



CITY OF KIRKLAND
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
425.587.3600 ~ www.kirklandwa.gov

MEMORANDUM

Date: June 30, 2022
To: Design Review Board
From: Tony Leavitt, Senior Planner
File No.: DRV18-00493
Subject: **MADISON ROSE HILL MIXED USE PROJECT
MODIFICATION TO DRB DECISION**

I. MEETING GOALS

At the July 18, 2021 Design Review Board (DRB) meeting, the DRB should review the proposed project modifications and provide input to staff prior to staff's decision on the modification request. See Section IV for a summary of the proposed changes.

II. BACKGROUND INFORMATION

The subject property is located at 12040 NE 85th Street (see Attachment 1). On June 17, 2019, the DRB approved the Design Response Conference application for the Madison Rose Hill mixed-use project.

On April 19, 2022, the applicant submitted a minor modification request to modify the DRB approved design (see Attachment 2) for Buildings 1 and 2 of the project. Pursuant to Kirkland Zoning Code (KZC) Section 142.50(1)(b), Planning Staff may consult with the DRB when making a decision on the proposed modifications. Due to the scope and nature of the proposed changes, staff would like input from Board prior to making a decision. The changes are summarized in Section III below.

III. MODIFICATION CRITERIA

The Planning Official may approve the proposed modifications to the Design Review approval if it meets the criteria in Kirkland Zoning Code (KZC) Section 142.50. Attachment 3 contains the applicant's response to the criteria. Below are the applicable criteria:

- a. *The need for the modification was not known and could not reasonably have been known before the D.R. approval was granted.*
- b. *The modification is minor and will not, in any substantial way, change the proposed development or violate any requirement imposed by the Design Review Board. The Planning Official may consult with the Design Review Board in his/her decision.*
- c. *The development that will result from the modification will be consistent with the design regulations, design guidelines, and Comprehensive Plan.*

Staff is consulting with the DRB prior to making a decision on the requested modification. Following this consultation, staff will either approve or deny the requested modifications. Staff considers many of the proposed changes as minor and meeting the modification criteria but due to the nature and scope of some of the changes, staff would like to update the DRB and to obtain feedback prior to making a decision.

Proposed Changes

The applicant has outlined the reasons for the requested modification in Attachment 2. The majority of the proposed minor modifications were made to address coordination and execution issues arising from changes required to respond to jurisdictional permit comments received after design approval had been issued.

The proposed changes include the following:

Building 1 (identified in Attachment 2, Sheets 4 through 10)

- Joint pattern changes around the entire building.
- Interior staircase rotated and pushed outward on the south elevation.
- Small massing change on the east and north sides of the building due to interior unit layout change.
- Material changes on the southern portion of the building from coregulated metal to flat metal panels and color.
- Color and siding changes along the west façade and the elimination of recessed balconies.
- Changes to the varying roof heights.

Building 2 (identified in Attachment 2, Sheets 11 through 18)

- Material and color changes along all facades.
- Changes to and the addition of balconies along the south residential façade.
- Massing change at the southwest corner.
- Changes to the commercial space at the southeast corner.
- Replacement of upper story residential single corner balconies with separated balconies.
- Changes to the east residential façade to match the west façade of Building 1.
- Reduction in the height of the northwest corner massing to meet Fire Department requirement.

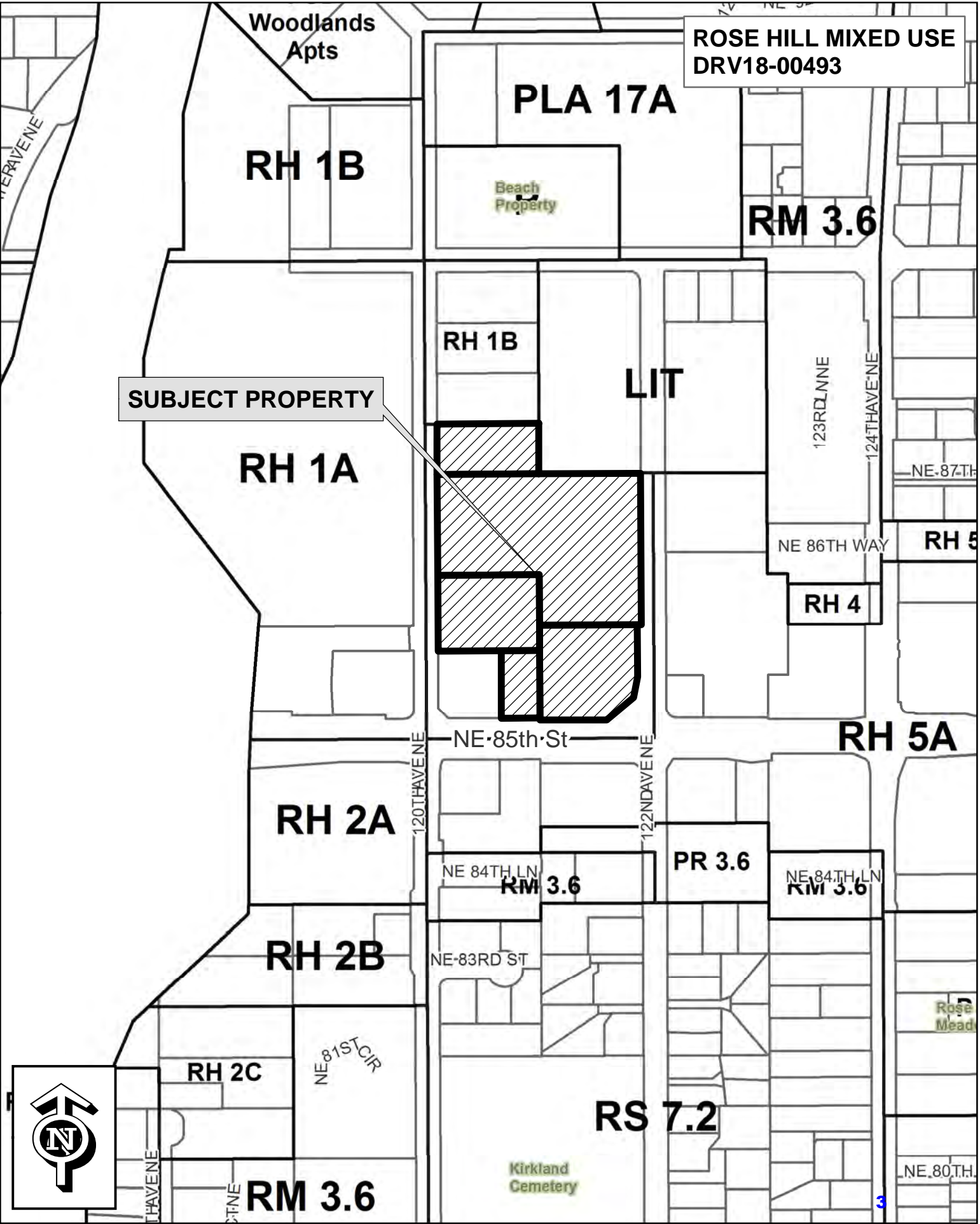
IV. QUESTION FOR DRB CONSIDERATION

The proposed modifications shown in Attachment 2 are supported by staff. The changes were found to be consistent with the general design principles approved by the Board.

Does the DRB have any additional comments on the proposed modifications?

V. ATTACHMENTS

1. Vicinity Map
2. Design Review Approval Modification Request and Plan Set



ROSE HILL - DESIGN REVIEW MINOR MODIFICATION

Tuesday, April 19, 2022

Tony Leavitt
Senior Planner
City of Kirkland Planning and Building Department
123 5th Ave
Kirkland, WA 98033

Dear Tony Leavitt,

Please accept this cover letter addressing requirements for a Minor Modification of the Approved Design Review for project number DRV18-0093, located at 12040 NE 85th St, commonly referred to as the Rose Hill Mixed Use Project.

Below please find the criteria addressed as required by KZC 142.50, with the original code text and our response in **bold**.

Accompanying drawings are attached illustrating the original approved design and the scope of the proposed modifications, as previously discussed with yourself and Jon Regala on 3/7/2022.

1. The Planning Official may approve a modification to the D.R. approval for the proposed development if:
 - a. The need for the modification was not known and could not reasonably have been known before the D.R. approval was granted;
 - i. **The majority of the proposed minor modifications were made to address coordination and execution issues arising from changes required to respond to jurisdictional permit comments received after design approval had been issued.**
 - b. The modification is minor and will not, in any substantial way, change the proposed development or violate any requirement imposed by the Design Review Board. The Planning Official may consult with the Design Review Board in his/her decision; and
 - i. **The changes do not change any of the proposed uses, overall massing, or other conditions of the previously issued design approval.**
 - c. The development that will result from the modification will be consistent with the design regulations, design guidelines, and Comprehensive Plan.
 - i. **These changes are aligned with feedback from preliminary reviews with Tony Leavitt and Jon Regala, addressing their comments. The project team feels the changes are a refinement of the previously issued design approval and consistent with the applicable design guidelines.**

Please feel free to reach out with any questions or concerns regarding the response or drawings. Thank you for your time and coordination on the project.

Thank you,

Eli Hardi

Senior Associate
Eli.hardi@mg2.com
206-962-6586

MG2



ROSE HILL

DESIGN REVIEW UPDATES

MARCH 25, 2022



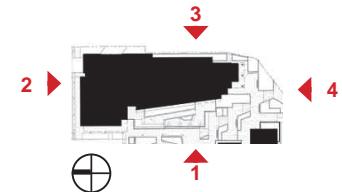
1 WEST ELEVATION - CURRENT



WEST ELEVATION - DRC

MATERIAL KEY

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





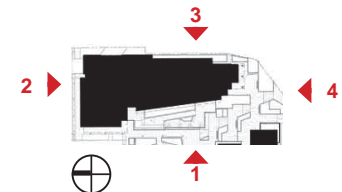
2 NORTH ELEVATION - CURRENT



NORTH ELEVATION - DRC

MATERIAL KEY

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- (AS) ALUMINUM STOREFRONT
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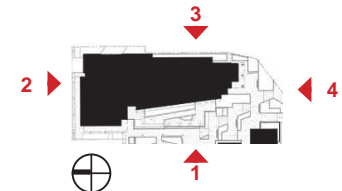
3 SOUTH ELEVATION - CURRENT



SOUTH ELEVATION - DRC

MATERIAL KEY

- (AC) ARCHITECTURAL CONCRETE
- (AS) ALUMINUM STOREFRONT
- (AW) ALUMINUM WINDOWS
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- (VW) VINYL WINDOWS
- (WS) WOOD SOFFIT





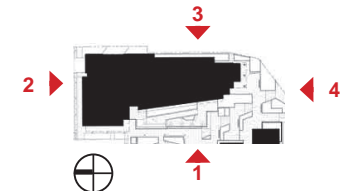
4 EAST ELEVATION - CURRENT



EAST ELEVATION - DRC

MATERIAL KEY

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- (AS) ALUMINUM STOREFRONT
- (AW) ALUMINUM WINDOWS
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- (SC) STEEL CANOPIES
- (SS) STANDING SEAM
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- (WS) WOOD SOFFIT





1 BUILDING 1 - SW ELEVATION AT NE 85TH ST



2 BUILDING 1 - SE ELEVATION AT 122ND AVE NE



DRC VIEW



DRC VIEW

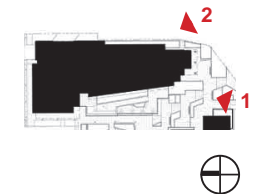
DESIGN RESPONSE

THE SOUTHERN WHITE MASS CHANGED FROM CORRUGATED METAL TO FLAT METAL PANEL TO MAINTAIN A CLEAN, SMOOTH FINISH SKIN TO THE STOREFRONT BELOW

THE SHIFTING ROOF HEIGHTS WERE CLEANED UP DUE TO ZONING HEIGHT RESTRAINTS. AS A RESULT, THE BUILDING NOW CREATES A STRONGER HORIZONTAL VISUAL AT THE ROOFLINE AND TIES TOGETHER THE VARIOUS MASSES.

MATERIAL KEY

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- (AS) ALUMINUM STOREFRONT
- (AW) ALUMINUM WINDOWS
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- (WS) WOOD SOFFIT





3 BUILDING 1 - NE ELEVATION



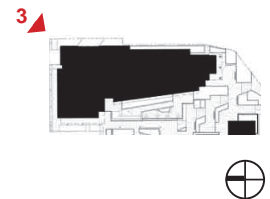
DRC VIEW

DESIGN RESPONSE

THE GRAY FLAT PANEL EXTENDED FURTHER EAST AS A RESULT OF THE INTERIOR SPACES AND UNIT LAYOUTS. SKY BRIDGES THROUGHOUT THE PROJECT ARE REMOVED.

MATERIAL KEY

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- (AS) ALUMINUM STOREFRONT
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- (BM) BENT METAL
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- (ML) METAL LOUVERS
- (SC) STEEL CANOPIES
- (SS) STANDING SEAM
- (VV) VINYL WINDOWS
- (WS) WOOD SOFFIT





4 BUILDING 1 - NW ELEVATION AT AUTOCOURT



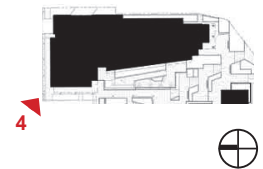
DRC VIEW

DESIGN RESPONSE

OVERALL MATERIAL EXPRESSION ALONG THE NW ELEVATION AT THE AUTOCOURT REMAINS THE SAME. ADDITIONAL BALCONIES HAVE BEEN ADDED AT THE GRAY METAL MASSING TO CAPITALIZE ON VIEWS ONTO THE PLAZA

MATERIAL KEY

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





5 BUILDING 1 - WEST ELEVATION AT PEDESTRIAN PLAZA



DRC VIEW

DESIGN RESPONSE

TRELLIS ADDED ALONG THE BUILDING 1 AMENITY DECK PROVIDES VISUAL INTEREST AND OVERHEAD COVERING FOR USERS OF THE SPACE.

THE JAGGED BAYS ALONG THE WEST FACADE MATCH THE PREVIOUS GEOMETRIC PATTERN OF THE INTERIOR BALCONIES. MASSING PROVIDES MORE SPACE FOR THE INTERIOR UNITS AND MATCHES THE EXTERIOR EXPRESSION ALSO FOUND IN BUILDING 2

MATERIAL KEY

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



TOP OF PARAPET - 357'-6"

ROOF - EL. 355'-0"

LEVEL 6 - EL. 344'-0"

LEVEL 5 - EL. 338'-0"

LEVEL 4 - EL. 323'-4"

LEVEL 3 - EL. 313'-0"

LEVEL 2 - EL. 301'-0"

LEVEL 1.5 - EL. 291'-0"

LOADING - EL. 276'-0"

LEVEL P1 - EL. 266'-6"

LEVEL P2 - EL. 257'-0"



1 WEST ELEVATION - CURRENT

ROOF - EL. 354'

LEVEL 6 - EL. 342'

LEVEL 5 - EL. 331'

LEVEL 4 - EL. 321'

LEVEL 3 - EL. 311'

LEVEL 2 - EL. 301'

LEVEL 1.5 - EL. 290'

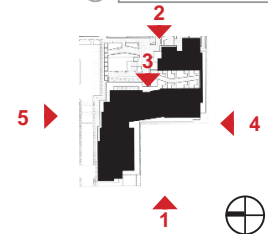
LEVEL 1 - EL. 280'



WEST ELEVATION - DRC

MATERIAL KEY

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(AS)	ALUMINUM STOREFRONT
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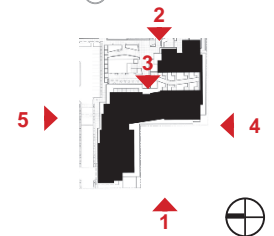
2 EAST ELEVATION - CURRENT



EAST ELEVATION - DRC

MATERIAL KEY

(AC)	ARCHITECTURAL CONCRETE
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LEVEL 1.5 - EL. 291'-0"

LOADING - EL. 276'-0"



3 EAST ELEVATION - CURRENT

ROOF - EL. 354'

LEVEL 6 - EL. 342'

LEVEL 5 - EL. 331'

LEVEL 4 - EL. 321'

LEVEL 3 - EL. 311'

LEVEL 2 - EL. 301'

LEVEL 1.5 - EL. 290'

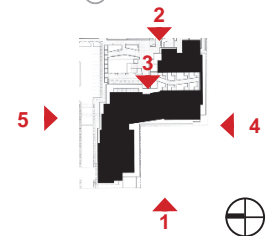
LEVEL 1 - EL. 280'



EAST ELEVATION - DRC

MATERIAL KEY

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- (AS) ALUMINUM STOREFRONT
- (AW) ALUMINUM WINDOWS
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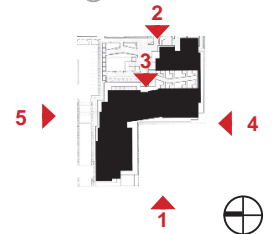
4 SOUTH ELEVATION - CURRENT



SOUTH ELEVATION - DRC

MATERIAL KEY

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- (AS) ALUMINUM STOREFRONT
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LEVEL 1.5 - EL. 291'-0"
LOADING - EL. 276'-0"
LEVEL P1 - EL. 266'-6"
LEVEL P2 - EL. 257'-0"



5 NORTH ELEVATION - CURRENT

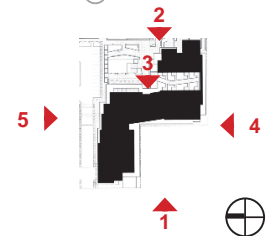
ROOF - EL. 354'
LEVEL 6 - EL. 342'
LEVEL 5 - EL. 331'
LEVEL 4 - EL. 321'
LEVEL 3 - EL. 311'
LEVEL 2 - EL. 301'
LEVEL 1.5 - EL. 290'
LEVEL 1 - EL. 280'



NORTH ELEVATION - DRC

MATERIAL KEY

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





1 BUILDING 2 - SW ELEVATION AT NE 85TH ST



2 BUILDING 2 - SE ELEVATION AT NE 85TH ST



DRC



DRC

DESIGN RESPONSE

THE TAN FIBER CEMENT WAS REPLACED WITH THE VERTICAL, WHITE CEMENT BOARD PATTERN. THE EXTERIOR EXPRESSION OF THE WHITE MASSING CARRIES INTO THE PLAZA TO THE NORTH, CREATING A MORE HOLISTIC AND COHESIVE DESIGN.

MATERIAL KEY

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- (AW) ALUMINUM WINDOWS
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- (WS) WOOD SOFFIT





3 BUILDING 2 - EAST ELEVATION AT PEDESTRIAN PLAZA



DRC

DESIGN RESPONSE

THE CORNER MASSINGS' MATERIAL HAS BEEN CHANGED TO BECOME A DARK BRONZE, FLAT METAL PANEL. AT THE CORNERS OF THE PLAZA, THE MASSING/MATERIAL EXPRESSIONS ARE SIMILAR TO CREATE A MORE HOLISTIC AND COHESIVE DESIGN.

THE JAGGED BAYS WITH COLOR ARE REMINISCENT OF THE PREVIOUS INTERIOR BALCONIES WHILE ALSO MATCHING THE EXTERIOR EXPRESSION OF BUILDING 1'S WEST ELEVATION.

MATERIAL KEY

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- (AS) ALUMINUM STOREFRONT
- (AW) ALUMINUM WINDOWS
- (BM) BENT METAL
- (BR) BRICK
- (CB) CEMENT BOARD
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- (SC) STEEL CANOPIES
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- (VW) VINYL WINDOWS
- (WS) WOOD SOFFIT



DESIGN RESPONSE

THE CORRUGATED METAL MASSING HAS BEEN DROPPED DOWN AS A RESULT OF DISCUSSIONS WITH THE FIRE MARSHAL. THE RESULTANT MASSING CREATES MORE OPPORTUNITY FOR VISUAL IMPACT FOR THE UPPER AMENITY SPACE.

THE ORANGE COLOR HAS BEEN CHANGED TO BLUE TO MATCH WITH THE EXTERIOR EXPRESSION ALONG 85TH STREET.

THE SOUTH FACADE FACING THE U-HAUL HAS BEEN REVISED TO CREATE A MORE CONSISTENT AND ARTICULATED EXPRESSION.



4 BUILDING 2 - NW ELEVATION AT WEST AUTOCOURT ACCESS



DRC

MATERIAL KEY

- (AC) ARCHITECTURAL CONCRETE
- (AS) ALUMINUM STOREFRONT
- (AW) ALUMINUM WINDOWS
- (BM) BENT METAL
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CHARACTER AND ATMOSPHERIC SKETCH. DOES NOT
REPRESENT UPDATED BUILDING FORMS AND MATERIALS



CHARACTER AND ATMOSPHERIC SKETCH. DOES NOT
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