

ITEM 6 | LANDSCAPE MASTER PLAN

DRV18-00312 Appeal
Enclosure 2, Attachment 2
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- (A) PERMEABLE PAVER PLAZA (B) BUS SHELTER (C) ENTRY GATEWAY FEATURE (D) PEDESTRIAN PATHWAY
(E) GARAGE ENTRY (F) APARTMENT AMENITY SPACE (G) LANDSCAPE PLANTING, TYP.

PELLETIER + SCHAAR ARCHITECTS

Rose Hill Business District Design Guideline #22:

Continental Divide's landscape planting enhances the visual quality of the urban environment. The site contains pedestrian/auto, pedestrian, and building-oriented landscapes. Pedestrian/auto landscapes focus on robust plantings to protect pedestrians from traffic with street trees, creating a more hospitable environment. The pedestrian landscape emphasizes plant materials that provide color, texture, shape, and year-round interest. Finally, the building landscape serves to compliment the building while screening any faults and maintaining views. Over the site there is a colorful mix of drought-tolerant and low-maintenance plantings including roses in many highly visible locations.

(Design Guidelines for Rose Hill Business District - <https://www.kirMandwa.gov/Assets/Planning/Planning+PDFs/Rose+Hill+Design+Guidelines.pdf>)

Land Use Buffer Summary:

The applicant shall provide a 15' wide landscape strip to be planted with trees spaced at a rate of 1 tree every 20'. Deciduous trees are to be 2.5" caliper minimum and coniferous trees are to be 8" minimum in height, and at least 70% of trees shall be evergreen. A mix of various shrubs are to be planted to obtain at least 60% coverage within 2 years.

(KZC 95.42.1 Minimum Land Use Buffer Requirements)

Landscape plan data:

Types of plantings: The site is composed of a mix of evergreen and deciduous trees, shrubs, and groundcover to provide year-round structure and interest. While various grasses and perennials add seasonal interest and character. A few prominent plants in the proposed landscape plan are: Vine Maple, Vanderwolf Pine, Western Red Cedar, Western Hemlock, Red & Yellow Twig Dogwood, Rugosa Rose, Flowering Currant, Japanese Pieris, Mountain Laurel, Viburnum, Switch Grass, Lavender, Coreopsis, and Creeping Mahonia, among many others.

Proposed landscape plan by the numbers:

Trees: 119 - Avg. size: 2" cal. / 8' high min.

Shrubs/Grasses: 2,633 - Avg. size: Shrub 5-gal / Grass 2-gal

Groundcover: 2,528 - Avg. size: 4" pot

Total number of plants on site: 5,280

Evergreen tree coverage in 15' buffer (Min. 70% Req.): 87.2%

Plant totals represented are approximate and are subject to change



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ITEM 6 | PLAZA DEVELOPMENT

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- (A) PERMEABLE PAVER PLAZA (B) BICYCLE RACKS (C) BENCH SEATING (D) BUS SHELTER (E) LANDSCAPE PLANTING (F) PEDESTRIAN WALK



PEDESTRIAN AMENITIES

The site frontage and plaza along NE 85th creates an active and comfortable pedestrian environment that incorporates many amenities such as various seating options, mixed planting beds of trees, shrubs, and groundcover creating year-round interest, bicycle racks, lighting, varied paving types defining spaces and adding interest, as well as easy access to commercial spaces and public transportation.

DECIDUOUS TREES



ARMSTRONG MAPLE



VINE MAPLE



CALLERY PEAR



IN SPRING



CORAL BARK MAPLE



IN SPRING

EVERGREEN TREES



VANDERWOLF PINE



WEEPING ALASKA CEDAR

GROUND COVER



CREeping THYME



LILY TURF

SHADE PLANTINGS



WESTERN RED CEDAR



WESTERN HEMLOCK



PACHYSANDRA



BUNCHBERRY DOGWOOD

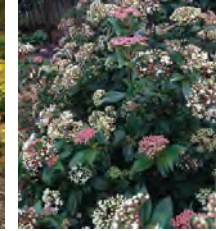
EVERGREEN SHRUBS



MOUNTAIN LAUREL



HEAVENLY BAMBOO



SPRING BOUQUET VIBURNUM



RHODODENDRON

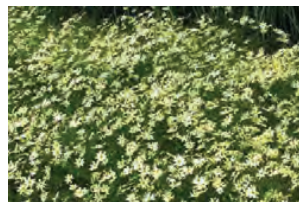
SHRUBS + GRASSES



BLUE OAT + LAVENDER



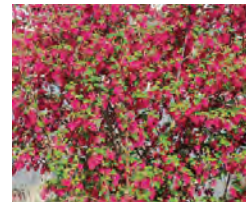
DWARF FOUNTAIN GRASS



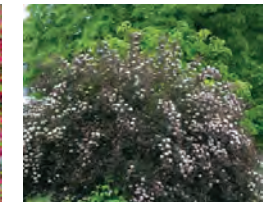
MOONLIGHT TICKSEED



RUGOSA ROSE



FLOWERING CURRANT



NINEBARK

7. PLAZA DEVELOPMENT

- More development of the plaza area. They would like to see more hardscape and less landscaping in the area north of the bus stop and between the two buildings. See Design Guideline Section 12 for ideas. Blueline to handle considering max impervious surfaces as well.

DESIGN GUIDELINE #12:

Objectives

- To provide a variety of pedestrian-oriented areas to attract shoppers to commercial areas and enrich the pedestrian environment.
- To create gathering spaces for the community.
- To configure buildings and uses to encourage pedestrian activity and pedestrian focal points.

Guidelines

- a. Provide pedestrian plazas in conjunction with nonresidential uses.
- b. Position plazas in visible locations on major internal circulation routes, close to bus stops, or where there are strong pedestrian flows on neighboring sidewalks. For large sites, development should be configured to create a focal plaza or plazas. Plazas should be no more than 3' above or below the adjacent sidewalk or internal pathway to enhance visibility and accessibility.
- c. 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.
- d. Provide storefronts, street vendors, or other pedestrian-oriented uses, to the extent possible, around the perimeter of the plaza
- e. Provide landscaping elements that add color and seasonal interest. This can include trees, planting beds, potted plants, trellises, and hanging plants.
- f. Incorporate pedestrian amenities, as described in Section 10.
- g. Consider the solar orientation and wind patterns in the design of the open space and choice of landscaping.
- h. Provide transitional zones along building edges to allow for outdoor eating areas and a planted buffer.

ITEM 7 | PLAZA DEVELOPMENT

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- (A) PERMEABLE PAVER PLAZA (B) BICYCLE RACKS (C) BENCH SEATING (D) BUS SHELTER (E) LANDSCAPE PLANTING (F) PEDESTRIAN WALK



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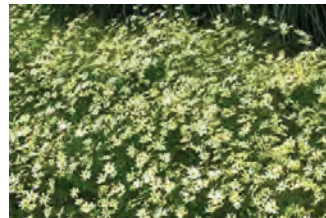
SHRUBS + GRASSES



BLUE OAT + LAVENDAR



DWARF FOUNTAIN GRASS



MOONLIGHT TICKSEED



RUGOSA ROSE



FLOWERING CURRANT



NINEBARK

8. COMMERCIAL FACADE DEVELOPMENT

- Additional development of the standalone commercial facade to create a superior design to offset the modification request. Ideas include material changes on the parapets and cornice treatments. We recommend looking at the Hectors Building on Lake Street and the Park Lane Public House for some ideas.
 - a. Also address any blank walls on the backside of the building (See Design Guideline Section 8)

DESIGN GUIDELINE #8:

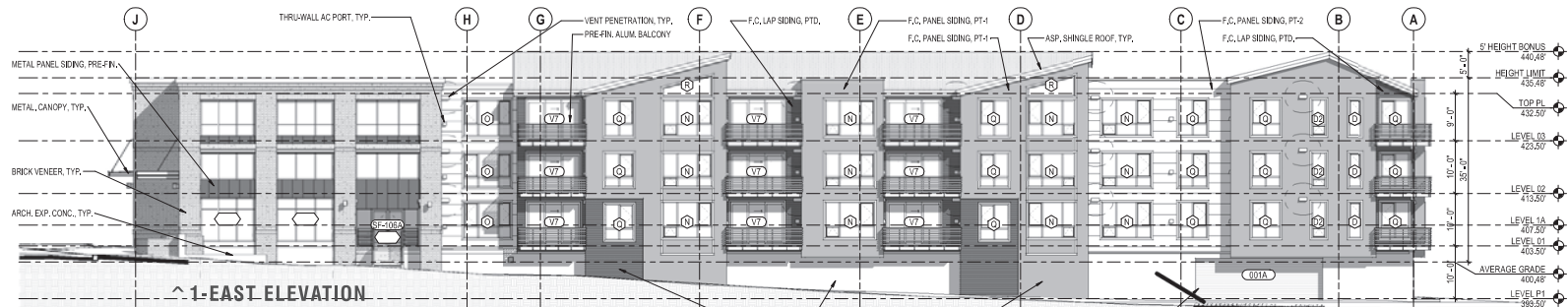
Avoid blank walls near sidewalks, major internal walkways, parks, and pedestrian areas. The following treatments mitigate the negative effects of blank walls (in order of preference):

- 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.



ITEM 8 | BLANK WALLS

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9. FINAL PACKET

- Incorporate any plans that were submitted at the meeting into the final packet.

FINAL PACKET HAS BEEN COORDINATED.

PROJECT VISION | SUMMARY

HOUSING FOR A GROWING CITY

Build 134 new Affordable & Market Rate Apartments to meet the growing demand for housing in the City of Kirkland. Kirkland and the Seattle Metro region are growing rapidly, and there is a shortage of affordable housing throughout the region.

ROSE HILL NEIGHBORHOOD GATEWAY

Create a gateway marker with art and landscaping to celebrate the Rose Hill Neighborhood and mark the east entrance to the City of Kirkland at the corner of NE 85th St. and 132nd Ave NE.

NE 85TH ST. PEDESTRIAN EXPERIENCE

Develop a new pedestrian experience for NE 85th St., to make a more walkable neighborhood and set precedence for future projects in the Rose Hill Business District.

NEW PUBLIC & PRIVATE OUTDOOR SPACE

Make new outdoor spaces for the neighborhood along NE 85th St. and within the site for the tenants and residents of the project.

TRANSITION TO RESIDENTIAL SCALE

Design the project with architectural transitions in mass and scale from commercial uses to residential uses along 131st Ave. NE and 132nd Ave. NE.

LANDSCAPING TO ENHANCE THE SITE

Plant extensive landscaping all across the site to protect the privacy of neighbors, enhance the pedestrian experience of public spaces, and provide amenities for the tenants and residents of the project.

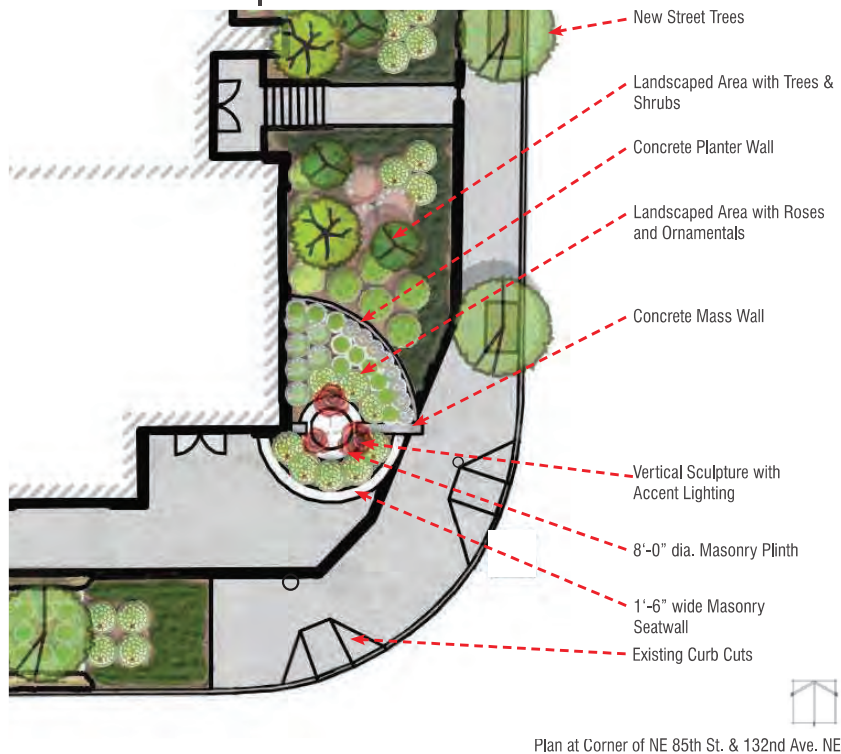


Commercial Space on NE 85th St.

PROJECT DATA

8505 132ND AVE. NE KIRKLAND, WA 98033	LOT AREA:	98,109 SF (2' DEDICATION ON 131ST)	ALLOWABLE LOT COVERAGE:	68,676 SF	CONSTRUCTION TYPE:	I-A / V-A
			ACTUAL LOT COVERAGE:	67,907 SF		(GARAGE / BLDG ABOVE)
PARCEL NO.: LOT 3 - 8635700015 LOT 4 - 8635700020 LOT 5 - 8635500025 LOT 6 - 8635500030 LOT 7 - 8635500035 LOT 8 - 8635700025 LOT 9 - 8635700030 LOT 7 BF - 1241900025	MAX. LOT COVERAGE:	70%	AVERAGE BLDG. ELEVATION:	400.48'	BUILDING AREA:	
	HEIGHT LIMIT:	35' 5' BONUS (PEAKED ROOF)	REQUIRED PARKING:		GROUND FLR / P1	54,798
ZONE: RH-8 (ROSE HILL BUSINESS DISTRICT)	MIN. FRONT SETBACK:	10' (0') (PED. STORE FRONTS)	COMMERCIAL	25 STALLS	LEVEL 1	46,994
	MIN. SIDE SETBACK:	20'	RESIDENTIAL	164 (169 - 5)*	LEVEL 2	39,520
	MIN REAR SETBACK:	15' (30') (35' HT. BLDG @ RSX ZONE)	GUEST PARKING	16**	LEVEL 3	41,926
			TOTAL REQ'D	189	TOTAL	183,239 GSF
			* REDUCTION FOR BICYCLE PARKING (KZC 105.34)		COMMERCIAL AREA:	7,378 GSF
			** SHARED FACILITIES (KZC 105.45)		RESIDENTIAL UNITS:	134
			PARKING PROVIDED:	200 STALLS	AFFORDABLE HOUSING:	13 UNITS

PROJECT VISION | ROSE HILL NEIGHBORHOOD GATEWAY



GATEWAY FEATURES:

- Landscaping, including ornamental shrubs and rose varieties.
- Vertical sculpture (to be designed / selected with community input).
- Feature lighting to highlight artwork.



View of Corner of NE 85th St. & 132nd Ave. NE



View of Corner of NE 85th St. & 132nd Ave. NE (from distance)

DESIGN GUIDELINE #1:

Objective: To enhance the character and identity of the Rose Hill Business District.

Incorporate entry gateway features in new development on NE 85th St. at 120th AND 132nd Avenues. Gateway features should include the following:

- Distinctive landscaping including an assortment of varieties of roses
- Artwork (e.g. vertical sculpture)
- A gateway sign with the city logo
- Multicolored masonry forming a base for an entry sign
- Decorative lighting elements

PROJECT VISION | NE 85TH ST. PEDESTRIAN EXPERIENCE



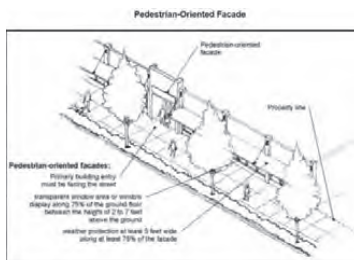
Existing NE 85th St. Streetscape - View Looking West



Existing NE 85th St. Streetscape - View Looking East



NE 85th St. Sidewalk - View Looking East



KZC FIG. 92.10.A

KZC 92.10.2:

Definition of Pedestrian-Oriented Facade:

- Primary entrance on this facade.
- Transparent windows for 75% of facade between 2' and 7' above sidewalk.
- Weather protection feature(s) at least 5' wide for 75% of facade.

KZC 92.10.3.a:

Buildings featuring a Pedestrian-Oriented Facade may be located adjacent to the sidewalk in the RHBD zone

DESIGN GUIDELINE #4:

Objectives:

- To **enhance the pedestrian environment** within the Rose Hill Business District.
- To **create safe and active sidewalks** and pathways.

Incorporate transparent windows and doors and weather protection features adjacent to a sidewalk or internal pathway. Weather protection features could include awnings, canopies, marquees or other permitted treatments.

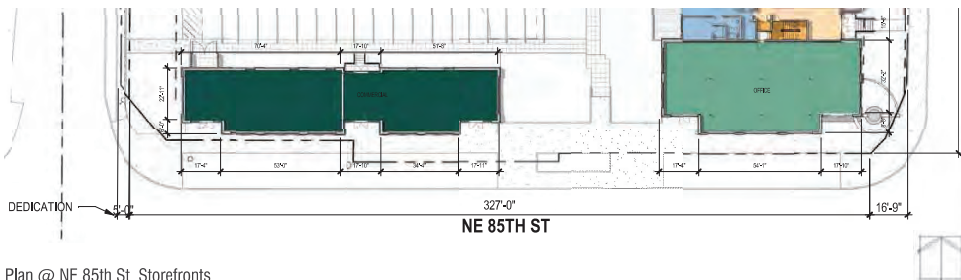
PROJECT VISION | NE 85TH ST. PEDESTRIAN EXPERIENCE



NE 85th St. Sidewalk - View Looking East



NE 85th St. Sidewalk - View Looking West



Plan @ NE 85th St. Storefronts

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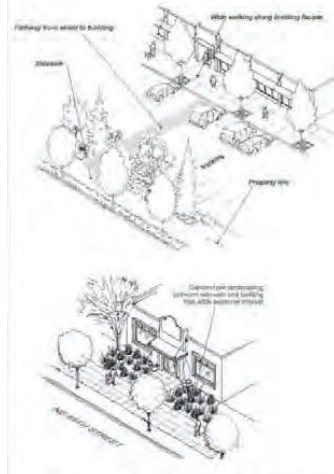
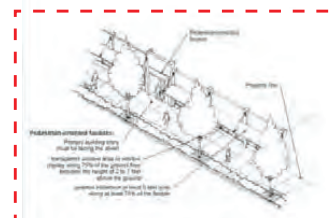


Figure 19: NE 85th Street frontage options for the East End properties. The option in the middle with the parking lot in front, is the least preferred option. Note the required pedestrian elements and landscaping features.

Design Guidelines and Zoning Code both indicate that buildings at the sidewalk, with Pedestrian-Oriented Facades, are most preferred location for new buildings on NE 85th St. in the Rose Hill Business District.

Design Guidelines Fig. 19

DESIGN GUIDELINE #5:

Objectives:

- To enhance the character and identity of the Rose Hill Business District.
- To **upgrade the appearance of streets** with the Rose Hill Business District.
- To **increase pedestrian circulation**.

East End NE 8th St. Frontage:

- **Encourage development to locate and orient buildings towards the street**
- Non-residential facades located directly adjacent to the sidewalk.
- Building entries and windows facing the street.

PROJECT VISION | NE 85TH ST. PEDESTRIAN EXPERIENCE

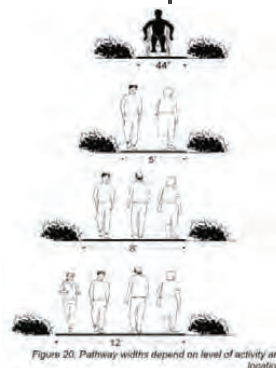


Figure 20. Pathway widths depend on level of activity and location.

Design Guidelines FIG. 20



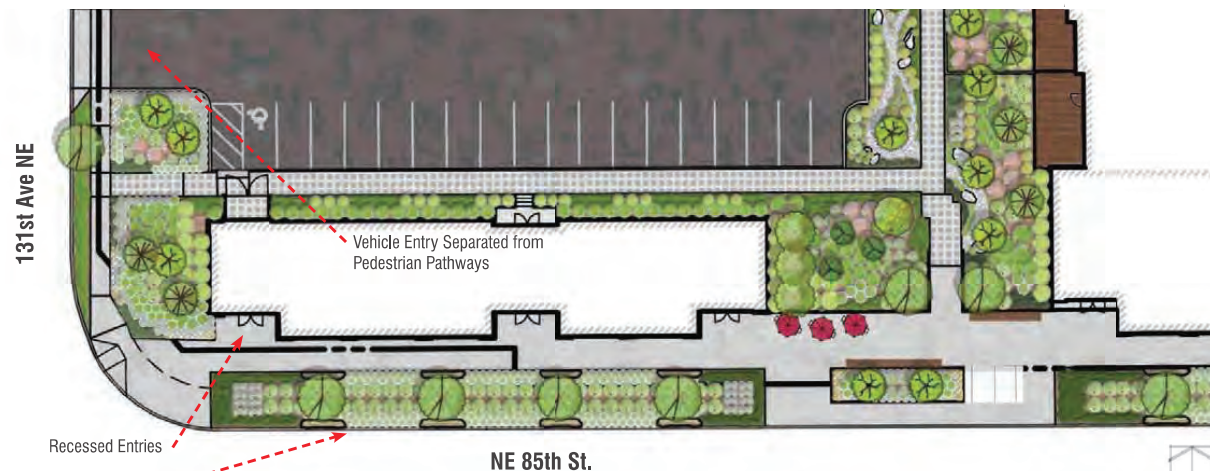
Figure 21. High-traffic streets without on-street parking warrant wider planting strip buffers.

Design Guidelines FIG. 21

DESIGN GUIDELINE #6:

Objectives: To provide wide sidewalks and pathways that promote an increase in pedestrian activity within the Rose Hill Business District.

- Sidewalks or pathways adjacent to moving vehicular traffic need generous buffers to make them safer....
- Design sidewalks and pathways to support a variety and concentration of activities and provide a separation for the pedestrian from the busy street.



Partial Plan - NE 85th St. Sidewalk



Partial Plan - NE 85th St. Sidewalk

PROJECT VISION | NE 85TH ST. PEDESTRIAN EXPERIENCE



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Figure 23. Note how these awnings have been integrated into the building's storefront spaces
Design Guidelines Fig. 23

DESIGN GUIDELINE #7:

Objectives:

- To provide shelter for pedestrians.
- To provide spatial enclosure and add design interest to retail or office streetscapes activity.
- Provide weather protection along the primary exterior entrance of all businesses, residential units, and other buildings.
- Design weather protection features to provide adequate width and depth at building entries.
- Pedestrian covering treatments may include: covered porches, overhangs, awnings, canopies, marquees, recessed entries or other similar features. A variety of styles and colors should be considered, where compatible with architectural style of the building and the ground floor use.

PROJECT VISION | NEW PUBLIC & PRIVATE OUTDOOR SPACE

DESIGN GUIDELINE #10:

Objectives:

- To provide amenities that enrich the pedestrian environment.
- To increase pedestrian activity in the Rose Hill Business District.

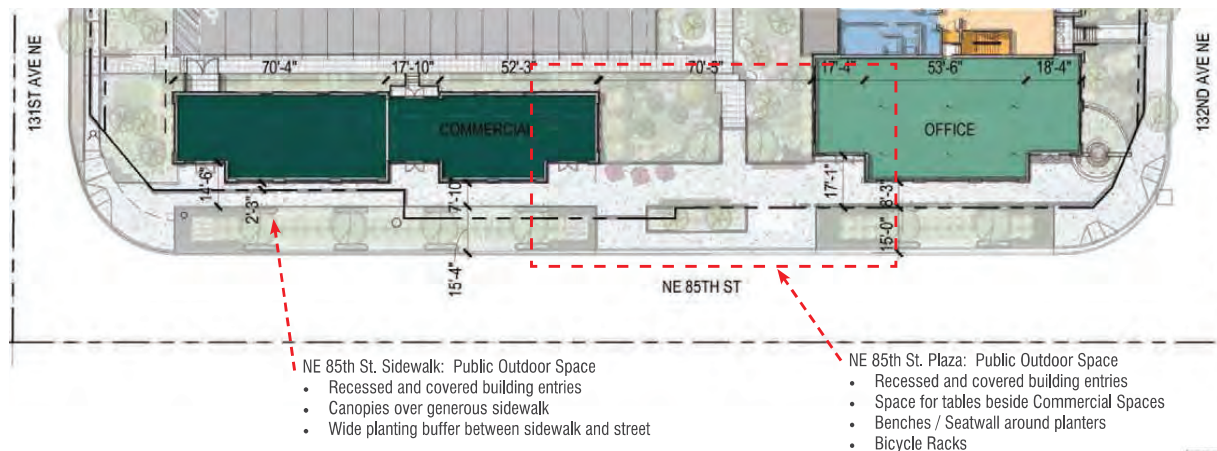
Provide pedestrian amenities along all sidewalks, interior pathways, and within plazas and other open spaces. Desired amenities include:

- Pedestrian-scaled lighting (12'-15' above ground).
- Seating space. (benches, steps, railings and planting ledges, 16" to 18" above ground, 6" to 24" wide.)
- Pedestrian furniture (trash receptacles, consolidated newspaper racks, bicycle racks, and drinking fountains).
- Planting beds and/or potted plants.
- Unit paving, such as stones, bricks or tiles.
- Decorative pavement patterns and tree grates.
- Water features.
- Informational kiosks.
- Transit shelters.
- Decorative clocks.
- Artwork.

DESIGN GUIDELINE #12:

Objectives:

- To provide a variety of pedestrian-oriented areas to attract shoppers to commercial areas and enrich the pedestrian environment.
- To create gathering spaces for the community.
- To configure buildings and uses to encourage pedestrian activity and pedestrian focal points.
- Provide pedestrian plazas in conjunction with non-residential uses.
- Position plazas in visible locations...close to bus stops, or where there are strong pedestrian flows on neighboring sidewalks.
- Incorporate pedestrian amenities.



Partial Plan - NE 85th St. Plaza



Partial Elevation - NE 85th St. Plaza

PROJECT VISION | NEW PUBLIC & PRIVATE OUTDOOR SPACE



View of Plaza from NE 85th St.



View of Plaza Looking West



Plaza Area Bird's Eye View



View of Plaza Looking East

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PROJECT VISION | NEW PUBLIC & PRIVATE OUTDOOR SPACE



Residential Courtyard Style/Sample Images



DESIGN GUIDELINE #13:

Objectives:

- To create usable space that is suitable for leisure or recreational activities for residents.
- To create open space that contributes to the residential setting.

Incorporate common open space into multi-family residential uses.

- Consider open space as a focal point...
- Open space should feature paths, seating, lighting, and other pedestrian amenities....it should be oriented to receive sunlight, (preferable south).

Provide private open space for multi-family residential units....provide patios, decks, and/or landscaped yards....provide balconies large enough to allow for human activity.

PROJECT VISION | NEW PUBLIC & PRIVATE OUTDOOR SPACE



View of Residential Courtyard

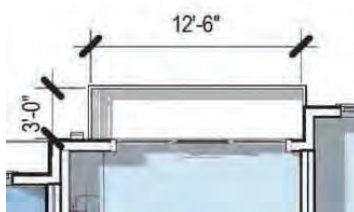


View of Patio @ Club Room

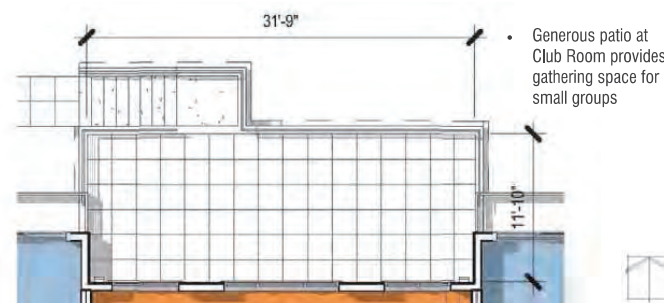


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- Balconies are large enough for activity and furniture
- Sliding Doors provide access without taking away space

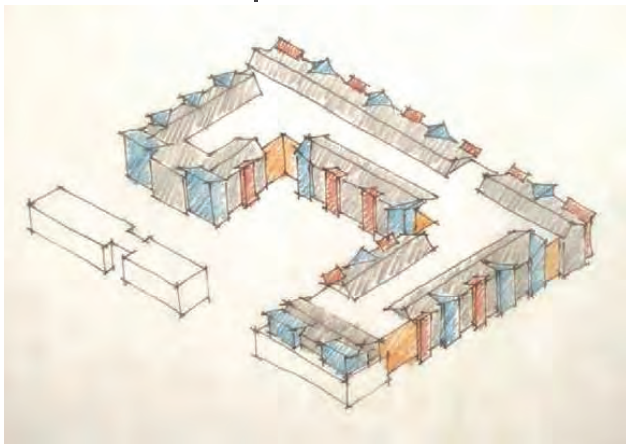


Plan of Typical Balcony



Plan of Patio @ Club Room

PROJECT VISION | TRANSITION TO RESIDENTIAL SCALE



Previous Massing Diagram - DRC #1

DESIGN GUIDELINE #17:

Objectives:

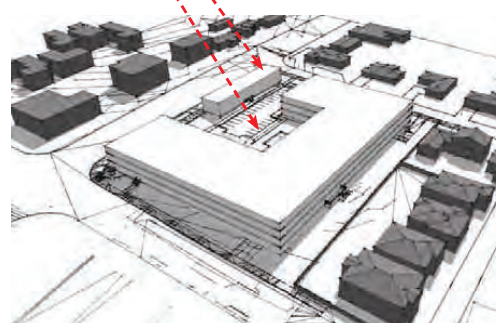
- To encourage an architectural scale of development that is compatible with the vision for the three design districts withing the Rose Hill Business District.
- To add visual interest to buildings.

A combination of techniques is desirable to reduce the architectural scale of buildings. Specifically, these techniques are encouraged at intervals (30 feet in the East end....)....Alternatives will be considered provided they meet the intent of the guidelines.

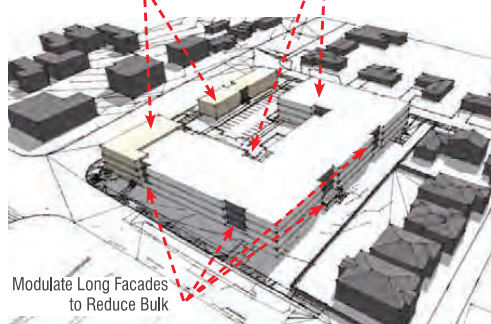
- Incorporate fenestration techniques that indicate the scale of the building.
- Encourage vertical modulation on multi-story buildings to add variety and to make large buildings appear to be an aggregation of smaller buildings.
- Encourage a variety of horizontal building modulation techniques to reduce the architectural scale of the building and add visual interest.
- Encourage a variety of roofline modulation techniques.

"C" Shape w/ Courtyard

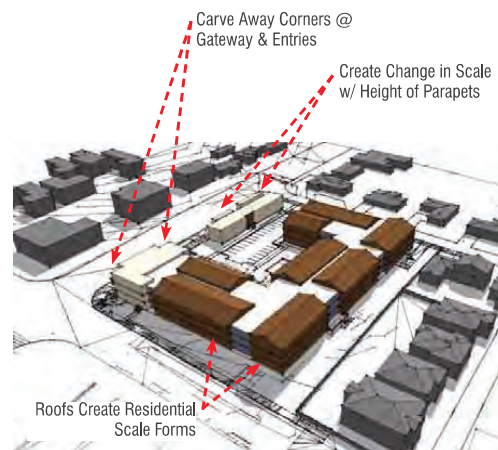
Smaller, Stand-Alone
Commercial Bldg
Central Courtyard
w/ Southern Exposure



Material Changes
@ Commercial
Spaces

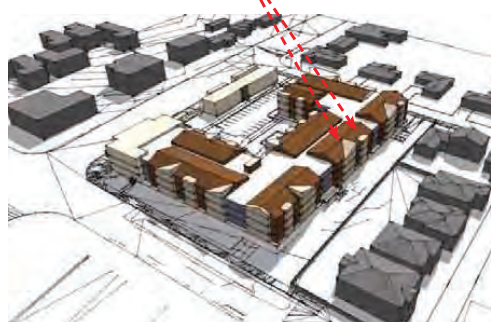


Modulate Long Facades
to Reduce Bulk



Roofs Create Residential
Scale Forms

Increase Facade Modulation
w/ Forms that Reduce Scale
& Add Variety and Rhythm

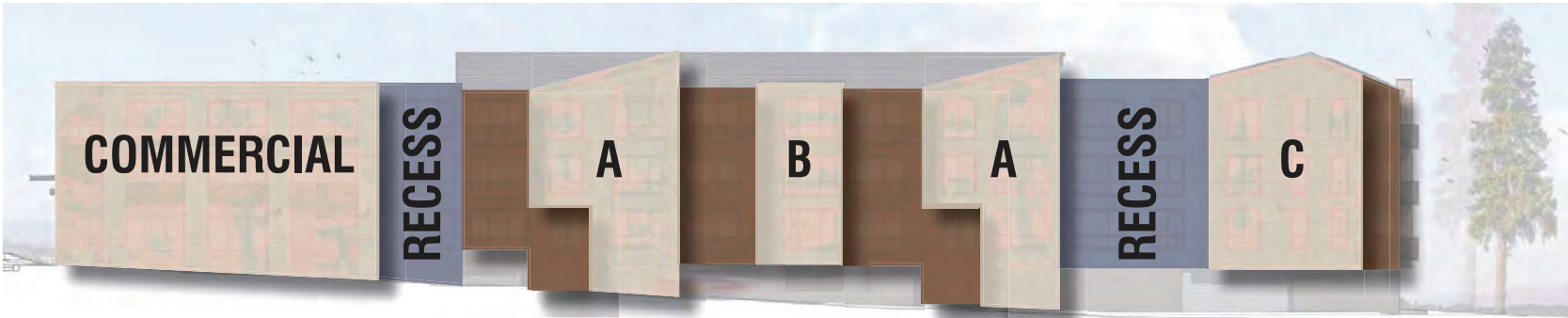


Massing Diagram

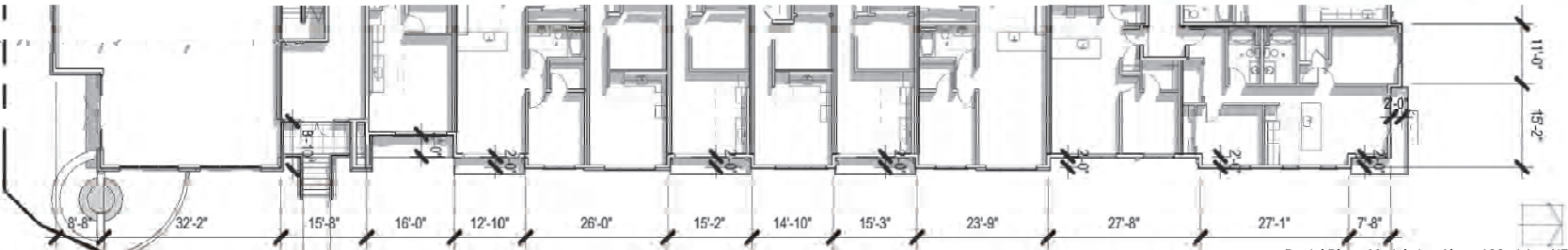
PROJECT VISION | TRANSITION TO RESIDENTIAL SCALE



Partial Elevation - 132nd Ave NE



Partial Elevation Diagram - Modulation Along 132nd Ave NE

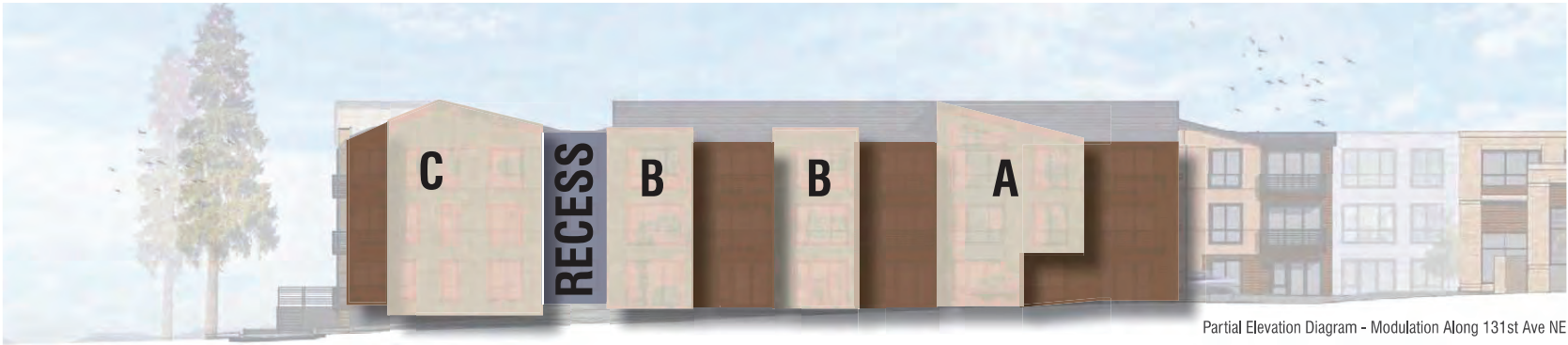


Partial Plan - Modulation Along 132nd Ave NE

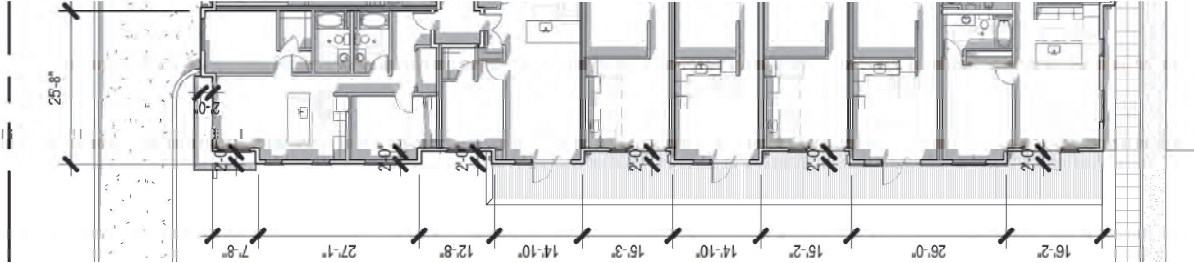
PROJECT VISION | TRANSITION TO RESIDENTIAL SCALE



Partial Elevation - 131st Ave NE



Partial Elevation Diagram - Modulation Along 131st Ave NE

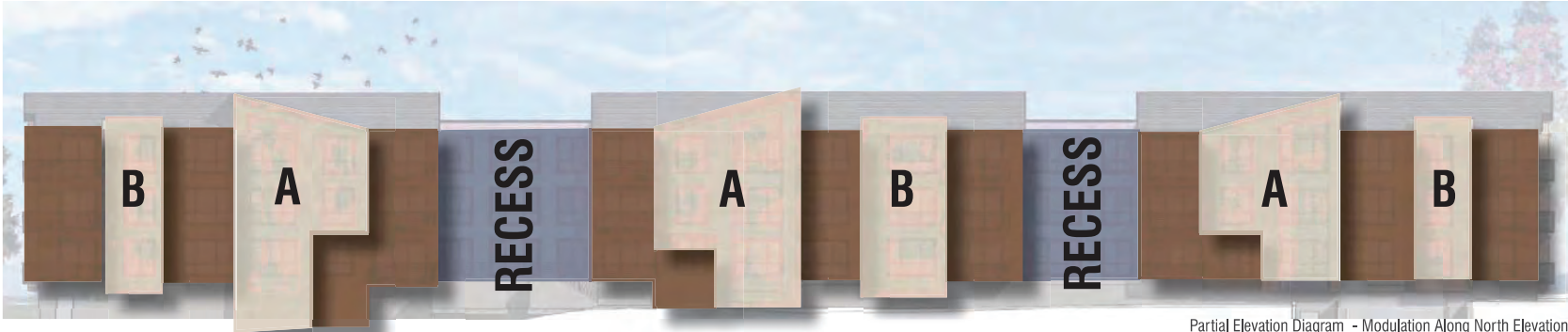


Partial Plan - Modulation Along 131st Ave NE

PROJECT VISION | TRANSITION TO RESIDENTIAL SCALE



Partial Elevation - North Elevation



Partial Elevation Diagram - Modulation Along North Elevation



Partial Plan - Modulation Along North Elevation

PROJECT VISION | TRANSITION TO RESIDENTIAL SCALE

Detailed Brick Cornice With Soldier Course & Coping

Partial Glass Deck Railing

Metal Coping Cap

Contrasting Material (Lap Siding)

1" Recess @ Brick

Canopies for Weather Protection

Metal Channel Details

Decorative Lighting

Large Storefront Openings & Doors

1" Brick Recess & Soldier Course



Partial Elevation Showing Commercial Scale Elements

DESIGN GUIDELINE #18:

Objectives:

- To encourage the use of building components that relate to the size of the human body.
- To add visual interest to buildings.

Encourage a combination of architectural building elements that lend the building a human scale. Examples include arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, and courtyards.

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2-Piece Fascia Board & Trim

Balcony with Decorative Railing

Lap Siding for Smaller Scale

Smaller Residential Windows and Doors

Change in Depth @ Material Change

Decorative Trim & Accent Panel

Partial Elevation Showing Residential Scale Elements

PROJECT VISION | TRANSITION TO RESIDENTIAL SCALE



132nd Ave. NE Facade



View Looking North along 132nd Ave. NE



View Looking North along 131st Ave. NE

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View Looking West along North Facade from Club Room Patio

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PROJECT VISION | LANDSCAPING TO ENHANCE THE SITE

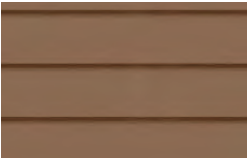


LANDSCAPE BUFFER

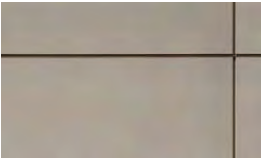
A 15' landscape buffer surrounds the site on 3 sides. This buffer is composed of trees spaced every 20' with an understory of mixed shrubs and groundcovers providing year-round interest. Additionally, the buffer provides a barrier between the neighboring homes and the proposed development to maintain existing privacy.



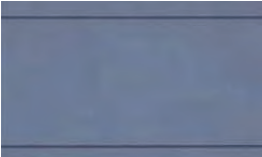
PROJECT VISION | MATERIALS & ELEVATIONS



E F.C. LAP SIDING 7" EXPOSURE
PAINTED "STURDY BROWN"



F FIBER CEMENT PANELS
PAINTED "ANALYTICAL GRAY"



G HORIZONTAL FIBER CEMENT PANELS
PAINTED "DOWNING SLATE"



C ARCHITECTURAL CONCRETE
FINE / SACKED FINISH



H VINYL WINDOWS
BLACK FRAMES

^ PARTIAL ELEVATION @ RESIDENTIAL UNITS

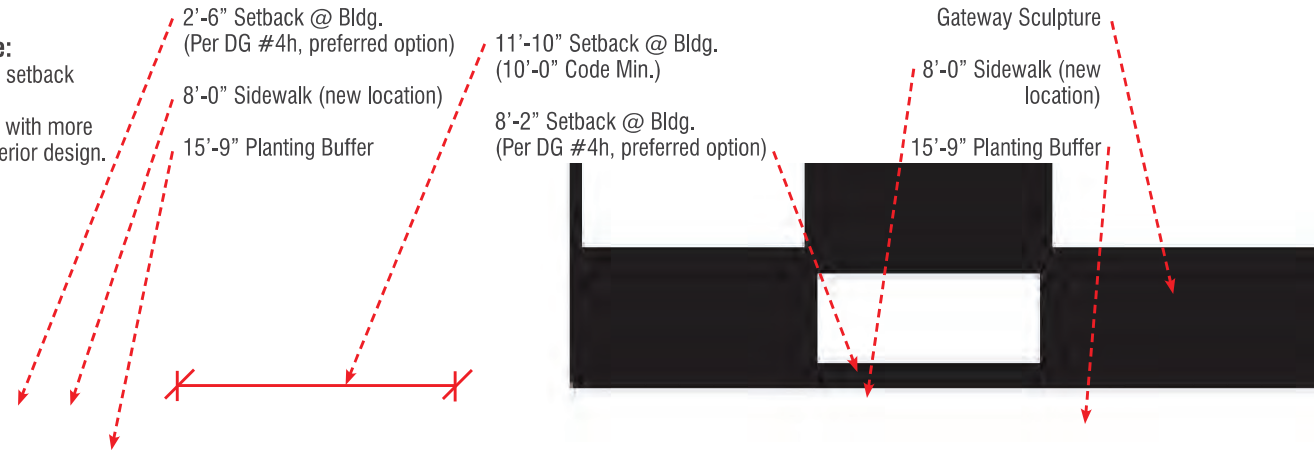
ENCORE architects

DRC REVIEW | FROM 8/6/18

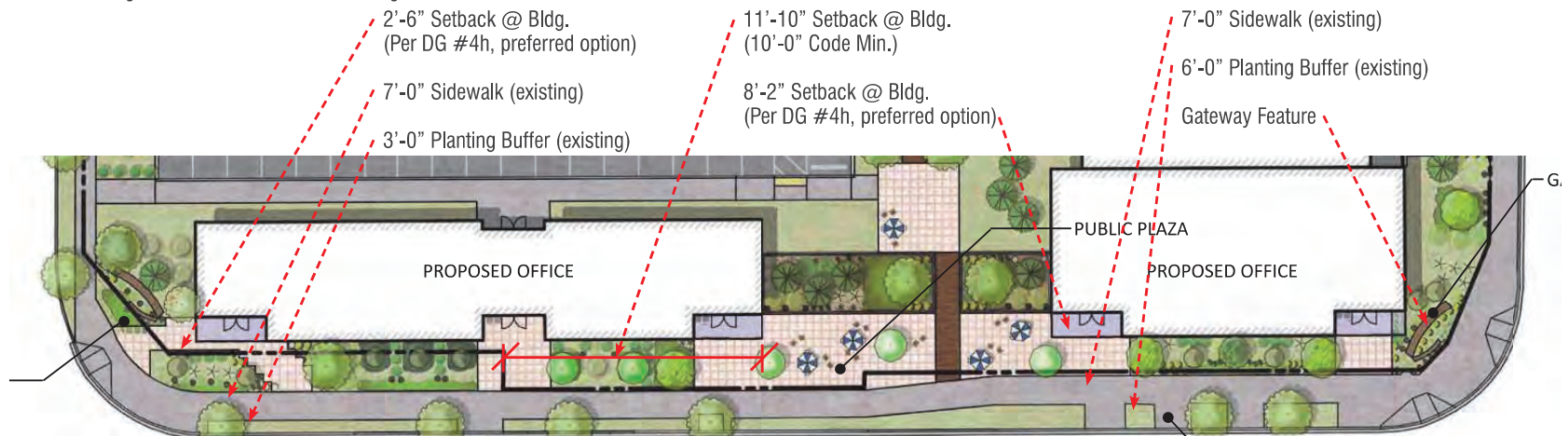
DG #5a, 5b, 5h

NE 85th St. Pedestrian Experience:

- Meets all requirements for requested setback departure.
- Creates more welcoming streetfront, with more separation from vehicle traffic & superior design.



^ Current Design - NE 85th St. Sidewalk & Building



^ DRC #2 - NE 85th St. Sidewalk & Building Setback






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-  OPEN 1 BEDROOM
-  1 BEDROOM
-  2 BEDROOM
-  BOH
-  RESIDENTIAL AMENITY SPACE