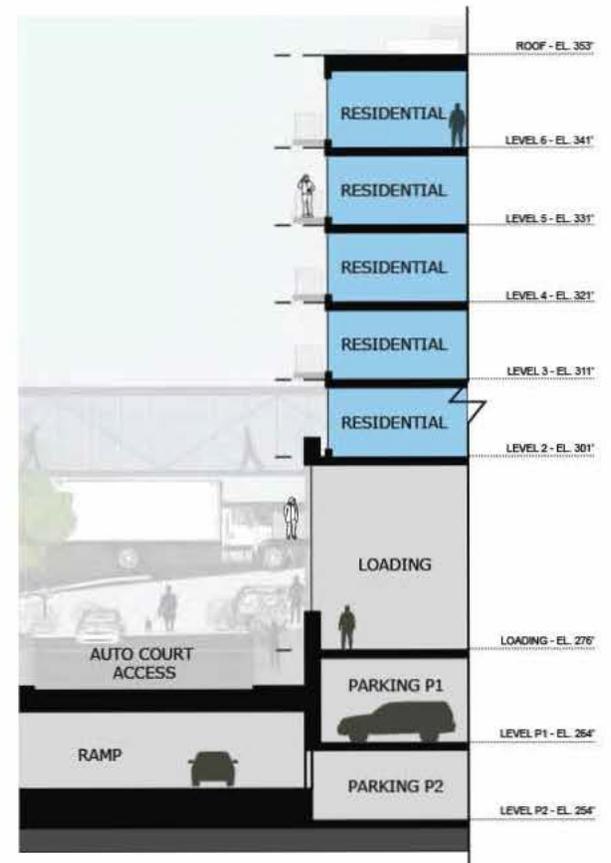
E WALL SECTION



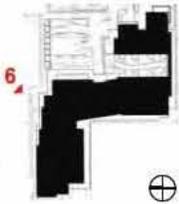
SCALE 1/16" = 1'-0" @ 11x17



6 BUILDING D - NORTH ELEVATION AT BRIDGE



D WALL SECTION



SCALE 1/16" = 1'-0" @ 11x17



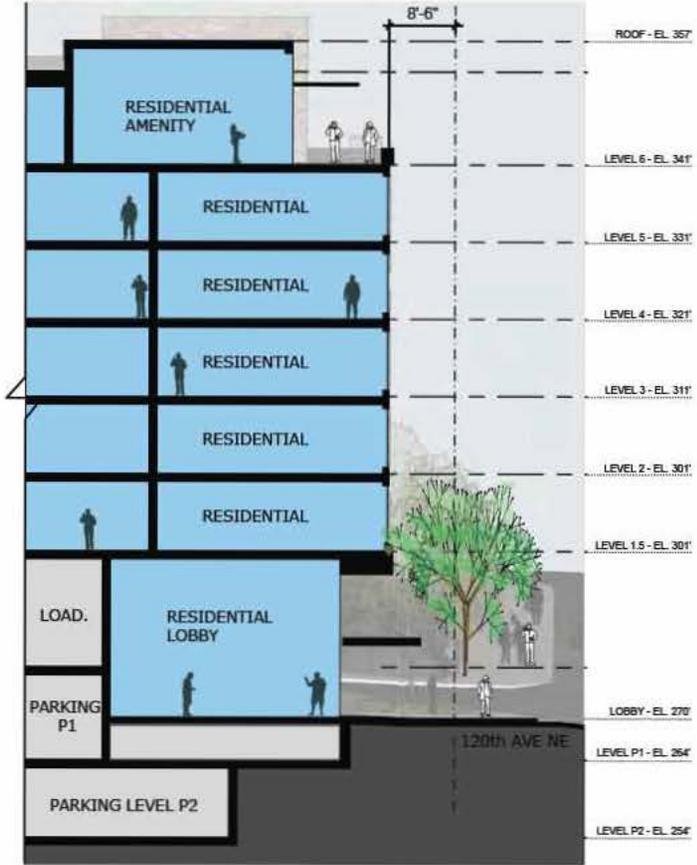
7 BUILDING D - NW ELEVATION AT WEST AUTOCOURT ACCESS

- BRICK
- METAL FRAMED RAILING WITH GLASS PANELS
- ARCHITECTURAL CONCRETE NATURAL COLORED
- ARCHITECTURAL METAL GRILLS

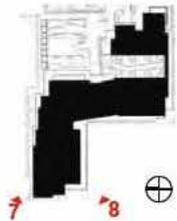


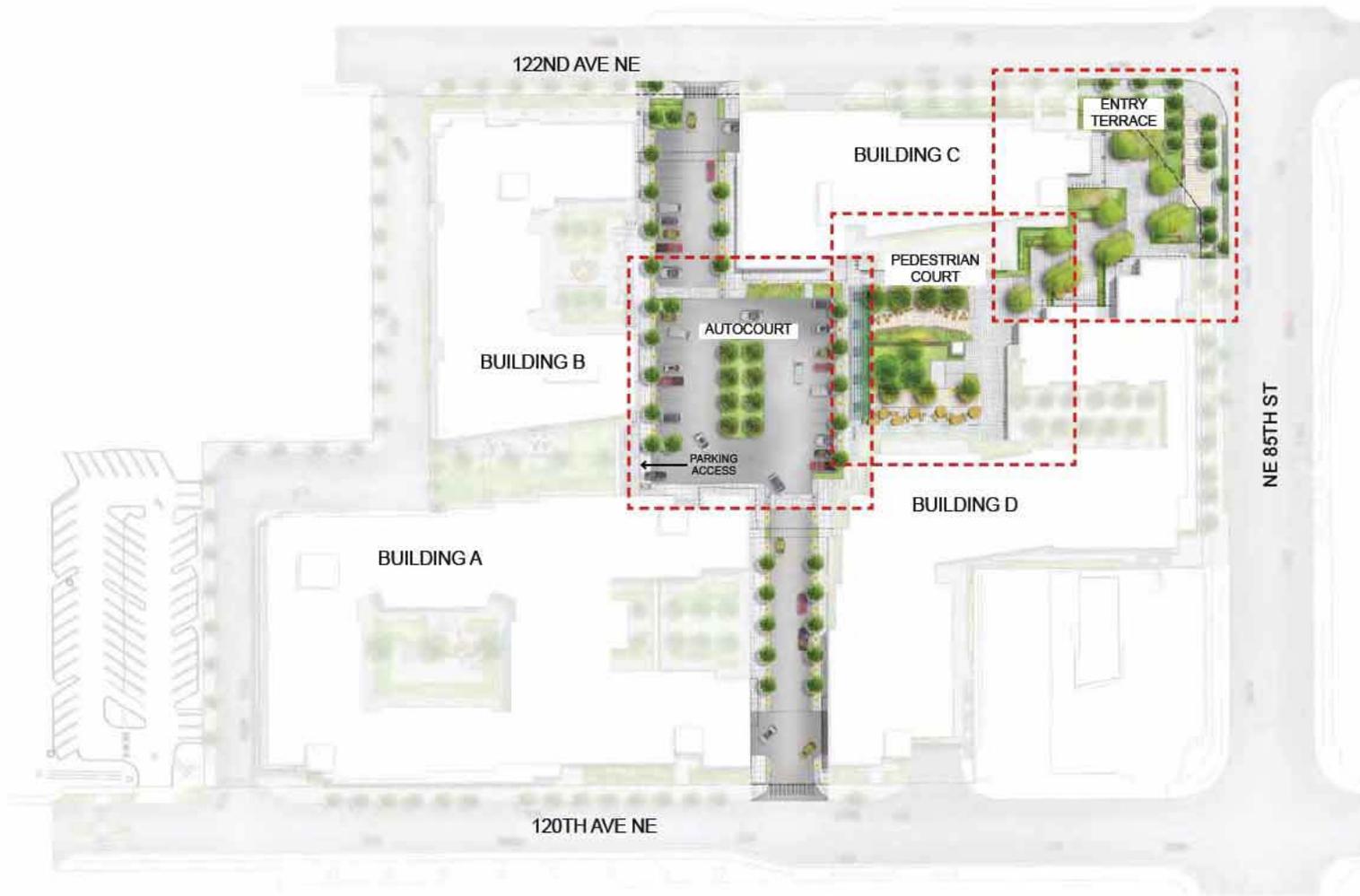
8 BUILDING D - SW ELEVATION AT U-HAUL

- CEMENT BOARD INTEGRAL COLORED
- METAL SIDING - FLAT PANEL
- VINYL RESIDENTIAL WINDOW SYSTEM
- METAL FRAMED RAILING WITH METAL PANELS
- STEEL FRAMED GREEN SCREENS
- ARCHITECTURAL CONCRETE TEXTURED



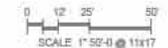
F WALL SECTION







T SECTION THROUGH ENTRY TERRACE



CANOPY TREES AT STAIRS



LOW PLANTER WALLS



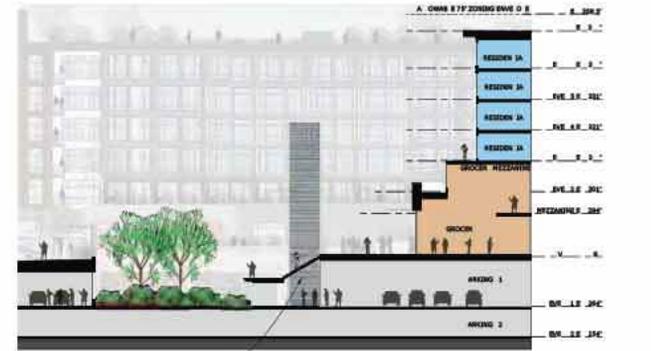
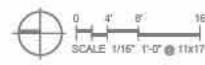
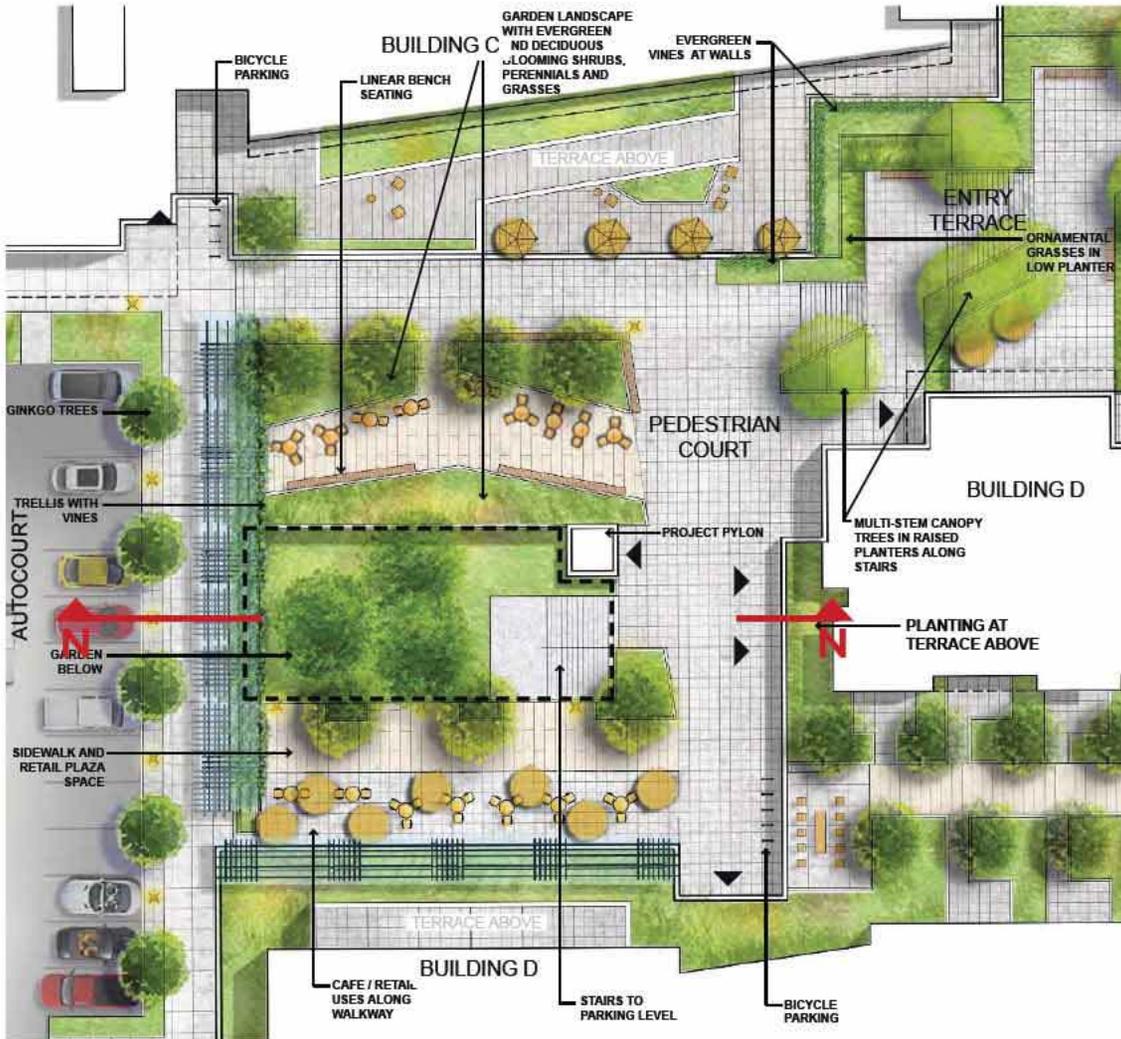
PEDESTRIAN SCALE LIGHTING



SEATING AT PLAZA ENTRY







N SECTION THROUGH PEDESTRIAN COURT



TRELLIS



VERTICAL GREEN ELEMENTS



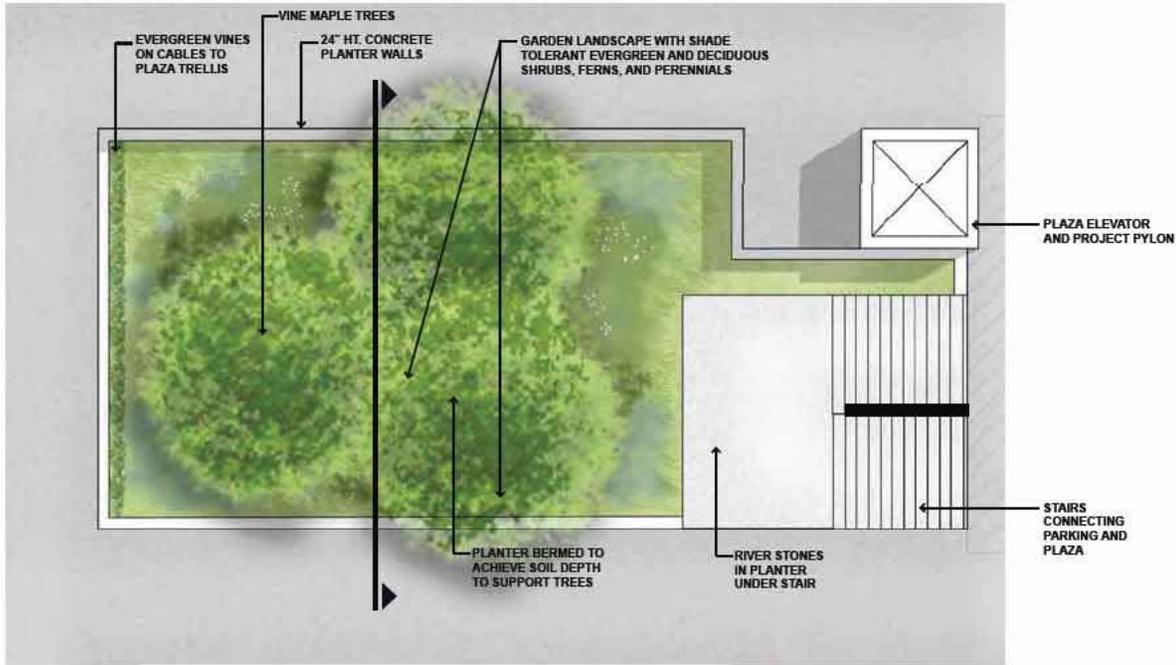
LINEAR SEATING



SIDEWALK RETAIL







SHADE GARDEN



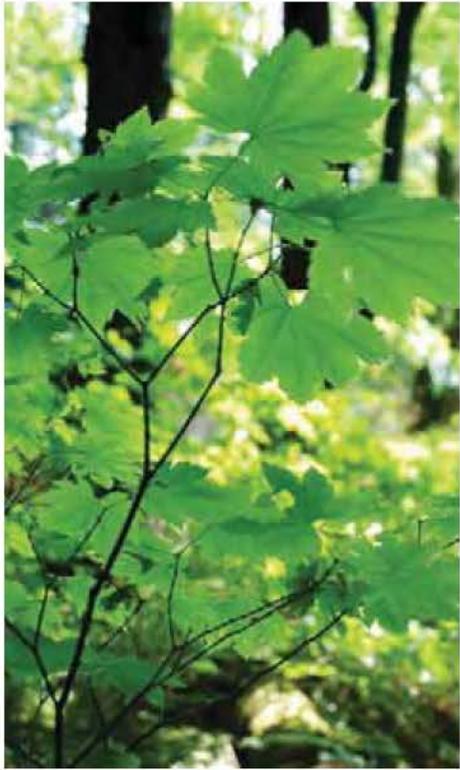
LINEAR SEATING

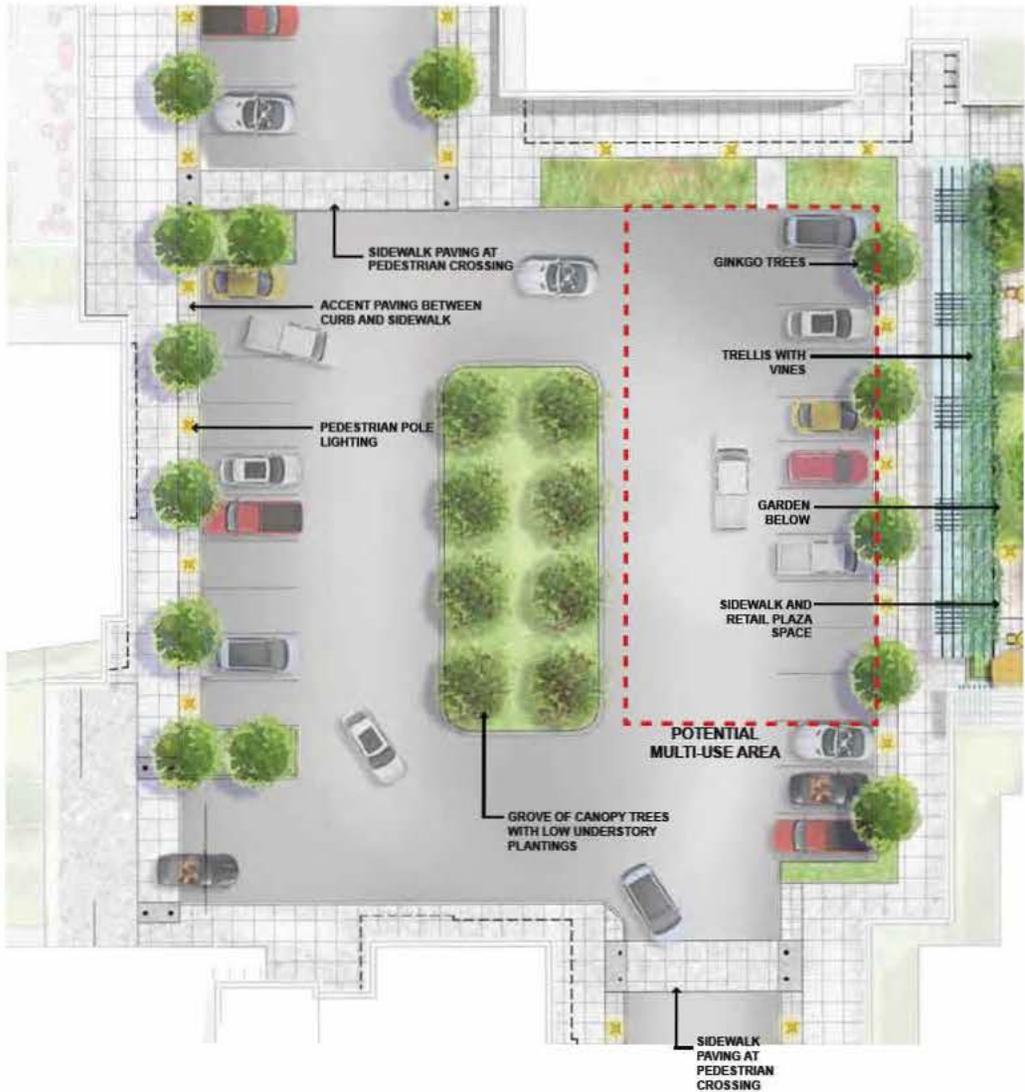


SIDEWALK RETAIL



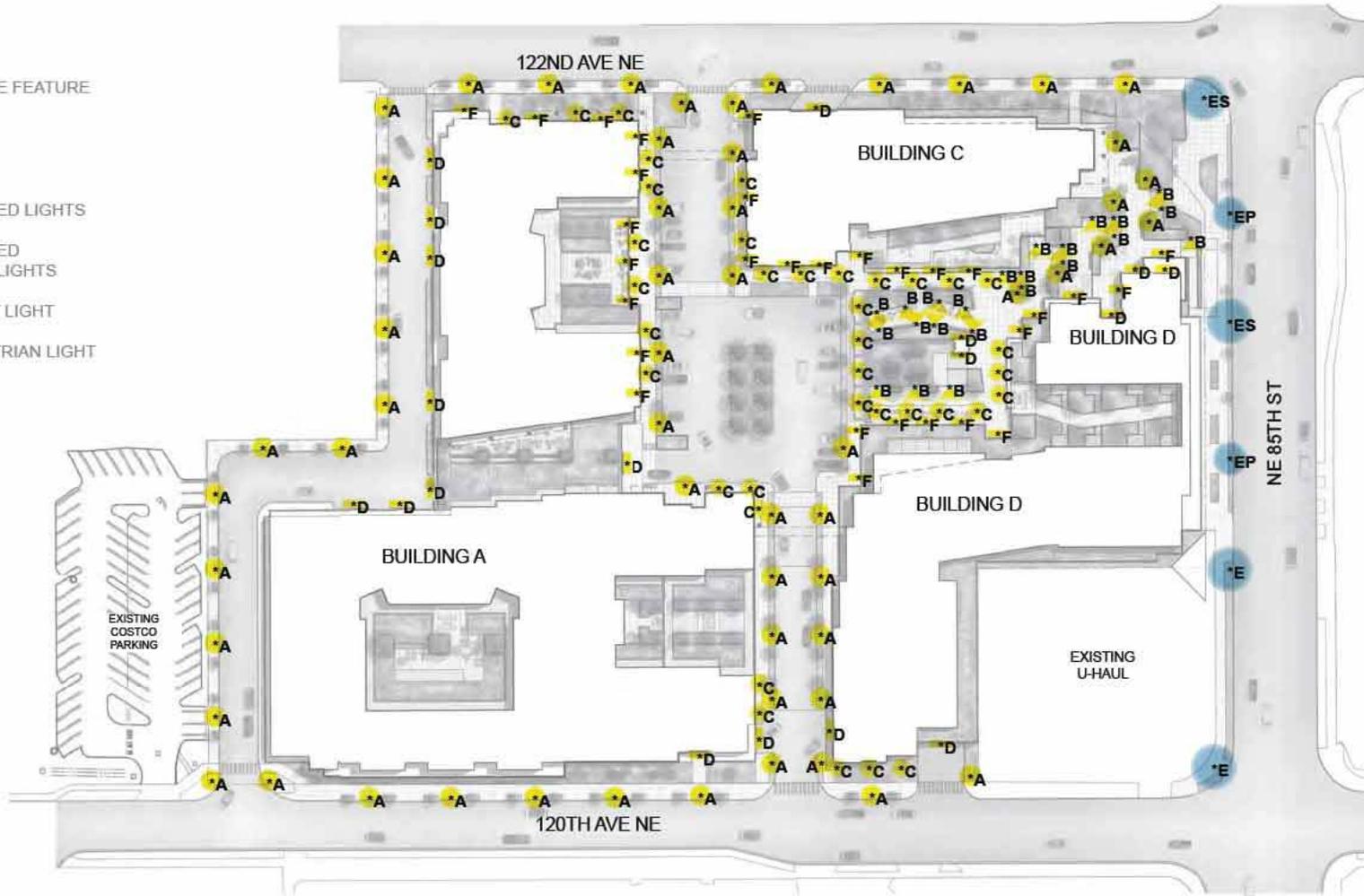
SECTION AT GARDEN





LIGHTING LEGEND

- *A PEDESTRIAN POLE FEATURE
- *B STAIR LIGHTS
- *C CANOPY LIGHTS
- *D BUILDING MOUNTED LIGHTS
- *F BUILDING MOUNTED ARCHITECTURAL LIGHTS
- *ES EXISTING STREET LIGHT
- *EP EXISTING PEDESTRIAN LIGHT



Rose Hill Mixed-Use

DRV18-00493

DRV18-00493
ATTACHMENT 3





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

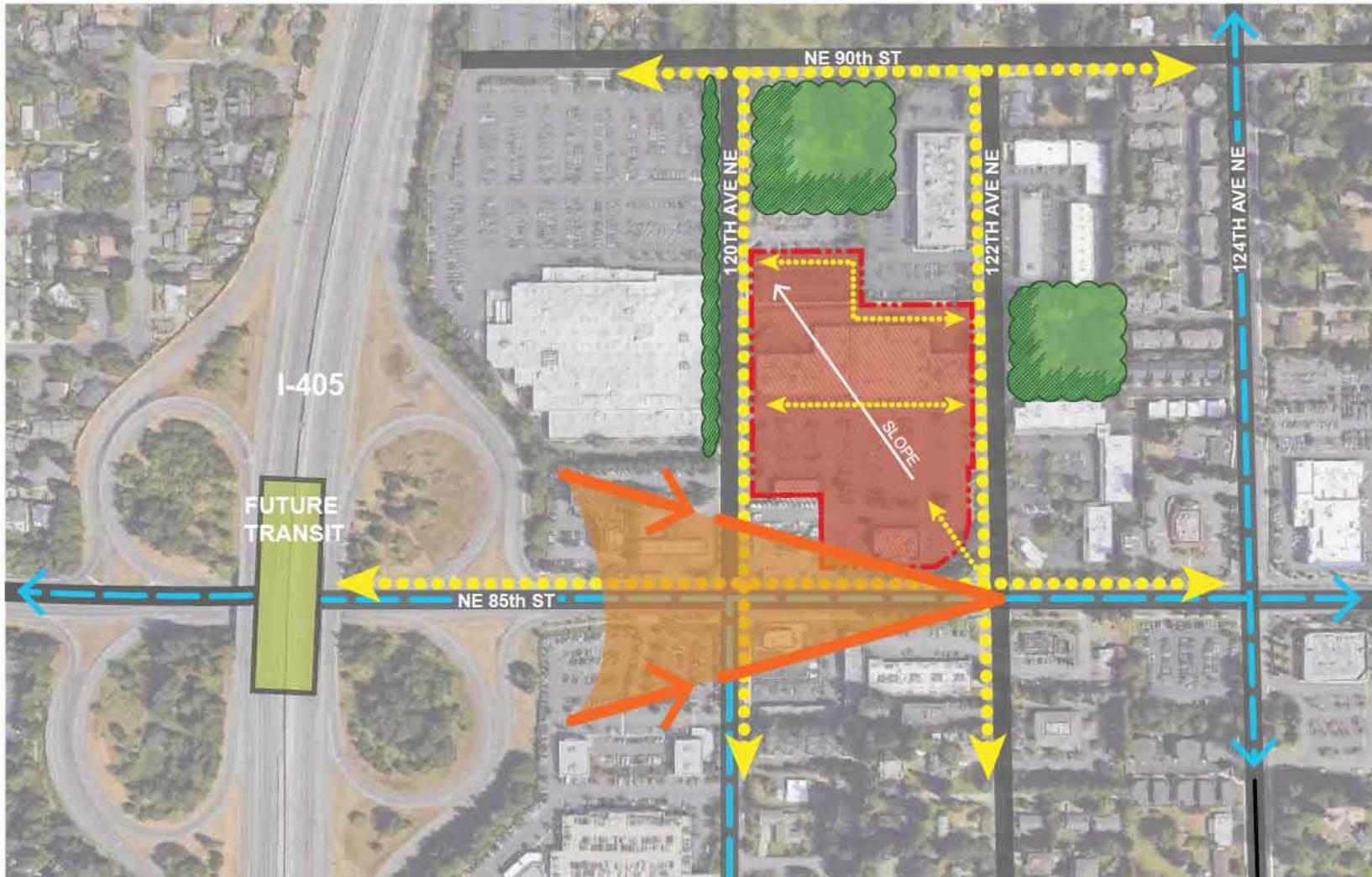


- 1 U-Haul
- 2 Costco
- 3 76 Gas Station
- 4 Avio Office Building
- 5 Arris Building
- 6 Mercury's Coffee
- 7 Rose Hill Plaza
- 8 McDonalds
- 9 Honda of Kirkland
- 10 Taco Time
- 11 Starbucks
- 12 Walgreens
- 13 Safeway
- 14 Lee Johnson Mazda
- 15 Kirkland Retail & Car Center
- 16 Kirkland Court
- 17 Jiffy Lube
- 18 Jonesco Business Park
- 19 Rose Hill Presbyterian Church

Transit

-  Future I-405 BRT Station & Interchange
-  Kirkland Way Park & Ride
-  Transit Network
-  Secondary Transit Network
-  Bus Stop

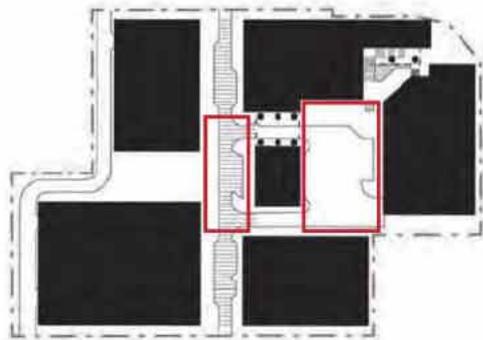




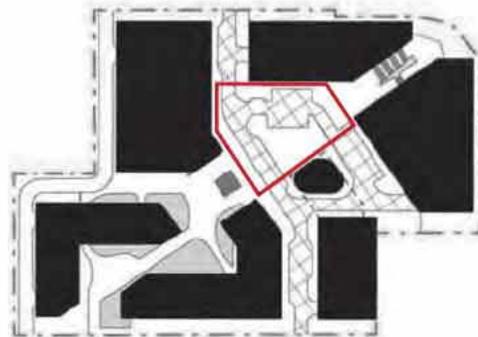
- · - · - Property Line
- · · · · Pedestrian Access
- - - - - Transit
- ➔ Scale Transition
- Existing Trees

REGIONAL CENTER ← ● → NEIGHBORHOOD CENTER

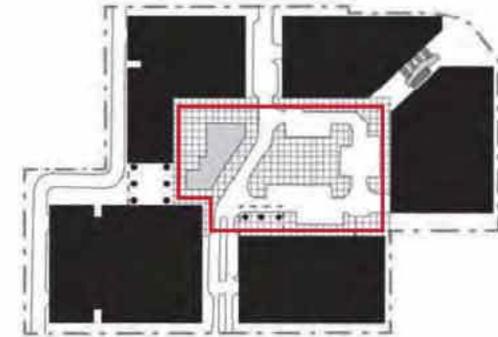




OPTION 1 STREET



OPTION 2 HUB
CHOSEN CONCEPT

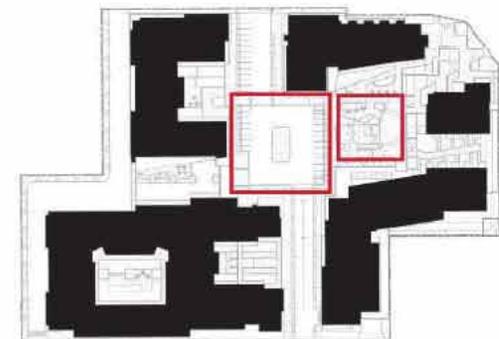


OPTION 3 PIAZZA

CONCEPTUAL DESIGN CONFERENCE CONCEPTS

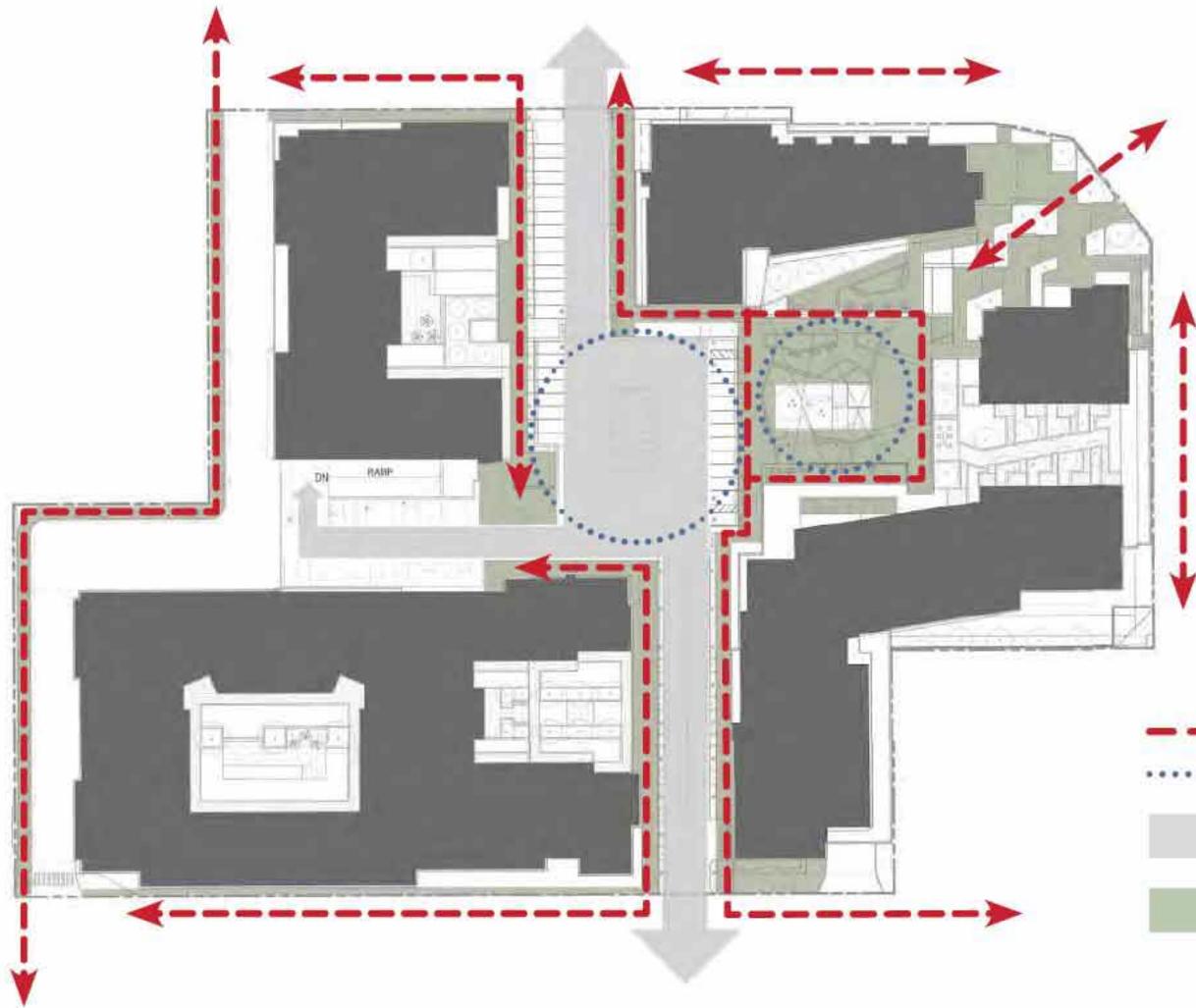
SUMMARY OF CDC COMMENTS

- 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.



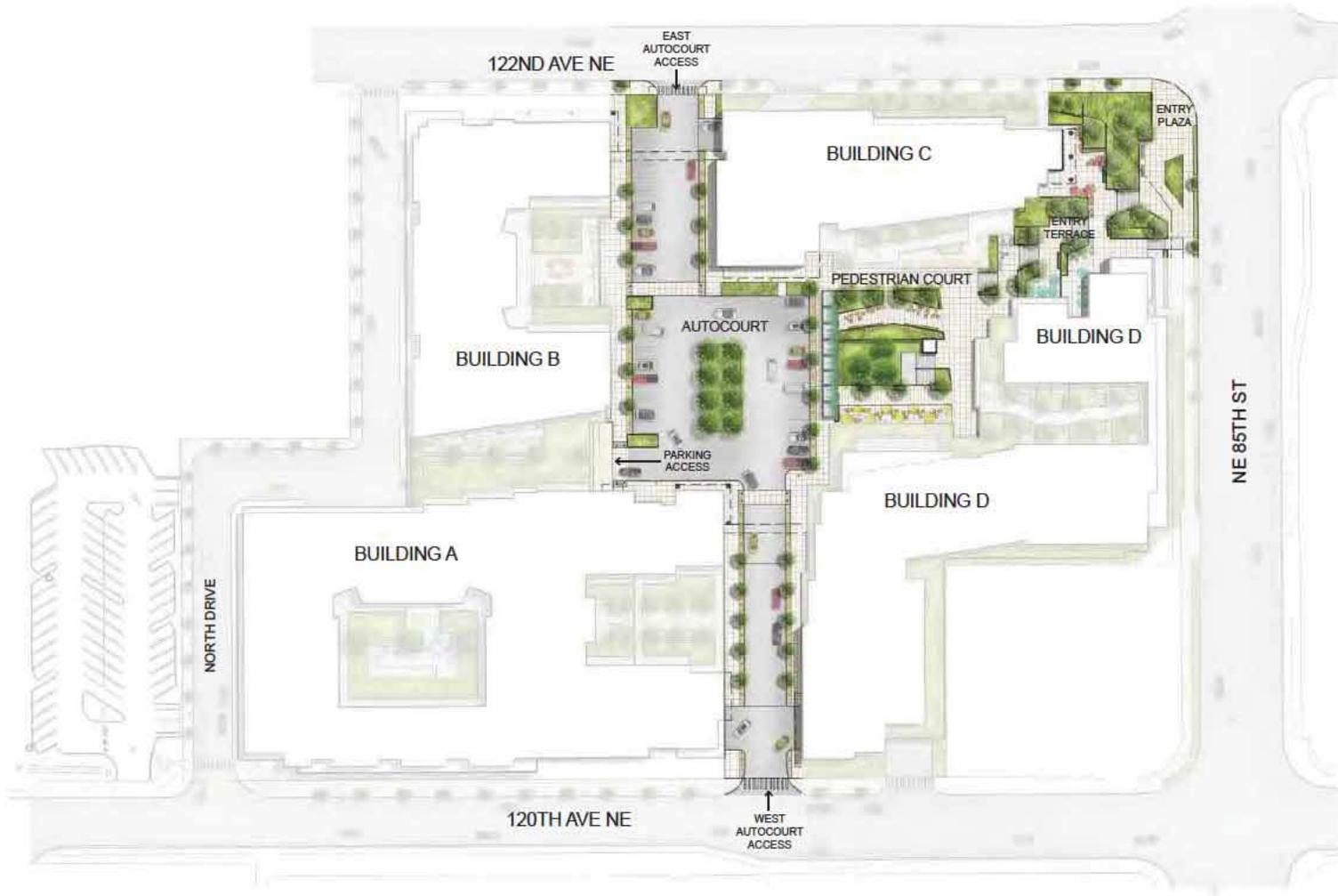
DESIGN REVIEW CONCEPT

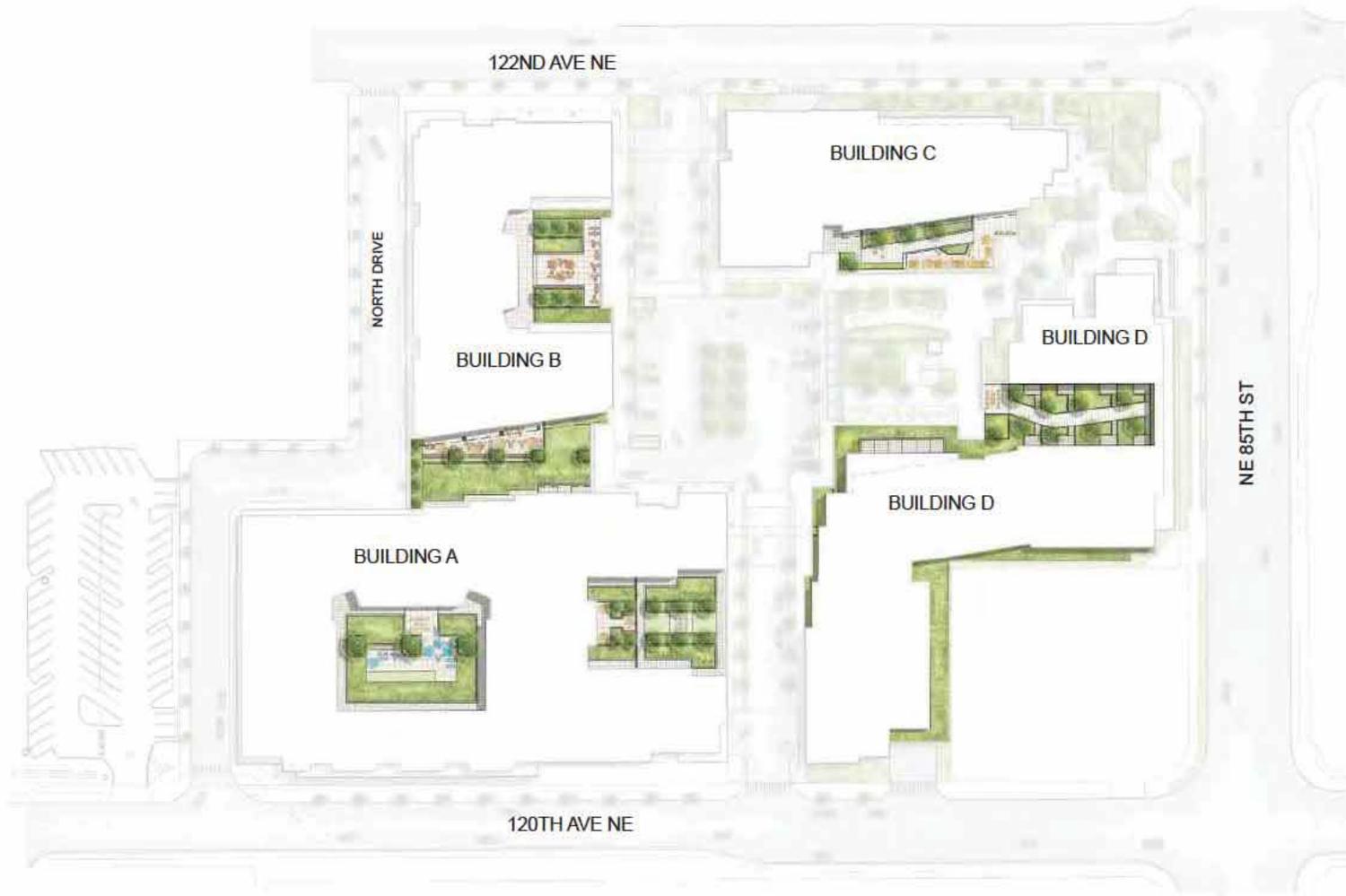


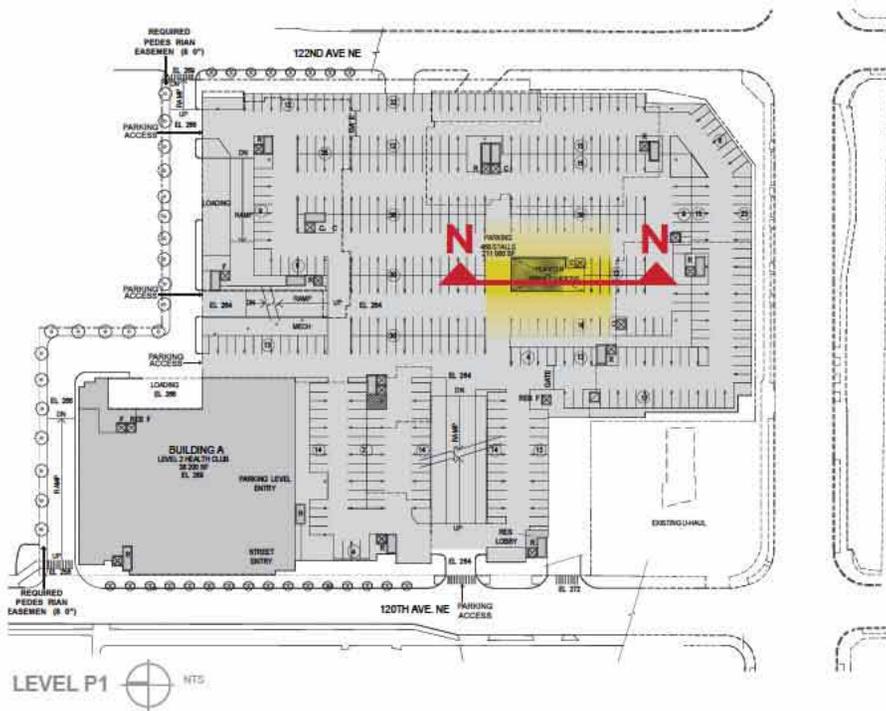


- - - PEDESTRIAN ACCESS
- PLAZAS
- AUTO ACCESS
- PEDESTRIAN AREA









N SECTION AT PLAZA LIGHT ATRIUM

PLAZA LIGHT ATRIUM | 12C



ROSE HILL MIXED-USE | DRC SUBMITTAL #1R | SEPTEMBER 5, 2018



N SECTION THROUGH PEDESTRIAN COURT LOOKING EAST

0 2 4 6
SCALE 1/16" = 1'-0" @ 11x17

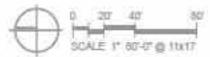
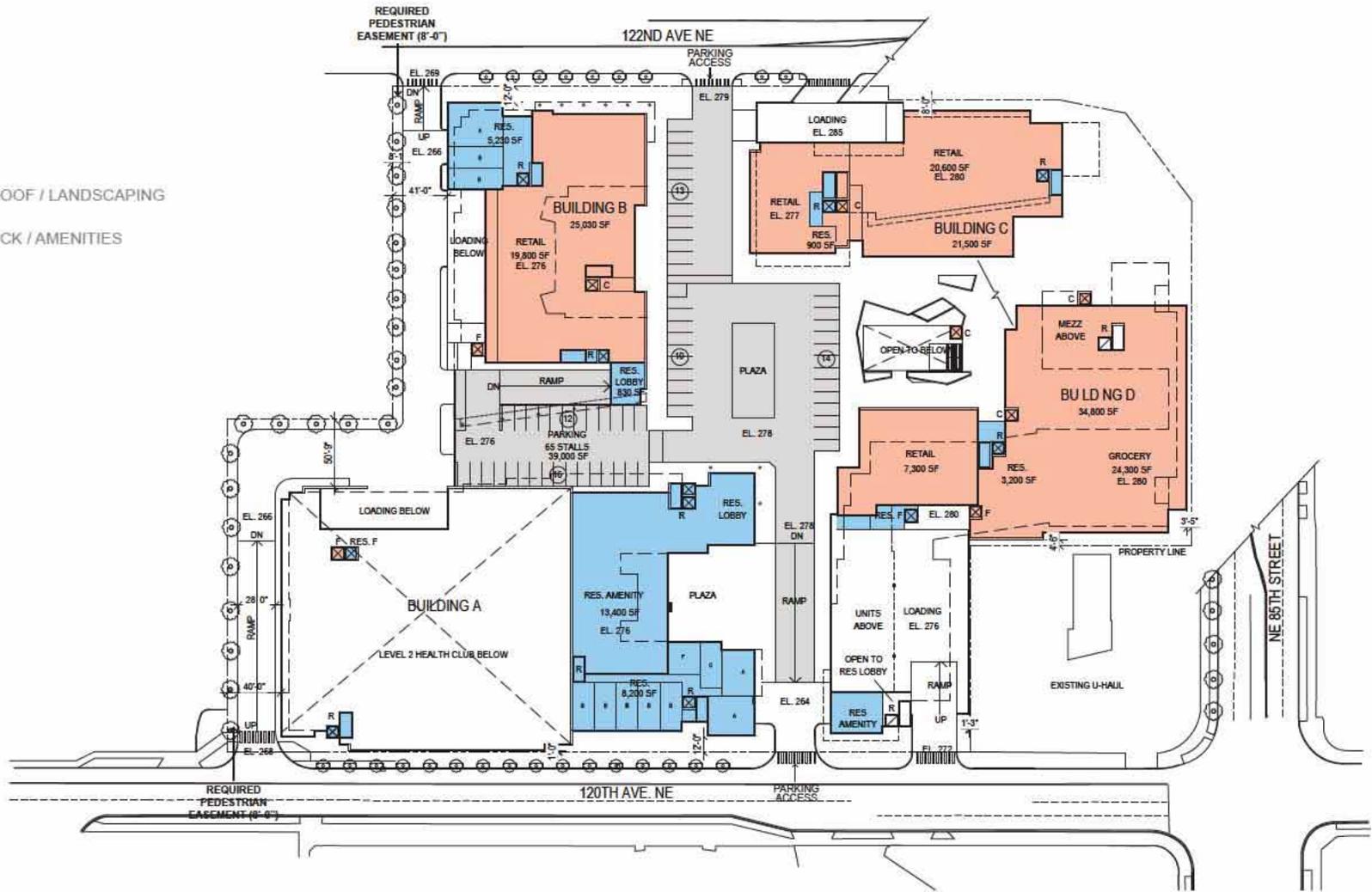
KEY

- COMMERCIAL
- RESIDENTIAL
- PARKING / BOH



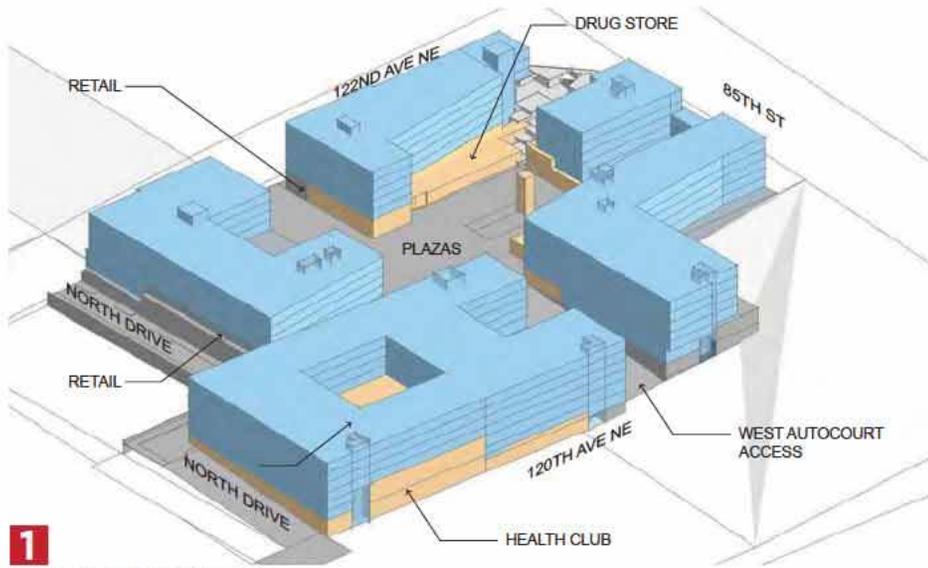
KEY

- COMMERCIAL
- RESIDENTIAL
- PARKING / BOH
- PRELIMINARY GREEN ROOF / LANDSCAPING
- PRELIMINARY ROOF DECK / AMENITIES

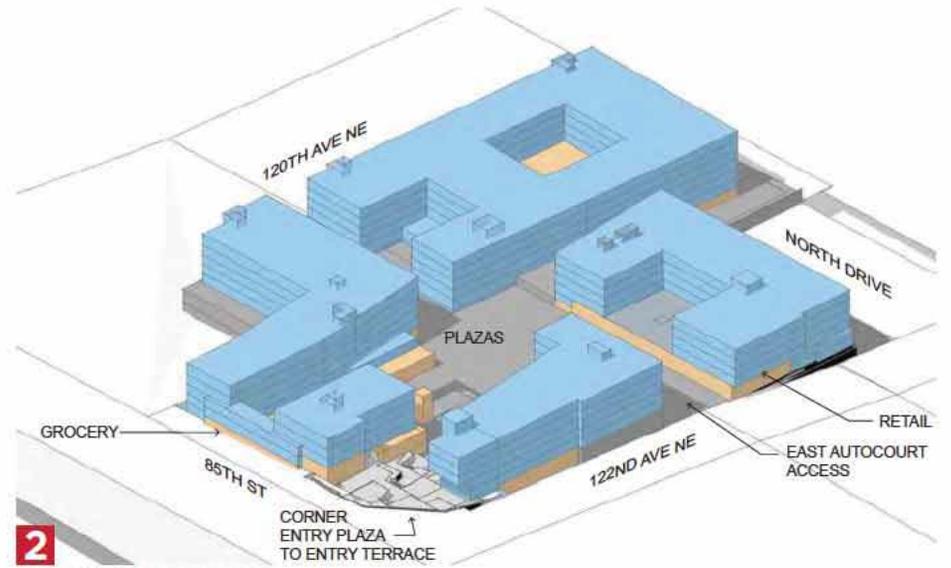


KEY

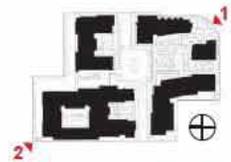
- COMMERCIAL
- RESIDENTIAL
- PARKING / BOH



1 VIEW FROM NORTHWEST



2 VIEW FROM SOUTHEAST

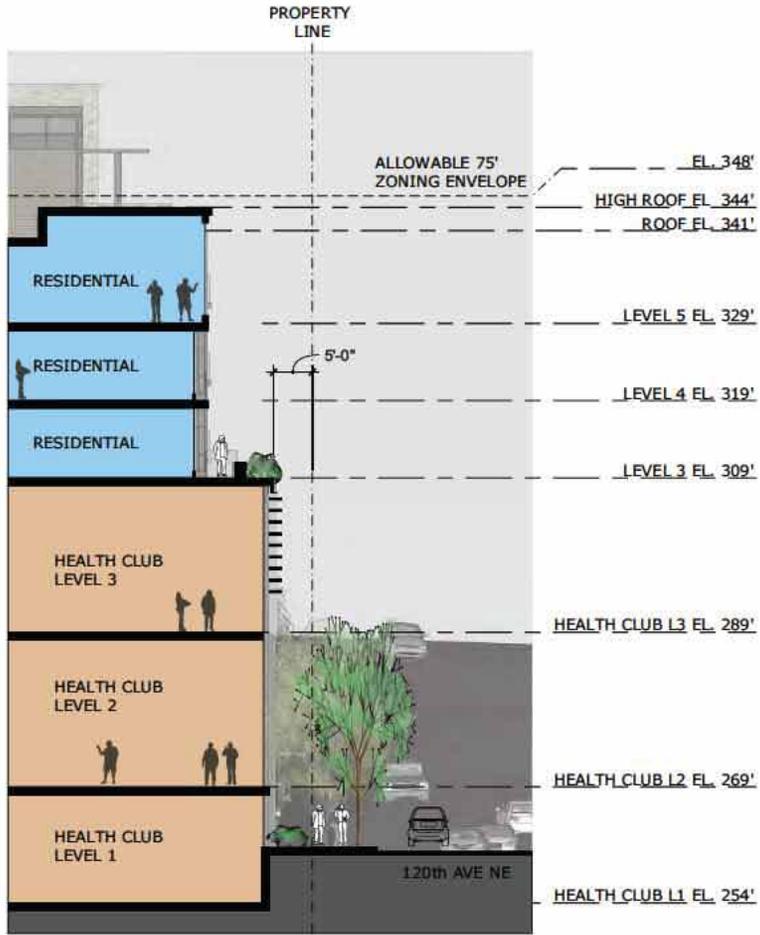


MASSING SECTION ANIMATION





AERIAL ANIMATION



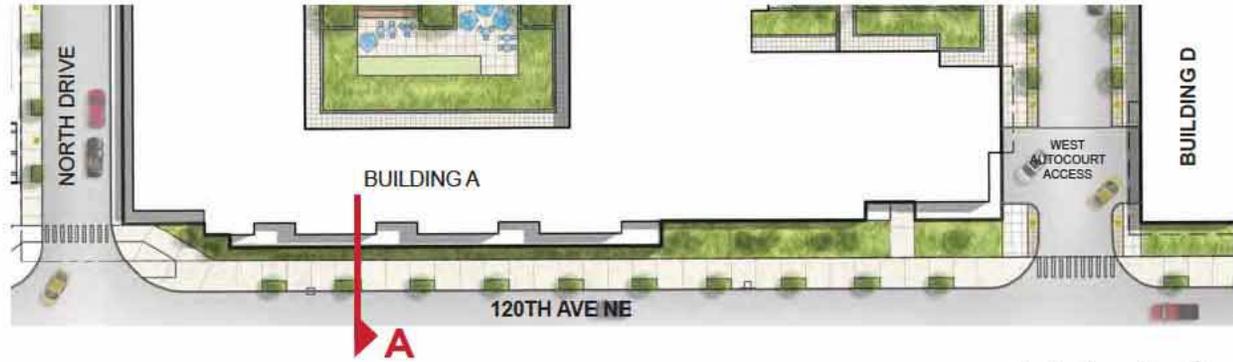
A BUILDING A - WEST FRONTAGE SECTION

SCALE 1/8" = 1'-0" @ 11x17



BUILDING A - ELEVATION ALONG 120TH AVE NE

SCALE 1" = 25'-0" @ 11x17

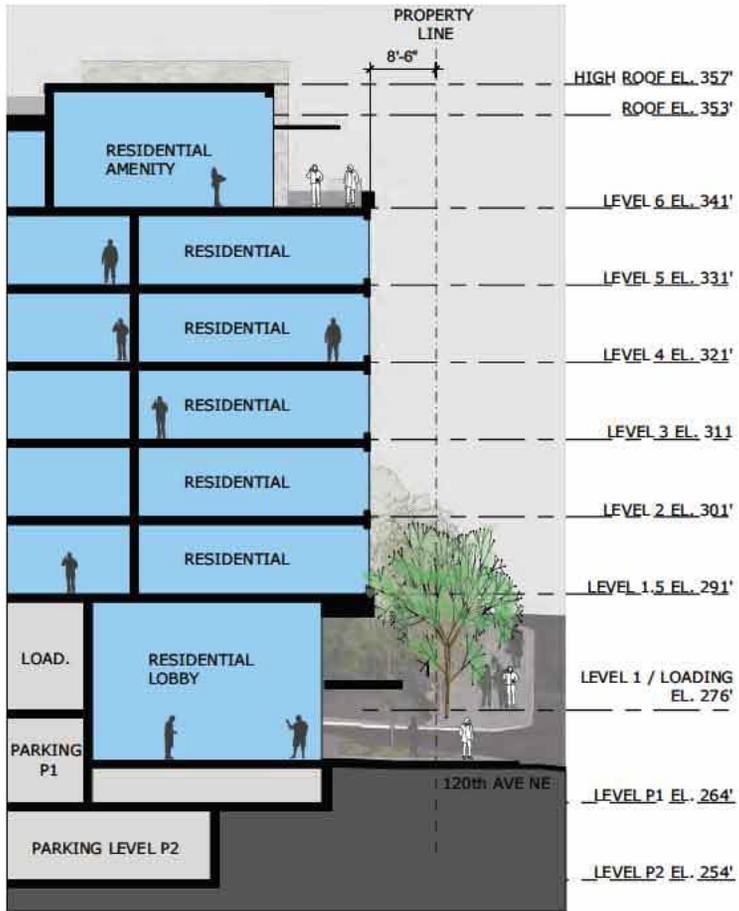


BUILDING A - WEST FRONTAGE PLAN ALONG 120TH AVE NE

SCALE 1" = 25'-0" @ 11x17

- KEY**
- COMMERCIAL
 - RESIDENTIAL
 - PARKING / BOH





C BUILDING D - WEST FRONTAGE SECTION

SCALE 1/16" = 1'-0" @ 11x17



BUILDING D - ELEVATION ALONG 120TH AVE NE

SCALE 1" = 25'-0" @ 11x17

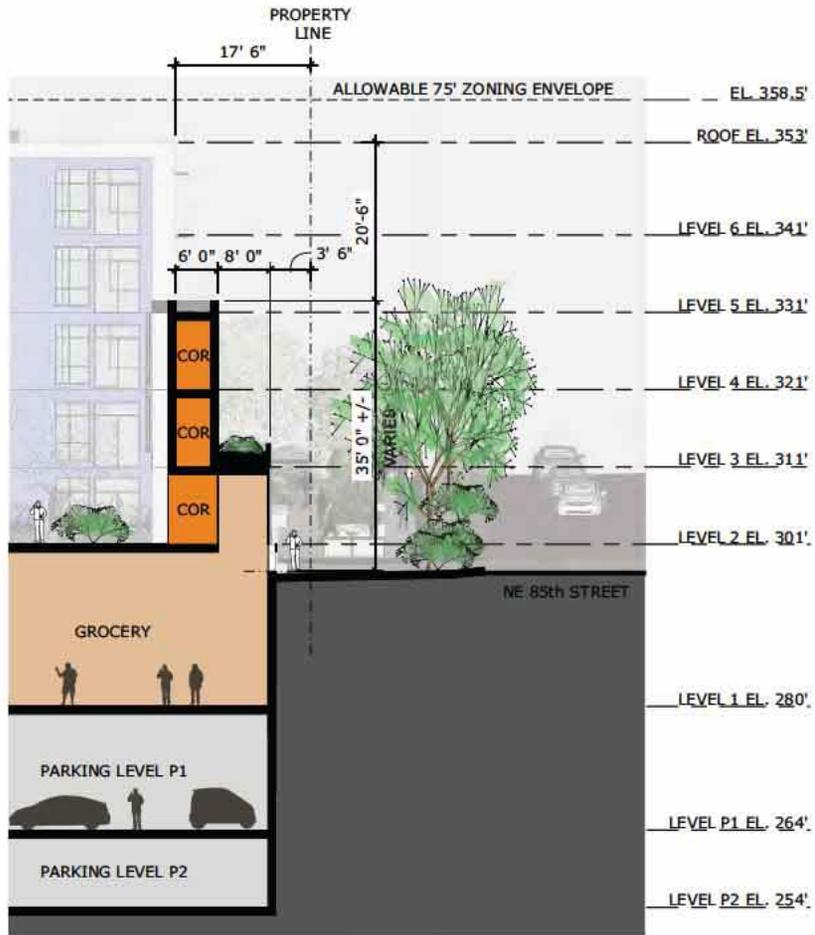


BUILDING D - WEST FRONTAGE PLAN ALONG 120TH AVE NE

SCALE 1" = 25'-0" @ 11x17

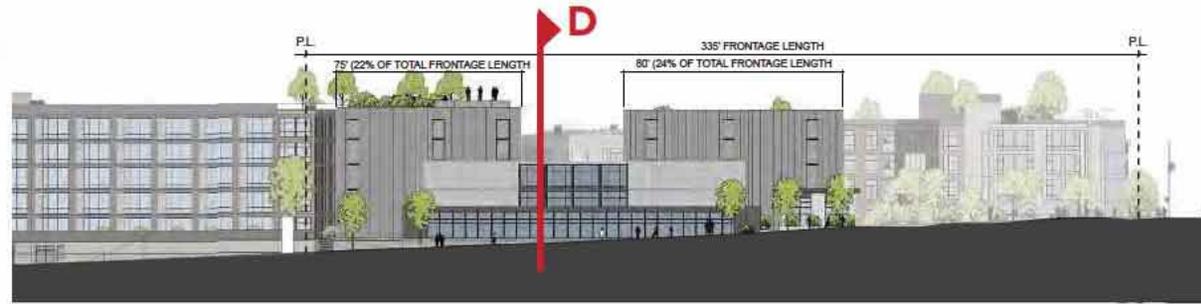
- KEY**
- COMMERCIAL
 - RESIDENTIAL
 - PARKING / BOH





D BUILDING D - SOUTH FRONTAGE SECTION

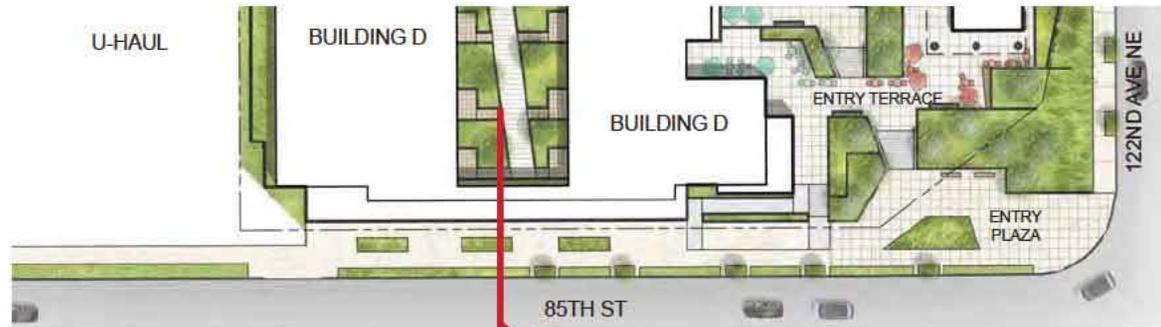
SCALE 1/8" = 1'-0" @ 11x17



BUILDING D - ELEVATION ALONG 85TH ST

46% OF BUILDING FRONTAGE EXCEEDS 45'

SCALE 1" = 25'-0" @ 11x17



BUILDING D - SOUTH FRONTAGE PLAN ALONG 85TH ST

SCALE 1" = 25'-0" @ 11x17

- KEY**
- COMMERCIAL
 - RESIDENTIAL
 - PARKING / BOH

