



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225
www.ci.kirkland.wa.us

MEMORANDUM

TO: Design Review Board

FROM: Jon Regala, Senior Planner

DATE: February 28, 2011

SUBJECT: TOTEM LAKE APARTMENTS
CONCEPTUAL DESIGN CONFERENCE
File No. CDC11-00001

I. GOALS OF THE MEETING

The Design Review Board (DRB) should hold a Conceptual Design Conference to review the project concept for the Totem Lake Apartment project. At the meeting, the DRB should:

- A. Determine which guidelines and policies apply to the proposed development;
- B. Discuss how the design guidelines affect or pertain to the proposed development; and
- C. Provide feedback to the applicant as to what application materials are needed for the Design Response Conference

II. BACKGROUND INFORMATION

The subject property is located at the southwest corner of NE 116th Street and 124th Avenue NE and is zoned NRH 1A (see Attachment 1). Camwest Development, LLC has applied for a Conceptual Design Conference for a new mixed-use building (see Attachment 2). The building would be 4 stories tall, and contain approximately 3,500 square feet of ground floor retail space, 8 live/work units, and 97 apartment units. Surface parking to serve the residential and retail uses is proposed in a garage behind the retail and live/work units, in a surface parking lot and street parking along NE 115th Place. Vehicular access is proposed from NE 115th Place.

The subject property is also the site of the former Mastro mixed-use project which was approved under file DRC06-00003. A building permit was submitted (file BLD07-01017) to construct the project but has since expired. The Mastro project consisted of a 5-story building consisting of approximately 65,800 square feet of office, and 52 dwelling units. Approximately 300 parking stalls were proposed within an underground parking structure.

The NRH 1A zone does not allow residential uses and their associated parking on the ground floor of a structure; therefore Camwest is also applying for a Planned Unit Development (PUD). A PUD allows an applicant to propose a development that is innovative or otherwise beneficial to the City, but which does not strictly comply with the provisions of the Kirkland Zoning Code (KZC). The development would need to provide benefits to the City more so than a development which would only comply with the code requirements. See Section IV – Key Zoning Regulations for additional discussion on this topic and timing with the design review process.

III. SITE

The subject property is located in the NRH 1A zone. The site is currently undeveloped. The site contains a number of existing trees, including several large evergreen trees. The site slopes downhill from 124th Avenue NE to the west. A trail connects Slater Avenue NE to NE 116th Street.

The site is bounded by public right-of-way on three sides: 124th Ave NE on the east; NE 116th Street on the north; and 115th Place NE/Slater Avenue on the south. A private access tract (123rd Ave NE) borders the property on the west side.

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

North: TL 5 Zone. Maximum building height is 35 feet above average building elevation and may be increased to 45 feet above average building elevation in certain circumstances. The site is bounded on the north by NE 116th Street. Fronting on 124th Avenue NE is a retail complex containing a 7-11 store at the corner. Fronting on NE 116th Street, the property contains a body shop.

East: NRH 1B and NRH 3 zones. The site is bounded on the east by 124th Ave NE. In the NRH 1B zone, the potential maximum height is 58 feet. Properties to the east contain a retail complex with a Jack-in-the-Box fast food restaurant and the NE 116th Street retail plaza. In the NRH 3 zone, the potential maximum height is 30 feet above average building elevation. The property to the east which is located in the NRH 3 zone contains a single family residence.

South: NRH 3 Zone. Potential maximum height is 30 feet above average building elevation. Properties to the south contain the Totem Square Office Park.

NRH 1A Zone. Also to the south, the subject property adjoins the Luna Sol mixed-use project which was completed in 2010. Luna Sol is a 5-story mixed use building with a 3-story below grade parking structure.

West: NRH 1A Zone. Potential maximum height is 58 feet measured above the abutting right-of-way. The site is bounded on the west by a private access tract. Properties to the west contain a 76 gas station as well as the Brown Bag Café, Shari's restaurants, and the Baymont Hotel.

Additional descriptions of the site and vicinity as well as photographs prepared by the applicant are contained in Attachment 2, pages A8.1 – 8.2.

IV. KEY ZONING REGULATIONS

A. PUD

The NRH 1A zone prohibits locating stacked dwelling units on the ground floor of a structure. This prohibition also precludes parking stalls associated with the stacked dwelling units from being located on the ground floor of a structure. Because the development proposal contains ground floor residential parking, the applicant will be applying for a PUD to modify this code requirement.

Review of a PUD falls under the City's Process IIB zoning permit review process which consists of a public hearing conducted by the hearing examiner. The hearing examiner then makes a recommendation to the City Council. The City Council makes the final decision. In order for the PUD to be approved, the PUD is required to meet the criteria found in KZC Section 125.35 – Decision on the PUD – Criteria for Approving a PUD and KZC Section 152.70.3 – Process IIB Decisional Criteria.

Since the applicant will be applying for the PUD concurrent with the design review process, the final decision on the Design Response Conference by the DRB will need to

occur prior to the public hearing for the PUD. This is required so that the project would only have one public hearing in case the DRB decision or SEPA determination for the project is appealed. If appealed, the appeal hearing would be combined with the public hearing for the PUD satisfying the requirement for only one hearing. The chart below illustrates the related timelines and different stages between the two review processes when reviewed concurrently.

TOTAL TIME	TIMING	DRB	TOTAL TIME	TIMING	PROCESS IIB/PUD
Variable – Depends on when DRC application is submitted and how many subsequent DRB meetings are	30 days	Conceptual Design Conference (CDC)	Approx. 120 Days	28 days	Completeness. Includes SEPA application and Concurrency certificate
	60 days	Design Response Conference (DRC) – 14 day public comment period included		14 days	Public Comment Period
	Variable	DRC Final Decision		Variable	SEPA Determination
				Hearing Examiner – Public Hearing	
				City Council Final Decision on preliminary PUD (Applicant may request that preliminary and final PUD be approved at this stage)	

- Items that need to be completed prior to Process IIB/PUD Public Hearing.

Because the PUD request is related to the residential use on the ground floor, the DRB should be able to proceed with design review based on the proposed site layout and massing concepts for the building.

B. NRH 1A Zoning

Zoning standards for uses in the NRH 1A zone are found in NRH 1A use-zone chart (see Attachment 3). The following regulations are important to point out as they form the basis of any new development on the site.

1. Permitted Uses: Permitted uses include, but are not limited to retail, office, and stacked dwelling units. Stacked dwelling units may not be located on the ground floor of a structure. Maximum 60,000 square feet of retail space and some prohibited retail uses.

Staff Comment: As mentioned in the previous section, the applicant is applying for a PUD to allow for ground floor residential and associated parking. The proposal also includes an approximately 3,500 square foot single-story retail space on the ground floor at the southeast corner of the site. Live/work units are also proposed along 124th Avenue NE, NE 115th Place, and at the northeast corner of the site. Because residential uses are not allowed on the ground floor, staff is concerned about the operation of the live/work units. The City does not want to be

constantly enforcing the ground floor of the live/work units to ensure that they aren't converted into a residential use. The focus of the DRB may be on how to achieve the aesthetics of ground-floor commercial (strong building base, attractive streetscape, pedestrian amenities, etc.) in a predominantly residential project.

2. Setbacks: Minimum setback of 10 feet from the property line adjoining NE 115th Place, 124th Avenue NE, NE 116th Street, and access easement adjoining the west property line.
3. Height: Maximum height for a project with stacked dwelling units is five stories, measured above the midpoint of the frontage of the subject property. The maximum height per story of residential use is 10 feet. Retail uses are required on the ground floor with a minimum of 13 to 15 feet of height. Retail uses have a maximum height of 2 stories.

The potential maximum height of 53 feet is allowed with ground floor retail and upper 4 stories of residential. In addition, decorative parapets may exceed the height limit by a maximum of four feet, provided that the average height of the parapet around the perimeter of the structure shall not exceed two feet. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal or greater than four feet vertical to 12 feet horizontal.

Staff Comment: The applicant is only proposing a four story building. The Design Review Board should provide feedback to the applicant on the roof form and ways to visually screen rooftop appurtenances. The applicant will need to ensure that the rooftop appurtenances comply with the height exceptions established for in KZC 115.120.

4. Lot Coverage: Lot coverage allowed is 80%.
5. Parking: For retail or office uses (not including medical, dental or veterinary), one parking stall is required for every 300 square feet of gross floor area. For stacked dwelling units, parking is determined on a case-by-case basis.

To determine the required parking for the residential use, the applicant will need to submit a parking demand and utilization study prepared by a licensed transportation engineer or other qualified professional which analyzes the actual parking demand on existing uses similar to the proposed use. The scope of the study shall be proposed by the transportation engineer and approved by the City traffic engineer. The study shall provide at least two days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City traffic engineer.

Staff Comment: The applicant will need to address parking in a parking demand and utilization study that is required to be prepared for the proposal. Staff will use this information to determine the amount of parking stalls that will be adequate to serve the parking demand of the development.

Also, in the North Rose Hill Business District, there is a guideline that states that a parking lot should not be located between the building and the street unless no other feasible alternative exists. The DRB should provide guidance regarding this issue. If a parking lot is allowed between the building and the street, a minimum 5' setback is required.

6. Pedestrian connectivity. A pedestrian connection is required to be developed to link Slater Avenue NE to NE 116th Street.

Staff Comment: The Design Review Board should provide feedback on this topic in regards to location, types of materials and amenities, etc. for this pedestrian connection.

Also see KZC Chapter 105 for other pedestrian connection, pathway design, and bicycle requirements.

7. Sidewalk

NE 116th Street and 124th Avenue NE are designated as Major Pedestrian Sidewalk areas. Therefore, sidewalks are subject to KZC 110.52.3. The applicant shall install a sidewalk on and/or adjacent to the subject property along those street frontages consistent the standards in KZC 110.52.3.

8. Driveway Access. The Public Works Department has reviewed the preliminary plans for redevelopment of the site and has indicated that the project design should provide a vehicular connection to the adjoining access tract to the west (123rd Ave NE). Opening of this connection may be waived if the applicant provides evidence to the City Attorney's Office that satisfactorily demonstrates that this connection cannot legally be provided by the applicant. In either case, the design shall not preclude opening of this connection at a future date.

9. Tree Retention. A preliminary arborist report has been submitted to the City (see Attachment 4). The arborist report will be reviewed by the City's urban forester based on the tree retention plan requirements outlined in the KZC. Additional information regarding tree retention will be provided by staff as the project moves towards the Design Response Conference.

V. KEY DESIGN GUIDELINES

In addition to the standard guidelines contained in the Design Guidelines for Pedestrian-Oriented Business Districts the following information summarizes some of the key guidelines or regulations which apply specifically to the project or project area.

A. Gateway at corner of NE 116th Street/124th Ave NE

1. *Guideline: Use public art and private efforts to establish gateway features that strengthen the character and identity of the neighborhood. Use landscaping, signs, structures or other features that identify the neighborhood.*

At the southwest corner of NE 116th Street and 124th Avenue NE a neighborhood gateway feature such as open space or plaza with signage should be integrated with a pedestrian connection linking Slater and NE 116th Street. In the alternative, a corner land mark consisting of a combination of open space and architectural building design features should be provided to identify the business district.

2. *KZC Section 110.60.11 - Entry or Gateway Features in Design Districts – In Design Districts, if the Comprehensive Plan or Design Guidelines designate the subject property for an entry or gateway feature, then the applicant shall design and install an entry feature area on the subject property. The size of the entry feature area shall be at least 100 square feet, and may include landscaping, art, signage or lighting. The design shall be reviewed by the City and decided upon as part of the Design Review for the proposed development. The applicant shall provide an easement or dedication of property surrounding the entry feature.*

B. Scale

Because of the size of the buildings, techniques should be incorporated into the building design to help achieve architectural scale. Suggested techniques would

include, but not be limited to upper story setbacks, vertical modulation of the building façade, vertical modulation of the roofline, use of varied roof forms and balconies.

1. *Guideline: Varied window treatments should be encouraged. Ground floor uses should have large windows that showcase storefront displays to increase pedestrian interest. Architectural detailing at all window jambs, sills, and heads should be emphasized.*
2. *Guideline: Architectural building elements such as arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, and courtyards should be encouraged.*
3. *Guideline: Vertical building modulation should be used to add variety and to make large buildings appear to be an aggregation of smaller buildings.*
4. *Guideline: Horizontal building modulation may be used to reduce the perceived mass of a building and to provide continuity at the ground level of large building complexes.*
5. The design guidelines note that special attention should be paid to both the design and detailing of new buildings on corner sites. There are two key corner opportunities at this site (NE 116th Street/124th Ave NE and 124th Ave NE and NE 115th Place).

Guideline: Buildings should be designed to architecturally enhance building corners.

C. Pedestrian Orientation

The NE 116th Street and 124th Ave NE property frontages have been designated as major pedestrian pathways. As a result, the pedestrian-oriented elements are of particular concern along these frontages. In the alternative, the pedestrian-oriented space can be integrated with a pedestrian connection linking Slater Avenue NE and NE 116th Street. Treatment of building facades to provide pedestrian-friendly building facades is also highlighted.

D. Street Trees

Guideline: Feature a diverse planting of street trees that take into account width of landscape strip, location of overhead utility lines, and maintenance requirements.

Some preliminary ideas for a street tree planting plan are:

NE 116th Street: Add street trees that will buffer the pedestrian corridor from traffic while providing some visual access to adjacent businesses. (Quercus rubra (red oak), Tilia cordata 'Greenspire' (littleleaf linden), Zelkova serrata 'Village Green' for example).

124th Avenue NE: Choose street trees that will buffer the pedestrian but still allow some visual access to adjoining businesses (Carpinus japonicus (Japanese hornbeam), Cercidiphyllum japonicum (Katsura), Fraxinus pennsylvanica 'Summit' (Summit ash) for example).

E. Location of Parking

1. KZC Section 105.58.2 - In the NRHBD, parking lots shall not be located between the street and the building unless no other feasible alternative exists on the subject property.

If parking is allowed between the street and building, a 5' setback is required for the parking lot.

2. *Guideline: Screening and landscaping should be required where parking is adjacent to sidewalks in order to improve visual qualities and reduce clutter.*

VI. **DISCUSSION ISSUES**

The role of the DRB at the Conceptual Design Conference is to help determine how the design guidelines found in the Pedestrian-Oriented Design Guidelines apply to the proposed development. The following sections and questions below are representative of the City's design guidelines. These questions are to be used as a tool to help identify how design guidelines would apply to the proposed project. The design regulations found in the Zoning Code go into greater depth regarding the guidelines below and may be used as a reference.

See the adopted *Design Guidelines for Pedestrian-Oriented Business Districts* for complete text and explanations.

A. Context

The context or setting in which the proposed development will be located is important in determining the appropriate design guidelines that would apply to a project. The following are several questions that are geared towards identifying the physical environment around and on the subject property.

1. How does the site relate to its surroundings?

The applicant and Design Review Board should discuss the physical and built environment on and around the subject property. Topics include height of neighboring structures, topography, and landscaping.

2. What are the Opportunities and Constraints of the Site and Vicinity?
3. The following are key context issues that should be considered and/or addressed:

- Streetscape
- Urban Form
- Activities and Uses in the area
- Pedestrian Patterns and Environment
- Character of Adjacent Buildings
- Gateways
- Landscaping/Open Space

B. Scale

- How should proposed massing address and/or fit the context of the site as well as with planned development in the immediate vicinity?
- What are the key vantages of the project?
- Identify appropriate mitigation techniques for building massing. Possible techniques include vertical and horizontal modulation, corner treatment, and roof forms.

C. Pedestrian Orientation

- Connectivity to surrounding properties and City right-of-way.
- What are the key pedestrian connections?
- How would the project engage pedestrians?
- How do the proposed massing and/or proposed structures relate or respond to the pedestrian environment?

D. Vehicular Access

- What are the options for site access?
- What are the options for parking?

E. Open Space and Landscaping

- What are opportunities for landscaping and/or open space on the subject property?
- What are opportunities to establish the neighborhood gateway feature noted in the Design Guidelines?

VII. Items Required for Design Response Conference

The Design Review Board shall determine what models, drawings, perspectives, 3-D CAD model, or other application materials the applicant will need to submit with the Design Response Conference application.

VIII. ATTACHMENTS

1. Vicinity Map
2. Conceptual Development Plans
3. NRH 1A Zoning Chart
4. Arborist Report

TOTEM LAKE APARTMENTS KIRKLAND, WA

BY CAM WEST DEVELOPMENT, LLC

CONCEPTUAL DESIGN CONFERENCE APPLICATION



VICINITY MAP

Narrative and Design Objectives for Totem Lake Apartments
Mixed Use Commercial Residential Project

Site Context and Description:

The site is located in the North Rose Hill Business District (NRH-1A Land Use Zone) and is adjacent to the Union 76 Service Station on N. E. 116th Street. A majority of the adjacent development is car oriented single use commercial development such as office, hotel, and convenience retail surrounded by surface parking. To the west is the service station. To the north and east are strip retail shopping centers with fast food restaurants. To the south are offices. Located to the south west is a similar project to the one in this application and consists of mixed-use commercial residential.

The site is generally flat between 124th Avenue N. E. and the vacated Slater Road. There is up to a 17' drop in elevation between Slater Road and the western boundary. Currently the site is undeveloped and vegetated with existing trees and undergrowth. There is an 8' wide sidewalk with 4' landscape strip which is parallel to 124th Avenue N. E.

Program:

The program includes one level of parking with retail/live-work and three levels of residential above. The parking garage will accommodate 81 stalls. There is also a 14 stall parking lot. In addition ten diagonal stalls are proposed on N. E. 115th Place. Driveway access to the project is from N. E. 115th Place.

The project will provide open space through a combination of on-grade planting and landscaped planters above the structured parking garage. There is also a landscaped courtyard next to the retail on N. E. 115th Place.

Objectives:

The urban form of the building is intended to visually anchor the approach from the north and south along 124th Avenue N. E. by strongly differentiating the first floor retail and live/work ground floor from the upper residential portion. Activation of the streetscape will be by using large windows and store fronts facing all street frontages to invite the public to the retail and live/work tenants. A tower element will be created at the corner of N. E. 116th Street and 124th Avenue N. E. to act as a gateway to the pedestrian oriented business district. A south facing street level plaza on N. E. 115th Place is adjacent to the community room, retail, and live/work and serves a variety of activities. Retail is located to activate the corner of N. E. 115th Place and 124th Avenue N. E. Trash collection will be inside the structured parking garage. The garage is screened from the street by the retail and live/work tenants. The surface parking lot will have landscape screening from N. E. 115th Place.

Above the structured parking garage is an open terrace to serve the residents. There will be planters, paving, benches, and tables. Residents that face the terrace will be able to overlook the activities below. Many of the residential units have private balconies. The balconies that overlook the streets will help add to the interest of the streetscape. Balconies facing west will overlook natural landscaping along the former Slater Road. The balconies provide human scale and will be recessed into the building façade.

The building façade will be a mix of gable and flat roofs that will help break the massing to smaller scale proportions. The first floor will have a strong horizontal banding to form an urban foundation for the residential above. The tower at N. E. 116th Street and 124th Avenue N. E. will act as an anchor to the north. The retail at 124th Avenue N. E. and N. E. 115th Place will act as an anchor to the south. Both anchors framing the 124th Avenue N. E. façade like bookends. The live/work on N. E. 115th Place and the retail will frame the outdoor plaza and terrace above. High quality materials will be used for all exterior elements.

The project is compatible with the overall mixed-use retail commercial goals for the North Rose Hill Business District and the Totem Lake Business District redevelopment/action plan and will help contribute to a more walkable community. This will encourage pedestrian use and provides additional support for transit. The wide sidewalk and activated streetscape will encourage pedestrian traffic to support the businesses located on the project. The architecture will emulate a strong urban form with articulation to the human scale.

PROJECT TEAM

DEVELOPER: CAM WEST DEVELOPMENT, LLC
11411 SLATER AVENUE N.E.
KIRKLAND, WA 98033

ARCHITECT: DAHLIN GROUP, INC
5865 OWENS DRIVE
PLEASANTON, CA 94588

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ARCHITECTURAL DRAWINGS

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A8.1	VICINITY PHOTOS
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TREE SURVEY PLAN

COVER SHEET &
VICINITY MAP

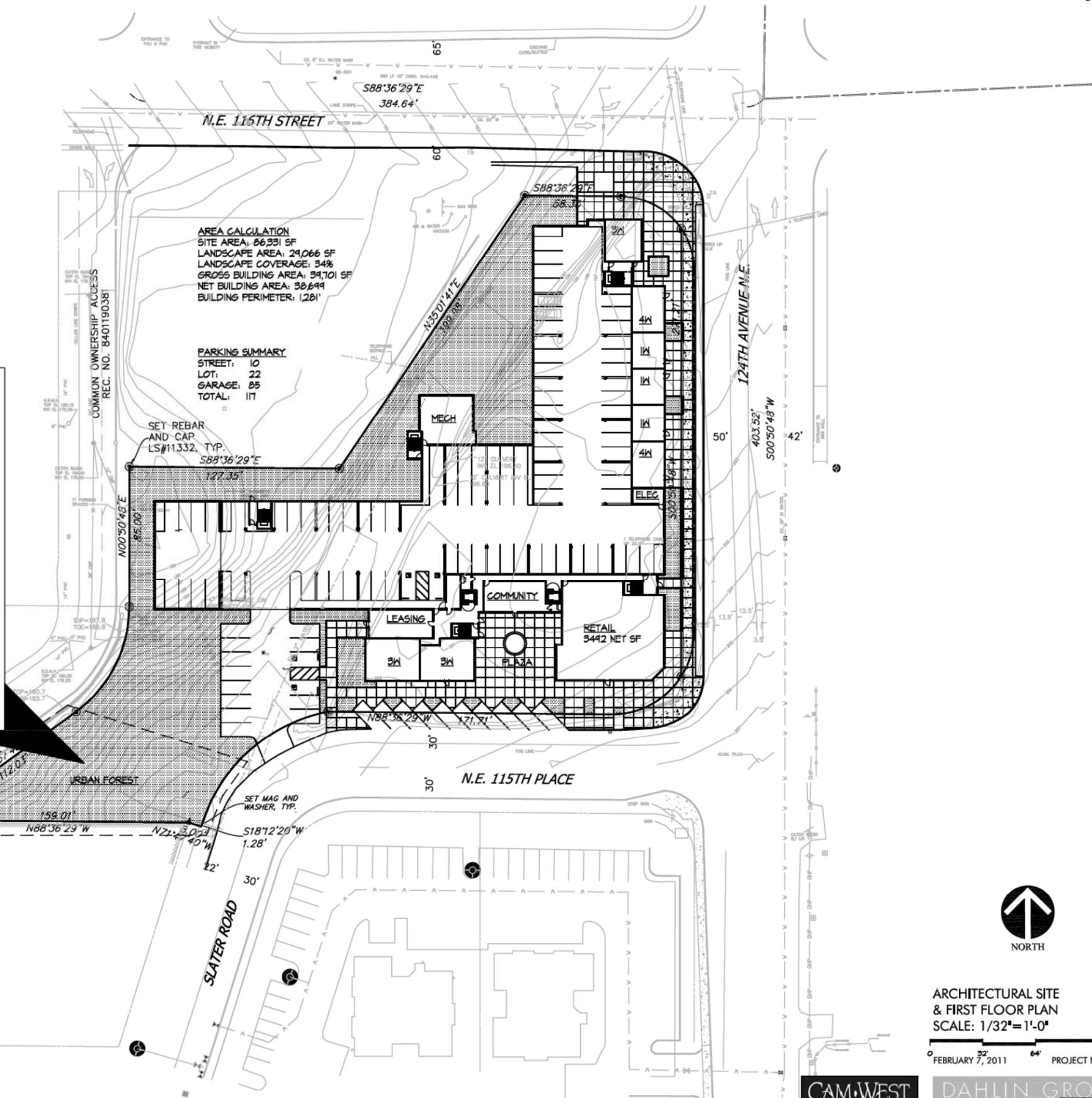
FEBRUARY 7, 2011

PROJECT NO: 113-195





URBAN FOREST CONCEPT



AREA CALCULATION
 SITE AREA: 86,331 SF
 LANDSCAPE AREA: 29,066 SF
 LANDSCAPE COVERAGE: 34%
 GROSS BUILDING AREA: 34,101 SF
 NET BUILDING AREA: 38,699
 BUILDING PERIMETER: 1,281'

PARKING SUMMARY
 STREET: 10
 LOT: 22
 GARAGE: 85
 TOTAL: 117

SET REBAR AND CAP
 LS#11332, TYP.
 588'36"29"E

SET MAG AND WASHER, TYP.



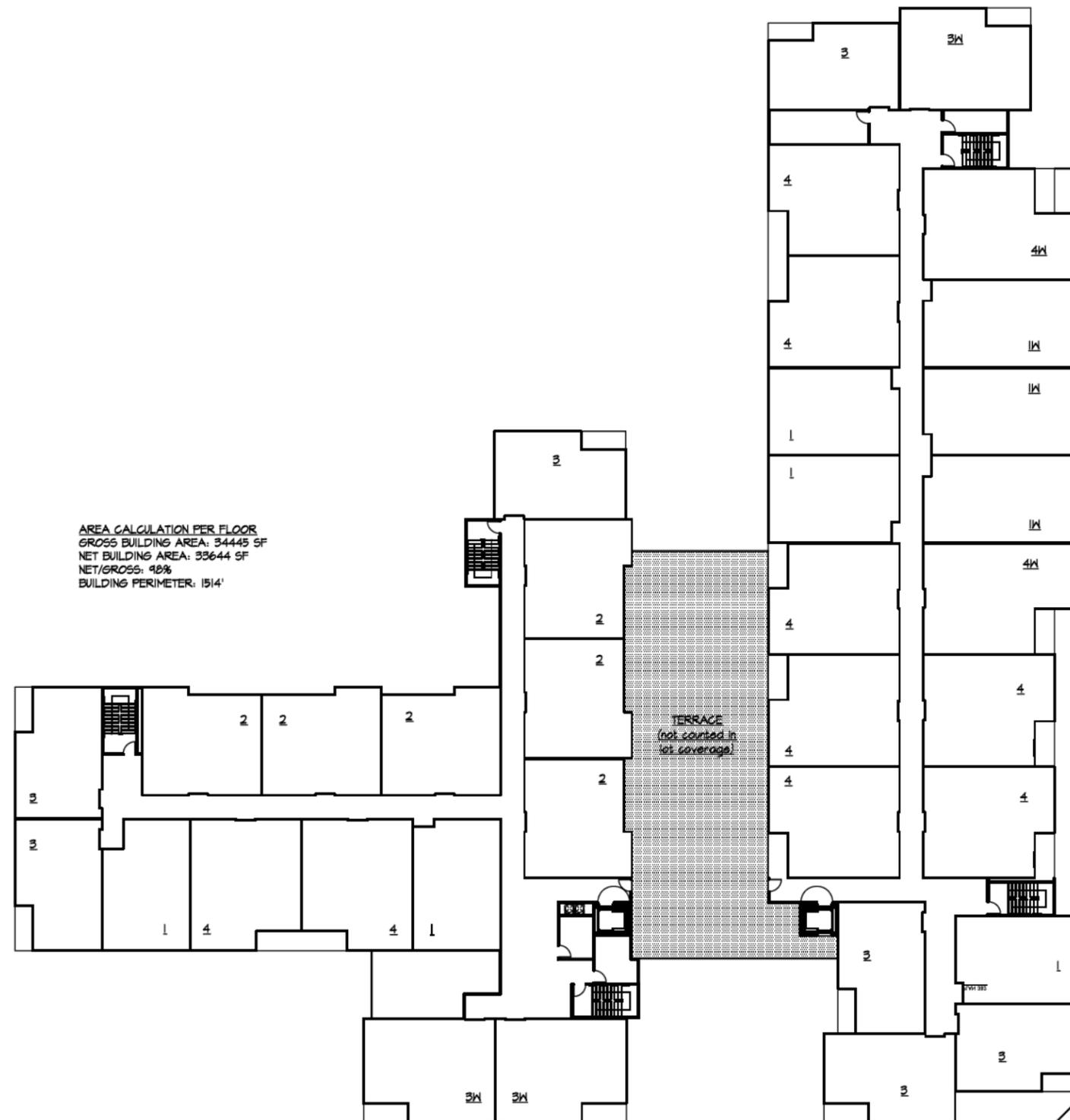
NORTH

ARCHITECTURAL SITE & FIRST FLOOR PLAN
 SCALE: 1/32"=1'-0"

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TOTEM LAKE APARTMENTS
 KIRKLAND, WASHINGTON



SECOND FLOOR PLAN
(3rd & 4th similar)
SCALE: 1/16" = 1'-0"

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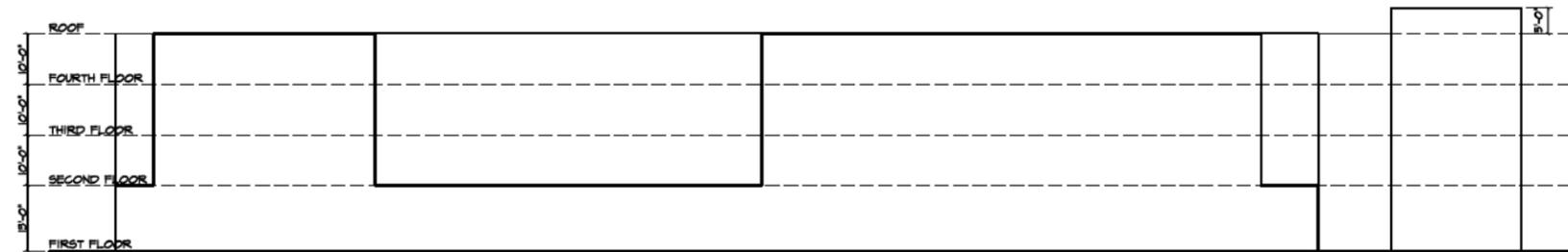
TOTEM LAKE APARTMENTS

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SOUTH ELEVATION



EAST ELEVATION

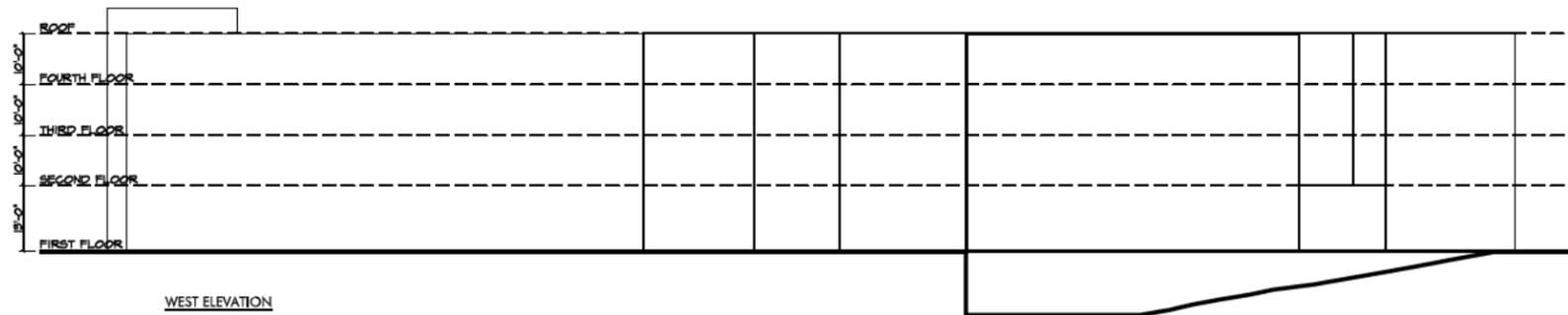
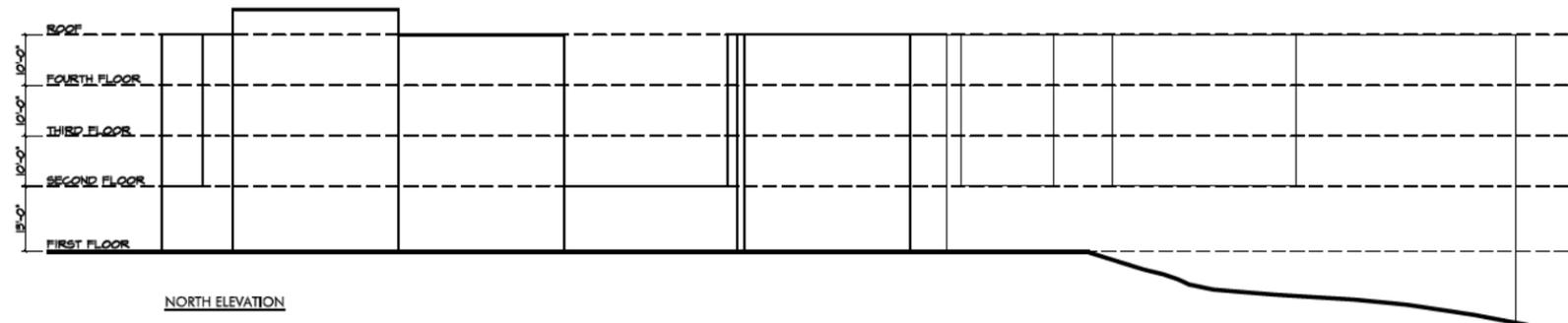
TOTEM LAKE APARTMENTS

KIRKLAND , WASHINGTON

MASSING ELEVATIONS
SCHEME A
SCALE: 1/16" = 1'-0"
0 16' 32' 64'
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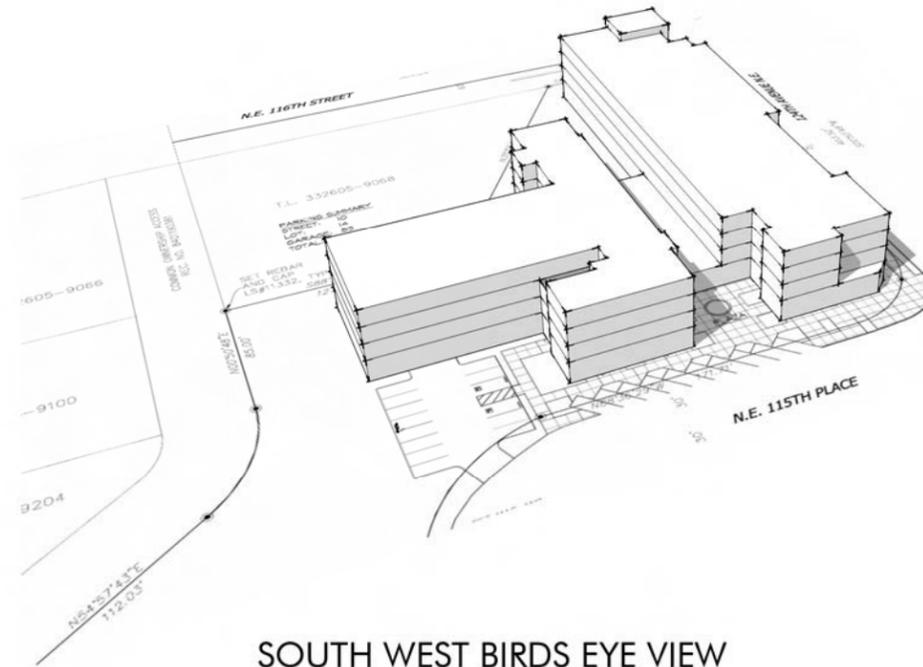
TOTEM LAKE APARTMENTS

KIRKLAND, WASHINGTON

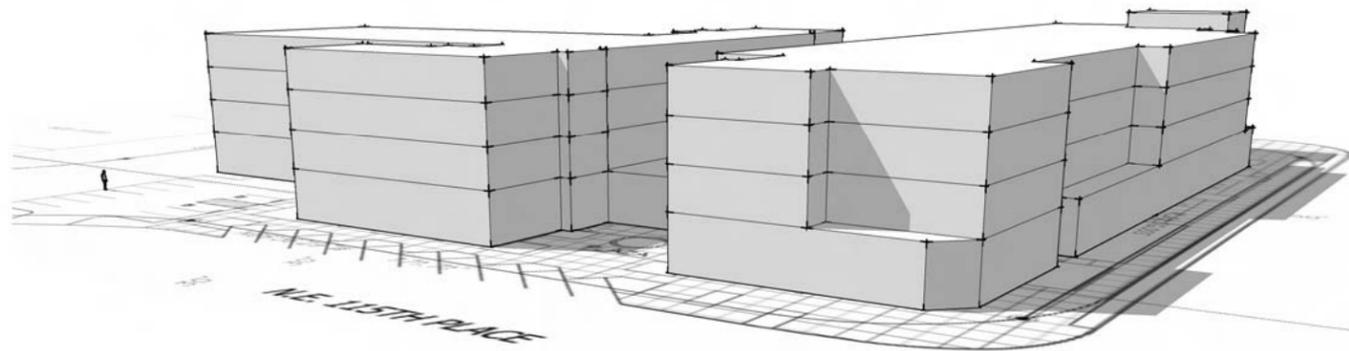
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SCHEME A
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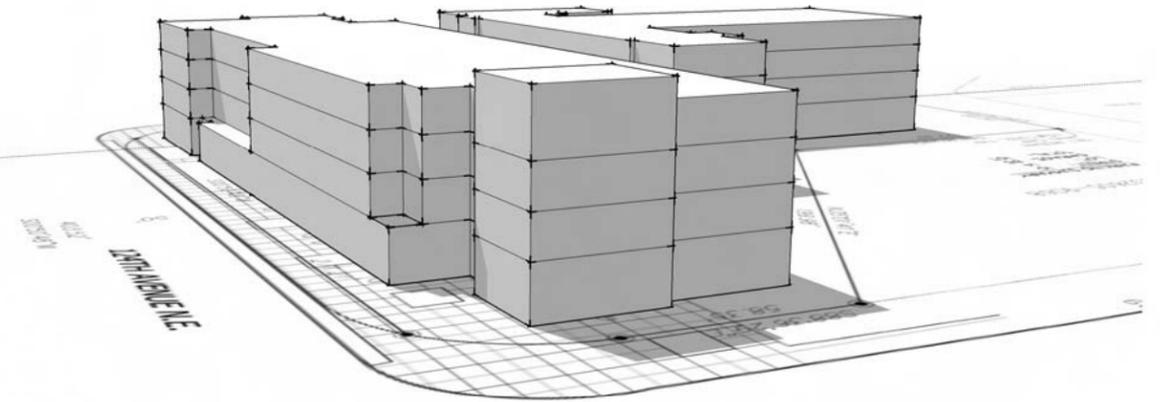
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SOUTH WEST BIRDS EYE VIEW



SE CORNER AT NE 115TH PLACE & 124TH AVE N.E.



NE CORNER AT NE 116TH PLACE & 124TH AVE N.E.

TOTEM LAKE APARTMENTS - SCHEME A

KIRKLAND, WASHINGTON

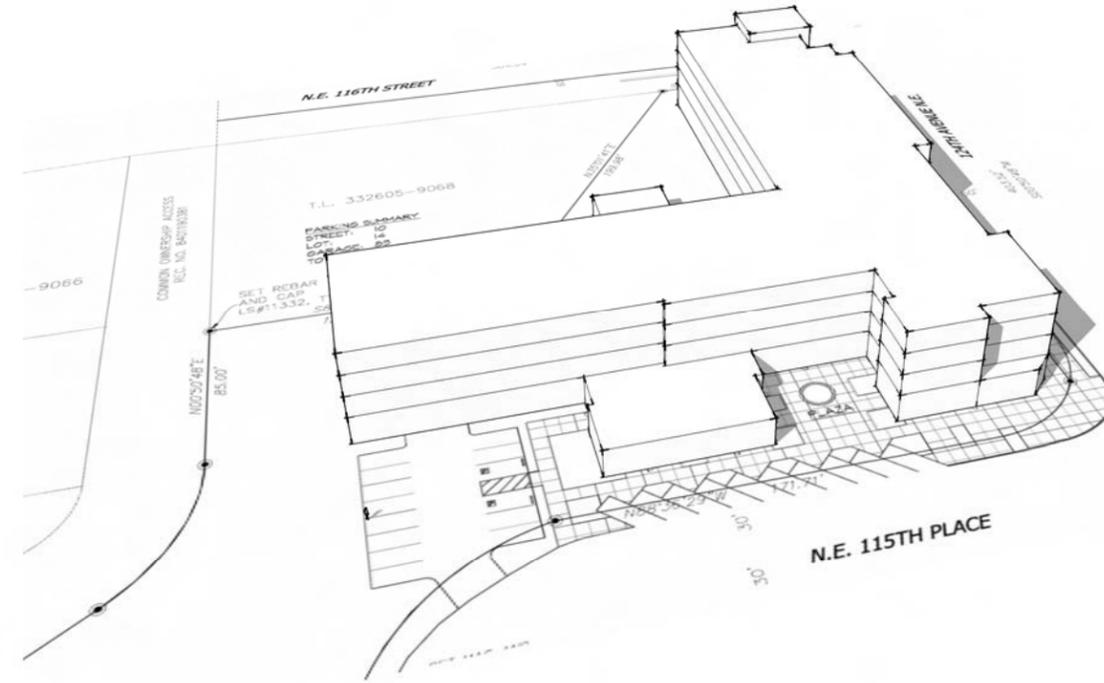
SCHEME A - MASSING STUDY

FEBRUARY 7, 2011

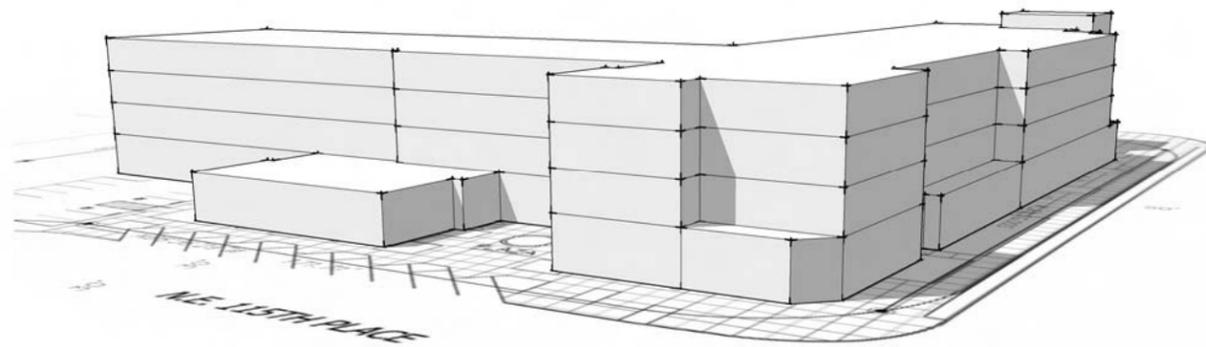
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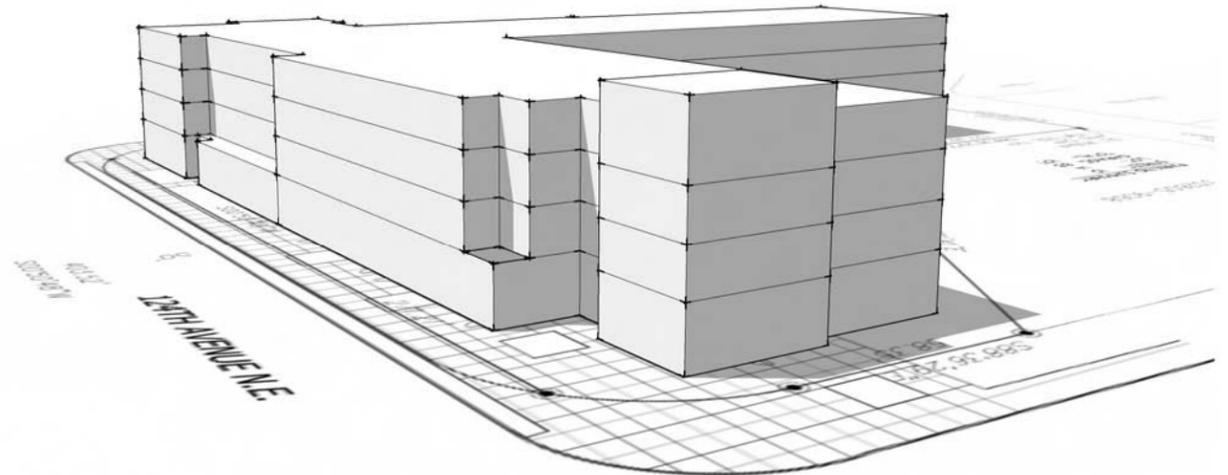
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SOUTH WEST BIRDS EYE VIEW



SE CORNER AT NE 115TH PLACE & 124TH AVE N.E.



NE CORNER AT NE 116TH PLACE & 124TH AVE N.E.

TOTEM LAKE APARTMENTS - SCHEME B

KIRKLAND, WASHINGTON

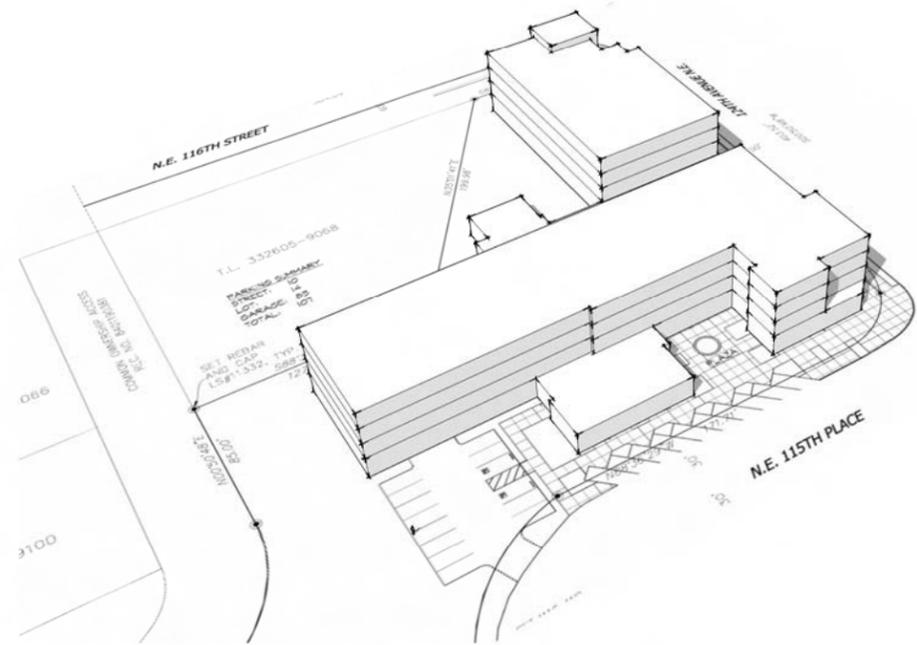
SCHEME B - MASSING STUDY

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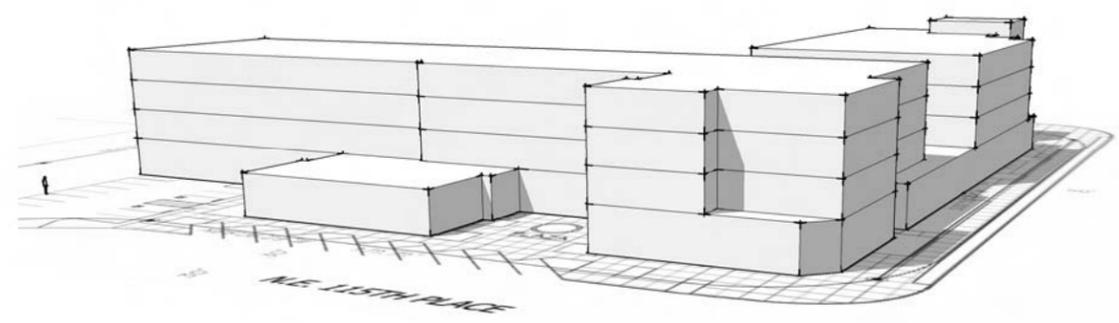
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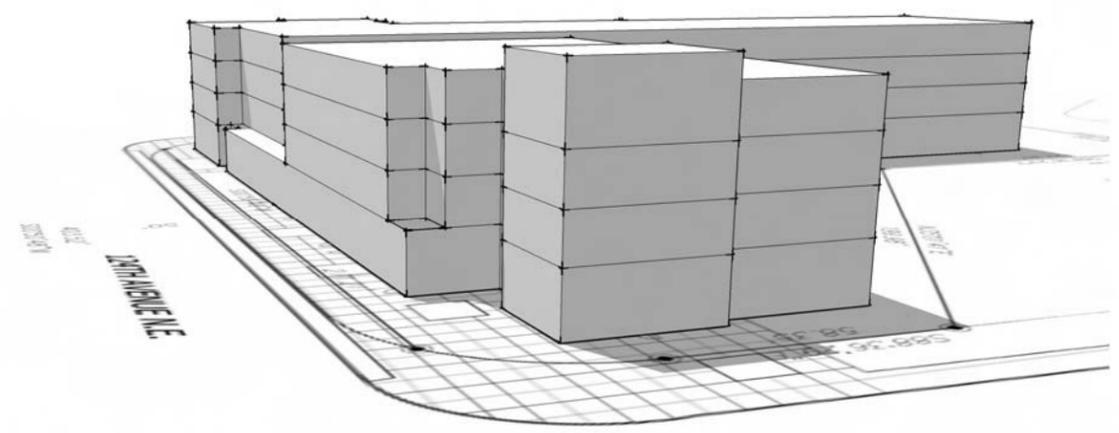
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SOUTH WEST BIRDS EYE VIEW



SE CORNER AT NE 115TH PLACE & 124TH AVE N.E.



NE CORNER AT NE 116TH PLACE & 124TH AVE N.E.

TOTEM LAKE APARTMENTS - SCHEME C

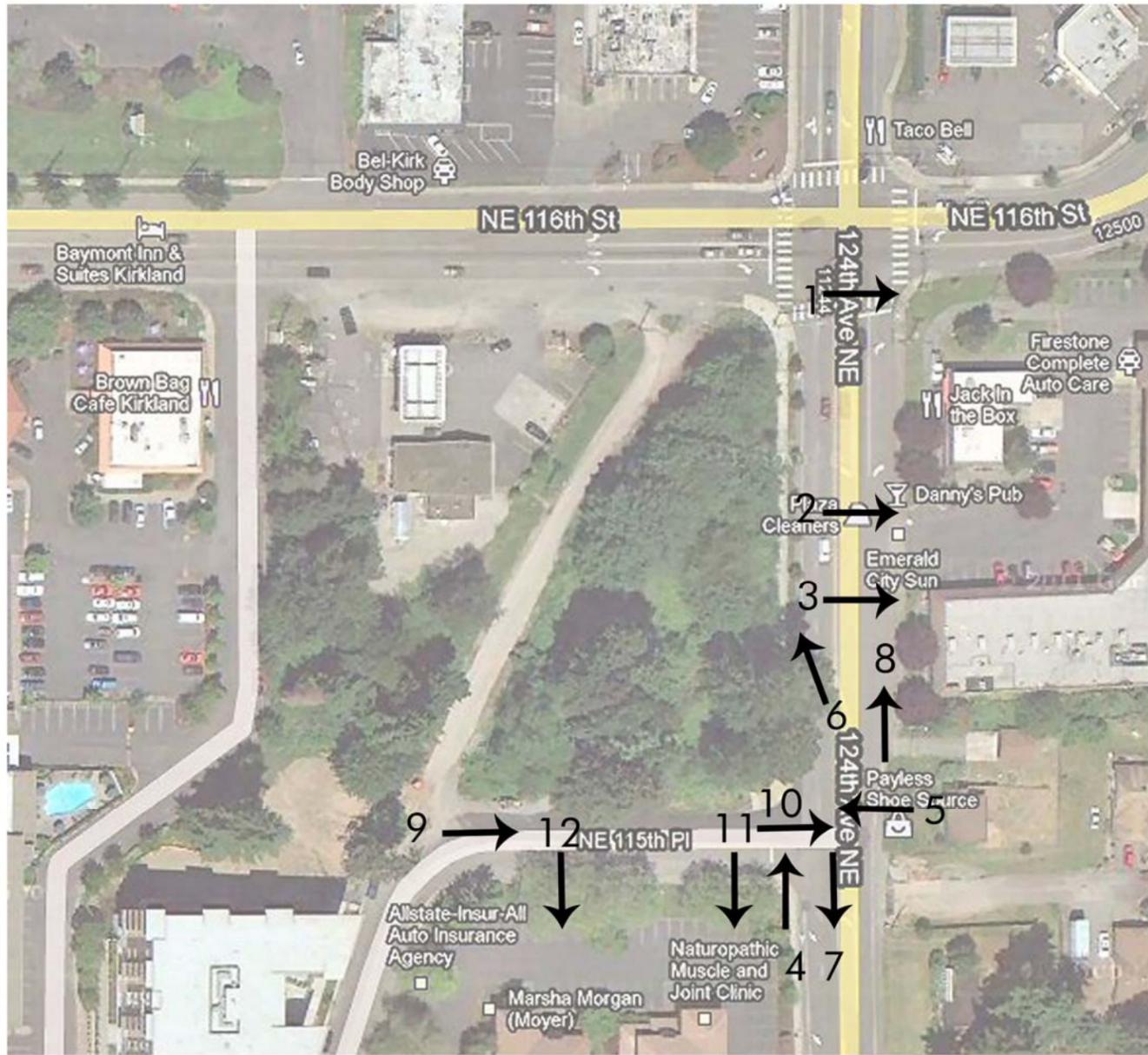
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SCHEME C - MASSING STUDY

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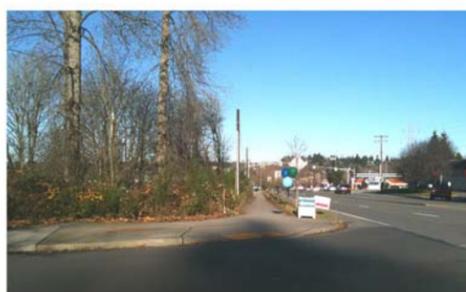
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2



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TOTEM LAKE APARTMENTS - VICINITY

KIRKLAND, WASHINGTON

VICINITY PHOTOS

FEBRUARY 7, 2011 PROJECT NO: 113-195



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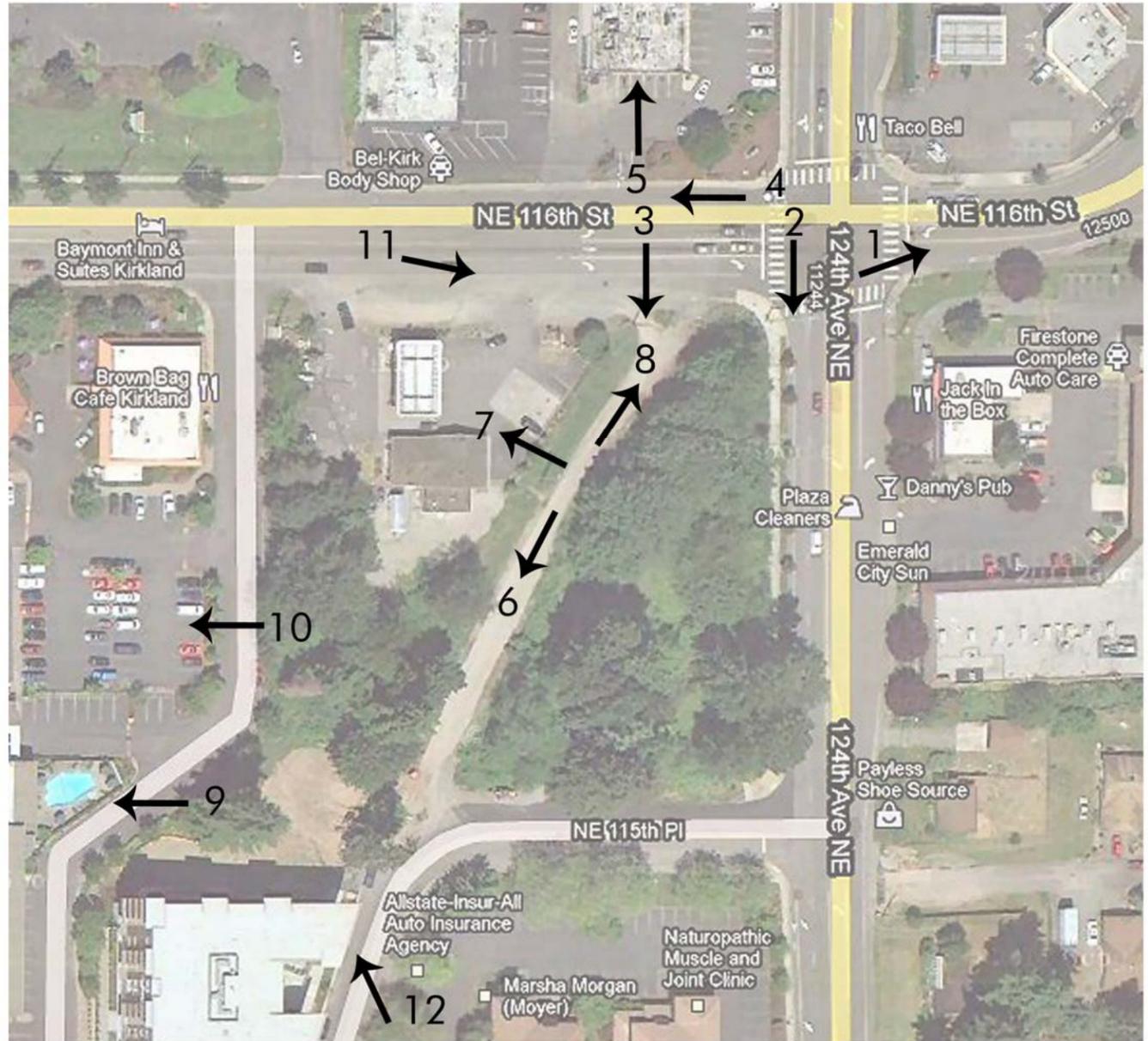
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