



## MEMORANDUM

**To:** Design Review Board

**From:** Tony Leavitt, Senior Planner

**Date:** November 26, 2018

**File No.:** DRV18-00493

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

### I. MEETING GOALS

At the December 3, 2018 Design Review Board (DRB) meeting, the DRB should continue the Design Response Conference from October 15<sup>th</sup> and November 5<sup>th</sup> 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 15<sup>th</sup> meeting was continued to November 5<sup>th</sup> due to a lack of a quorum. The November 5<sup>th</sup> meeting was continued to December 3<sup>rd</sup> at the request of the applicant.

At the September 5<sup>th</sup> 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 85<sup>th</sup> 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<sup>nd</sup> 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 applicant has revised the plans to eliminate the health club space in Building A and replace it with residential units.

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 December 3<sup>rd</sup> 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 85<sup>th</sup> 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 84,000 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 870 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 85<sup>th</sup> Street and from 120<sup>th</sup> Avenue NE to the site.

The property has street frontage along NE 85<sup>th</sup> Street, 120<sup>th</sup> Avenue NE and 122<sup>nd</sup> 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 5<sup>th</sup> 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 85<sup>th</sup> Street as the*

*Building D transitions from the NE 85<sup>th</sup> 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 5<sup>th</sup> 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 5<sup>th</sup> 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 85<sup>th</sup> Street/ 122<sup>nd</sup> 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 5<sup>th</sup> 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 5<sup>th</sup> Meeting. The Board did ask the applicant to provide the following at the October 15<sup>th</sup> 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 85<sup>th</sup> 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.

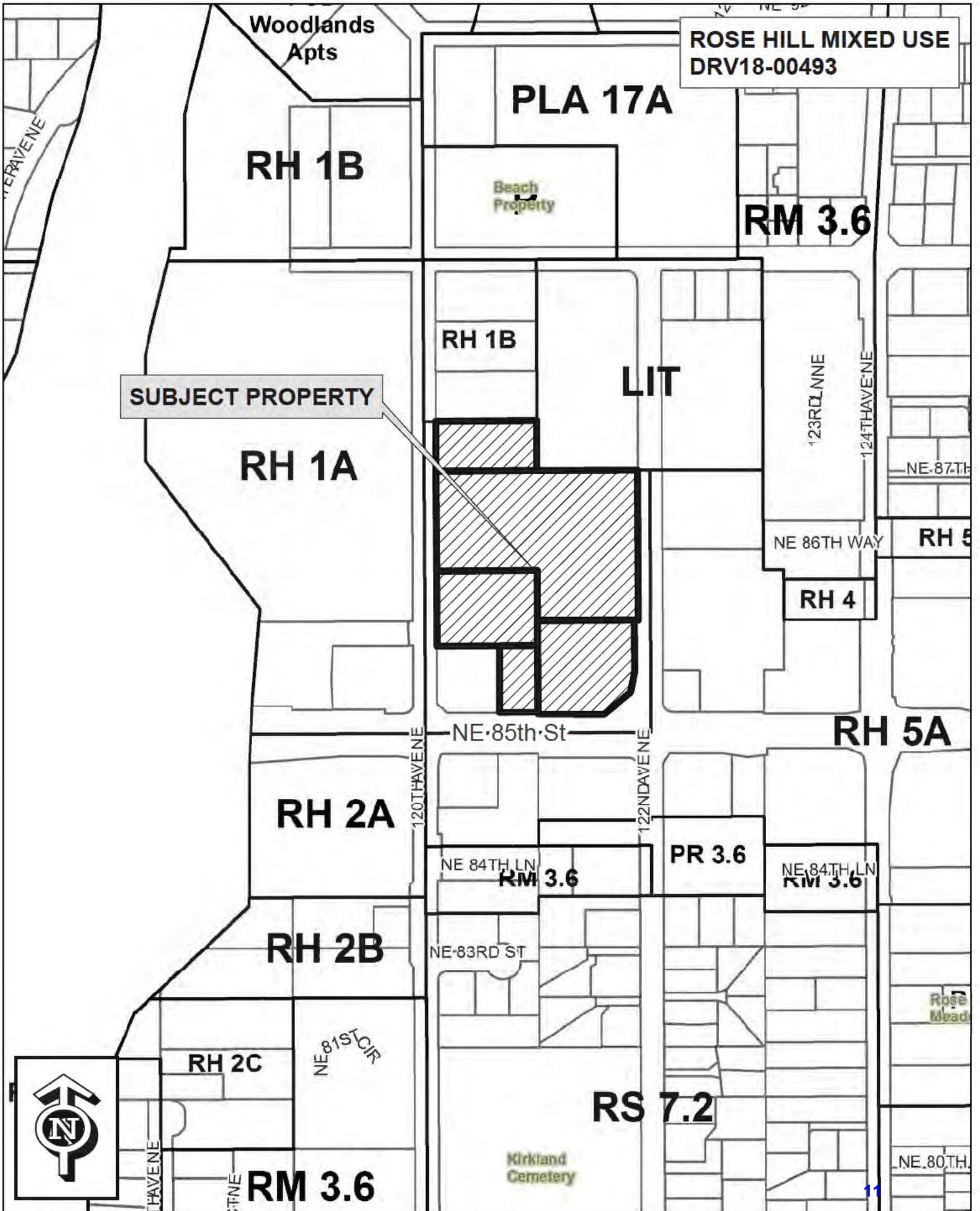
*Staff Comment: Staff has not yet evaluated the proposed project for compliance with the City's Affordable Housing Regulations. The review will occur as part of the building permit.*

## **VII. PUBLIC COMMENT**

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

## **VIII. ATTACHMENTS**

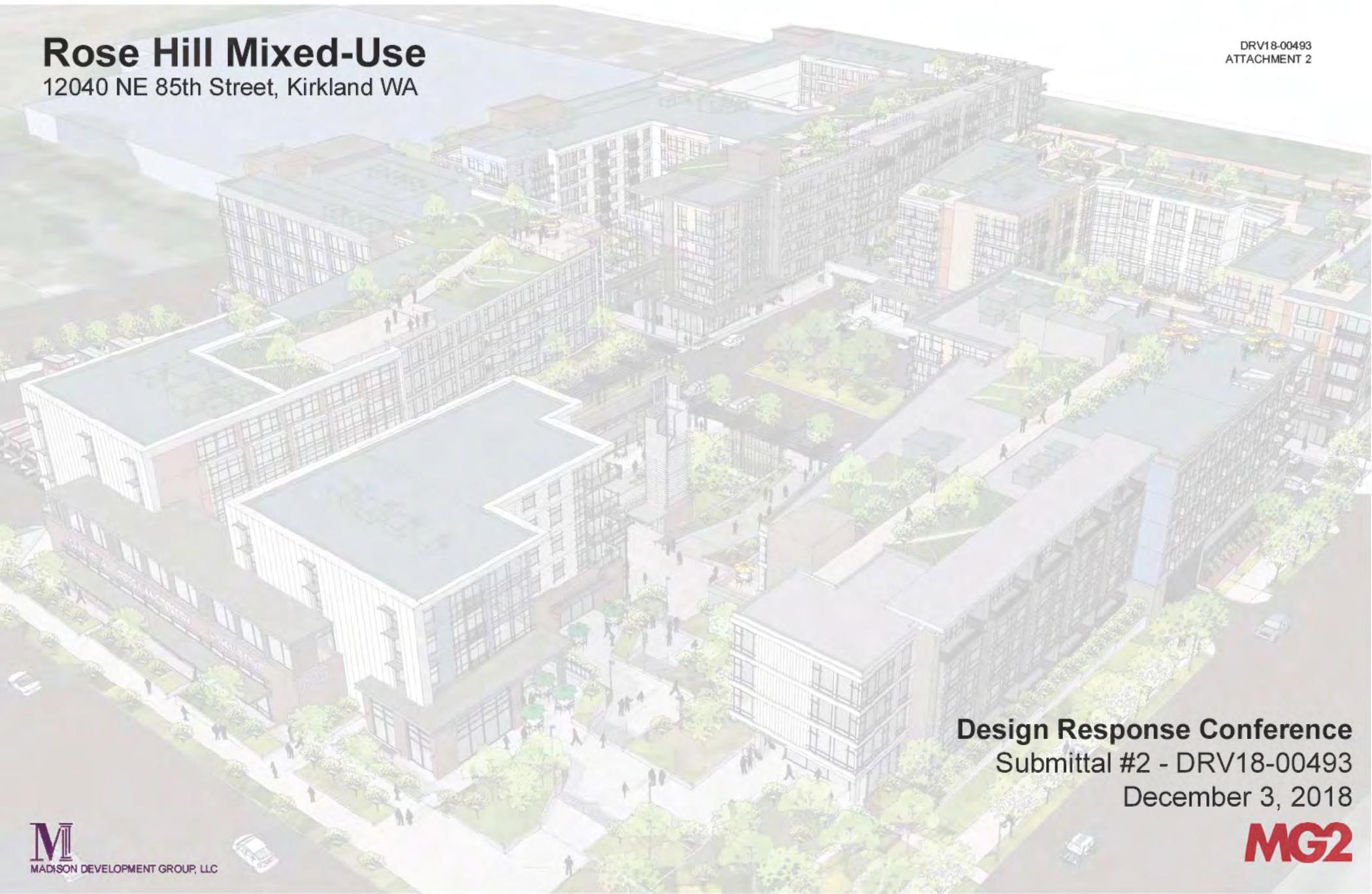
1. Vicinity Map
2. Applicant's Plan Submittal for December 3<sup>rd</sup> Meeting
3. Applicant's Plan Submittal for September 5<sup>th</sup> Meeting
4. Development Standards
5. RH3 Use Zone Chart



# Rose Hill Mixed-Use

12040 NE 85th Street, Kirkland WA

DRV18-00493  
ATTACHMENT 2



**Design Response Conference**  
Submittal #2 - DRV18-00493  
December 3, 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
CIV L ENG NEER 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	



## **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 & BUILDING MATERIALS  
57 SHADOW STUDY  
58 ENLARGED SHADOW STUDY



## **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 - , 2018

(Rescheduled from November 5, 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

Additional Content

- Building Facade Detailing
- Final Exterior Colors
- Plant Selections
- Public Seating Areas
- Exterior Lighting & Fixtures
- Residential Roof Amenity Areas

<b>GROSS FLOOR AREA SUMMARY</b>	
<b>SITE AREA</b>	<b>300,500 SF</b>
<b>GROSS FLOOR AREA (LEVEL 1 &amp; ABOVE)</b>	
RESIDENTIAL (4 BUILDINGS)	727,700 SF
COMMERCIAL	76,900 SF
PARKING/BOH	40,000 SF
<b>TOTAL GFA (LEVEL 1 &amp; ABOVE)</b>	<b>844,600 SF</b>
<b>GROSS FLOOR AREA (BELOW LEVEL 1)</b>	
RESIDENTIAL	6,500 SF
COMMERCIAL	7,300 SF
PARKING/BOH	436,000 SF
<b>TOTAL GFA (BELOW LEVEL 1)</b>	<b>449,800 SF</b>
<b>TOTAL GFA</b>	<b>1,294,400 SF</b>
<b>PARKING COUNTS</b>	
ABOVE GRADE (LEVEL 1)	64
BELOW GRADE (LEVEL P1-P2)	1,049
<b>TOTAL PARKING COUNT</b>	<b>1,113</b>

<b>DEVELOPMENT SUMMARY - BY BUILDING</b>					
<b>BUILDING</b>	<b>RESIDENTIAL (SF)</b>	<b>COMMERCIAL (SF)</b>	<b>PARKING/BOH (SF)</b>	<b>TOTAL GFA (SF)</b>	<b>UNITS</b>
<b>A</b>	318,000	7,300	-	325,300	372
<b>B</b>	124,800	19,800	-	144,600	153
<b>C</b>	105,100	21,000	-	126,100	122
<b>D</b>	186,300	36,100	-	222,400	223
<b>TOTAL</b>	<b>734,200</b>	<b>84,200</b>	<b>476,000</b>	<b>1,294,400</b>	<b>870</b>

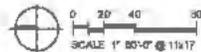






**KEY**

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



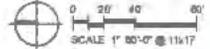
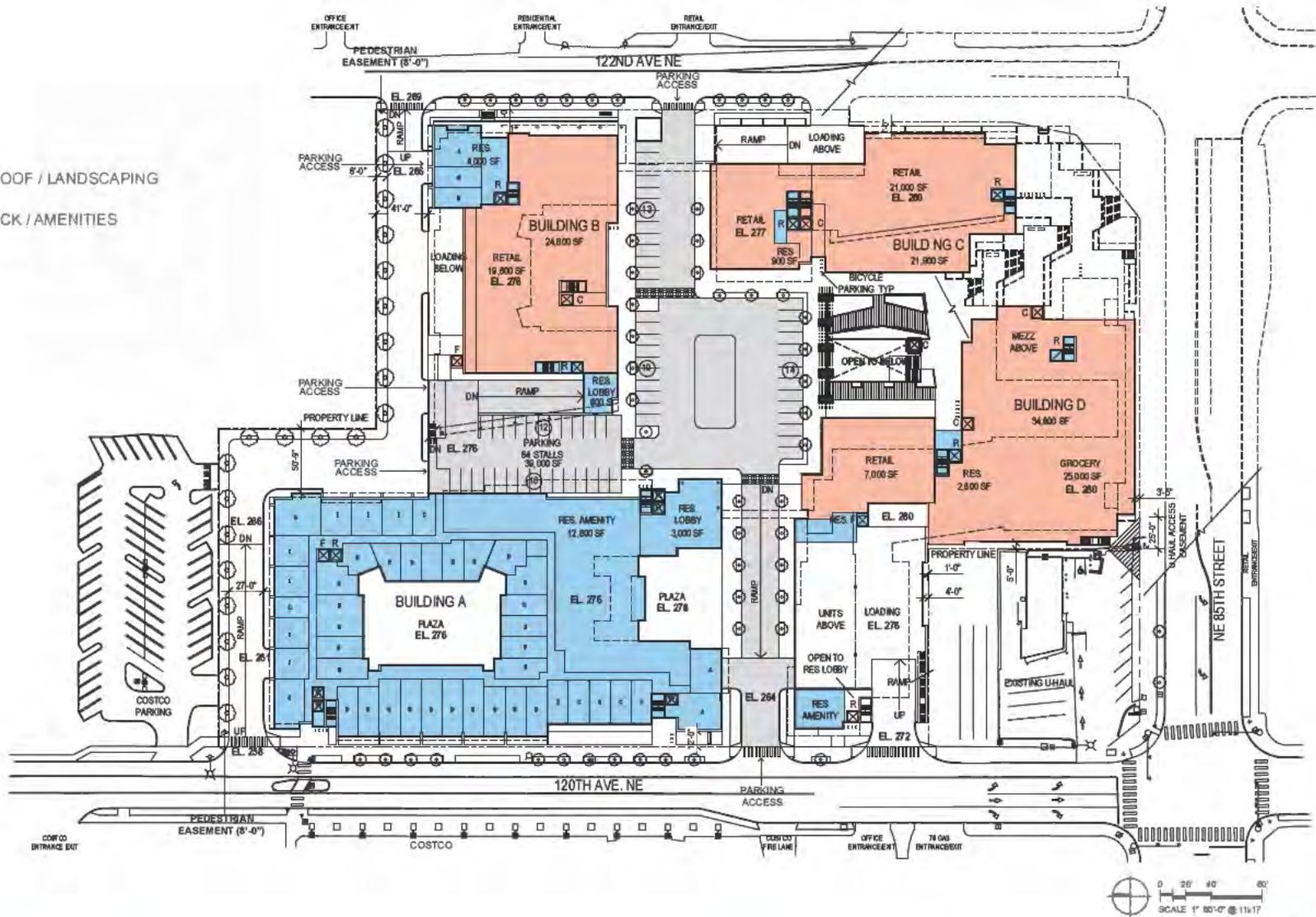
LEVEL P2 - FLOOR PLAN | 8  
 ROSE HILL MIXED-USE | DRC SUBMITTAL #2 | DECEMBER 3, 2018





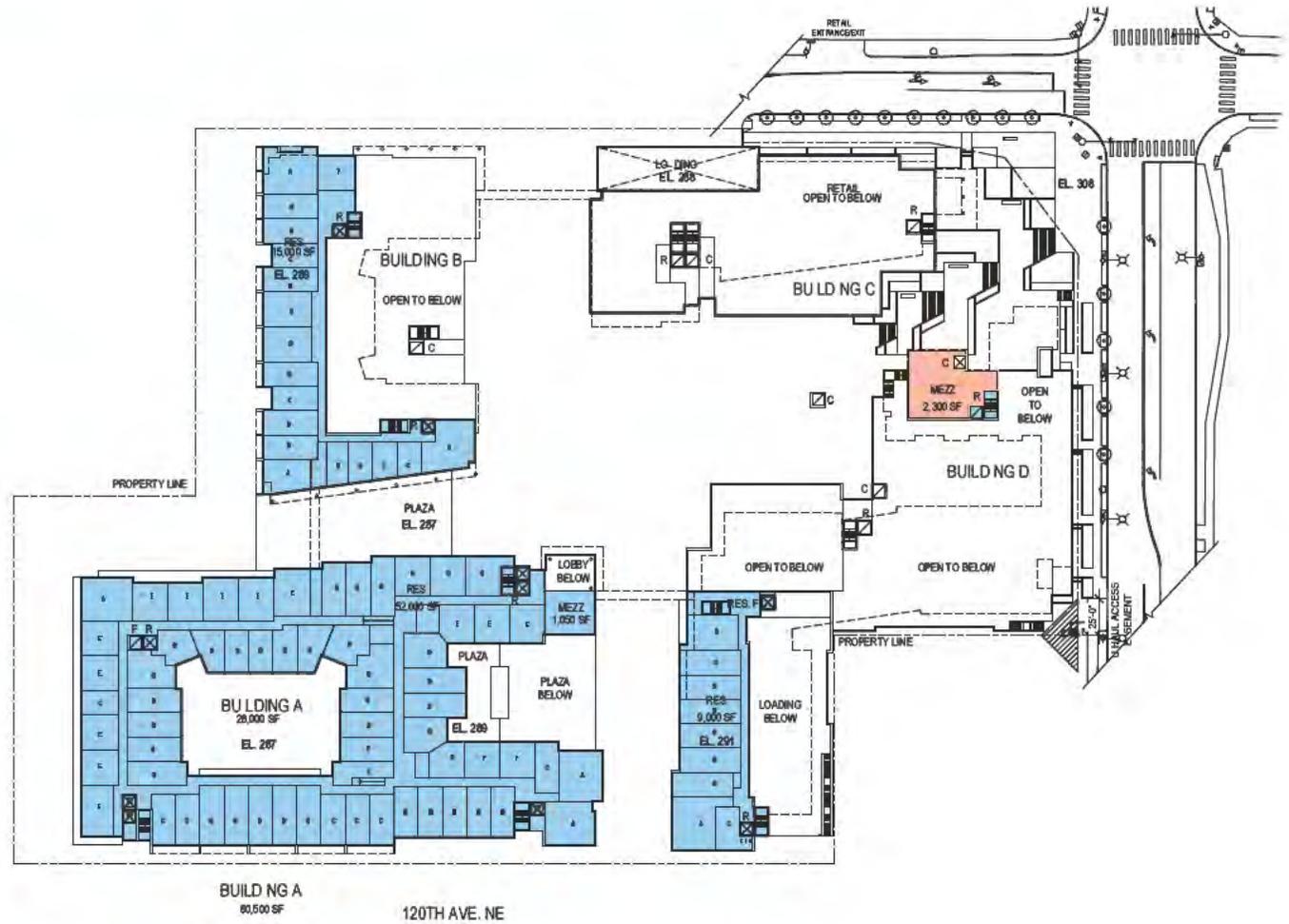
**KEY**

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



**KEY**

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



**KEY**

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



**KEY**

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



**KEY**

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



**KEY**

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





PROPOSED MAX HEIGHT - EL. 357.5'  
 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. 287'



PROPOSED MAX HEIGHT - EL. 357'  
 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. 357'  
 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. 357'  
 BLDG B ROOF - EL. 341'  
 BLDG B LEVEL 5 - EL. 330'  
 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. 278'  
 BLDG B LEVEL P1 - EL. 264'

**2** EAST ELEVATION ALONG 122ND AVE NE

0 12' 24' 36'  
 SCALE: 1"=50' 0" @ 11x17





**3** NORTH ELEVATION ALONG FIRE ACCESS ROAD



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



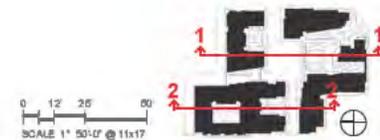


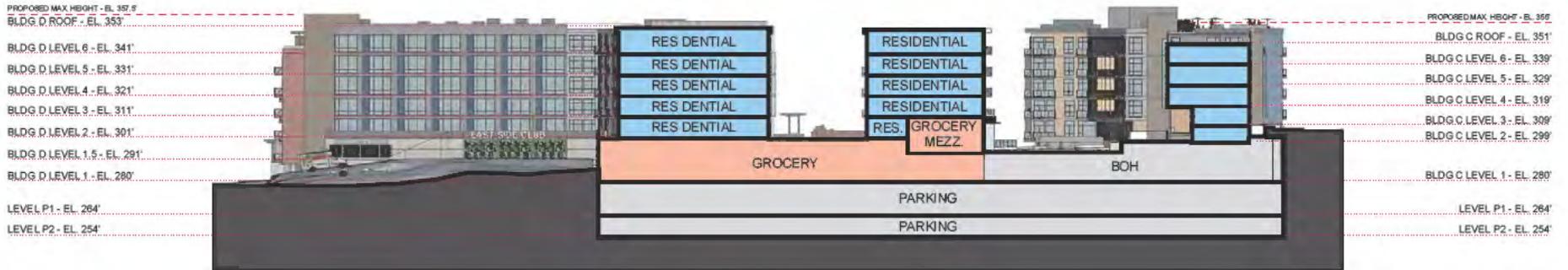
**1** NORTH-SOUTH SECTION AT PLAZA LOOKING EAST



**2** NORTH-SOUTH SECTION AT GYM LOOKING EAST

- KEY
- COMMERCIAL
  - RESIDENTIAL
  - PARKING / BOH





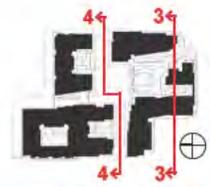
**3** EAST-WEST SECTION AT PEDESTRIAN PLAZA LOOKING NORTH



**4** EAST-WEST SECTION AT AUTOCOURT LOOKING NORTH

- KEY
- COMMERCIAL
  - RESIDENTIAL
  - PARKING / BOH

0 12 24 36  
SCALE 1" = 30'-0" @ 11x17





**1** WEST ELEVATION



**2** NORTH ELEVATION



**3** EAST ELEVATION

**MATERIAL KEY**

- |                             |                              |
|-----------------------------|------------------------------|
| (AC) ARCHITECTURAL CONCRETE | (FP) FLAT PANEL METAL SIDING |
| (AS) ALUMINUM STOREFRONT    | (MB) METAL BALCONIES         |
| (AW) ALUMINUM WINDOWS       | (ML) METAL LOUVERS           |
| (BM) BENT METAL             | (SC) STEEL CANOPIES          |
| (BR) BRICK                  | (SS) STANDING SEAM           |
| (CB) CEMENT BOARD           | (VW) VINYL WINDOWS           |
| (CM) CORRUGATED METAL       | (WS) WOOD SOFFIT             |
| (CS) CORTEN STEEL           |                              |



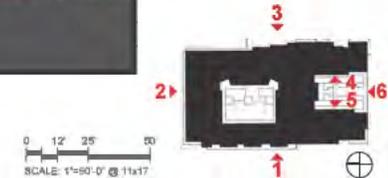
**4** COURT EAST ELEVATION



**5** COURT WEST ELEVATION

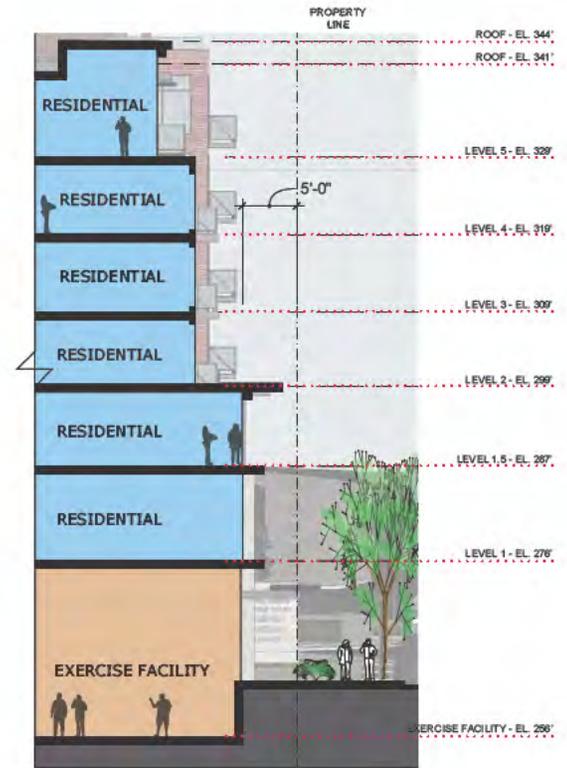


**6** SOUTH ELEVATION





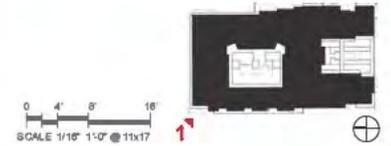
**1** BUILDING A - NW ELEVATION AT 120TH AVE NE



**A** WALL SECTION

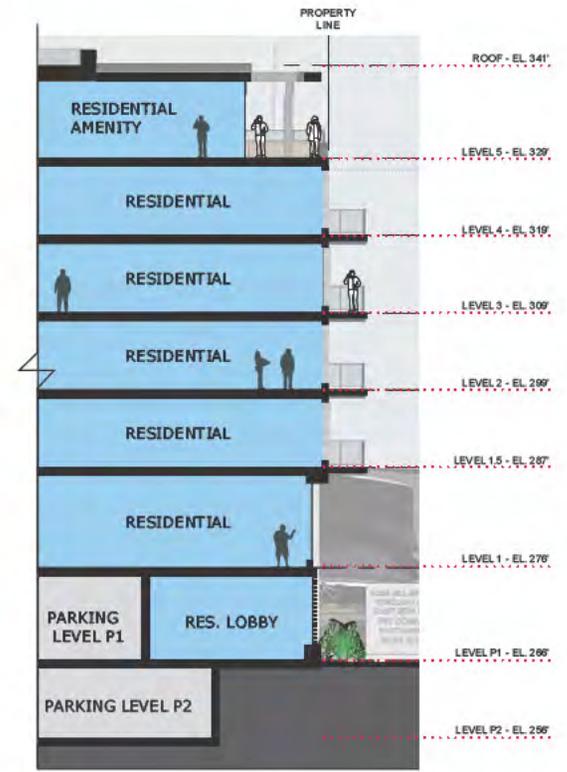
**MATERIAL KEY**

- |                             |                            |
|-----------------------------|----------------------------|
| (AC) ARCHITECTURAL CONCRETE | (FP) FLAT PANEL MTL SIDING |
| (AS) ALUMINUM STOREFRONT    | (MB) METAL BALCONIES       |
| (AW) ALUMINUM WINDOWS       | (ML) METAL LOUVERS         |
| (BM) BENT METAL             | (SC) STEEL CANOPIES        |
| (BR) BRICK                  | (SS) STANDING SEAM         |
| (CB) CEMENT BOARD           | (VW) VINYL WINDOWS         |
| (CM) CORRUGATED METAL       | (WS) WOOD SOFFIT           |
| (CS) CORTEN STEEL           |                            |





**2** BUILDING A - SOUTH ELEVATION AT 120TH AVE NE

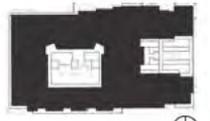


**B** WALL SECTION

**MATERIAL KEY**

- |                             |                            |
|-----------------------------|----------------------------|
| (AC) ARCHITECTURAL CONCRETE | (FP) FLAT PANEL MTL SIDING |
| (AS) ALUMINUM STOREFRONT    | (MB) METAL BALCONIES       |
| (AW) ALUMINUM WINDOWS       | (ML) METAL LOUVERS         |
| (BM) BENT METAL             | (SC) STEEL CANOPIES        |
| (BR) BRICK                  | (SS) STANDING SEAM         |
| (CB) CEMENT BOARD           | (VW) VINYL WINDOWS         |
| (CM) CORRUGATED METAL       | (WS) WOOD SOFFIT           |
| (CS) CORTEN STEEL           |                            |

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

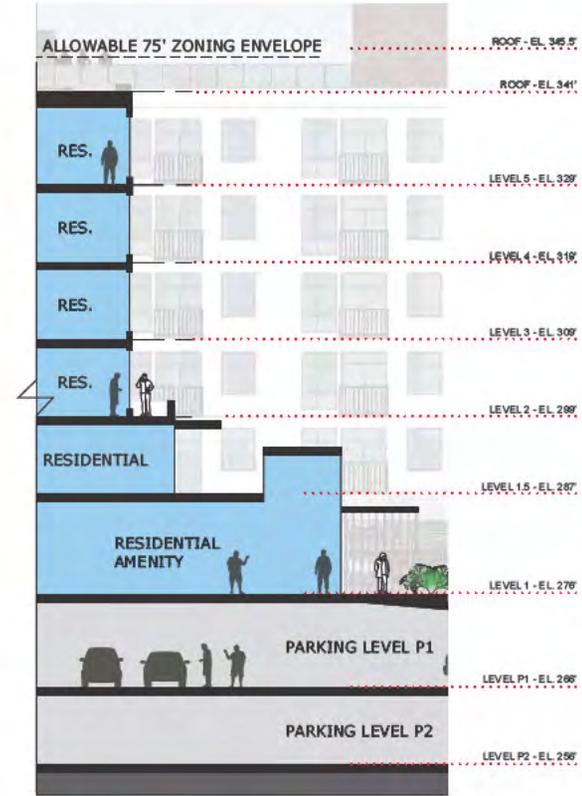




**3** BUILDING A - SOUTH ELEVATION AT WEST AUTOCOURT ACCESS RD.



**4** BUILDING A - UPPER PLAZA ELEVATIONS

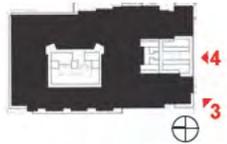


**C** WALL SECTION

**MATERIAL KEY**

- |                           |                          |
|---------------------------|--------------------------|
| AC ARCHITECTURAL CONCRETE | FP FLAT PANEL MTL SIDING |
| AS ALUMINUM STOREFRONT    | MB METAL BALCONIES       |
| AW ALUMINUM WINDOWS       | ML METAL LOUVERS         |
| BM BENT METAL             | SC STEEL CANOPIES        |
| BR BRICK                  | SS STANDING SEAM         |
| CB CEMENT BOARD           | VW VINYL WINDOWS         |
| CM CORRUGATED METAL       | WS WOOD SOFFIT           |
| CS CORTEN STEEL           |                          |

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



**BUILDING A - PERSPECTIVE ELEVATIONS | 24**

ROSE HILL MIXED-USE | DRC SUBMITTAL #2 | DECEMBER 3, 2018

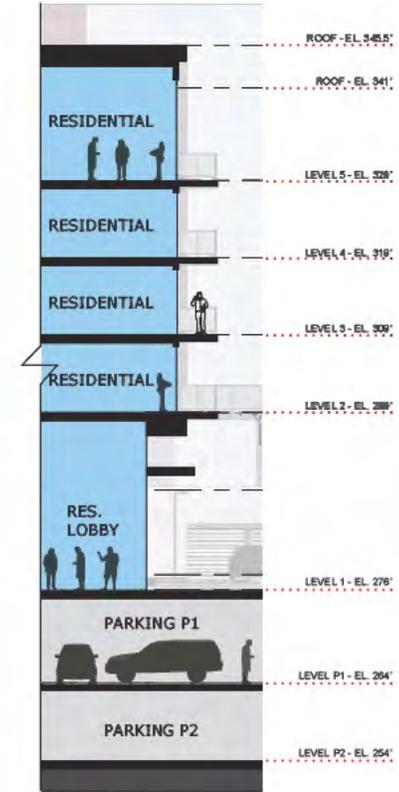




**5** BUILDING A - SE ELEVATION AT AUTOCOURT



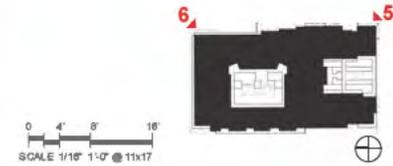
**6** BUILDING A - EAST ELEVATION AT NORTH ACCESS RD.



**D** WALL SECTION

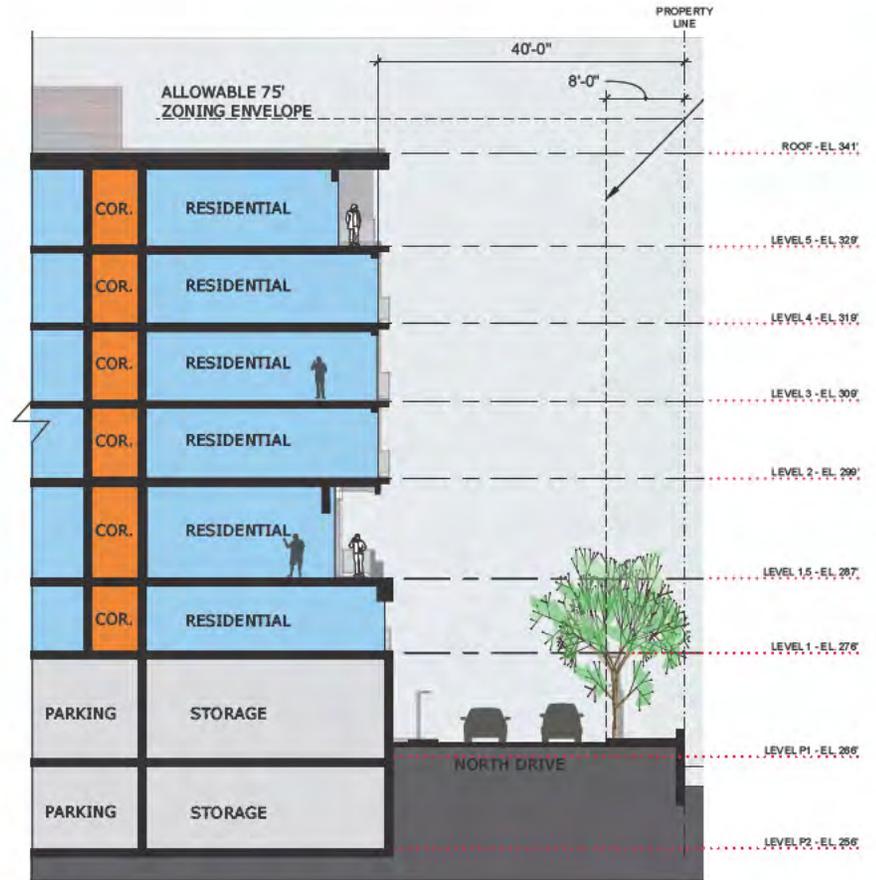
**MATERIAL KEY**

- |                             |                            |
|-----------------------------|----------------------------|
| (AC) ARCHITECTURAL CONCRETE | (FP) FLAT PANEL MTL SIDING |
| (AS) ALUMINUM STOREFRONT    | (MB) METAL BALCONIES       |
| (AW) ALUMINUM WINDOWS       | (ML) METAL LOUVERS         |
| (BM) BENT METAL             | (SC) STEEL CANOPIES        |
| (BR) BRICK                  | (SS) STANDING SEAM         |
| (CB) CEMENT BOARD           | (VW) VINYL WINDOWS         |
| (CM) CORRUGATED METAL       | (WS) WOOD SOFFIT           |
| (CS) CORTEN STEEL           |                            |





**7** BUILDING A - NORTH ELEVATION AT NORTH ACCESS RD.

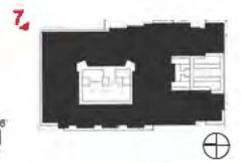


**E** WALL SECTION

**MATERIAL KEY**

- |                             |                            |
|-----------------------------|----------------------------|
| (AC) ARCHITECTURAL CONCRETE | (FP) FLAT PANEL MTL SIDING |
| (AS) ALUMINUM STOREFRONT    | (MB) METAL BALCONIES       |
| (AW) ALUMINUM WINDOWS       | (ML) METAL LOUVERS         |
| (BM) BENT METAL             | (SC) STEEL CANOPIES        |
| (BR) BRICK                  | (SS) STANDING SEAM         |
| (CB) CEMENT BOARD           | (VW) VINYL WINDOWS         |
| (CM) CORRUGATED METAL       | (WS) WOOD SOFFIT           |
| (CS) CORTEN STEEL           |                            |

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





**1** WEST ELEVATION



**2** NORTH ELEVATION



**3** EAST ELEVATION

**MATERIAL KEY**

- |                             |                            |
|-----------------------------|----------------------------|
| (AC) ARCHITECTURAL CONCRETE | (FP) FLAT PANEL MTL SIDING |
| (AS) ALUMINUM STOREFRONT    | (MB) METAL BALCONIES       |
| (AW) ALUMINUM WINDOWS       | (ML) METAL LOUVERS         |
| (BM) BENT METAL             | (SC) STEEL CANOPIES        |
| (BR) BRICK                  | (SS) STANDING SEAM         |
| (CB) CEMENT BOARD           | (VW) VINYL WINDOWS         |
| (CM) CORRUGATED METAL       | (WS) WOOD SOFFIT           |
| (CS) CORTEN STEEL           |                            |



**4** COURT EAST ELEVATION



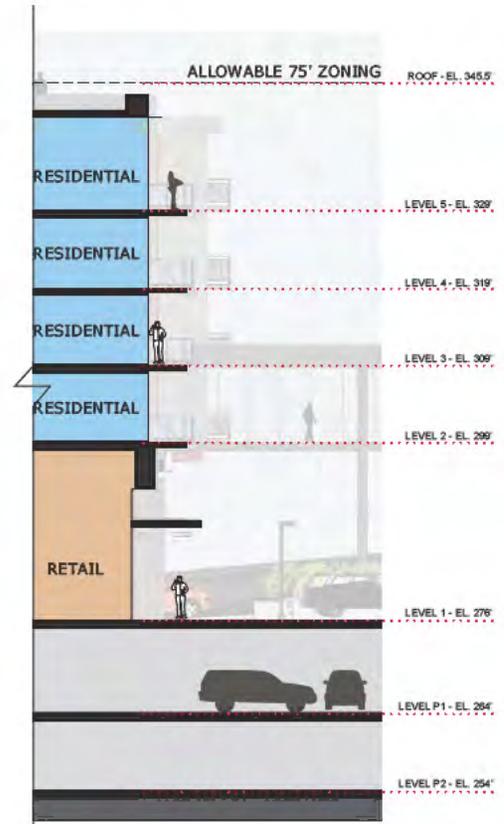
**5** COURT WEST ELEVATION



**6** SOUTH ELEVATION



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



**A** WALL SECTION

**MATERIAL KEY**

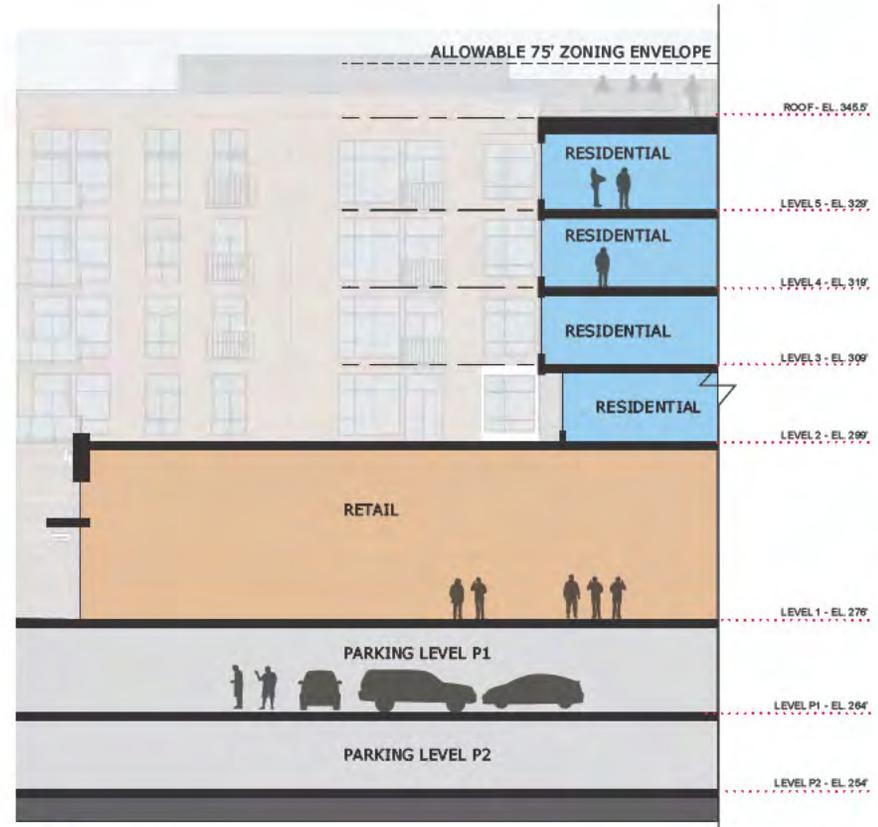
- |                             |                            |
|-----------------------------|----------------------------|
| (AC) ARCHITECTURAL CONCRETE | (FP) FLAT PANEL MTL SIDING |
| (AS) ALUMINUM STOREFRONT    | (MB) METAL BALCONIES       |
| (AW) ALUMINUM WINDOWS       | (ML) METAL LOUVERS         |
| (BM) BENT METAL             | (SC) STEEL CANOPIES        |
| (BR) BRICK                  | (SS) STANDING SEAM         |
| (CB) CEMENT BOARD           | (VW) VINYL WINDOWS         |
| (CM) CORRUGATED METAL       | (WS) WOOD SOFFIT           |
| (CS) CORTEN STEEL           |                            |

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





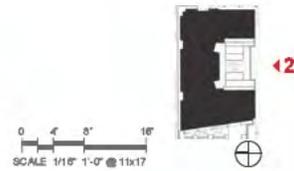
**2** BUILDING B - UPPER PLAZA ELEVATIONS



**B** WALL SECTION

**MATERIAL KEY**

- |                             |                            |
|-----------------------------|----------------------------|
| (AC) ARCHITECTURAL CONCRETE | (FP) FLAT PANEL MTL SIDING |
| (AS) ALUMINUM STOREFRONT    | (MB) METAL BALCONIES       |
| (AW) ALUMINUM WINDOWS       | (ML) METAL LOUVERS         |
| (BM) BENT METAL             | (SC) STEEL CANOPIES        |
| (BR) BRICK                  | (SS) STANDING SEAM         |
| (CB) CEMENT BOARD           | (VV) VINYL WINDOWS         |
| (CM) CORRUGATED METAL       | (WS) WOOD SOFFIT           |
| (CS) CORTEN STEEL           |                            |

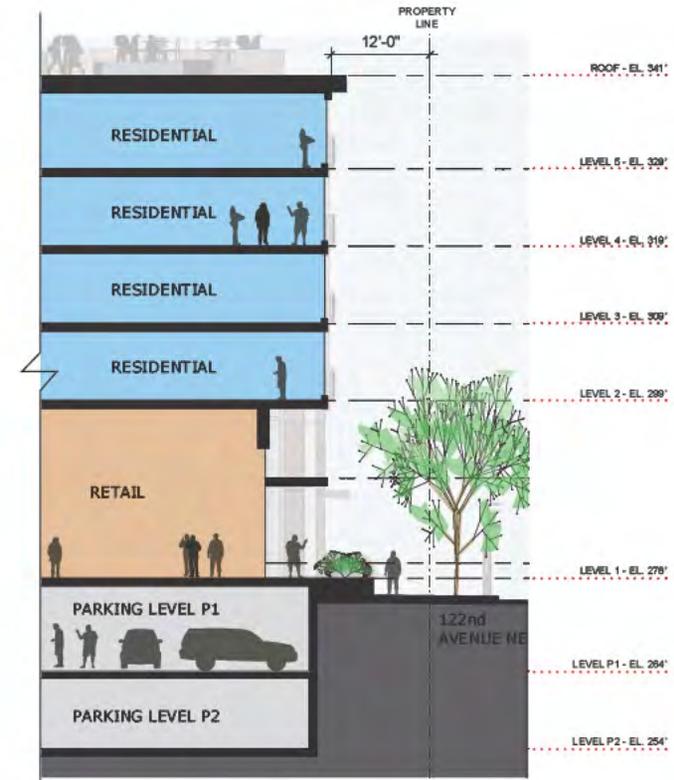




**3** BUILDING B - EAST ELEVATION AT 122ND AVE NE



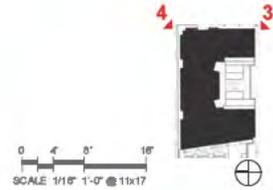
**4** BUILDING B - NORTH ELEVATION AT NORTH ACCESS RD



**C** WALL SECTION

**MATERIAL KEY**

- |                             |                            |
|-----------------------------|----------------------------|
| (AC) ARCHITECTURAL CONCRETE | (FP) FLAT PANEL MTL SIDING |
| (AS) ALUMINUM STOREFRONT    | (MB) METAL BALCONIES       |
| (AW) ALUMINUM WINDOWS       | (ML) METAL LOUVERS         |
| (BM) BENT METAL             | (SC) STEEL CANOPIES        |
| (BR) BRICK                  | (SS) STANDING SEAM         |
| (CB) CEMENT BOARD           | (VW) VINYL WINDOWS         |
| (CM) CORRUGATED METAL       | (WS) WOOD SOFFIT           |
| (CS) CORTEN STEEL           |                            |

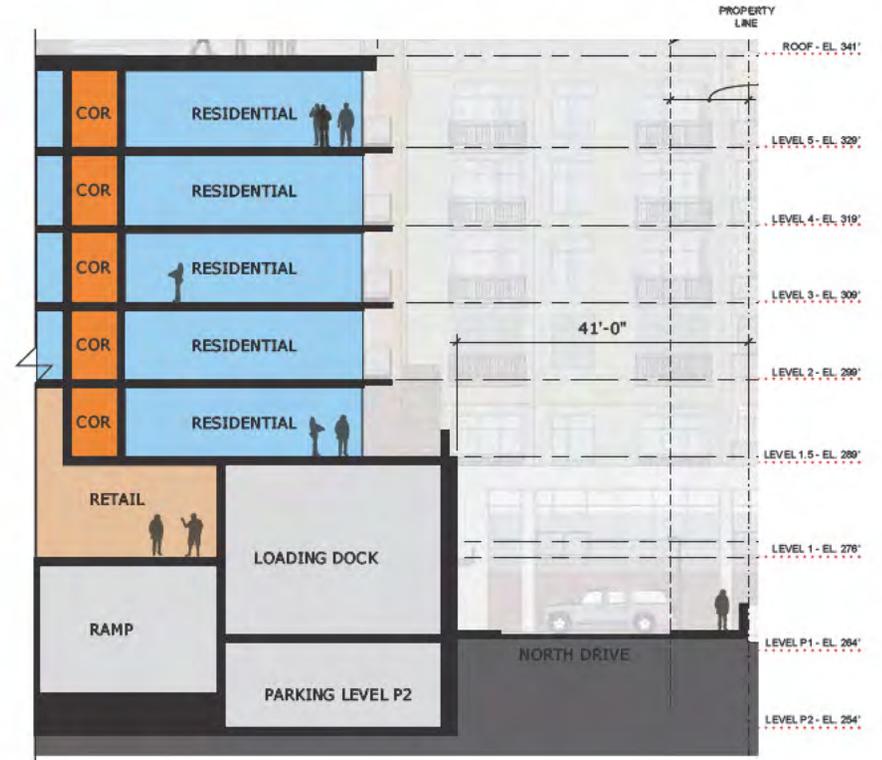




**5** BUILDING B - NW ELEVATION AT BRIDGE



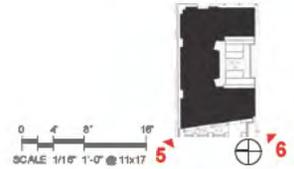
**6** BUILDING B - WEST ELEVATION AT UPPER PLAZA



**D** WALL SECTION

**MATERIAL KEY**

- |                             |                            |
|-----------------------------|----------------------------|
| (AC) ARCHITECTURAL CONCRETE | (FP) FLAT PANEL MTL SIDING |
| (AS) ALUMINUM STOREFRONT    | (MB) METAL BALCONIES       |
| (AW) ALUMINUM WINDOWS       | (ML) METAL LOUVERS         |
| (BM) BENT METAL             | (SC) STEEL CANOPIES        |
| (BR) BRICK                  | (SS) STANDING SEAM         |
| (CB) CEMENT BOARD           | (VW) VINYL WINDOWS         |
| (CM) CORRUGATED METAL       | (WS) WOOD SOFFIT           |
| (CS) CORTEN STEEL           |                            |



BUILDING B - PERSPECTIVE ELEVATIONS | 31  
ROSE HILL MIXED-USE | DRC SUBMITTAL #2 | DECEMBER 3, 2018

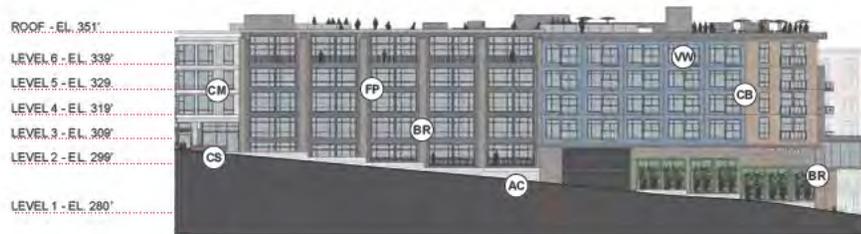




**1** WEST ELEVATION



**2** NORTH ELEVATION



**3** EAST ELEVATION



**4** SOUTH ELEVATION

**MATERIAL KEY**

- |                             |                            |
|-----------------------------|----------------------------|
| (AC) ARCHITECTURAL CONCRETE | (FP) FLAT PANEL MTL SIDING |
| (AS) ALUMINUM STOREFRONT    | (MB) METAL BALCONIES       |
| (AW) ALUMINUM WINDOWS       | (ML) METAL LOUVERS         |
| (BM) BENT METAL             | (SC) STEEL CANOPIES        |
| (BR) BRICK                  | (SS) STANDING SEAM         |
| (CB) CEMENT BOARD           | (VW) VINYL WINDOWS         |
| (CM) CORRUGATED METAL       | (WS) WOOD SOFFIT           |
| (CS) CORTEN STEEL           |                            |



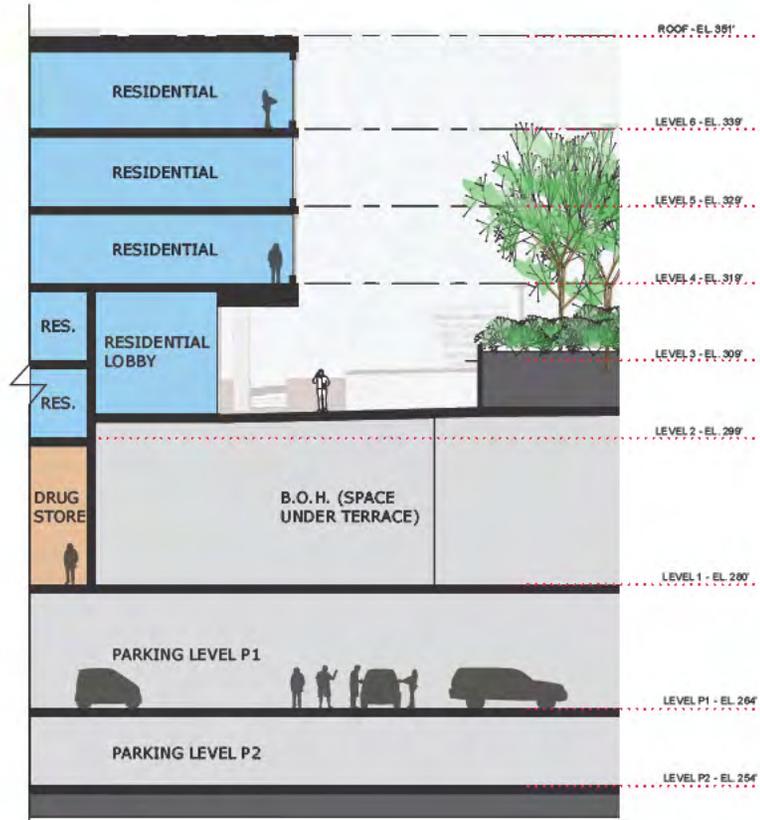


**1** BUILDING C - SW ELEVATION AT 85TH ST



**2** BUILDING C - SE ELEVATION AT 122ND AVE NE

**M**  
MADISON DEVELOPMENT GROUP, LLC

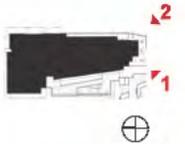


**A** WALL SECTION

**MATERIAL KEY**

- |                             |                            |
|-----------------------------|----------------------------|
| (AC) ARCHITECTURAL CONCRETE | (FP) FLAT PANEL MTL SIDING |
| (AS) ALUMINUM STOREFRONT    | (MB) METAL BALCONIES       |
| (AW) ALUMINUM WINDOWS       | (ML) METAL LOUVERS         |
| (BM) BENT METAL             | (SC) STEEL CANOPIES        |
| (BR) BRICK                  | (SS) STANDING SEAM         |
| (CB) CEMENT BOARD           | (VW) VINYL WINDOWS         |
| (CM) CORRUGATED METAL       | (WS) WOOD SOFFIT           |
| (CS) CORTEN STEEL           |                            |

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

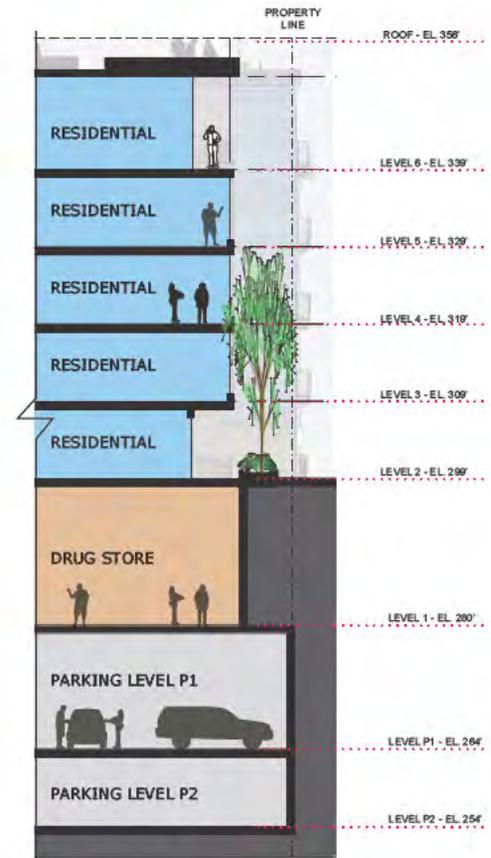


BUILDING C - PERSPECTIVE ELEVATIONS | 33  
ROSE HILL MIXED-USE | DRC SUBMITTAL #2 | DECEMBER 3, 2018





**3** BUILDING C - EAST ELEVATION AT 122ND AVE NE



**B** WALL SECTION

**MATERIAL KEY**

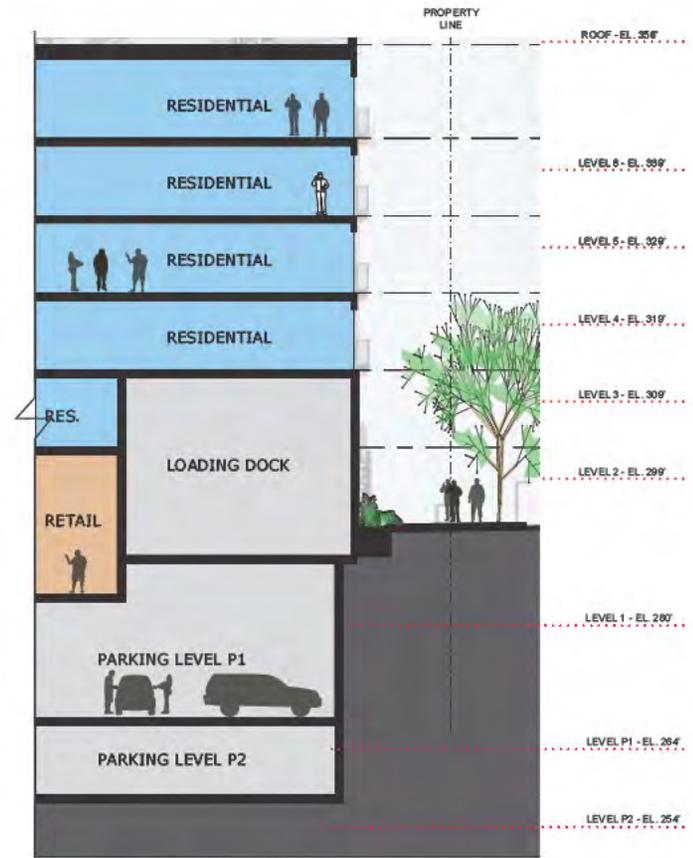
- |                             |                            |
|-----------------------------|----------------------------|
| (AC) ARCHITECTURAL CONCRETE | (FP) FLAT PANEL MTL SIDING |
| (AS) ALUMINUM STOREFRONT    | (MB) METAL BALCONIES       |
| (AW) ALUMINUM WINDOWS       | (ML) METAL LOUVERS         |
| (BM) BENT METAL             | (SC) STEEL CANOPIES        |
| (BR) BRICK                  | (SS) STANDING SEAM         |
| (CB) CEMENT BOARD           | (VW) VINYL WINDOWS         |
| (CM) CORRUGATED METAL       | (WS) WOOD SOFFIT           |
| (CS) CORTEN STEEL           |                            |

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





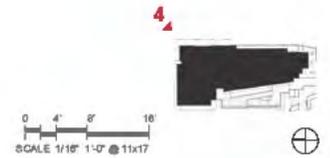
**4** BUILDING C - NE ELEVATION AT BRIDGE



**C** WALL SECTION

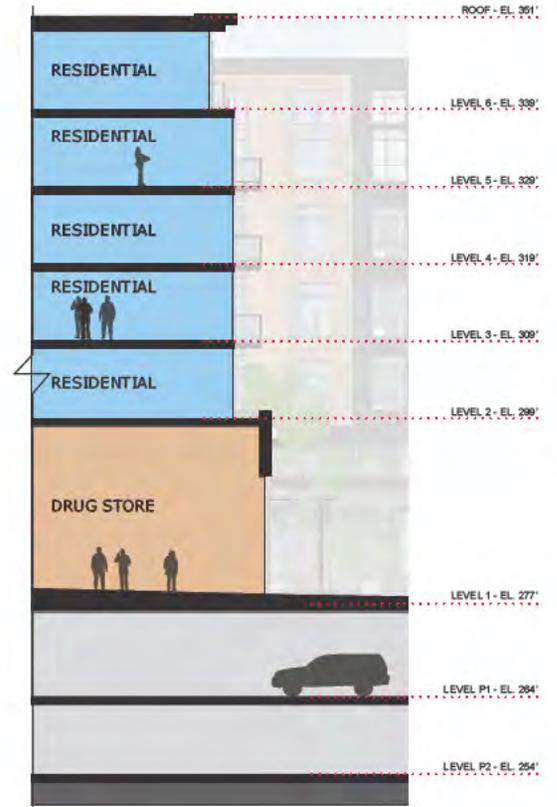
**MATERIAL KEY**

- |                             |                            |
|-----------------------------|----------------------------|
| (AC) ARCHITECTURAL CONCRETE | (FP) FLAT PANEL MTL SIDING |
| (AS) ALUMINUM STOREFRONT    | (MB) METAL BALCONIES       |
| (AW) ALUMINUM WINDOWS       | (ML) METAL LOUVERS         |
| (BM) BENT METAL             | (SC) STEEL CANOPIES        |
| (BR) BRICK                  | (SS) STANDING SEAM         |
| (CB) CEMENT BOARD           | (VW) VINYL WINDOWS         |
| (CM) CORRUGATED METAL       | (WS) WOOD SOFFIT           |
| (CS) CORTEN STEEL           |                            |





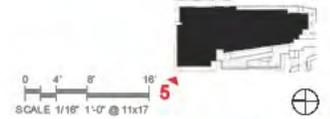
**5** BUILDING C - NW ELEVATION AT AUTOCOURT



**D** WALL SECTION

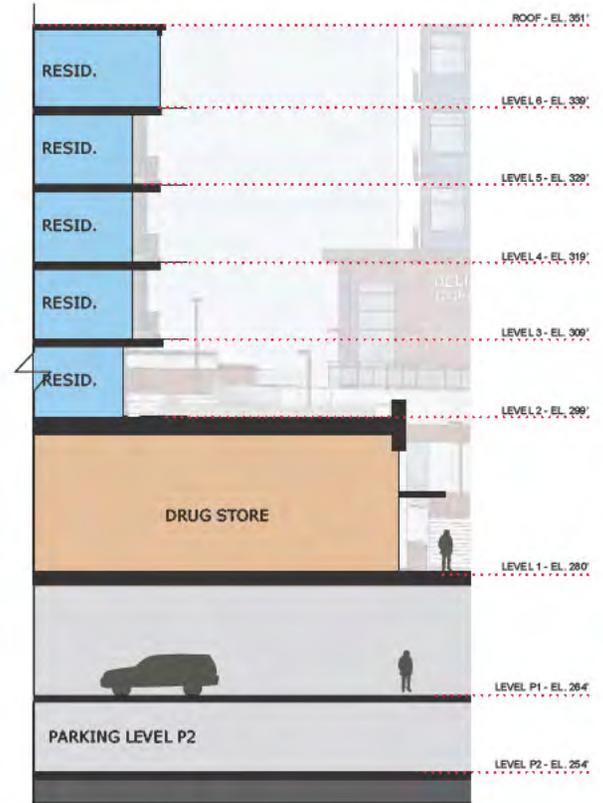
**MATERIAL KEY**

- |                             |                            |
|-----------------------------|----------------------------|
| (AC) ARCHITECTURAL CONCRETE | (FP) FLAT PANEL MTL SIDING |
| (AS) ALUMINUM STOREFRONT    | (MB) METAL BALCONIES       |
| (AW) ALUMINUM WINDOWS       | (ML) METAL LOUVERS         |
| (BM) BENT METAL             | (SC) STEEL CANOPIES        |
| (BR) BRICK                  | (SS) STANDING SEAM         |
| (CB) CEMENT BOARD           | (VW) VINYL WINDOWS         |
| (CM) CORRUGATED METAL       | (WS) WOOD SOFFIT           |
| (CS) CORTEN STEEL           |                            |





**6** BUILDING C - WEST ELEVATION AT PEDESTRIAN PLAZA

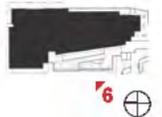


**E** WALL SECTION

**MATERIAL KEY**

- |                             |                            |
|-----------------------------|----------------------------|
| (AC) ARCHITECTURAL CONCRETE | (FP) FLAT PANEL MTL SIDING |
| (AS) ALUMINUM STOREFRONT    | (MB) METAL BALCONIES       |
| (AW) ALUMINUM WINDOWS       | (ML) METAL LOUVERS         |
| (BM) BENT METAL             | (SC) STEEL CANOPIES        |
| (BR) BRICK                  | (SS) STANDING SEAM         |
| (CB) CEMENT BOARD           | (VW) VINYL WINDOWS         |
| (CM) CORRUGATED METAL       | (WS) WOOD SOFFIT           |
| (CS) CORTEN STEEL           |                            |

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





ROOF - EL. 353'  
 LEVEL 6 - EL. 341'  
 LEVEL 5 - EL. 331'  
 LEVEL 4 - EL. 321'  
 LEVEL 3 - EL. 311'  
 LEVEL 2 - EL. 301'  
 LEVEL 1.5 - EL. 291'  
 LEVEL 1 - EL. 280'

**1** WEST ELEVATION



**2** NORTH ELEVATION



ROOF - EL. 353'  
 LEVEL 6 - EL. 341'  
 LEVEL 5 - EL. 331'  
 LEVEL 4 - EL. 321'  
 LEVEL 3 - EL. 311'  
 LEVEL 2 - EL. 301'  
 LEVEL 1.5 - EL. 291'  
 LEVEL 1 - EL. 280'

**3** EAST ELEVATION



ROOF - EL. 353'  
 LEVEL 6 - EL. 341'  
 LEVEL 5 - EL. 331'  
 LEVEL 4 - EL. 321'  
 LEVEL 3 - EL. 311'  
 LEVEL 2 - EL. 301'  
 LEVEL 1.5 - EL. 291'  
 LEVEL 1 - EL. 280'

**4** WEST ELEVATION AT COURTYARD



**5** EAST ELEVATION AT PLAZA TERRACE



ROOF - EL. 353'  
 LEVEL 6 - EL. 341'  
 LEVEL 5 - EL. 331'  
 LEVEL 4 - EL. 321'  
 LEVEL 3 - EL. 311'  
 LEVEL 2 - EL. 301'  
 LEVEL 1.5 - EL. 291'  
 LEVEL 1 - EL. 280'

**6** SOUTH ELEVATION

**MATERIAL KEY**

- |                             |                            |
|-----------------------------|----------------------------|
| (AC) ARCHITECTURAL CONCRETE | (FP) FLAT PANEL MTL SIDING |
| (AS) ALUMINUM STOREFRONT    | (MB) METAL BALCONIES       |
| (AW) ALUMINUM WINDOWS       | (ML) METAL LOUVERS         |
| (BM) BENT METAL             | (SC) STEEL CANOPIES        |
| (BR) BRICK                  | (SS) STANDING SEAM         |
| (CB) CEMENT BOARD           | (VW) VINYL WINDOWS         |
| (CM) CORRUGATED METAL       | (WS) WOOD SOFFIT           |
| (CS) CORTEN STEEL           |                            |

0 12' 25' 50'  
 SCALE 1" = 30'-0" @ 11/17

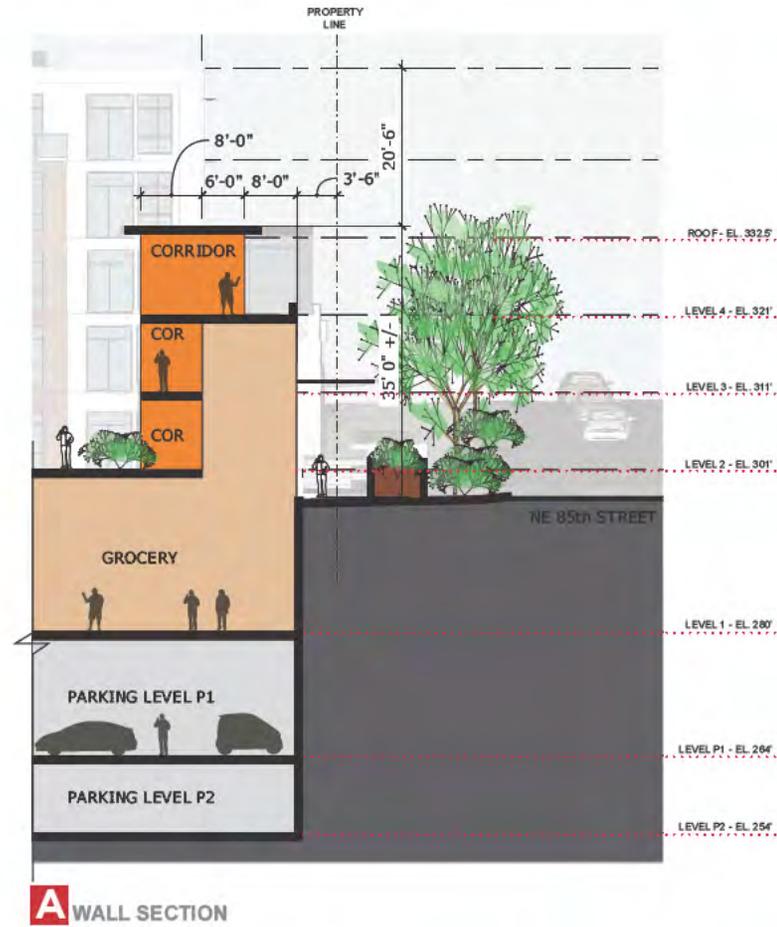




**1** BUILDING D - SW ELEVATION AT 85TH



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



**A** WALL SECTION

**MATERIAL KEY**

- |                             |                            |
|-----------------------------|----------------------------|
| (AC) ARCHITECTURAL CONCRETE | (FP) FLAT PANEL MTL SIDING |
| (AS) ALUMINUM STOREFRONT    | (MB) METAL BALCONIES       |
| (AW) ALUMINUM WINDOWS       | (ML) METAL LOUVERS         |
| (BM) BENT METAL             | (SC) STEEL CANOPIES        |
| (BR) BRICK                  | (SS) STANDING SEAM         |
| (CB) CEMENT BOARD           | (VW) VINYL WINDOWS         |
| (CM) CORRUGATED METAL       | (WS) WOOD SOFFIT           |
| (CS) CORTEN STEEL           |                            |

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

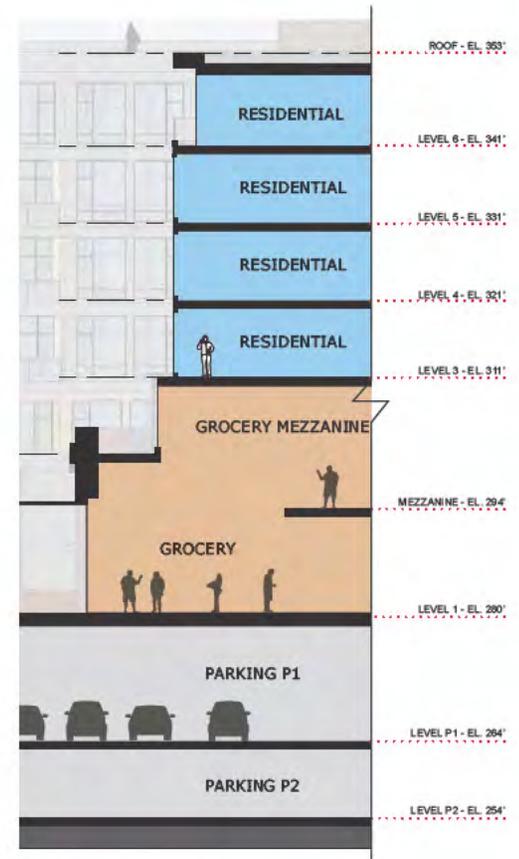




**3** BUILDING D - NE ELEVATION AT PEDESTRIAN PLAZA



**4** BUILDING D - ELEVATIONS AT UPPER PLAZA



**C** WALL SECTION

**MATERIAL KEY**

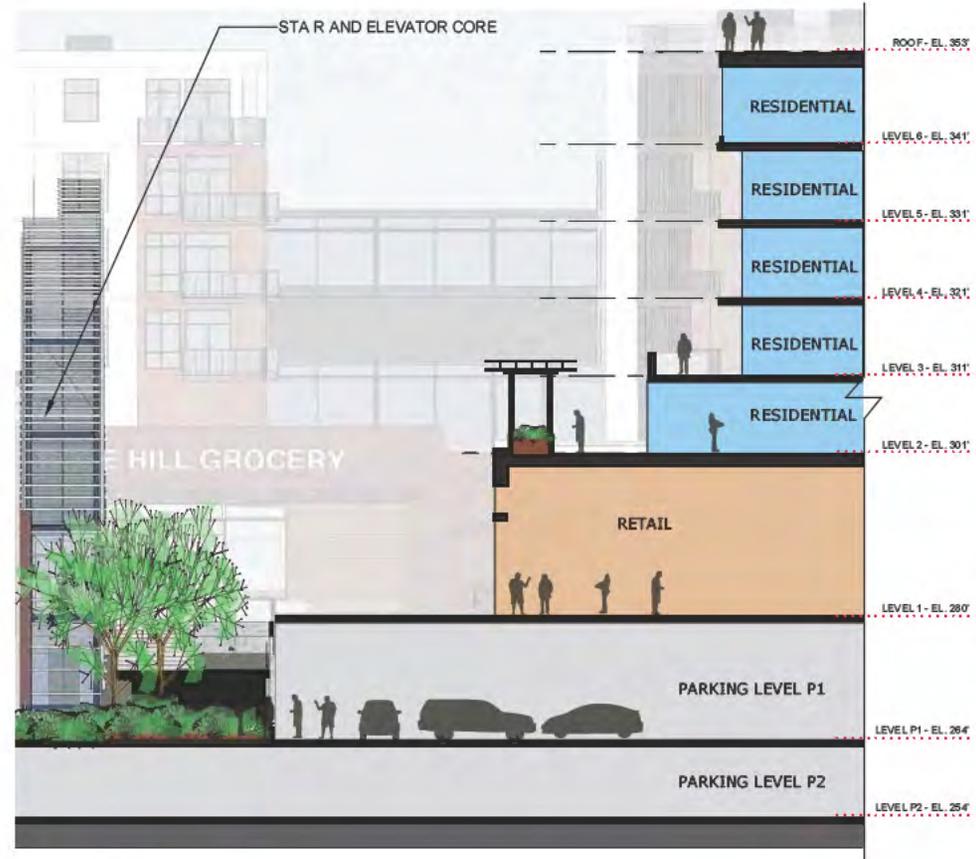
- |                             |                            |
|-----------------------------|----------------------------|
| (AC) ARCHITECTURAL CONCRETE | (FP) FLAT PANEL MTL SIDING |
| (AS) ALUMINUM STOREFRONT    | (MB) METAL BALCONIES       |
| (AW) ALUMINUM WINDOWS       | (ML) METAL LOUVERS         |
| (BM) BENT METAL             | (SC) STEEL CANOPIES        |
| (BR) BRICK                  | (SS) STANDING SEAM         |
| (CB) CEMENT BOARD           | (VW) VINYL WINDOWS         |
| (CM) CORRUGATED METAL       | (WS) WOOD SOFFIT           |
| (CS) CORTEN STEEL           |                            |

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





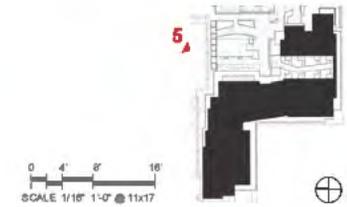
**5** BUILDING D - EAST ELEVATION AT PEDESTRIAN PLAZA



**E** WALL SECTION

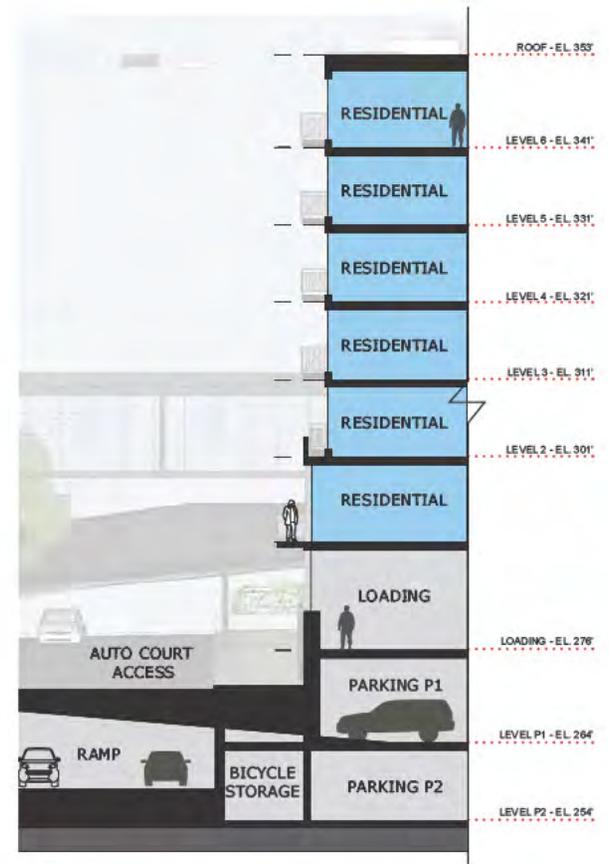
**MATERIAL KEY**

(AC) ARCHITECTURAL CONCRETE	(FP) FLAT PANEL MTL SIDING
(AS) ALUMINUM STOREFRONT	(MB) METAL BALCONIES
(AW) ALUMINUM WINDOWS	(ML) METAL LOUVERS
(BM) BENT METAL	(SC) STEEL CANOPIES
(BR) BRICK	(SS) STANDING SEAM
(CB) CEMENT BOARD	(VW) VINYL WINDOWS
(CM) CORRUGATED METAL	(WS) WOOD SOFFIT
(CS) CORTEN STEEL	





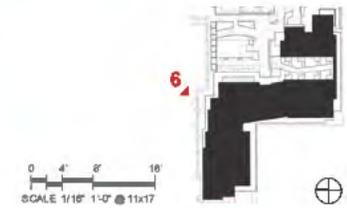
**6** BUILDING D - NORTH ELEVATION AT BRIDGE



**D** WALL SECTION

**MATERIAL KEY**

- |                             |                            |
|-----------------------------|----------------------------|
| (AC) ARCHITECTURAL CONCRETE | (FP) FLAT PANEL MTL SIDING |
| (AS) ALUMINUM STOREFRONT    | (MB) METAL BALCONIES       |
| (AW) ALUMINUM WINDOWS       | (ML) METAL LOUVERS         |
| (BM) BENT METAL             | (SC) STEEL CANOPIES        |
| (BR) BRICK                  | (SS) STANDING SEAM         |
| (CB) CEMENT BOARD           | (VW) VINYL WINDOWS         |
| (CM) CORRUGATED METAL       | (WS) WOOD SOFFIT           |
| (CS) CORTEN STEEL           |                            |

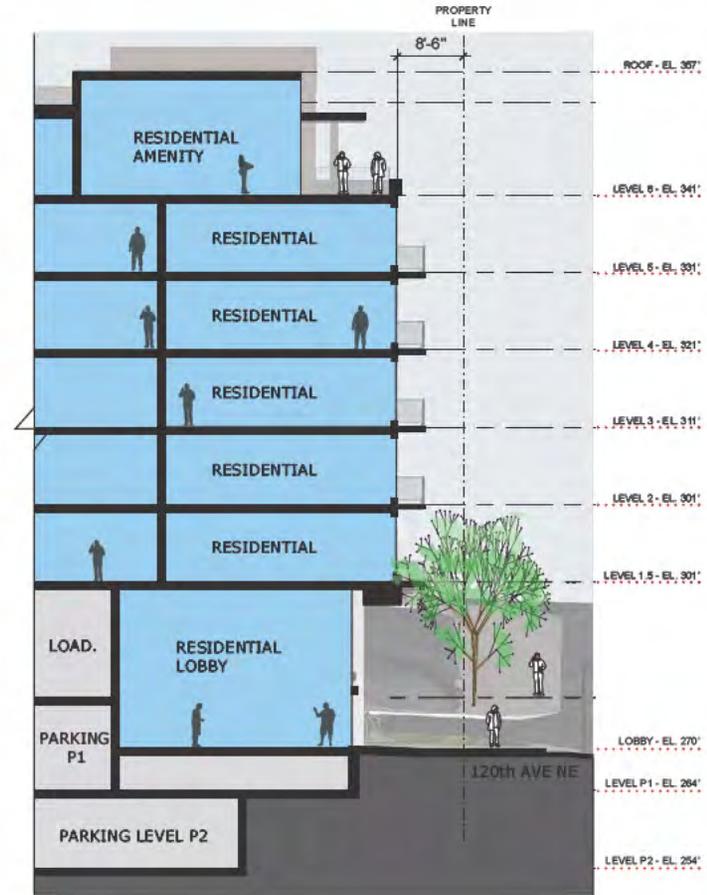




**7** BUILDING D - NW ELEVATION AT WEST AUTOCOURT ACCESS



**8** BUILDING D - SW ELEVATION AT U-HAUL

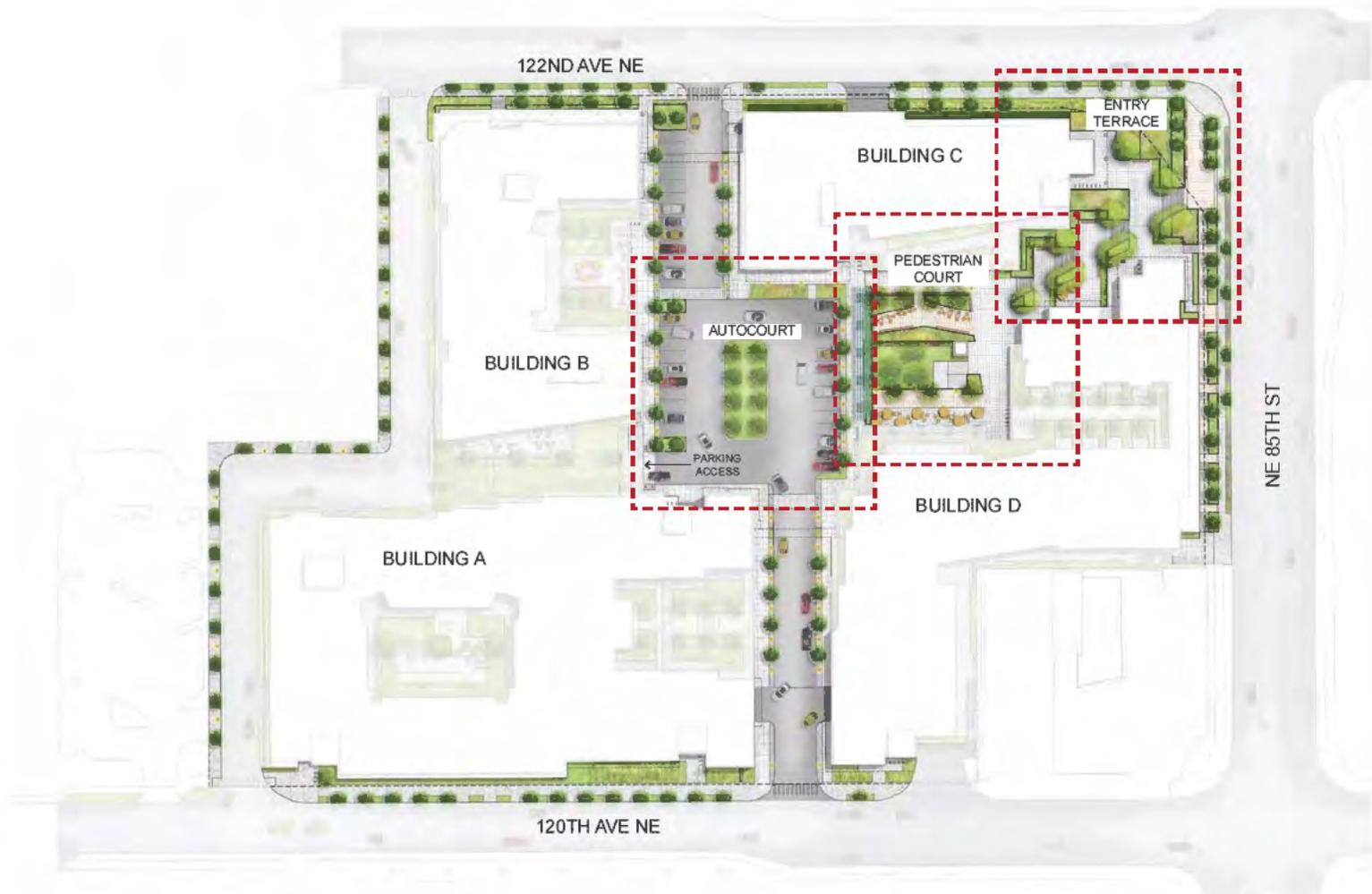


**F** WALL SECTION

**MATERIAL KEY**

- |                             |                            |
|-----------------------------|----------------------------|
| (AC) ARCHITECTURAL CONCRETE | (FP) FLAT PANEL MTL SIDING |
| (AS) ALUMINUM STOREFRONT    | (MB) METAL BALCONIES       |
| (AW) ALUMINUM WINDOWS       | (ML) METAL LOUVERS         |
| (BM) BENT METAL             | (SC) STEEL CANOPIES        |
| (BR) BRICK                  | (SS) STANDING SEAM         |
| (CB) CEMENT BOARD           | (VW) VINYL WINDOWS         |
| (CM) CORRUGATED METAL       | (WS) WOOD SOFFIT           |
| (CS) CORTEN STEEL           |                            |







120TH - NORWAY MAPLE



NORTH DRIVE - COLUMNAR HORNBEAM



122ND - SWEETGUM





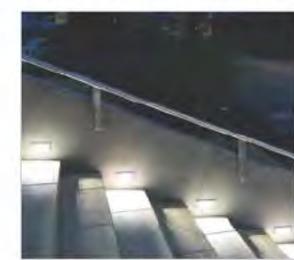
**T** SECTION THROUGH ENTRY TERRACE  
 SCALE 1"=10'-0" @ 11x17



CANOPY TREES AT STAIRS



LOW PLANTER WALLS



PEDESTRIAN SCALE LIGHTING



SEATING AT PLAZA ENTRY





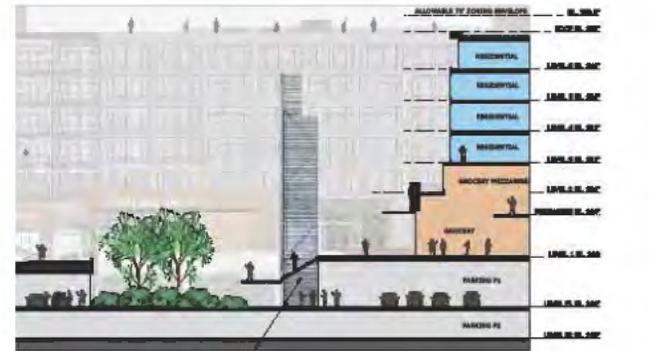


PLAZA TREE - ROBINIA FRISIA



ALLEE - SWEETGUM





**N** SECTION THROUGH PEDESTRIAN COURT



TRELLIS



VERTICAL GREEN ELEMENTS



LINEAR SEATING



SIDEWALK RETAIL



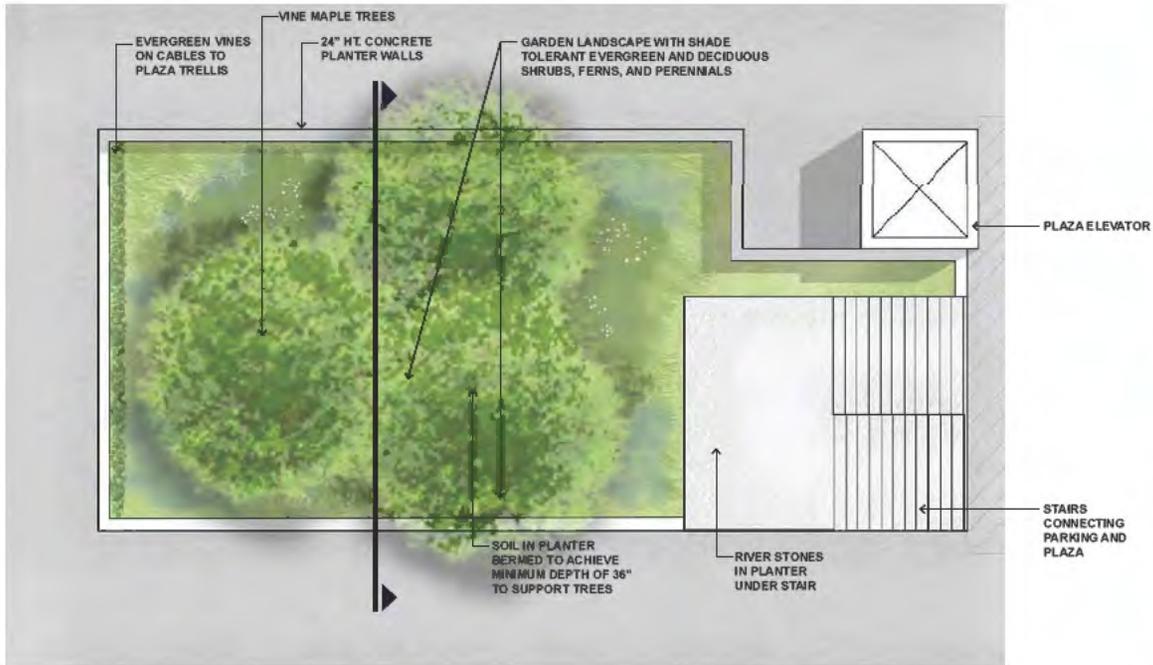


PLAZA - AMELANCHIER



AUTO COURT- GINKGO





SHADE GARDEN



LINEAR SEATING

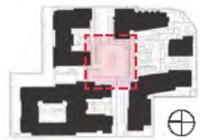
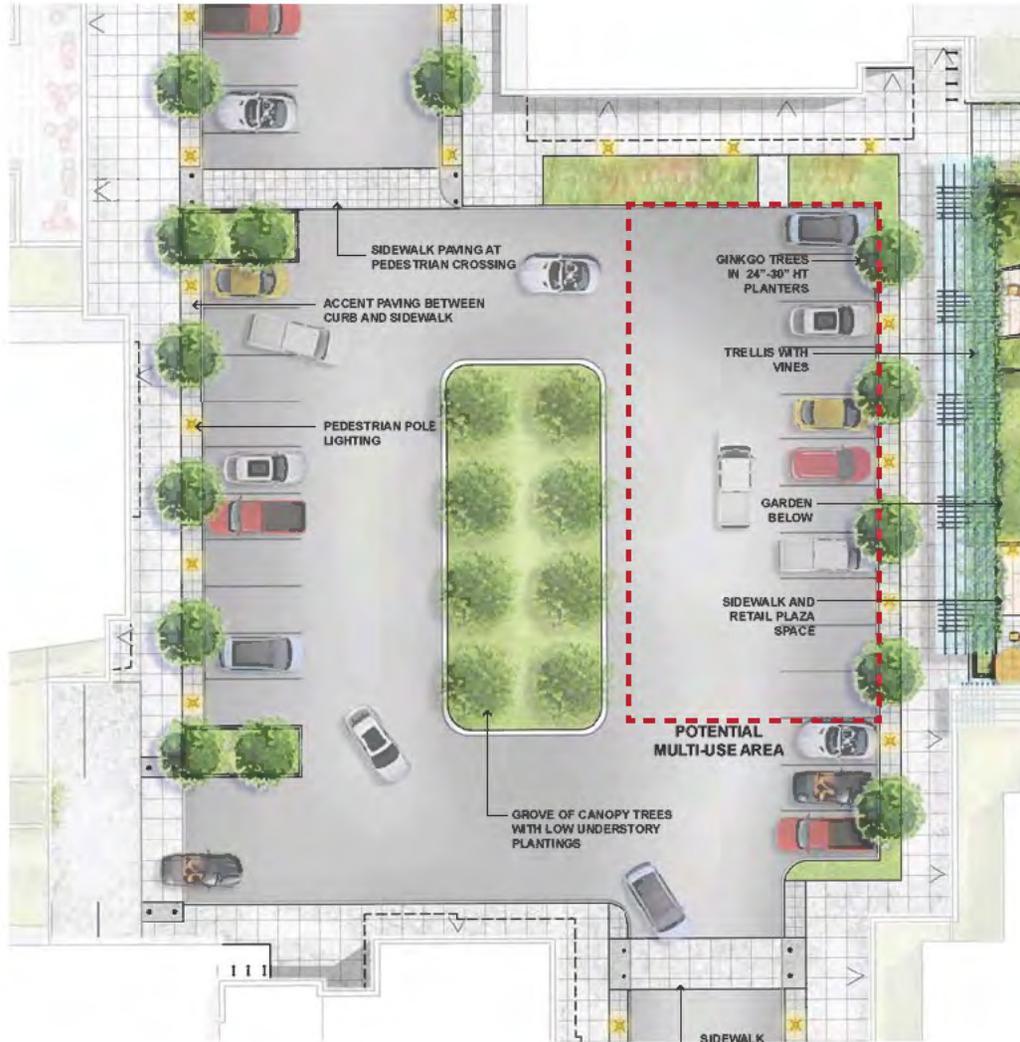


SIDEWALK RETAIL



SECTION AT GARDEN







SIDEWALK TREES - GINKGO

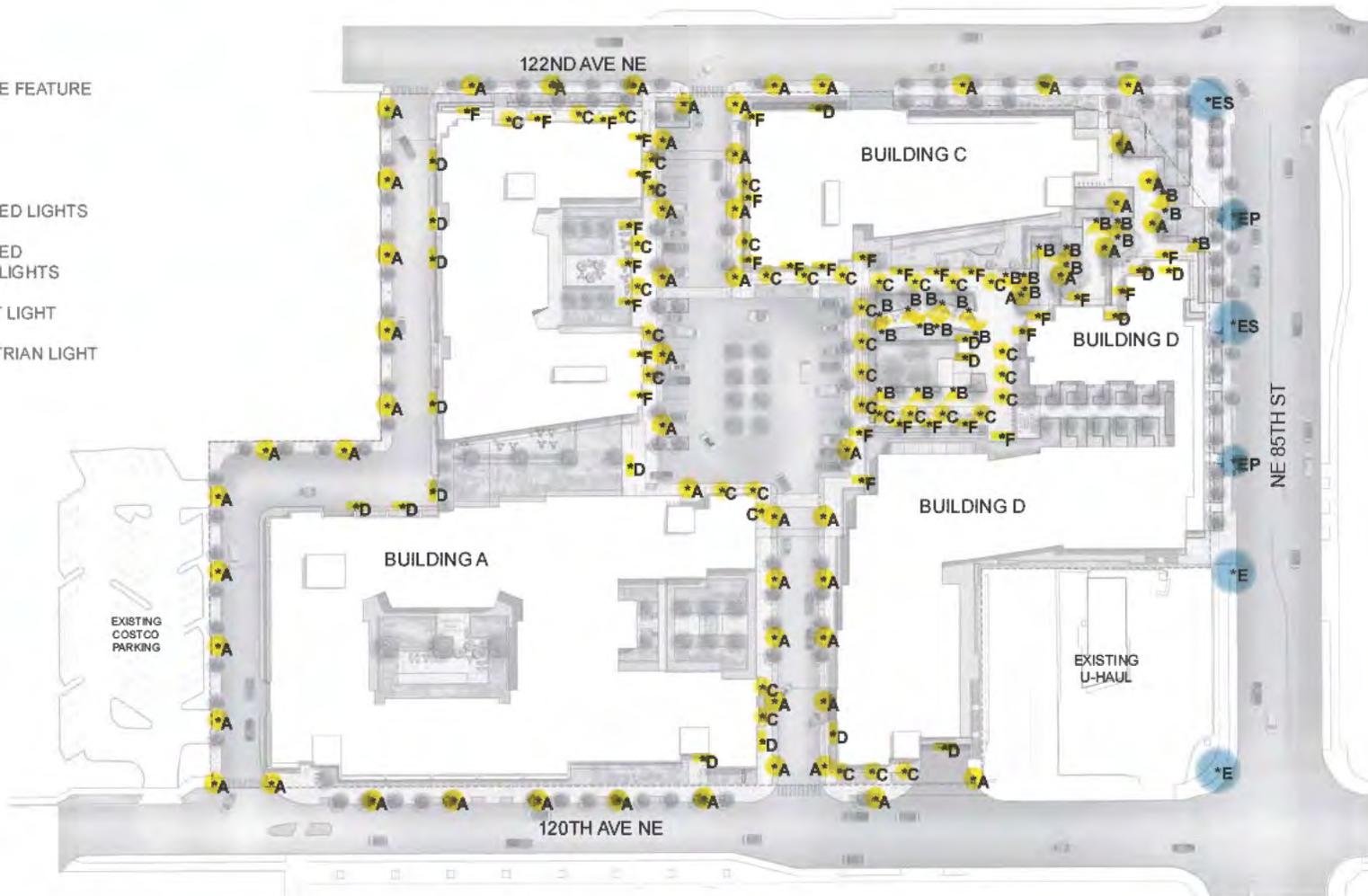


AUTO COURT- FLOWERING CHERRIES



**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

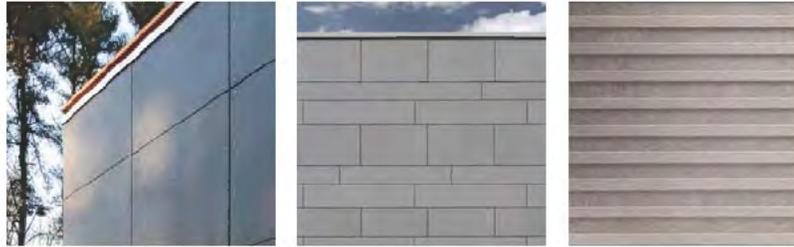




CM CORRUGATED METAL SIDING



BR BRICK



CB CEMENT BOARD



SS STANDING SEAM

FP FLAT PANEL SIDING



ML METAL LOUVERS

CS CORTEN STEEL

SC STEEL CANOPY

WS WOOD SOFFIT



AC ARCHITECTURAL CONCRETE



BM BENT METAL

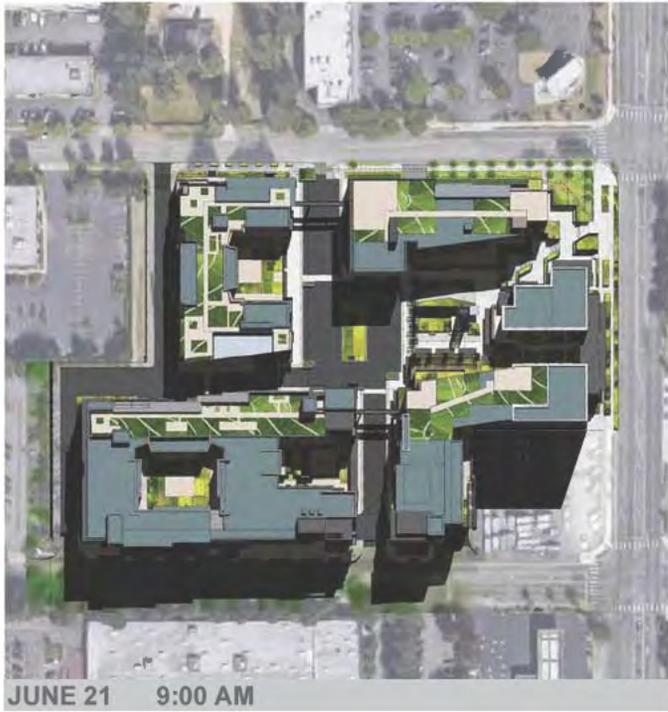
AS ALUMINUM STOREFRONT

AW ALUMINUM WINDOWS

VW VINYL WINDOWS

MB METAL BALCONIES





JUNE 21 9:00 AM



JUNE 21 12:00 PM



JUNE 21 3:00 PM

# Rose Hill Mixed-Use

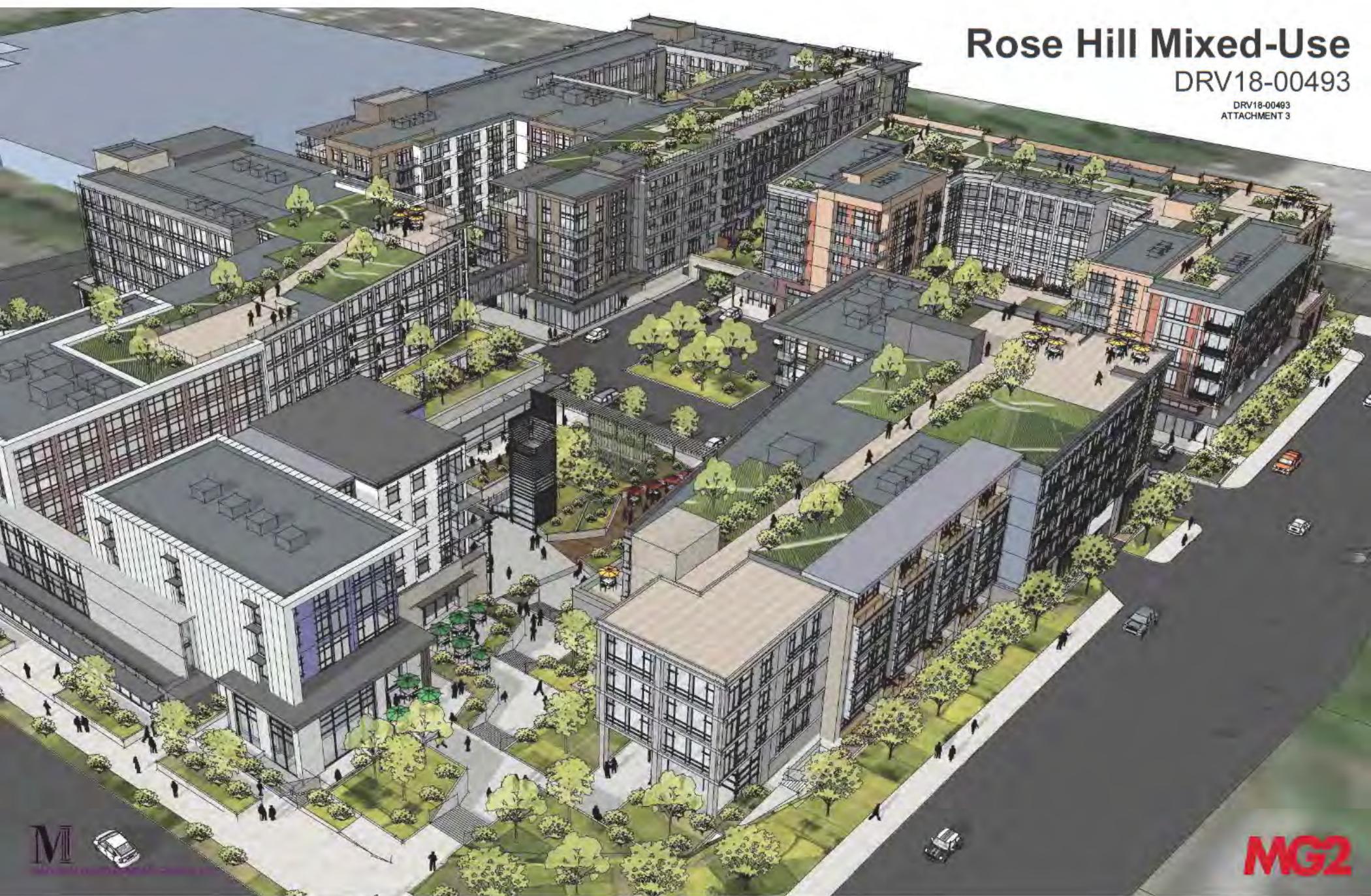
12040 NE 85th Street, Kirkland WA



# 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

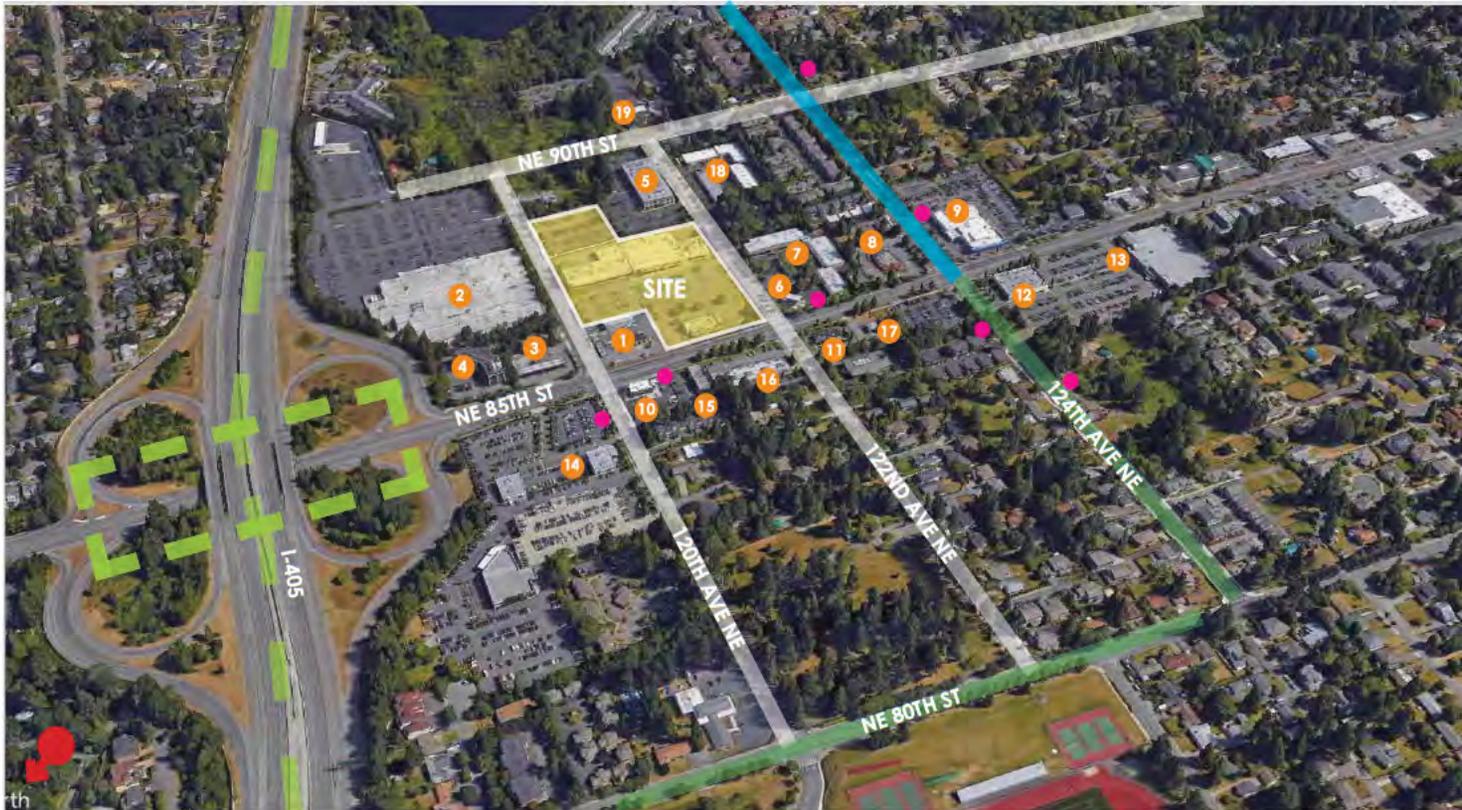
## **Design Review Conference Goals**

**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

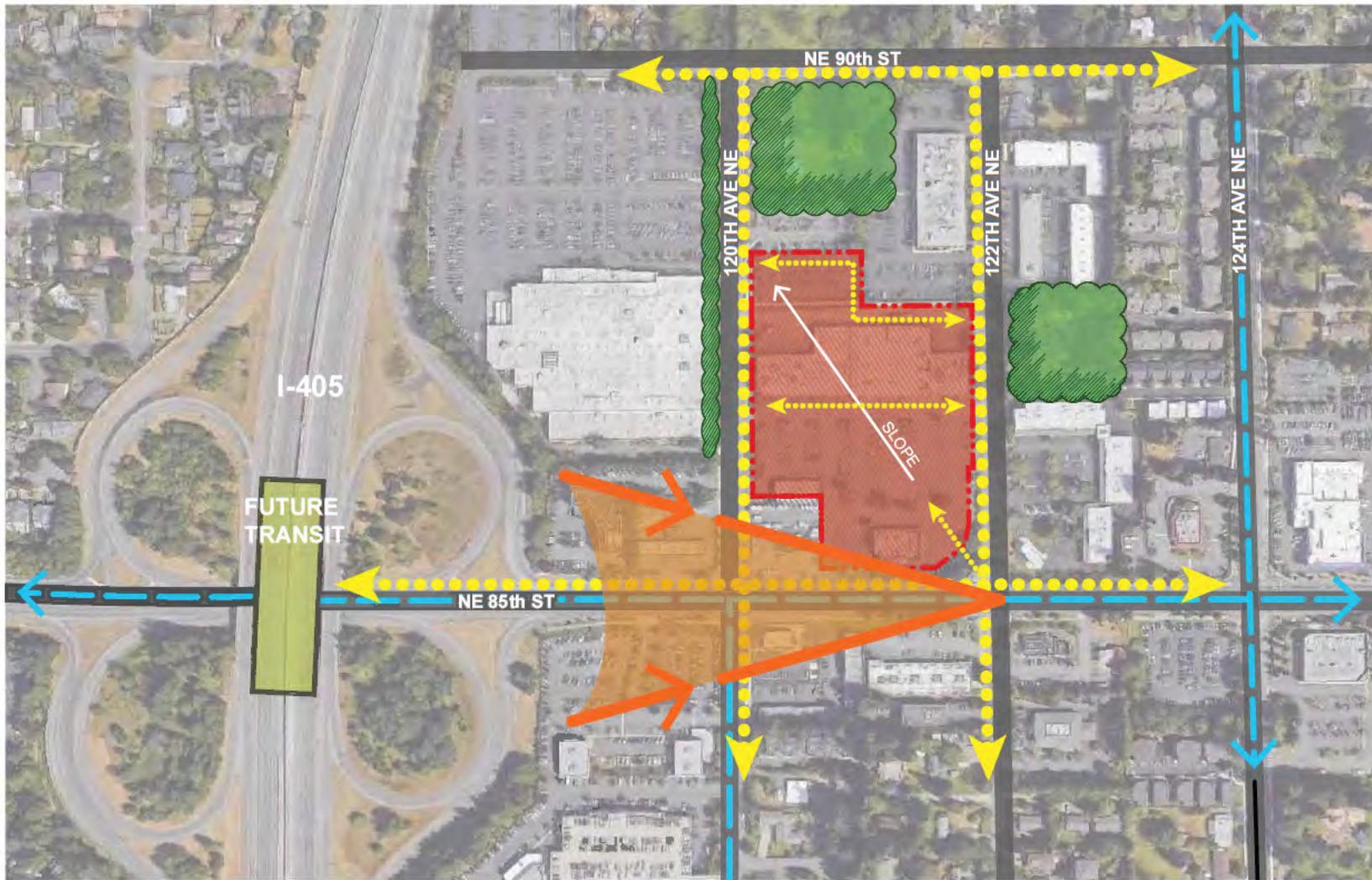


- 1 U-Haul
- 2 Costco
- 3 76 Gas Station
- 4 Avio Office Building
- 5 Arris Building
- 6 Mercury's Coffee
- 7 Rose Hill Plaza
- 8 McDonalds
- 9 Honda of Kirkland
- 10 Taco Time
- 11 Starbucks
- 12 Walgreens
- 13 Safeway
- 14 Lee Johnson Mazda
- 15 Kirkland Retail & Car Center
- 16 Kirkland Court
- 17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

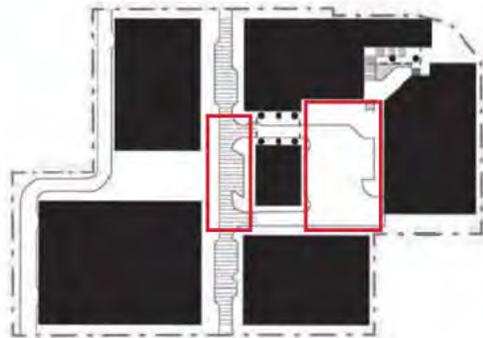




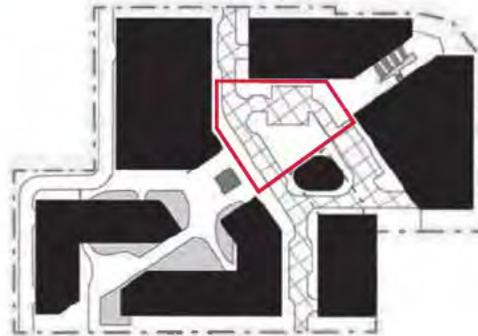
- · - · - Property Line
- · · · · Pedestrian Access
- - - - - Transit
- ▶▶▶▶▶ Scale Transition
- Existing Trees

REGIONAL CENTER ← ● → NEIGHBORHOOD CENTER

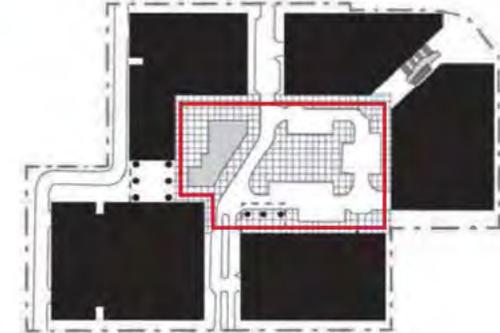




OPTION 1 STREET



OPTION 2 HUB  
CHOSEN CONCEPT

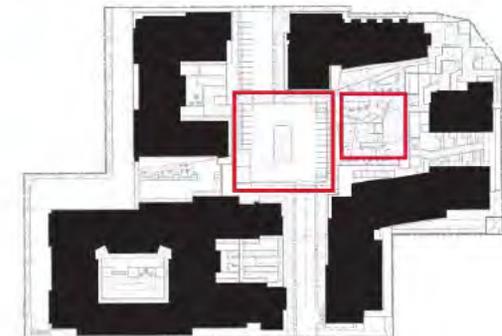


OPTION 3 PIAZZA

CONCEPTUAL DESIGN CONFERENCE CONCEPTS

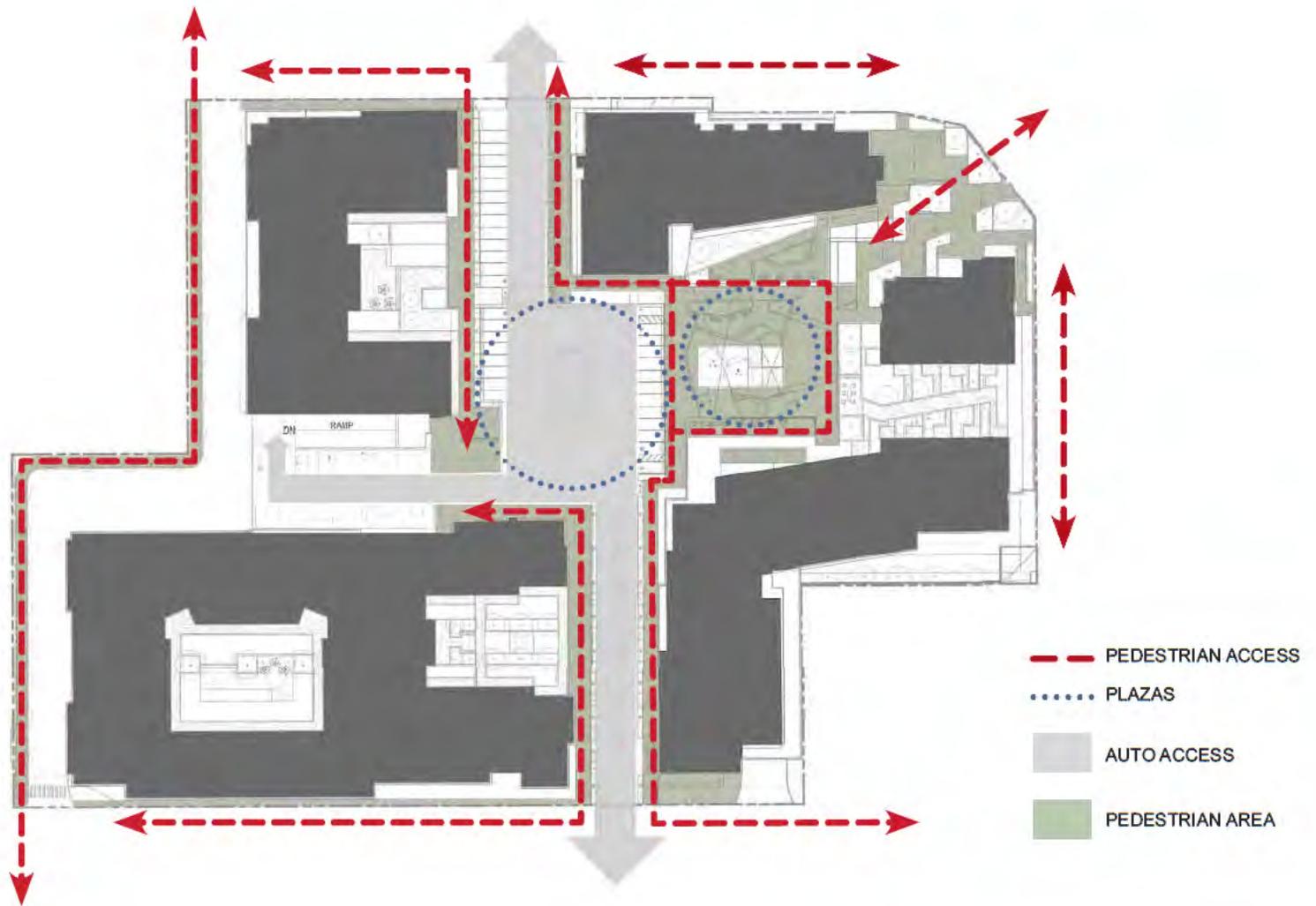
SUMMARY OF CDC COMMENTS

- 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



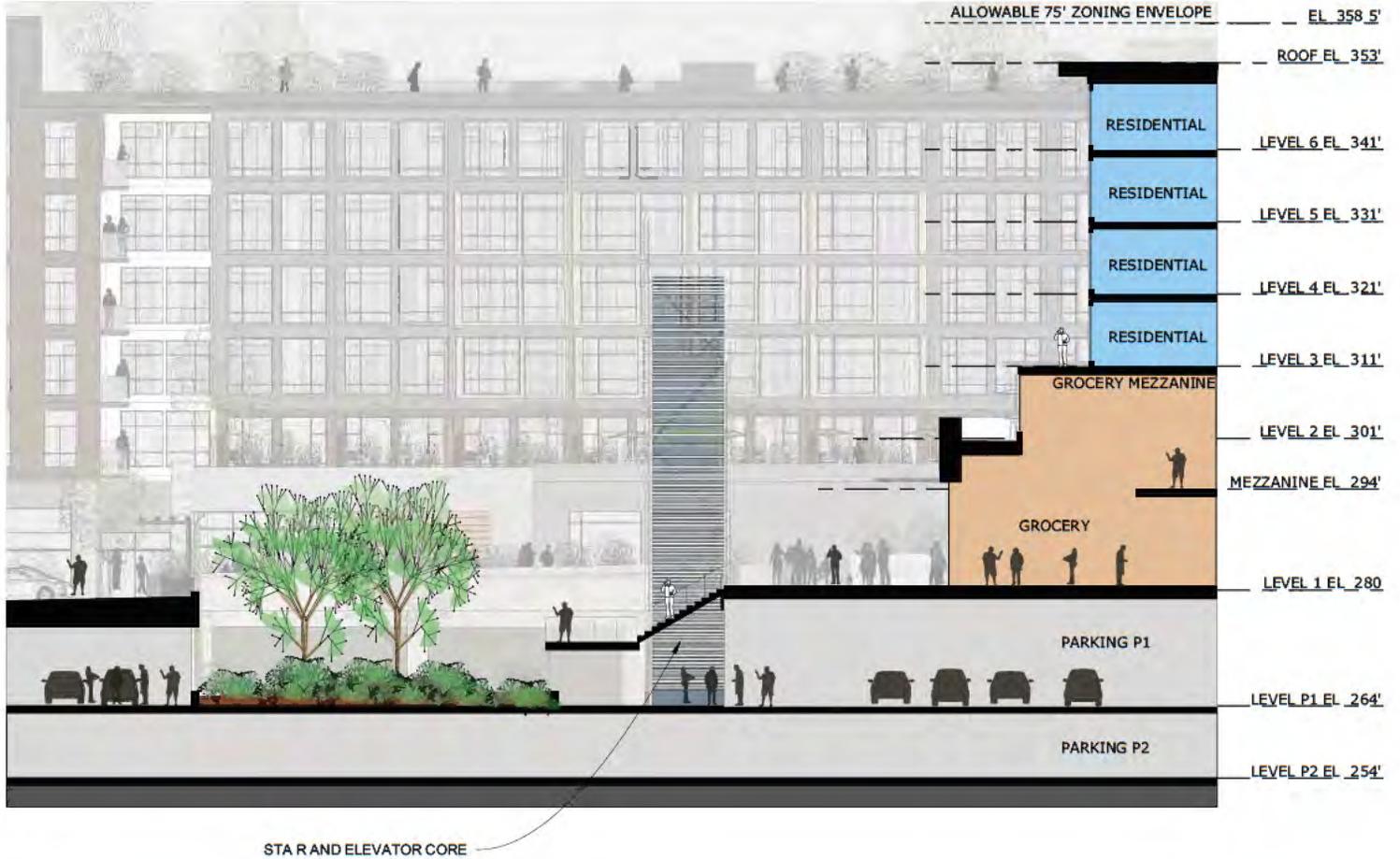












**N** SECTION THROUGH PEDESTRIAN COURT LOOKING EAST

0 2 4 8'  
SCALE 1/8" = 1'-0" @ 11x17

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



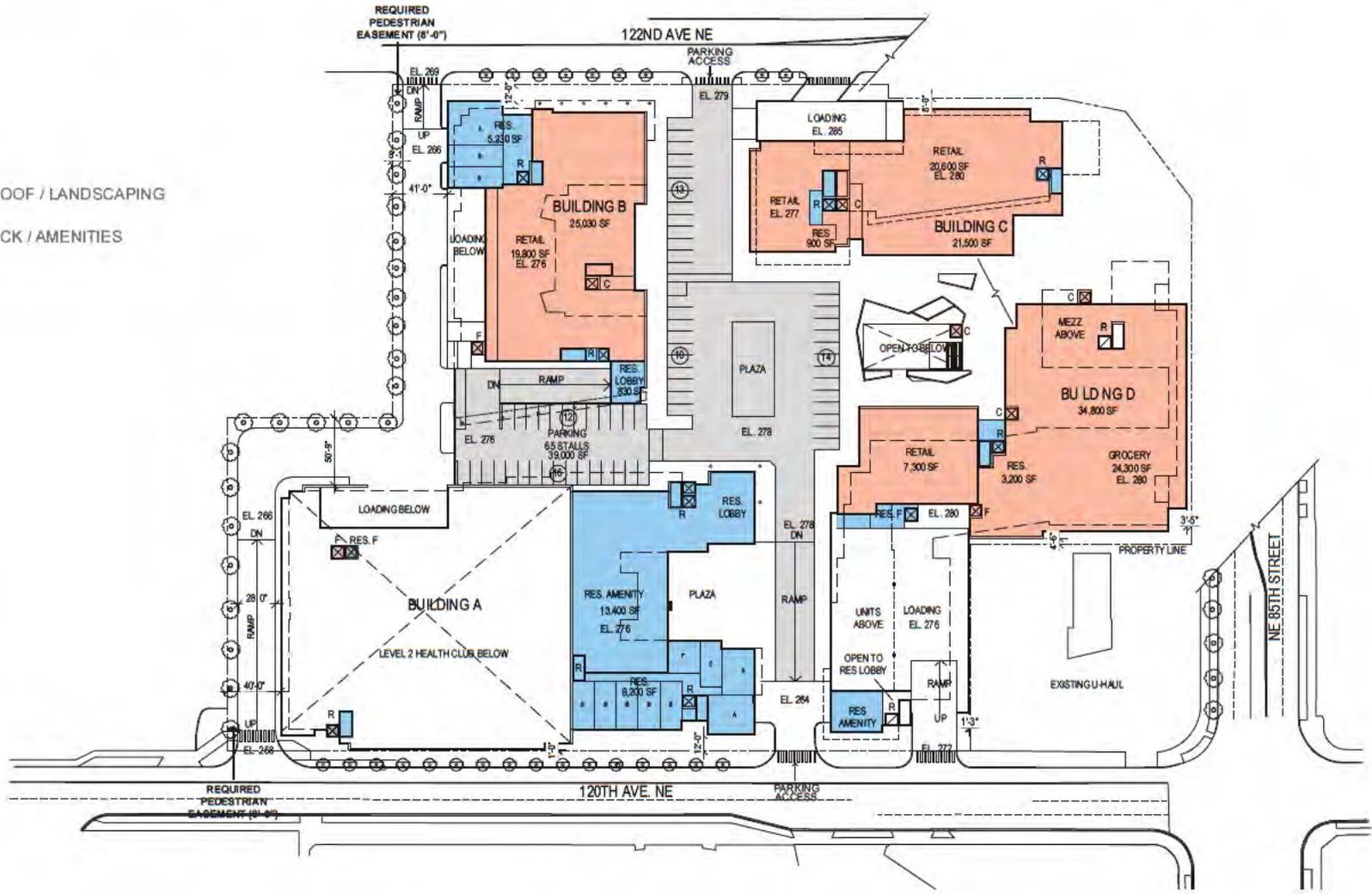
**KEY**

-  COMMERCIAL ELEVATORS
-  RESIDENTIAL ELEVATORS
-  AUTO ENTRY



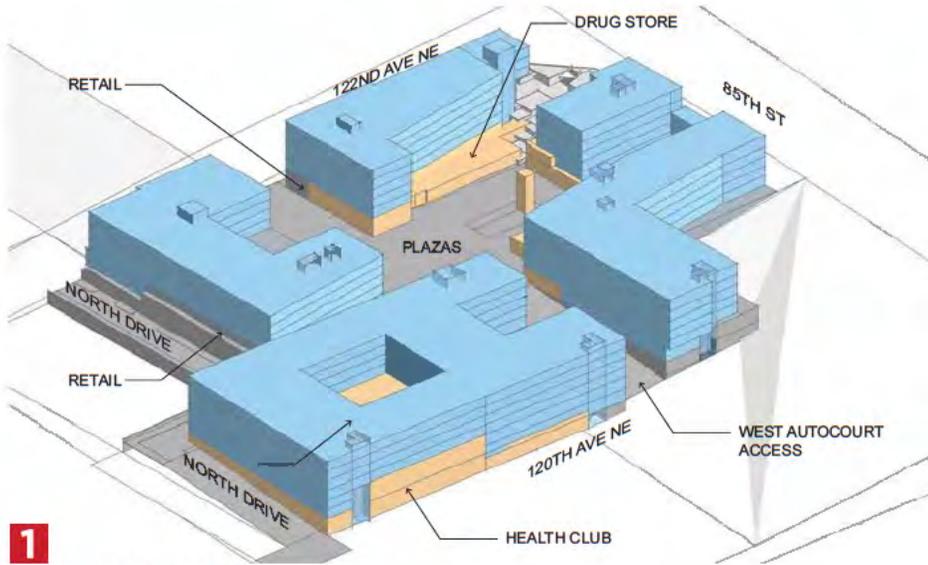
**KEY**

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

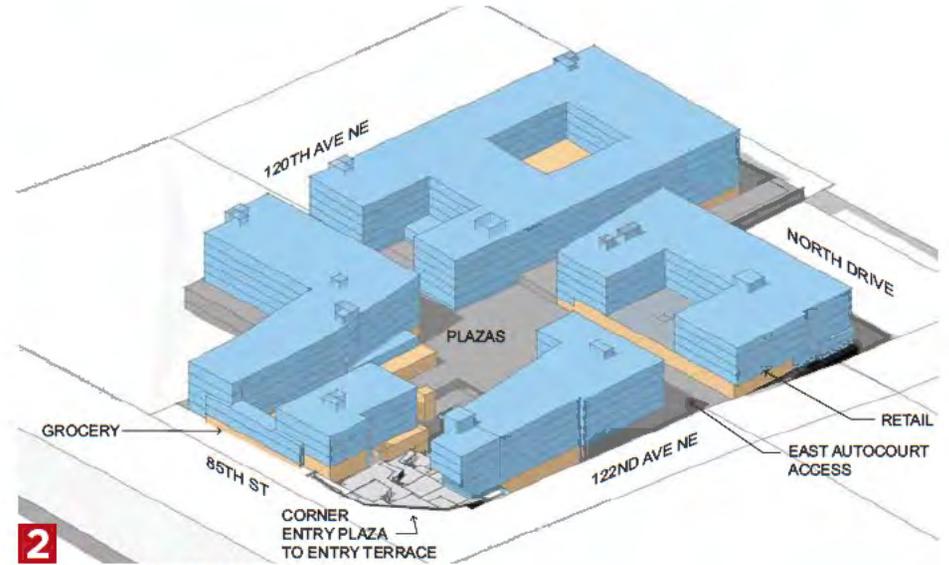


**KEY**

- COMMERCIAL
- RESIDENTIAL
- PARKING / BOH



**1**  
VIEW FROM NORTHWEST



**2**  
VIEW FROM SOUTHEAST

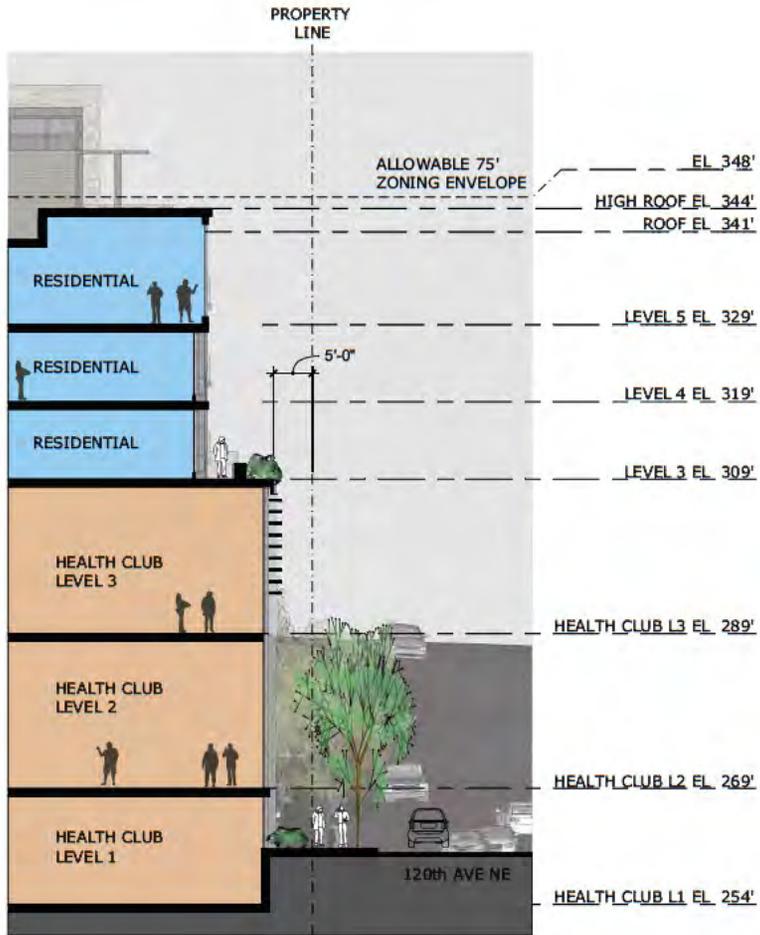


MASSING SECTION ANIMATION





AERIAL ANIMATION



**A** BUILDING A - WEST FRONTAGE SECTION

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



BUILDING A - ELEVATION ALONG 120TH AVE NE

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

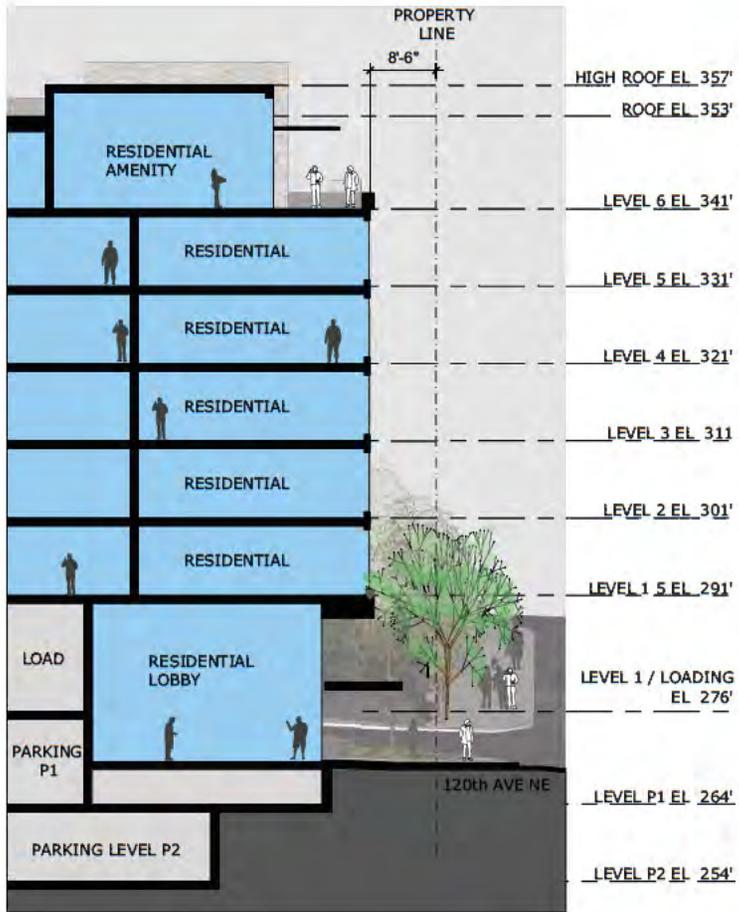


BUILDING A - WEST FRONTAGE PLAN ALONG 120TH AVE NE

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

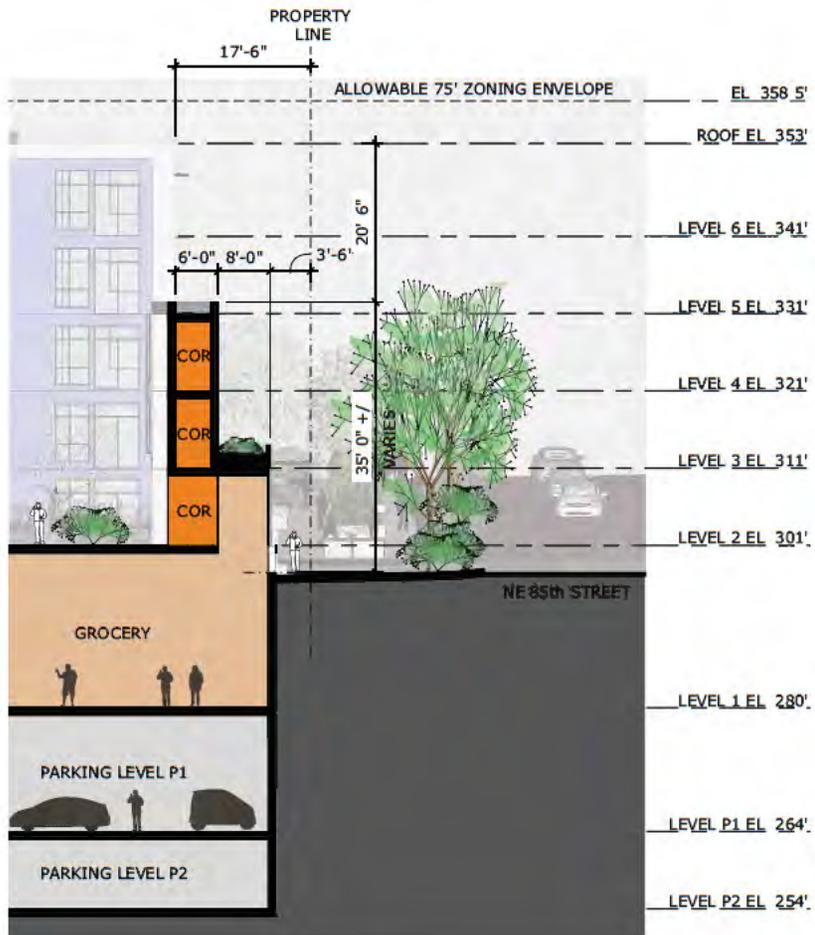


BUILDING D - WEST FRONTAGE PLAN ALONG 120TH AVE NE

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

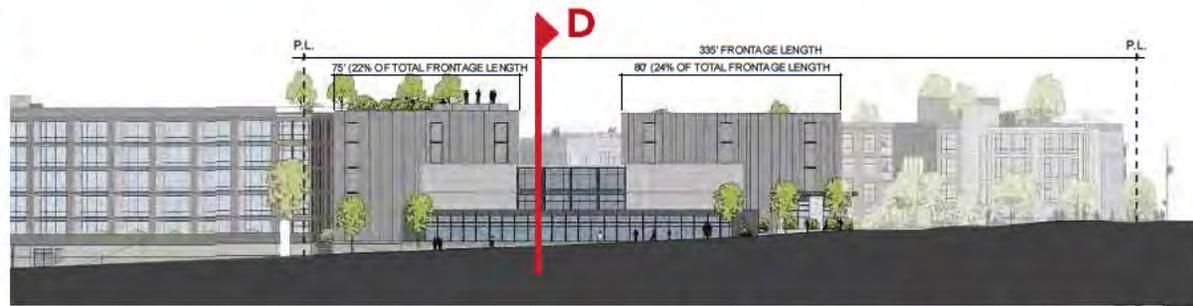
- KEY**
- COMMERCIAL
  - RESIDENTIAL
  - PARKING / BOH





**D** BUILDING D - SOUTH FRONTAGE SECTION

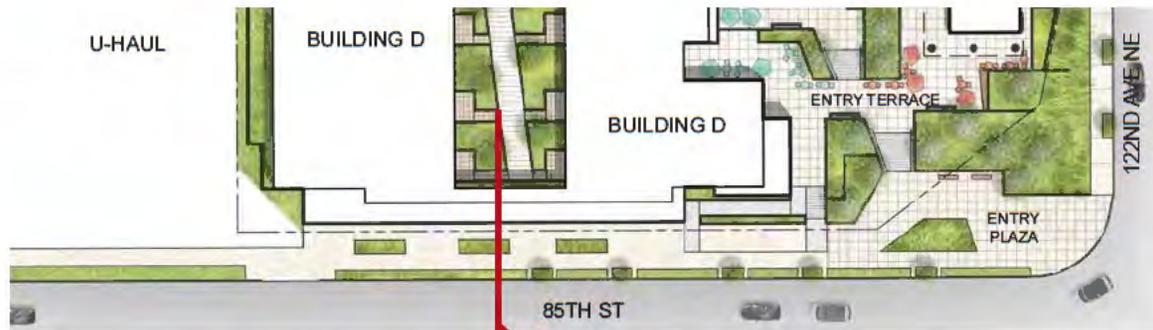
SCALE 1/16" = 1'-0" @ 11x17



BUILDING D - ELEVATION ALONG 85TH ST

46% OF BUILDING FRONTAGE EXCEEDS 45'

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

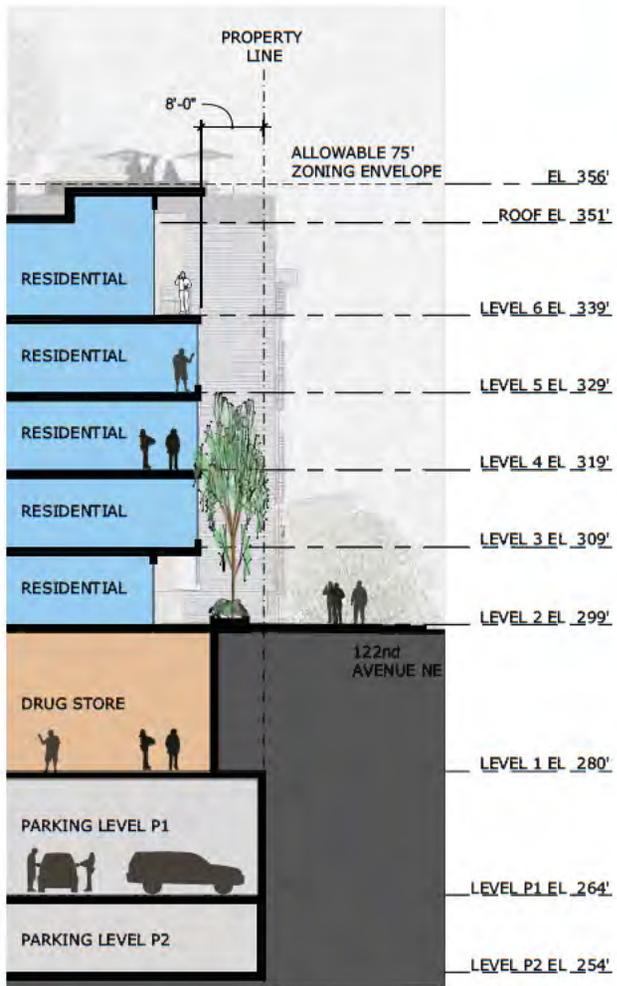


BUILDING D - SOUTH FRONTAGE PLAN ALONG 85TH ST

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

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





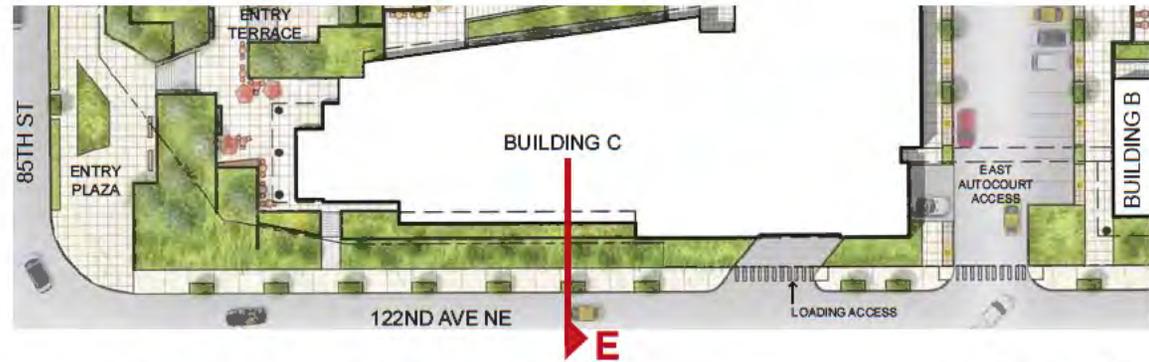
**E** BUILDING C - EAST FRONTAGE SECTION

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



BUILDING C - ELEVATION ALONG 122ND AVE NE

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

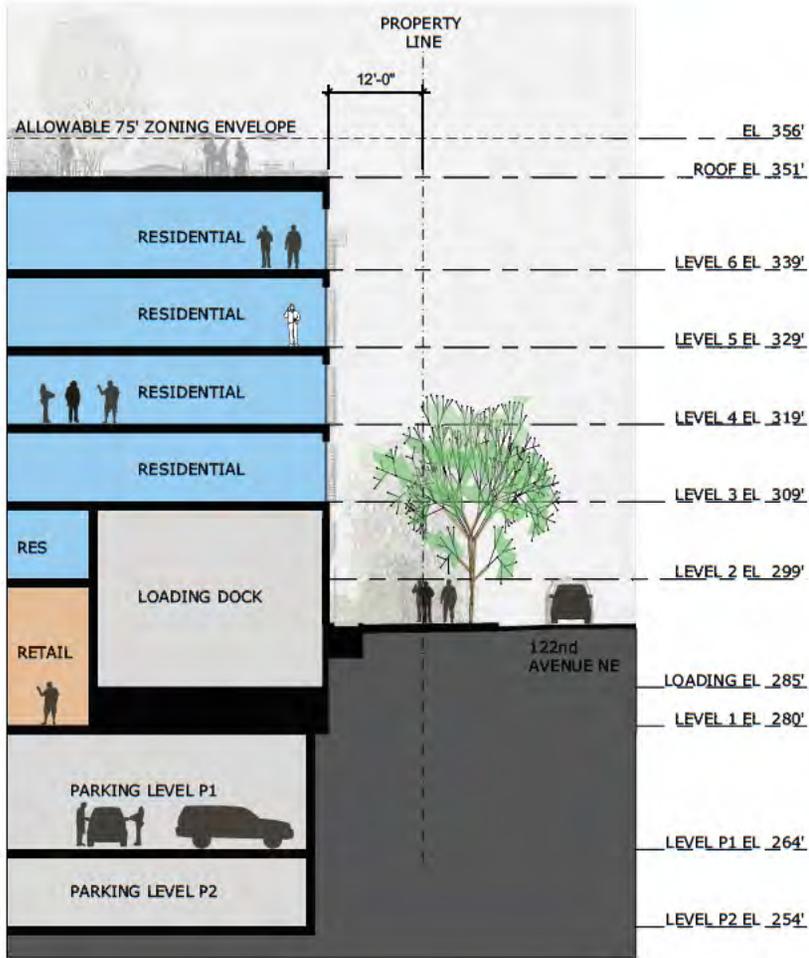


BUILDING C - EAST FRONTAGE PLAN ALONG 122ND AVE NE

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

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





**F** BUILDING C - EAST FRONTAGE SECTION



BUILDING C - ELEVATION ALONG 122ND AVE NE

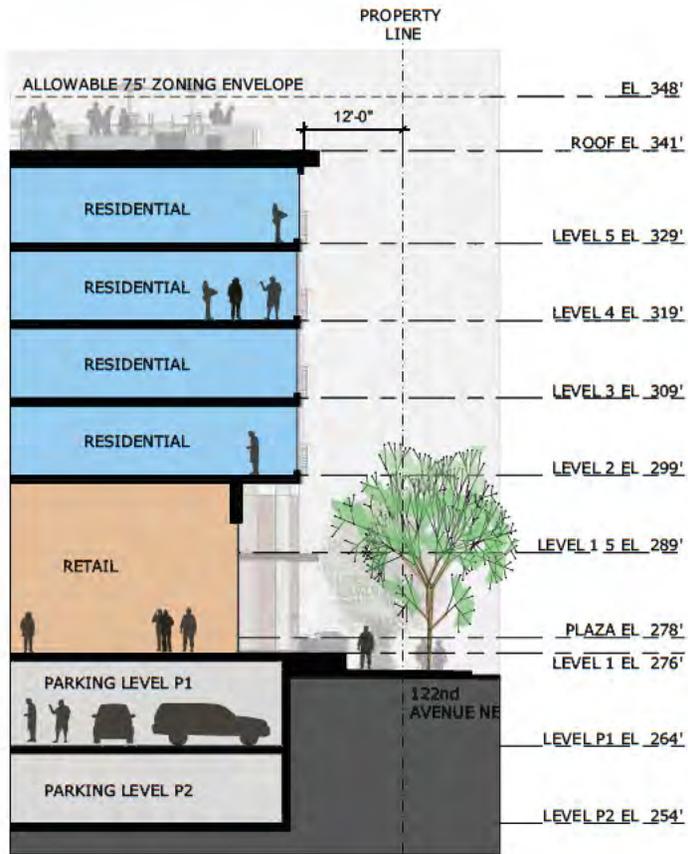


BUILDING C - EAST FRONTAGE PLAN ALONG 122ND AVE NE



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





**G** BUILDING B - EAST FRONTAGE SECTION

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



BUILDING B - ELEVATION ALONG 122ND AVE NE

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

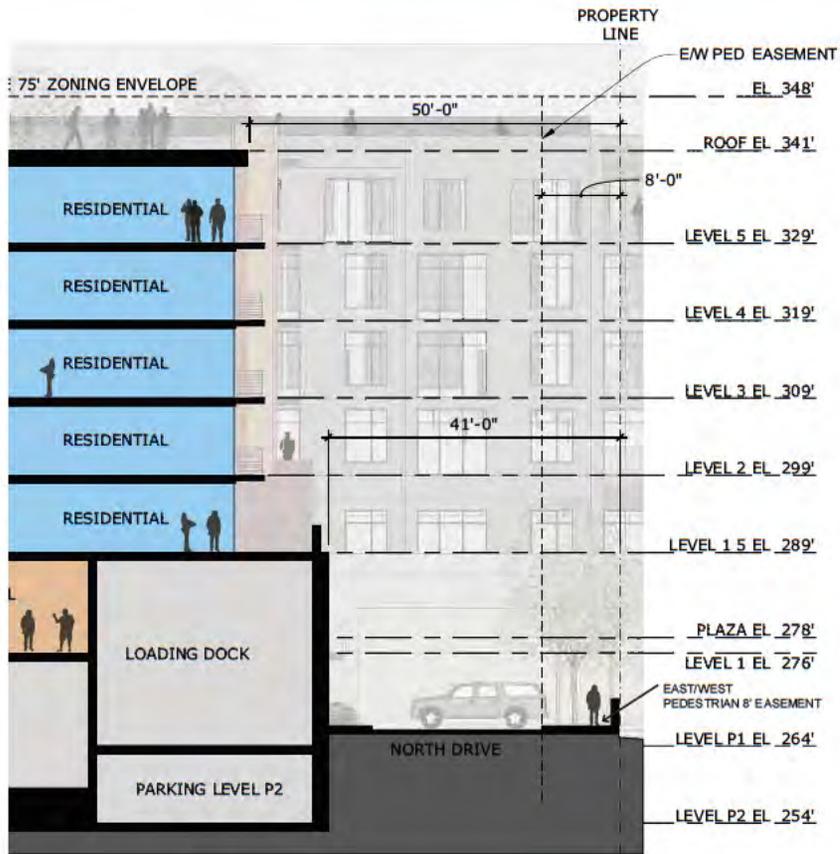


BUILDING B - EAST FRONTAGE PLAN ALONG 122ND AVE NE

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

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





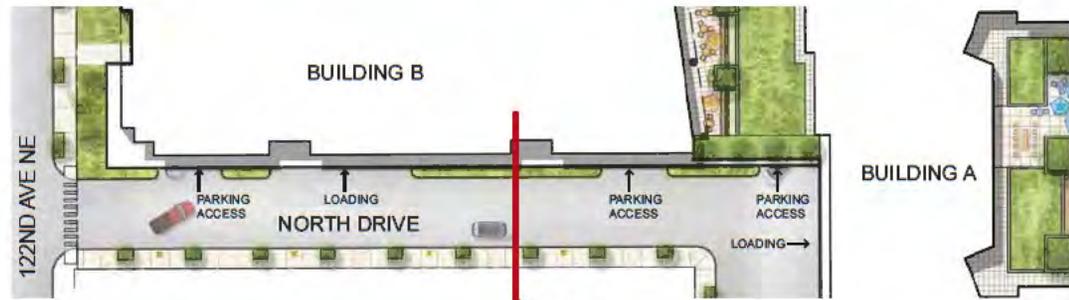
**H** BUILDING B - NORTH FRONTAGE SECTION

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



BUILDING B - ELEVATION ALONG NORTH DRIVE

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



BUILDING B - NORTH FRONTAGE PLAN ALONG NORTH DRIVE

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

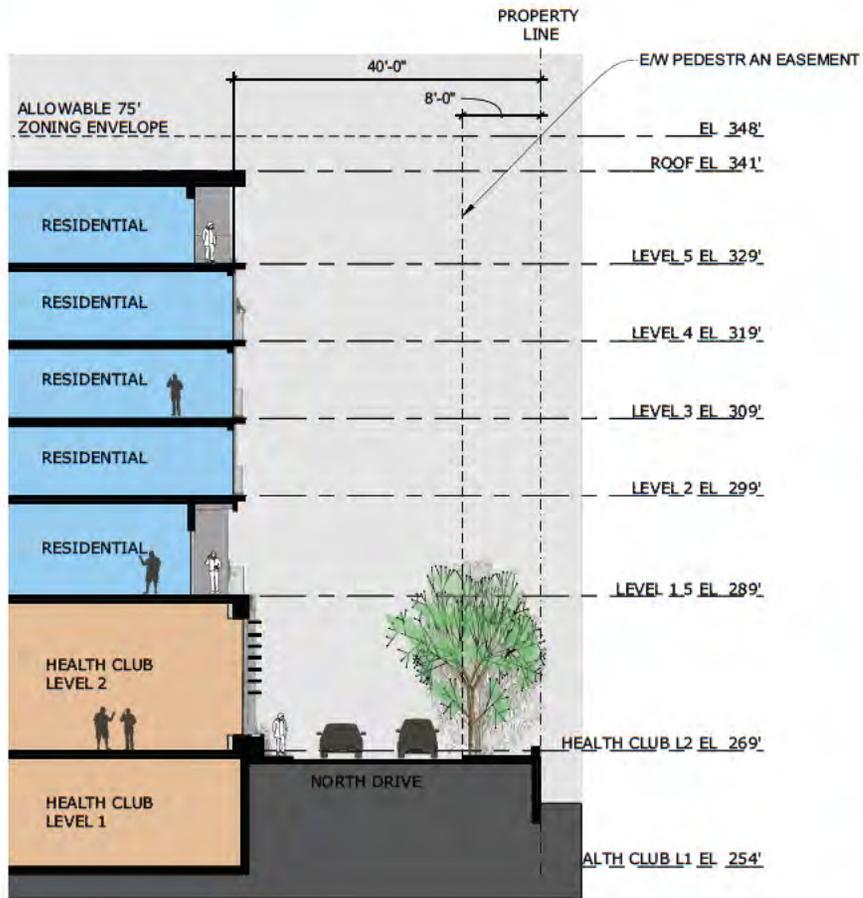
- KEY**
- COMMERCIAL
  - RESIDENTIAL
  - PARKING / BOH



FRONTAGE SECTIONS - NORTH DRIVE | 43

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





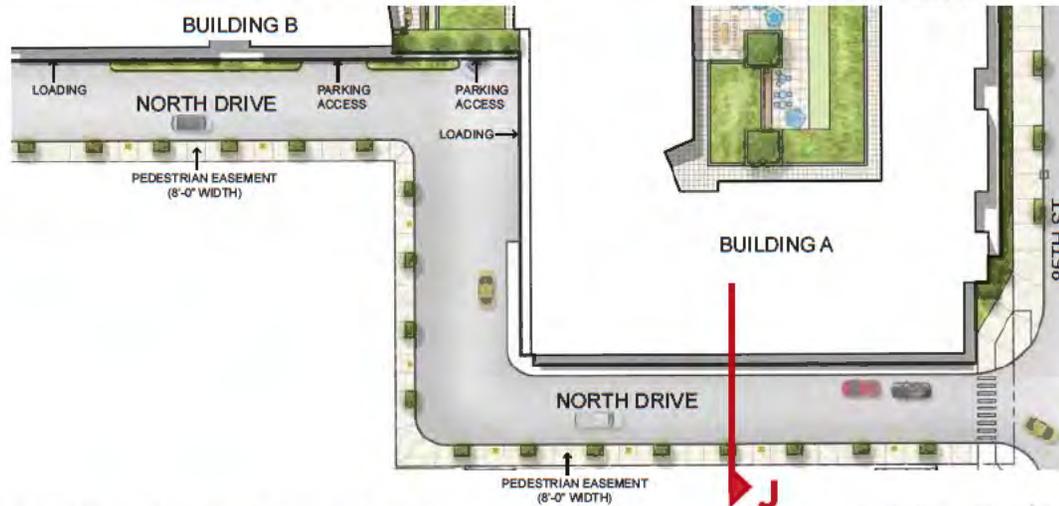
**J** BUILDING A - NORTH FRONTAGE SECTION

0 2 4 8  
SCALE 1/8" = 1'-0" @ 11x17



BUILDING A - ELEVATION ALONG NORTH DRIVE

0 6 12 24  
SCALE 1" = 25'-0" @ 11x17

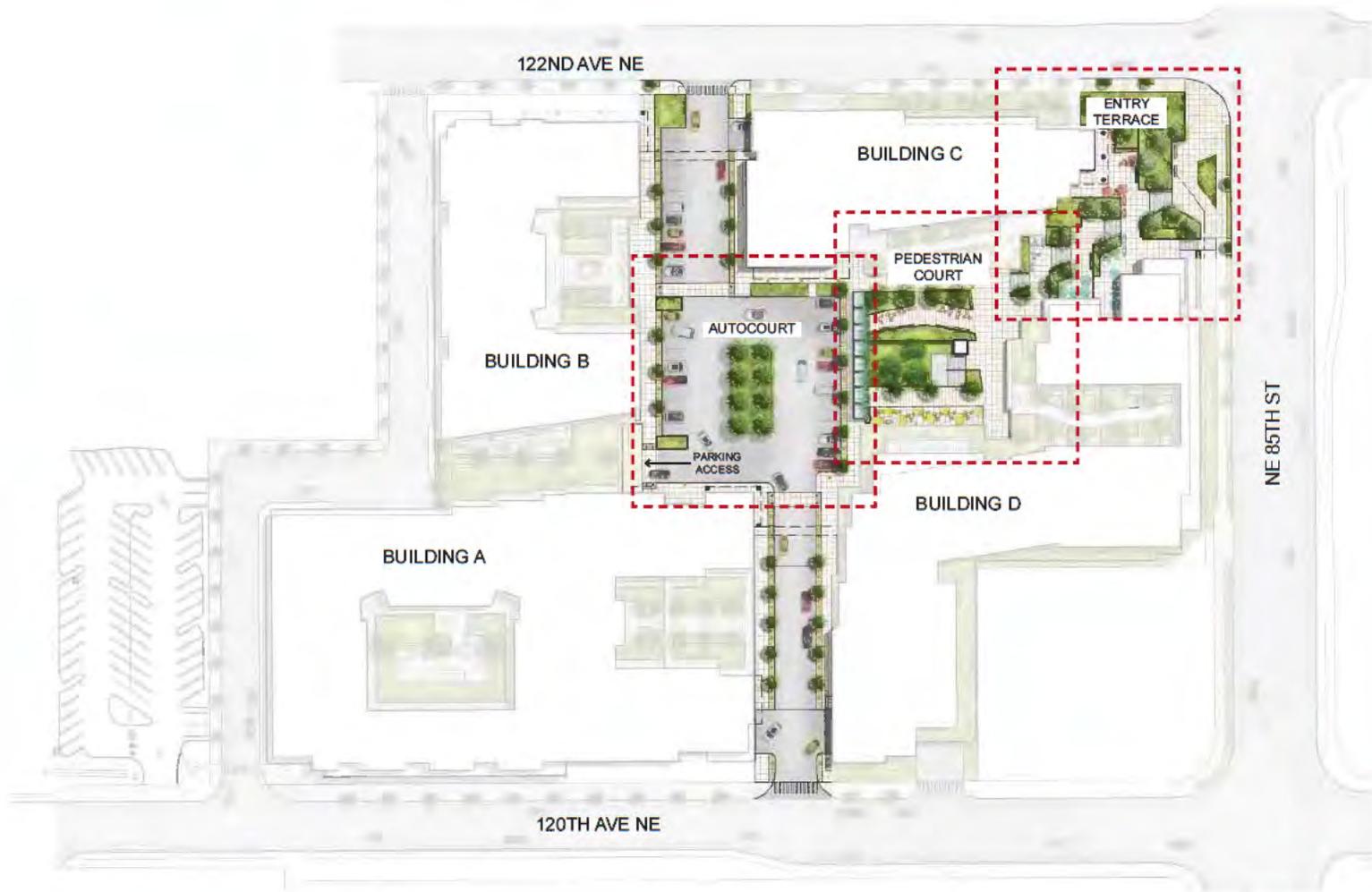


BUILDING A - NORTH FRONTAGE PLAN ALONG NORTH DRIVE

0 6 12 24  
SCALE 1" = 25'-0" @ 11x17

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







**T** SECTION THROUGH ENTRY TERRACE



BLOOMING CANOPY



FALL COLOR



STEP AND WALL LIGHTING





**T** SECTION THROUGH ENTRY TERRACE LOOKING SOUTHWEST

0 10 20 40  
SCALE 1" = 20'-0" @ 11x17



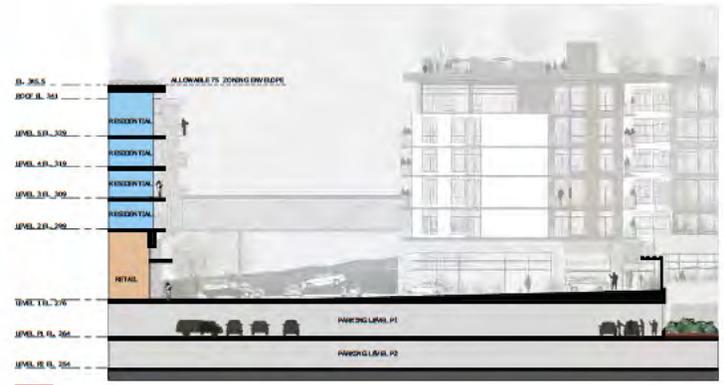
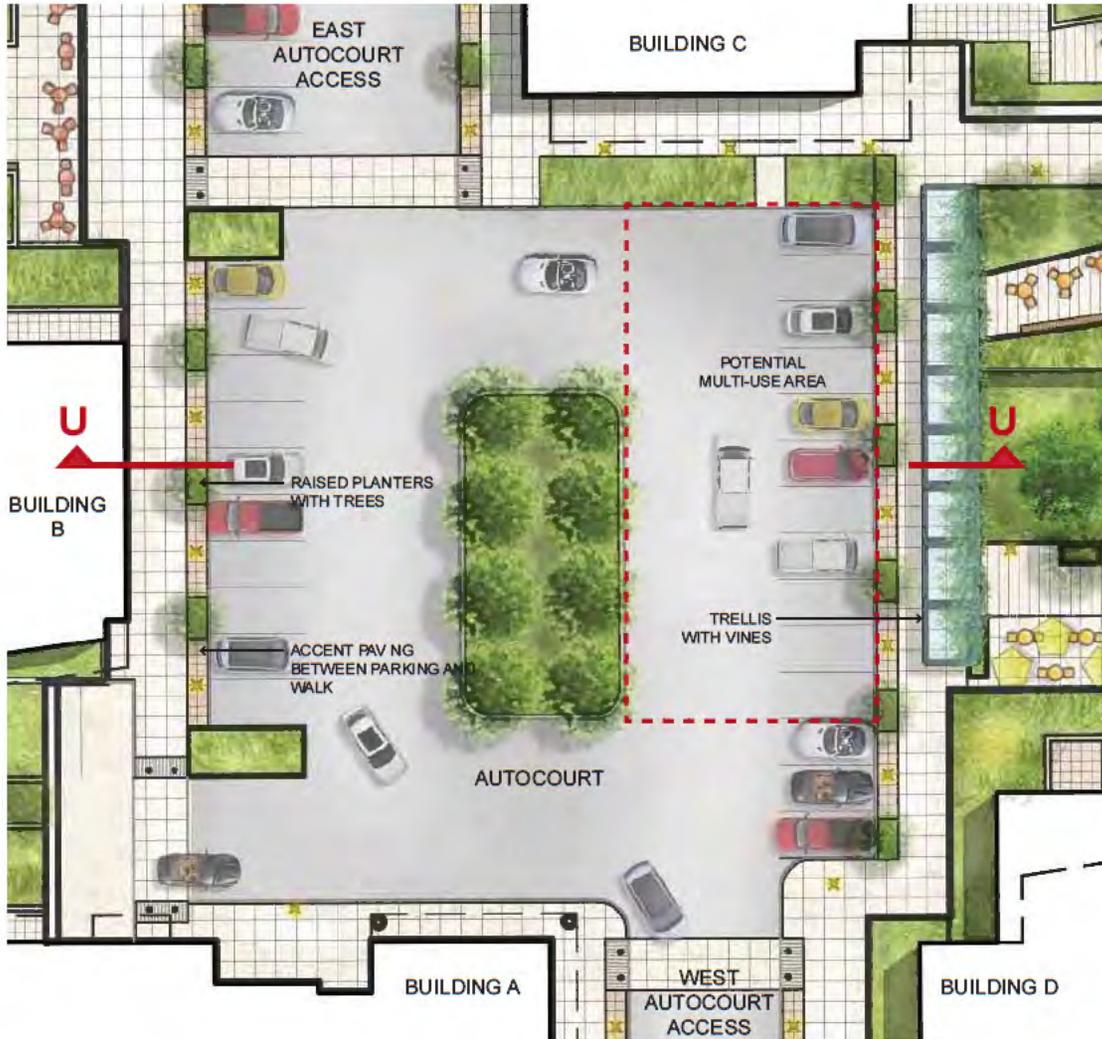
ENLARGED ENTRY TERRACE PLAN

0 6 12 25  
SCALE 1" = 25'-0" @ 11x17

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







**SECTION THROUGH PEDESTRIAN COURT**

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



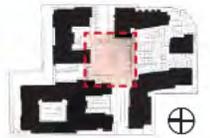
**ACCENT PAVING**



**MULTI-USE AREA**



**MULTI-USE AREA**



DESIGN GUIDELINES CONFORMANCE: 9/5/18

- Generous landscaping on 120th (and +122nd).
- Interior access streets have retail oriented uses.
- Interior roads function as streets.
- Include interior courts over parking.
- Encourage shared parking.
- Common open space for residential uses.
- Vertical architectural features at key locations.
- Diagonal access to 85th corner.
- Landscaped gateway element at corner of 85th and 122nd.
- Street trees on all streets for continuity.
- Incorporate useable public spaces, plazas and amenities.
- Loading and service areas located away from NE 85th Street.
- Use landscaping to emphasize entries, pedestrian areas and pedestrian routes.
- Provide corner building treatments at NE 85th and 120th.
- Utilize underground structured parking over parking lots.

FLYAROUND ANIMATION

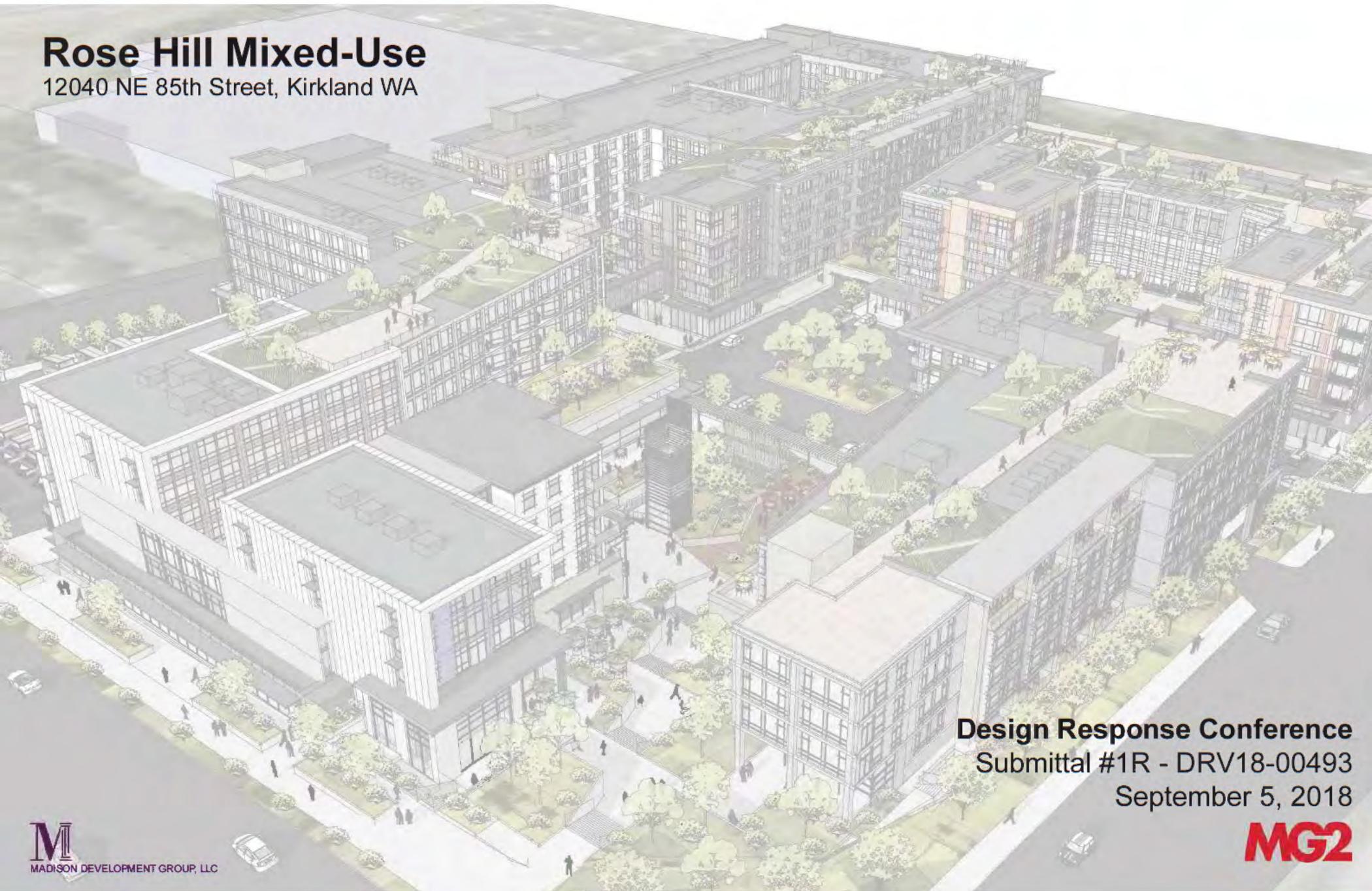
# Rose Hill Mixed-Use

DRV18-00493



# Rose Hill Mixed-Use

12040 NE 85th Street, Kirkland WA



**Design Response Conference**  
Submittal #1R - DRV18-00493  
September 5, 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
CIV L ENG NEER 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	

## **DRAWING INDEX**

### **PROJECT DESIGN HISTORY**

02 PROJECT INFORMATION & INDEX  
02A DRC GOALS & PROJECT TEAM  
03 PROJECT CALCULATIONS

### **EXISTING SITE AND ANALYSIS**

04 URBAN DESIGN DIAGRAM  
05 ZONING ANALYSIS  
06 SITE CONTEXT  
07 CONTEXT PHOTOS  
08 CONTEXT PHOTOS  
09 CONCEPTUAL DESIGN CONFERENCE - NOTES & RESPONSES  
10 CONCEPTUAL DESIGN CONFERENCE - CONCEPTS  
11 DESIGN PART I

### **SITE AND FLOOR PLANS**

12 CONCEPTUAL SITE PLAN  
12A PUBLIC PLAZA PLAN  
12B RESIDENTIAL PLAZA PLAN  
12C PLAZA LIGHT ATRIUM  
12D CIRCULATION DIAGRAM  
14 NOT USED  
13 MASSING USE DIAGRAM  
15 LEVEL P2 - FLOOR PLAN  
16 LEVEL P1 - FLOOR PLAN  
17 LEVEL 1 - FLOOR PLAN  
18 LEVEL 1.5 - FLOOR PLAN  
19 LEVEL 2 - FLOOR PLAN  
20 LEVEL 3-5 - FLOOR PLAN  
21 ROOF/LEVEL 6 - FLOOR PLAN  
22 ROOF - FLOOR PLAN

### **VIEWS, ELEVATIONS AND SITE SECTIONS**

23 SE AERIAL RENDER  
24 NW AERIAL RENDER  
25 SW AERIAL RENDER  
26 NE AERIAL RENDER  
27 PERSPECTIVE VIEWS  
28 PERSPECTIVE VIEWS  
29 ELEVATIONS  
30 ELEVATIONS  
31 SITE SECTIONS  
32 SITE SECTIONS

### **ENLARGED PLANS**

32A ENLARGED PLAN KEY  
33 ENLARGED ENTRY TERRACE  
34 ENLARGED PEDESTRIAN COURT PLAN  
35 ENLARGED AUTOCOURT PLAN

### **FRONTAGE SECTIONS**

36 FRONTAGE SECTIONS - 120TH AVE NE  
37 FRONTAGE SECTIONS - 120TH AVE NE  
38 FRONTAGE SECTIONS - 120TH AVE NE  
39 FRONTAGE SECTIONS - 85TH ST  
40 FRONTAGE SECTIONS - 122ND AVE NE  
41 FRONTAGE SECTIONS - 122ND AVE NE  
42 FRONTAGE SECTIONS - 122ND AVE NE  
43 FRONTAGE SECTIONS - NORTH DRIVE  
44 FRONTAGE SECTIONS - NORTH DRIVE

### **INTERIOR SECTIONS**

45 INTERIOR SECTIONS - AUTOCOURT  
45A INTERIOR SECTIONS - AUTOCOURT  
46 INTERIOR SECTIONS - WEST AUTOCOURT ACCESS  
47 INTERIOR SECTIONS - EAST AUTOCOURT ACCESS  
48 INTERIOR SECTIONS - PEDESTRIAN COURT  
49 INTERIOR SECTIONS - PEDESTRIAN COURT  
50 INTERIOR SECTIONS - ENTRY TERRACE  
51 INTERIOR SECTIONS - ENTRY TERRACE

### **MISCELLANEOUS STUDIES & INFORMATION**

52 BUILDING HEIGHTS & AVERAGE BUILDING ELEVATIONS  
53 LOT COVERAGE AND CALCULATIONS  
54 OVERALL SITE SURVEY  
55 ENLARGED SURVEY - NORTH  
56 ENLARGED SURVEY - SOUTH  
57 TREE RETENTION PLAN  
58 ZONING AMENDMENT REQUEST

<b>GROSS FLOOR AREA SUMMARY</b>	
<b>SITE AREA</b>	<b>300,500 SF</b>
<b>GROSS FLOOR AREA (LEVEL 1 &amp; ABOVE)</b>	
RESIDENTIAL (4 BUILDINGS)	633,900 SF
COMMERCIAL	115,800 SF
PARKING/BOH	39,000 SF
<b>TOTAL GFA (LEVEL 1 &amp; ABOVE)</b>	<b>788,700 SF</b>
<b>GROSS FLOOR AREA (BELOW LEVEL 1)</b>	
RESIDENTIAL	0 SF
COMMERCIAL	79,600 SF
PARKING/BOH	413,000 SF
<b>TOTAL GFA (BELOW LEVEL 1)</b>	<b>492,600 SF</b>
<b>TOTAL GFA</b>	<b>1,281,300 SF</b>
<b>PARKING COUNTS</b>	
ABOVE GRADE (LEVEL 1)	65
BELOW GRADE (LEVEL P1-P2)	927
<b>TOTAL PARKING COUNT</b>	<b>992</b>

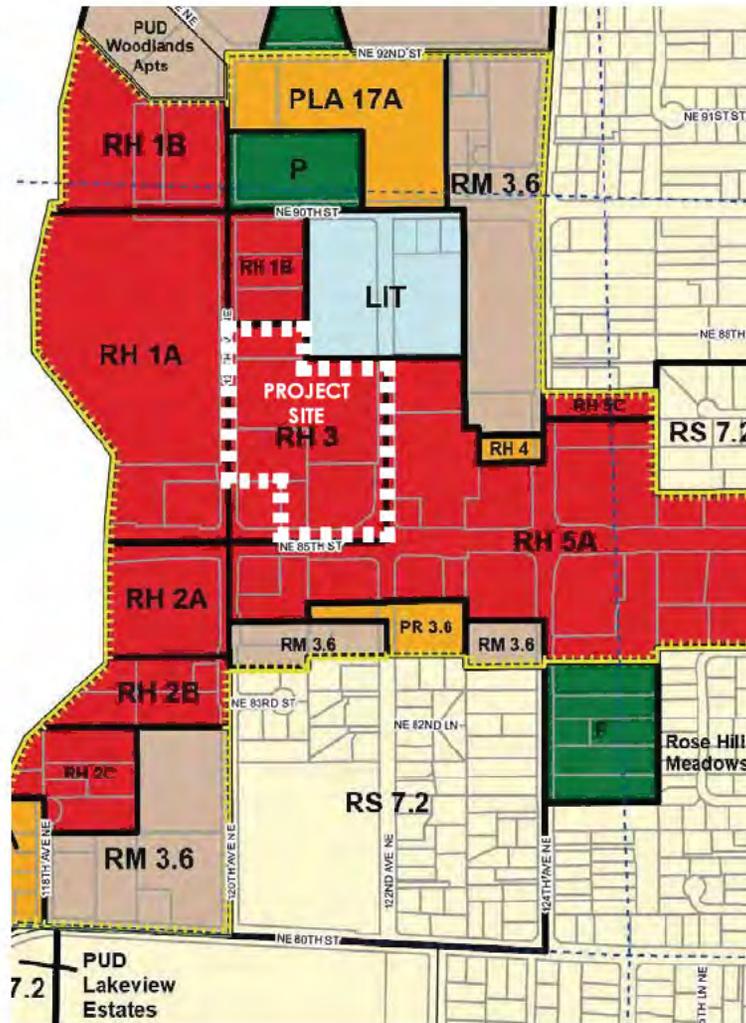
<b>DEVELOPMENT SUMMARY - BY BUILDING</b>					
<b>BUILDING</b>	<b>RESIDENTIAL (SF)</b>	<b>COMMERCIAL (SF)</b>	<b>PARKING/BOH (SF)</b>	<b>TOTAL GFA (SF)</b>	<b>UNITS</b>
<b>A</b>	225,240	119,200	-	344,440	277
<b>B</b>	120,560	20,500	-	141,060	152
<b>C</b>	100,400	21,900	-	122,300	122
<b>D</b>	187,700	33,800	-	221,500	224
<b>TOTAL</b>	<b>633,900</b>	<b>195,400</b>	<b>452,000</b>	<b>1,281,300</b>	<b>775</b>



VICINITY MAP



PARCEL MAP



ZONING MAP



**ZONING CODE**

**SECTION 53.32 - GENERAL REGULATIONS**

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
2. Within required front yards, canopies and similar entry features may encroach; provided, that the total horizontal dimensions of such elements may not exceed 25 percent of the length of the structure.
3. Individual retail uses in this zone are limited to a maximum gross floor area of 65,000 square feet.
4. 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.
5. The ground floor of all structures on the subject property shall be a minimum of 15 feet in height. This requirement does not apply to:
  - a. The following uses: Vehicle service stations, automotive service centers, private lodges or clubs, attached or stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, public utilities, government facilities or community Facilities.
  - b. Parking Garages.
  - c. Additions to existing nonconforming Development where the planning official determines it is not feasible.
6. The Public Works Official shall approve the number, location and characteristics of driveways on NE 85th Street in accordance with the driveway and sight distance policies contained in the Public Works Pre-approved Plans manual. Taking into consideration the characteristics of this corridor, the Public Works official may:
  - a. Require access from side streets; and/or
  - b. Encourage properties to share driveways, circulation and parking areas; and/or
  - c. Restrict access to right turn in and out; or
  - d. Prohibit access altogether along NE 85th Street.
7. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.
8. Access for drive-through facilities must be approved by the Public Works official. See KZC 105.96 for requirements.
9. A through-block pedestrian pathway shall be installed pursuant to the through-block pathway standards in KZC 105.19; see Plate 34k:
  - a. Along the north portion of the zone to make an east-to-west pedestrian connection between 124th Avenue NE and 120th Avenue NE as designated in the Comprehensive Plan; and
  - b. Connecting the north end of the zone to NE 85th Street.
10. For lighting requirements associated with development, see KZC 115.85(2).



**1**  
120TH AVE NE AT CROSSWALK



**2**  
NORTHEAST CORNER OF THE SITE



**3**  
INTERSECTION OF NE 85TH ST AND 120TH AVE NE



**4**  
INTERSECTION OF NE 85TH ST AND 122ND AVE NE





**5**  
NE 90TH ST AND 120TH AVE NE



**6**  
MID-BLOCK 122ND AVE NE



**7**  
MID-BLOCK NE 85TH ST



**8**  
MID-BLOCK 120TH AVE NE



## CONCEPTUAL DESIGN CONFERENCE SUMMARY & COMMENTS

**Presented on June 5, 2017 by Hewitt Architects**

In general, the board appreciated the overall massing of the buildings. They would like to see further development of the north side and facade along 85th. They also encourage further development of the hub scheme design. The size of the hub scheme's open space seemed about right.

<p>1 - DRB: Concern for the north facade and the height of the structure when viewed from the neighborhood to the north.</p>	<p>RESPONSE: The massing along the north side of the project has been carefully considered to no impose upon the adjacent properties. The building facades have been held back from the north property line approximate 45' to provide perimeter auto and pedestrian circulation and landscape buffering which minimizes the impact of the proposed buildings via landscaping and distance. In addition, the north building facades of building A and B have upper level step-backs, are broken into two separate buildings and provide generous modulation.</p>
<p>2 - DRB: Thinks the interior could be simplified with a diagonal piazza or simpler shape at the interior.</p>	<p>RESPONSE: Previous DRB deliberations favored the size of the Hub Scheme while preferring the well defined, strong form of the Piazza Scheme. Our proposed plaza configuration is a well-defined rectangular space that has been divided into distinctive automobile and pedestrian plazas. The space is well organized and easily comprehended which aids in clear circulation with a central focus.</p>
<p>3- DRB: Food services from the grocery store could engage 85th, ensure activation happens along 85th.</p>	<p>RESPONSE: Activation of the SE corner terraces and entrance stairs is very important to the success of the pedestrian access to the intersection. The grocery mezzanine will likely include a food service dining area, is positioned to spill out onto one of these mid-level terraces. The 85th street frontage will be well engaged via a continuous clerestory storefront which looks down into the grocery store. The east end of this frontage will provide a commercial space and a residential entrance/ lobby which is well-connected to the SE corner plaza.</p>
<p>4 - DRB: The abruptness of the approach to U-Haul, may also be an issue. We want to make sure that we don't end up with a very abrupt wall here, which is along 85th.</p>	<p>RESPONSE: Any previous abruptness between the building mass along 85th st. Relative to the U-Haul site, has been mediated by bifurcating our south facade into two buildings. In addition, the west elevation adjacent to u-haul of our residential massing has been held back from the property line and broken into two distinct building masses. This variation in facade design and orientation helps provide visual interest adjacent to the U-Haul Property.</p>
<p>5- DRB: Would like to see how the long walls will be modulated and/or broken up along 120th and 122nd.</p>	<p>RESPONSE: The previous scheme's long walls along the east and west elevations have been broken into more equal lengths, as well as been well modulated into distinctive facade types.</p>
<p>6- DRB: How will pedestrians like kids travel through the site? t's clear that the east is friendlier then west.</p>	<p>RESPONSE: Pedestrians well access and travel through the site via well defined access points. The southeast corner plaza will invite the visitors with a generous and well organized sequence of terraces connected via a grand stair. Entrance drives with generous sidewalks and landscaping will connect both 120th and 122nd Street's to the interior plaza. The need for any exterior circulation between the northwest in northeast side corners isn't relevant to off-site or on site circulation.</p>
<p>7 - DRB: The dilemma is that the project faces inward. I'm going to encourage the applicant to also face outward along 120th &amp; 85th, in the same way that happens along 122nd.</p>	<p>RESPONSE: The previous scheme fronted parking garages along both 120th and 122nd. This exposed parking garage layout has been eliminated. The 122nd street elevation now provides street level commercial to residential entrance lobby's, with some residential units buffered by landscaping. The 120th street elevation now provides street level health club storefronts and residential entrances. Both 120th and 1202nd now provide pedestrian oriented frontages which provide an interesting and active walk and experience.</p>
<p>8 - DRB: I'm not sure that the Costco is a destination, or that the pedestrian pathway needs to extend all the way to the north. Signalization will be required at some point in the future.</p>	<p>RESPONSE: The existing pedestrian crosswalk will likely need to be relocated to provide direct access from the Costco store to the remaining Costco parking opposite 120th st. Whether signalization is necessary is yet to be determined.</p>
<p>9 - DRB: Residential uses at the ground floor should be encouraged along the sidewalks at both 120th &amp; 122nd. Would like to see ground floor connections with section or elevations.</p>	<p>RESPONSE: Please see previous response regarding project facing outwards towards 120th and 122nd streets.</p>
<p>10 - DRB: Would like to see some of the clarity of the strong interior piazza form brought into the hub scheme, through the use of paving, landscape material, and edges of buildings.</p>	<p>RESPONSE: The strength of the previous interior piazza scheme was in the clarity of it's geometric space. Unfortunately, the development of the parking and pedestrian areas appeared very suburban and reminiscent of the strip retail center. Comparatively, we have reduce the size of the plaza, defined distinctive automobile versus pedestrian areas, and suggest clearly defined circulation patterns and casual seating areas, separated by generous landscaping. Please see the illustrated site plan.</p>
<p>11 - DRB: Definition of the outdoor room configuration is important. Sun exposure is important to preserve along the north edge of the grocery store, and the massing of the housing above.</p>	<p>RESPONSE: The central plaza is well defined by the adjacent commercial spaces, with the pedestrian implies a space appropriately scaled to appear well utilized and active. The upper residential facades are stepped back from the commercial massing to provide a secondary upper plaza scale which affords generous sunlight. The upper residential mass along 85th ST is divided to provide excellent midday sun exposure. The pedestrian plaza as well as the north grocery frontage will be an excellent outdoor experience.</p>

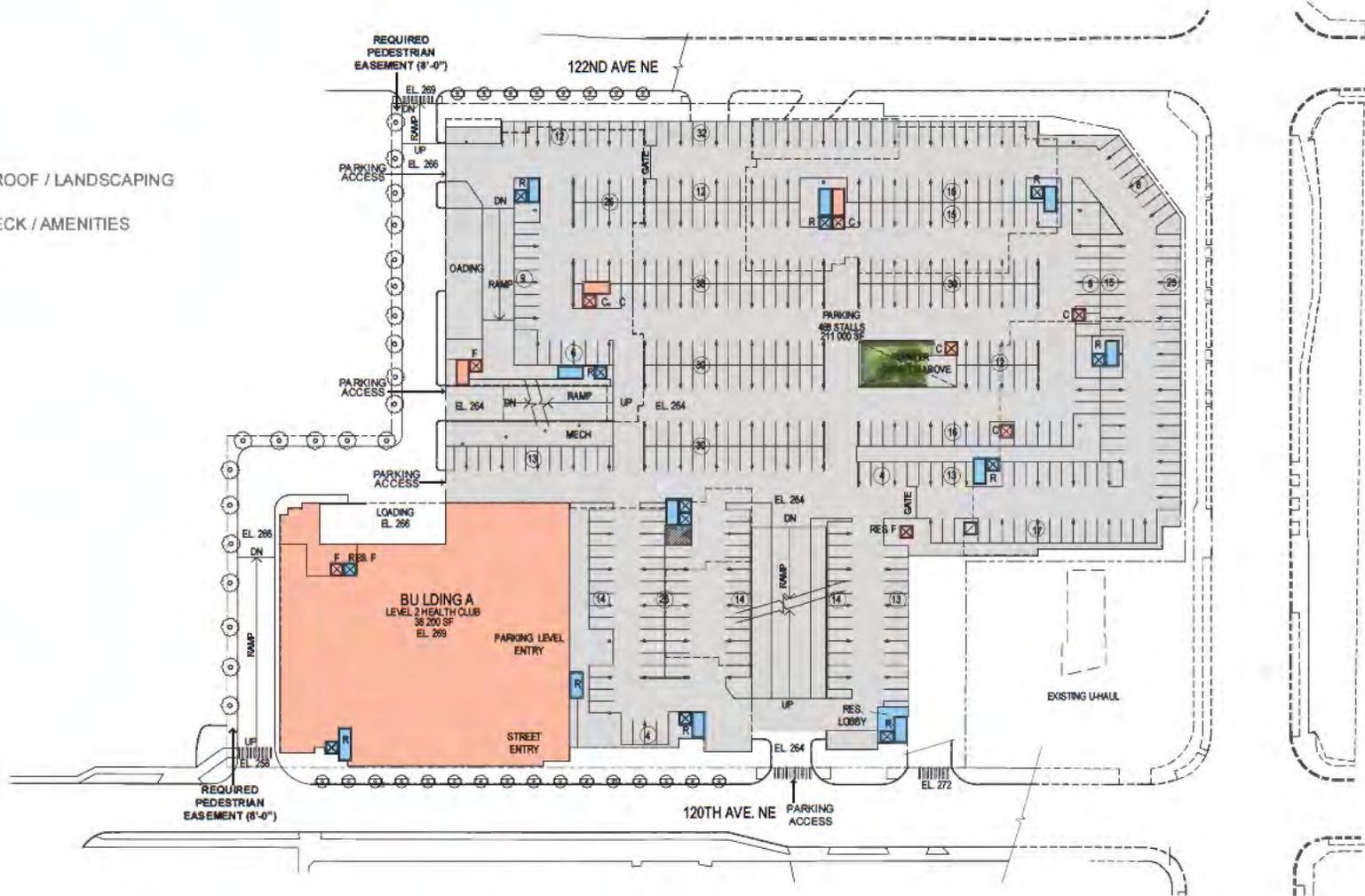
**KEY**

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



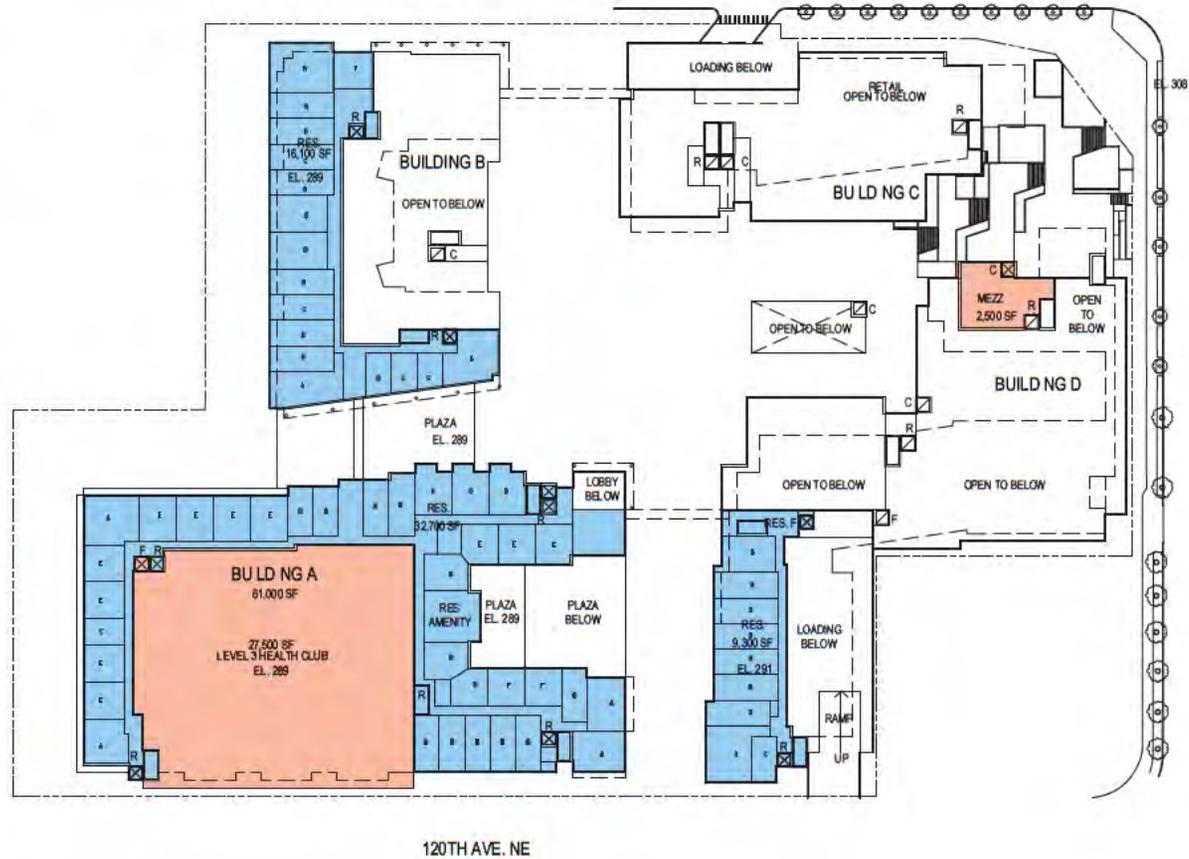
**KEY**

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

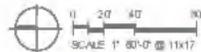


**KEY**

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

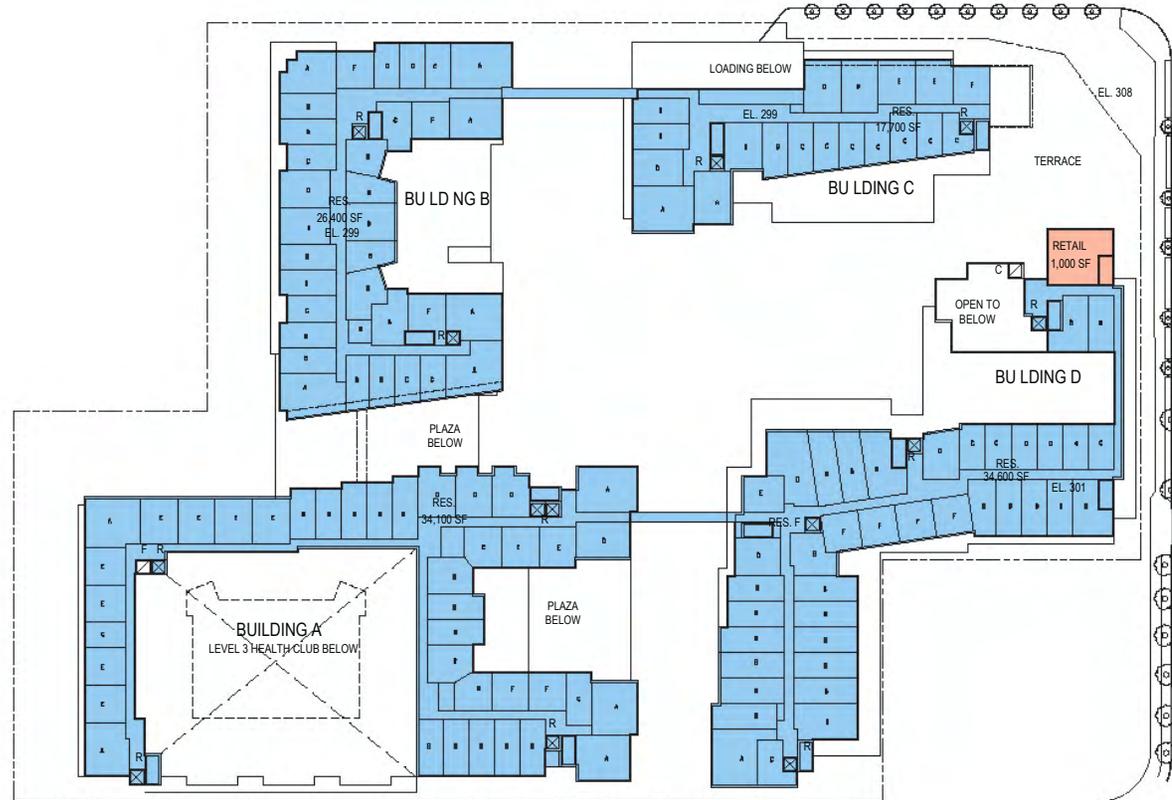


120TH AVE. NE



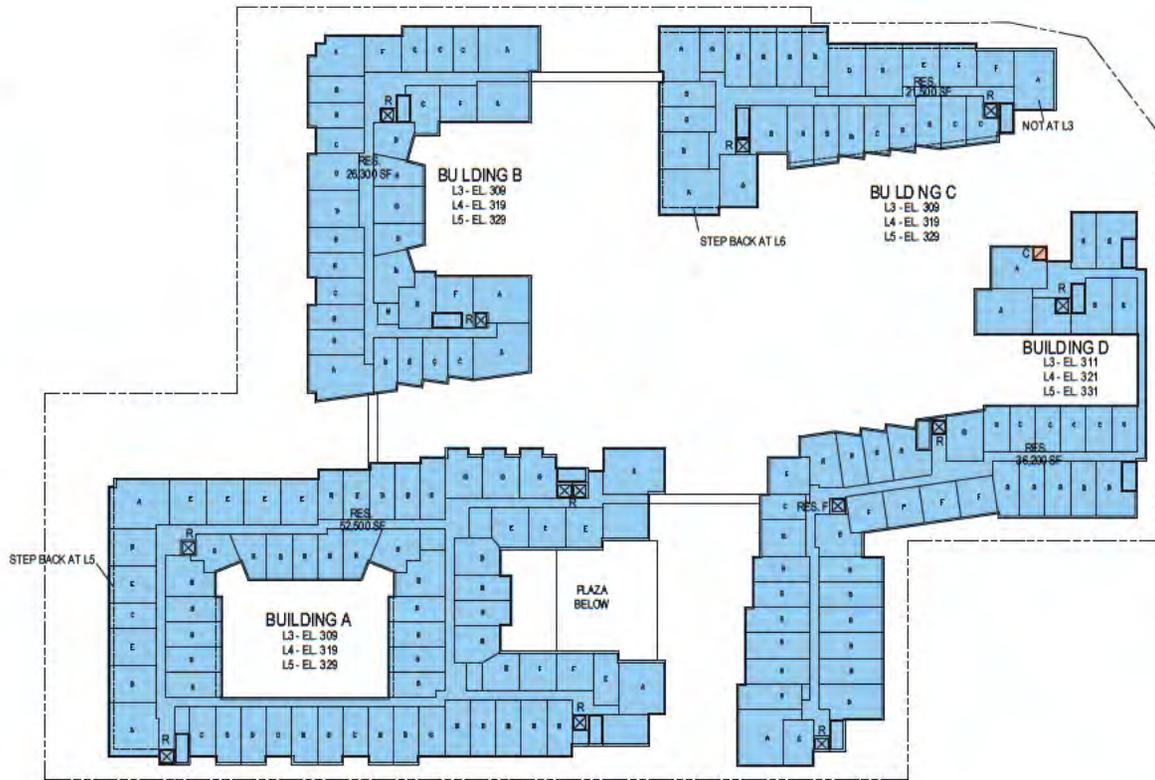
**KEY**

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



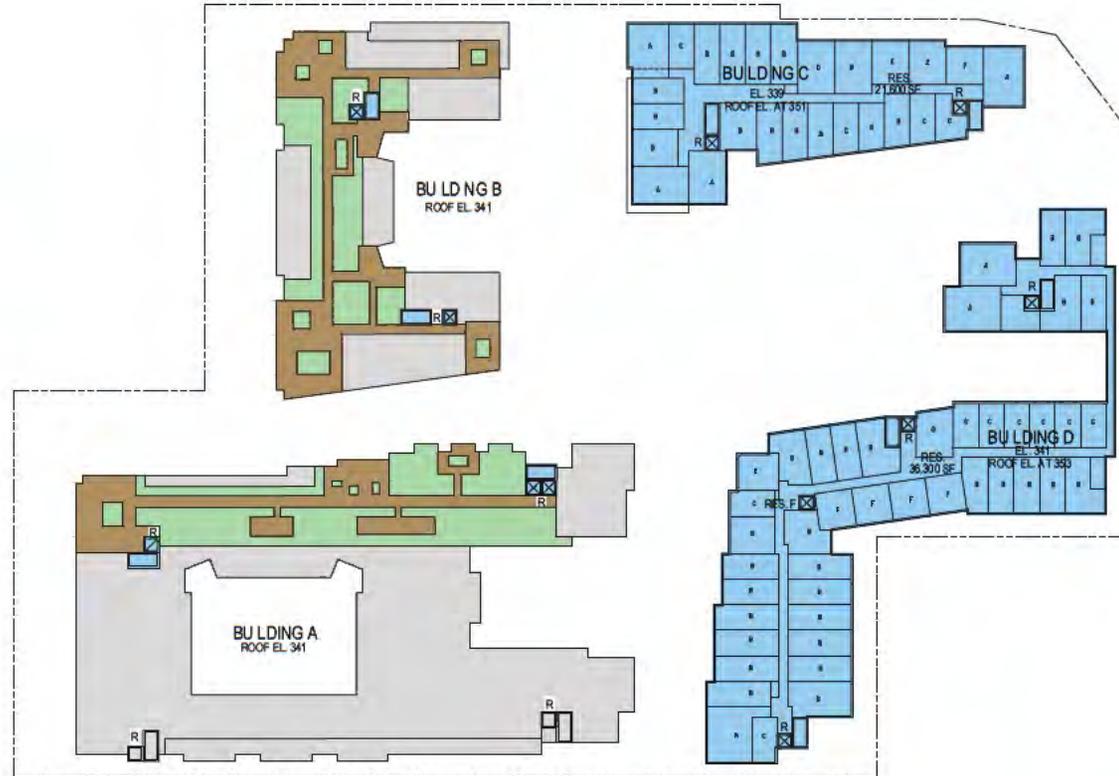
**KEY**

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



**KEY**

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



**KEY**

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









**1**  
CORNER OF NE 85TH ST & 122ND AVE NE



**2**  
LOOKING DOWN 120TH AVE NE & NORTH ACCESS ROAD



**3**  
EAST AUTOCOURT ACCESS FROM MID-BLOCK OF 122ND AVE NE



**4**  
WEST AUTOCOURT ACCESS FROM MID-BLOCK OF 120TH AVE NE





**5**  
120TH AVE NE ST BY U-HAUL



**6**  
SOUTHEAST AERIAL AT ENTRY TERRACE

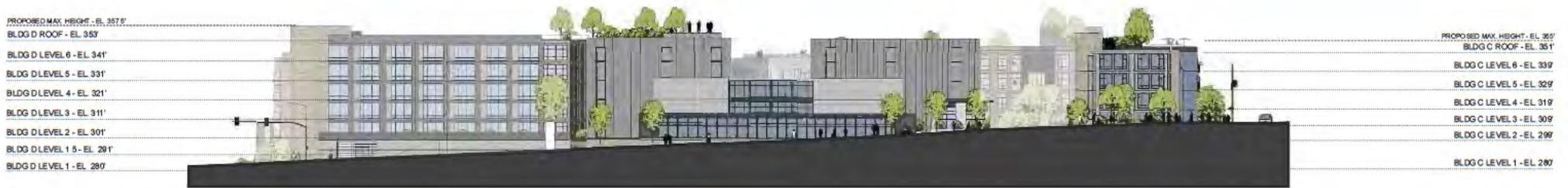


**7**  
PLAZA AERIAL LOOKING SOUTHEAST



**8**  
NE CORNER LOOKING DOWN 122ND AVE NE ST & NORTH ACCESS ROAD

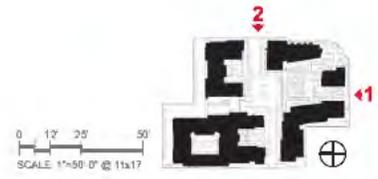




**1** SOUTH ELEVATION ALONG 85TH ST



**2** EAST ELEVATION ALONG 122ND AVE NE

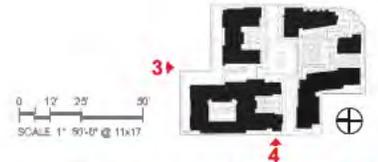




**3** NORTH ELEVATION ALONG FIRE ACCESS ROAD

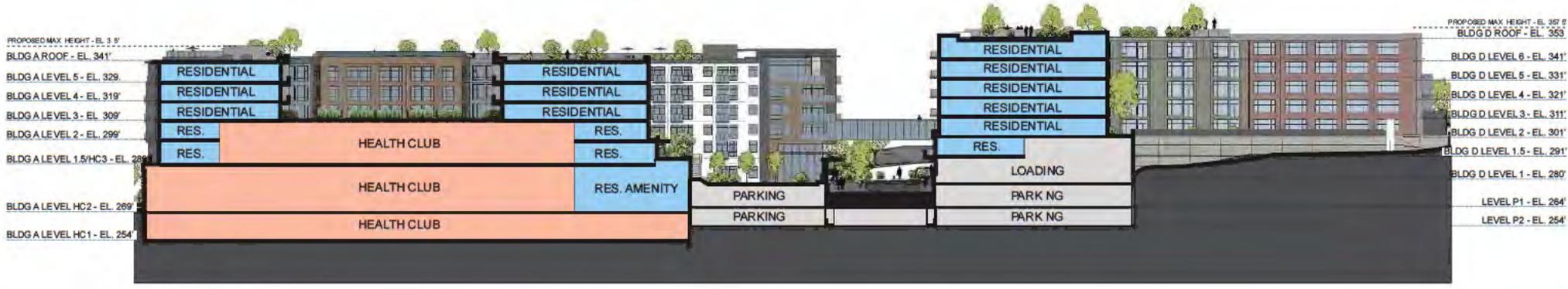


**4** WEST ELEVATION ALONG 85TH ST 120TH AVE NE



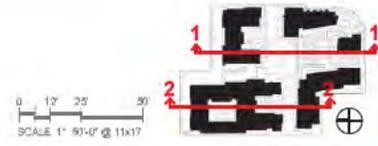


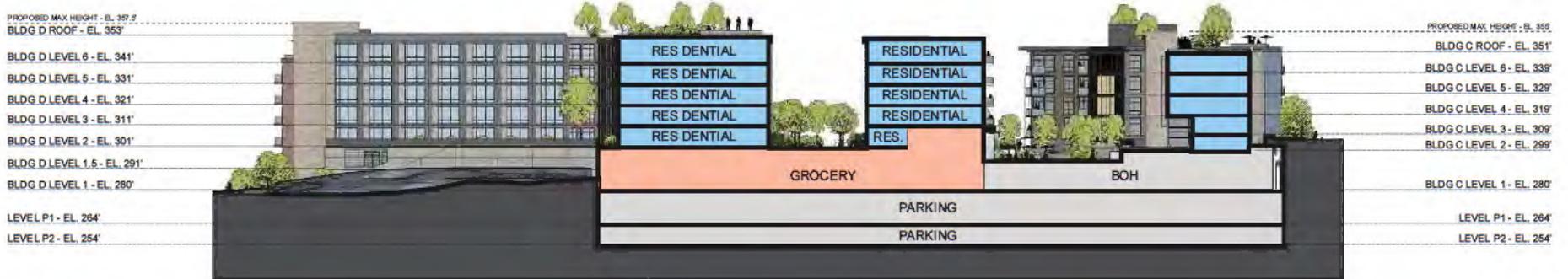
**1** NORTH-SOUTH SECTION AT PLAZA LOOKING EAST



**2** NORTH-SOUTH SECTION AT GYM LOOKING EAST

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





**3** EAST-WEST SECTION AT PEDESTRIAN PLAZA LOOKING NORTH

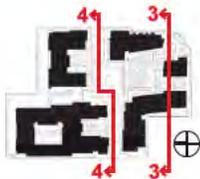


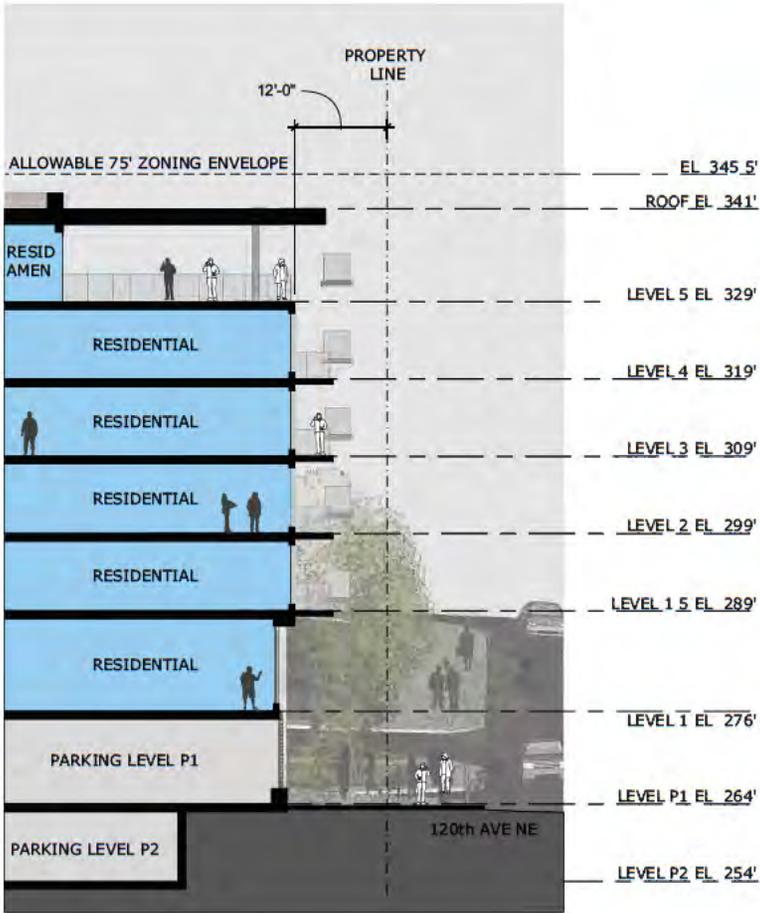
**4** EAST-WEST SECTION AT AUTOCOURT LOOKING NORTH

**KEY**

- COMMERCIAL
- RESIDENTIAL
- PARKING / BOH

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





**B** BUILDING A - WEST FRONTAGE SECTION

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



BUILDING A - ELEVATION ALONG 120TH AVE NE

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

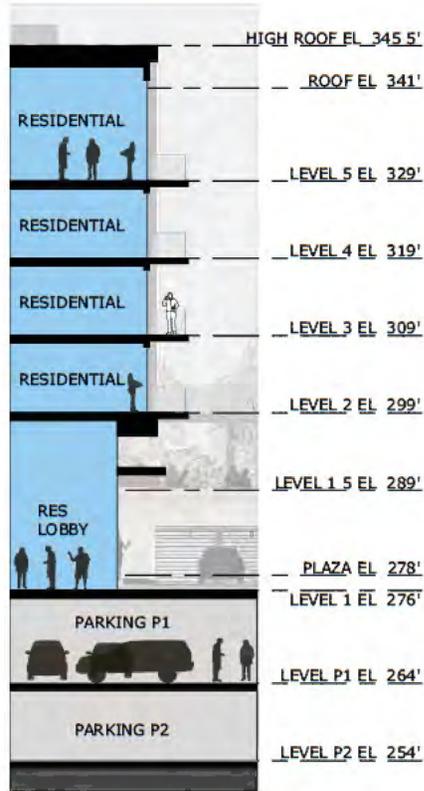


BUILDING A - WEST FRONTAGE PLAN ALONG 120TH AVE NE

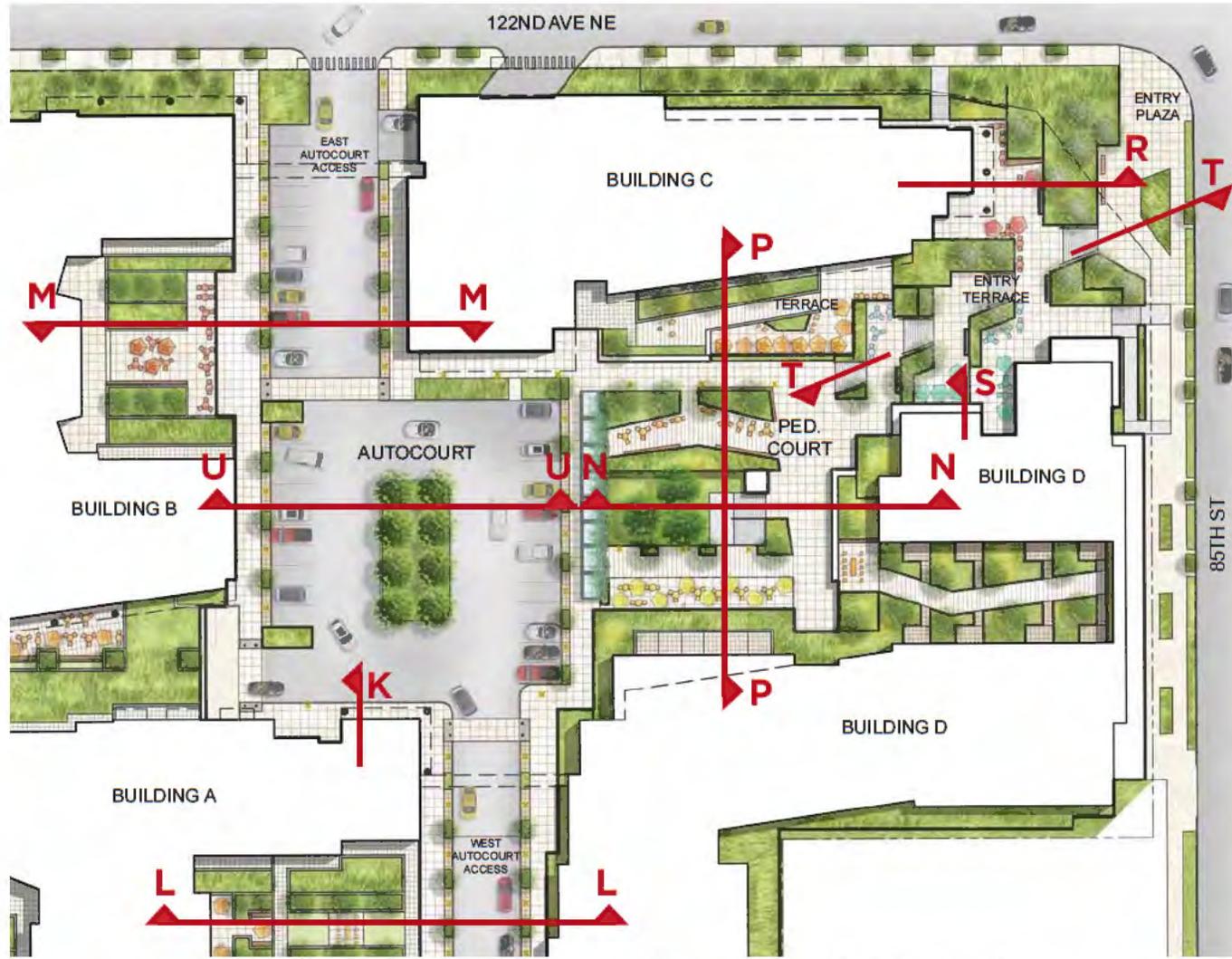
SCALE 1" = 25'-0" @ 11x17

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





**K** BUILDING A - FRONTAGE SECTION  
 SCALE 1/8" = 1'-0" @ 11x17



ENLARGED INTERIOR PLAN

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



INTERIOR SECTIONS - AUTOCOURT | 45  
 ROSE HILL MIXED-USE | DRC SUBMITTAL #1R | SEPTEMBER 5, 2018



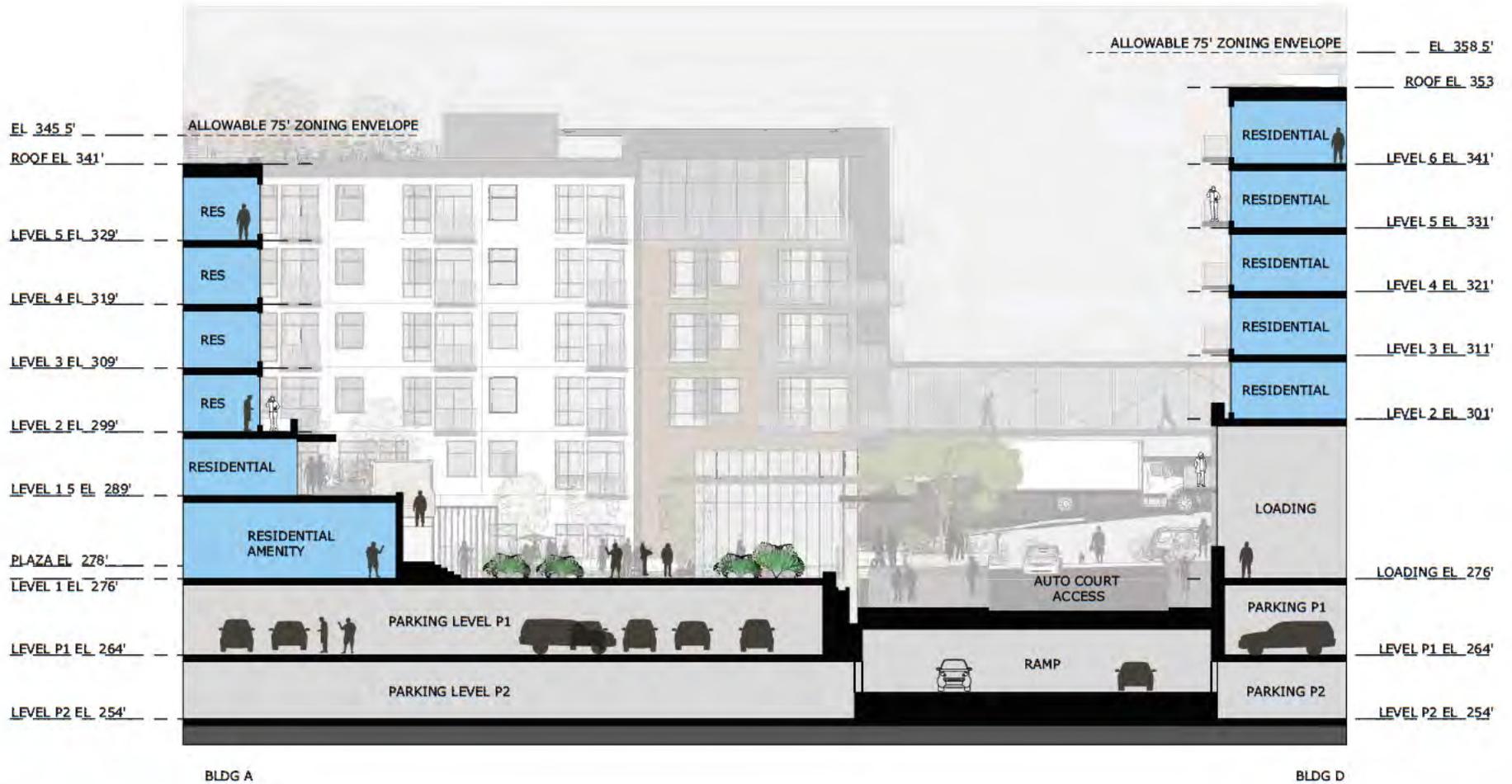


**U** SECTION THROUGH AUTOCOURT LOOKING EAST

0 2 4 8'  
SCALE 1/8" = 1'-0" @ 11x17

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





**L** SECTION THROUGH WEST AUTOCOURT ACCESS

0 2 4 8'  
SCALE 1/8" = 1'-0" (SEE 11x17)

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





**M** SECTION THROUGH 122ND AVE NE CONNECTION



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





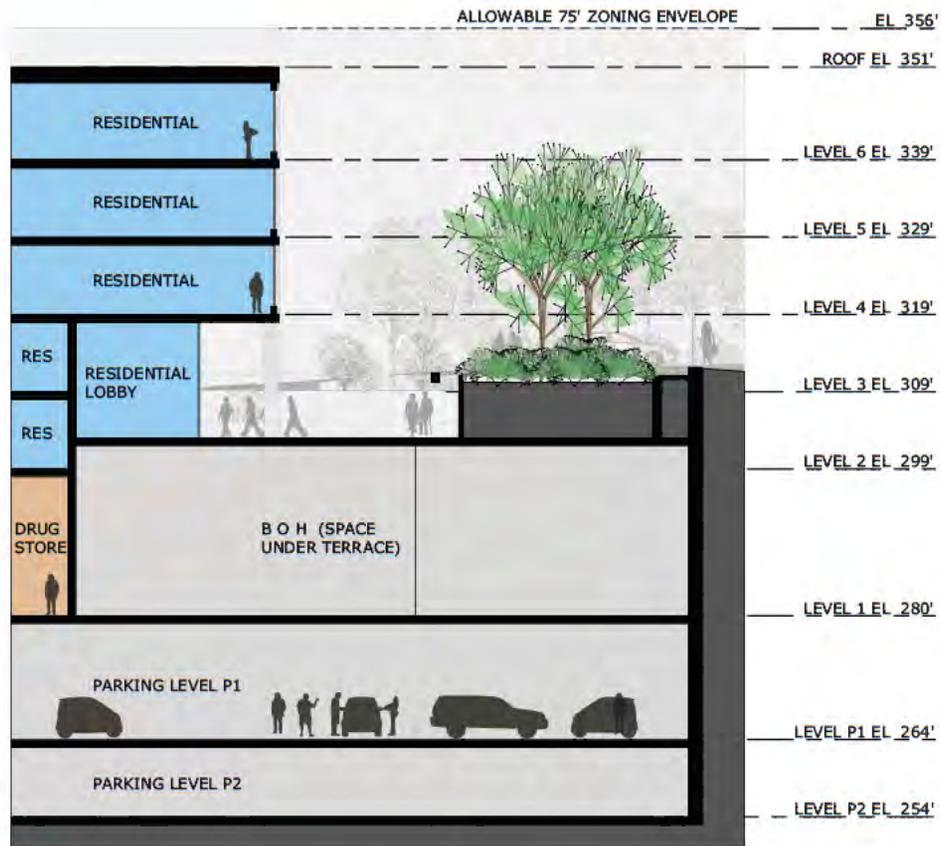
**P** SECTION THROUGH PEDESTRIAN COURT LOOKING SOUTH

0 2 4 8'

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

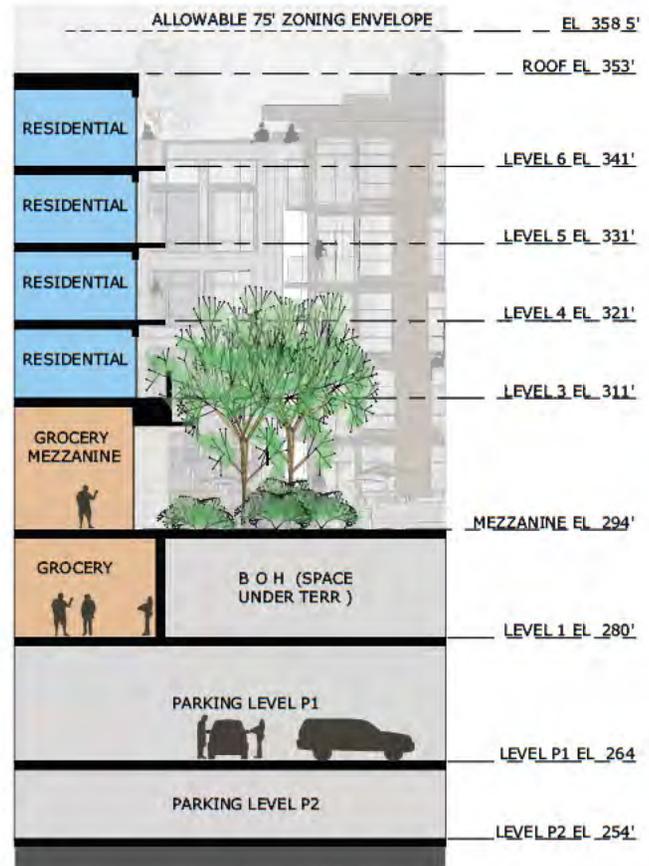
- KEY**
- COMMERCIAL
  - RESIDENTIAL
  - PARKING / BOH





**R** SECTION THROUGH BUILDING C LOOKING EAST

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

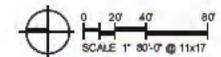
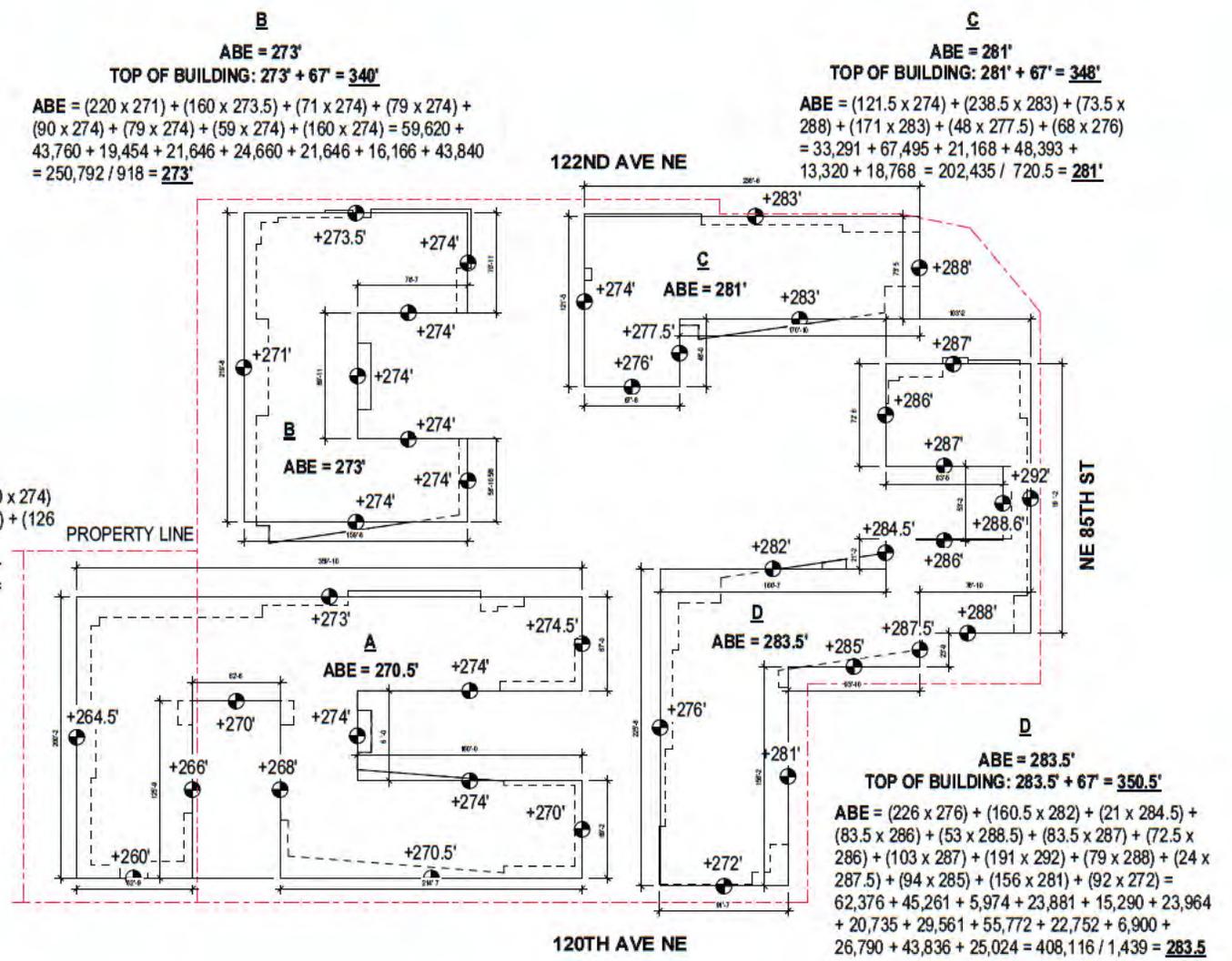


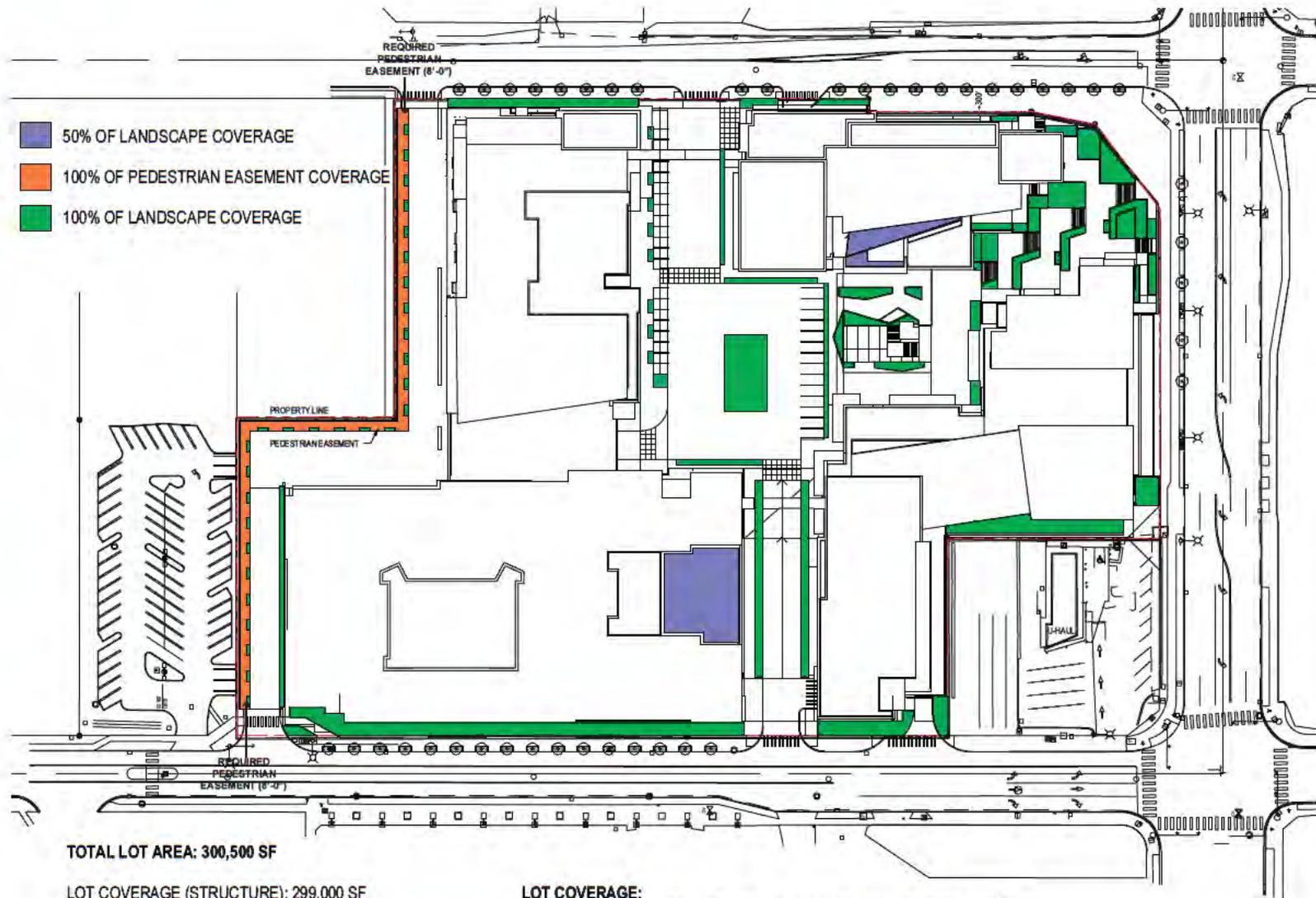
**S** SECTION THROUGH BUILDING D LOOKING NORTH

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

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







TOTAL LOT AREA: 300,500 SF

LOT COVERAGE (STRUCTURE): 299,000 SF

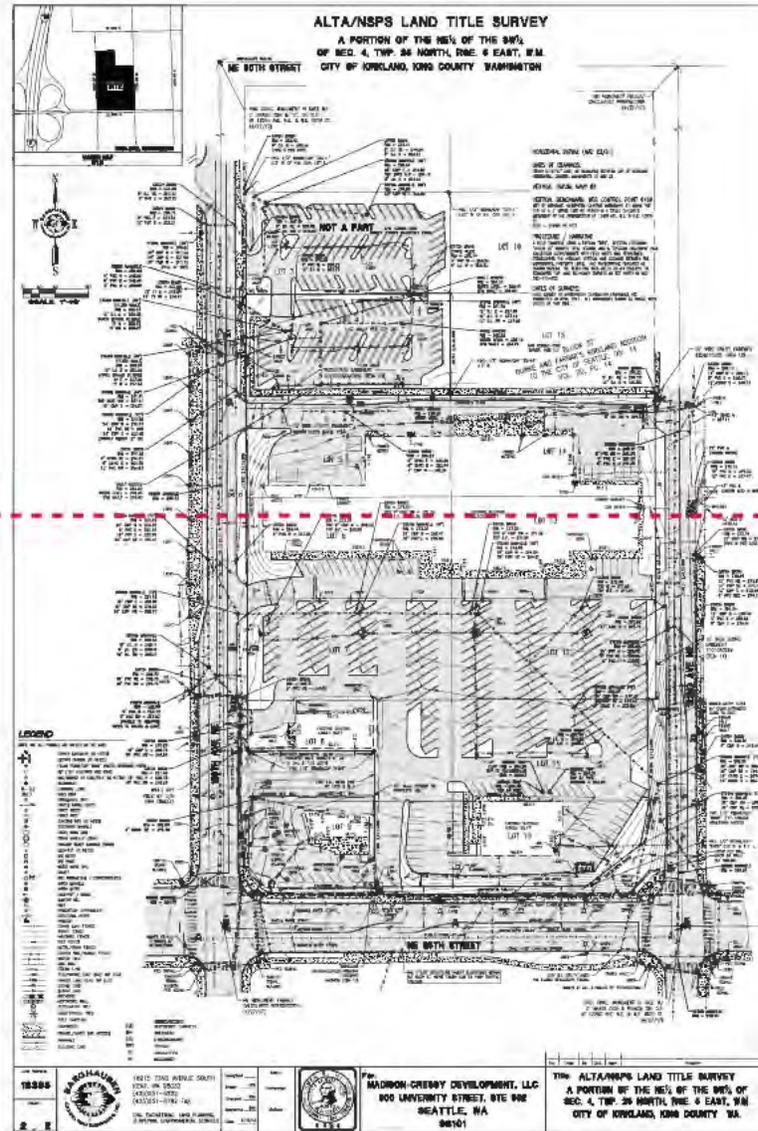
**LOT COVERAGE:**

$(27,500 \text{ SF} / 299,000 \text{ SF}) \times 100 = 9\% \text{ LANDSCAPE, } 91\% \text{ LOT COVERAGE}$

LOT COVERAGE (LANDSCAPE): 21,000 SF

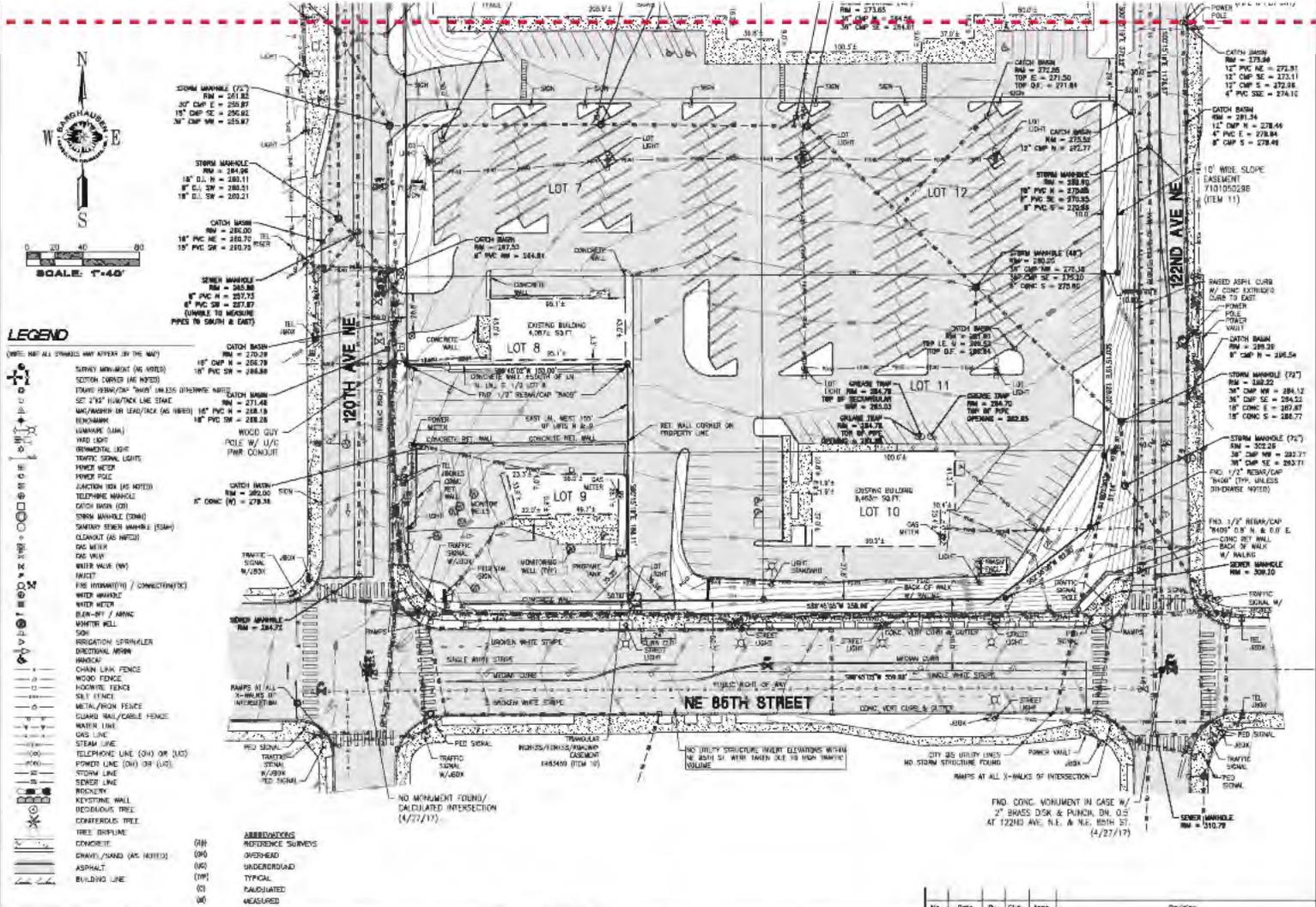
LOT COVERAGE (PEDESTRIAN EASEMENT): 4,000 SF

LOT COVERAGE (LANDSCAPE @ PODIUM) (50%): 2,500 SF





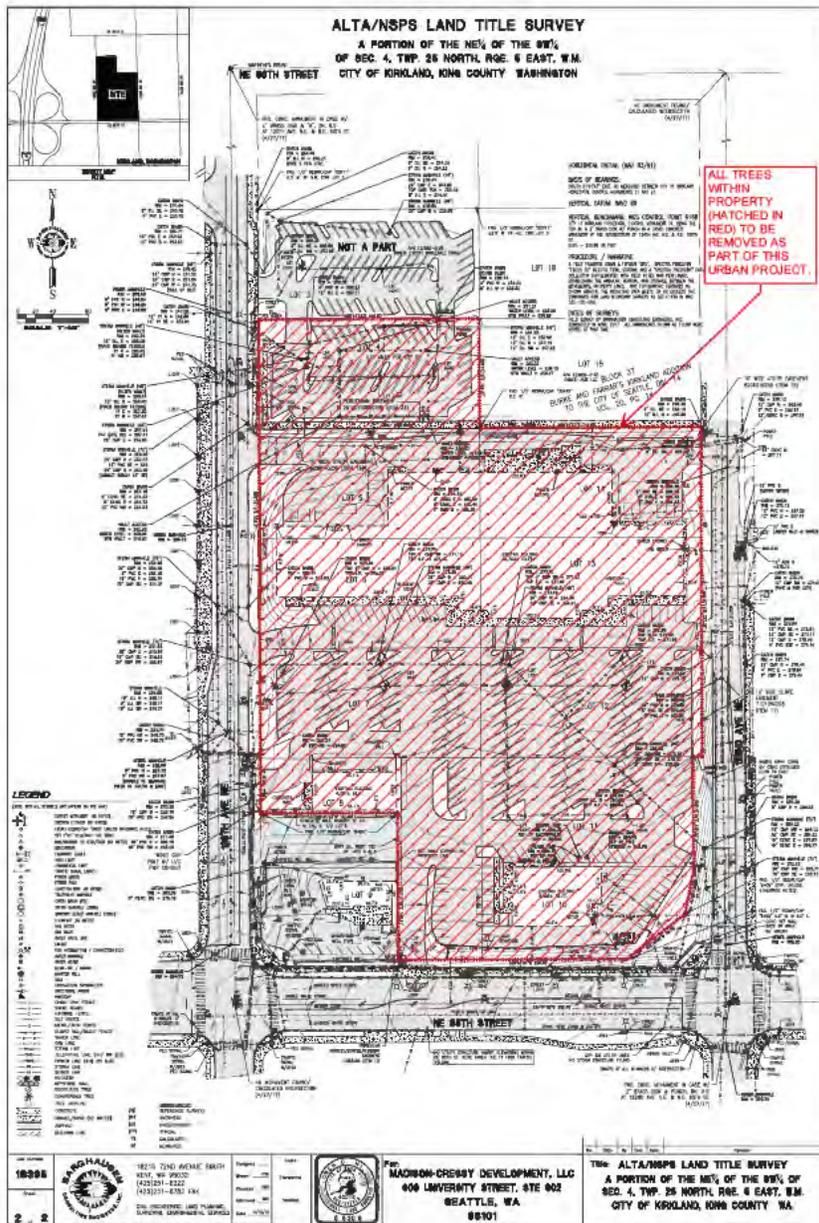
MATCHLINE



- LEGEND**
- NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP
- SYMBOL: SURVEY MONUMENT (AS NOTED)
  - SYMBOL: SECTION CORNER (AS NOTED)
  - SYMBOL: TOWNSHIP BOUNDARY (UNLESS OTHERWISE NOTED)
  - SYMBOL: SET 1/2" HOUSING LINE STAKE
  - SYMBOL: WALKWAY OR LEAK/DRAIN (AS NOTED)
  - SYMBOL: TIE BOUNDARY
  - SYMBOL: UMBRELLA (U/M)
  - SYMBOL: WOOD GUY
  - SYMBOL: WIRE LOOP
  - SYMBOL: ELECTRICAL LIGHT
  - SYMBOL: TRAFFIC SIGNAL LIGHT
  - SYMBOL: FENCE W/ETC
  - SYMBOL: FENCE POLE
  - SYMBOL: JUNCTION BOX (AS NOTED)
  - SYMBOL: TELEPHONE MANHOLE
  - SYMBOL: CATCH BASIN (CB)
  - SYMBOL: STORM MANHOLE (SM)
  - SYMBOL: SAMPLING STORM MANHOLE (SSM)
  - SYMBOL: CLEANOUT (AS NOTED)
  - SYMBOL: GAS METER
  - SYMBOL: GAS VALVE
  - SYMBOL: WATER VALVE (WV)
  - SYMBOL: RAMP
  - SYMBOL: FIRE HYDRANT (FH) / CONNECTION (FC)
  - SYMBOL: WATER MANHOLE
  - SYMBOL: WATER METER
  - SYMBOL: BEAR-PIVOT (BP)
  - SYMBOL: WASTEWATER WELL
  - SYMBOL: SOIL
  - SYMBOL: JUNCTION SPRING/VALVE
  - SYMBOL: DIRECTIONAL SIGN
  - SYMBOL: MARKER
  - SYMBOL: CHAIN LINK FENCE
  - SYMBOL: WOOD FENCE
  - SYMBOL: HOODING FENCE
  - SYMBOL: SILL FENCE
  - SYMBOL: METAL/IRON FENCE
  - SYMBOL: GUARD RAIL/CABLE FENCE
  - SYMBOL: WATER LINE
  - SYMBOL: GAS LINE
  - SYMBOL: STEAM LINE
  - SYMBOL: TELEPHONE LINE (OH) OR (UG)
  - SYMBOL: POWER LINE (OH) OR (UG)
  - SYMBOL: STORM LINE
  - SYMBOL: SEWER LINE
  - SYMBOL: RICHNESS
  - SYMBOL: KEYSTONE WALL
  - SYMBOL: DECIDUOUS TREE
  - SYMBOL: CONIFEROUS TREE
  - SYMBOL: TREE DRYLINE
  - SYMBOL: CONCRETE
  - SYMBOL: DRIVEWAY/SAND (AT NOTED)
  - SYMBOL: ASPHALT
  - SYMBOL: BUILDING LINE
- ABBREVIATIONS**
- RM: REVERSE SURVEYS
  - OH: OVERHEAD
  - UG: UNDERGROUND
  - TR: TYPICAL
  - CL: CALCULATED
  - MC: MEASURED

Job Number <b>18395</b>		18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-8222 (425)251-8782 FAX  CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES	Drawn: PCH Checked: SBH Approved: SBH Date: 5/15/18	Scale: Horizontal Vertical		For: <b>MADISON-CRESSY DEVELOPMENT, LLC</b> 600 UNIVERSITY STREET, STE 902 SEATTLE, WA 98101	Title: <b>ALTA/NSPS LAND TITLE SURVEY</b> A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SEC. 4, TWP. 26 NORTH, RGE. 6 EAST, W.M. CITY OF KIRKLAND, KING COUNTY WA.	<table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>By</th> <th>Appr.</th> <th>Revision</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Date	By	Appr.	Revision					
No.	Date	By	Appr.	Revision														

Path: \\18395\18395\survey\18395\18395.dwg Date/Time: 6/15/2018 4:54 PM Sheet: 1 of 1 CHILL: Xef



M

July 13, 2018

Archie Cooper  
City Planner  
City of Kirkland Planning and Building Department  
124 9<sup>th</sup> Ave  
Kirkland, WA 98033

Dear Ms Crogan:

We are writing to you as the developer of five parcels making up the RH 3 zone located at 12040 NE 85<sup>th</sup> Street. The King County parcel numbers for the property are as follows:

- 1238500110
- 1238500115
- 1238500123
- 1238500116
- 1238500110

This multi-oriented development will be adjacent to the future I-405 SR<sup>+</sup> station and will provide over 200,000 square feet of retail including grocery, drug store and fitness center. Above this retail and underground parking structure, there will be four 5-6 level residential buildings totaling approximately 740 residential units with 10% being designated as affordable housing.

The design team and ourselves are excited about our design for this project, and anticipate on how it will contribute to transforming the Rose Hill Corridor District into a vibrant 24-hour neighborhood. Our vision is not only to provide retail and restaurants, health club, and apartment homes, but to create a place where people will truly want to congregate, visit, and enjoy the public spaces. We envision a place for residents to meet friends and family, to enjoy the surroundings and services, and for visitors to enjoy the parks and gardens. In addition to the public amenities at ground level, we aim to provide residential amenities on the rooftops. This will include exterior plazas with generous landscaping providing opportunities for casual seating and barbecues. To successfully provide these pedestrian public spaces as well as the rooftop amenities areas, the design team is proposing two zoning code amendments for the Rose Hill 3 zone.

Sincerely,  
Archie Cooper

MADISON

July 13, 2018  
Page 2

As part of the Rose Hill 3 rezoning plan process, we would like the City of Kirkland to consider the following code amendments to help activate a vibrant urban mixed-use project:

Increase Lot Coverage of The RH3 Zone to 40%

With the construction of the I-405 BRT station at NE 85<sup>th</sup> St, we believe Kirkland will benefit from transit-oriented developments such as ours. With almost 90% residential units including low-income housing, our Rose Hill development will bring urban density with retail amenities that can support the daily needs of its residents and the surrounding communities. For avoiding this density, our project will be providing a large public plaza and vegetated rail stairs to serve as a public gathering space. We believe these elements will be valuable public amenities and serve as the heart of this future urban neighborhood.

Examples of higher density include Totem Lake, Yarrow Bay, and the Central Business District. In Totem Lake (TL 300) lot coverage of 85% can be increased by providing superior landscaping on lower portions of structures or rooftop, visual and pedestrian access to public gardens or other approaches that provide for visible green space (MDC 15.35 (M) 5.3). The Central Business District (CDB 3) allows 200% lot coverage along Central Way. Here the stacked residential is supported by retail and restaurant attractions that will make this business corridor a highlight of Kirkland's urban living. Lastly, Yarrow Bay (YSO 3) allows for 300% lot coverage near to the South Kirkland Park and Ride, near Kirkland CityLink and Varsity Apartments create a high-density transit-oriented development which provides the public with a landscaped plaza construction through the site.

Increase the Allowable Height Limit from 67' to 75'-0"

We propose that the RH3 zoning regulations be modified to increase the overall building height by 8'-0" to allow for decorative parapets, roof plane paving systems, open railings, and landscape planters. This increase to the allowable height would not increase the number of floors but instead allow for increased flexibility of architectural forms at the roof line. Roof modules provided by varying parapet heights, enhance the building elevations by supporting the exterior design composition and providing visual interest from the surrounding community. Lastly, the quality and feasibility of rooftop amenity areas will be dependent upon design elements such as plaza paving, existing railings and greenery. Rooftop amenity areas will allow tenants to relax and barbecue in a

Sincerely,  
Archie Cooper

MADISON

July 13, 2018  
Page 3

ask, the zoning plan provides the surrounding area with a mix of desirable residential buildings.

Decrease the required Lot Area for Residences

We propose that the RH3 zoning regulations be modified to decrease the parking requirements for mixed use developments containing multi-family residential use and retail uses. The land-use portion of the Kirkland comprehensive plan lists the importance of new innovative developments and changing business needs. We believe there will be a major reduction in car ownership as a result of car sharing services and expanding mass transit. The proximity of the planned new I-405 BRT station will provide a direct connection with downtown Bellevue which will make Seattle and other employment centers accessible via light rail. The BRT station makes our project a transit-oriented development, and most all jurisdictions require the parking requirements for Transit-oriented development. Specifically, the Kirkland comprehensive plan policy LU-3.7 states that a reduction in parking requirements should be considered for walkable areas with convenient shops services and good transit service. The design team and project developer believe the realistic parking demand to be lower than the parking requirements currently applicable to the RH3 zone. We have asked our traffic consultant to prepare a parking study that will forecast the parking demand for the RH3 zone. We will share that study with you as soon as it is finished. In the meantime, we request that you begin the amendment process building upon the exact parking ratios that will apply to the RH3 zone.

We hope that the City of Kirkland will support these modifications to the RH3 zoning regulations. The proposed rezoning is consistent with many of the policies in the Kirkland Comprehensive Plan related to Community Character, Climate Change, Land Use (especially Land Use/Transportation Integration), and the NE 85<sup>th</sup> Street Station. Policy MRS 4.5 provides for increasing urban inventories or urban form factors to encourage commercial redevelopment in the Subarea. The requested amendments do precisely that as they will enable us to provide the CDB with a unique project at the doorstep to its new rapid transit station. Thank you for your consideration.

Sincerely,  
Archie Cooper  
City Planner

Sincerely,  
Archie Cooper



**CITY OF KIRKLAND**  
**Planning and Building Department**  
123 5th Avenue, Kirkland, WA 98033  
425.587.3600 ~ [www.kirklandwa.gov](http://www.kirklandwa.gov)

---

## **DEVELOPMENT STANDARDS LIST**

### **FILE: ROSE HILL MIXED USE, DRV18-00493**

#### **ZONING CODE STANDARDS**

**95.51.2.a Required Landscaping.** All required landscaping shall be maintained throughout the life of the development. The applicant shall submit an agreement to the city to be recorded with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall provide a final as-built landscape plan and an agreement to maintain and replace all landscaping that is required by the City.

**95.52 Prohibited Vegetation.** Plants listed as prohibited in the Kirkland Plant List shall not be planted in the City.

**100.25 Sign Permits.** Separate sign permit(s) are required. In JBD and CBD cabinet signs are prohibited.

**105.32 Bicycle Parking.** All uses, except single family dwelling units and duplex structures with 6 or more vehicle parking spaces must provide covered bicycle parking within 50 feet of an entrance to the building at a ratio of one bicycle space for each twelve motor vehicle parking spaces. Check with Planner to determine the number of bike racks required and location.

**105.18 Entrance Walkways.** All uses, except single family dwellings and duplex structures, must provide pedestrian walkways between the principal entrances to all businesses, uses, and/or buildings on the subject property.

**105.18 Overhead Weather Protection.** All uses, except single family dwellings, multifamily, and industrial uses, must provide overhead weather protection along any portion of the building, which is adjacent to a pedestrian walkway.

**105.18.2 Walkway Standards.** Pedestrian walkways must be at least 5' wide; must be distinguishable from traffic lanes by pavement texture or elevation; must have adequate lighting for security and safety. Lights must be non-glare and mounted no more than 20' above the ground.

**105.18.2 Overhead Weather Protection Standards.** Overhead weather protection must be provided along any portion of the building adjacent to a pedestrian walkway or sidewalk; over the primary exterior entrance to all buildings. May be composed of awnings, marquees, canopies or building overhangs; must cover at least 5' of the width of the adjacent walkway; and must be at least 8 feet above the ground immediately below it. In design districts, translucent awnings may not be backlit; see section for the percent of property frontage or building facade.

**105.19 Public Pedestrian Walkways.** The height of solid (blocking visibility) fences along pedestrian pathways that are not directly adjacent a public or private street right-of-way shall be limited to 42 inches unless otherwise approved by the Planning or Public Works Directors. All new building structures shall be setback a minimum of five feet from any pedestrian access right-of-way, tract, or easement that is not directly adjacent a public or private street right-of-way. If in a design district, see section and Plate 34 for through block pathways standards.

**105.58 Parking Lot Locations in Design Districts.** See section for standards unique to each district.

**105.65 Compact Parking Stalls.** Up to 50% of the number of parking spaces may be

designated for compact cars.

**105.60.2 Parking Area Driveways.** Driveways which are not driving aisles within a parking area shall be a minimum width of 20 feet.

**105.60.3 Wheelstops.** Parking areas must be constructed so that car wheels are kept at least 2' from pedestrian and landscape areas.

**105.60.4 Parking Lot Walkways.** All parking lots which contain more than 25 stalls must include pedestrian walkways through the parking lot to the main building entrance or a central location. Lots with more than 25,000 sq. ft. of paved area must provide pedestrian routes for every 3 aisles to the main entrance.

**105.77 Parking Area Curbing.** All parking areas and driveways, for uses other than detached dwelling units must be surrounded by a 6" high vertical concrete curb.

**105.96 Drive Through Facilities.** See section for design criteria for approving drive through facilities.

**110.52 Sidewalks and Public Improvements in Design Districts.** See section, Plate 34 and public works approved plans manual for sidewalk standards and decorative lighting design applicable to design districts.

**110.60.5 Street Trees.** All trees planted in the right-of-way must be approved as to species by the City. All trees must be two inches in diameter at the time of planting as measured using the standards of the American Association of Nurserymen with a canopy that starts at least six feet above finished grade and does not obstruct any adjoining sidewalks or driving lanes.

**115.25 Work Hours.** It is a violation of this Code to engage in any development activity or to operate any heavy equipment before 7:00 am. or after 8:00 pm Monday through Friday, or before 9:00 am or after 6:00 pm Saturday. No development activity or use of heavy equipment may occur on Sundays or on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas Day. The applicant will be required to comply with these regulations and any violation of this section will result in enforcement action, unless written permission is obtained from the Planning official.

**115.45 Garbage and Recycling Placement and Screening.** For uses other than detached dwelling units, duplexes, moorage facilities, parks, and construction sites, all garbage receptacles and dumpsters must be setback from property lines, located outside landscape buffers, and screened from view from the street, adjacent properties and pedestrian walkways or parks by a solid sight-obscuring enclosure.

**115.47 Service Bay Locations.** All uses, except single family dwellings and multifamily structures, must locate service bays away from pedestrian areas. If not feasible must screen from view.

**115.75.2 Fill Material.** All materials used as fill must be non-dissolving and non-decomposing. Fill material must not contain organic or inorganic material that would be detrimental to the water quality, or existing habitat, or create any other significant adverse impacts to the environment.

**115.95 Noise Standards.** The City of Kirkland adopts by reference the Maximum Environmental Noise Levels established pursuant to the Noise Control Act of 1974, RCW 70.107. See Chapter 173-60 WAC. Any noise, which injures, endangers the comfort, repose, health or safety of persons, or in any way renders persons insecure in life, or in the use of property is a violation of this Code.

**115.115 Required Setback Yards.** This section establishes what structures, improvements and activities may be within required setback yards as established for each use in each zone.

**115.115.3.g Rockeries and Retaining Walls.** Rockeries and retaining walls are limited to a maximum height of four feet in a required yard unless certain modification criteria in this section are met. The combined height of fences and retaining walls within five feet of each other in a required yard is limited to a maximum height of 6 feet, unless certain modification criteria in this section are met.

**115.120 Rooftop Appurtenance Screening.** New or replacement appurtenances on existing

buildings shall be surrounded by a solid screening enclosure equal in height to the appurtenance. New construction shall screen rooftop appurtenances by incorporating them in to the roof form.

***Prior to issuance of a grading or building permit:***

**27.06.030 Park Impact Fees.** New residential units are required to pay park impact fees prior to issuance of a building permit. Please see KMC 27.06 for the current rate. Exemptions and/or credits may apply pursuant to KMC 27.06.050 and KMC 27.06.060. If a property contains an existing unit to be removed, a "credit" for that unit shall apply to the first building permit of the subdivision.

***Prior to occupancy:***

**95.51.2.a Required Landscaping.** All required landscaping shall be maintained throughout the life of the development. The applicant shall submit an agreement to the city to be recorded with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall provide a final as-built landscape plan and an agreement to maintain and replace all landscaping that is required by the City

**110.60.5 Landscape Maintenance Agreement.** The owner of the subject property shall sign a landscape maintenance agreement, in a form acceptable to the City Attorney, to run with the subject property to maintain landscaping within the landscape strip and landscape island portions of the right-of-way. It is a violation to pave or cover the landscape strip with impervious material or to park motor vehicles on this strip.

**Public Works, Building and Fire Department comments were not completed prior to drafting of the Staff Report.**

**Comments will be provided at the DRB Meeting.**

53.30 User Guide.

The charts in KZC [53.34](#) contain the basic zoning regulations that apply in the RH 3 zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 53.32

Zone  
RH 3

Section 53.32 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter [1](#) KZC to determine what other provisions of this code may apply to the subject property.
2. Within required front yards, canopies and similar entry features may encroach; provided, that the total horizontal dimension of such elements may not exceed 25 percent of the length of the structure.
3. Individual retail uses in this zone are limited to a maximum gross floor area of 65,000 square feet.
4. 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 (see also Chapters [105](#) and [110](#) KZC, and Plate [34K](#)).
5. The ground floor of all structures on the subject property shall be a minimum of 15 feet in height. This requirement does not apply to:
  - a. The following uses: vehicle service stations, automotive service centers, private lodges or clubs, attached or stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, public utilities, government facilities or community facilities.
  - b. Parking garages.
  - c. Additions to existing nonconforming development where the Planning Official determines it is not feasible.
6. The Public Works Official shall approve the number, location and characteristics of driveways on NE 85th Street in accordance with the driveway and sight distance policies contained in the Public Works Pre-approved Plans manual. Taking into consideration the characteristics of this corridor, the Public Works Official may:
  - a. Require access from side streets; and/or
  - b. Encourage properties to share driveways, circulation and parking areas; and/or
  - c. Restrict access to right turn in and out; or
  - d. Prohibit access altogether along NE 85th Street.
7. Some development standards or design regulations may be modified as part of the design review process. See Chapters [92](#) and [142](#) KZC for requirements.
8. Access for drive-through facilities must be approved by the Public Works Official. See KZC [105.96](#) for requirements.
9. A through-block pedestrian pathway shall be installed pursuant to the through-block pathway standards in KZC [105.19](#); see Plate [34K](#):
  - a. Along the north portion of the zone to make an east-to-west pedestrian connection between 124th Avenue NE and 120th Avenue NE as designated in the Comprehensive Plan; and
  - b. Connecting the north end of the zone to NE 85th Street.
10. For lighting requirements associated with development, see KZC [115.85\(2\)](#).

[link to Section 53.34 table](#)

The Kirkland Zoning Code is current through Ordinance 4551, passed December 13, 2016.

Disclaimer: The City Clerk's Office has the official version of the Kirkland Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <http://www.kirklandwa.gov/> (<http://www.kirklandwa.gov/>)

City Telephone: (425) 587-3190

Code Publishing Company (<http://www.codepublishing.com/>)

eLibrary (<http://www.codepublishing.com/elibrary.html>)

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 53.34	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Development containing: retail establishments selling goods, or providing services including banking and other financial services, restaurants, taverns	D.R., Chapter 142 KZC. See Spec. Regs. 1 and 2.	More than 6 acres See Spec. Reg. 7	As established with design review process.			80%	45' – 67' above average building elevation along the north end of the zone with a maximum of 45' measured above NE 85th Street. See Spec. Regs. 5 and 7.	See Spec. Reg. 2.	See Spec. Reg. 4.	As established in the CMP.	<ol style="list-style-type: none"> <li>1. May also include one or more of the other uses allowed in this zone. Development regulations of this section apply to all uses developed within a Conceptual Master Plan (CMP).</li> <li>2. Development must be part of a Conceptual Master Plan (CMP) for the entire subject property. The proposed CMP shall be reviewed using the Design Review process provisions of KZC 142.35. Subsequent development proposals shall follow DR or ADR as set forth in the Notice of Approval for the Conceptual Master Plan. The Conceptual Master Plan shall incorporate the design guidelines contained in the Design Guidelines for the Rose Hill Business District pertaining to the RH 3 zone.</li> <li>3. Location of drive-through facilities will not compromise the pedestrian orientation of the development. See KZC 105.96 for other requirements.</li> <li>4. Signs for a development approved under this provision must be proposed within a Master Sign Plan application pursuant to KZC 100.80 for all signs within the project.</li> <li>5. Building height shall be 45 feet measured above the midpoint of the frontage of the subject property along NE 85th Street, or if the subject property does not front on NE 85th Street, at the midpoint of the property frontage along any other public right-of-way. If the property abuts more than one public right-of-way, the applicant may select the right-of-way from which to measure.</li> <li>6. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.</li> <li>7. Maximum building height for a development including residential use is 67 feet above average building elevation. However, the equivalent of the additional gross floor area constructed above 45 feet over ABE must be dedicated to residential use. Residential use may be located anywhere in the building above the ground floor.</li> <li>8. Parcels smaller than six acres may be added to a previously approved Conceptual Master Plan (CMP) if the applicable criteria set forth in the Notice of Approval from the approved CMP are met.</li> </ol>

Section 53.34



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 53.34	USE ↓ REGULATIONS ↑	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)		
				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure						
				Front	Side	Rear								
.020	Vehicle Service Station	D.R., Chapter 142 KZC.	Less than 6 acres.	20'	0'	0'	80%	35' above average building elevation.	A	E	See KZC 105.25.	1. Gas pump islands must be set back at least 20 feet from all property lines. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. 2. See KZC 95.40 through 95.45, required landscaping, for further regulations.		
.030	Automotive Service Center See Spec. Reg. 1.			10'									1 per each 250 sq. ft. of gross floor area. See Spec. Reg. 1.	1. Ten percent of the required parking spaces on site must have a minimum dimension of 10 feet wide by 30 feet long for motor home/travel trailer use. 2. Parts and tires must be stored entirely within an enclosed structure. 3. Outdoor vehicle parking or storage must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.
.040	Restaurant or Tavern												1 per each 100 sq. ft. of gross floor area.	1. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls. b. Access for drive-through facilities shall be approved by the Public Works Department. Drive-through facilities shall be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.
.050	Any Retail Establishment other than those specifically listed, limited or prohibited in this zone, selling goods or providing services, including banking and related financial services.								C		1 per each 300 sq. ft. of gross floor area.	1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 2. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.		

REGULATIONS CONTINUED ON NEXT PAGE

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 53.34	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.050	Any Retail Establishment other than those specifically listed, limited or prohibited in this zone, selling goods or providing services, including banking and related financial services. (continued)										REGULATIONS CONTINUED FROM PREVIOUS PAGE  3. For a retail establishment involving the sale, lease, repair or service of automobiles, trucks, boats, motorcycles, recreational vehicles, heavy equipment, and similar vehicles, the following shall apply: a. For the number of required parking stalls see KZC 105.25. b. Parts must be stored entirely within an enclosed structure. c. See KZC 95.40 through 95.45, required landscaping, for further regulations.	
.060	Hotel or Motel	D.R., Chapter 142 KZC.	Less than 6 acres.	10'	0'	0'	80%	35' above average building elevation.	C	E	1 per each room. See also Spec. Reg. 2.	1. May include ancillary meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.
.070	Entertainment, Cultural and/or Recreational Facility										See KZC 105.25.	
.080	Office Use										D	

Section 53.34



USE ZONE CHART

**DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS**

Section 53.34	USE ↓ REGULATIONS ↓	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.090	Private Lodge or Club	D.R., Chapter 142 KZC.	Less than 6 acres.	10'	0'	0'	80%	35' above average building elevation.	C	B	1 per each 300 sq. ft. of gross floor area.	
.100	Church										1 per every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.	
.110	School, Day-Care Center, Mini-School or Mini-Day-Care Center								D	See KZC 105.25.	<ol style="list-style-type: none"> <li>1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas.</li> <li>2. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses.</li> <li>3. May include accessory living facilities for staff persons.</li> <li>4. Hours of operation of the use may be limited and parking and passenger loading areas shall be located to reduce impacts on nearby residential uses.</li> </ol>	
.120	Stacked Dwelling Units, Assisted Living Facility								1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements. 1 per assisted living unit.	<ol style="list-style-type: none"> <li>1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>		

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 53.34	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)		
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure	
				Front	Side	Rear							
.130	Convalescent Center or Nursing Home	D.R., Chapter 142 KZC.	Less than 6 acres.	10'	0'	0'	80%	35' above average building elevation.	C	B	1 per each bed.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.	
.140	Public Utility										See KZC 105.25.		1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.150	Government Facility Community Facility												
.160	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.											