

ORDINANCE NO. 3184

*Repealed by 3481*

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING AND LAND USE FOR THE NORTH ROSE HILL NEIGHBORHOOD WITHIN THE CITY OF KIRKLAND AND AMENDING THE LAND USE POLICIES PLAN (COMPREHENSIVE PLAN) KIRKLAND ORDINANCE 2346 AS AMENDED (FILE NO. IV-88-49)

WHEREAS, the City Council has received from the Kirkland Planning Commission a recommendation to amend certain portions of the Land Use Policies Plan (Comprehensive Plan) for the City, Ordinance 2346 as amended, all is set forth in that certain report and recommendation of the Planning Commission submitted to the City Council in 1989, following public hearings held by the Planning Commission, all as set forth in Department of Planning and community development File No. IV-88-49; and

WHEREAS, the City Council has considered said report, recommendation and proposed plan amendments received from the Planning Commission and in open public meetings has modified and then approved as modified said recommendation; and

WHEREAS, pursuant to the State Environmental Policies Act and Chapter 24.02 of the Kirkland Municipal Code, there was issued by the Kirkland responsible official, in respectively October 1988, and January 1989, the draft and final environmental impact statements for this proposed legislation and the Rose Hill Chapter of the Land Use Policies Plan; and

WHEREAS, said environmental documents have accompanied the legislative proposal and recommendation through the entire consideration process; and

WHEREAS, in regular public meeting the City Council considered the environmental documents received from the responsible official, together with the report and recommendation of the Planning Commission, as modified and approved by the City Council.

NOW, THEREFORE, be it ordained by the City Council of Kirkland as follows:

Section 1. Those portions of Ordinance of 2346, relating to the North Rose Hill Neighborhood as said neighborhood is delineated on figure 3 of Attachment A to this Ordinance, are hereby deleted and replaced by the text and figures set forth in Attachment A to this Ordinance and by this reference incorporated herein.

Section 2. To the extent that any policies plan and/or other text discussion within the Totem Lake neighborhood and/or 85th Street commercial corridor portions of the Land Use Policies Plan relate to or directly discuss any portion of the area delineated in Figure 3 of Attachment A of this amendatory ordinance as within the North Rose Hill Neighborhood, such Totem Lake or 85th Street corridor policy plan and/or text discussions shall be deemed to be superceded by the plans, policies and text discussion for the North Rose Hill Neighborhood as set forth in Attachment A and adopted by this ordinance.

Section 3. If any section, subsection, sentence, clause, phrase, part or portion of this ordinance, including those parts adopted by reference, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction such decision shall not affect the validity of the remaining portions of this ordinance.

Section 4. This ordinance shall be in force and effect five days from and after its passage by the Kirkland City Council and publication, pursuant to Section 1.08.017 Kirkland Municipal Code, in summary form attached to the original of this Ordinance and by this reference approved by the City Council, as required by law.

Passed by majority vote of the Kirkland City Council in regular, open meeting this 19th day of September, 1989.

Signed in authentication thereof this 19th day of September, 1989.

Louis Cooper  
MAYOR

ATTEST:

[Signature]  
City Clerk  
APPROVED AS TO FORM:

[Signature]  
City Attorney

**NORTH ROSE HILL  
LAND USE POLICIES PLAN  
SEPTEMBER 19, 1989**

**VISION STATEMENT**

North Rose Hill is a residential neighborhood that is bounded by regional commercial centers and transportation corridors (See Figure 1). Within the neighborhood, North Rose Hill offers a wide variety of housing opportunities, from apartments to horse acre rural homes. As the neighborhood has grown, the need for additional public services has become apparent. Some of these necessary services include improvements to local and regional circulation systems, provision of adequate storm and sanitary sewer systems, preservation of sensitive natural features, and provision of park improvements. More than many other Kirkland neighborhoods, North Rose Hill has both available land and demand for future growth.

As North Rose Hill continues to grow, the ability to balance local and regional needs will be a critical factor in determining the future character of the neighborhood. Future growth should preserve and strengthen the residential character of the neighborhood while recognizing regional transportation needs. This goal can best be served by preserving established single-family residential areas, by continuing to promote a variety of housing alternatives, by focusing commercial activities toward the existing commercial centers, by improving the local and regional circulation system, and by providing needed public improvements, including parks, storm sewers, sanitary sewers, and pedestrian facilities.

**NATURAL ENVIRONMENT**

The North Rose Hill neighborhood contains areas with steep slopes and the potential for erosion and/or landslides. These natural hazard areas are primarily found north of NE 116th Street (see Figure 2). To minimize any potential hazards, all new development in these areas should be consistent with the recommendations of a geotechnical analysis. In general, policies contained in the "Natural Hazards" section of the "Natural Environment" Chapter should be observed.

The North Rose Hill neighborhood also contains large wetland areas, several minor streams, the headwaters of Forbes Creek, and Forbes Lake (see Figure 2). Together, these areas constitute a valuable natural drainage system that, in part, serves the drainage, water quality and open space needs of the neighborhood. Protection and

management of these sensitive areas should be a City priority. Public management and protection should include both regulation of development activity and consideration of public ownership of certain critical areas.

New development should be located and designed to preserve and enhance the health, safety, drainage, habitat, and aesthetic functions provided by these areas. In general, the policies found in the "Natural Environment" Chapter should be observed. In addition, the following specific development standards should apply to all development near wetlands and streams in North Rose Hill:

1. During and after construction, substantial setbacks and protection measures should be provided around all streams and wetlands.
2. Whenever possible, viewpoints and interpretive information around streams and wetlands should be developed. Such improvements should only be permitted if protection of the natural features can be reasonably assured.

## LIVING ENVIRONMENT

Much of North Rose Hill is designated for low density detached residential development, with a maximum density of six units per acre. This includes all of the area south of NE 120th Street between the Seattle City Light transmission easement and 132nd Avenue NE, as well as some areas adjacent to 124th Avenue NE (see Figure 3).

Most of the northern portion of this area is fully developed at six units per acre. Potential for additional development remains in the southern portion of the neighborhood. New development in this area will probably appear suburban in density and style, similar to the existing development pattern in the north half of the neighborhood. Although this will differ from the existing semi-rural pattern of development, the low density residential character of this area will be maintained.

New development adjacent to wetland areas or to 124th Avenue NE should follow the standards established on pages 2, 13, and 14.

An isolated residential area that is affected by the Lake Washington Vocational Technical Institute is located on the east boundary of the neighborhood, adjacent to 132nd Avenue NE. This small privately owned area is surrounded on three sides by the Vocational Technical Institute and on the fourth side by 132nd Avenue NE (see Figure 3). As such, the area is isolated from the larger residential area and is heavily affected by the noise, traffic, and activity associated with the surrounding institutional use. To permit greater opportunities to mitigate for these impacts, clustered residential development, with a maximum density of six units per acre, should be permitted. Development should be subject to the following standards:

1. Clustered units should be subject to a public review process, such as on a planned unit development or innovative plat basis.
2. To facilitate traffic flow and safety, direct access to 132nd Avenue NE is discouraged. Access to 132nd Avenue NE should be provided through an interior street or loop road.
3. For improved traffic safety, access to 132nd Avenue NE should be located as far south as possible, away from the bend in the road to the north.

The portion of the neighborhood adjacent to 124th Avenue NE and extending west to I-405, (see Figure 3) faces special constraints. Man-made features, such as 124th Avenue NE, I-405, the Seattle City Light transmission easement, and the proximity of Slater Avenue NE to I-405 may restrict the ability to create a traditional detached residential development pattern. In addition, protection for significant natural features, such as Forbes Creek and associated wetlands, should be provided. To respond to these unique characteristics, clustered, attached, or stacked residential development with a maximum density of six units per acre should be permitted. Development should be subject to the following standards:

1. Clustered, attached, or stacked development should be subject to a public review process, such as on a planned unit development or innovative plat basis.

2. East of 124th Avenue NE, future development should complement the established single-family residential neighborhood to the east. Dwelling units may be attached, townhouse style, but may not be stacked. West of 124th Avenue NE, stacked units should be permitted.
3. To reduce the potential for a piecemeal development pattern, a minimum area of two acres should be aggregated for all developments with attached or stacked dwelling units.
4. Dedication of additional east/west street connections, such as the continuation of NE 104th Street west of 124th Avenue NE, or appropriate alternate, may be required. As described on page 15, these connections will provide improved general and emergency access to Slater Avenue NE.
5. Adjacent to I-405, on-site improvements, such as berms, landscaping, acoustic walls, and/or other improvements to minimize noise and visual impacts should be considered.
6. Protection of established single-family areas, such as the area adjacent to NE 100th Street and Slater Avenue NE should be required. New attached or stacked development should not physically isolate these areas. Building location and landscape design should also protect the single-family residential area.
7. If adjacent to wetland areas or to 124th Avenue NE, the standards described on pages 2, 13, and 14 should be observed.

The area between Slater Avenue NE and 124th Avenue NE, north of the Kirkland Redmond Boys and Girls Club and south of NE 115th Place (see Figure 3), is oriented toward nearby commercial services and transportation corridors. This area is also well-located to provide a transition between the Totem Lake commercial center to the north and the North Rose Hill single-family residential core. Accordingly, multifamily development with a maximum density of twelve units per acre should be permitted. Development should be subject to the following development standards:

1. To reduce the potential for a piecemeal development pattern, a minimum of two acres should be aggregated for multifamily development.
2. Improvement of an east/west right-of-way, such as NE 112th Place or an appropriate alternate, may be required. This connection would provide improved general and emergency access to Slater Avenue NE.
3. Retention of significant vegetation to provide protection from I-405 should be required.
4. If adjacent to wetland areas or 124th Avenue NE, the standards described on pages 2, 13, and 14 should be observed.

A small area, located south of NE 92nd Street and west of 124th Avenue NE (see Figure 3), marks the boundary between the NE 85th Street commercial corridor and the residential area in North Rose Hill. Therefore, multifamily development with a maximum density of 12 units per acre should be permitted. Development should be subject to the following standards:

1. Protection of established single-family areas should be required. New multifamily development should not physically isolate these areas. Building location and landscape design should also buffer the single-family residential area.
2. Adjacent to 124th Avenue NE, standards described on pages 13 and 14 should be observed.
3. Building placement and landscape plans to provide views of Forbes Lake from adjacent rights-of-way should be encouraged.

The steep hillside at the northeast corner of the neighborhood (see Figure 3) is oriented toward the Totem Lake commercial area and is largely surrounded by multifamily, commercial and institutional uses. Therefore, multifamily development at a maximum density of 18 units per acre should be permitted. The eastern portion of this area has already been fully developed with multifamily residences. The remaining portion is a vacant, heavily wooded hillside. To insure preservation of the potentially unstable slope and significant vegetation in this area, development should be subject to the following standards:

1. Preparation of a slope stability analysis and compliance with recommendations to assure stability.
2. Retention of maximum vegetative cover.
3. Clustering of structures to preserve significant groupings of trees.
4. Dedication of natural greenbelt easements in the sensitive slope areas.
5. Substantial setbacks and landscape buffers adjacent to single-family areas.

The highest residential densities in North Rose Hill are found in the multifamily areas adjacent to NE 116th Street and extending north along Slater Avenue NE (see Figure 3). This fully developed area is closely associated with the activities and services of the Totem Lake commercial area. A maximum density of 24 units per acre should be permitted in this area.

Several public and private institutions are located in the residential areas of North Rose Hill. Two large institutional uses are particularly noteworthy. The Lake Washington Vocational Technical Institute occupies approximately 54 acres at NE 120th Street and 132nd Avenue NE. Future expansion of this public facility should be subject to public review and an analysis of impacts and mitigating measures. Mitigation may be required for both impacts of the existing use and impacts of the proposed expansion. In addition, development should be subject to the following standards:

1. No development should occur in the steep and heavily vegetated slope area. This area should be dedicated as a natural greenbelt easement.
2. For improved traffic safety, consideration should be given to relocating the NE 120th Street driveway farther to the west, away from the bend in the road to the east.
3. To facilitate traffic flow and safety, no additional driveways to 132nd Avenue NE should be permitted.



The second large institutional use in the North Rose Hill neighborhood is Overlake Christian Church, which occupies approximately 16 acres at NE 90th Street and 132nd Avenue NE. As it currently exists, this use has traffic, storm drainage, and visual impacts on the surrounding residential neighborhood. Future proposals to expand this facility should be subject to a public review and an analysis of impacts and mitigating measures. Mitigation may be required for both impacts of the existing use and impacts of the proposed expansion.

## ECONOMIC ACTIVITIES

Although residential in character, the North Rose Hill neighborhood is also affected by the major commercial centers and transportation corridors that are located immediately north and south of the neighborhood (See Figure 1). In recognition of these regional relationships, the land use policies for this neighborhood establish retail, office and business park uses at the north and south ends of the neighborhood. These uses are connected, by their location and orientation, to the existing activity centers immediately outside of the neighborhood.

The major area of economic activity in North Rose Hill is located along NE 116th Street, adjacent to Slater Avenue NE and 124th Avenue NE (see Figure 3). This area includes both retail and office uses.

The retail area, located on the north and south sides of NE 116th Street (see Figure 3) is almost fully developed. A small vacant area on the west side of 124th Avenue NE may permit some limited future commercial expansion.

South of this retail area, property adjacent to Slater Avenue NE and 124th Avenue NE (see Figure 3) provides a transition from the adjacent retail areas and I-405 to the residential center of the neighborhood. Much of this area is vacant or partially developed with single-family residences and would allow future office expansion. Office development should be subject to the following standards:

1. To complement adjacent residential development to the south and east, all office development should be limited to two stories in height.

2. Building design and construction should minimize noise, light, and glare from traffic on I-405 and/or 124th Avenue NE.
3. If adjacent to Slater Avenue NE, design of driveways should facilitate future shared driveways. Whenever possible, direct access to NE 116th Street is encouraged.
4. If adjacent to wetland areas or 124th Avenue NE, standards established on pages 2, 13, and 14 should be observed.

A small existing office area is located on the southeast corner of NE 120th Street and Slater Avenue NE. This location is appropriate for office use.

#### **PLANNED AREA 17**

The area around Forbes Lake, generally bounded by NE 90th Street, I-405, NE 97th Street, and 124th Avenue NE (see Figure 3), has been designated as Planned Area 17. This area contains Forbes Lake, the headwaters of Forbes Creek, and associated wetlands. Because this area is well located for access to commercial services and regional transportation corridors, multifamily or business park uses are appropriate. At the same time, future development should assure the protection of this unique natural setting and promote the visual prominence of Forbes Lake as a neighborhood and City landmark. The planned area designation is intended to achieve these multiple goals.

Planned Area 17 can be divided into three distinct sub-areas. Sub-area A includes the land around Forbes Lake and next to 124th Avenue NE. Geographically, this Sub-area is part of the transition from the NE 85th Street commercial corridor to the low density residential core of North Rose Hill. Therefore, medium density residential development, with a maximum density of 12 units per acre, is appropriate. Development in Sub-area A should be subject to the following standards:

1. Development should be subject to a public review process.

2. To reduce the potential for a piecemeal development pattern, a minimum of two acres should be aggregated for multifamily development.
3. Building placement and landscape plans should provide views of Forbes Lake from adjacent rights-of-way, particularly 124th Avenue NE and I-405 (see Figure 5).
4. West of Forbes Lake, development should provide for the continuation of a bicycle and pedestrian path that generally follows the alignment of Slater Avenue NE and NE 92nd Street and connects to NE 90th Street.
5. Adjacent to Forbes Lake, new development should provide for public access to the lake in appropriate locations. Public access should be limited to passive uses, such as walking trails or viewpoints.
6. No vehicular connection through this Sub-area to NE 90th Street should be permitted.
7. Adjacent to I-405, on-site improvements, such as berms, landscaping, acoustic walls, and/or other improvements to minimize visual and noise impacts should be considered.
8. Future development should observe the standards established for 124th Avenue NE and wetland areas, discussed on pages 2, 13, and 14.

Sub-area B includes the land adjacent to NE 90th Street. Notable features in this Sub-area include the Rose Hill Presbyterian Church and a portion of the Forbes Lake wetland. Geographically, this Sub-area is oriented toward the commercial activity south of NE 90th Street. The presence of I-405 to the west is also a dominant feature in this Sub-area. For these reasons, business park uses and accessory parking for retail uses south of NE 90th Street are appropriate. Development in Sub-area B should be subject to the following standards:

1. Development should be subject to a public review process.

2. Future development should provide for the continuation of a bicycle/pedestrian path that generally follows the alignment of 120th Avenue NE and connects to NE 90th Street.
3. All vehicular access should be from NE 90th Street.
4. Future development should observe the standards established for development near wetland areas, discussed on page 2.

Sub-area C is a triangular shaped piece of land located next to I-405, between Sub-areas A and B. Development in Sub-area C is dependent on its relationship to Sub-area A and Sub-area B. Therefore, if Sub-area C is developed in orientation and relationship with Sub-area A, development should be subject to the uses and standards of Sub-area A. If Sub-area C is developed in orientation and relationship with Sub-area B, development should be subject to the uses and standards of Sub-area B.

#### OPEN SPACE/PARKS

North Rose Hill has a number of publicly and privately owned areas that currently provide park and open space opportunities for neighborhood residents. These are briefly described below.

- Mark Twain Park is a seven-acre neighborhood park that was transferred to the City in 1989 as part of the annexation agreement between the City and King County. This park is located on 132nd Avenue NE, at approximately NE 107th Street (see Figure 3). Improvements in this park include an open lawn area, walking and jogging paths, a playground, and a basketball court. Development and improvement of facilities for passive uses, such as walking or jogging, is encouraged.
- Mark Twain Elementary School is an eight-acre site located at NE 95th Street and 130th Avenue NE. Improvements to this site include school buildings and a playfield.

- The Kirkland-Redmond Boys and Girls Club is a private non-profit service organization located at 124th Avenue NE and NE 108th Street. This facility includes a multipurpose room, game room, gymnasium, arts and crafts room, library, and educational center. The site also has a playfield.
- The Lake Washington Vocational Technical Institute is a 54-acre site located at 132nd Avenue NE and NE 120th Street. The site has school buildings, parking lots and, to the west, a heavily wooded slope. The developed portion of this site is heavily used and lacks usable recreational areas. The slope, while providing a valuable greenbelt between the school and the residential area, is not well suited for active recreational use. For these reasons, this site is not generally accessible for neighborhood recreational use.
- Open Space Tracts have been dedicated in many existing subdivisions. Ownership of one of these tracts has been transferred to the City (Tract A, Firwood Glen). The remaining tracts are either owned jointly by the homeowners within the subdivision or by King County. These tracts vary in size and have generally been left as unimproved open space.
- Forbes Lake is located in the southwest corner of the neighborhood. Although privately owned, Forbes Lake is an important public landmark and open space feature in the neighborhood. In future development, the City should seek to enhance the public views of the lake and wetland areas. To preserve the natural wetland system, active recreational use of this area should be discouraged.

Soon after annexation, the City purchased 10 acres at the southeast corner of 124th Avenue NE and NE 100th Street for future neighborhood park and fire station development. The City has also expressed the intent to acquire an additional four acres on NE 100th Street, between 126th and 128th Avenues NE (see Figure 3). This park will include both active recreational and passive wetland areas. Development of this park, together with the existing Mark Twain Park, will generally meet neighborhood park needs east of 124th Avenue NE. Development of this park should be a capital improvement program priority.

West of 124th Avenue NE, additional active park space is desirable to serve future residential growth. Provision of this park area may be gained either through developer dedication or public acquisition.

Community and regional park needs will continue to be met outside of the North Rose Hill neighborhood. Community parks that serve North Rose Hill include Peter Kirk Park, Everest Park and Crestwoods Park. Regional parks that serve the neighborhood include the Kirkland waterfront parks, Juanita Beach Park and Marymoor Park.

## **PUBLIC SERVICES/FACILITIES**

Public Services/Facilities include streets, sidewalks, pedestrian and bicycle paths, traffic control, sanitary sewers, and storm drainage. The City-wide policies for these facilities are discussed in the "Public Services/Facilities" Chapter. The following discussion relates these broader policies to the specific conditions in North Rose Hill.

### **Streets**

The underlying goal of the transportation system in North Rose Hill is to provide efficient and safe movement within and through the neighborhood. At the same time, the street system should promote and maintain the integrity of the residential neighborhood.

Over the past several years, the North Rose Hill neighborhood has experienced significant traffic growth on streets within and surrounding the neighborhood. Traffic growth in the neighborhood, and throughout the entire Eastside, is expected to continue through the turn of the century. The impacts of traffic growth are increased congestion, noise, dust, glare, and conflicts with pedestrians and bicycles. Increased traffic may also create pressure for land use changes, leading to an unstable land use pattern.

Much of the projected traffic increase is based on regional growth and is felt, to some degree, by every neighborhood in Kirkland and on the Eastside. As such, the issue of traffic control requires a regional response and is beyond

the scope of a single neighborhood or City plan. As regional decisions are made, changes to the Kirkland street system may be necessary. In North Rose Hill, changes to the circulation pattern should support the dual goals of safe and efficient circulation and maintenance of the residential integrity of the neighborhood.

Transportation demand management is a concept that attempts to control traffic by reducing the overall number of trips generated by a specific use. Successful use of this concept may help reduce the need for future capital improvements. Transportation management programs may include distribution and marketing of transit and rideshare information, provision of safe covered bicycle parking, parking management, direct subsidies for high-occupancy vehicles, use of flexible working hours, provision of emergency transportation services, provision of shuttle service to transit centers, appointment of a transportation coordinator, participation in a transportation management program, and/or site design techniques to encourage pedestrian and transit usage. Development of a particular transportation management program will vary depending on the specific use and location.

Transportation management programs should be required for all commercial, medium, and high density residential developments in North Rose Hill.

The original circulation pattern in North Rose Hill was laid out in a grid pattern. Maintenance and enhancement of this grid system will promote neighborhood mobility and will provide for equitable distribution of traffic on neighborhood streets. The streets that compose this grid network are described below and shown on Figure 4.

124th Avenue NE is a primary arterial that is the most traveled route into and through the neighborhood. As a major arterial, 124th Avenue NE both affects and is affected by adjacent development. The noise, light, and glare created by traffic on the street impacts adjacent properties. In turn, the development pattern on these properties directly affects the safety and efficiency of circulation. In particular, a proliferation of uncontrolled driveways onto this street would significantly impair safety and traffic flow. To mitigate these potential impacts, the following standards should apply to all development adjacent to 124th Avenue NE:

1. Direct access to 124th Avenue NE is discouraged. If driveways to 124th Avenue NE must be provided, separation of at least 300 feet between driveways should be required. New driveways should be located so that future development can meet this standard and/or use a shared driveway.
2. Access easements to allow for shared access to 124th Avenue NE and/or interior connections to side streets should be provided.
3. As access to side streets becomes available, driveways to 124th Avenue NE should be closed.
4. Building location and landscape design should minimize noise and visual impacts from 124th Avenue NE.

Most of 124th Avenue NE is improved with two lanes and asphalt shoulders. At the major intersections with NE 85th Street and with NE 116th Street, 124th Avenue NE is developed with curb, sidewalk, landscape strip, and five lanes. In development of the remainder of the street, maintenance of one through lane in each direction is preferred. To minimize traffic delay and increase safety, however, the addition of a center turn lane should be considered as an additional improvement. Sufficient right-of-way exists to accommodate a three-lane section. However, in order to preserve the future option of arterial widening (such as for the addition of bicycle lanes), it would be prudent to acquire additional right-of-way as development occurs. Crosswalk improvements, such as pedestrian safety islands and signage, should be located to serve present and emerging activity centers. Future development should also include curb, gutters, landscape strip and sidewalks along the entire length.

Because 124th Avenue NE is very heavily travelled, signalization of key intersections may be required to permit safe access from side streets. Potential signal locations include NE 90th Street, NE 95th Street, NE 100th Street, and NE 112th Place. However, the actual number and location of signals will be dependent on the future development pattern.



124th Avenue NE does not carry any transit routes. In the future, transit routes should be encouraged on 124th Avenue NE over other north/south streets. Right-of-way development should include space for transit turnouts.

132nd Avenue NE is a secondary arterial that is improved with two lanes and gravel shoulders. Full development of this street will likely have two through lanes with a center left-turn lane and curbs, gutters, landscape strip, and sidewalks. Because this street provides direct access to the Mark Twain Park and the Lake Washington Vocational Technical Institute, pedestrian safety is particularly important. Therefore, installation of sidewalks should be a high City priority and not solely subject to developer installation.

NE 116th Street, east of 124th Avenue NE, is a collector arterial. Improvements to this street include three lanes, curb, gutter, landscape strip, and sidewalk.

Slater Avenue NE, north of NE 116th Street is also a collector arterial and is improved with two lanes and gravel shoulders. Full improvements on this street should include curb, gutter, sidewalk, and landscape strip. The future need for parking lanes and/or a center turn lane should also be considered.

Neighborhood collectors connect the neighborhood to the arterial system and provide primary access to adjacent uses. Design standards for these streets call for two traffic lanes, a parking lane, curb, gutter, sidewalk, and landscape strip. In North Rose Hill, most of the through streets within the grid network function as collectors of local traffic to the arterial system. The specific streets that serve this function are shown on Figure 4.

All of the streets not discussed above are classified as neighborhood access streets. These streets provide access to adjacent residences and connect to neighborhood collectors. Full improvements on these streets include two traffic lanes, curb, gutter, sidewalk, and landscape strip.

The lack of east/west connections between Slater Avenue NE and 124th Avenue decreases mobility and may impair efficiency of emergency response. As the area develops, the need for improved east/west access will become more pronounced. To serve this need, existing rights-of-way that

provide this connection, such as NE 108th Street and NE 112th Street, should be fully improved. In addition, dedication and improvement of an additional right-of-way, such as along the alignment of NE 104th Street, may be required.

Development of certain unimproved street segments may have negative impacts on the neighborhood circulation and land use pattern. The specific street segments that should not be improved are shown on Figure 4 and described below:

1. 126th Avenue NE, south of NE 100th Street - This segment of 126th Avenue NE bisects the future city park and fire station. It is also within a large wetland area. For these reasons, this segment of 126th Avenue NE should not be developed.
2. 120th Avenue NE, from NE 92nd Street to NE 90th Street - Improvement of this street would connect Slater Avenue NE to the NE 85th Street corridor. This connection could increase traffic on Slater Avenue NE, cause greater congestion at the intersection of NE 85th Street/120th Avenue NE. Therefore, 120th Avenue NE should not be improved for vehicular traffic. As shown in Figure 4 and described on page 17, a pedestrian/bicycle trail that follows the general alignment of these rights-of-way should be encouraged.

In keeping with the theme of this general plan to provide east/west connections between Slater Avenue and 124th Avenue NE, development of the Slater Avenue NE and NE 92nd Street rights-of-way or some parallel route could be considered. Feasibility of construction due to the environmental sensitivity of the area would be considered at an appropriate time of the road planning process.

#### Pedestrian/Bicycle Circulation

City policy requires that all through streets have pedestrian improvements. Generally, these improvements include curb, landscape strip, and sidewalk. As new development occurs, pedestrian improvements are usually installed by the developer. In developed areas, the City should identify areas of need and install sidewalks through the capital improvement budget process.

128th Avenue NE is a right-of-way that is centrally located relative to surrounding residential development. This street also provides direct access to Mark Twain Elementary School and the future city park and fire station. For these reasons, 128th Avenue NE, between NE 104th Street and NE 95th Street, is designated as a central pedestrian corridor for North Rose Hill. Special pedestrian improvements, such as directional signs, benches, and appropriate landscaping, should be installed along this corridor. In addition, design techniques should be incorporated on this street to discourage through vehicular traffic between NE 95th Street and NE 104th Street. Such techniques may include curvilinear street design, traffic control islands, signs, landscaping, or other measures. The design and installation of such improvements should be a capital improvement program priority. To assure pedestrian safety, 128th Avenue NE should remain closed to through traffic until safe pedestrian improvements between NE 104th Street and NE 95th Street have been installed.

Pedestrian improvements to facilitate safe crossings of the major arterials of 124th Avenue NE and 132nd Avenue NE are also important. Crosswalk improvements at key intersections that serve activity centers, such as the Kirkland Redmond Boys and Girls Club, Mark Twain Elementary, Mark Twain Park, and the Lake Washington Vocational Technical Institute, should be installed as signal warrants are met.

Pedestrian paths that are not located on vehicular rights of way are also an important pedestrian circulation element. In some of the existing subdivisions, a system of pedestrian easements provide trail connections to neighborhood sidewalks, Mark Twain Park, and other activity areas. As future subdivisions are reviewed, expansion of this trail system should be encouraged.

In addition, west and south of Forbes Lake, a pedestrian/bicycle easement that generally follows the alignment of 120th Avenue NE and NE 92nd Street should be encouraged. Such an alignment would provide access to the commercial area along NE 85th Street and a safe alternative to 124th Avenue NE through the neighborhood.

Bicycles are permitted on all public rights-of-way. However, major bicycle routes should be located on 132nd

Avenue NE and Slater Avenue NE. Designation of these streets as bicycle routes should be noted by striped and marked bicycle lanes and posted signs.

#### Utilities

Currently, much of the southern and western portions of the North Rose Hill neighborhood do not have sanitary sewer service. Sewer extension to these areas is necessary before development can occur.

The City should prepare a comprehensive sewer plan for North Rose Hill. This sewer plan should insure adequate sewer capacity to serve future development in the neighborhood. A major element of this plan will be a sewer trunk line along Slater Avenue NE. This trunk line will serve a large area in both North and South Rose Hill.

Water service is currently provided by the Rose Hill Water District. As development occurs, water service will be extended to serve the newly developed areas. Typically, these extensions are provided by developers as part of a development project.

The North Rose Hill neighborhood is part of the Forbes Creek Basin drainage system. All new development in North Rose Hill must meet the storm water runoff standards of Chapter 107 of the Kirkland Zoning Code. This Chapter requires that the rate of runoff from new development must not exceed the average rate of pre-development runoff. By continuing to require that all new developments meet this standard, future storm water drainage demand can be controlled.

In some areas of North Rose Hill, storm water runoff from development exceeds the capacity of the existing natural and built storm drainage system. These existing storm deficiencies should be identified and corrected as part of an overall study of the Forbes Creek Basin drainage pattern.

As much as possible, future development should emphasize the preservation and use of natural, rather than mechanical, drainage systems.

## URBAN DESIGN

The visual image and identity of North Rose Hill are central in establishing neighborhood character. Urban design features in the neighborhood are shown in Figure 5 and discussed below.

Outer boundaries of the neighborhood are marked by the "hard edge" of I-405 to the west and the "soft edge" of the crest of the hill on 132nd Avenue NE to the east. Steep slopes on Slater Avenue NE, north of NE 120th Street and north of NE 85th Street, also help create "hard edges" to mark neighborhood boundaries. Within the neighborhood, "hard" and "soft edges" around the Lake Washington Vocational Technical Institute help create a sense of identity, place, and separation from residential areas to the south and west. Historically, the lack of other such clear edges within the neighborhood may have contributed to an unstable land use pattern. Where appropriate, future development should use landscape materials or site design techniques to help create these edges between different land use patterns.

Major pathways in North Rose Hill are found on 124th Avenue NE, 132nd Avenue NE, NE 116th Street, NE 120th Street, and Slater Avenue NE. Some of these paths draw people through the main gateways, or entrances, to the neighborhood. In particular, gateways on 124th Avenue NE mark the entrance to the residential center of North Rose Hill. Another gateway on NE 120th Street performs the same function. Use of landscaping or signs to highlight these gateways can enhance the residential identity of the neighborhood and create an edge around the non-residential uses. The City should consider installation of appropriate gateway improvements as a capital improvement budget priority.

The neighborhood also contains a number of visual landmarks and activity nodes. Such features, while relatively small in the neighborhood context, are visually prominent and contribute to the residents' perception of neighborhood character. For example, natural or open space landmarks including Forbes Lake and Mark Twain Park convey a sense of nature and openness as part of the neighborhood environmental quality.

Man-made landmarks include the commercial centers north and south of the neighborhood, the Lake Washington Vocational Technical Institute, the Overlake Christian Church, Mark Twain Elementary School, the Rose Hill Water Tower, and the Kirkland Redmond Boys and Girls Club. Many of these landmarks are also neighborhood or regional activity nodes.

The North Rose Hill neighborhood also contains opportunities for local and territorial views. These viewpoints convey the neighborhood's context in the larger community and provide visual access to important perceptual landmarks. An example of this is the view of Forbes Lake from I-405 and 124th Avenue NE. Also, a territorial view of the Totem Lake commercial area is provided from NE 120th Street. These views are an important neighborhood feature and should be preserved and enhanced.

