



CITY OF KIRKLAND
Planning and Building Department
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MEMORANDUM

To: Design Review Board

From: Tony Leavitt, Senior Planner

Date: January 3, 2019

File No.: DRV18-00493

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

I. MEETING GOALS

At the January 7, 2019 Design Review Board (DRB) meeting, the DRB should continue the Design Response Conference from December 3, 2018 to review the Conceptual Master Plan and project design and determine if the project is consistent with the design guidelines contained in Design Guidelines for Rose Hill Business District, as adopted in Kirkland Municipal Code (KMC) Section 3.30.040.

At the December 3rd Meeting, the DRB was accepting of the overall massing, detailed elevations and material usage, but the Board requested that the applicant address the following items:

- Different options for design of the NE 85th Street Façade for Building D.
- Reduced heights of planters along NE 85th and stepping down of weather protection along NE 85th Street.
- More detailing needed along Building D Façade adjacent to U-Haul site.
- Explore more parapet and rooftop modulation along longer façade including the north elevation of Building B.
- Revised landscaping plan to include more variety and interest.
- Provide additional details of service and loading area designs.

The applicant has submitted revised plans to address these items (see 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. Staff will provide a timeline for continuation at the meeting.

II. PROPOSAL

The subject property is located at 12040 NE 85th Street (see Attachment 1). The applicant is proposing redevelopment of an existing commercial site with a new mixed use development. The project will provide over 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 85th Street and from 120th Avenue NE to the site.

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

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

- North: LIT and RH 1B. Office Building and Costco Parking Lot. Maximum height is 35 Feet.
- East: RH 5A. Retail shopping center and single family residential use. Maximum height is 35 Feet, except hotels can go to 54' on properties abutting an LIT zone.
- West: RH 1A. Costco and Office Building. Maximum height is 67 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. DESIGN RESPONSE CONFERENCE

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

A. Pedestrian-Oriented Design Guidelines

1. General

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

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

- Building Details and Materials
- Signs
- Visual Quality of Landscapes

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

2. Conceptual Master Plan

- a. KZC Section 142.35.9 states that The Design Review Board shall consider a Conceptual Master Plan (CMP) in the RH 3 zone within the NE 85th Street Subarea. The CMP shall incorporate the design considerations for the RH 3 zone set forth in the Design Guidelines for the Rose Hill Business District.
- b. KZC Section 53.34.010 requires that the required setback yards, landscape buffers and required parking spaces be established as part of the Conceptual Master Plan review process.
- c. *Staff Analysis: At the September 5th Meeting, the DRB provided direction on these development standards. They were accepting of the preliminary setbacks and landscape buffers that the applicant provided. They were also accepting of the applicant's massing plan along NE 85th Street as the Building D transitions from the NE 85th Street height limit to the overall site height limit.*

3. Special Considerations for the RH3 Zone

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

- Placement of loading and service areas shall be located away from NE 85th Street and pedestrian areas.
- b. *Staff Analysis: The applicant has submitted revised plans for review (see Attachment 2). The DRB should provide direction on compliance with the Design Considerations for Master Plans in the RH 3 zone.*

B. Compliance with Design Guidelines

1. Scale

a. DRB Discussion

At the December 3rd Meeting, the DRB was accepting of the overall massing, detailed elevations and material usage, but the Board requested that the applicant address the following items:

- Different options for design of the NE 85th Street Façade for Building D.
- Reduced heights of planters along NE 85th and stepping down of weather protection along NE 85TH Street.
- More detailing needed along Building D Façade adjacent to U-Haul site.
- Explore more parapet and rooftop modulation along longer façade including the north elevation of Building B.
- Provide additional details of service and loading area designs

b. Supporting Design Guidelines

The Design Guidelines for Rose Hill Business District contain the following policy statements that address the use of these techniques:

- Encourage design treatments that emphasize street corners through the use of building location and design, plaza spaces, landscaping, distinctive architectural features, and/or signage.
- Encourage all buildings located at or near street corner to incorporate special architectural elements that add visual interest and provide a sense of human proportion and scale. This could include a raised roofline, turret, corner balconies, bay windows, special awning or canopy design, and/or distinctive use of building materials (see the following examples).
- Locate and orient buildings towards streets, plazas or common open spaces, and major internal pathways.
- Configure buildings to create focal points especially on larger sites.
- Avoid blank walls near sidewalks, major internal walkways, parks, and pedestrian areas. The following treatments mitigate the negative effects of blank walls (in order of preference):
 - a. Configure buildings and uses to minimize blank walls exposed to public view.
 - b. Provide a planting bed with plant material to screen most of the wall.
 - c. Install trellises with climbing vines or plant materials to cover the surface of the wall. For long walls, a trellis or trellises should be combined with other design treatments to avoid monotony.

- d. Provide artwork on the wall surface.
 - e. Provide architectural techniques that add visual interest at a pedestrian scale. This could include a combination of horizontal building modulation, change in building materials and/or color, and use of decorative building materials.
 - f. Other treatments may be proposed that meet the intent of the guidelines.
- Avoid blank walls near sidewalks, major internal walkways, parks, and pedestrian areas.
 - Incorporate fenestration techniques that indicate the scale of the building.
 - Encourage vertical modulation on multi-story buildings to add variety and to make large buildings appear to be an aggregation of smaller buildings.
 - Encourage a variety of horizontal building modulation techniques to reduce the architectural scale of the building and add visual interest.
 - Encourage a variety of roofline modulation techniques.
 - Encourage a combination of architectural building elements that lend the building a human scale.
 - Locate and orient buildings towards streets, plazas or common open spaces, and major internal pathways.
 - Configure buildings to create focal points especially on larger sites.
 - Configure development to provide opportunities for coordinated pedestrian and vehicular access. Configure internal access roads to look and function like public streets. This is most applicable larger sites, such as those in the Regional Center, where an internal vehicular circulation system is critical to access interior portions of the sites. The most desirable configuration would include on-street parking, street trees, and sidewalks on both sides of the roadway.
 - Mitigate the intrusive qualities of parking garages. Along streets, pedestrian pathways, and in pedestrian areas, ground-level commercial uses should be incorporated into parking structures. Extensive landscaping should be used to screen the parking garage near residential areas and in high visibility locations.
 - Design and site parking garage entries to complement, not subordinate the pedestrian entry. If possible, locate the parking entry away from the primary street, to either the side or rear of the building.
 - Locate parking structure service and storage functions away from the street edge and generally not visible from the street or sidewalks.
 - Building facades in pedestrian areas should provide lighting to walkways and sidewalks through building mounted lights, canopy- or awning-mounted lights, and display window lights. Encourage variety in the use of building-mounted light fixtures to give visual variety from one facade to the next.
- c. Staff Analysis

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

The DRB should provide input on if the applicant has adequately addressed the board's requested items.

2. Open Space and Landscaping

a. DRB Discussion

At the December 3rd Meeting, the DRB reviewed the detailed landscaping plan and requested that the applicant provide more detail and revise the landscape plan to include more variety and interest.

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.

3. Building Materials, Color, and Details

a. DRB Discussion

The board was accepting of the overall building materials, colors and details on the buildings but did request revisions as noted in Section 1.

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 DRB should provide feedback to the applicant regarding the changes made to address comments from the December 3rd meeting.

V. KEY ZONING REGULATIONS

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

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

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

B. Permitted Uses:

- Commercial, office, and residential (stacked dwelling units) are allowed in this zone.
- At least 50 percent of the total gross floor area located on the ground floor of all structures on the subject property must contain retail establishments, restaurants, taverns, hotels or motels. These uses shall be oriented to NE 85th Street, a major pedestrian sidewalk, a through-block pedestrian pathway or an internal pathway.
- Individual retail uses in this zone are limited to a maximum gross floor area of 65,000 square feet.

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

C. Height:

- A maximum height of 45 feet above the midpoint of the frontage of the subject property along NE 85th Street to a maximum of 67 feet along the northern property line.
- The ground floor of all structures on the subject property shall be a minimum of 15 feet in height.

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

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

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

Staff Comment: The applicant's plans will need to show compliance with the maximum lot coverage requirement. The applicant is pursuing a code amendment that would increase the maximum lot coverage from 80 percent to 100 percent.

- E. Setbacks, Landscape Buffers and Parking: As established in the Conceptual Master Plan process.

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

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

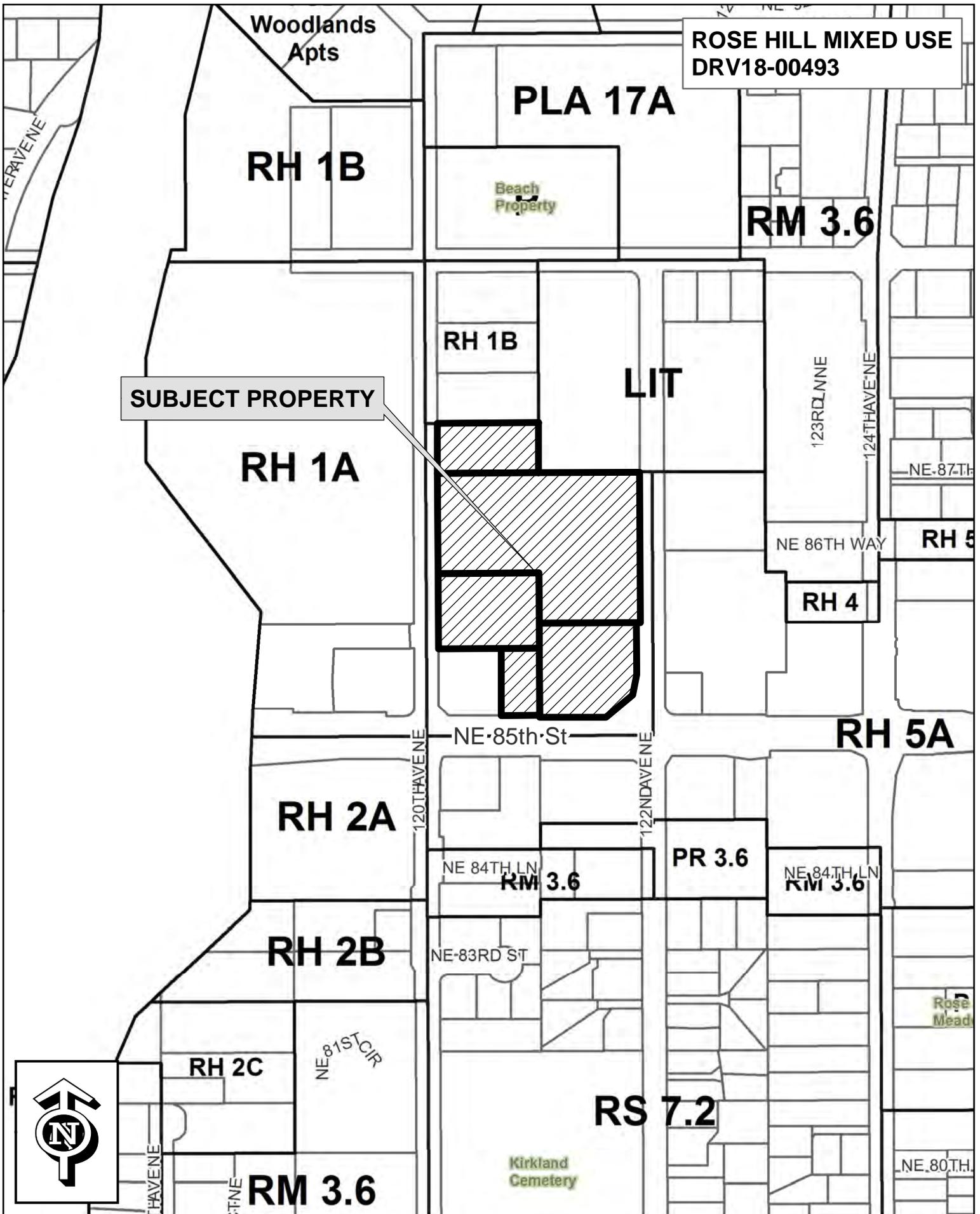
Staff Comment: Staff has not yet evaluated the proposed project for compliance with the City's Affordable Housing Regulations. The review will occur as part of the building permit.

VI. PUBLIC COMMENT

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

VII. ATTACHMENTS

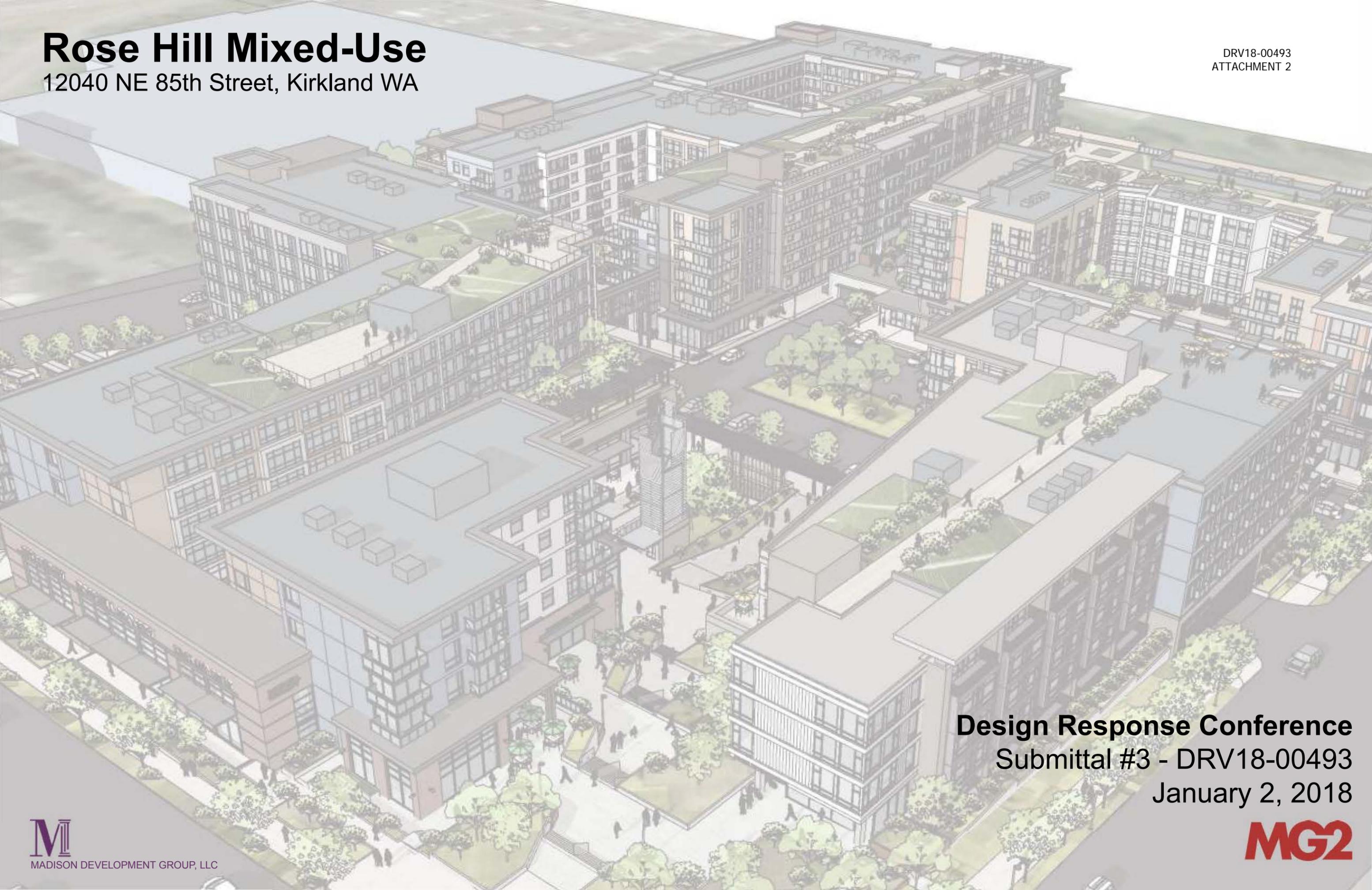
1. Vicinity Map
2. Applicant's Plan Submittal for January 7th Meeting
3. Development Standards
4. RH3 Use Zone Chart



Rose Hill Mixed-Use

12040 NE 85th Street, Kirkland WA

DRV18-00493
ATTACHMENT 2



Design Response Conference

Submittal #3 - DRV18-00493

January 2, 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
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LANDSCAPE ARCHITECT
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TRANSPORTATION ENGINEER
Transportation Engineering NorthWest
Jeff Haynie
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MEP
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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

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PROJECT TEAM

Developer - Madison Development Group, LLC

Architect - MG2

David Hewitt
Bill Fuller
Steve Johnson
Gabriel Reed

Landscape Architect - Brumbaugh & Associates

Kristen Lundquist

DESIGN REVIEW CONFERENCE GOALS

DRC Meeting #1 - September 5, 2018

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

DRC Meeting #2 - December 3, 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

Additional Content

- Building Facade Detailing
- Final Exterior Colors
- Exterior Lighting & Fixtures

DRC Meeting #3 - January 7, 2019

- NE 85th ST Elevation
- Building D Loading & West Elevation
- Building D Facades at U-Haul
- Building C Loading
- Roofline Variation Study
- Landscape Updates

Building D & C





1 DRC #2 - 85TH ST ELEVATION



2 REVISED ELEVATION - VIEW FROM 85TH ST

PREVIOUS DESIGN

PROPOSED DESIGN

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



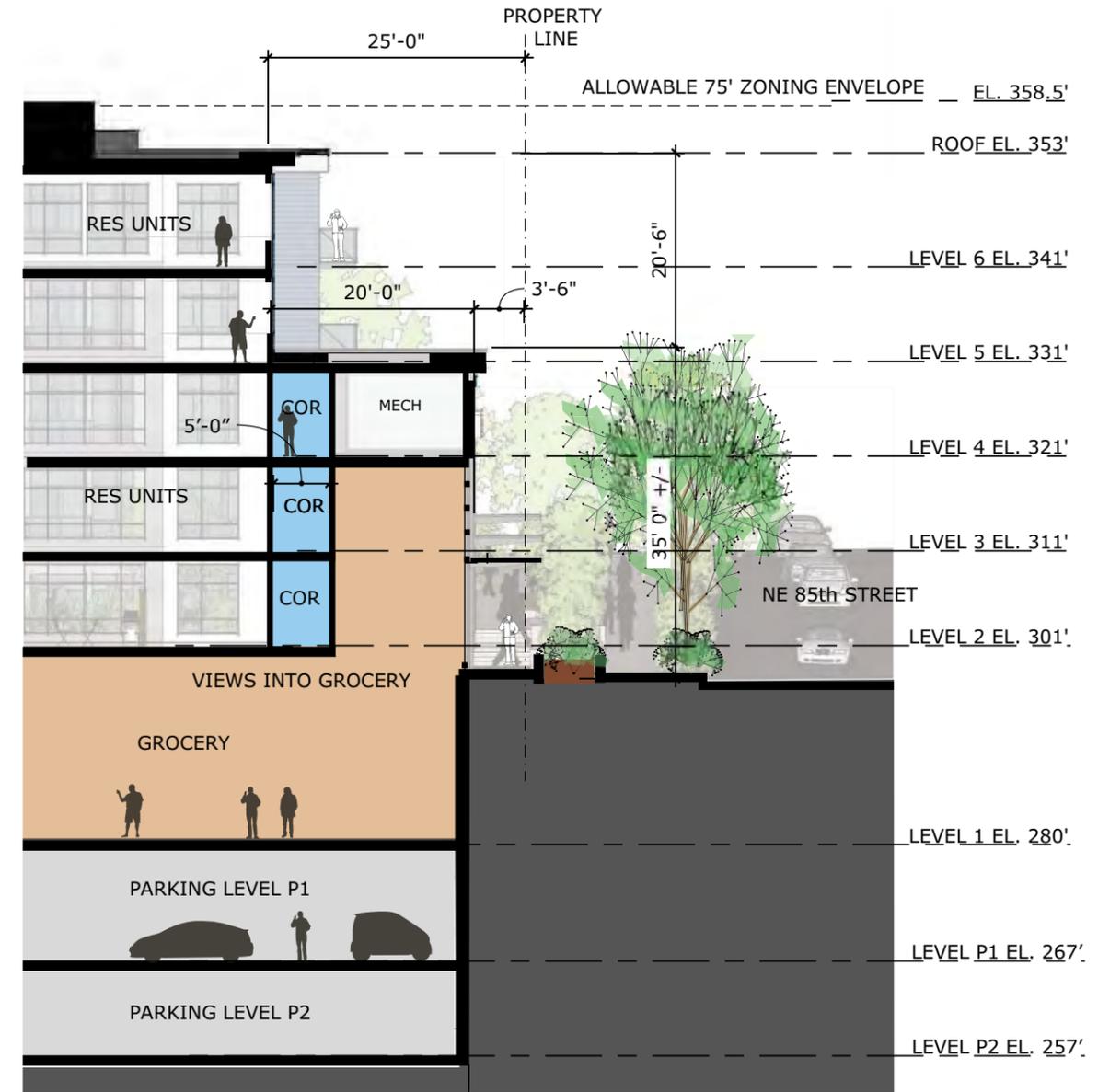
MORE RESIDENTIAL WINDOWS FACING 85TH WITH BALCONIES WRAPPING CORNERS



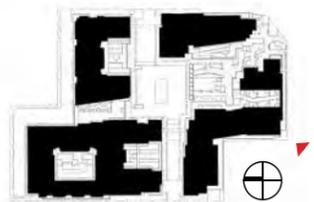
VIEW ALONG 85TH FROM SOUTHWEST

PLANTERS STEP DOWN WITH GRADE

CANOPIES STEP DOWN WITH GRADE FOR WEATHER PROTECTION



A WALL SECTION







1 DRC #2 - LOADING AT 120TH AVE NE

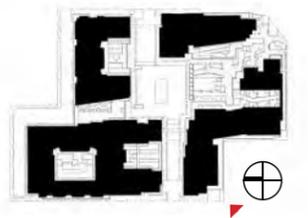
PREVIOUS DESIGN



2 REVISED - LOADING AT 120TH AVE NE

PROPOSED DESIGN

LOWERED CONCRETE FACADE 1-STORY AND RECESSED LOADING DOORS





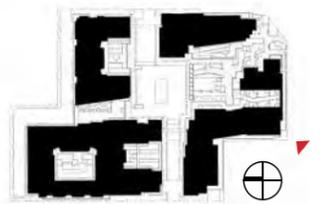
1 DRC #2 - BUILDING D SOUTHWEST CORNER

PREVIOUS DESIGN

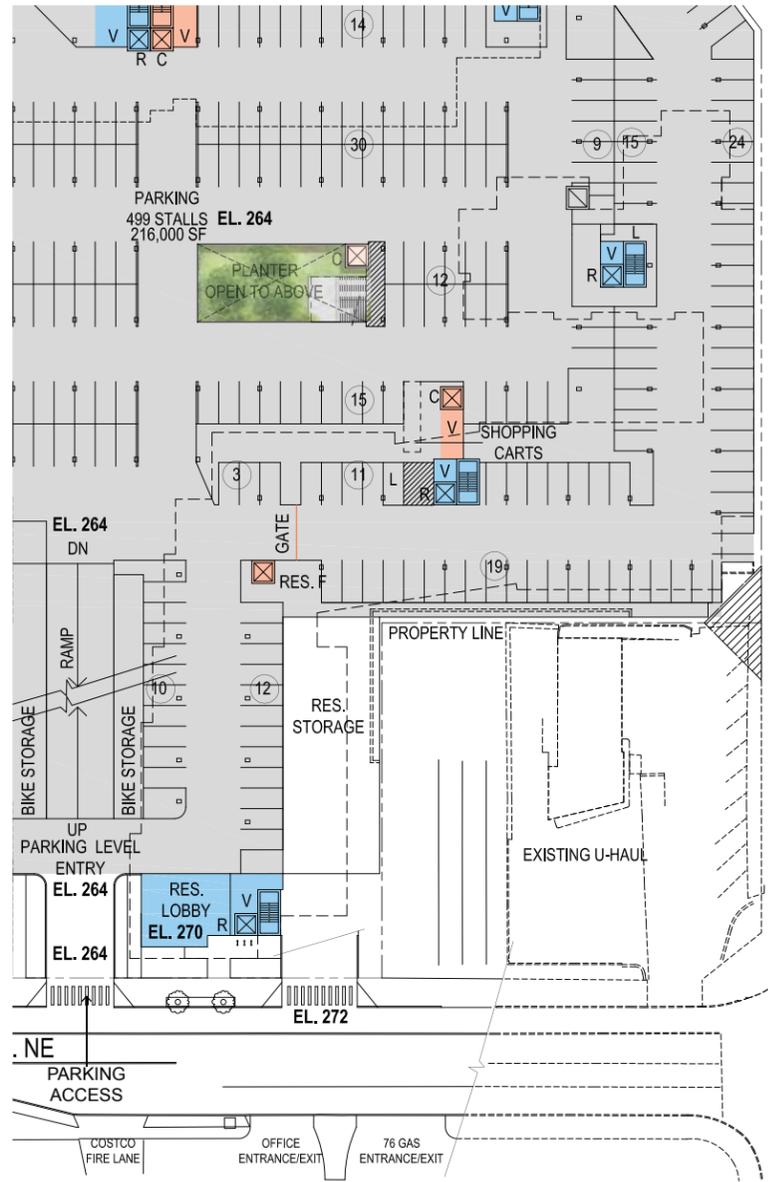


2 REVISED - BUILDING D SOUTHWEST CORNER

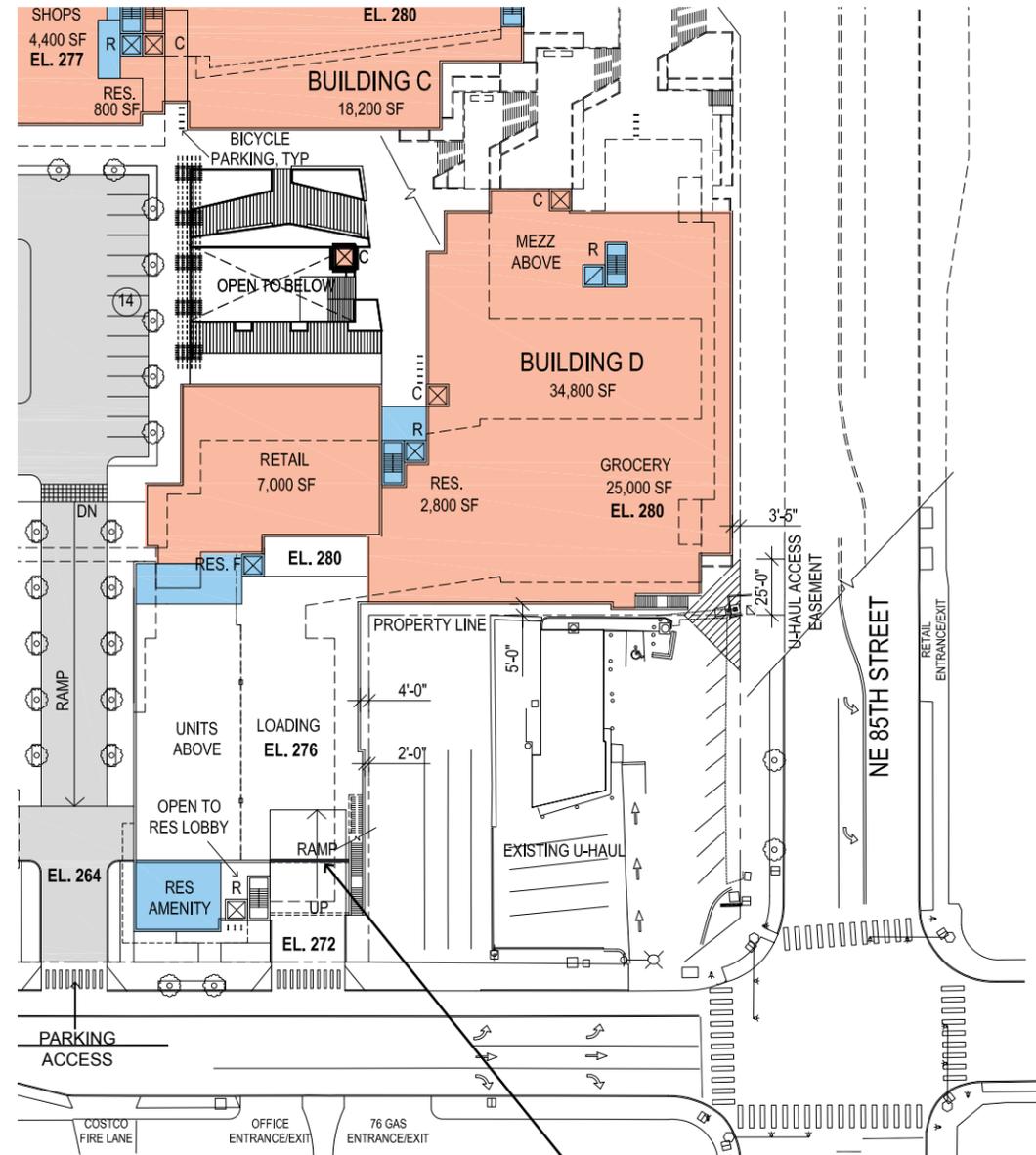
PROPOSED DESIGN







1 BUILDING D - LEVEL P1

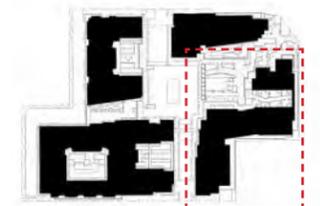
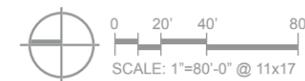


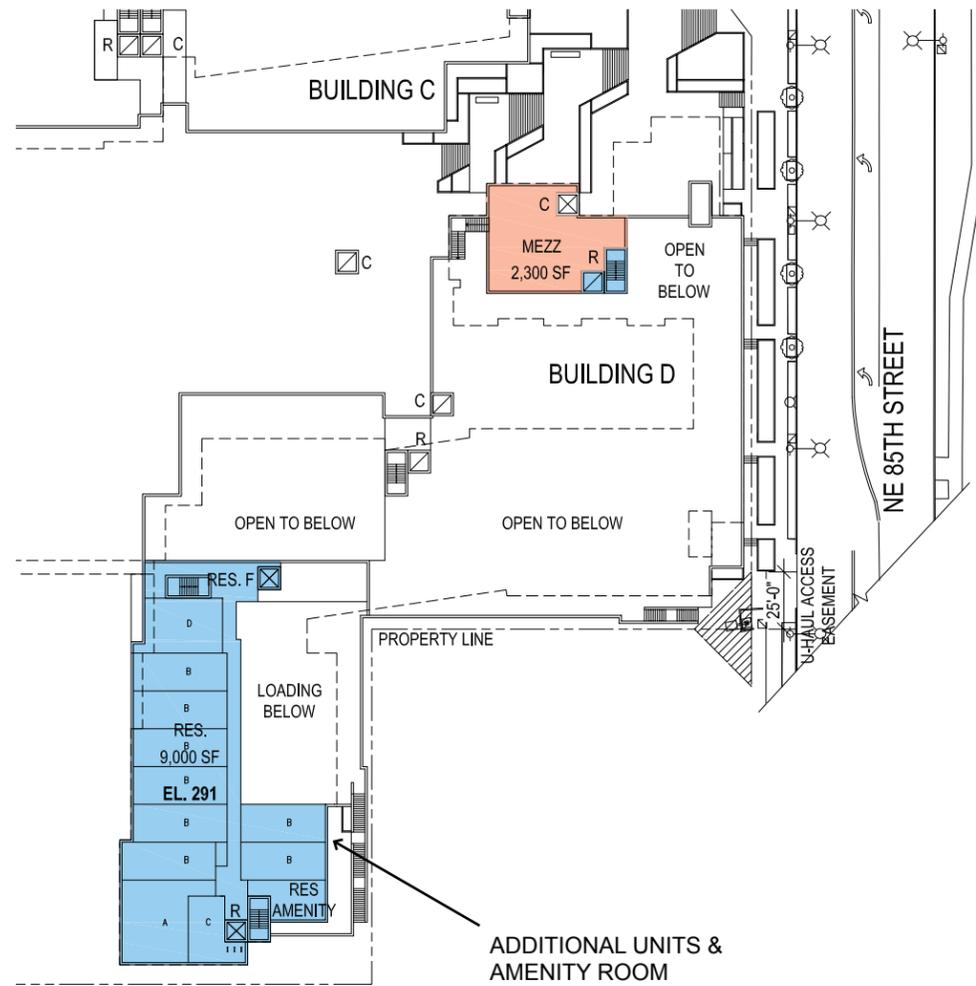
2 BUILDING D - LEVEL 1

NEW GARAGE DOOR LOCATION

KEY

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



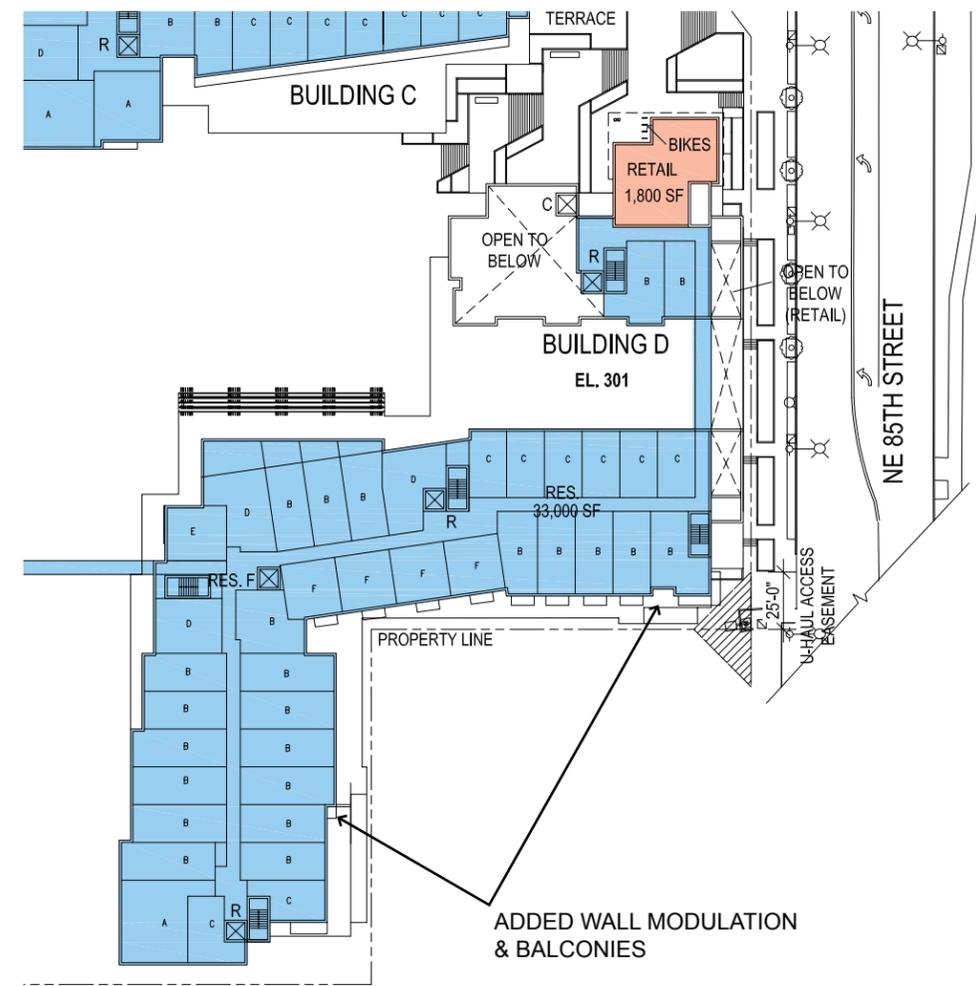


ADDITIONAL UNITS & AMENITY ROOM

3 BUILDING D - LEVEL 1.5

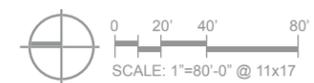
KEY

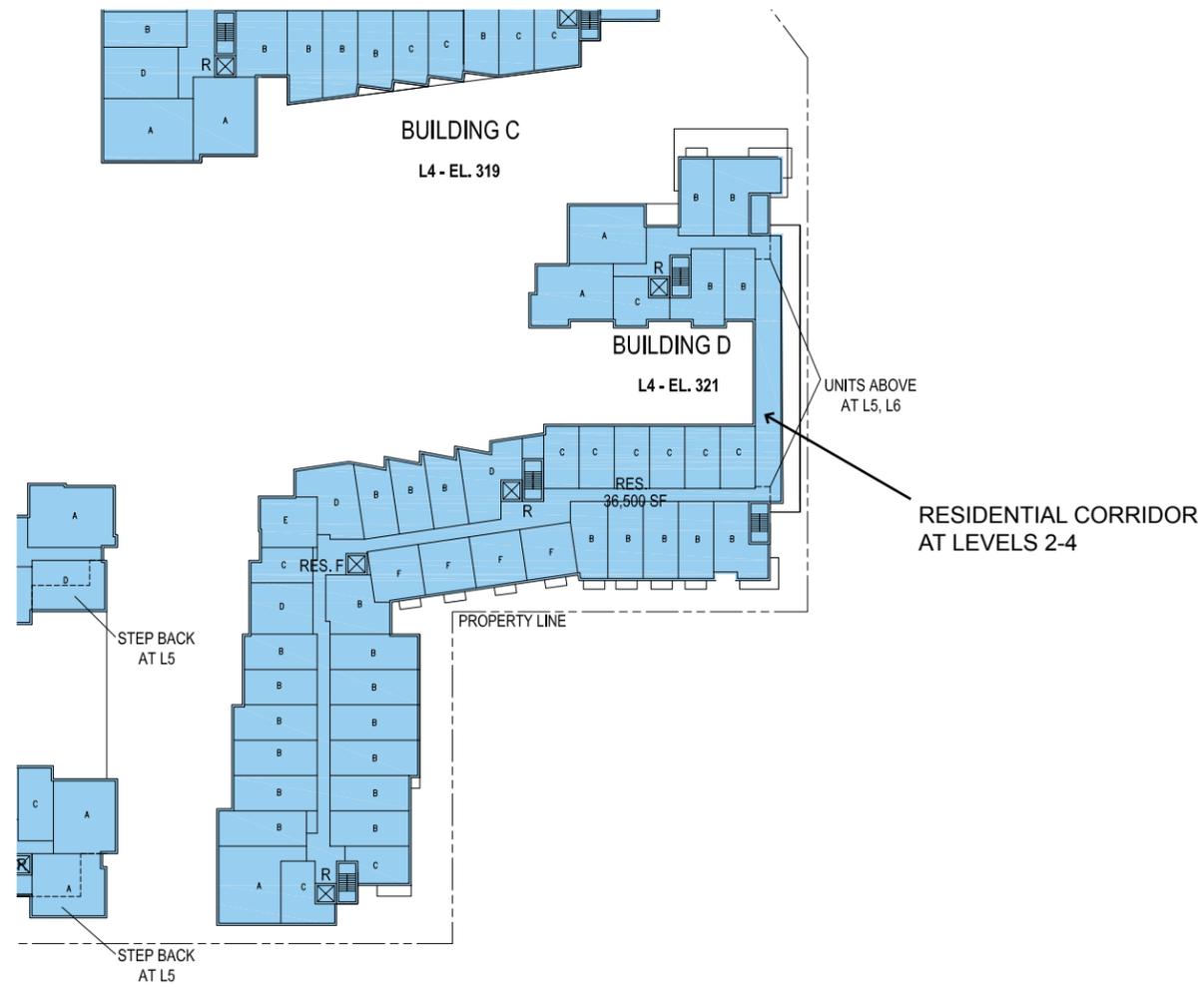
- COMMERCIAL
- RESIDENTIAL
- PARKING / BOH
- PRELIMINARY GREEN ROOF / LANDSCAPING
- PRELIMINARY ROOF DECK / AMENITIES



ADDED WALL MODULATION & BALCONIES

4 BUILDING D - LEVEL 2

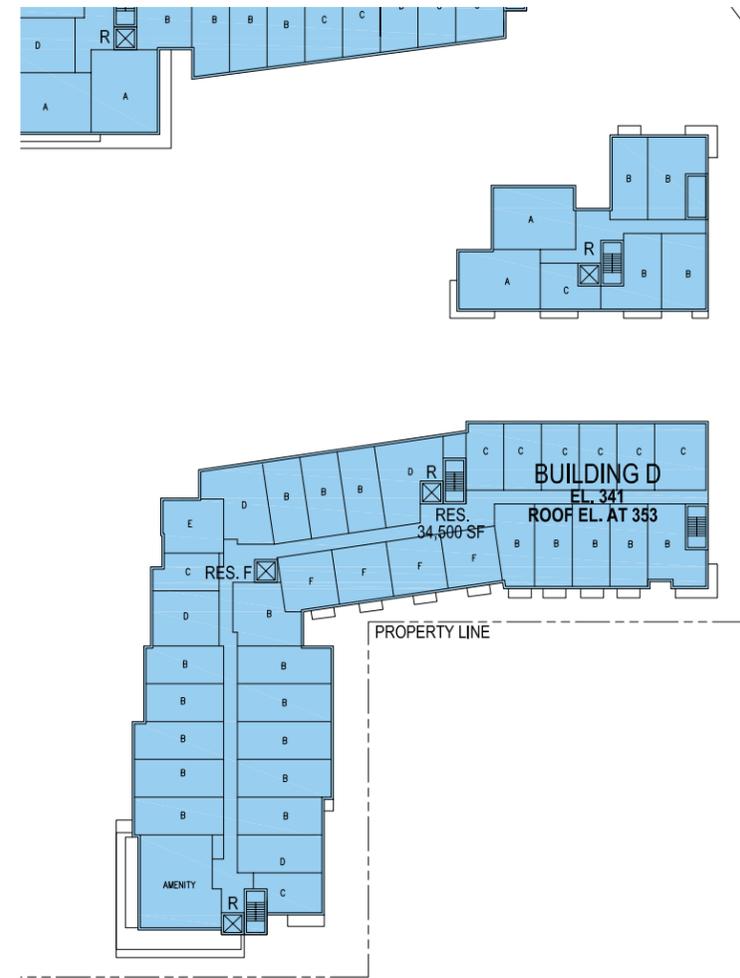




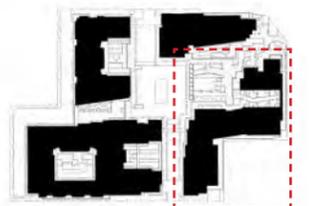
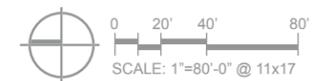
5 BUILDING D - LEVELS 3-5

KEY

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



6 BUILDING D - LEVEL 6





1 BUILDING C - PERSPECTIVE FROM SOUTHEAST

SERVICE ENTRANCE



2 BUILDING C - PARTIAL ELEVATION

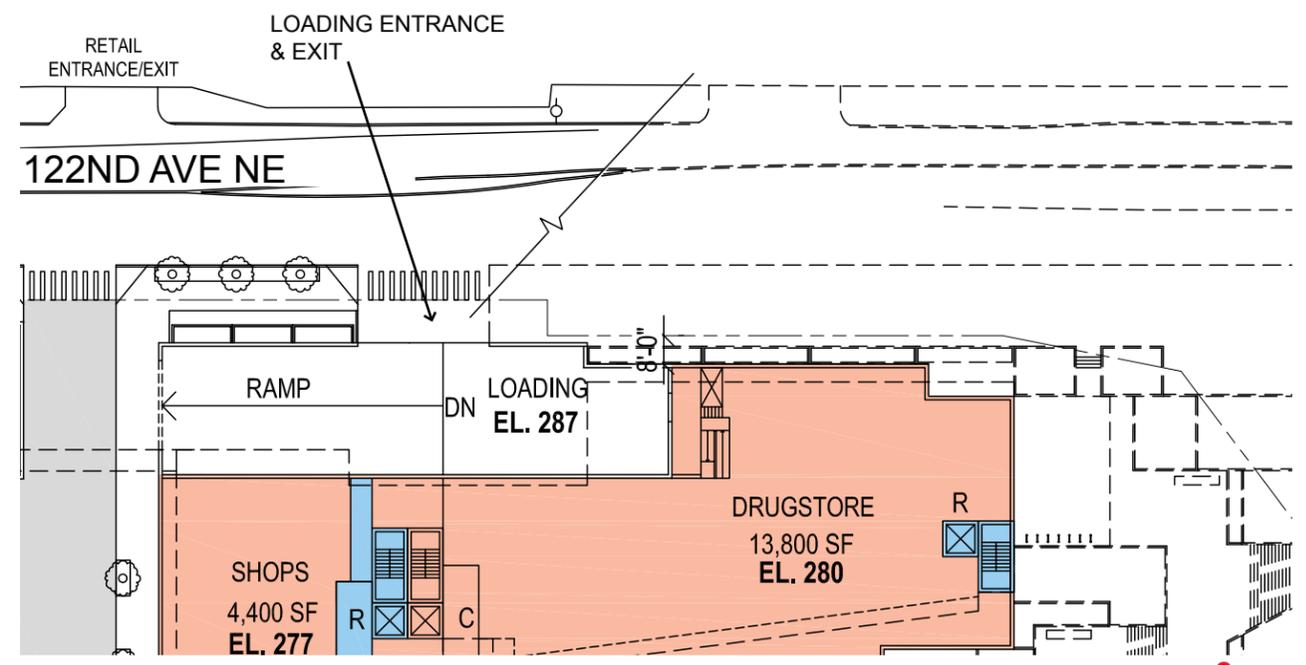
SERVICE ENTRANCE & EXIT WIDENED & SHIFTED NORTH

PLANTERS AND GREEN SCREENS FLANK BOTH SIDES

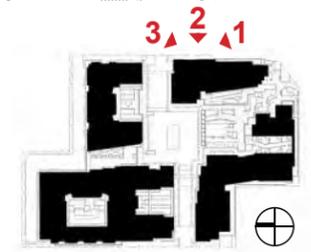


3 BUILDING C - PERSPECTIVE FROM NORTHEAST

TRUCK NOSE OUT FOR MANEUVERING



4 BUILDING C - PARTIAL PLAN





5 BUILDING D - PERSPECTIVE



6 BUILDING D - PERSPECTIVE



7 BUILDING C - PERSPECTIVE





REQUIRED PEDESTRIAN EASEMENT (8'-0")

RETAIL

- 122nd AVE STREETScape:
- STREET TREES IN PLANTER STRIP
 - GENEROUS LANDSCAPE ALONG RESIDENTIAL EDGE
 - LANDSCAPE SLOPES WITH SIDEWALK
 - TERRACED PLANTERS AT UNIT PATIOS

DOWNTOWN REDMOND

COMMERCIAL

- NE 85TH STREETScape:
- EXISTING TREES IN PLANTER STRIP
 - SECONDARY WALKWAY ALONG BUILDING EDGE UNDER CANOPY
 - PLANTERS WITH TREES PROVIDE ADDITIONAL GREEN SPACE TO PROVIDE A PEDESTRIAN FRIENDLY CONDITION ALONG 85TH

PARKING ACCESS

AUTO COURT

PEDESTRIAN PLAZA

ENTRY PLAZA

FIRE ACCESS ROAD

NE 85TH ST

RETAIL

BUILDING B

BUILDING D

EXISTING COSTCO PARKING

EXISTING U-HAUL

BUILDING A

120TH AVE NE

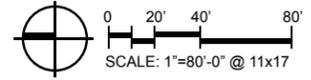
76 GAS STATION

COSTCO

- NORTH DRIVE:
- REQUIRED PEDESTRIAN EASEMENT (8'-0")
 - STREET TREES IN CUTOUTS
 - PEDESTRIAN LIGHT POLES

- 120th AVE STREETScape:
- STREET TREES IN PLANTER STRIP WITH ACCESS PATHS THROUGH TO SIDEWALK
 - FOUNDATION PLANTING ALONG RESIDENTIAL EDGE
 - BIKE PARKING AND LANDSCAPE AT LOBBY
 - BENCHES FOR SEATING ALONG SIDEWALK NEAR ENTRIES

TO I-405 AND FUTURE BUS RAPID TRANSIT STATION





120TH - NORWAY MAPLE



NORTH DRIVE - PARROTIA PERSICA



EVERGREEN - HINOKI CYPRESS



MT. VERNON LAUREL



DWARF MAIDEN GRASS



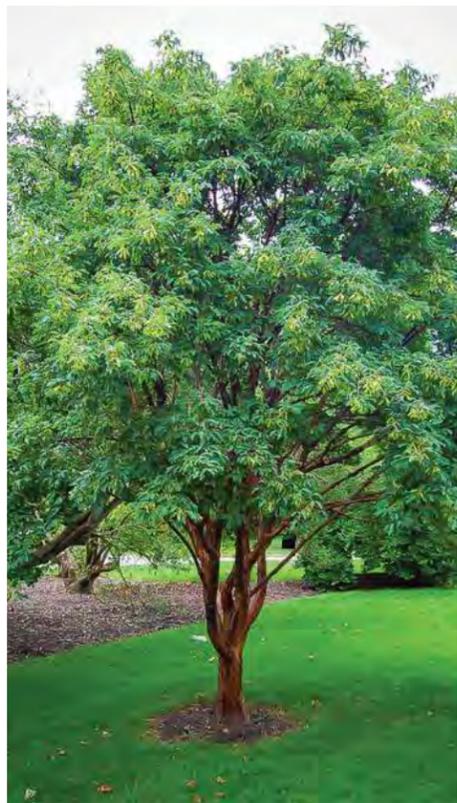
BIG BLUE MUSCARI



VARIEGATED DOGWOOD



122ND - SWEETGUM



PAPERBARK MAPLE



EVERGREEN - MOONGLOW JUNIPER



OAK LEAF HYDRANGEA



PLUM YEW



AUTUMN FERN



JAPANESE PIERIS



FEATHER REED GRASS



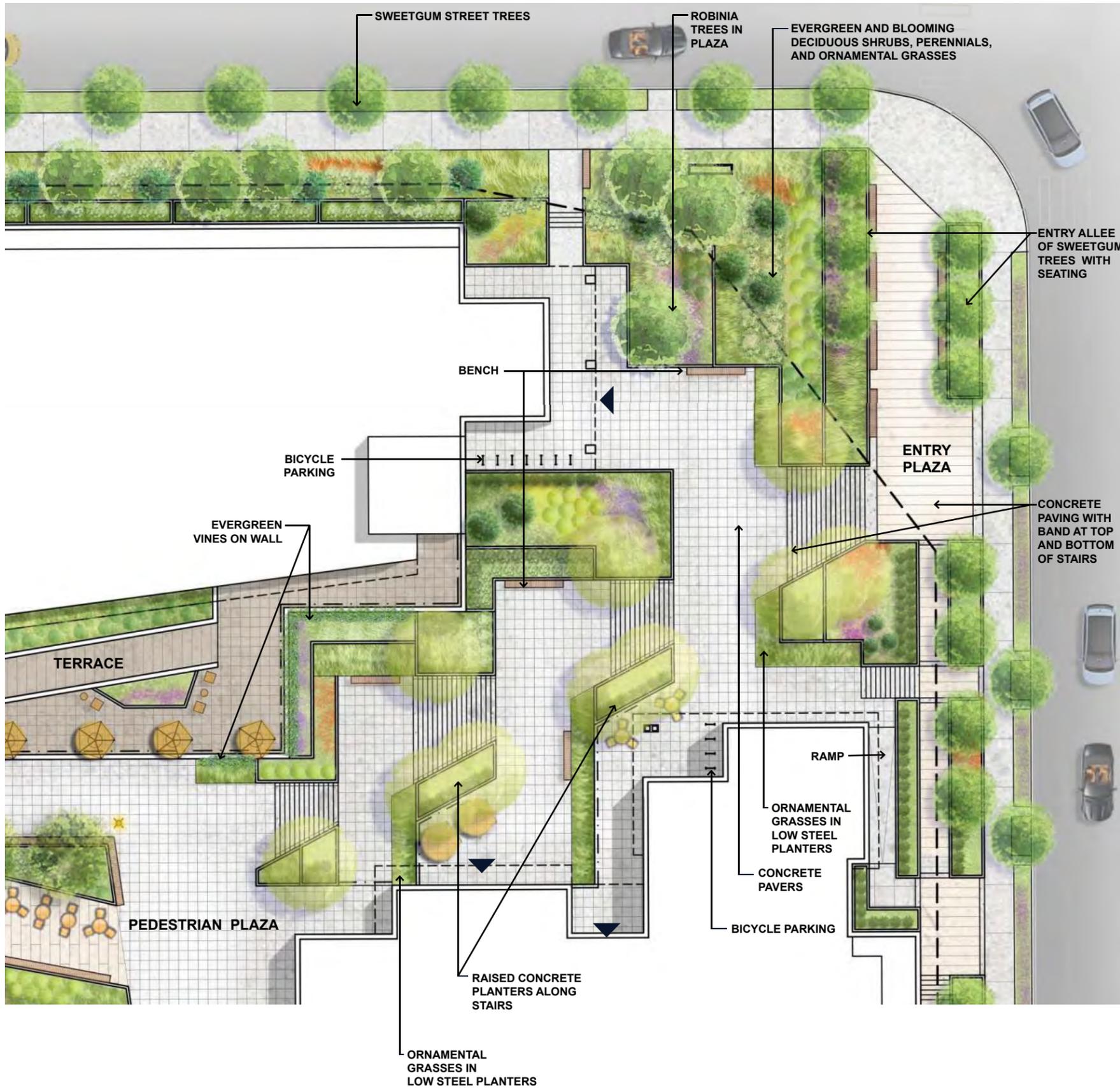
DAVID VIBURNUM



WINTER GOLD PINE



PEACH BLOSSOM ASTILBE



CANOPY TREES AT STAIRS



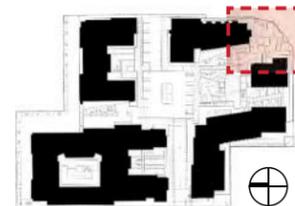
LOW PLANTER WALLS



PEDESTRIAN SCALE LIGHTING



SEATING AT PLAZA ENTRY





LOOKING NORTHWEST



LOOKING SOUTHEAST



PLAZA TREE - ROBINIA FRISIA



ALLEE - SWEETGUM



LONICERA PILEATA



PEROVSKIA - RUSSIAN SAGE



BLUE OAT GRASS



BIG BLUE LIRIOPE



SEDUM AUTUMN JOY



TANGERINE GEUM



LITTLE LIME HYDRANGEA



FEATHER REED GRASS



ROSA RUGOSA ALBA



SPREADING YEW



EVERGREEN - JUNIPER TORULOSA



EVERGREEN - SKYROCKET JUNIPER



BLONDY WINTERCREEPER



VERBENA



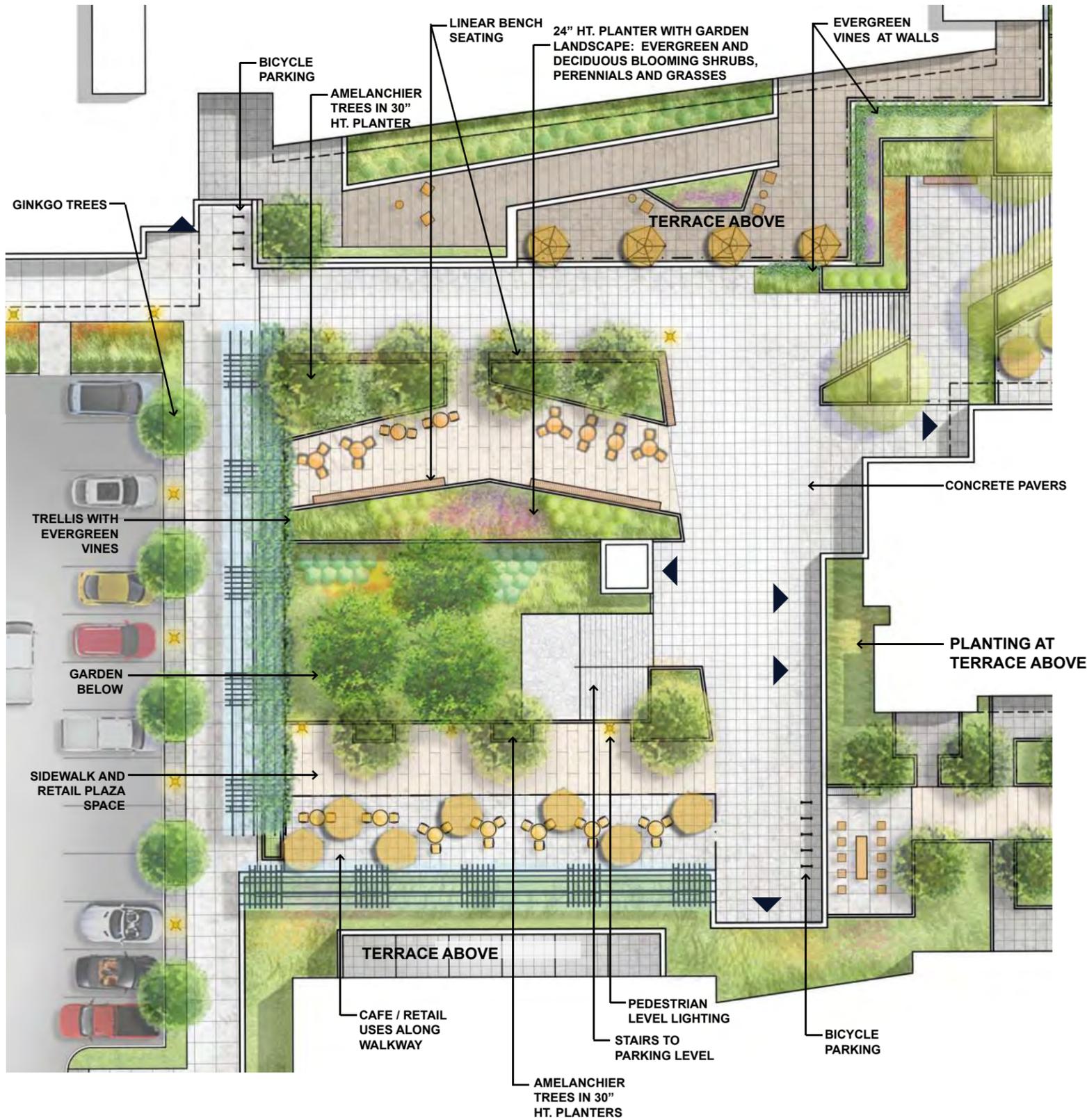
ROYAL BURGUNDY BARBERRY



MAIDEN GRASS



MT. VERNON LAUREL



TRELLIS



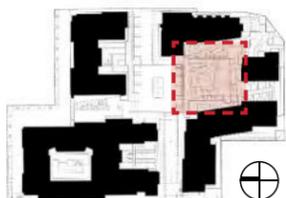
EVERGREEN VINES



LINEAR SEATING



SIDEWALK RETAIL





PLAZA - STYRAX JAPONICA



DWARF MAIDEN GRASS



TANGERINE GEUM



WINTERS GOLD PNE



HEUCHERA FROST



RAINBOW EUPHORBIA



PEACH BLOSSOM ASTILBE



LAMBS EAR



LITTLE LIME HYDRANGEA



TRAILING ROSEMARY



DWARF FOUNTAIN GRASS



BLONDY WINTERCREEPER



SORBARIA



AUTO COURT- GINKGO



ROYAL BURGUNDY BARBERRY



VERBENA



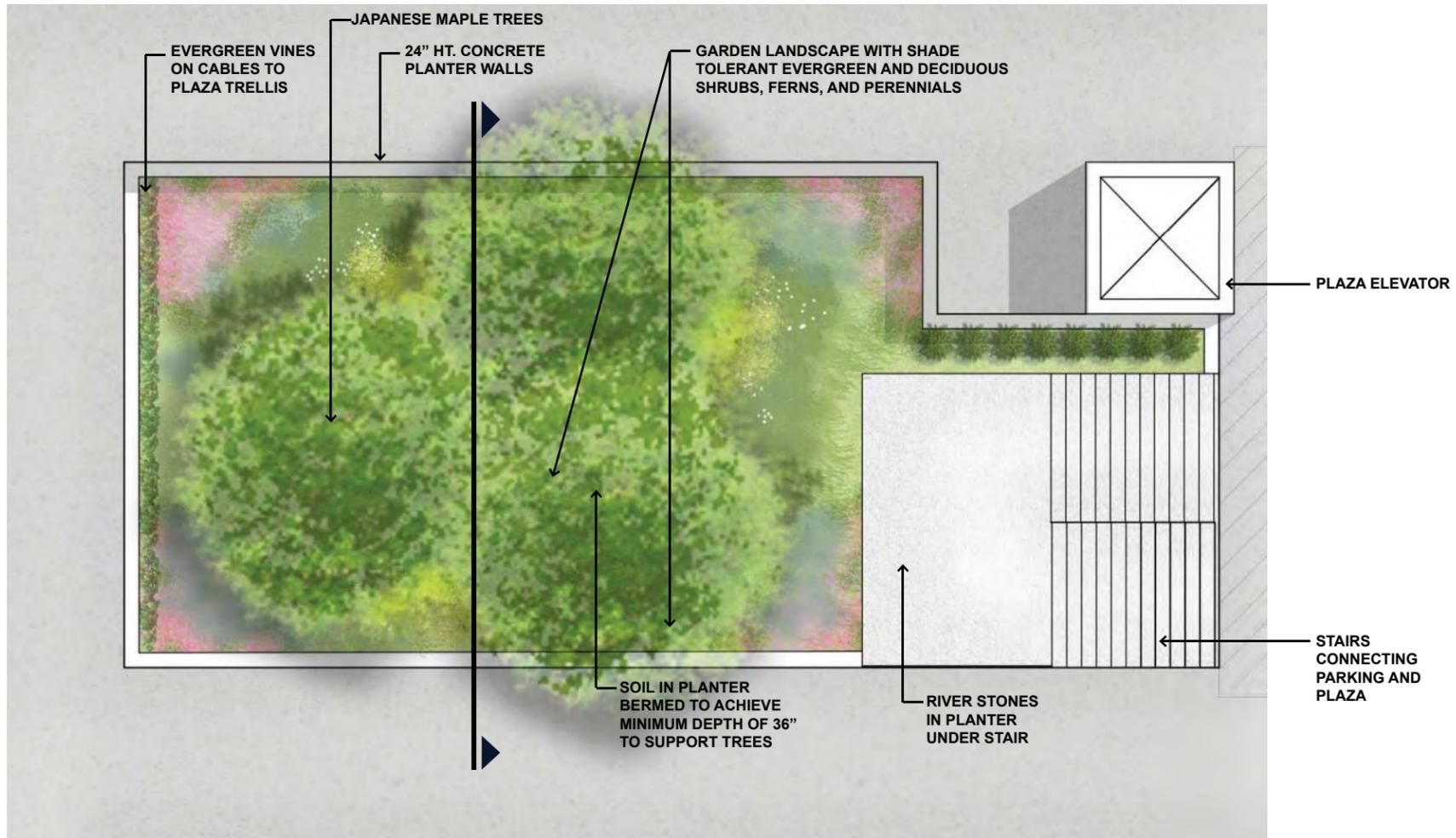
WHITE SWAN ECHINACEA



HOLBOELLIA VINE



EVERGREEN CLEMATIS VINE



SHADE GARDEN



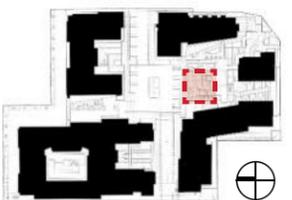
EVERGREEN VINES

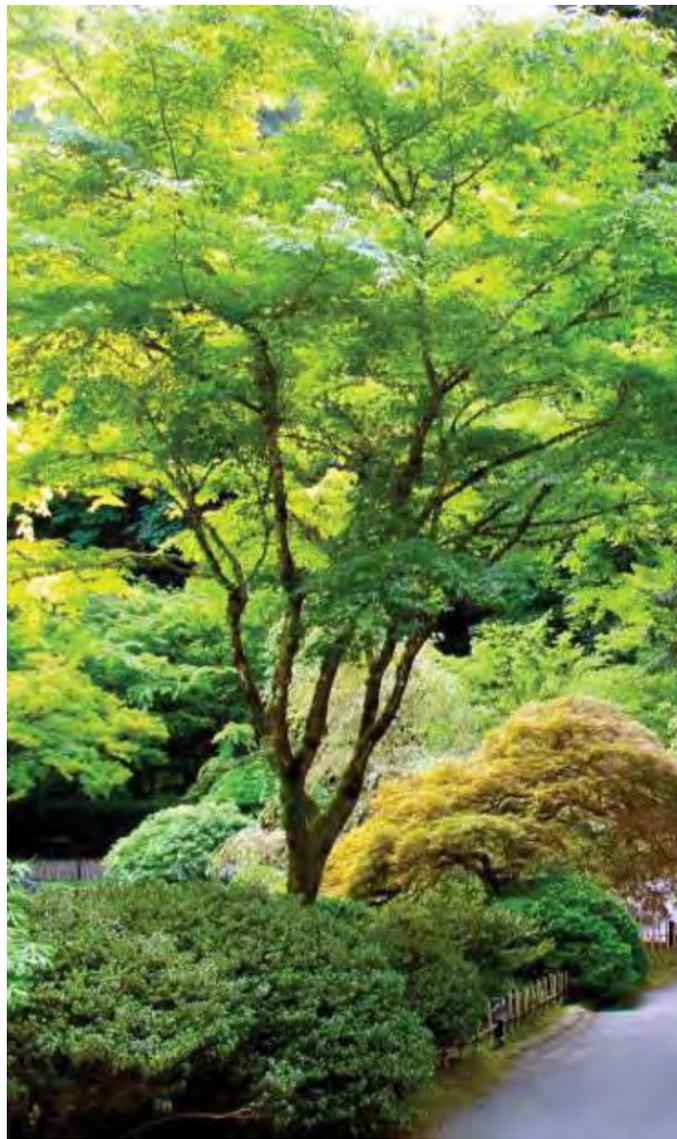


SIDEWALK RETAIL

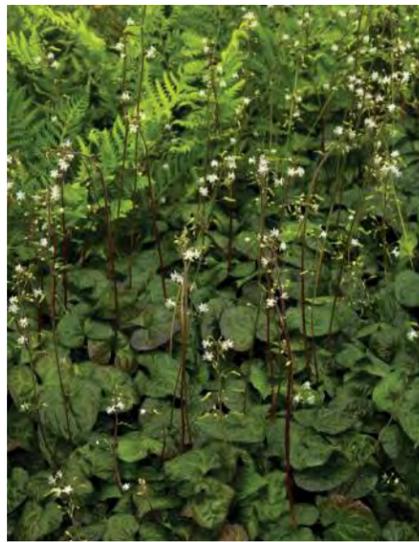


SECTION AT GARDEN





JAPANESE MAPLE



BEESIA



GOLDEN FOREST GRASS



HOSTA



JAPANESE FOREST GRASS



DWARF GOATS BEARD



MAHONIA CARESS



BRUNNERA



SWORD FERN



HELLEBORE



CLIMBING VINE - HOLBOELLIA



CARPET BUGLE



AUTUMN FERN



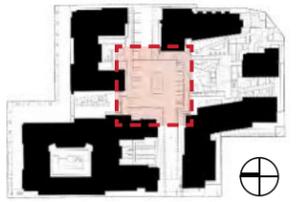
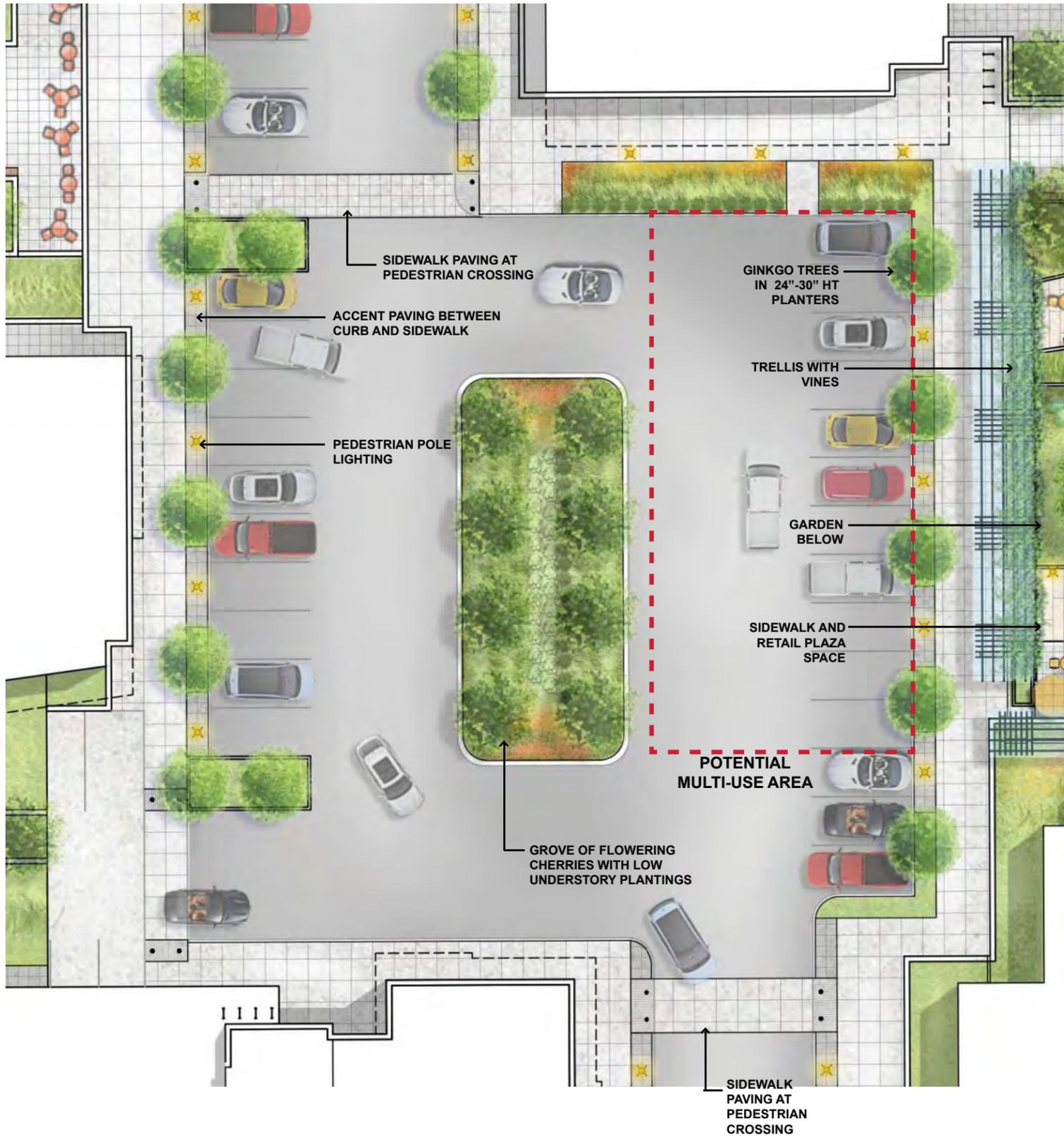
SOLOMONS SEAL

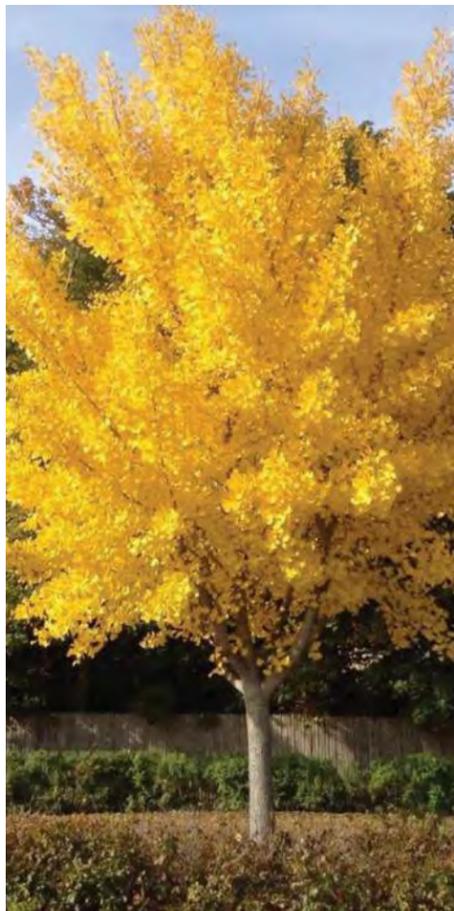


BIG BLUE LIRIOPE



WILD GINGER





SIDEWALK TREES - GINKGO



AUTO COURT- FLOWERING CHERRIES



AUTOCOURT - REDBUD



MT. VERNON LAUREL



DWARF MAIDEN GRASS



SPREADING YEW



ROYAL BURGUNDY BARBERRY



AUTUMN FERN



WHITE ROSE



LONICERA PILEATA



WHITE SWAN ECHINACEA



BLUE OAT GRASS



CORAL BELLS



DAYLILY



CITY OF KIRKLAND
Planning and Building Department
123 5th Avenue, Kirkland, WA 98033
425.587.3600 ~ 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 Rockerries 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>)



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						
.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"> 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). 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. 3. Location of drive-through facilities will not compromise the pedestrian orientation of the development. See KZC 105.96 for other requirements. 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. 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. 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. 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. 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.

Section 53.34

Zone
RH 3

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.	
.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.
.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.											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	
.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	If a medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.

Section 53.34

Zone
RH 3

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						
.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.	<ol style="list-style-type: none"> 1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to the use.
.110	School, Day-Care Center, Mini-School or Mini-Day-Care Center								D	See KZC 105.25.	<ol style="list-style-type: none"> 1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 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. 3. May include accessory living facilities for staff persons. 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. 	
.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"> 1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 		



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.	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.											